

**MUNICIPAL DISTRICT OF MACKENZIE NO. 23
COUNCIL MEETING
Wednesday, July 27, 2005
10:00 a.m.**

**Council Chambers
Fort Vermilion, Alberta**

AGENDA

- CALL TO ORDER:** 1. a) Call to Order
- AGENDA:** 2. a) Adoption of Agenda
- ADOPTION OF THE PREVIOUS MINUTES:** 3. a) Minutes of the June 30, 2005 Regular Council Meeting.....7
- BUSINESS ARISING OUT OF THE MINUTES:** 4. a)
- DELEGATIONS:** 5. a) **Rueben Derksen** (addition)
b) **Steve Theissen** (addition)
- PUBLIC HEARINGS:** 6. a) Bylaw 507/05 – Land Use Bylaw Amendment to Rezone Pt. NW 9-106-15-W5M from Hamlet Residential District 1A (HR1A) to Hamlet Residential District 1B (HR1B).....17
b) Bylaw 508/05 – Hamlet of La Crete Community Development Plan.....29
- COUNCIL COMMITTEE AND CAO REPORTS:** 7. a) Council Committee Reports
b) CAO Report79
- GENERAL REPORTS:** 8. a)

OPERATIONAL SERVICES:

- 9. a) Senior / Handicapped Snow Plow Flags.....85
- b) Road Construction.....89
- c) Dust Control.....95
- d) BF 75877.....97
- e) **Water Bills** (addition)
- f) **Water Points** (addition)

PLANNING, EMERGENCY, AND ENFORCEMENT SERVICES:

- 10. a) Bylaw 506/05 – Municipal Parks Bylaw.....101
- b) Bylaw 509/05 – Land Use Bylaw Amendment to Rezone Pt. SW 2-107-14-W5M from Agricultural District 1 (A1) to Rural Country Residential District 3 (RC3).....119
- ~~c) Bylaw 510/05 – Land Use Bylaw Amendment to Rezone Plan 0226610 Block 25 Lots 24-26 from HR3 to HR1A in La Crete.....129~~
- d) Bylaw 511/05 – Road Closure South Boundary of SW 15-104-17-W5M.....143
- e) Bylaw 512/05 – Hamlet of Zama Community Development Plan.....149
- f) Bylaw 513/05 – Land Use Bylaw Amendment to Rezone Pt. SW 13-106-15-W5M from Agricultural District 1 (A1) to Rural Country Residential District 4 (RC4).....153
- g) Bylaw 514/05 – Land Use Bylaw Amendment to Amend Hamlet Commercial District 1 “HC1” and Hamlet Commercial District 2 “HC2”163
- h) Property Sales of 100A Street Road Closure in La Crete.....169
- i) Development, Subdivision and Safety Codes Statistics Report (January – June Comparisons).....173
- j) Regional Safety Services.....195
- k) 25 Year Emergency Vehicle Replacement Schedule.....197
- l) **Subdivision Access** (addition)

CORPORATE SERVICES:

- 11. a) Unsightly Premises.....201
- b) Highway 88 Task Force.....207
- c) Airport Study.....215
- d) Water Agreement with Town of High Level.....221
- e) Mackenzie Municipal Library Board.....225
- f) Time Capsule.....229
- g) Grandparents Day – September 11, 2005.....233
- h) **Medical Clinic (addition)**
- i)

IN CAMERA SESSION:

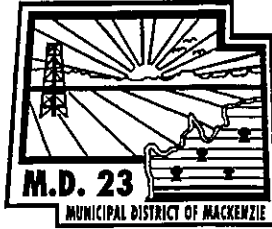
- 12. a)
- b)

NEXT MEETING DATE:

- 13. a) Regular Council Meeting
Wednesday, August 31, 2005
6:00 p.m.
Council Chambers, Fort Vermilion

ADJOURNMENT:

- 14. a) Adjournment



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council Meeting
Meeting Date:	June 30, 2005
Presented By:	Barb Spurgeon, Executive Assistant
Title:	June 30, 2005 Minutes
Agenda Item No:	3 a)

BACKGROUND / PROPOSAL:


DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Attached are the minutes of the June 30, 2005 Regular Council Meeting.

COSTS / SOURCE OF FUNDING:

RECOMMENDED ACTION:

That the minutes of the June 30, 2005 regular council meeting be adopted as presented.

Author:	Reviewed:	C.A.O.: 
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**MUNICIPAL DISTRICT OF MACKENZIE NO. 23
REGULAR COUNCIL MEETING**

Thursday, June 30, 2005

**Executive Suites Boardroom
High Level, Alberta.**

PRESENT:

Bill Neufeld	Reeve
John W. Driedger	Councillor
Lisa Wardley	Councillor (arrived 10:36 a.m.)
Willy Neudorf	Councillor
Peter Braun	Councillor
Greg Newman	Councillor
Stuart Watson	Councillor
Ed Froese	Councillor

ABSENT:

Walter Sarapuk	Deputy Reeve
Jim Thompson	Councillor

ALSO PRESENT:

Ray Coad	Chief Administrative Officer
Barb Spurgeon	Executive Assistant
Paul Driedger	Director of Planning and Emergency Services

Minutes of the Regular Council meeting for the Municipal District of Mackenzie No. 23 held on Thursday, June 30, 2005 in the Boardroom of the Executive Suites Hotel in High Level, Alberta.

CALL TO ORDER: 1. a) Call to Order

Reeve Neufeld called the meeting to order at 10:01 a.m.

**ADOPTION OF
AGENDA** 2. a) Adoption of Agenda

MOTION 05-343 **MOVED** by Councillor Driedger

That the agenda be adopted as presented.
11. b) Airport Study
11. c) Lake Lots
11. d) Highway 88
9. b) Grasshopper control

CARRIED

**ADOPTION OF
THE PREVIOUS
MINUTES:**

3. a) **Minutes of the June 14, 2005
Regular Council Meeting**

MOTION 05-344 **MOVED** by Councillor Neudorf

That the minutes of the June 14, 2005 Regular Council Meeting be adopted as presented.

CARRIED

**BUSINESS ARISING
OUT OF THE
MINUTES:**

4. a) There were no items under this heading.

DELEGATIONS:

5. a) **Jake Wolfe**

Reeve Neufeld welcomed Jake Wolfe to the table at 10:04 a.m.

Mr. Wolfe made a presentation to Council on a proposed subdivision 01MK068 on NW 31-109-18W5M.

MOTION 05-345 **MOVED** by Councillor Newman

That Administration arrange to be placed on the Dene Tha Council agenda to address the road access agreement.

CARRIED

Reeve Neufeld thanked Mr. Wolfe for his presentation, and he left the table at 10:24 a.m.

**PUBLIC
HEARINGS:**

6. a)

**COUNCIL
COMMITTEE AND
CAO REPORTS:**

7. a) **Council Committee Reports**

Councillor Driedger reported on Tall Cree Celebrations, Highway 88 Task Force, Mackenzie Regional Governance meeting, Tri-Council meeting, Mustus Lake Building Task Force, NAIT Advisory Committee, REDI

Councillor Neudorf reported on Meeting with Dene Tha, Agricultural Service Board, Highway 88 Task Force, Mackenzie Regional Governance meeting, Tri-Council meeting,

Councillor Watson reported on Dene Tha Meeting, Mackenzie Regional Governance meeting, Tri-Council meeting, High Level Grad Bursary Awards

Councillor Newman reported on Agricultural Service Board,

Councillor Braun reported on Finance Committee meeting, Mustus Lake Building meeting, Mackenzie Waste management, ARB Training, Dene Tha Meeting, , Mackenzie Regional Governance meeting, Tri-Council meeting, REDI, Tall Cree Celebrations

Councillor Froese reported on Dene Tha meeting

Reeve Neufeld reported on meeting with Dene Tha, Highway 88 Task Force, Mackenzie Regional Governance meeting, Tri-Council meeting, Northwest Stakeholders meeting, Tall Cree Celebrations.

Councillor Wardley entered the meeting at 10:36 a.m.

Councillor Wardley reported on Zama Recreational Board.

MOTION 05-346 **MOVED** by Councillor Watson

That the Council Committee reports be accepted for information.

CARRIED

b) CAO Report

MOTION 05-347 **MOVED** by Councillor Neudorf

That the CAO report be accepted as presented.

CARRIED

**GENERAL
REPORTS:**

8. a) **Capital Projects 2005 Progress Report &
Year to Date Operating Income Statement**

MOTION 05-348 **MOVED** by Councillor Braun

That the capital projects report and the year-to-date operating income statement be received for information.

CARRIED

b) Action List

MOTION 05-349 **MOVED** by Councillor Newman

That the action list be received for information.

CARRIED

Reeve Neufeld recessed the meeting at 10:56 a.m.

Reeve Neufeld reconvened the meeting at 11:09 a.m.

OPERATIONAL SERVICES:

9. **a) Sewer and Water Distribution Upgrades**

MOTION 05-350 **MOVED** by Councillor Braun

That the 2005 capital budget be amended as follows:

Project	Approved 2005 Budget	Additional Funding required	Amended 2005 Budget
6-42-40-06 Mobile Park Sewer	\$70,000	\$41,067	\$111,067
6-41-40-07 Mobile Park Water	25,000	0	25,000
6-42-40-05 98 th Ave. Sewer	370,000	32,400	402,400
6-42-40-09 105 Ave. Sewer	42,000	600	42,600
98 Ave. Water		124,700	124,700
TOTAL	\$507,000	\$198,767	\$705,767

CARRIED

MOTION 05-351 **MOVED** by Councillor Froese

That the contract for the 2005 La Crete Sewer and Water Distribution Upgrades Projects be awarded to Forest Trotter Contracting for \$639,920.

CARRIED

9. **b) Grasshopper Control**

Councillor Newman addressed an issue with grasshopper control. A general discussion was held.

MOTION 05-352 MOVED by Councillor Newman

That a letter be written to the Minister of Agriculture to re-instate the grasshopper program.

CARRIED

**PLANNING, EMERGENCY,
AND ENFORCEMENT
SERVICES:**

10. a) Alberta Transportation Issues

MOTION 05-353 MOVED by Councillor Neudorf

That a letter be written to the Minister of Transportation requesting that the Roadside Development Agreement between the Municipal District of Mackenzie and the Minister of Infrastructure, signed April 26, 2001, be honored.

CARRIED

10. b) Inter-municipal Development Plan Committee

MOTION 05-354 MOVED by Councillor Braun

That Reeve Neufeld and Councillor Watson be appointed to the Inter-municipal Development Plan Committee.

CARRIED

10. c) La Crete MD Office Building Task Force

MOTION 05-355 MOVED by Councillor Watson

That the La Crete MD Office Building Task Force be given the mandate to negotiate the purchase of the Northern Alberta Institute of Technology's Share of Mustus Lake Center.

CARRIED

**CORPORATE
SERVICES:**

11. a) Council Retreat at Lily Lake – August 19, 20, and 21

MOTION 05-356 MOVED by Councillor Newman

That the tentative schedule for the Strategic Planning Retreat be received for information.

CARRIED

Reeve Neufeld recessed the meeting at 12:04 p.m.
Reeve Neufeld reconvened the meeting at 12:38 p.m.

11. b) Airport Study Meetings

MOTION 05-357 **MOVED** by Councillor Froese

That the following Councillors be authorized to attend the Airport Focus meetings:

Zama/Rainbow Lake	July 9	10:00 a.m.	Reeve Neufeld
Fort Vermilion	July 8	1:00 p.m.	Councillor Newman Councillor Thompson
La Crete	July 7	1:00 p.m.	Councillor Braun , Reeve Neufeld, Councillor Froese
High Level	July 11	7:00 p.m.	Councillor Watson , Deputy Reeve Sarapuk

CARRIED

11. c) Lake Lots

MOTION 05-358 **MOVED** by

That Minister Cardinal's office be contacted in regard to lake front lots.

CARRIED

11. d) Highway 88 Task Force

MOTION 05-359 **MOVED** by

That all Council be authorized to attend the Highway 88 Task Force meeting

CARRIED

MOTION 05-360 **MOVED** by Councillor Driedger

That Joint Municipal Sponsorship Grant be added to the agenda.

CARRIED

11. e) 2005 Municipal Sponsorship Program

MOTION 05-361 **MOVED** by Councillor Newman

Requires Unanimous
Consent

That the 2005 municipal sponsorship program projects be as follows:

1. Single municipality application - Council Electronic Communications project \$73,400

2. Joint inter-municipal application – Video Conferencing \$140,340

CARRIED

MOTION 05-362 **MOVED** by Councillor Braun

That consideration be given to move in camera to discuss issues under the *Freedom of Information and Protection of Privacy*, Alberta Regulation 200/95 (1:01 p.m.)

CARRIED

**IN CAMERA
SESSION:**

12. a) **High Level Medical Clinic**
Freedom of Information and Protection of Privacy Regulation Section 18(1)(d)
- b) **Ambulance Services**
Freedom of Information and Protection of Privacy Regulation Section 18(1)(d)
- c) **Cost Sharing Agreement**
Freedom of Information and Protection of Privacy Regulation Section 18(1)(d)
- d) **Personnel**
Freedom of Information and Protection of Privacy Regulation Section 18(1)(d)

MOTION 05-362 **MOVED** by Councillor Driedger

That Council come out of camera (3:34 p.m.)

CARRIED

MOTION 05-363 **MOVED** by Councillor Braun

That the organizational chart be approved as amended.

CARRIED

MOTION 05-364 **MOVED** by Councillor Neudorf

That a request for proposal be sent to AeroMedical Emergency Services for the provision increase service to ALS in each community effective January 1, 2006.

CARRIED

MOTION 05-365 **MOVED** by Councillor Braun

That Councillor Watson be appointed to the Cost Sharing negotiating Committee.

CARRIED

MOTION 05-366 **MOVED** by Councillor Froese

That a letter be sent to the Town of High Level requesting a date be set to begin the negotiation process on the Cost Sharing Agreement.

CARRIED

NEXT

MEETING DATE: 13. a) Wednesday, July 27, 2005
 10:00 a.m.
 Council Chambers, Fort Vermilion

ADJOURNMENT: 14. a) **Adjournment**

MOTION 05-367 **MOVED** by Councillor Watson

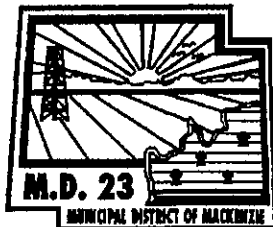
That the Regular Council meeting be adjourned (3:45 p.m.)

CARRIED

These minutes were adopted on the 27th day of July 2005.

Bill Neufeld, Reeve

Barb Spurgeon, Executive Assistant



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger Director of Planning, Emergency & Enforcement Services
Title:	PUBLIC HEARING Bylaw 507/05 Land Use Bylaw Amendment Rezone Pt NW 9-106-15-W5M From Hamlet Residential District 1A (HR1A) To Hamlet Residential District 1B (HR1B)
Agenda Item No:	6 a

BACKGROUND / PROPOSAL:

At their June 14, 2005 meeting, Council gave first reading to rezone part of NW 9-106-15-W5M in the Hamlet of La Crete from Hamlet Residential District 1A (HR1A) to Hamlet Residential District 1B (HR1B) to accommodate houses without attached garages.

The public hearing for Bylaw 507/05 was advertised in the July 13th and 20th editions of the Northern Pioneer and all adjacent landowners were notified.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

The requested lots to be rezoned are located between a Hamlet Residential District 1A "HR1A" district and a Mobile Home Subdivision 1 "MHS1" district. The proposed rezoning will provide good progression from houses with attached garages, the upper scale houses, to Mobile Homes. The subject property is in the process of being subdivided and is in a good location for the proposed use.

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.

Author: 

Reviewed: 

C.A.O. 

A. PERMITTED USES

- (1) Dwelling - Single detached.

B. DISCRETIONARY USES

- (1) Attached Garage.
- (2) Detached garage.
- (3) Ancillary building and use.
- (4) Home based business.
- (5) Park.
- (6) 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.

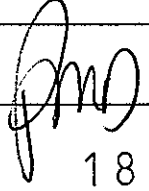

F. MINIMUM SIDE YARD SETBACK

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

Author: 	Reviewed: 	C.A.O.: 
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(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.

(a) For those residences constructed with a front attached garage, the garage may be required to be located on the same side as the adjacent properties front attached garage at the discretion of the Development Officer.

I. ON-SITE PARKING

In accordance to Section 4.28 of this Bylaw.

J. LANDSCAPING

In accordance to Section 4.23 of this Bylaw.

Vanguard Realty has further requested that the entire new proposed subdivision in the northwest corner of that quarter section be rezoned to HR1B. We are not in favour of rezoning the entire portion, only the area requested in the attached application. To rezone the area in the original application makes good planning sense but to rezone the entire new proposed subdivision would divide two HR1A areas.

COSTS / SOURCE OF FUNDING:

N/A

RECOMMENDED ACTION:

Motion 1

That second reading be given to Bylaw 507/05, being a Land Use Bylaw amendment to rezone Part of NW 9-106-15-W5M from Hamlet Residential District 1A (HR1A) to Hamlet Residential District 1B (HR1B).

Motion 2

That third reading be given to Bylaw 507/05, being a Land Use Bylaw amendment to rezone Part of NW 9-106-15-W5M from Hamlet Residential District 1A (HR1A) to Hamlet Residential District 1B (HR1B).

Author: 	Reviewed: 	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. 507/05

**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 houses without attached garages.

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 NW 9-106-15-W5M, in the Municipal District of Mackenzie No. 23 be amended from Hamlet Residential District 1A "HR1A" to Hamlet Residential District 1B "HR1B", as outlined in Schedule "A".

First reading given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

Second reading given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

Third reading given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

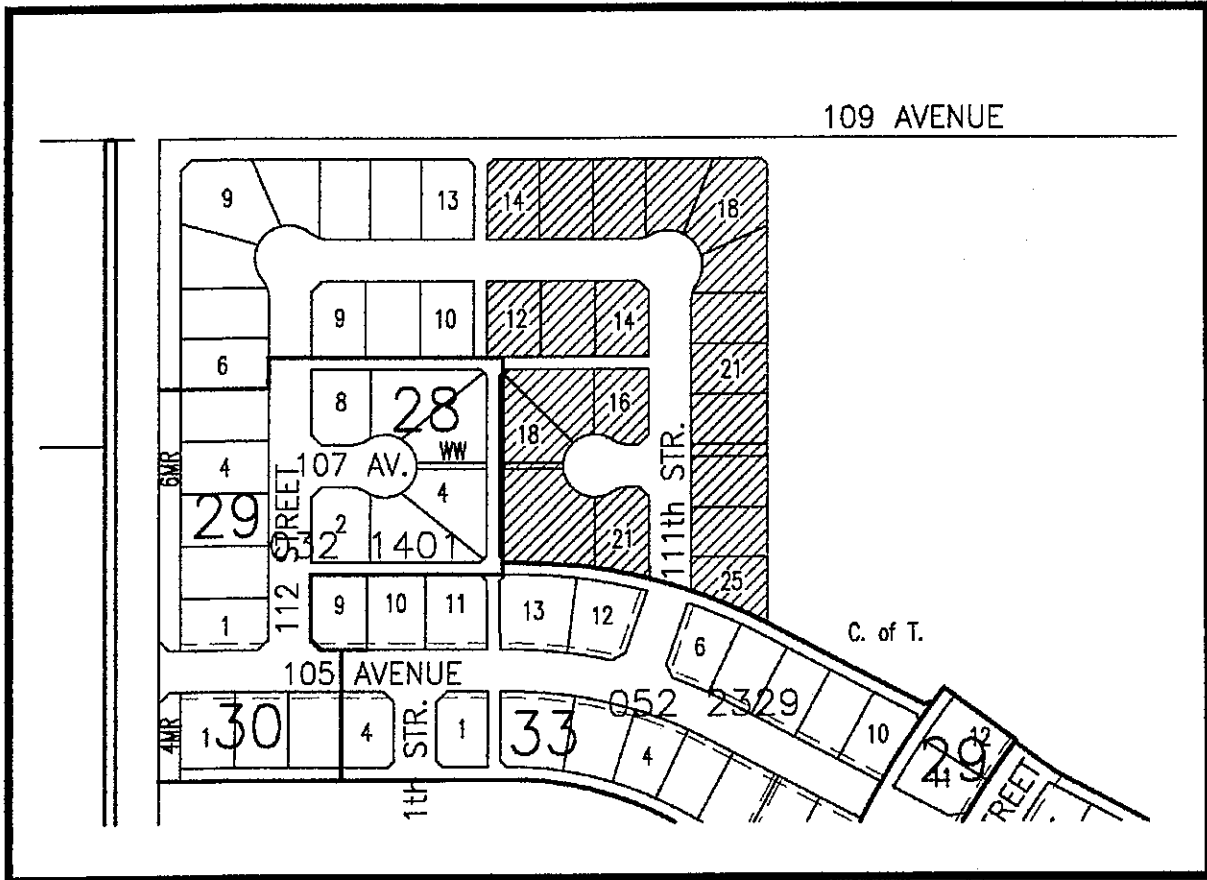
Barbara Spurgeon, Executive Assistant

BYLAW No. 507/05

SCHEDULE "A"

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

Pt. of NW 9-106-15-W5M in La Crete be amended from Hamlet Residential District 1A "HR1A" to Hamlet Residential District 1B "HR1B".



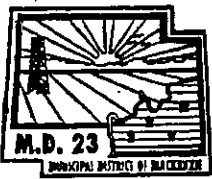
From: Hamlet Residential District 1A "HR1A"

To: Hamlet Residential District 1B "HR1B"

Bill Neufeld, Reeve

Barb Spurgeon, Executive Assistant

EFFECTIVE THIS _____ DAY OF _____, 2005.



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT <u>Vanguard Realty</u>		
ADDRESS <u>Box 119</u>		
TOWN <u>Rapid View SK</u>		
POSTAL CODE <u>50m 2mo</u>	PHONE (RES.) <u>306-236-2480</u>	BUS. <u>926-6434</u>

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS. <u>NW</u>	SEC. <u>9</u>	TWP. <u>106</u>	RANGE <u>15</u>	M. <u>5</u>	OR	PLAN	BLK	LOT
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: HRI A TO: HRIB

REASONS SUPPORTING PROPOSED AMENDMENT:

To accommodate houses without attached garages.

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

RECEIPT NO. 44127

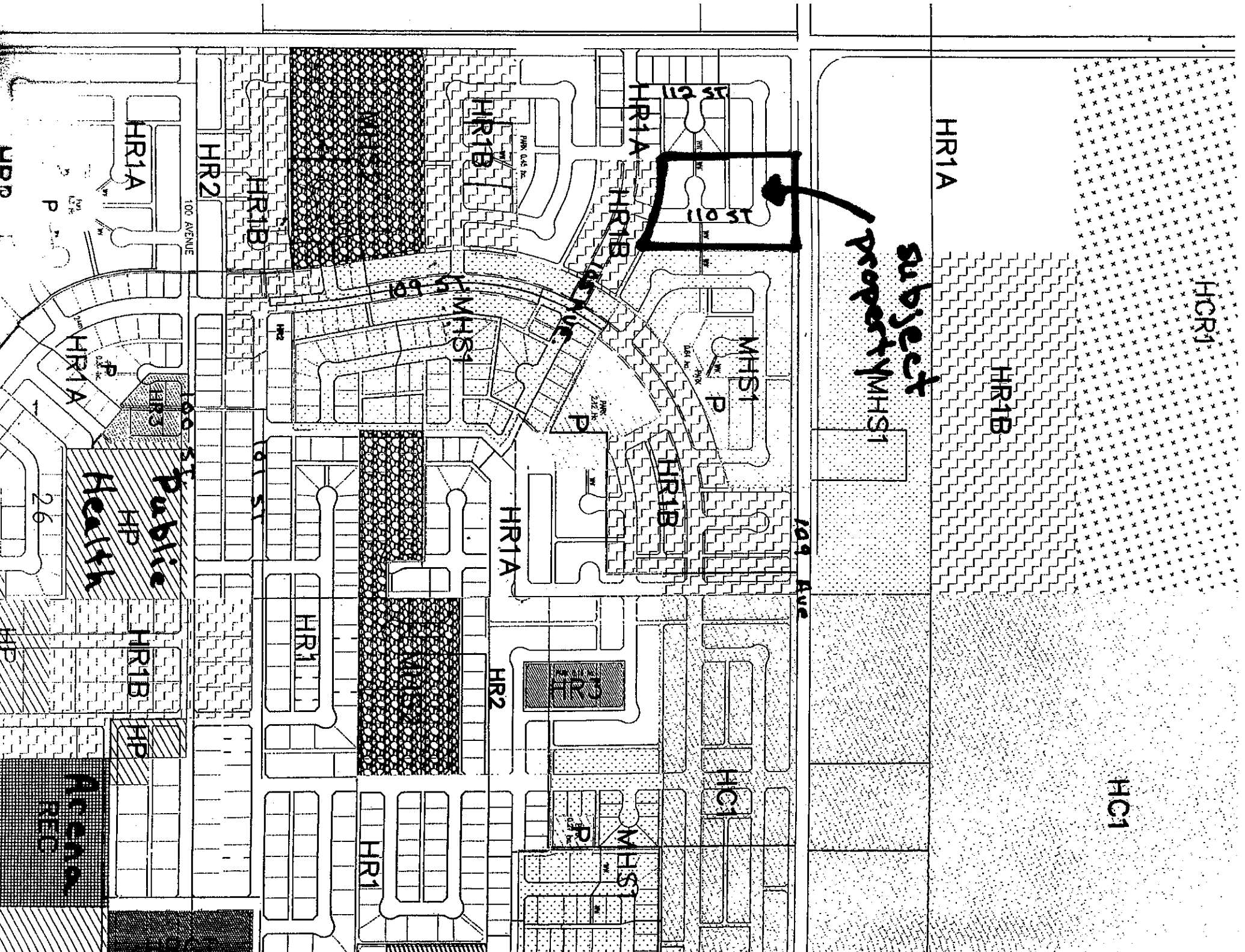
APPLICANT same

DATE _____

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

Henry J. Jones
REGISTERED OWNER

May 20, '05
DATE



subject
property

HR1A

HR1B

HCR1

HCR1

MHS1

HR1B

HR1A

HR2

HCP

MHS1

HR1

HR1A

HR2

HR1B

HR1B

HR1A

HR1B

MHS1

HR1A

HR3

Public Health

HR1B

HP

Arena REC

UDD

26

104 Ave

100 AVENUE

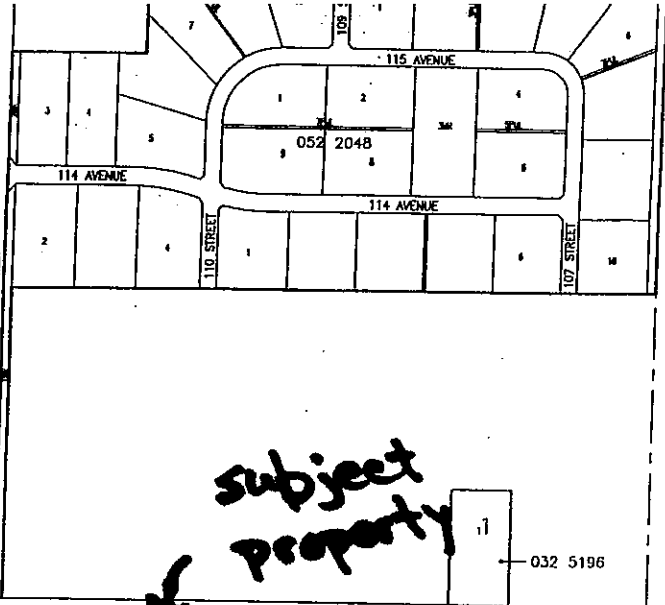
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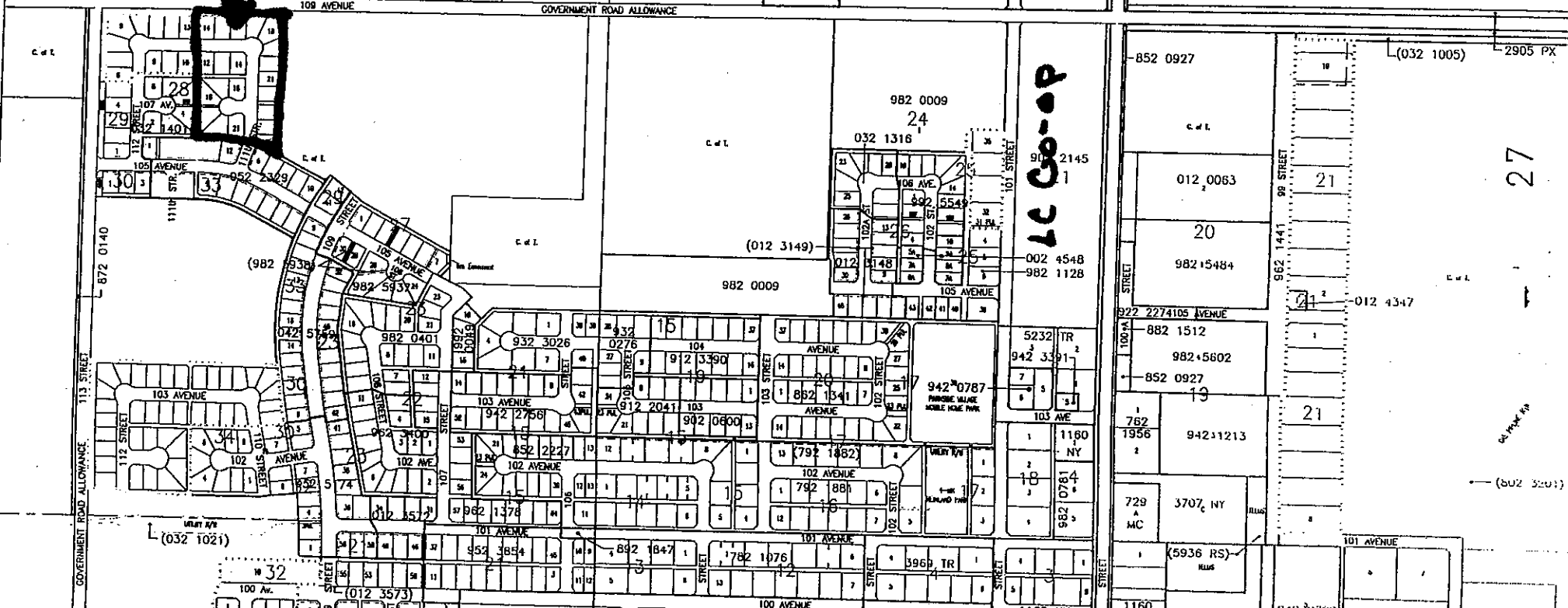
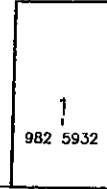
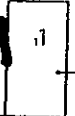
103 ST

15 011

15 012



**subject
property**

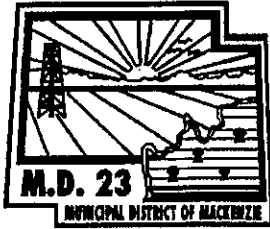


LC Co-op

**Public
Health**

27

(502 5001)



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger Director of Planning, Emergency & Enforcement Services
Title:	PUBLIC HEARING Bylaw 508/05 Hamlet of La Crete Community Development Plan
Agenda Item No:	66)

BACKGROUND / PROPOSAL:

On June 14, 2005 Council gave first reading to Bylaw 508/05 to update the Community Development Plan for the Hamlet of La Crete.

The Public Hearing for Bylaw 508/05 was advertised in the July 13th and 20th editions of the Northern Pioneer.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Urban Systems has updated the Hamlet of La Crete Community Development Plan (CDP), providing policy framework for the long-term growth and development of the Hamlet. The Hamlet of La Crete has experienced a steady growth rate over a number of years and Urban Systems is projecting a further 8% growth rate over the next five years.

Highlights of the Community Development Plan are:

- Provide adequate infrastructure
- Provide a truck route
- Provide an adequate supply of residential, commercial, and industrial property
- Add 12 quarter sections to the Hamlet boundaries

Author: 

Reviewed: 

C.A.O.: 

An Open House was held on Wednesday, May 11, 2005 to get public input. The Open House was very well attended and the overall impression was that the draft Hamlet of La Crete Community Development Plan was well accepted.

The Plan should be reviewed every five years to ensure it remains a living document.

COSTS / SOURCE OF FUNDING:

N/A


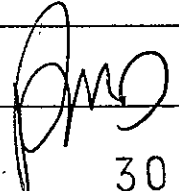
RECOMMENDED ACTION:

Motion 1

That second reading be given to Bylaw 508/05, being a Land Use Bylaw amendment to adopt the Hamlet of La Crete Community Development Plan.

Motion 2

That third reading be given to Bylaw 508/05, being a Land Use Bylaw amendment to adopt the Hamlet of La Crete Community Development Plan.

Author: 	Reviewed: 	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. 508/05

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

**TO ADOPT THE
HAMLET OF LA CRETE COMMUNITY DEVELOPMENT PLAN**

WHEREAS, the Council of the Municipal District of Mackenzie No. 23 in the Province of Alberta has deemed it advisable to update the Hamlet of La Crete Community Development Plan,

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 Hamlet of La Crete Community Development Plan be adopted as attached.

First Reading given on the _____ day of _____, 2005.

William Neufeld, Reeve

Barb Spurgeon, Executive Assistant

Second Reading given on the _____ day of _____, 2005.

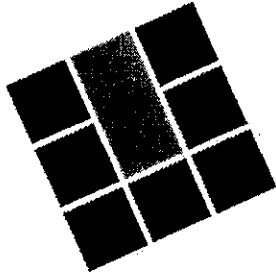
William Neufeld, Reeve

Barb Spurgeon, Executive Assistant

Third Reading and Assent given on the _____ day of _____, 2005.

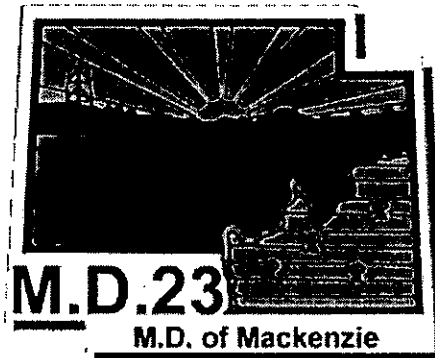
William Neufeld, Reeve

Barb Spurgeon, Executive Assistant



MUNICIPAL DISTRICT OF MACKENZIE #23

Hamlet of La Crete Area Structure Plan



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1.0 INTRODUCTION

1.1 Background

The Hamlet of La Crete is a community with a rich cultural history. Originally a Mennonite farming community in the 1930s, La Crete drew Mennonites from across North America who were searching for inexpensive land and the freedom to practice their way of life in peace. While still a predominately Mennonite community, La Crete is a bustling and diverse area with many opportunities and a positive future. Because of this, many people are drawn to the area, both Mennonites and non-Mennonites. This Area Structure Plan has been undertaken in order to ensure that growth in La Crete is properly accommodated, while retaining those elements of the community that make it such a special place.

1.2 Purpose

An Area Structure Plan is a document which, when adopted by Council, provides a set of objectives and policies to guide the future development of an area. In keeping with this, the purpose of this Area Structure Plan is to provide a policy framework for the growth and development of the Hamlet of La Crete, and to ensure a high standard of living and quality built environment for current and future residents. As indicated above, unprecedented growth in the area has resulted in demand for commercial, industrial, and residential land in La Crete, and this Area Structure Plan will lay out the policy and physical framework for necessary expansion along with the continued improvement of already developed areas.

1.3 Description

The Hamlet of a La Crete is a growing community with a positive view of growth and development. The Hamlet is located in the southeastern region of the Municipal District of Mackenzie No. 23, approximately three kilometres east of Secondary Highway 697 (see Schedule A: Location). The Hamlet is located in Township 105 and Range 16, west of the Fifth Meridian. Agriculture, forestry, oil and gas, and associated services are the industries driving growth in the area. While the Hamlet has enough land to accommodate short term projected growth, there is a need to expand the current Hamlet boundaries to support longer term growth needs.

La Crete's history and community spirit are important foundations for the Hamlet and instrumental in making it the healthy and vibrant place it is today. Ensuring the continuing commitment of La Crete's residents is honoured and supported will go a long way to retaining that which is special and positive about this community.

DRAFT

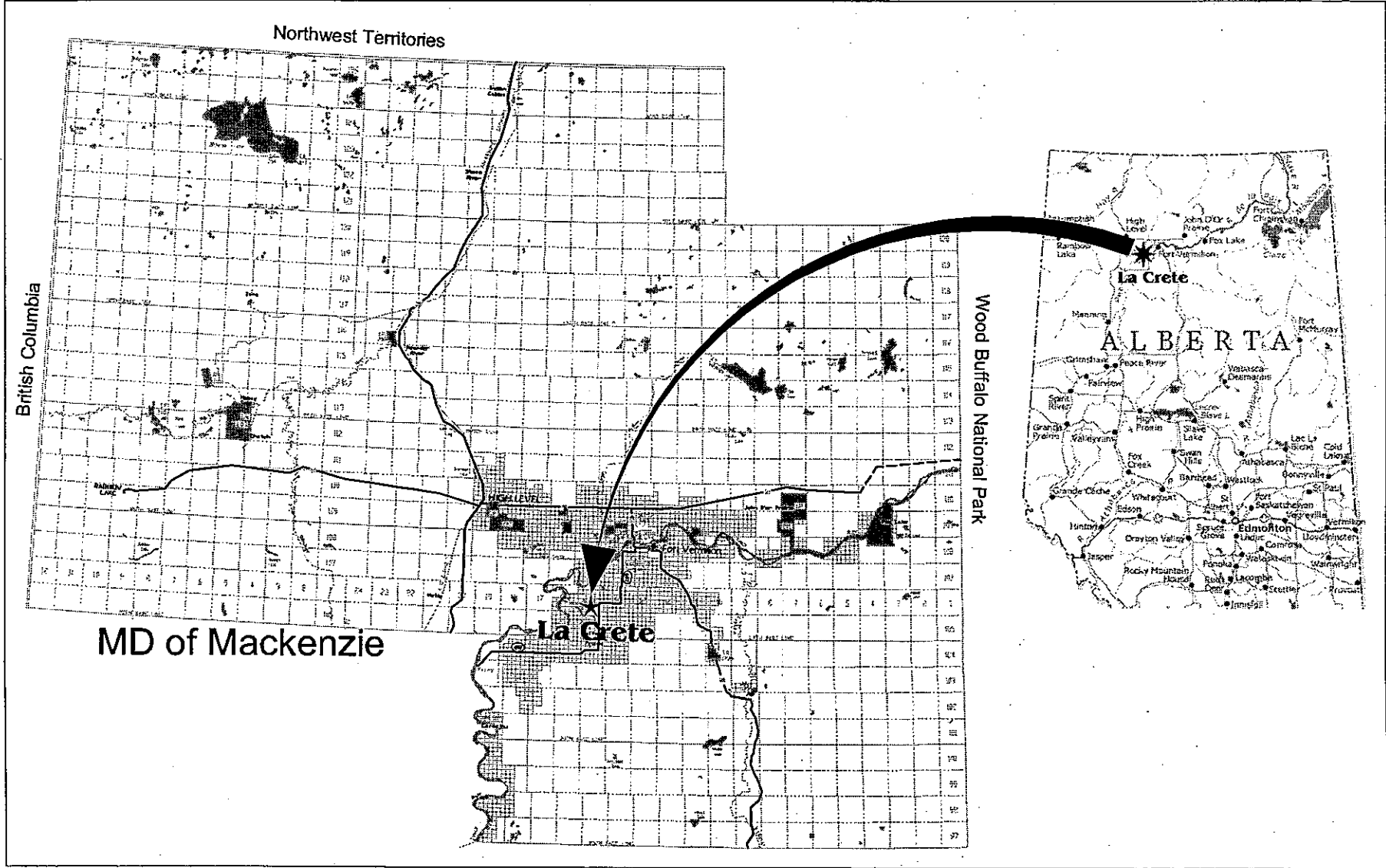
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hamlet of la crete



scale 1:1.5.

area structure plan





1.4 Planning Area

Rapid growth of La Crete will necessitate a boundary expansion. This Area Structure Plan defines the proposed expanded Hamlet on Schedule B: Boundary Expansion. This expansion is necessary in order to address longer term growth needs to ensure they can be accommodated in an orderly fashion.

1.5 Legal Framework

1.5.1 The Municipal Government Act

The *Municipal Government Act* guides the preparation of Area Structure Plans in the Province of Alberta.

The La Crete Area Structure Plan is consistent with Section 633 of the *Municipal Government Act* which requires:

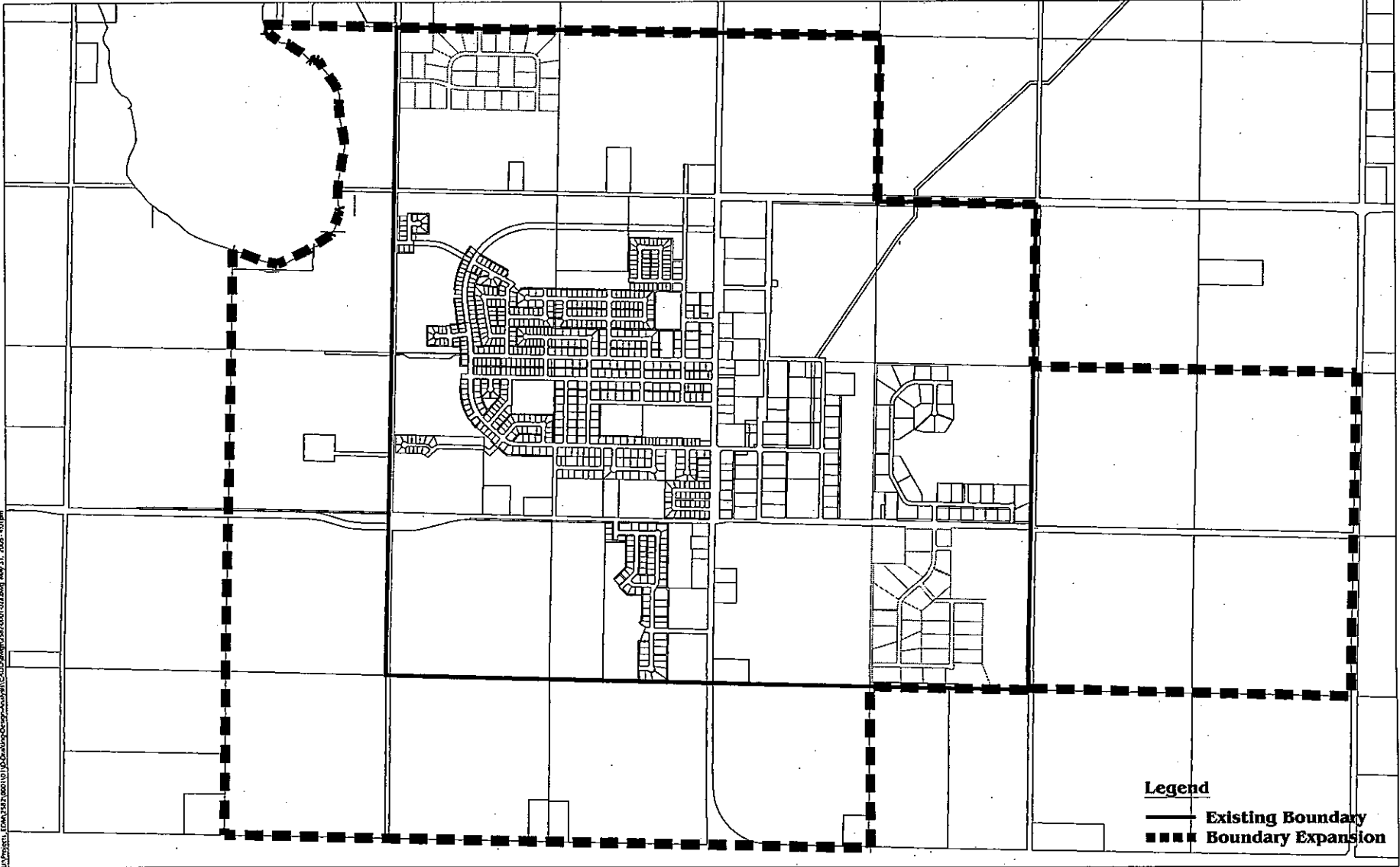
For the purpose of providing a framework for subsequent subdivision and development of an area of land, that council may, by bylaw, adopt an area structure plan.

(2) An area structure plan

(a) must describe:

- (i) the sequence of development proposed for the area;
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area;
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area;
- (iv) the general location of major transportation routes and public utilities; and

(b) may contain any other matters council considers necessary.



Legend

- Existing Boundary
- ■ ■ ■ Boundary Expansion

40

boundary expansion

Schedule

B



1.5.2 The Municipal Development Plan

The Municipal Development Plan for the Municipal District of Mackenzie contains a number of policies which relate to hamlet development and expansion. The Hamlet of La Crete is recognized as such in the Municipal Development Plan, and proper planning and consideration of a number of factors is required when considering the future development of the unincorporated communities in the Municipal District. The Municipal Development Plan also requires development and review of Area Structure Plans when necessary.

The following Municipal Development Plan Objectives and their associated Policies are included in Section 3.6, Hamlets and Settlements:

- To promote the orderly and economic growth of hamlets within the Municipal District.
- To plan for the future subdivision and development of residential areas within hamlets.
- To maintain and facilitate growth of commercial areas within hamlets.
- To maintain and facilitate growth of industrial areas within the hamlets.
- To provide a variety of institutional/recreational/cultural opportunities within the hamlets.
- To ensure that the agricultural community and the traveling public are provided with a minimum level of service while maintaining the rural nature of the Municipal District.

These objectives and associated policies indicate that the Municipal District places high importance on the proper planning of hamlets. This Area Structure Plan addresses that priority for the Hamlet of La Crete.

1.6 Adoption

This Area Structure Plan will be adopted as a Bylaw by the Council of the Municipal District of Mackenzie No. 23.



1.7 Organization

This Plan is divided into seven sections:

Section 1.0 Introduction – provides an overview of the Area Structure Plan and defines the process and legislation which governs its preparation.

Section 2.0 Goals – presents the overall goals for the La Crete Area Structure Plan.

Section 3.0 Population and Growth – discusses previous and future growth in La Crete and paints a picture of long term planning needs in the area.

Section 4.0 Hamlet Policies – outlines general policies that apply to the entire Hamlet.

Section 5.0 Land Use Policies – presents the policies that relate to specific land use designations and areas within the Hamlet.

Section 6.0 – Community Concept Plan – presents the designs for the Hamlet's expansion areas.

Section 7.0 Implementation – addresses how the Plan's policies will be implemented over time and the mechanisms required to achieve the goals outlined in this Plan.



2.0 GOALS

The Municipal District of Mackenzie's goals for the Hamlet of La Crete Area Structure Plan are to:

2.1 Provide a land use strategy necessary to ensure planned and orderly growth of the Hamlet of La Crete.

With such high levels of growth in the Hamlet, it is particularly important that long range planning take place in order to ensure the capacity for growth. Further, it is necessary to make sure that the projected growth can occur without threatening the community's character. This Plan presents the Municipal District's preferred scenario for growth in La Crete and provides information to residents, property owners, and businesses about how the community will grow and maintain its positive features.

2.2 Plan for the development of a number of land uses in a manner that will ensure compatibility between adjacent land uses and result in positive benefits for the Hamlet of La Crete.

Incompatible land uses in close proximity to each other can cause conflict and a degradation of quality of life. This Plan has been developed with these potential conflicts in mind, and makes every effort to ensure that non-compatible uses are separated by buffers and/or land use transitions.

2.3 Ensure an adequate supply of industrial and commercial land in order to support La Crete as an excellent place to do business.

La Crete is enjoying a healthy economy and business environment. The Municipal District is committed to ensuring that this positive feature of the community is enhanced by ensuring availability of a variety of adequate land for commercial and industrial uses. These land uses are drivers of the economy and therefore the economic well being of residents, and so it is a priority of the Municipal District to ensure that commerce and industry are welcomed and accommodated.

2.4 Develop community facilities as a means to support and enhance the high standard of living for the Hamlet of La Crete and the surrounding rural area.

Another important aspect of La Crete is the level of community facilities available to residents. The growth happening in the area will result in a higher population, potentially placing stress on



existing community facilities. It is important for new community facilities to be anticipated so that land and resources can be set aside. This plan suggests some areas for new community facilities in order to address this need.

2.5 Continue to thoughtfully expand the Hamlet of La Crete's infrastructure system in order to support new development and the overall orderly growth of the community.

Growth in the area will also require new infrastructure to service the new areas for development. Reasoned and thoughtful decisions about where to expand, when, and to what degree will be important to ensure that the Municipal District will make cost effective and efficient decisions related to infrastructure. This plan provides the basis on which Council can make those decisions.

2.6 Continue to encourage a high standard of appearance for new development.

Supporting community pride in the Hamlet of La Crete is a priority for the Municipal District. Ensuring a high standard for new development will go a long way in fostering that sense of pride and ensuring that residents continue to value and enjoy their community.



3.0 POPULATION AND GROWTH

Table 1 below presents the historic population numbers and average annual growth rates for La Crete during the time periods indicated. With average annual growth rates of between 6% and 8%, La Crete is certainly well above the Alberta growth rates of the last 5 years, which have varied between 1.4% and 1.9% since 1999. These annual growth rates are compounded, which means that the rates are calculated taking into account growth on an annual basis.

Table 1: Population and Average Annual Growth Rates in La Crete

Year	Population	Calculated Annual Growth Rate
1991	909	
1996	1215	5.97%
2001	1783	7.97%
2003	2039	6.94%

This level of growth, while positive from a community development and economic perspective, can provide challenges with respect to providing an appropriate level of community facilities, available land, infrastructure, and services. It is precisely this level of growth that has led to the need for future planning to ensure the ability to accommodate this growth in a reasonable manner.

In order to project the level of growth which could be experienced by La Crete in the future, population projections are undertaken using historical growth rates. Using historical growth rates, future growth rates can be estimated and applied to current population numbers for a particular number of years. It is important to note that when dealing with high growth rates, long term population projections are challenging. In La Crete, for example, there are a number of relatively unpredictable factors that could affect growth rates in the future. This plan and its projections should be reviewed and updated on an annual basis, considering which factors arise or abate over time.

Table 2 shows the projected population each year from 2003 (last municipal census number) to 2010, using a growth rate of 8%.



Table 2: Projected Short Term Population in La Crete

Year	Projected Rate	Projected Population
2003	-	2,039
2004	8%	2,165
2005	8%	2,339
2006	8%	2,526
2007	8%	2,728
2008	8%	2,946
2009	8%	3,182
2010	8%	3,436

These projections result in a population of 3,436 residents by the year 2010. This does not include growth in the surrounding area, which is projected to grow as well. So, from 2005 to 2010, La Crete could likely expect an increase of 1,097 residents over the next five years.

As of 2001, with a population of 8,829 representing 2300 households, the average household size in the Municipal District was 3.8. When compared with an average household size of 2.6 in Alberta, it is evident that the Municipal District, and therefore La Crete, has higher household sizes than the rest of Alberta. This may be a cultural difference related to family characteristics in the Municipal District and is an interesting consideration when planning the provision of land, infrastructure and community services. The growth of the Mennonite community in La Crete will also tend to increase the household size in comparison to other areas.

Based on the projection of the addition of approximately 1000 residents and an average household size of 3.8 in the Municipal District, the Hamlet of La Crete should prepare for the addition of approximately 250 – 300 new residential units over the next 5 years.



Table 3 shows the number of residential development permits issued in Ward 3 (La Crete) over each of the last 4 years. The number of permits issued illustrates the level of growth being experienced in La Crete and seems to point to continued growth in the future.

Table 3: Residential Development Permits Issued by Year

Year	# of Residential Permits
2001	48
2002	53
2003	68
2004	73
Total	242

Table 4 shows long term growth projections for La Crete using a 7% growth rate and the same 3.8 persons per household. The table indicates that, if current trends continue, La Crete could potentially see a population of close to 9,500 residents by 2025 and therefore could require 1525-1625 more residential units.

Table 4: Long Term Population Growth Projections

Year	Rate	Population	Additional Population	Units Needed
2015	7%	4,819	1383	325-375
2025	7%	9,481	4662	1200-1250
Total			7142	1525-1625

These projections are based on relatively high growth rates and it is important that both short and long term growth patterns are reviewed in the future and the Plan be adjusted accordingly.



4.0 HAMLET POLICIES

This section of the La Crete Area Structure Plan outlines general policies that apply to the entire Hamlet. These policies address the direction that the Municipal District will take with respect to transportation and utilities, hamlet expansion, economic development, and historical and cultural resources. The intent of this section is to ensure that direction is given for areas that affect the Hamlet in important ways, but are not necessarily limited to specific land uses.



4.1 Transportation and Utilities

4.1.1 Background

Roads and infrastructure are an important part of the Hamlet's potential to provide for new growth and development, as well as ensuring a high quality of life for residents. The Municipal District has placed a high priority on the maintenance and proper planning of these systems and the Municipal District will continue to do so as the Hamlet continues to prosper. Schedules C to F present the locations of existing utilities in La Crete.

4.1.2 Objectives

The Municipal District's objectives are to:

- a. Develop and maintain an efficient road system for the Hamlet of La Crete.
- b. Ensure that municipal servicing systems have adequate capacity for community growth.
- c. Protect the integrity of the La Crete Access Road.
- d. Support non-vehicular modes of transportation

4.1.3 Policies

The Municipal District's policies are to:

General

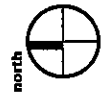
- a. Undertake a Servicing Plan for La Crete to monitor the current use and capacities of all servicing systems, project and model demands on the system in the future, indicate expansion requirements to meet demand, and the potential timing of those expansions.
- b. Require developers to design and construct services in compliance with the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards.



- c. Support the development of land that is easily serviced with existing infrastructure prior to considering new investments in land geographically removed from services.
- d. Require a buffer around water and sewage facilities to protect them from incompatible development.

Transportation

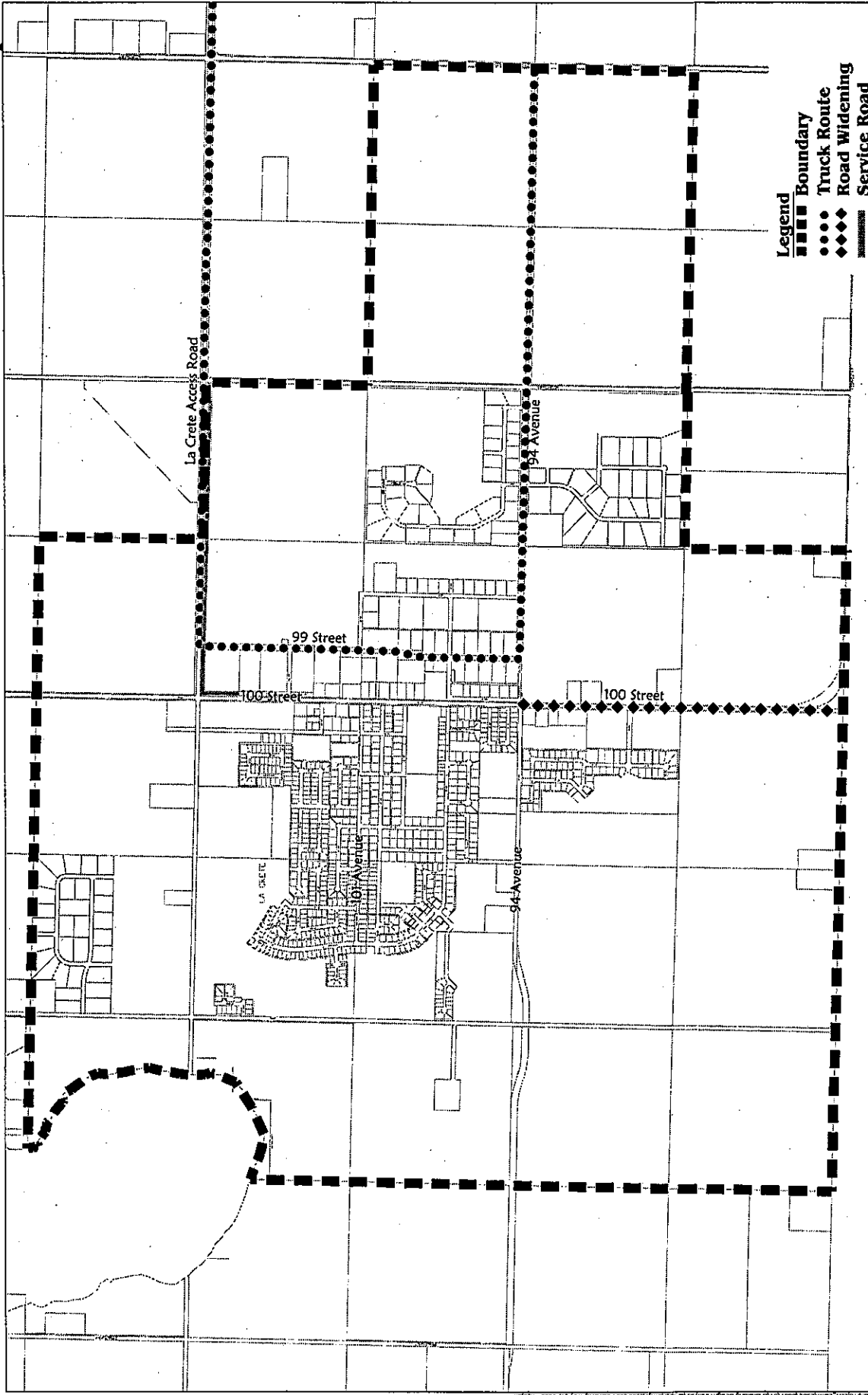
- e. Undertake a Transportation Study for La Crete to identify levels of roads and current and future transportation patterns.
- f. Require the provision of a service road for future highway commercial and industrial development fronting onto the La Crete Access Road, as shown on the Community Concept Plan.
- g. Ensure the locations of all accesses onto the La Crete Access Road are safe and built to appropriate standards.
- h. Acquire land for service roads on the La Crete Access Road at the time of subdivision or development approval, whichever occurs first.
- i. Require the provision of roadways in compliance with the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards, including pavement and curb and gutter, where required.
- j. Promote and enforce the use of the designated truck route.
- k. Support and continue to build on the existing trail system along the La Crete Access Road and other areas of La Crete for non-vehicular modes of transportation and recreation.



hamlet of la crete

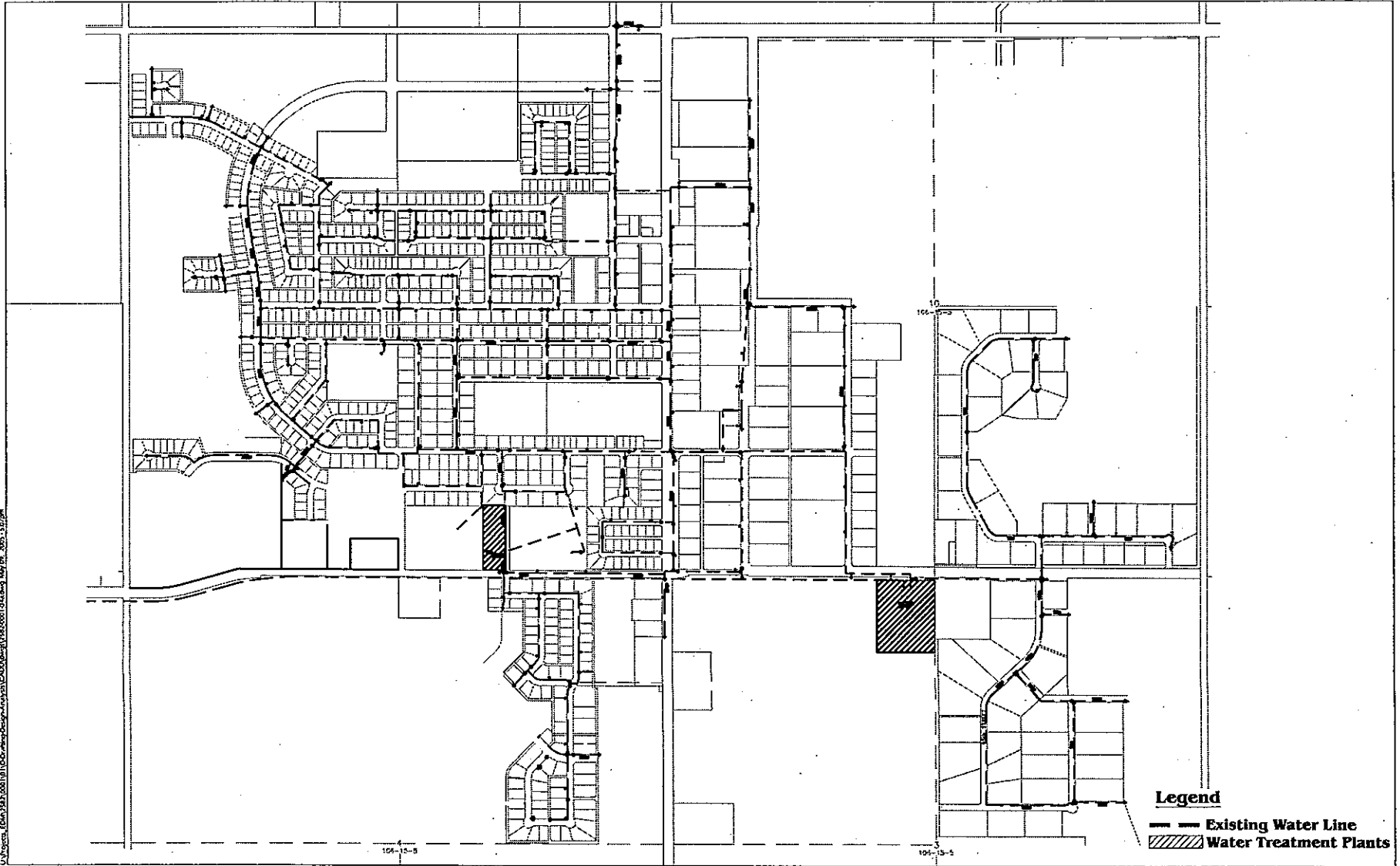
area structure plan

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Legend

- ▬▬▬▬ Boundary
- Truck Route
- ◆◆◆◆ Road Widening
- ▬▬▬▬ Service Road



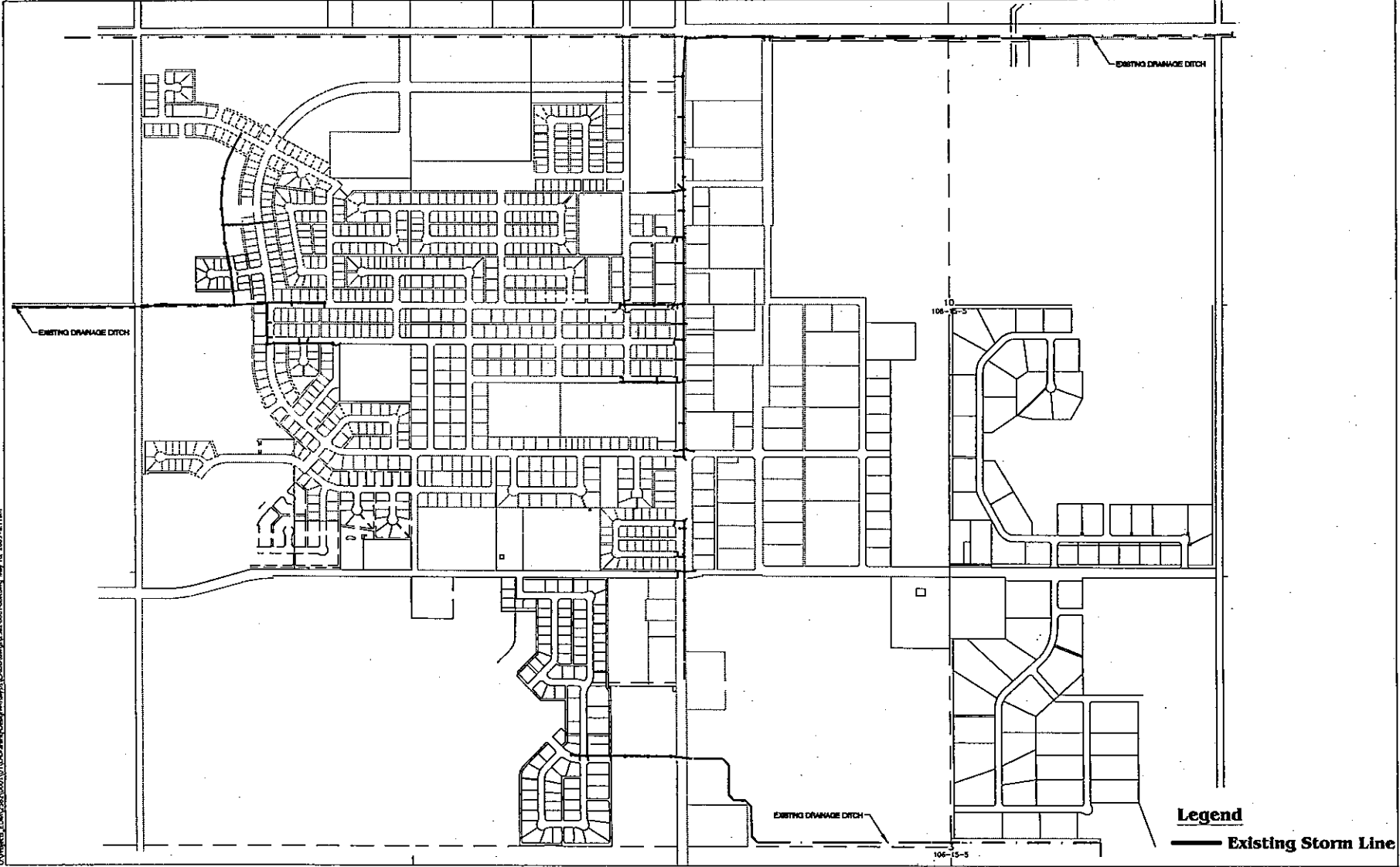
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--- Existing Water Line
Water Treatment Plants

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existing water servicing plan 52

Schedule

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existing storm water servicing plan





4.2 Hamlet Expansion

4.2.1 Background

As discussed in Section 2 – Population and Growth, La Crete has been experiencing rapid growth for the past 10 years. In order to accommodate continued growth in the future, land surrounding the Hamlet has been designated for expansion as illustrated in Schedule B: Boundary Expansion. This will help property owners, residents, and businesses make decisions related to development with better information as to where the Municipal District will support growth over the long term.

4.2.2 Objectives

The Municipal District's objectives are to:

- a. Clearly identify lands for future expansion of the Hamlet.
- b. Support the effective and sensitive transition of land from rural to urban use for the future expansion of the Hamlet.

4.2.3 Policies

The Municipal District's policies are to:

- a. Support the retention of land in the expansion area in agricultural production until such time as the land is required for Hamlet expansion.
- b. Allow only low impact, non-hazardous uses of a temporary nature in the expansion area so as not to adversely affect the growth of the community.



4.3 Economic Development

4.3.1 Background

Currently, the drivers of the economy are agriculture and forestry, but the oil and gas and retail industries are undergoing growth and providing a diversity of opportunity for existing residents, while also drawing new residents to the area. The Hamlet of La Crete enjoys a bustling local economy with a wide array of services for the trading area population of about 7,000 that the Hamlet serves. This does not mean that the Municipal District should overlook economic development in La Crete and its surrounding area. Rather, the Municipal District takes on the responsibility of ensuring the continued health and diversity of the local economy by ensuring that La Crete is a good place to undertake business pursuits.

4.3.2 Objectives

The Municipal District's objectives are to:

- a. Support the continued growth of La Crete's local economy.
- b. Provide support for the Hamlet of La Crete Chamber of Commerce.

4.3.3 Policies

The Municipal District's policies are to:

- a. Ensure there is a sufficient supply of properly zoned and serviced commercial and industrial land available for development in La Crete.
- b. Ensure appropriate levels and quality of infrastructure in the Hamlet necessary to accommodate future development.



4.4 Historical and Cultural Resources

4.4.1 Background

La Crete's Mennonite heritage has influenced the community in important ways. Numerous Mennonites made their way to northern Alberta in the 1930s in order to pursue their traditional lifestyle, and more are settling in the area as La Crete becomes known as a healthy Mennonite community. While La Crete is thoroughly modern, many aspects of the continuing Mennonite presence can be seen in the community. This heritage is valued and will be protected by the Municipal District as a positive draw to the area.

The history of farming and settlement of the area, aside from the Mennonites, is also a valuable part of the community. The Municipal District recognizes this and will support the identification and protection of these resources. The La Crete Agricultural Society has lead the charge to retain historical buildings; they have developed a museum site outside of the Hamlet to showcase a number of buildings and artifacts that have been transported from the area surrounding La Crete and La Crete itself. The Society also plans to build a community hall and rodeo grounds near this site to accommodate various community activities.

4.4.2 Objectives

The Municipal District's objectives are to:

- a. Support local initiatives that highlight and promote La Crete's culture and heritage.
- b. Explore partnerships as a means of protecting and promoting the area's history and culture.
- c. Protect the area's local history by considering these resources when reviewing development applications.



4.4.3 Policies

The Municipal District's policies are to:

- a. Support local community organizations in the development of rodeo grounds, community hall, and an associated youth activity area in NE 32-105-15 W5M.
- b. Consider the historical and cultural values of subject properties when reviewing development proposals in terms of the effects of the development on such resources.
- c. Refer applications that may affect historical resources to the Protection and Stewardship section of Alberta Community Development (ACD) in order to ascertain whether a Historical Resources Impact Assessment may be required.
- d. Explore partnerships with and funding sources from ACD to inventory the historical resources in the area and provide signage related to the history of La Crete and area, through programs such as the Heritage Preservation Partnership Program and the Provincial Heritage Markers Program.



5.0 LAND USE POLICIES

5.1 Land Uses

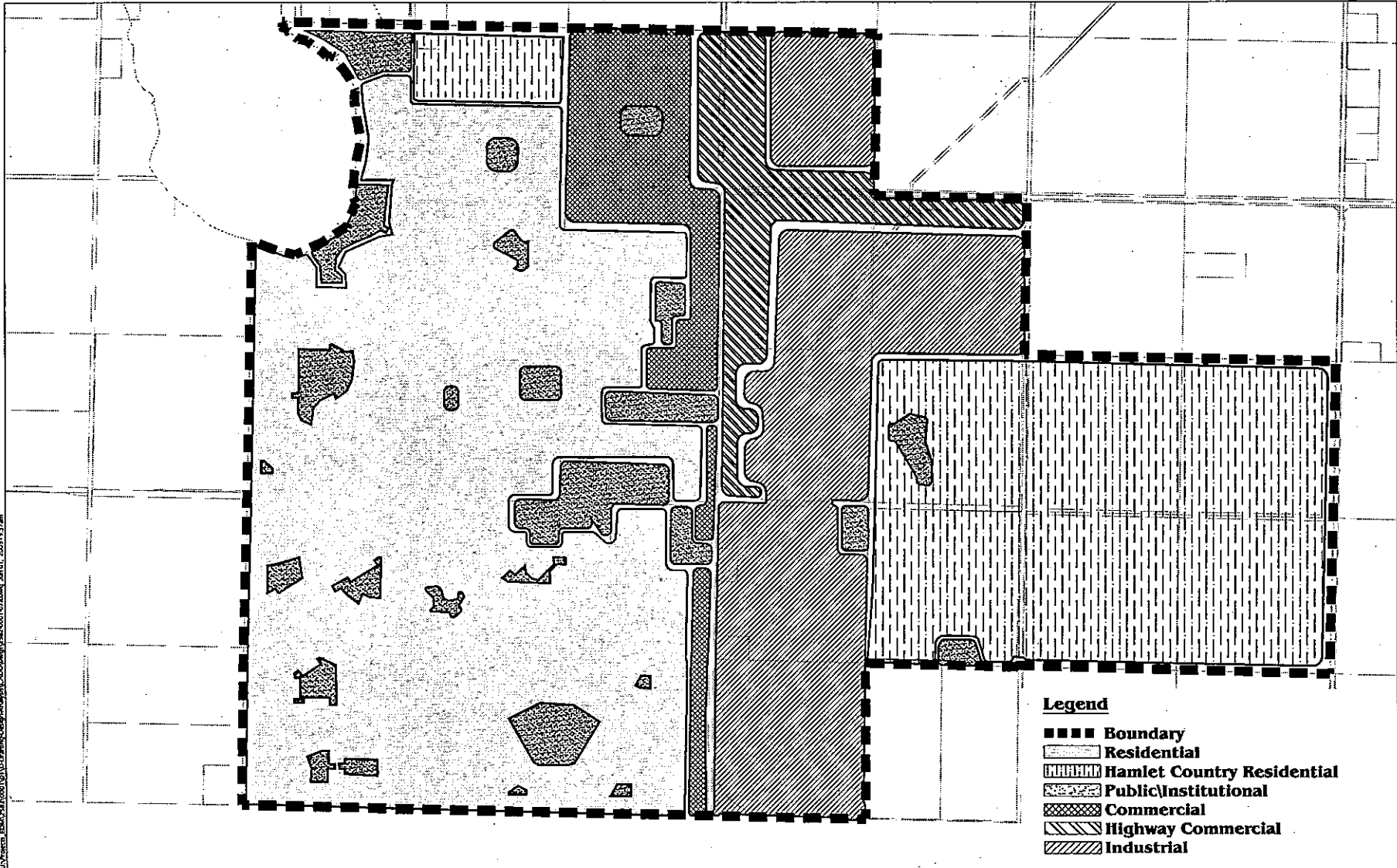
Land use planning policies for the future growth and development of the Hamlet of La Crete are included in this section of the Plan. These are objectives and policies that are directly related to specific land use designations as illustrated on Schedule G: Future Land Use, which indicates the future land use pattern for the Hamlet of La Crete and outlines the general location of various land uses.

The future growth and development of the Hamlet of La Crete shall be consistent with the overall pattern of land use depicted in Schedule G: Future Land Use, based upon the following designations:

- Residential
- Hamlet Country Residential
- Commercial
- Highway Commercial
- Industrial
- Public/Institutional

5.2 Pattern of Land Use

It is recognized in some cases the designated land uses on Schedule G may be different from existing zoning in the Land Use Bylaw. The intention is not to change the use of this land immediately, but to illustrate the preferred pattern of land use as redevelopment and development occur over time.



Legend

- Boundary
- ▨ Residential
- ▤ Hamlet Country Residential
- ▧ Public/Institutional
- ▩ Commercial
- Highway Commercial
- Industrial

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5.3 Residential

The residential objectives and polices are intended to guide new residential development that is urban in nature in the Hamlet of La Crete and its expansion area. The intent of these objectives and policies is to ensure that the existing community character is maintained and that any negative impacts are minimized.

5.3.1 Objectives

The Municipal District's objectives are to:

- a. Encourage a variety of housing types.
- b. Minimize land use conflicts.
- c. Ensure a high quality of appearance.
- d. Encourage the location of multi-family residential development in appropriate areas.
- e. Support the provision of mobile home development.
- f. Ensure the logical progression of development with respect to infrastructure servicing availability.

5.3.2 Policies

The Municipal District's policies are to:

General

- a. Direct residential development to those areas designated Residential on Schedule G.
- b. Allow the development of other uses in the areas designated Residential (such as neighbourhood commercial use), providing they are compatible to the residential nature of the area.
- c. Require buffering when other uses are developed in residential areas.



- d. Protect existing residential development from developing commercial and industrial areas through appropriate buffers and sensitive site design.
- e. Require all residential development to meet the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards.
- f. Encourage development to be properly phased based on the location of existing services.
- g. Consider the cost of the provision of services when reviewing development proposals.

Multi-family

- h. Support the development of multi-family residential in close proximity to major road and community facilities.

Mobile Homes

- i. Encourage the development of mobile home subdivisions and mobile home parks to provide affordable, high quality housing for existing and new residents.
- j. Require recreational space within mobile home parks.
- k. Evaluate mobile home parks based on the following criteria:
 - i. Availability of proper on-site parking
 - ii. Landscaping and recreation areas
 - iii. Access to a collector road
 - iv. Surrounding land uses
- l. Support the development of mobile home parks.
- m. Prohibit modular and mobile housing that does not meet Canada Standard Association Z0240 or A-277 standards.



5.4 Hamlet Country Residential

The hamlet country residential objectives and polices are intended to guide new residential development that is rural in nature in the Hamlet of La Crete's expansion area. The intent of these objectives and policies is to ensure that hamlet country residential development is limited to the areas indicated, and is properly regulated and developed.

5.4.1 Objectives

The Municipal District's objectives are to:

- a. Restrict hamlet country residential to particular areas of La Crete.
- b. Minimize land use conflicts.

5.4.2 Policies

The Municipal District's policies are to:

- a. Direct hamlet country residential development to those areas designated Hamlet Country Residential on Schedule G.
- b. Prohibit hamlet country residential development in any other areas of La Crete.



5.5 Commercial

As discussed previously, La Crete has a healthy economic environment. This includes the commercial sector, which has a broad range of products and services for the residents of La Crete and the surrounding area. Commercial uses are focused in the centre part of the Hamlet, and while there are a few empty lots, the area is relatively built out.

The intent of this section is to ensure the health and viability of the central commercial area, but allowing for commercial uses to be developed in the expansion area in order to ensure an adequate supply of residential land. Unlike many other rural communities, the challenge in La Crete is not to revive a flagging commercial sector, but rather, facilitate the existing growth by ensuring the provision of land, as well as ensuring that new commercial development benefits the community to as great a degree as possible, rather than detracting from it.

5.5.1 Objectives

The Municipal District's objectives are to:

- a. Maintain a strong central commercial district.
- b. Support the on-going development of the central commercial district.

5.5.2 Policies

The Municipal District's policies are to:

General

- a. Direct commercial uses to those areas designated Commercial on Schedule G.
- c. Encourage commercial development in the expansion area only if opportunities in the core area are not available.
- d. Ensure existing and future residential development is appropriately buffered from adjacent commercial development.



- e. Take advantage of the main transportation routes to and through the Hamlet by allowing highway commercial development along the La Crete Access Road and 100th Street.
- b. Encourage commercial development to locate in the central commercial district.
- c. Allow for commercial development in the expansion area if the central commercial district cannot accommodate the proposed development.
- d. Require all commercial development to meet the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards.

Highway Commercial

- e. Direct highway commercial uses to those areas designated Highway Commercial on Schedule G.
- f. Encourage the use of lots fronting onto the La Crete Access Road for highway commercial uses that will benefit from such frontage.
- g. Prepare a highway beautification plan in conjunction with the La Crete Chamber of Commerce for the areas adjacent to the La Crete Access Road.
- h. Require all highway commercial development to meet the Municipal District of Mackenzie Engineering Guidelines and Minimum Servicing Standards.



5.6 Industrial

Industrial development is important to the La Crete area, specifically related to service industries for surrounding activities. The Municipal District wants to ensure that there is ample land for industrial development into the future.

The following objectives and policies are intended to provide direction for development of existing industrial areas, as well as industrial development in the expansion areas.

5.6.1 Objectives

The Municipal District's objectives are to:

- a. Encourage industrial development in appropriate areas.
- b. Ensure an adequate amount of zoned and serviced industrial land is available for development.
- c. Ensure existing and future residential development is appropriately buffered from adjacent industrial development.

5.6.2 Policies

The Municipal District's policies are to:

- a. Direct industrial uses to those areas designated Industrial on Schedule G.
- b. Encourage the orderly development of industrial areas with respect to the accessibility of servicing.
- c. Encourage the development of existing industrial areas prior to the development of the expansion areas.
- d. Require appropriate buffering of industrial developments if they are adjacent to existing or future residential development.
- e. Encourage landscaping of industrial lots to improve the visual quality of industrial areas.



- f. Require all industrial development to meet the Municipal District of Mackenzie Engineering Guidelines and Minimum Servicing Standards.



5.7 Public/Institutional

One of La Crete's strengths is the level and quality of community services available to residents. This includes schools, medical services, recreational, cultural, and social facilities, as well as park space. In order to make sure that new residents continue to be attracted to La Crete and that service levels are maintained, new public and institutional uses will need to be planned for and integrated into the community.

This section of the plan directs the siting and development of public and institutional uses with respect to access, services, and other items of concern.

5.7.1 Objectives

The Municipal District's objectives are to:

- a. Ensure that the community's educational, cultural and recreational needs are met.
- b. Ensure that residential areas have adequate and well-located open space.
- c. Plan for the proper location of new schools, medical facilities and other major community facilities.
- d. Support the development of tourism facilities.

5.7.2 Policies

The Municipal District's policies are to:

General

- a. Direct public and institutional uses to those areas designated Public/Institutional on Schedule G.
- b. Lead in the on-going development of community facilities in La Crete, such as schools, health care facilities, recreation facilities, and parks.
- c. Provide land for schools and other community facilities, through purchase or through the dedication and allocation of municipal/school reserve.



- d. Support the continued recreational use and protection of the La Crete Community Forest for current and future residents.
- e. Encourage volunteer efforts in meeting community recreational and cultural needs.
- f. Continue to support the efforts of the La Crete Recreation Board.
- g. Assist the La Crete Recreation Board in finding a location for an adequate site to accommodate recreational uses, such as baseball diamonds.
- h. Continue the exploration of the development of a new Municipal District administration building in La Crete.
- i. Support the provision of both public and private education facilities in order to effectively meet the diverse needs of the residents of La Crete and the surrounding area.
- j. Develop a Municipal-wide Recreation Master Plan.

Parks

- k. Explore the provision of a major central park/public space in the commercial expansion area. This would include considering:
 - a. Use
 - b. Access
 - c. Relationship to surrounding commercial uses
 - d. Funding
 - e. Design
 - f. Possible theme elements
- l. Require the placement of parks in central, easily accessible locations.
- m. Ensure municipal reserve land dedications are practical, functional, and desirable from a recreational perspective.
- n. Develop a Municipal Reserve Policy for the Municipal District.



- o. Until a Municipal Reserve Policy is in place, require a 10% dedication of land in residential areas or in other areas where it is deemed to be needed, as determined by Council.
- p. Until a Municipal Reserve Policy is in place, require money-in-lieu of municipal reserve in instances where land is not required, as determined by Council.

Major Facilities

- q. Explore opportunities to, and encourage the expansion and relocation of, the La Crete Post Office.
- r. Encourage the development of major community facilities in locations that have appropriate access, specifically in relation to residential areas.
- s. Ensure the provision of adequate Emergency Services to protect the health and safety of La Crete residents and the residents of surrounding areas.
- t. Encourage the location of schools in close proximity to residential areas and that have excellent school bus access and parking.
- u. Require school sites to include appropriate bus access, pick up lanes, and parking.
- v. Review proposals for the location of major facilities based on the following criteria:
 - i. Access;
 - ii. Availability of municipal services;
 - iii. Surrounding land uses and the effect of the proposed facilities on these uses;
 - iv. Location of residential areas and other community facilities; and
 - v. Design and appearance of the facility.

Tourism Facilities

- w. In conjunction with the La Crete Chamber of Commerce, promote the development of tourism attractions in the La Crete area.



- x. Encourage the development of Recreation Vehicle campgrounds to serve the traveling public.
- y. Undertake a Community Entrance Enhancement Program.
- z. Support the development of a tourist information booth and other related tourist services.
- aa. Continue to explore and grow partnerships with Alberta Environment and other agencies to achieve and maintain the long-term health of the lake and its shores.



6.0 COMMUNITY CONCEPT PLAN

The Community Concept Plan (Schedule H) is based on an analysis of the Plan area's opportunities and constraints, including:

- existing accesses and circulation patterns
- existing built form and development
- physical attributes (i.e. lake, trees, etc.)

The neighbourhood designs in the Plan area were developed giving consideration to the following concepts:

- Integrating parks with residential development.
- Providing trails to connect residential development to parks.
- Ensuring road connections to existing and future development parcels.
- Preserving trees wherever possible.
- Locating institutional sites (schools, churches, health facilities) adjacent to major roads.
- Dedication of 10% of land for parks.

In general, neighbourhood boundaries are delineated by collector roadways.

The Community Concept Plan is the Municipal District Council's development strategy for the Hamlet of La Crete, and, generally, development is required to progress as defined on Schedule H.

Major components of the Plan include:

- A number of development cells which are defined by major transportation routes or physical features



- A range of land uses for the proposed expansion area as follows:
 - Residential
 - Hamlet Country Residential
 - Public/Institutional
 - Commercial
 - Highway Commercial
 - Industrial
- A land use pattern which separates incompatible uses by means of buffers, land use transitions, landscaping and location of roadways
- Provision of an adequate open space system

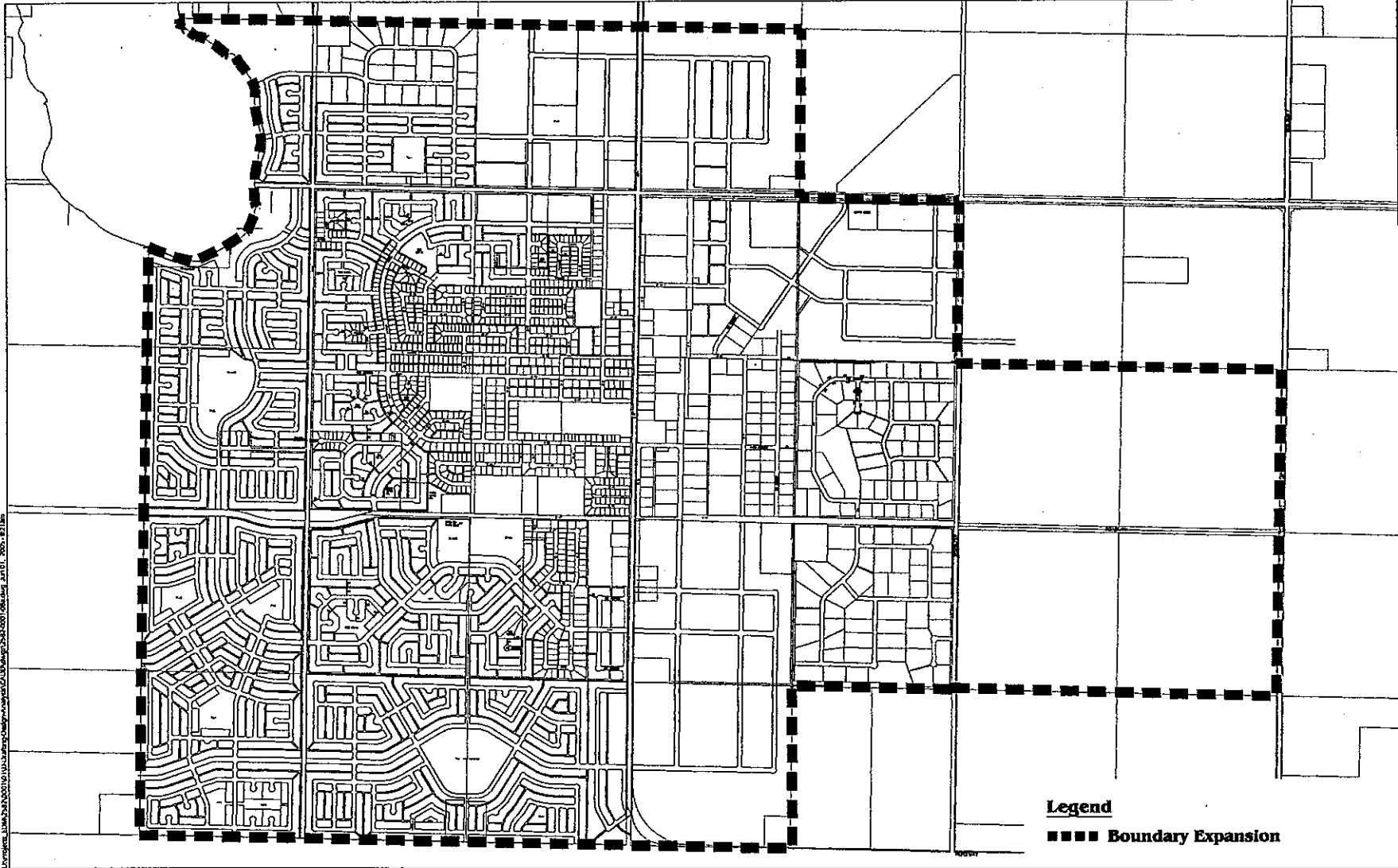
Using current densities in the Hamlet of La Crete, one quarter section of land can accommodate approximately 470 units of urban-type development. Using the current persons per household factor in the MD of 3.8, this translates into approximately 1800 persons per quarter section of urban-type residential development. Further, the hamlet country residential areas can accommodate approximately 50-70 units, or 190 – 260 residents per quarter section.



north



scale N.T.S.



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community concept plan

Schedule





7.0 IMPLEMENTATION

7.1 Area Structure Plan Policy Implementation

An Area Structure Plan, in order to be effective, must consider how the Plan itself is to be implemented. The table below summarizes policies of the Plan that require action, the policy number, and organizations responsible for action. This table provides an easy reference for future action.

Table 5: Implementation Items for the La Crete Area Structure Plan

Item	Policy Number	Participants
Servicing Plan	4.1.3 a	MD of Mackenzie
Transportation Study	4.1.3 e	MD of Mackenzie
Support local community organizations in the development of rodeo grounds, community hall, and an associated youth activity area.	4.4.3 a	MD of Mackenzie, Agricultural Society
Refer applications that may affect historical resources to the Protection and Stewardship section of Alberta Community Development (ACD) in order to ascertain whether a Historical Resources Impact Assessment may be required.	4.4.3 c	MD of Mackenzie
Explore partnerships/funding with respect to the preservation and promotion of historical resources with Alberta Community Development	4.4.3 d	MD of Mackenzie, Agricultural Society, Chamber of Commerce
Highway Beautification Program	5.4.2 g	MD of Mackenzie, Chamber of Commerce
Assist the La Crete Recreation Board in finding a location for recreational uses.	5.7.2 g	MD of Mackenzie, Recreation Board



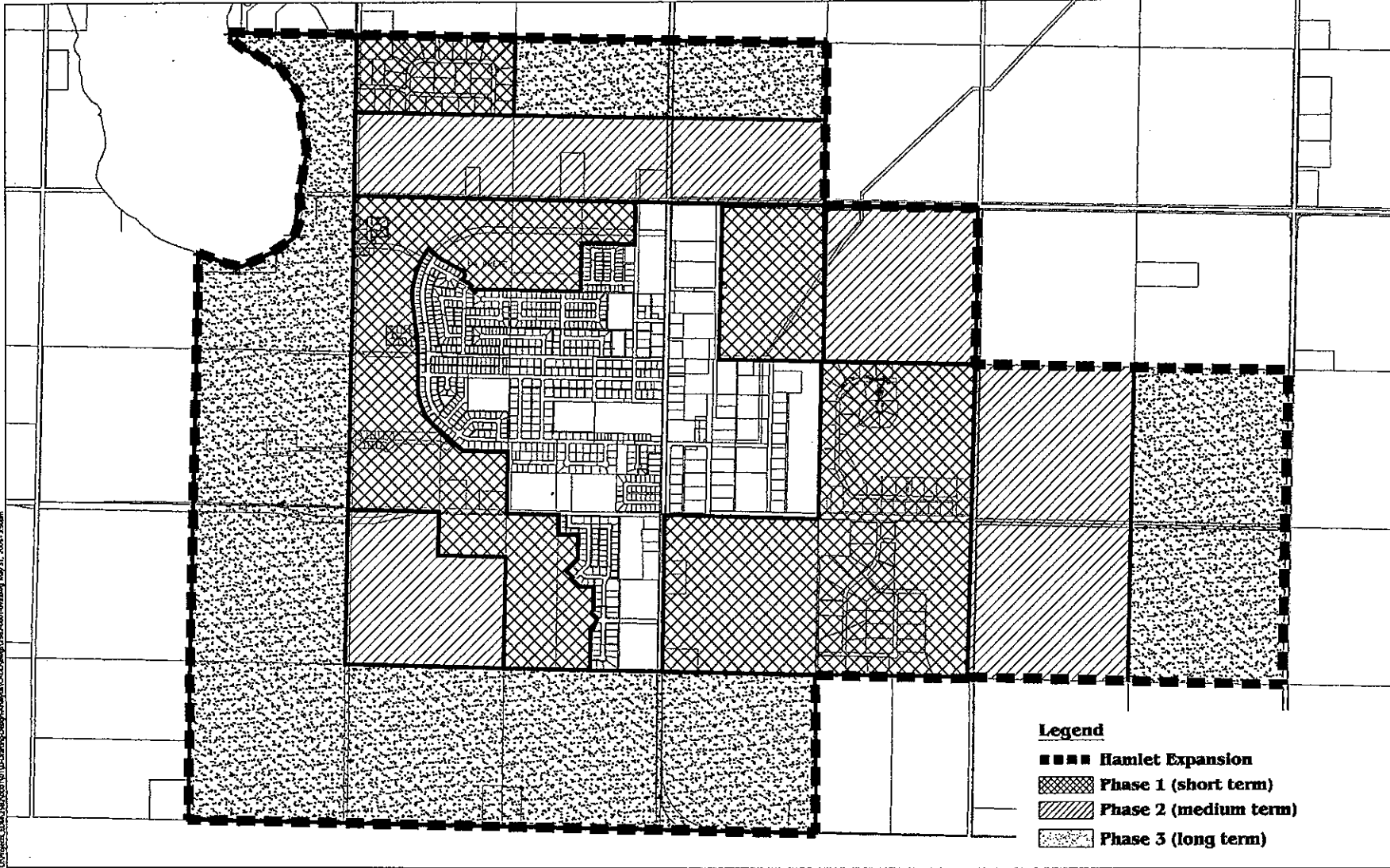
Continue to explore a location for the development of a new MD administration building	5.7.2 h	MD of Mackenzie
Municipal-wide Recreation Master Plan	5.7.2 j	MD of Mackenzie
Municipal Reserves Policy	5.7.2 n	MD of Mackenzie
Community Entrance Enhancement Program	5.7.2 y	MD of Mackenzie, Chamber of Commerce

7.2 Land Use Bylaw

In order to ensure that the Land Use Bylaw is in conformance with the ASP and vice versa, it may be necessary to amend the Land Use Bylaw following adoption of the ASP by Council. The Land Use Bylaw is the main document used to implement the policies of an Area Structure Plan. The land use planning regulations under the Land Use Bylaw will provide the detailed guidelines and requirements in terms of subdivision and development in the Hamlet of La Crete.

7.3 Phasing

Phasing of development is encouraged to progress according to Schedule I: Phasing, which illustrates three main phases. Phase I refers to areas that are currently under development, but still have some capacity to absorb growth. Phase I is where short term growth will occur. Phase II is intended for medium term growth and, in general, will occur in as-yet undeveloped quarter-sections. Phase III encompasses the expansion areas and is intended for long term growth of the Hamlet.



Legend

- ■ ■ ■ Hamlet Expansion
- ▨ Phase 1 (short term)
- ▧ Phase 2 (medium term)
- ▩ Phase 3 (long term)

URBANSYSTEMS INC. 10000 15th Avenue, Unit 100, Richmond, B.C. V6V 2G9, Canada

phasing plan

Schedule
I

Date: July 27, 2005

To: Reeve and Council

From: Ray Coad, CAO

Re: **July Report**

The following are highlights for the month of July

- Highway 88 Task Force Meetings
- Airport Study, La Crete, Fort Vermillion and Rainbow Lake.
- High Level Rural Water meeting
- Operations in Paul's absence
- Corporate Services in Jouia's absence
- Personnel
- Road issues – Dust Control Program – DC100 (reported on later on in the agenda)
- Highway 58 meeting in Peace River

Planning, Emergency and Enforcement Services

Director's Report

July 27, 2005

ADMINISTRATION

- *Administrative Assistant – La Crete office manager*
 - Interviews have been conducted for the replacement of the La Crete office manager

PLANNING

- *Development Activity*
 - Issued 183 development permits to date.
 - Indication is that it will be another busy year with new development.
- *Safety Codes*
 - Issued 600 safety codes permits to date.
 - The staff is continuing to be quite busy with new permits while trying to close off old files that were still outstanding for different reasons.
 - Superior Safety Codes Inc. was in the La Crete area throughout the last month doing electrical inspections for the municipality.
- *Subdivision Activity*
 - Issued 40 subdivision approvals to date (95 lots).
 - We have a number of multi-lot subdivision applications.
- *Community Planning*
 - La Crete Area Structure Plan
 - The Public Hearing is scheduled for July 27th, 2005.
 - Zama Area Structure Plan
 - We are approximately 25% completed with the Plan,
 - An Open House was held on June 21, 2005 with 2 public members along with the Zama area Councillor attending.
 - First reading is scheduled for July 27, 2005.
 - Fort Vermilion Area Structure Plan
 - Will be started on July 27, 2005.

EMERGENCY SERVICES

- *Fire Services*
 - The fire services are operating well, we are in the process of updating our Standard Operating Procedures and Protocols.
 - Working on a more efficient training program for the fire services.
 - Dispatch policies have been drafted and reviewed with Aeromedical Emergency Services to improve the dispatching in our municipality.

- *Ambulance Services*
 - We presented Council with a "Municipal Ambulance Service" proposal at the June 30th meeting.
 - We are working on a proposal for presentation to Council on upgrading Emergency Medical Services to Advanced Life Support service.

- *Communications*
 - Still working with Telus to expand the MIKE system in our region.

ENFORCEMENT SERVICES

- *Enhanced Policing*
 - An office is being constructed for the RCMP officer to share with Emergency Services in the 100th Street Business Centre and should be ready within the next couple of weeks.

DISASTER SERVICES

- *Municipal Emergency Planning*
 - We will be hosting the Emergency Management Workshop for the region on September 21-23, 2005.

Respectfully submitted,


Paul Driedger

**Report
Director of Operational Services**

TO: Ray Coad, CAO
FROM: Paul Driedger, Acting Director of Operational Services
DATE: July 27, 2005

Following is a summary of the Operational Services department during the past month:

Agricultural Services

- **Roadside Mowing**
Roadside mowing is set to begin on July 25, 2005.

Administration

- **Regravelling Program**
The regravelling program contracts were awarded to Knelsen Sand & Gravel. Regravelling has been completed in Zama, Assumption, High Level and Rocky Lane Areas.
- **Dust Control**
Dust Control applications have been completed with the exception of the schools, which will be completed in August to coincide with the new school year.

Capital Projects

- **Shoulder Pulls**
Shoulder Pulls have begun throughout the MD.
- **Gravel Crushing**
The Contractor has left the Fidler Pit having produced 42,000m³ of ¾ Crush gravel. They will be returning later in the summer to complete crushing for the required amount of 55,000m³.

La Crete Projects

- **94th Avenue Paving**
The paving is complete. There is still some clean up to be finished.
- **La Crete Water Treatment Plant**
The La Crete Water Treatment Plant project remains on schedule, with a completion date of September 18, 2005.

- **La Crete Road Improvements**

The La Crete and Fort Vermilion Road Improvement Contracts were awarded to Knelsen Sand & Gravel. Good Brothers (a subcontractor) has begun the underground work in Fort Vermilion.

Fort Vermilion Projects

- **Fort Vermilion Road Improvements**

The La Crete and Fort Vermilion Road Improvement Contracts were awarded to Knelsen Sand & Gravel. Good Brothers (a subcontractor) has begun the underground work in Fort Vermilion.

- **Fort Vermilion Road Improvements (2004)**

The cold mix in Mackenzie Housing is nearly complete.

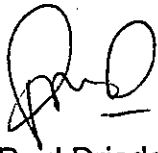
Zama Projects

- **Zama Membrane Nanofiltration Pilot Study**

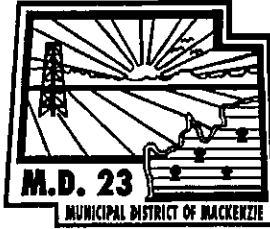
The pilot study has been running for 3 weeks with encouraging results.

Rocky Lane Eastern Curve

- The Contractor has committed to starting the super elevation of the road in late July to early August.



Paul Driedger
Acting Director of Operational Services



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council Meeting
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger, Acting Director of Operational Services
Title:	Senior / Handicapped Snow Plow Flags
Agenda Item No:	9 a)

BACKGROUND / PROPOSAL:

At the June 14, 2005 Council meeting, council tabled Policy FIN020 – Rural Snowplow Flags for Senior Citizens and/or Handicapped Persons. It was thought that a motion had previously been made canceling the free snow clearing services provided by the MD to rural senior and handicapped persons. Council requested that Administration look into subject. Research was completed with no evidence of a motion rescinding Policy FIN020.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

In order to obtain the free snowplowing service, the senior or handicapped person must enter into a "Senior and/or Handicapped Snowplowing Agreement" with the MD. For the 2004/05 Winter Season, the MD had 80 snowplowing agreements with seniors and handicapped persons. Both the agreement and policy do not allow for the length of area or length of time that the snowplowing service is provided for. The regular snowplowing agreement with all other ratepayers allows for a ¼ mile or 15 minutes of service for \$15.00. Calculated at this rate, the MD spends approximately 20 hours or expends approximately \$1200 worth of services on senior/handicapped snowplowing each time a substantial snowfall occurs.

Administration recommends that Policy FIN020 be rescinded and that seniors and handicapped citizens be treated equal to other ratepayers. This would mean that they would be required to pay the rate of \$15 per snowplow flag for the MD to provide snowplowing services for a ¼ mile or 15 minutes.

Author: M. Driedger

Reviewed: 

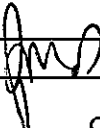

C.A.O.: 

COSTS / SOURCE OF FUNDING:

N/A

RECOMMENDED ACTION:

That Policy FIN020 – Rural Snowplow Flags for Senior Citizens and/or Handicapped Persons be rescinded.

Author: M. Driedger	Reviewed: 	C.A.O.: 
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MUNICIPAL DISTRICT OF MACKENZIE NO. 23

Title	Rural Snowplow Flags for Senior Citizens and/or Handicapped Persons	Procedure No.	FIN020
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Purpose:

To provide rural senior citizens and/or handicapped persons with a no cost alternative for snow removal on their driveways. Snowplowing is required in rural areas to provide easy access for emergency vehicles such as an ambulance or fire truck.

This policy recinds and replaces Policy FIN014 and FIN016.

Policy Statement and Guidelines:

The Municipal District of Mackenzie No. 23 recognizes the burden of cost for snow clearing of rural residential access may be prohibitive to senior citizens and/or handicapped persons and wishes through this policy to eliminate the impact of snow clearing cost to seniors and/or handicapped persons.

In this policy the following definitions shall apply:

Handicapped Persons shall require documentation from a doctor.

Senior shall mean any person that is of the age of 65 years or older. Seniors shall require proof of age documentation.

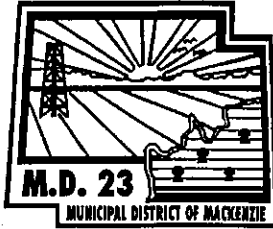
Dependent shall mean any person under the age of nineteen.

- Residents may apply annually, through the completion of a M.D. of Mackenzie Seniors and/or Handicapped Snowplow Flag Agreement.
- Senior and/or Handicapped lists shall be brought to Council meeting as information.

The service shall be subject to:

1. The senior and/or handicapped rate is only available to those qualified residents living in rural areas.
2. Residences where all other persons (excluding spouse or dependent) residing on the property are also senior and/or handicapped citizens.
3. Senior and/or handicapped residents shall provide identification as to their senior and/or handicapped status.

	Date	Resolution Number
Approved	December 4, 2001	01-653
Amended		
Amended		



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council Meeting
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger, Acting Director of Operational Services
Title:	Road Construction
Agenda Item No:	9b)

BACKGROUND / PROPOSAL:

During the 2005 budget deliberations, council approved four new road construction projects (see attached maps).

The new road construction projects were identified through requests from ratepayers requesting access to their quarters. One of the approved roads was a ½ mile access to SW 21-110-18 W5M for Shawn O'Shea. Although Shawn O'Shea requested that a 1 mile road be built from the south to access his quarter, it was more cost efficient for the MD to build a ½ mile road from the north. Recently, Mr. O'Shea has informed the MD that he will not be requiring the MD to build a road to his property at this time.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Costs of \$2,038.94 were accumulated from surveying on the Access to SW 21-110-18 W5M project before administration was notified that the road was no longer required. Administration stopped construction on this road at that time.

Surveying and clearing has been finished on the three remaining road projects and two roads are complete. Costs were higher than expected due to the following:

- Increased Contract Construction Supervisor and Surveying rates
- Increased timber sizes resulted in extended clearing and disposal times
- Increased amount of snow fall resulted in extended clearing times
- Increased fuel prices
- Increased Day Labour Rates

Author: M. Driedger	Reviewed: 	C.A.O.:
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The cost status of all projects at this time is as follows:

	Project	Budget	Costs To Date	Expected Costs	Over/Under Budget
1	Access to SW 21-110-18 W5	\$36,000.00	\$2,038.94	\$2,038.94	\$33,961.06
2	Access to NW 15-104-16 W5	\$36,000.00	\$46,843.37	\$47,000.00	(\$11,000.00)
3	Access to NW 18-104-18 W5	\$45,000.00	\$66,150.68	\$67,000.00	(\$22,000.00)
4	Access to NW 8-107-14 W5	\$36,000.00	\$18,592.53	\$47,600.00	(\$11,600.00)
	Total	\$153,000.00	\$133,625.52	\$162,632.99	(\$10,638.94)

COSTS / SOURCE OF FUNDING:

Option 1

- Cancel the Access to SW 21-110-18 W5M project. This will allow for the funds from this project to remain in Roads Reserves and will balance the budget overage of projects NW 15-104-16 W5M and NW 18-104-18 W5M.
- Increase funding to the Access to NW 8-107-14 W5M project, which is expected to be over budget by approximately \$11,600.00. The funding would come out of Roads Reserves and would result in a decrease in Reserves of \$10,638.94 (see table above)

Option 2

- Cancel the Access to SW 21-110-18 W5M project for reasons stated above.
- Carry over the Access to NW 8-107-14 W5M project to 2006 and rebudget for the project during 2006 budget deliberations. This will allow roads reserves to remain as they currently are for the 2005 Budget year.

Administration recommends Option 1, which would allow for the requested road to be completed this year.

RECOMMENDED ACTION:

Motion

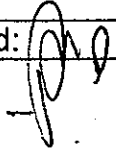

That (1) Access to SW 21-110-18 W5 project be cancelled and the funding allocated to this project be distributed as follows:

(2) Access to NW 15-104-16 W5 be increased from \$36,000 to \$47,000

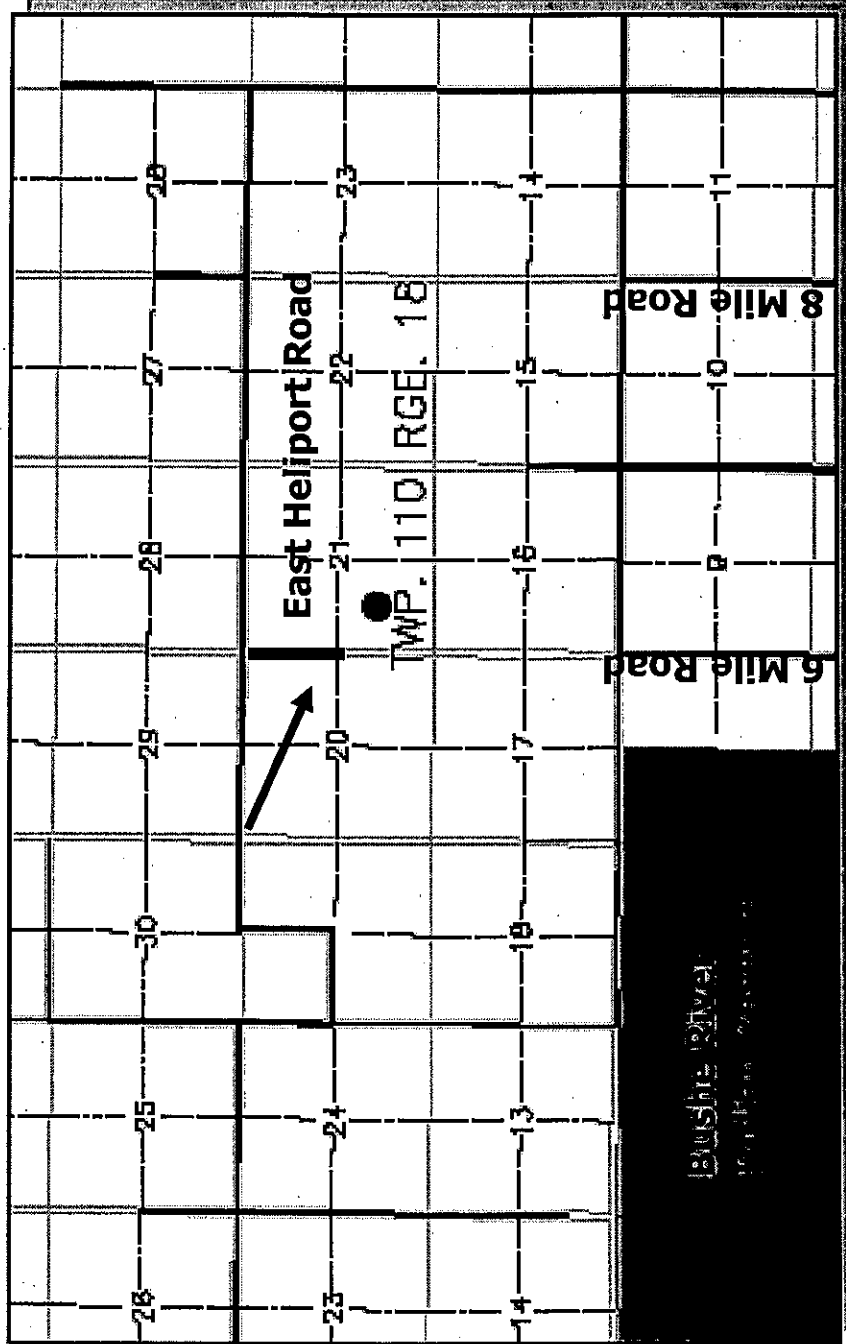
(3) Access to NW 18-104-18 W5 be increased from \$45,000 to \$67,000

And

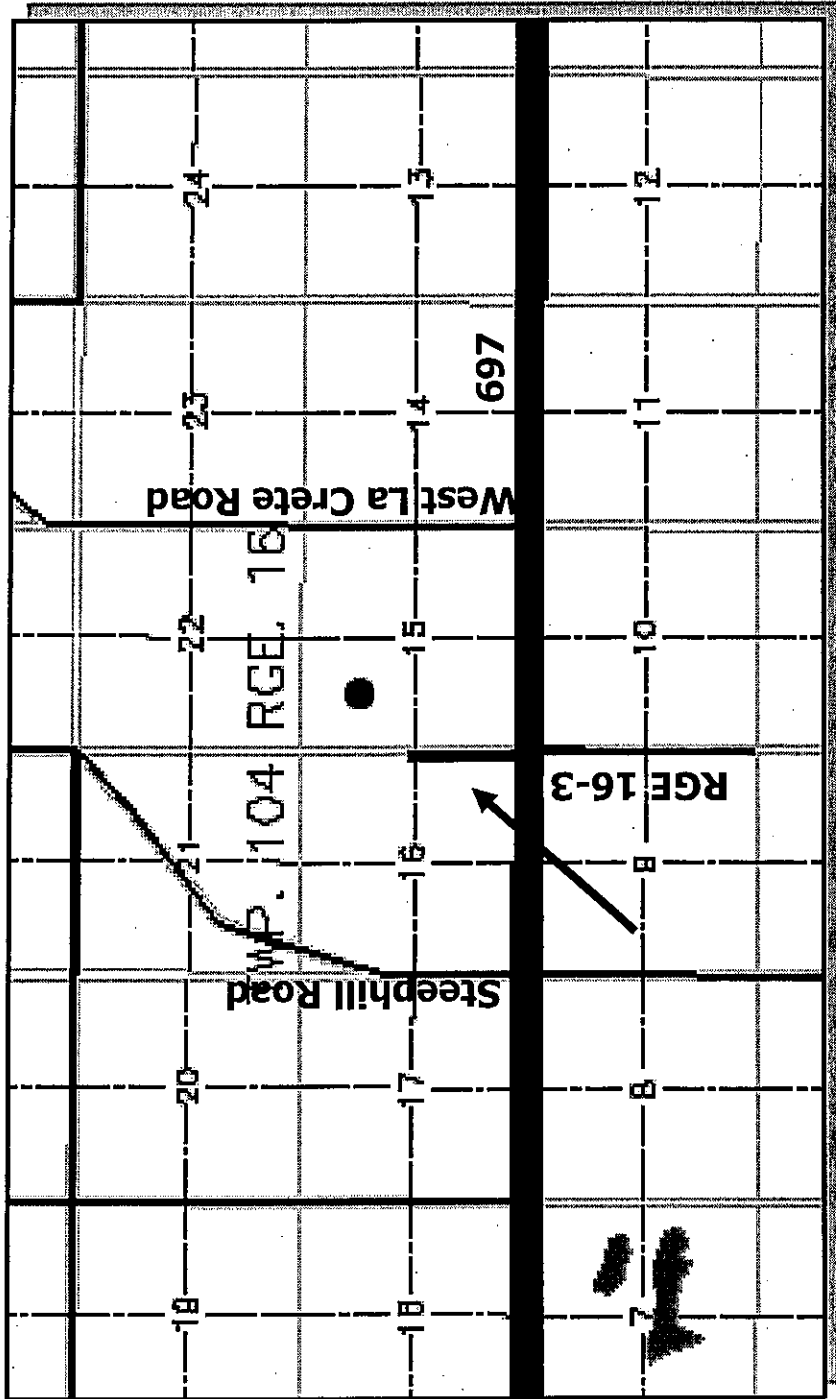
(4) Access to NW 8-107-14 W5 be increased from \$36,000 to \$47,600 with funding to come out of the Roads Reserve.

Author: M. Driedger	Reviewed: 	C.A.O.: 
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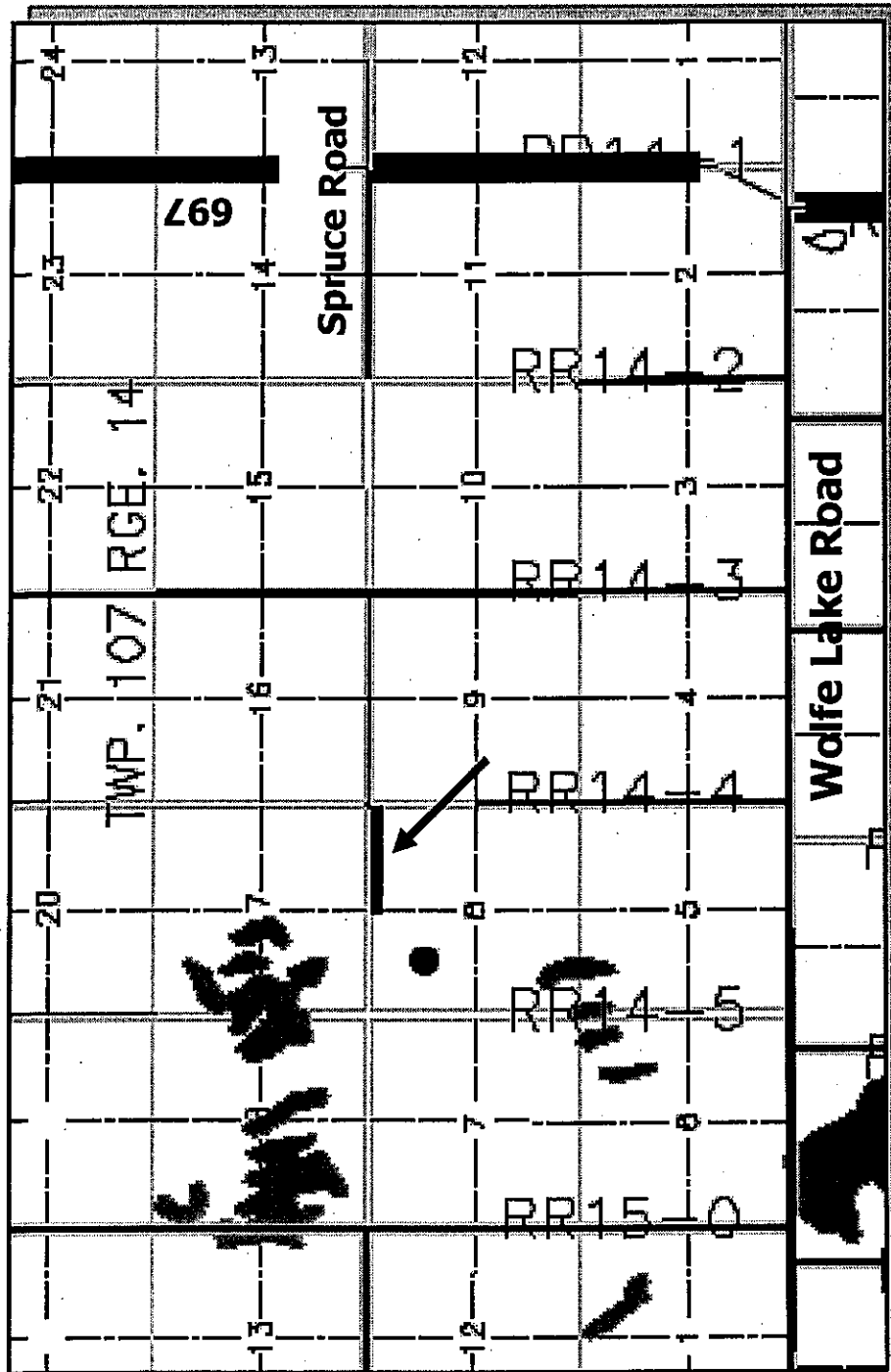
(1) SW 21-110-18 W5M

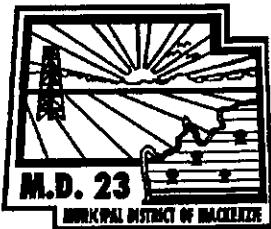


(2) NW 15-104-16 W5M



(4) NW 8-107-14 W5M





M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council
Meeting Date:	July 27, 2005
Originated By:	Ray Coad, CAO
Title:	Dust Control
Agenda Item No:	9 c)

BACKGROUND / PROPOSAL:

Recently the dust control program of the MD has come under more criticism. The most recent discussion has centered on the DC-100 Program and the associated warranty. During 2004 Budget discussions a new program involving DC-100 was approved. To date 39 applications have been completed. In his report to Council, Mike Savard then Director of Operations outlined to Council the advantages of the DC-100 product as follows.

"Advantages

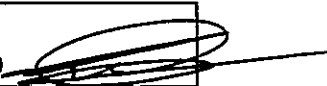
- Lasts at least 1 year – this product is said to last at least 1 year and retains residual from year to year. After the 2nd or 3rd applications, the life expectancy increases. The life of the product largely depends on the type, amount, and speed of traffic.
- Easy to maintain – this product can be bladed and repacked whenever necessary."

Attached is the report to Council and the recommendations at the time. The program is into year 2 and according to the report we should expect to be involved in reapplication to some of the affected areas for at least one more year for programs completed in 2004 and for at least 2 more years for programs completed in 2005. In my discussions with

Mike he advises that the program was intended to be a "Pilot" and would take three years to complete the assessment. As a "Pilot" he was expecting to collect the following data at the time of the application.

- Weather conditions
- Road conditions such as density and compaction
- Traffic volume
- Traffic speed
- Turning movements
- Type of vehicles

It is apparent that the program has gone beyond the "Pilot" he intended. It is also apparent that some areas are holding better than others but Mike maintains that even

Author:	Review:	Dept.	C.A.O. 
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these areas should be redone if the long term benefit is to be realized. He further maintains that as soon as the treated areas are re-worked their appearance will change from an asphalt look to a much more granular appearance much like the gravel road. He is expecting the affected areas to be coarse and pebbly. He is also expecting that in the long term the areas will be much cheaper and easier to maintain. In the meantime the MD needs to ensure that it budgets properly to ensure the project is completed according to design. The first 2 to 3 years will appear to produce questionable results.

Financial Implications

Currently there are 39 approved applications the chart below shows the potential financial impact the "Pilot" project has on the MD Budget.

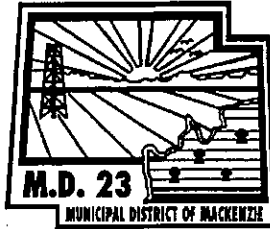
**2004-DC-100 DUST
CONTROL PILOT
PROJECT**

Project Year	No. of Projects	Costs Per App.	MD Cost Per Application Year 1	Total MD Costs Year 1	MD Cost Per Application Year 2	Total MD Costs Year 2	MD Cost Per Application Year 3	Total MD Costs Year 3	Total MD 3 Year Costs
2004	23	\$3,092	50% \$1,546	\$35,558	100% \$3,092	\$71,116	100% \$3,092	\$71,116	\$142,232
2005	16	\$3,092	50% \$1,546	\$24,736	100% \$3,092	\$49,472	100% \$3,092	\$49,472	\$98,944
									\$241,176

RECOMMENDED ACTION (by originator):

That the 2004 DC-100 Dust Control Program be suspended until a complete review of the costs and benefits can be assessed. The MD will continue with the calcium chloride dust control program.

Author:	Review:	Dept.	C.A.O.
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M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council Meeting
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger, Acting Director of Operational Services
Title:	BF 75877
Agenda Item No:	9 d)

BACKGROUND / PROPOSAL:

The 2005 Capital Budget included funding for repairs to BF 75877, Boyer River Bridge. (see attached map)

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Quotations for the project were received on June 21, 2005. Griffin Contracting Ltd. was the lowest quote of 3 quotes received with a total amount of \$79,500.00 and was awarded the contract at their quote price.

COSTS / SOURCE OF FUNDING:

The 2005 Budget for this project was \$100,000; \$80,000 AT funding and \$20,000 MD funding. Since the tendering process has been completed, the revised estimated cost is \$108,884.00. A summary of costs is as follows:

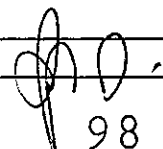
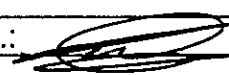
	AT	MD
Budget Amount	\$80,000	\$20,000
Construction/Site Occ. Bonus/ Contingency	(\$62,822.42)	(\$20,127.58)
Engineering	(\$25,934.00)	
Subtotal	(\$88,756.42)	(\$20,127.58)
Difference	(\$8,756.42)	(\$127.58)

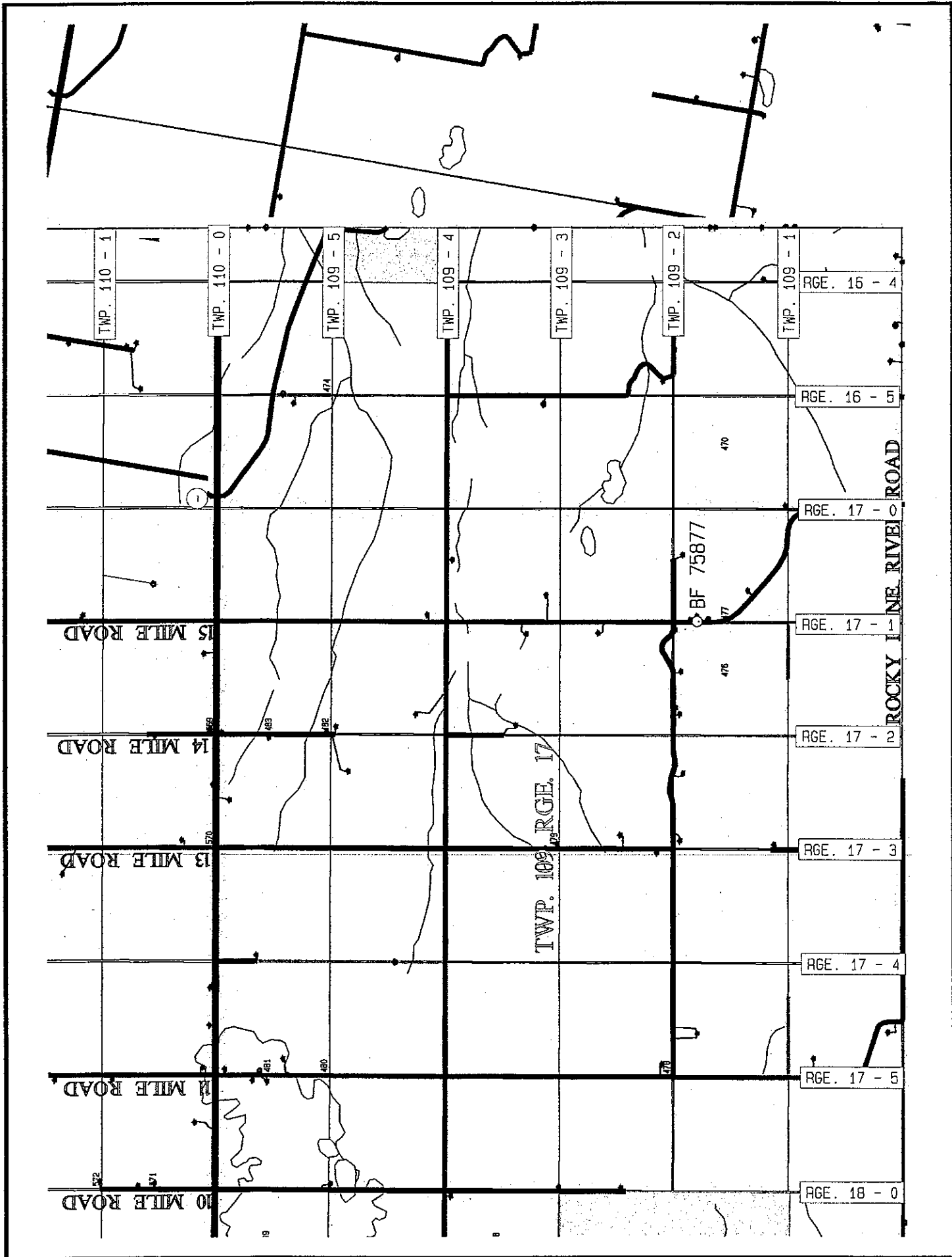
Author: M. Driedger	Reviewed:	C.A.O.:
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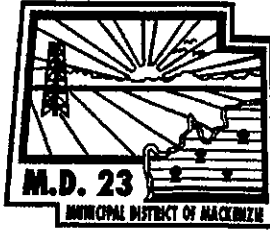
The project is over budget by a total of \$8,884.00 (8.2%). The majority of the additional costs is AT eligible and will not affect MD funds.

RECOMMENDED ACTION:

That the BF 75877 project update be received for information.

Author: M. Driedger	Reviewed: 	C.A.O.: 
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M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger Director of Planning, Enforcement & Emergency Services
Title:	Bylaw 506/05 Municipal Parks Bylaw
Agenda Item No:	10 a)


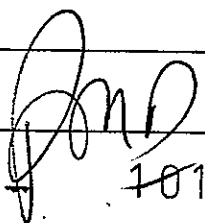

BACKGROUND / PROPOSAL:

Requests have been brought forward for cabins to be allowed at the Wadlin Lake campground. Council established a "Waterfront Cottage Development Task Force" to look at waterfront development at a number of water bodies in the region. This will be a lengthy process to complete so we are recommending amending our Municipal Parks Bylaw to allow for non-permanent cabins at Designated Campgrounds.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

The current Municipal Parks Bylaw (272/01) does not allow for non-permanent cabins at the Wadlin Lake campground.

At the June 14th Council meeting, Council requested that administration review the current lease agreement with Sustainable Resources Development. Communication was initiated with both Public Lands and Forestry in Fort Vermillion, High Level, Grande Prairie, Edmonton, and then we were directed back to Fort Vermillion where we started. During our conversations with the different departments we found the common answer was "the conditions as per the lease", which states "Recreational Purposes". Due to the fact that our lease for Wadlin Lake is a "Miscellaneous Recreational Lease" pursuant to the Public Lands Act, it does not specifically identify campground rules, whereas the Recreational Leases pursuant to the Forestry Act do.

Author: 	Reviewed:  701	C.A.O.: 
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We have adjusted the previous bylaw amendment to address many of the concerns raised by forestry, and we have not been informed of any legal reasoning that would inhibit us from having monthly or seasonal cabin lots at Wadlin Lake.

Please see the attached bylaw with the suggested changes to accommodate non-permanent cabins being allowed including fees at Wadlin Lake campground.

COSTS / SOURCE OF FUNDING:

N/A

RECOMMENDED ACTION:

Motion 1

That first reading be given to Bylaw 506/05, being the Municipal Parks Bylaw.

Motion 2

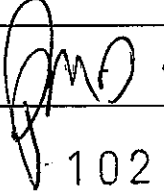

That second reading be given to Bylaw 506/05, being the Municipal Parks Bylaw.

Motion 3

That consideration be given to go to third reading for Bylaw 506/05, being the Municipal Parks Bylaw.

Motion 4

That third reading be given to Bylaw 506/05, being the Municipal Parks Bylaw.

Author:	Reviewed: 	C.A.O. 
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BYLAW 506/05

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

**TO PROVIDE FOR THE CONTROL AND OPERATION OF
PARKS, CAMPGROUNDS AND OTHER PUBLIC AREAS
WITHIN
MUNICIPAL DISTRICT OF MACKENZIE NO.23**

WHEREAS pursuant to the Municipal Government Act, being chapter M-26.1 of the Revised Statutes of Alberta, 2000 and amendments thereto the Council of the Municipal District of Mackenzie No. 23 may pass bylaws respecting people, activities and things in, on or near a public place or place that is open to the public; and

WHEREAS the Municipal District of Mackenzie No. 23 and the Province of Alberta have an agreement in place permitting the Municipal District of Mackenzie No. 23 to administer and enforce the Parks Bylaw at the following sites: Wadlin Lake, Machesis Lake, Tourangeau Lake, Fort Vermilion Bridge Campsite and all day use camp areas within the Municipality.

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

SECTION 1 SHORT TITLE

- 1.1 This Bylaw may be cited as the “**MUNICIPAL PARKS BYLAW**”.

SECTION 2 DEFINITIONS

- 2.1 In this Bylaw, unless context otherwise requires:
- (a) “**ABANDONED**”, means left standing at a location for more than 72 consecutive hours other than pursuant to a license, permit, or other similar authorization, or prior authorization of a Park Officer;
 - (b) “**ANIMAL**”, means a domestic animal and includes an animal that is wild by nature but has been domesticated;

(c) **"CABIN"**, means a non-permanent single floor dwelling, no larger than 600 square feet built on skids used on a seasonal basis;

(d) **"CABIN LOT AREA"**, means an area identified by the Municipal District for the placement of cabins;

- (e) **"CAMPING ACCOMMODATION UNIT"**, means a
- i. tent
 - ii. trailer
 - iii. tent trailer
 - iv. van
 - v. truck camper
 - vi. motorhome
- (f) **"COUNCIL"**, means the Council of the Municipal District of Mackenzie No. 23, duly assembled and acting as such;
- (g) **"FIREARM"**, means any device that propels a projectile by means of explosion, spring, air, gas, string, wire or elastic material or any combination of those things;
- (h) **"HIGHWAY"**, means a highway as defined in the *Highway Traffic Act*;
- (i) **"INDIVIDUAL CAMPSITE"**, means a separate designated stall under this Bylaw;
- (j) **"MOTOR VEHICLE"**, means a motor vehicle as defined in the *Highway Traffic Act*;
- (k) **"MUNICIPALITY"**, means the Municipal District of Mackenzie No. 23, a Municipal Corporation in the Province of Alberta.
- (l) **"OFF-HIGHWAY VEHICLE"**, means an off-highway vehicle as defined in the *Off Highway Vehicle Act*;

- (m) **"PARK"**, means land designated as park, campground or recreation area by the Council;
- (n) **"PARK OFFICER"**, means a person appointed as a Park Officer, a Bylaw Enforcement Officer, a Special Constable appointed pursuant to the provisions of the Police Act, a Statute of Alberta, or a member of the Royal Canadian Mounted Police;
- (o) **"PUBLIC AREA"**, means an area in the Municipality normally accessible for use by the public.

(p) "WASTE WATER", means

i. **Grey water waste**: any waste water commonly used during cooking, washing or bathing, but does not contain human or animal feces or urine;

ii. **Black water waste**: any waste water commonly used to facilitate the flushing of toilets, containing human or animal feces and/or urine.

- (q) **"WATER ACTIVITY"**, includes swimming, wading, or any other activity resulting in full or partial immersion of a person's body into water.

SECTION 3

PARK USAGE

- 3.1 Any person using a park shall
 - (a) keep the land and improvements in a condition satisfactory to a Park Officer.
 - (b) Comply with the instructions, prohibitions and directions prescribed by all lawfully designated and erected signs and notices.
- 3.2 Any person vacating a park shall restore the area to a clean and tidy condition.
- 3.3 No person shall
 - (a) interfere with the right of others to the quiet and peaceful enjoyment of a park.

- (b) deface, injure or destroy any municipal property in a park.
- (c) excavate or remove any tree, plant, or shrub.
- (d) remove park equipment.
- (e) display or post any signs or advertisements in a park unless authorized by the Park Officer or Council.
- (f) remove, deface, damage or destroy any sign boards, signs or notices posted or placed in a park under authority of this or any other Bylaw or Act.
- (g) clean clothing, fish, cooking or eating utensils, vehicles, equipment, or bathe at or near a drinking fountain, standpipe, well or pump in a park.

3.4 All construction must be authorized by the municipality.

3.5 No person shall carry on a business in a park unless he has received permission from the Municipality for that purpose.

SECTION 4 REGISTRATION AND CAMPING PERMITS

4.1 All persons entering a park shall register at the Self-Registration Vault or with a Park Officer.

4.2 Each camping accommodation unit must have an individual camping permit.

4.3 Notwithstanding subsection 4.1 and 4.2 children under the age of 16 years staying in a tent are exempt from registering provided they are staying in an individual campsite that is currently being occupied by a person(s) with a valid camping permit.

4.4 The Municipality may issue individual campsite permits, day use permits, or group camping permits under this Bylaw.

4.5 The Municipality may provide for and designate areas for day use and overnight camping.

4.6 Permits shall be issued on a first come, first serve basis ~~(with the exception of cabin lots)~~

- 4.7 No person shall camp overnight in a park except in an area designated for that purpose unless otherwise authorized by a Park Officer and has a valid permit.
- 4.8 No person shall alter a camping permit or transfer a camping permit to another person.
- 4.9 The camping permit shall be made available for inspection by the Park Officer at any time.
- 4.10 A group camping permit may be subject to any conditions the Municipality considers appropriate.
- 4.11 The C.A.O. may, in writing, waive any applicable fee to any person or group.
- 4.12 When a campground or park has individual campsites, the maximum allowable combination of motorized vehicles, camping accommodation units, and towed equipment shall not exceed three (3), of which not more than two (2) shall be motorized vehicles
- 4.13 If neither of the two (2) motorized vehicles permitted under section 4.12 is towing a camping accommodation unit or being used for accommodations, two (2) tents may be kept in a campsite in addition to the vehicles permitted under section 4.12.
- 4.14 No person shall camp for more than fourteen (14) consecutive days in the same campground in a park without the written permission of a Park Officer (does not permit a cabin (s)).
- 4.15 An individual campsite shall be considered to be unoccupied when no camping accommodation unit, motor vehicle, or personal belongings are located on the campsite.
- 4.16 A camping permit is automatically cancelled if the campsite to which it relates to is unoccupied for 24 consecutive hours.
- 4.17 A Park Officer may cancel a camping permit on written notice to the permit holder, if the permit holder contravenes this Bylaw and the permit holder shall vacate the campsite within one hour of receiving such notice.

- 4.18 On the expiration or cancellation of a camping permit, the permit holder shall ensure that the campsite is vacated and that all personal property is removed.
- 4.19 The Municipality may add to, delete or vary the terms and conditions to which a permit is issued under this Bylaw.
- 4.20 No visitors shall be allowed in the park after 11:00 p.m. Any person remaining in the park after 11:00 p.m. shall be subject to pay the overnight camping fee.
- 4.21 No person shall occupy or remain in an area designated as a day use area after 11:00 p.m. unless authorized by a Park Officer.
- 4.22 Check out time for overnight camping shall be 2:00 p.m., day rate charges shall apply to overnight campers who check out after 2:00 p.m.

SECTION 5 CABIN LOTS

- 5.1 Where designated areas at campgrounds have been identified for monthly or seasonal usage the Municipal District will determine through a fair process how to designate lots to individuals.
 - (a) for lots designated on an annual term, the individual can continue for additional years if the annual fees are paid by March 01 of the current year.
- 5.2 Cabin lot areas will be identified and designated specific locations and sizes by the Municipal District, and must be used solely for recreational purposes.
- 5.3 The cabin size can not exceed 600 square feet (only single floor permitted).
- 5.4 The cabin must be a non-permanent removable structure, must be esthetically pleasing, and must have prior approval by the Municipal District before the placement on any lot.
- 5.5 No parking is permitted on cabin lots. All vehicular traffic must park in parking areas designated by the Municipal District.

5.6 Any cabin equipped with water and/or sewer must have a portable R.V. waste holding tank capable of holding and draining of waste water without any spillage or seepage and must be connected to the cabins waste system for all times of the cabins usage.

5.7 The cabin must be placed at a location directed by the Municipal District.

5.8 Only the use of the quiet generators is permitted. This shall be at the discretion of the Municipal District.

SECTION 6 ACCESS RESTRICTIONS

6.1 No person shall enter or remain in a park or portion of a park where travel or access restrictions have been imposed under this Bylaw.

SECTION 7 FIRE

7.1 No person shall set, light or maintain a fire in a park except in a fireplace, pit or other facility designed for that purpose.

7.2 A person may use any dead vegetation for fuel purposes in a park.

7.3 Where the Municipality is of the opinion that a fire hazard exists in a park, the Municipality may, by erecting signs and notices for the purpose, prohibit the setting, lighting or maintaining of fires in all or part of a park.

7.4 No fire shall be left unattended or be allowed to spread.

7.5 No person shall deposit or dispose of hot coals, ashes, embers or any other burning or smoldering material in a place other than a stove, firepit, or other place provided for that purpose by the Municipality.

7.6 All fires, hot coals or smoldering materials shall be extinguished before leaving.

7.7 No person shall remove firewood from a park.

SECTION 8 VEHICLES

- 8.1 No person shall, within a park, operate or ride an off-highway vehicle that is motor driven, except on a designated trail or area unless otherwise authorized by the Municipality.
- 8.2 A Park Officer may prohibit the entry of a vehicle into any part of a park.
- 8.3 No vehicle shall be parked in a manner or at a location that impedes traffic.
- 8.4 No person shall exceed the posted speed limit with a motor vehicle or off-highway vehicle in a park.
- 8.5 The owner of a motor vehicle or off-highway vehicle which is involved in any contravention of this Bylaw is guilty of an offence.
- 8.6 When a motor vehicle, off-highway vehicle, boat, trailer, equipment, appliance, article, or object
- (a) is abandoned,
 - (b) remains in an area after the authorization to be in that area has expired, or
 - (c) is located in a prohibited area,
- a Park Officer may remove, store or dispose of this item in accordance with this Bylaw.
- 8.7 A Park Officer may seize any vehicle, off-highway vehicle, boat, trailer or any equipment, appliance or other article or object that is being used in a park in contravention of this Bylaw, whether it is found in possession of the person alleged to have committed the contravention or not.
- 8.8 No motor vehicle, off-highway vehicle, boat, trailer, equipment, appliance, article or object that has been removed or seized shall be released to its owner or the owner's agent until all expenses incurred by the Municipality regarding the subject item have been paid. Such charges shall be in addition to any fine or penalty imposed in respect of any violation or to any payment made in lieu of prosecution as provided for in Schedule "A" of this Bylaw.

- 8.9 Pursuant to section 8.8, if any item stored is not claimed by the owner or someone on his behalf, in return for full payment of costs incurred, within 60 days of its removal, the item and its contents shall be turned over to the Municipality to be disposed of.

SECTION 9 ANIMALS

- 9.1 No person having the custody or control of an animal shall
- (a) bring the animal into a park or allow the animal to enter or remain in a park unless it is under the immediate, continuous, and effective control of such person.
 - (b) bring into or allow an animal to enter or remain in or on any area in a park that is
 - i. a designated swimming area,
 - ii. a beach area,
 - iii. a public washroom, or other public building or structure, or
 - iv. any other area where signs are posted prohibiting animals.
- 9.2 A Park Officer may refuse to admit to a park, or require to be removed from a park, any animal if the animal
- (a) is not under control,
 - (b) is a nuisance,
 - (c) threatens the life, safety, health, or comfort of any person, or
 - (d) damages property
- 9.3 A Park Officer and/or any other person acting under the supervision of a Park Officer may capture an animal running at large in a park.

- 9.4 When an animal is captured, the Park Officer shall
- (a) impound the animal, and
 - (b) make a reasonable attempt to contact the owner or person having custody of the animal.
- 9.5 Where the owner or person having custody of an animal, claims a captured animal from a Park Officer, that person shall pay the fees as set out in the Municipal District of Mackenzie No. 23's Animal Control Bylaw.
- 9.6 When an animal has been impounded for the time period required in the Municipal District of Mackenzie No. 23's Animal Control Bylaw, and no person claims it, a Park Officer may dispose of the animal in accordance with the Animal Control Bylaw.
- 9.7 No person shall bring into a Municipal park, a horse, pony, or beast of burden except with the written authorization from a Park Officer.

SECTION 10 WASTE DISPOSAL

- 10.1 No person shall
- (a) deposit solid waste matter in a park except in a receptacle or area provided for that purpose by the Municipality.
 - (b) deposit waste water, sewage or any liquid waste except in a receptacle approved by the municipality.
 - (c) bring commercial or residential waste matter into a park for disposal.
- 10.2 In areas in a park where waste disposal receptacles are not provided, waste matters shall be carried out of the area for disposal.

SECTION 11 NUISANCE

- 11.1 If, in the opinion of a Park Officer, a nuisance exists on any site which is subject to a permit, the Park Officer may, in writing, order the person causing the nuisance to abate the nuisance, clean the site, or both.

- 11.2 Where a person fails to comply with an order made pursuant to section 11.1 the Park Officer may take whatever steps are necessary to abate the nuisance, clean the site, or both. All costs incurred as a result of the nuisance shall be paid by the offender.
- 11.3 No person who has been removed from a park pursuant to this Bylaw shall, within the following 72-hour period, enter or attempt to enter a park.

SECTION 12 FIREARMS

- 12.1 No person shall discharge a firearm in a park or campground unless the firearm is discharged by a
- (a) a Police Officer,
 - (b) a Fish and Wildlife Officer,
 - (c) a duly authorized Municipal employee, agent, or contractor in the performance of their duties.
- 12.2 Notwithstanding section 12.1, a person who is in possession of a firearm in a park shall ensure the firearm is unloaded and
- (a) in a condition such that the barrel and stock are separated and taken apart, or
 - (b) completely enclosed in a locked case or other covering designed for that purpose.
- 12.3 No person shall hang or dress big game in the park.

SECTION 13 NO SWIMMING

- 13.1 Any person engaged in swimming, wading or any other Water Activity in a body of water located in a Park or other Public Area, contrary to a "No *Swimming*" sign posted in respect of that body of water is guilty of an offence and subject to a fine as set out at Schedule B of this Bylaw.

- 13.2 Any person in or in the immediate vicinity of a Park or other Public Area who is exercising care, control or supervision of a child or children under twelve (12) years of age who is/are engaged in swimming, wading or any other Water Activity contrary to Section 13.1, is guilty of an offence and subject to a fine as set out at Schedule B of the Bylaw.

SECTION 14 SIGNAGE

- 14.1 The Council may
- (a) subject to the ~~Traffic Safety Act~~, control and prohibit the movement of vehicular, pedestrian and other traffic by means of signs and notices designated and erected by it, and
 - (b) designate and erect other signs and notices governing and prohibiting activities that are provided for in this Bylaw.

SECTION 15 ADMINISTRATION

- 15.1 For the purpose of administering and enforcing this Bylaw, a Park Officer may:
- (a) Enter on and inspect any land, road structure or work in a park;
 - (b) Order the repair, alteration, improvement, evacuation or removal of or addition to any unauthorized structure or work in a park;
 - (c) Order any person in a park to cease or refrain from any action, omission or conduct that in the opinion of the Park Officer is dangerous to life or property or detrimental to the use and enjoyment of the park by other persons;
 - (d) Require any person in a park to inform a Park Officer of:
 - i. the name, and address of the person, and
 - ii. any fact or intention relating to the use of the park by that person;

- (e) Remove from a park
 - i. any person making unauthorized use of the park,
 - ii. any person failing to comply with any provisions of this Bylaw, and
 - iii. any person creating a nuisance or disturbance or committing a trespass or any undesirable act.

15.2 Each section of this Bylaw shall be read and construed as being separate and severable from each other section. Should any section of this Bylaw be found to have been improperly enacted for any reason, then such section apart shall be regarded as being severable from the rest of the Bylaw and the Bylaw remaining after such severance shall be effective and enforceable.

SECTION 16 FEE RATES FOR USE OF CAMPGROUNDS

16.1 Fees pursuant to this Bylaw shall be paid in accordance with Schedule "A".

SECTION 17 CONTRAVENTIONS

17.1 The Municipality or Park Officer may cancel or suspend a permit issued under this Bylaw if the permit holder contravenes this Bylaw, or any terms or conditions to which the permit is subject.

17.2 Every person who contravenes the provisions of this Bylaw is guilty of an offence and liable to the penalty as prescribed in Schedule "B" of this Bylaw or, on summary conviction to a fine not exceeding two thousand dollars (\$2,000.00) or imprisonment for a term of not more than six (6) months or to both a fine and imprisonment **(in accordance with Provincial Regulations)**.

17.3 A Park Officer may commence a summons or offence notice in the form of a violation ticket or long information for the contravention. A Park Officer may serve upon such a person a violation ticket allowing payment of a specified penalty in the amount prescribed in Schedule "B", in lieu of prosecution for the offence.

17.4 Violation tickets shall be issued in accordance with the Provincial Offences Procedure Act.

SECTION 18 EFFECTIVE DATE

- 18.1 This Bylaw rescinds Bylaw 272/01.

- 18.2 This Bylaw shall come into full force and effect upon third
 and final reading.

First Reading given on the _____ day of _____, 20____.

Bill Neufeld, Reeve
Assistant

Barb Spurgeon, Executive

Second Reading given on the _____ day of _____, 20____.

Bill Neufeld, Reeve
Assistant

Barb Spurgeon, Executive

Third Reading and Assent given on the _____ day of _____, 20____.

Bill Neufeld, Reeve
Assistant

Barb Spurgeon, Executive

SCHEDULE "A"

Municipal District of Mackenzie No. 23

Facilities Available:

Camping sites: Fort Vermilion Bridge Campsite,
Machesis Lake,
Wadlin Lake
Tourangeau Lake.

Fee Schedule per Camping Accommodation Unit, Day Use Areas and Cabin Lots:

Day Use: \$6.00
(Wadlin Lake Only)

Cabins/Lots
(Designated Campgrounds Only)

Overnight: \$12.00

Monthly: \$288.00

Weekly: \$72.00

Seasonal (May 15 - Sept. 15): \$1000.00

Monthly: \$288.00

Annually: \$1500.00

Group Camping: \$50.00 + \$10.00/unit/day, plus \$250.00 Damage Deposit

NOTES: Where available, the Group Camping fee allows for reservation of shelter for renter's use only.

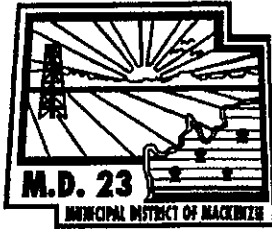
Example 1:	15 units @ \$10.00	\$150.00
	Basic fee	\$ 50.00
	Total	\$200.00/day
Example 2:	10 units @ \$10.00	\$100.00
	Basic Fee	\$ 50.00
	Total	\$150.00/day
Example 3:	Shelter only (No R. V.'s)	\$ 50.00/day

SCHEDULE "B"

Municipal District of Mackenzie No. 23

The voluntary payment, which may be accepted in lieu of prosecution for a contravention of any of the sections set out below, shall be the sum set out opposite the section number:

Section	Description	Penalty
Section 3.1 (a)	Fail to keep land in a clean/tidy condition	\$50.00
Section 3.1 (b)	Fail to comply with lawfully posted signs and/or notices	\$50.00
Section 3.2	Fail to restore land to a clean/tidy condition when vacating park	\$50.00
Section 3.3(a)	Interfere with others quiet enjoyment of park	\$50.00
Section 3.3(b)	Deface/injure/destroy object in park	\$75.00
Section 3.3(c)	Excavate or remove plants/plant fixtures from a park	\$75.00
Section 3.3(d)	Remove park equipment	\$75.00
Section 3.3(e)	Unauthorized display signs/ads in park	\$25.00
Section 3.3(f)	Remove/damage etc. authorized signs/notices in park	\$50.00
Section 3.3(g)	Bathe/clean clothing/ fish/utensils etc. at/near drinking fountain/pump in park	\$25.00
Section 3.4	Unauthorized construction in park	\$50.00
Section 3.5	Unauthorized business in park	\$50.00
Section 4.1	Failure to register when entering park	\$50.00
Section 4.2	Failure to obtain camping permit	\$50.00
Section 4.7	Camping in area not designated for that purpose	\$50.00
Section 4.8	Alteration of camping permit	\$50.00
Section 4.9	Failure to produce camping permit upon request	\$50.00
Section 4.12/4.13	Unauthorized combination of vehicles in campsite	\$50.00
Section 4.14	Camping more than fourteen consecutive days	\$50.00
Section 4.21	Remain in day use area after 11:00 p.m.	\$50.00
Section 6.1	Unlawfully enter/remain in park	\$50.00
Section 7.1	Set, light, or maintain fire in unauthorized place	\$50.00
Section 7.3	Set, light, or maintain fire after signs/notices have been erected prohibiting same	\$50.00
Section 7.4	Leave fire unattended/allow to spread	\$50.00
Section 7.5	Deposit/dispose of hot coals/ashes etc. in unauthorized place	\$50.00
Section 7.6	Fail to extinguish fire etc. before leaving	\$50.00
Section 7.7	Remove firewood from a park	\$100.00
Section 8.1	Operate off-highway vehicle where prohibited	\$50.00
Section 8.2	Enter park when prohibited	\$50.00
Section 8.3	Parking in a manner or location that impedes traffic	\$50.00
Section 8.4	Exceed posted speed limit	\$50.00
Section 9.1(a)	Animal running at large	\$50.00
Section 9.1(b)	Animal in prohibited area	\$50.00
Section 9.7	Bring/allow horse/pony etc. unauthorized into the park	\$100.00
Section 10.1(a)	Deposit waste matter in unauthorized area of park	\$50.00
Section 10.1(b)	Deposit waste water or liquid waste in unauthorized area	\$250.00
Section 10.1(c)	Dispose of commercial/residential waste in park	\$50.00
Section 10.2	Fail to carry waste matter from areas in park without receptacles	\$50.00
Section 11.3	Attempt to enter park within 72 hours of removal from a park	\$100.00
Section 12.1	Discharging of firearm	\$100.00
Section 12.2	Improper storage of firearm	\$75.00
Section 12.3	Hang big game in park	\$50.00



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger Director of Planning, Emergency & Enforcement Services
Title:	Bylaw 509/05 Land Use Bylaw Amendment Rezone Pt SW 2-107-14-W5M From Agricultural District 1 (A1) To Rural Country Residential District 3 (RC3)
Agenda Item No:	10 b)

BACKGROUND / PROPOSAL:

We received a request to rezone part of SW 2-107-14-W5M from Agricultural District 1 (A1) to Rural Country Residential District 3 (RC3) to allow for a multi lot subdivision.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

The developer believes that this is a good location as it is along Highway 697 halfway between Fort Vermilion and La Crete. A subdivision was created last year on the subject quarter with the condition that a service road be constructed from the existing access to the north boundary of the subdivision. This service road provides access onto the remainder of the quarter without creating multiple accesses from Highway 697.

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.

Author: 

Reviewed: 

C.A.O.: 

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
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

Author: 	Reviewed: 	C.A.O. 
	120	

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.

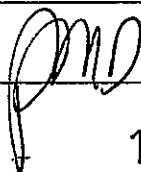
I. THE KEEPING OF ANIMALS

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

Author:



Reviewed:



C.A.O.:


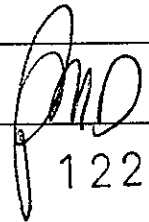



J. REZONING REQUIREMENTS

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.

Author:  Reviewed:  C.A.O.: 

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.

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:

N/A

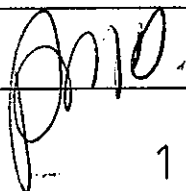
RECOMMENDED ACTION:

That first reading be given to Bylaw 509/05, being a Land Use Bylaw amendment to rezone Part of SW 2-107-14-W5M from Agricultural District 1 (A1) to Rural Country Residential District 3 (RC3).

Author:



Reviewed:



C.A.O.:



BYLAW NO. 509/05

**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 multi lot 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 SW 2-107-14-W5M, in the Municipal District of Mackenzie No. 23 be amended from Agricultural District 1 "A1" to Country Residential District 3 "RC3", as outlined in Schedule "A".

First Reading given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

Second Reading given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

Third Reading and Assent given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

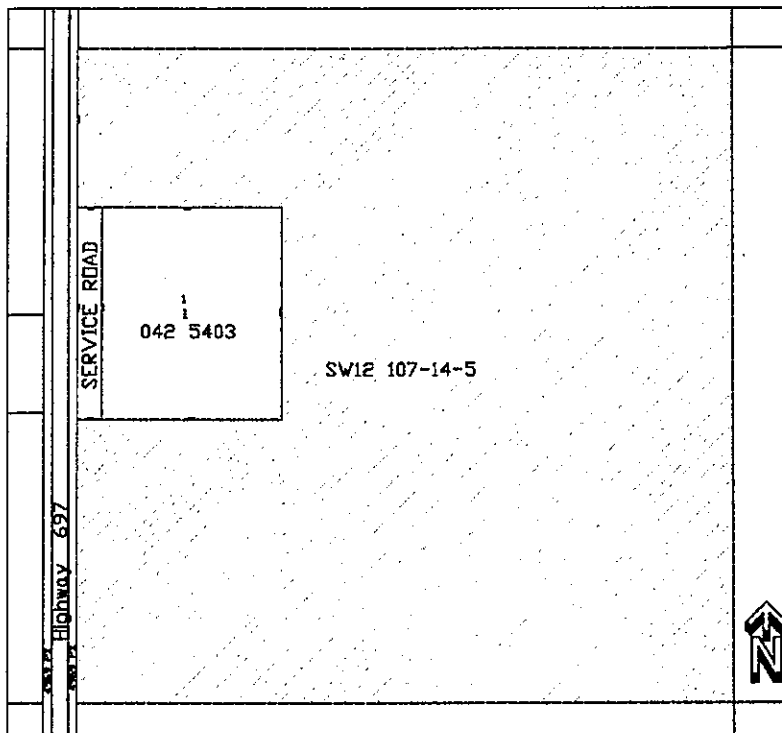
Barbara Spurgeon, Executive Assistant

BYLAW No. 509/05

SCHEDULE "A"

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

Pt. of SW 2-107-14-W5M in MD of Mackenzie be amended from
Agricultural District 1 "A1" to Rural Country Residential District 3 "RC3".



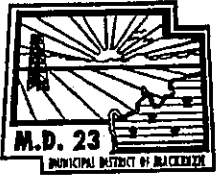
From: Agricultural District 1 "A1"

To: Country Residential District 3 "RC3"

Bill Neufeld, Reeve

Barb Spurgeon, Executive Assistant

EFFECTIVE THIS _____ DAY OF _____, 2005.



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. Bylaw 509/05

NAME OF APPLICANT <u>Derk Friesen</u>		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER <u>Same.</u>		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./S. <u>SW</u>	SEC. <u>2</u>	TWP. <u>107</u>	RANGE <u>14</u>	M. <u>5</u>	OR	PLAN	BLK	LOT
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: A1 TO: RC3

REASONS SUPPORTING PROPOSED AMENDMENT:

applicant believes this would be a good location for a multi lot subdivision. Wants to rezone to allow for houses and mobile homes.

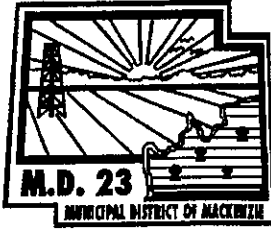
I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00 RECEIPT NO. _____

[Signature] DATE June 30/05

APPLICANT

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

REGISTERED OWNER _____ DATE _____



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger, Director Planning, Enforcement and Emergency Services
Title:	Bylaw 510/05 – Land Use Bylaw Amendment To Rezone Plan 022-6610, Block 25, Lots 24 – 26 From HR3 To HR1A in La Crete
Agenda Item No:	10 c)

BACKGROUND / PROPOSAL:




The application to rezone Plan 022-6610, Block 25, Lots 24-26 from Hamlet Residential District 3 "HR3" to Hamlet Residential District 1A "HR1A" was received from an adjacent property owner together with a petition signed by a number of landowners wanting the subject property rezoned as HR1A .

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

The reason for the rezoning application is that the subject lots are within a cul-de-sac otherwise zoned as Hamlet Residential District 1A. These residents built houses in compliance with the zoning, which is single detached dwelling with attached garage, without realizing that three lots within the cul-de-sac were zoned for apartments.

When the Land Use Bylaw was drafted in 2004, there was a request to have the subject property rezoned to Hamlet Residential District 2 "HR2", which would allow for row housing and duplexes, but not apartments. This request was denied by Council because of opposition from the property owner.

This spring the property owner applied for a Land Use Bylaw amendment to allow single family dwellings in Hamlet Residential District 3 "HR3" zoning. This request was also defeated by Council at second reading.

Author: 	Reviewed: 	C.A.O.: 
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MD of Mackenzie Land Use Bylaw

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

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.


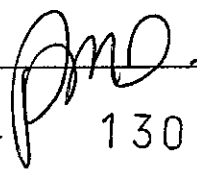

F. MINIMUM REAR YARD SETBACK

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

Author:  Reviewed:  C.A.O.: 

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

I. OTHER

Notwithstanding the above, any apartment projects shall provide for:

- (1) The provision and access to garbage storage.
- (2) Lighting between dwelling units
- (3) Privacy for dwelling units in and adjacent to the development.
- (4) Orientation of buildings and general site appearance.
- (5) Safe pedestrian access to and from the public sidewalk fronting the building.
- (6) Parking areas adjacent to streets must be paved.

J. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Buildings must be of new construction. 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.

K. ON-SITE PARKING

In accordance to Section 4.28 of this Bylaw.

L. LANDSCAPING

In accordance to Section 4.23 of this Bylaw.

7.17 HAMLET RESIDENTIAL DISTRICT 1A "HR1A"


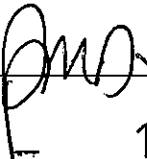

The general purpose of this district is to permit residential uses in established hamlets, with the intention of restricting development to on-site stick-built single detached dwellings with attached garages and associated uses.

A. PERMITTED USES

- (1) Dwelling - Single detached with attached garage.

B. DISCRETIONARY USES

- (1) Ancillary building and use.
- (2) Home based business.

Author: 	Reviewed: 	C.A.O.: 
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- (3) Park.
- (4) 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


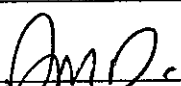

2.4 metres (8 feet). Setbacks may be reduced to 1.52 metres (5 feet) when using sub-surface utilities.

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.
- (a) For those residences constructed with a front attached garage, the garage may be required to be located on the same side as the adjacent properties front attached garage at the discretion of the Development Officer.

I. ON-SITE PARKING

In accordance to Section 4.28 of this Bylaw.

Author:  Reviewed:  C.A.O.: 

J. LANDSCAPING


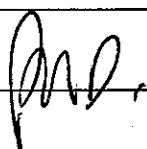

In accordance to Section 4.23 of this Bylaw.

COSTS / SOURCE OF FUNDING:

N/A

RECOMMENDED ACTION:

That first reading be given to Bylaw 510/05, being a Land Use Bylaw amendment to rezone Plan 022-6610, Block 25, Lots 24-26 from Hamlet Residential District 3 "HR3" to Hamlet Residential District 1A "HR1A".

Author: 	Reviewed: 	C.A.O.: 
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BYLAW NO. 510/05

**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 town houses.

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 Plan 022-6610, Block 25, Lots 24 - 26, in the Hamlet of La Crete be rezoned from Hamlet Residential District 3 "HR3" to Hamlet Residential District 1A "HR1A", as outlined in Schedule "A".

First Reading given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

Second Reading given on the _____ day of _____, 2005.

Second Reading given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

Third Reading and Assent given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

BYLAW No. 510/05

SCHEDULE "A"

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

Plan 022-6610, Block 25, Lots 24 - 26, in the Hamlet of La Crete be rezoned from Hamlet Residential District 3 "HR3" to Hamlet Residential District 1A "HR1A".



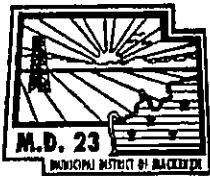
From: Hamlet Residential District 3 "HR3"

To: Hamlet Residential District 1A "HR1A"

Bill Neufeld, Reeve

Barb Spurgeon, Executive Assistant

EFFECTIVE THIS _____ DAY OF _____, 2005.



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. Bylaw 510/05

NAME OF APPLICANT <u>Steven Thiessen</u>		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

COMPLETE IF DIFFERENT FROM APPLICANT NAME OF REGISTER OWNER		
ADDRESS		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN <u>022-6610</u>	BLK <u>25</u>	LOT <u>24-26</u>
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: HR-3 TO: HR1-A

REASONS SUPPORTING PROPOSED AMENDMENT:

- Our property value will depreciate.
- Our small cul-de-sac will be overcrowded with heavy traffic.
- Parking (overflow) will be next to impossible.
- It will be an eyesore in a residential neighborhood (i.e. especial in 10-15 years).
- It does not promote a family environment.
- All the surrounding lots were purchased with the knowledge that it was for residential housing only.
- Normally an apartment building is never seen in a cul-de-sac.
- This would set a very bad precedent for future development in Baker Lake.

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00 RECEIPT NO. 47147

[Signature]
APPLICANT

July 4/05
DATE

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

REGISTERED OWNER

DATE

We, the undersigned, are opposed to the rezoning of block 25, lot 24-26 from HR1-A to HR-3, and wish to see this bylaw amended to have it rezoned back to HR1-A.

Buffalo Cal
Escapes Rd.

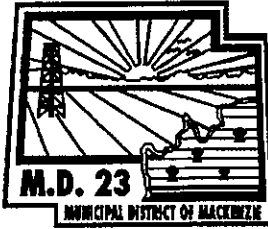
Robert Ward	Box 520 1149 La Crete
John Boyer	Box 562 La Crete, AB T0H 2H0 10414
Paul E. Capwell	Box 1752 La Crete AB T0H 2H0 10410
David Lyke	Box 1984 " " " " 10202
David Stettenberg	10122-98 AVE Box 902 La Crete, AB T0H 2H0
Bill Capwell	Box 1833 La Crete AB T0H 2H0
James Miller	Box 1752 La Crete AB T0H 2H0
Tommy	Box 622 La Crete AB T0H 2H0 9210-
Patricia	P.O. Box 2022 La Crete AB T0H 2H0 10210
Juliet Thorne	Box 1126 La Crete AB T0H 2H0 10106-9
Pauline White	Box 1552, La Crete, AB T0H 2H0 10802
Colleen Gauthier	Box 930 La Crete 9710-98 Ave 10
Debra Drex	Box 1112 La Crete N.W. 23-104 Ave 5
John Drex	Box 1212 La Crete N.W. 23/04
Barbara Drexler	Box 1635 La Crete 10210 104 Ave
Ken Drexler	Box 1635 La Crete 10210 104 Ave
Capella Drexler	Box 671 La Crete 10606 104 Ave
Bob Drexler	Box 411 La Crete 10610 104 Ave
Ernie Drexler	Box 411 LA CRETE 10610 104 Ave
Frank T. Wiebe	Box 671 La Crete, 10606-104 Ave
Anna Wiebe	Box 748 La Crete, AB. 9817-108 St
Jana Schmiedt	Box 748 LA CRETE 9817-108 St
Samantha Schmiedt	Box 554 La Crete 9801-108 St
Conrad	Box 204 LC 10701-102 St.
Dale Drexler	Box 1712 LC 10413-93 Ave
Jane Brown	Box 1748 La Crete T0H-2H0
John	Box 1167 La Crete T0H-2H0 9805
Bill Drexler	Box 1712 La Crete T0H 2H0 10203
Bill Drexler	Box 1748 La Crete
BB Brian Schmiedt	Box 204 La Crete 1070-102 St
John Schmiedt	Box 554 La Crete 9801-108 St
Jandra Wn	Box 1996 La Crete, AB 10802

We, the undersigned, are opposed to the rezoning of block 25, lot 24-26 from HR1-A to HR-3, and wish to see this bylaw amended to have it rezoned back to HR1-A.

John [Signature]	Box 1262, La Crete, AB. 9901-108A St.
[Signature]	Box 1262, La Crete, AB. 9901-108A St.
[Signature]	P.O. Box 74, La Crete, ^{9902 108A St.} Alberta
Lynette Cole	P.O. Box 74, La Crete, Alberta
John Feh	Box 552, La Crete Alberta
Joe Jels	Box 552, La Crete, AB 9910-108A
Carly Kinser	P.O. Box 1236, La crete, AB 9914 ¹¹⁰⁸
[Signature] Frank Janson	" " " "
[Signature]	Box 1592 La Crete 10810
[Signature]	" " "
John Wier	
Peter E. Dyck	Box 381, La Crete, AB 10802
Margaret Dyck	Box 381 La Crete, AB 10802
[Signature]	Box 1293 La Crete, AB 9814 108 St.
[Signature]	Box 1293 La Crete, AB. " " "
Jackie	Box 1176 La Crete AB 9809 108 St
Peter A. Wolfe	Box 32 ³¹ , La Crete, AB. 10610
Erna Wolfe	Box 1226 La Crete AB
Mario	Box 1176 La Crete AB 9809 108 St
Agnes Wiebe	Box 32 ³¹ , La Crete, AB. 10610
Phil Brun	Box 167, La Crete, AB 9805-108 St
John Brun	Box 1619, La Crete, ALTA
[Signature] Hebe Brun	Box 1619 La Crete : ALTA
Judy [Signature]	Box 726 La Crete . AB ^{9917 109 St.}
[Signature]	Box 1364 La Crete AB. 9910 109 St
[Signature]	" " " "
[Signature]	Box 126 La Crete AB 9933-109 St
David C. Peters	" " " "
Mara Peter	
Adina Hight	POX 62 " " 10822 100 Ave
Leann Hill	" " " " " "
Morgan Coates	Box 1857, La Crete AB → SW7-104-14-5
Jennifer Stullage	" " " "
[Signature]	Box 508 LACRETE, AB 10606-98 Ave.

We, the undersigned, are opposed to the rezoning of block 25, lot 24-26 from HR1-A to HR-3, and wish to see this bylaw amended to have it rezoned back to HR1-A.

Abe Schellenberg	Box 129 La Crete 10814 100
Lina Triesen	Box 430 La Crete 10109 100
Carol Triesen	Box 502 La Crete 10202-100F
Bob Triesen	Box 1235 LA CRETE TOH 2HO
Bob Triesen	Box 1376 La Crete TOH 2HO
Bob Triesen	Box 186 La Crete TOH 2HO #10625
Bob Triesen	Box 1091 La Crete TOH 2HO 10410-102 Ave.
Helena Triesen	Box 1267 La-Crete TOH 2HO 10714
Kathryn Weber	Box 570 La Crete TOH 2HO
Billy Peters	Box 1000 La Crete TOH 2HO
Aganetha Letkeman	Box 412 La Crete TOH 2HO
Abe Letkeman	Box 412 La Crete TOH 2HO
Quinta Olson	Box 1963 LC TOH 2HO 10629-98 Avenue
Darryl Olson Olson	Box 1963 La Crete 10629-98 Ave.
Kurtis Hawson	Box 103 Buffalo Head Prairie, 10701-98th Ave
Mayorie Hawson	Box 103 Buffalo Head Prairie 10701-98th Ave
Julius Peters	Box 756 La Crete 10705-98th Ave
Helena Unruh	Box 311 La Crete, AB 10801 98th Ave.
Jake A. Unruh	Box 311 La Crete AB 98th Ave.
Frank W. Unruh	Box 492 " " 10805
Bernard Marion Wheeler	Box 262 La Crete AB 9902-109th St.
John Siemens	Box 401 La Crete AB 9901 109th St.
Sarah Siemens	" " " " " "
Agnes Schlamp	Box 322 LA CRETE 10818 100A
Agnes Schlamp	Box 322 LA CRETE 10818. 100A
Tena Triesen	Box 235 La Crete, AB.
Andy Deh	Box 1626 La Crete, AB. 9117-101st.



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger, Director Planning, Enforcement and Emergency Services
Title:	Bylaw 511/05 Road Closure South Boundary of SW 15-104-17-W5M
Agenda Item No:	10 d)

BACKGROUND / PROPOSAL:

The Tompkins area of Highway 697 was not constructed on the road allowance. It starts on the road allowance at the Buffalo Head corner and then goes southwest at an angle up to the next corner, going to the ferry. This is creating issues for the residents to the north of Highway 697 since they have no legal access to the Highway because they must cross-neighbouring property.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:


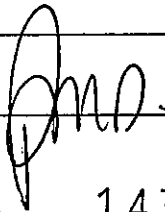

Peter and Eva Krahn are subdividing the portion of NW 10-104-17-W5M that lies between Highway 697 and the south boundary of their property, SW 15-104-17-W5M. Once the subdivision and the road closure are complete, all three parcels will be consolidated into one title. Then they will have legal access to their quarter section.

COSTS / SOURCE OF FUNDING:

All costs will be borne by the developer.

RECOMMENDED ACTION:

That first reading be given to Bylaw 511/05 being a road closure bylaw to close a portion of government road allowance adjacent to the south boundary of SW 15-104-17-W5M.

Author: 	Reviewed: 	C.A.O.: 
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BYLAW NO. 511/05

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

**FOR THE PURPOSE OF CLOSING A PORTION OF A PUBLIC ROADWAY IN
ACCORDANCE WITH SECTIONS 22 AND 606 OF THE
MUNICIPAL GOVERNMENT ACT, CHAPTER M-26,
REVISED STATUTES OF ALBERTA 2000.**

WHEREAS, Council of the Municipal District of Mackenzie No. 23 has determined that the road allowance as outlined on Schedule A attached hereto, be subject to a road closure, and

WHEREAS, notice of intention of the Council to pass a bylaw has been published in a locally circulated newspaper in accordance with the Municipal Government Act, and

NOW THEREFORE, be it resolved that the Council of the Municipal District of Mackenzie No. 23 does hereby close and sell the road allowance described as follows, subject to the rights of access granted by other legislation or regulations:

1. Meridian 5, Range 17, Township 104
All that portion of the government road adjoining the north boundary of the South West Quarter of Section 15.
Excepting thereout all mines and minerals.

First reading given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

Approved this _____ day of _____, 2005.

Minister of Alberta Infrastructure

Second Reading given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

Third Reading and Assent given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

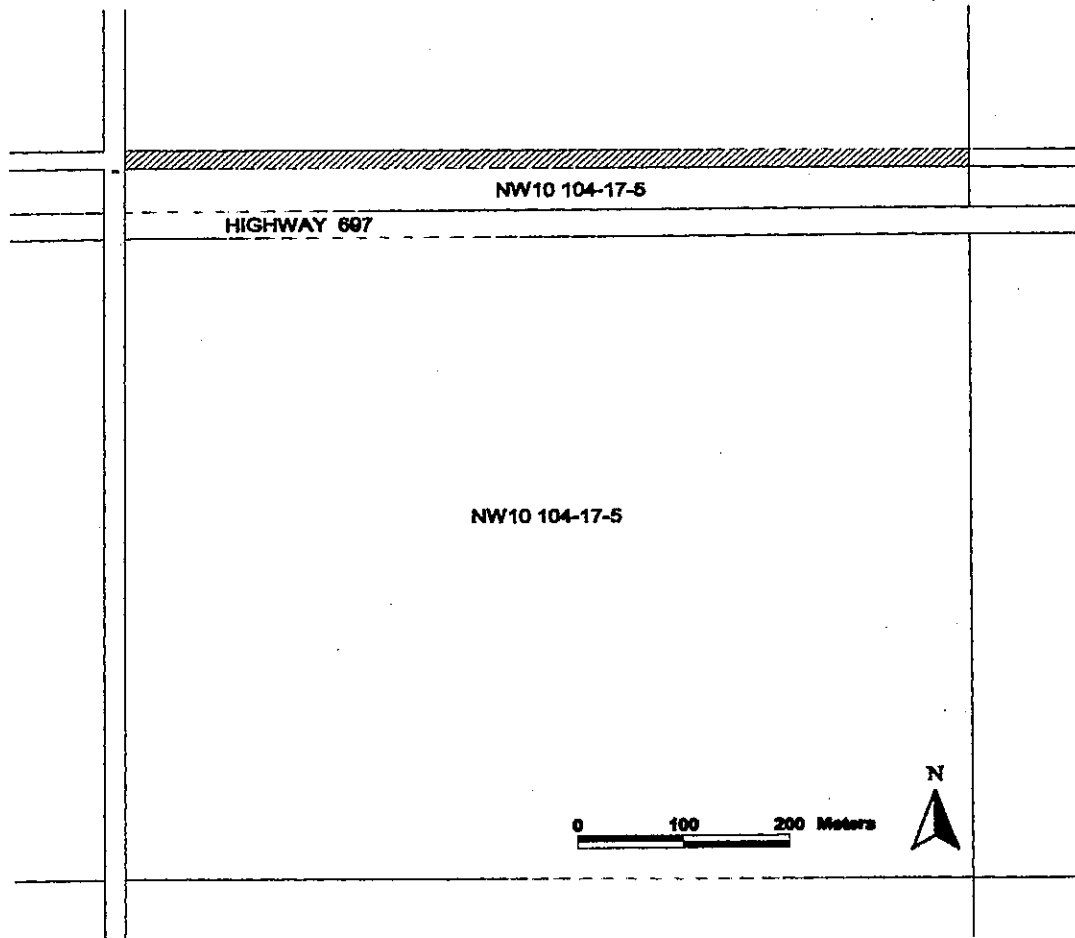
SCHEDULE "A"

BYLAW No. 511/05

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

1. Meridian 5, Range 17, Township 104

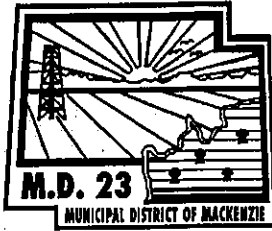
All that portion of the government road adjoining the north boundary of the NW 10-104-17-W5M, excepting thereout all mines and minerals, be subject to a road closure.



Bill Neufeld, Reeve

Barbara Spurgéon, Executive Assistant

EFFECTIVE THIS _____ DAY OF _____, 2005.



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger Director of Planning, Emergency & Enforcement Services
Title:	Bylaw 512/05 Hamlet of Zama Community Development Plan
Agenda Item No:	10 e)

BACKGROUND / PROPOSAL:

Urban Systems has developed an updated Community Development Plan for the Hamlet of Zama. An Open House was held on Tuesday, June 21, 2005 to get public input. Only the Zama Councillor and two members from the public attended.

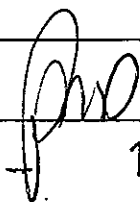

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

The Hamlet of Zama Community Development Plan provides long-term direction for Hamlet growth. As an industrial hamlet Zama has unique needs, which are addressed by zoning most of the hamlet as Hamlet General that allows residences and shops on the same lot. Zama is also unique in that it has a small base population but an extremely large shadow population.

Some concerns that were voiced at the open house were the possible removal of the Zama airstrip, which will be on hold until the Airport Study is complete, and how to get a commitment from Zama residents to invest in the community and make it their home.

Highlights of the Community Development Plan are:

- Provide adequate infrastructure for a large shadow population
- Implement FireSmart guidelines and other safety measures
- Provide an adequate supply of residential and industrial property

Author:	Reviewed: 	C.A.O.: 
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The Plan should be reviewed every five years to ensure it remains a living document.

COSTS / SOURCE OF FUNDING:

N/A

RECOMMENDED ACTION:

That first reading be given to Bylaw 512/05, being a Land Use Bylaw amendment to adopt the Hamlet of Zama Community Development Plan.

Author: 	Reviewed: 	C.A.O.:
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BYLAW NO. 512/05

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

**TO ADOPT THE
HAMLET OF ZAMA COMMUNITY DEVELOPMENT PLAN**

WHEREAS, the Council of the Municipal District of Mackenzie No. 23 in the Province of Alberta has deemed it advisable to update the Hamlet of Zama Community Development Plan,

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 Hamlet of Zama Community Development Plan be adopted as attached.

First Reading given on the _____ day of _____, 2005.

William Neufeld, Reeve

Barb Spurgeon, Executive Assistant

Second Reading given on the _____ day of _____, 2005.

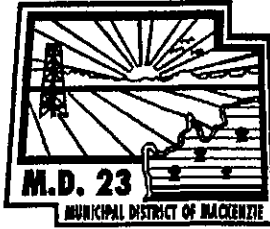
William Neufeld, Reeve

Barb Spurgeon, Executive Assistant

Third Reading and Assent given on the _____ day of _____, 2005.

William Neufeld, Reeve

Barb Spurgeon, Executive Assistant



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger Director of Planning, Emergency & Enforcement Services
Title:	Bylaw 513/05 Land Use Bylaw Amendment Rezone Pt SW 13-106-15-W5M From Agricultural District 1 (A1) To Rural Country Residential District 4 (RC4)
Agenda Item No:	10 f)

BACKGROUND / PROPOSAL:

We received a request to rezone part of SW 13-106-15-W5M from Agricultural District 1 (A1) to Rural Country Residential District 4 (RC4) to allow for a multi lot subdivision.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

The applicant believes the subject property would be a good location for a multi lot subdivision as it is close to the Hamlet of La Crete.

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.

B. DISCRETIONARY USES

(1) Ancillary building or use.

Author: 

Reviewed: 

C.A.O.: 

- (2) Bed and breakfast.
- (1) Home based business.
- (2) Public use.
- (3) Garden suite.
- (4) Owner/Operator business.
- (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.

B. 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.

C. 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

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

G. MAXIMUM SHOP SIZE (Owner Operator Business)

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).

Author: 

Reviewed: 

C.A.O.:

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.

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:

N/A

RECOMMENDED ACTION:

That first reading be given to Bylaw 513/05, being a Land Use Bylaw amendment to rezone Part of SW 13-106-15-W5M from Agricultural District 1 (A1) to Rural Country Residential District 4 (RC4).

Author: <i>J</i>	Reviewed: <i>[Signature]</i>	C.A.O.:
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BYLAW NO. 513/05

**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 multi lot 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 SW 13-106-15-W5M, in the Municipal District of Mackenzie No. 23 be amended from Agricultural District 1 "A1" to Country Residential District 4 "RC4", as outlined in Schedule "A".

First Reading given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

Second Reading given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

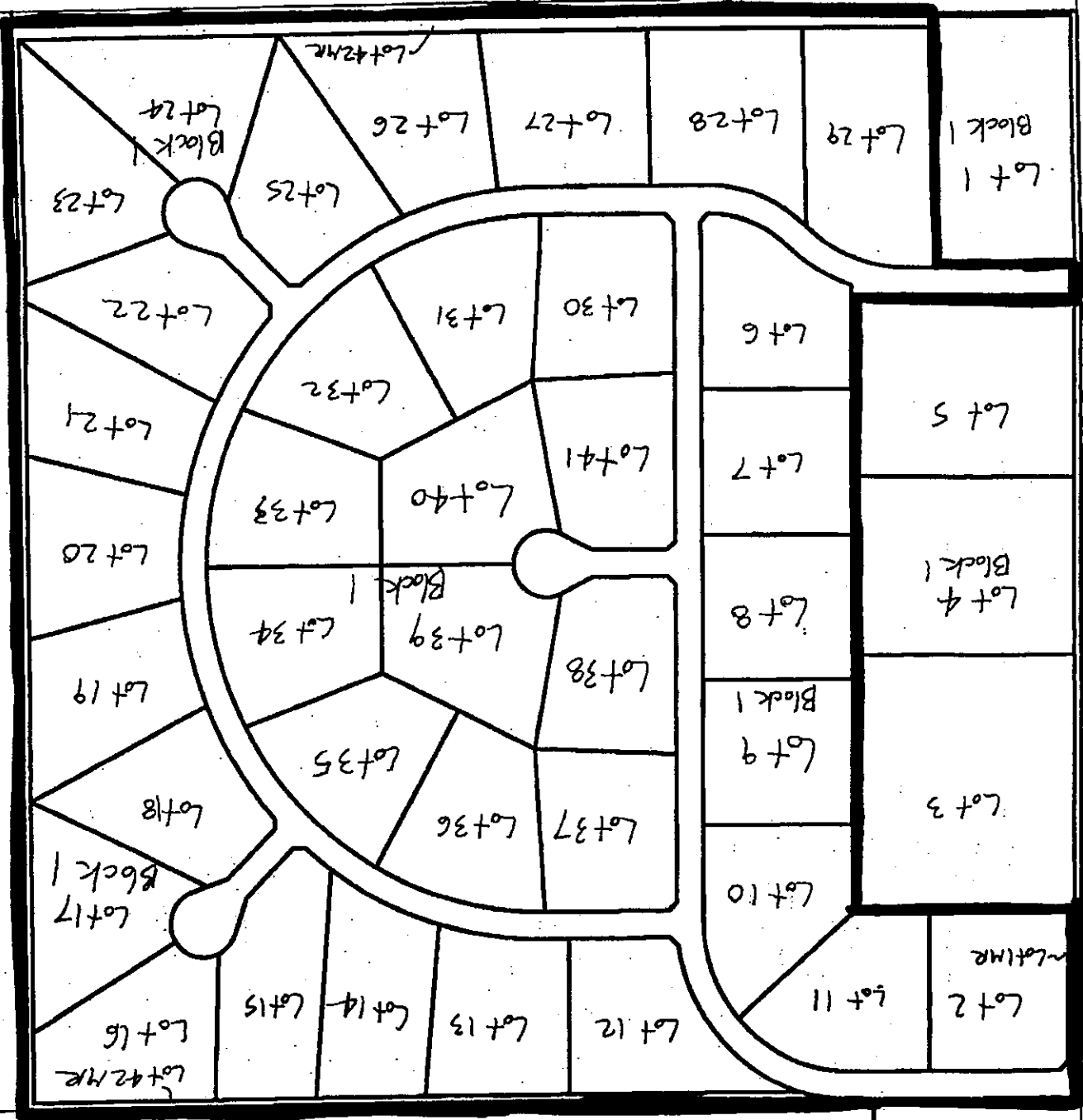
Third Reading and Assent given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

p-0170-05
JULY 12, 2005
Design 2

Minimum
Lot
Size
is
1.23 ha.
≈ 3.00Ac.
160



Lot 1
Block 1
Lot 29
Lot 28
Lot 27
Lot 26
Lot 25
Block 1
Lot 24
Lot 23
Lot 22
Lot 21
Lot 20
Lot 19
Lot 18
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Block 1
Lot 34
Lot 35
Lot 36
Lot 37
Lot 38
Lot 39
Block 1
Lot 40
Lot 41
Lot 42MR

**Municipal District No. 23
Land Use Bylaw District Map
Detail Map 10**



Bylaw No. 116/98

March 1998



Road Allowance



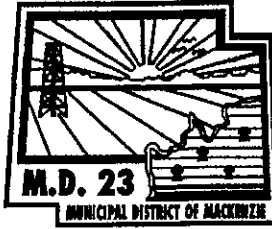
A1

SW 13-106-15-W5M

SECONDARY HIGHWAY 697

Road Plan 2905 PX

*FROM Agricultural District 1 [A-1]
TO Country Residential District 1 [CR-1]*



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger Director of Planning, Enforcement & Emergency Services
Title:	Bylaw 514/05 - Land Use Bylaw Amendment to Amend Hamlet Commercial District 1 "HC1" and Hamlet Commercial District 2 "HC2"
Agenda Item No:	10 g)

BACKGROUND / PROPOSAL:

We have a request to amend the minimum setbacks on the east side of 100th Street in La Crete. Bylaw 514/05, if adopted, will change minimum setbacks for businesses along the east side of 100th Street in La Crete from 9.1 metres (30 feet) to 30.48 metres (100 feet).

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

George Janzen of La Crete Home Hardware has requested that the setbacks along the east side of 100th Street in La Crete be changed from 9.1 metres (30 feet) to 30.48 metres (100 feet). Since the old buildings have been removed and the service road has been closed, Mr. Janzen believes changing the setbacks at this time would better accommodate parking and eliminate congestion with larger vehicles accessing the street as well as leaving room for possible future expansion of 100th Street.

With the closing of 100A Street (service road), the buildings already comply with the requested 30.48 metres (100 feet) setbacks. Lot sizes along 100th Street are large enough to accommodate the requested setbacks. Changing the minimum setbacks at this time would ensure that new buildings along the east side of 100th Street would more or less line up with existing buildings.

Author: 

Reviewed: 


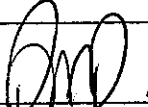
C.A.O.: 

COSTS / SOURCE OF FUNDING:

N/A

RECOMMENDED ACTION:

That first reading be given to Bylaw 514/05 being a Land Use Bylaw amendment to add "30.48 metres (100 feet) along the east side of 100th Street in La Crete" to the minimum setback requirements in Hamlet Commercial District 1 "HC1" and Hamlet Commercial District 2 "HC2".

Author: 	Reviewed: 	C.A.O.:
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BYLAW NO. 514/05

**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 No. 23 Land Use Bylaw, 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 amend the Hamlet Commercial District 1 "HC1" and Hamlet Commercial District 2 "HC2".

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 Municipal District of Mackenzie Land Use Bylaw be amended as follows:
 - a. Section 7.10 Hamlet Commercial District 1 "HC1"
D. Minimum Front Yard Setback
Add "30.48 metres (100 feet) along the east side of 100th Street in La Crete".
 - b. Section 7.11 Hamlet Commercial District 2 "HC2"
D. Minimum Front Yard Setback
Add "30.48 metres (100 feet) along the east side of 100th Street in La Crete".

First reading given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

Second reading given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant

Third reading given on the _____ day of _____, 2005.

Bill Neufeld, Reeve

Barbara Spurgeon, Executive Assistant



La Crete Home Hardware

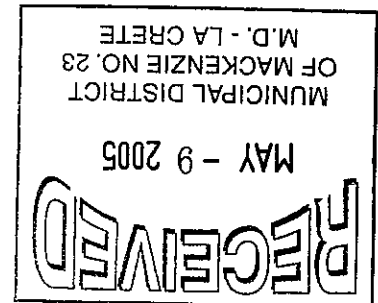
571950 Alberta Ltd.
Box 1017
La Crete, AB T0H 2H0
Ph. : (780) 928-3750
Fax: (780) 928-2355

May 6, 2005

M.D. of Mackenzie
Box 1690
La Crete, AB T0H 2H0

Attn: Planning department

Re: 30' setback along the east side of 100 Street



Over the last number of years the businesses along the east side of 100 Street have been setback at least 100 feet. During this time, some of the old buildings that did not meet that setback on 100 Street, have be moved or demolished, such as the old Crosstown building, the former La Crete Home Hardware and Imperial Oil. Also in the last 2 years the service road towards the south end of the street has been closed. Recently I realized that the required setback is only 30 feet but I would like to see it changed to 100 feet.

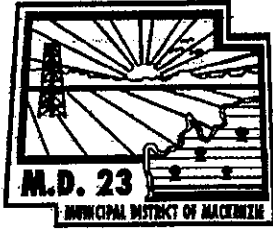
One of the main reasons for having a setback of 100 feet is to better accommodate parking and to eliminate congestion with larger vehicles accessing the street, such as farm vehicles and full size trucks. Having a greater setback also leaves room for future expansion of main street, such as a meridian and turning lanes. We feel that now would be the best time to address this issue.

Sincerely,

George Janzen

A handwritten signature in black ink, appearing to read 'George Janzen', written over a horizontal line.

c.c. Peter Braun, Councillor



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger, Director Planning, Emergency & Enforcement Services
Title:	Property Sales of 100 A Street Road Closure in La Crete
Agenda Item No:	10 h)

BACKGROUND / PROPOSAL:

Council passed bylaws to close 100 A Street in La Crete as it was not needed after the four-lane street was constructed since adjacent businesses now access 100 Street directly. At their March 8, 2005 meeting, Council passed a motion to sell the subject property to adjacent landowners for \$2 per front foot.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Since the property was advertised for sale, we have had property owners ask why they should pay any money at all for the subject property since, at the time of subdivision, the developers turned that portion of land over to the MD for \$1.00. The road allowance is of no use to the MD and of little use to the property owners except that it would give them more parking space.

Since we advertised the property for sale we have only had two adjacent landowners show any interest in purchasing the property.

Attached is a letter from Jake Elias, dated October 4, 2002, offering to purchase the adjacent road allowance for \$1.00, the same price the MD paid for it. In his June 27, 2005 email, Mr. Elias states that his offer still stands although he will pay the requested \$2.00 per front foot if Council does not accept his offer.

The property is of no use to a third party as they would have to provide access to the adjacent properties as well as utility easements and it would not meet development setbacks. If we sell the property for a minimal cost, the MD will eventually gain revenue with the added assessment to the adjacent properties.

Author:

Reviewed:


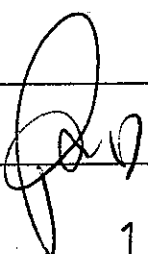

C.A.O.:

COSTS / SOURCE OF FUNDING:

N/A

RECOMMENDED ACTION:

That the closed 100 A Street in La Crete be sold for \$1.00 to adjacent landowners directly east of the closed road; subject to meeting all required conditions of the Municipal Government Act.

Author:  Reviewed:  C.A.O.: 

Friday, October 4, 2002

Municipal District of Mackenzie # 23
La Crete, AB.

To Whom it May Concern:

Re 75 ft Easement West of Norpine

Please accept this as my request to buy back the .59 acres (75ft x 342ft) located between 100 St. and the land Lot 2, Block 20, Plan 0120063 owned by Java Investments Inc.

I offer to pay the same price (\$1.00) as MD #23 paid when this property was subdivided in 2001. I paid for all subdivision and legal fees on this property.

Since another service road is being abandoned in La Crete, this goes to show that service roads are no longer of any value.

We would like to put up a sign, but the way things are now we have to move back about 95 ft from the new curb. This makes no sense. The liability issues and maintenance issue would be settled. It would allow us to make proper plans for the future.

The maximum number of accesses north of us along 100 St. would most likely never be more than two.

Thanks for considering this request..

Yours truly,

Jake Elias

Java Investments Inc.

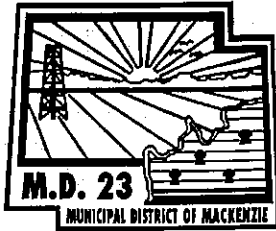
Eva Schmidt

From: Jake D. Elias
Sent: Monday, June 27, 2005 1:25 PM
To: Eva Schmidt
Subject: Sale of Lot

Eva Schmidt

Please accept this as my offer to purchase the 342 feet (.588 acre) between 100 St. and Lot 2, Block 20, Plan 0120063. Your notice in the Northern Pioneer asks for offers. You have on file an offer submitted October 4, 2002 (attached). If that offer is of no value I will pay the asking price of 2.00 per ft. Please advise when payment is required.

Thanks
Jake Elias
Java Investments Inc.



M.D. of Mackenzie No. 23 Request for Decision

Meeting:	Regular Council
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger, Director Planning, Emergency and Enforcement Services
Title:	Development, Subdivision and Safety Codes Statistics Report (January – June Comparisons)
Agenda Item No:	10 i)

BACKGROUND / PROPOSAL:

There has been a lot of development and subdivision activity within the MD from January to June. The residents have voiced their appreciation for being able to obtain all the required permits and subdivisions dealt with by the MD staff rather than contracted services. Even with the heavy workload the staff has done an excellent job with meeting the development demands.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

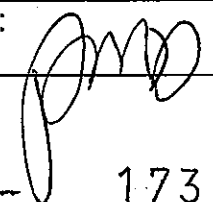

Following is the statistical comparisons from January to June. (*see attached breakdown*)

Development Permit Activity Report

- 2003 Development Permits 236 permits (const. value \$21,902,495.00)
- 2004 Development Permits 276 permits (const. value \$39,496,403.68)
- 2005 Development Permits 195 permits (const. value \$25,936,686.60)

Residential Building Activity Report

- 2003 Building Activity 100 permits (const. value \$10,809,100.00)
- 2004 Building Activity 141 permits (const. value \$12,090,162.68)
- 2005 Building Activity 100 permits (const. value \$12,784,110.60)

Author: L.Lambert/V.Krahn	Reviewed: 	C.A.O.: 
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Subdivision Activity Report

- 2004 40 approvals 171 Lots
- 2005 32 approvals 75 Lots

Safety Code Permits (2004)

- | | | |
|--------------|-------------|---------------------------------|
| • Building | 126 permits | \$ 104,349.92 (20% MD Jan-Oct.) |
| • Gas | 250 permits | \$ 13,528.00 (20% MD Jan-Oct.) |
| • Electrical | 164 permits | \$ 23,110.00 (20% MD) |
| • Plumbing | 58 permits | \$ 5,500.00 (20% MD Jan-Oct.) |
| • Sewage | 34 permits | \$ 4,122.00 (20% MD Jan-Oct.) |

Safety Code Permits (2005)

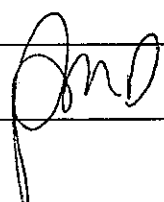

- | | | |
|--------------|-------------|------------------------|
| • Building | 158 permits | \$ 91,310.30 (100% MD) |
| • Gas | 91 permits | \$ 9,578.00 (100% MD) |
| • Electrical | 153 permits | \$ 26,240.00 (20% MD) |
| • Plumbing | 68 permits | \$ 5,874.00 (100% MD) |
| • Sewage | 49 permits | \$ 7,125.00 (100% MD) |

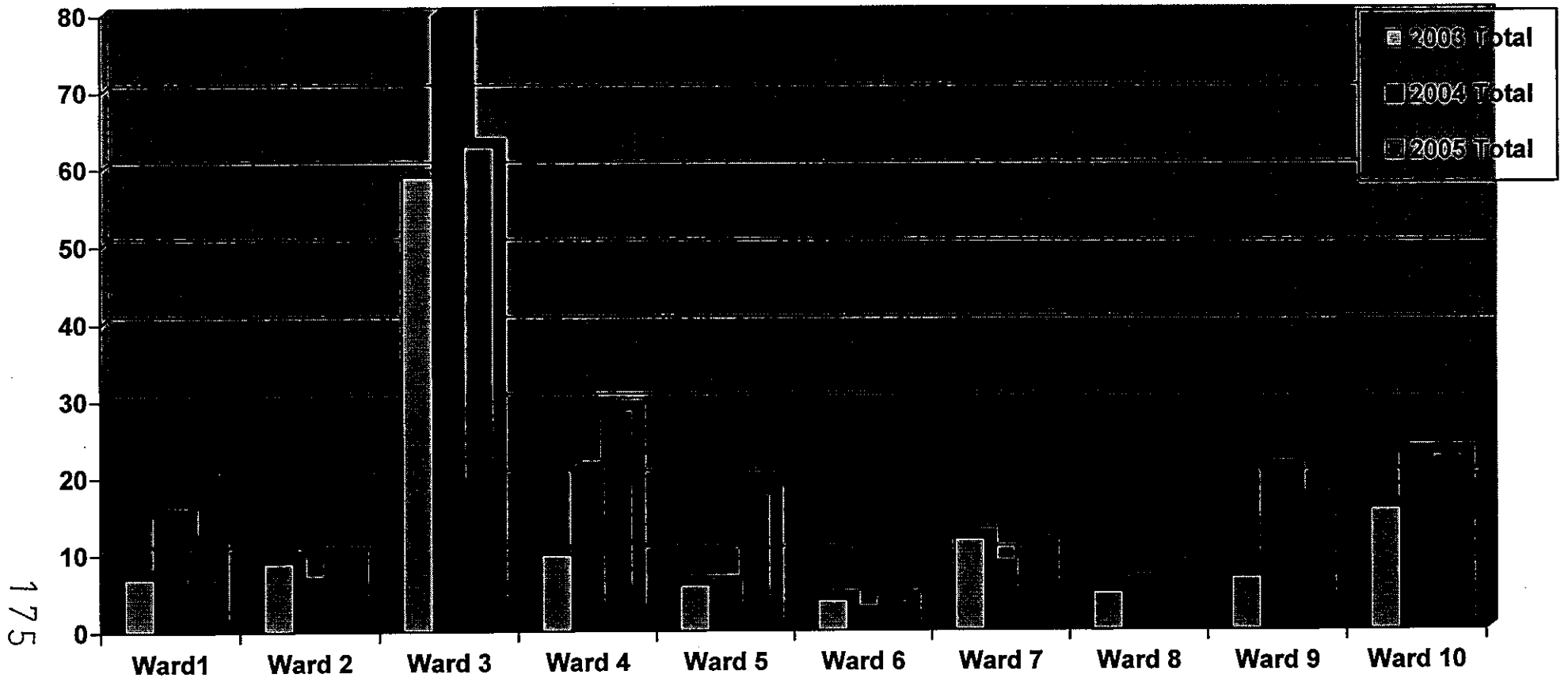
FINANCIAL IMPLICATIONS:

N/A

RECOMMENDED ACTION:

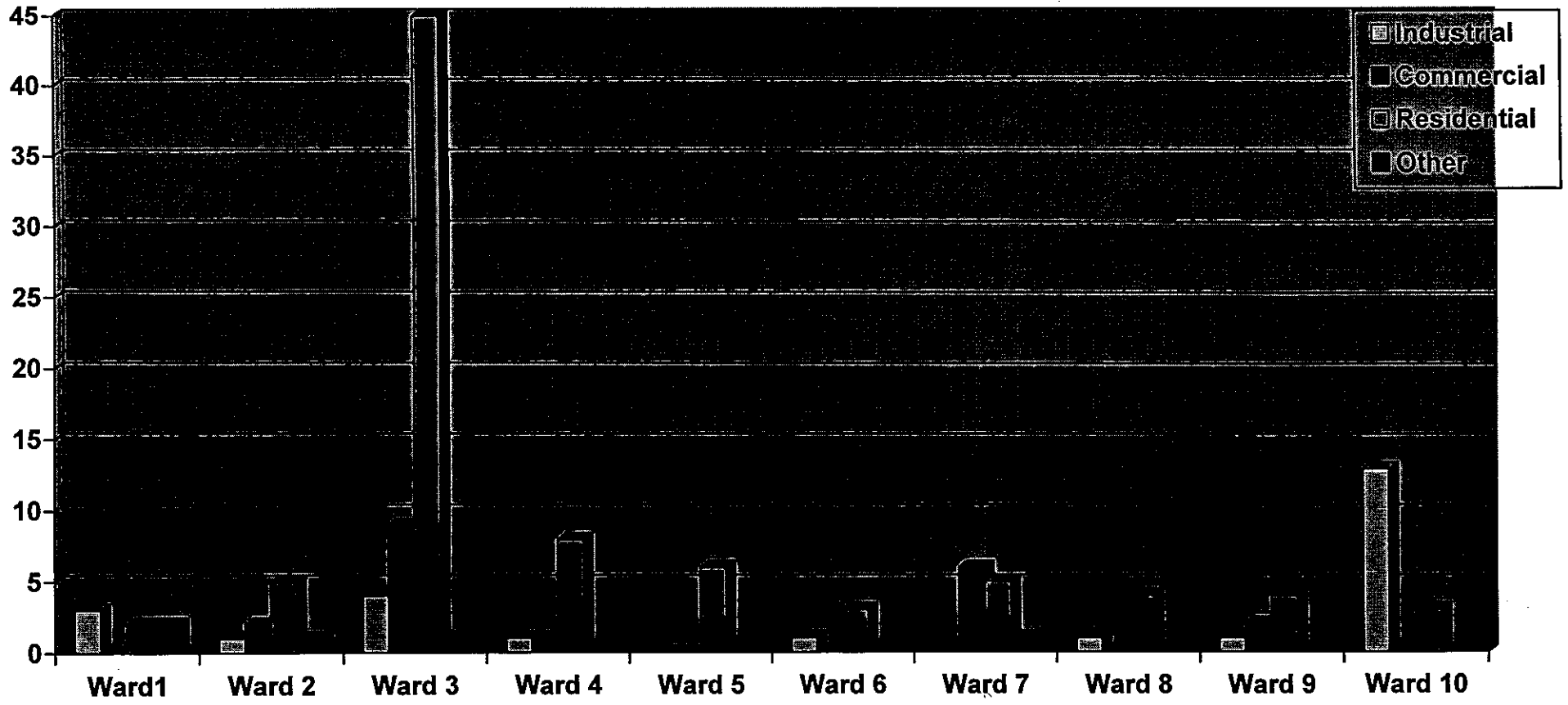
Received as information.

Author: L.Lambert/V.Krahn	Reviewed: 	C.A.O.: 
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**Municipal District of Mackenzie No. 23
 Development Summary Report
 January – June, 2003 to 2005**

2003-2005



**Municipal District of Mackenzie No. 23
Development Summary Report
January – June, 2003**

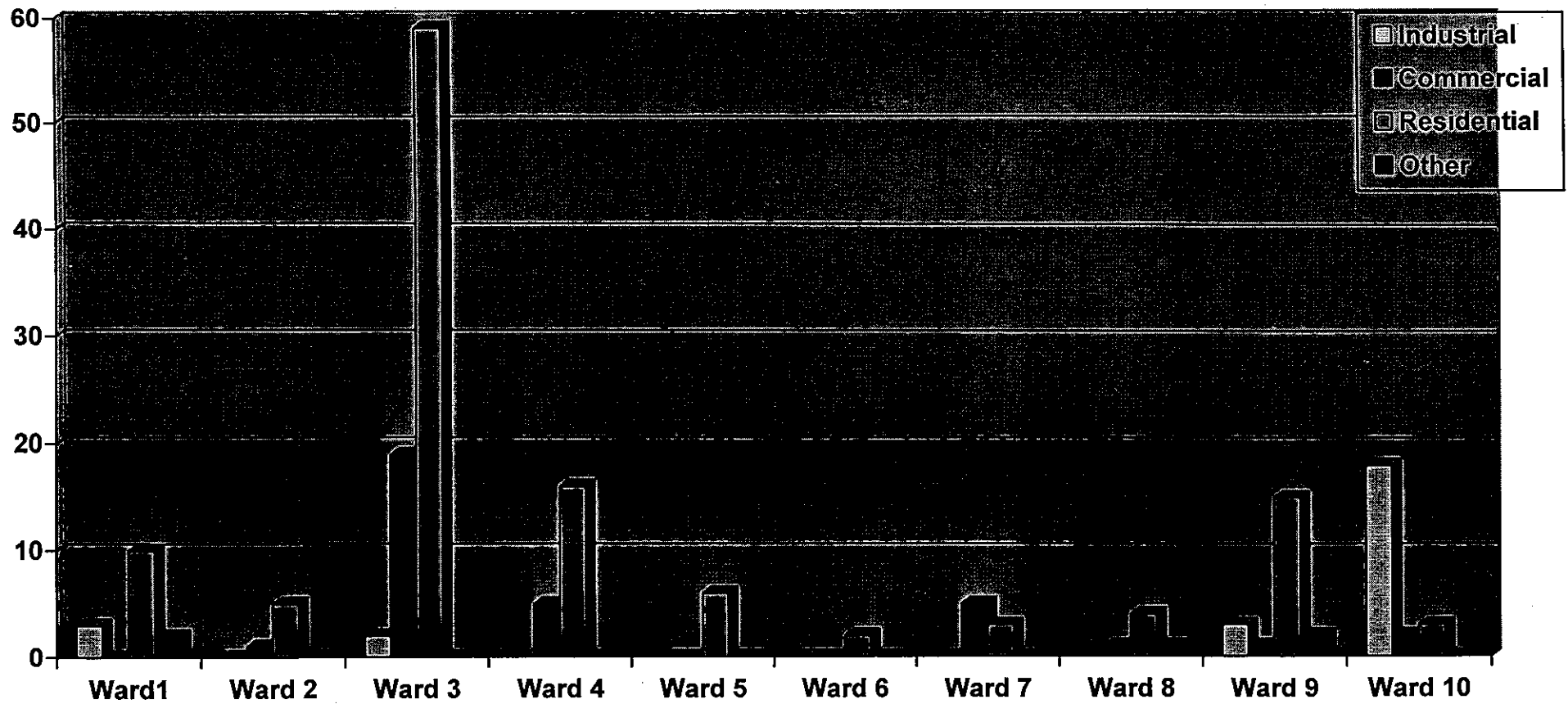
2003

**Municipal District of Mackenzie No. 23
Development Summary
January 1, 2003 to June 30, 2003**

Development	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10	Total
Industrial	3	1	4	1	0	1	0	1	1	13	25
Commercial	0	2	9	1	0	0	6	0	2		20
Residential	2	5	45	8	6	3	5	4	4	3	85
Other	2	1	1		0	0	1	0	0	0	5
Total	7	9	59	10	6	4	12	5	7	16	135

Development	Permits	Construction Cost
Industrial	25	\$4,397,050.00
Commercial	20	\$2,729,650.00
Residential	85	\$7,157,670.00
Other	5	\$365,025.00
TOTALS	135	\$14,649,395.00

Wards	Construction Cost
Ward 1	\$291,025.00
Ward 2	\$405,500.00
Ward 3	\$6,723,700.00
Ward 4	\$636,100.00
Ward 5	\$324,000.00
Ward 6	\$204,000.00
Ward 7	\$1,483,000.00
Ward 8	\$343,570.00
Ward 9	\$202,500.00
Ward 10	\$4,036,000.00
TOTAL	\$14,649,395.00



**Municipal District of Mackenzie No. 23
Development Summary Report
January – June, 2004**

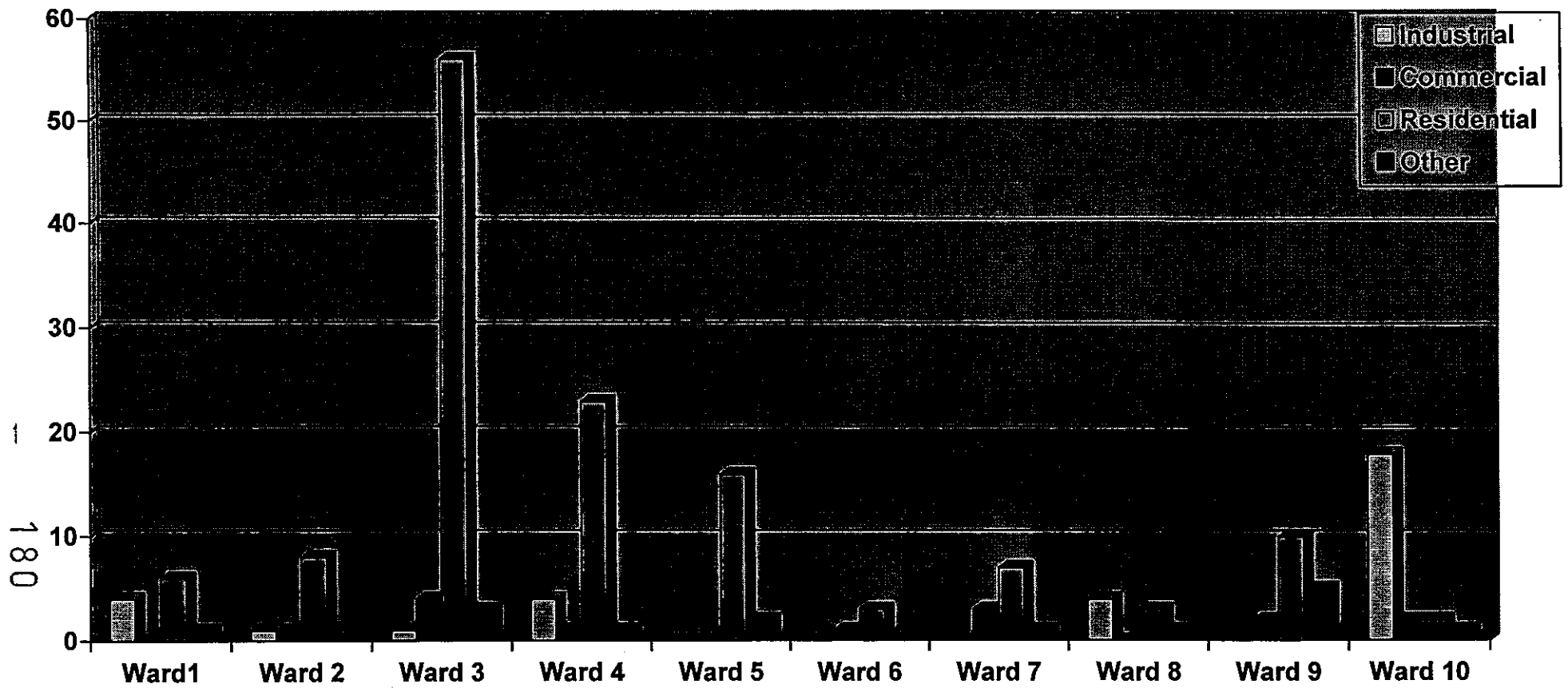
2004

**Municipal District of Mackenzie No. 23
Development Summary
January 1, 2004 to June 30, 2004**

Development	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10	Total
Industrial	3	0	2	0	0	0	0	0	3	18	26
Commercial	0	1	19	5	0	0	5	1	1	2	34
Residential	10	5	59	16	6	2	3	4	15	3	123
Other	2		0					1	2	0	5
Total	15	6	80	21	6	2	8	6	21	23	188

Development	Permits	Construction Cost
Industrial	26	\$13,356,349.00
Commercial	34	\$2,288,442.00
Residential	123	\$9,217,130.68
Other	5	\$5,296,200.00
TOTALS	188	\$30,158,121.68

Wards	Construction Cost
Ward 1	\$5,672,700.00
Ward 2	\$182,300.00
Ward 3	\$11,595,242.00
Ward 4	\$1,446,300.00
Ward 5	\$700,000.00
Ward 6	\$190,000.00
Ward 7	\$207,500.00
Ward 8	\$225,000.00
Ward 9	\$1,978,230.68
Ward 10	\$7,960,849.00
TOTAL	\$30,158,121.68



**Municipal District of Mackenzie No. 23
 Development Summary Report
 January – June, 2005**

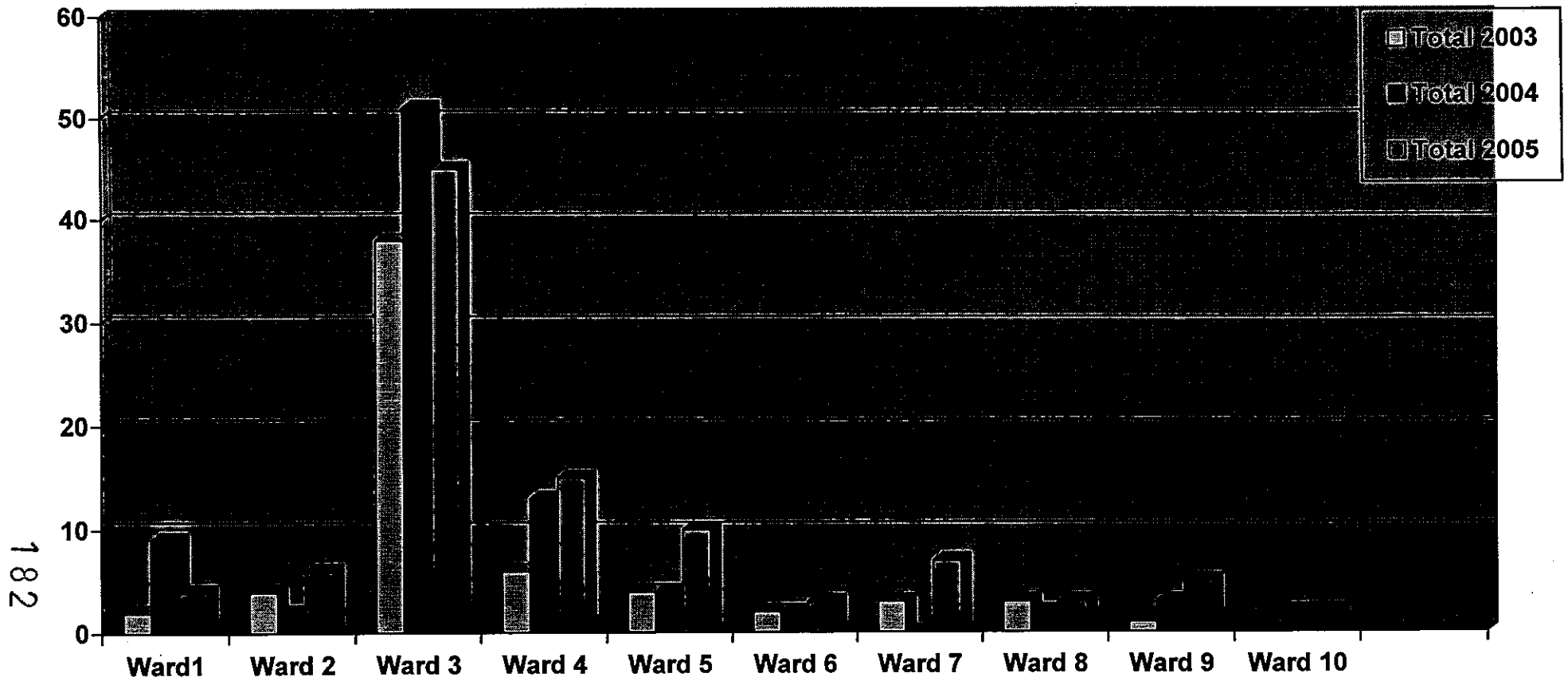
2005

**Municipal District of Mackenzie No. 23
Development Summary
January 1, 2004 to June 30, 2005**

Development	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10	Total
Industrial	4	1	1	4	0	0	0	4	0	18	32
Commercial	0	1	4	1	0	1	3	0	2	2	14
Residential	6	8	56	23	16	3	7	3	10	2	134
Other	1	0	3	1	2	0	1	1	5	1	15
Total	11	10	63	29	18	4	11	8	17	23	195

Development	Permits	Construction Cost
Industrial	32	\$11,275,576.00
Commercial	14	\$2,669,000.00
Residential	134	\$8,683,110.00
Other	15	\$3,309,000.00
TOTALS	196	\$25,936,686.60

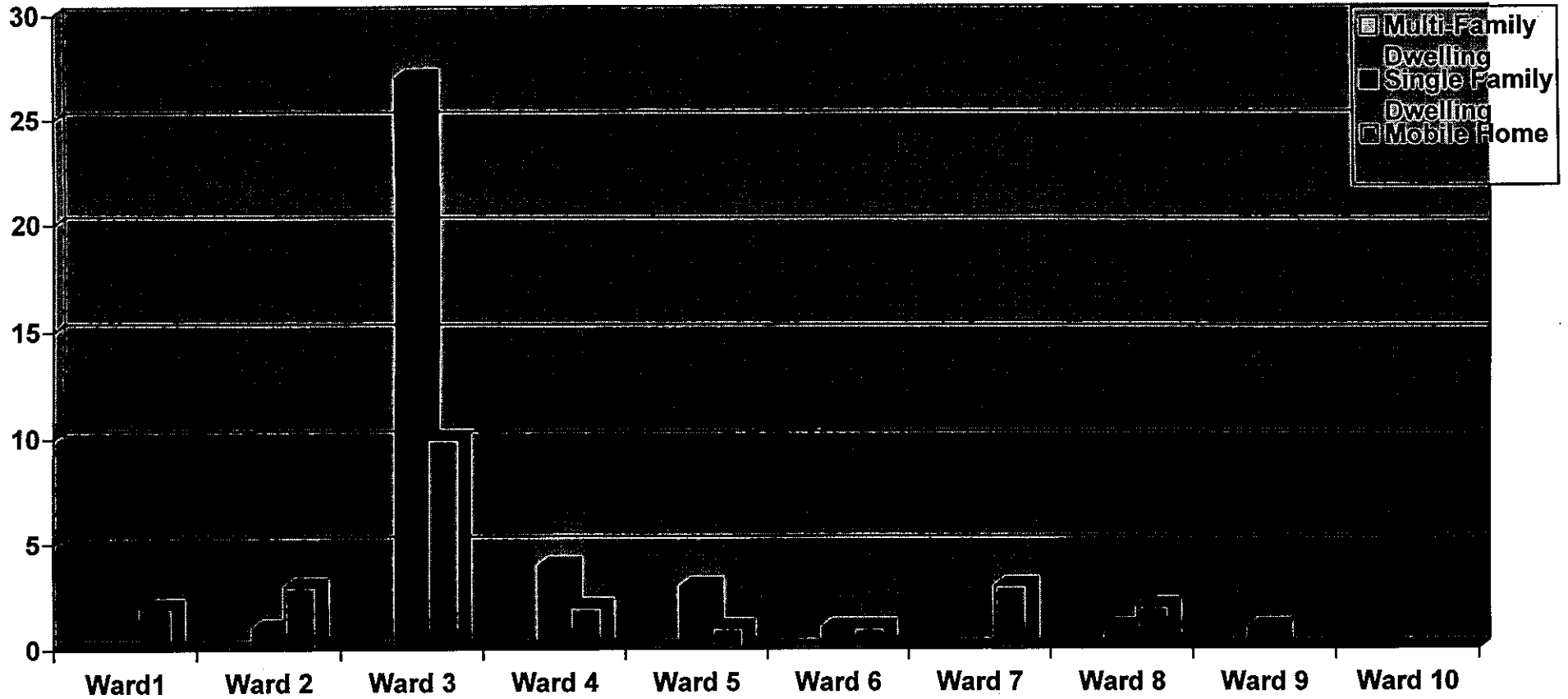
Wards	Construction Cost
Ward 1	\$947,171.00
Ward 2	\$841,000.00
Ward 3	\$7,329,665.00
Ward 4	\$3,148,500.00
Ward 5	\$862,025.00
Ward 6	\$283,000.00
Ward 7	\$2,252,000.00
Ward 8	\$192,920.00
Ward 9	\$1,200,000.00
Ward 10	\$8,880,405.00
TOTAL	\$25,936,686.60



182

**Municipal District of Mackenzie No. 23
Residential Building Activity Report
January – June, 2003-2005**

2003-2005



**Municipal District of Mackenzie No. 23
Residential Building Activity Report
January – June, 2003**

2003

**Municipal District of Mackenzie No. 23
Residential Building Activity Report
January – June, 2003**

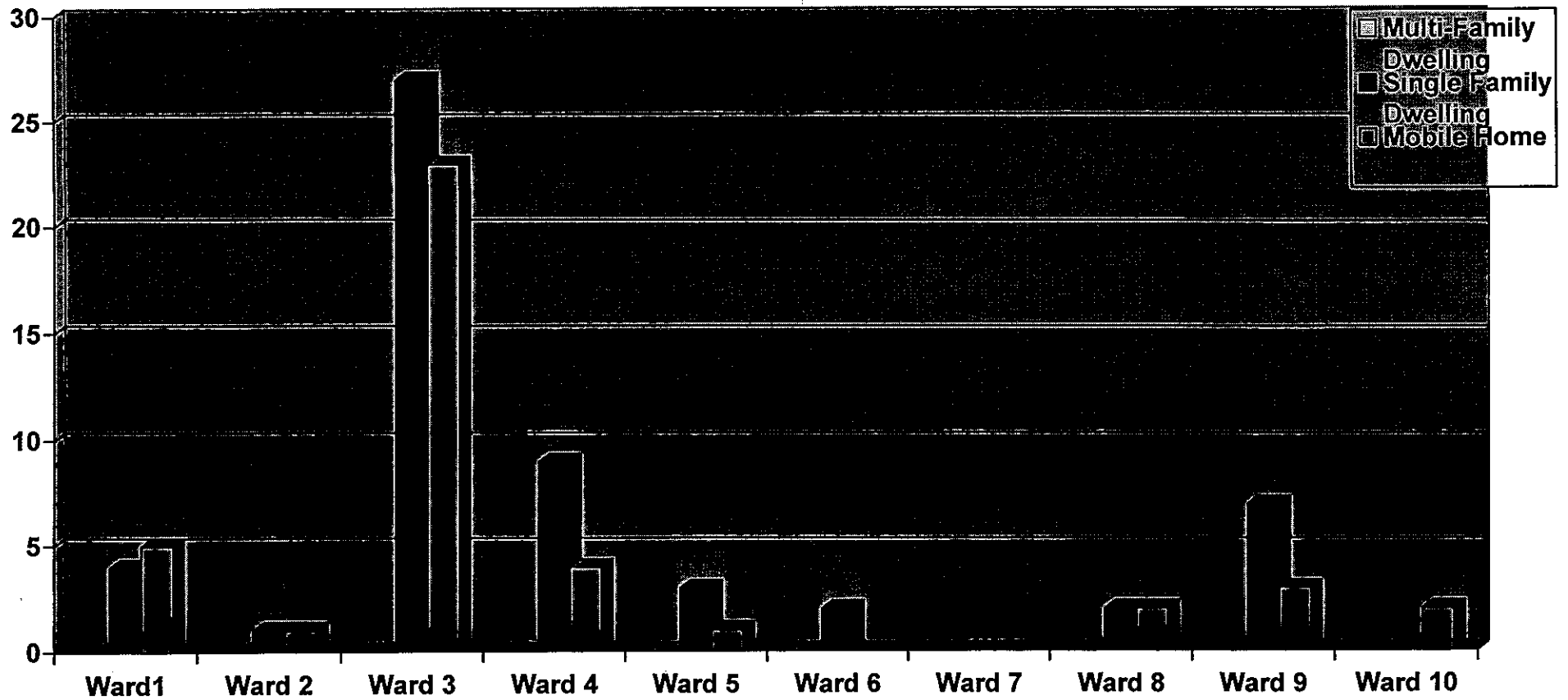
Development	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10	Total
Multi-Family Dwelling	0	0	1	0	0	0	0	0	0	0	1
Single Family Dwelling	0	1	27	4	3	1	0	1	1	0	38
Mobile homes	2	3	10	2	1	1	3	2	0	0	24
Total	2	4	38	6	4	2	3	3	1	0	63

Wards	Permits	Multi-Family Dwelling Construction Cost
Ward 1		
Ward 2		
Ward 3	1	\$50,000.00
Ward 4		
Ward 5		
Ward 6		
Ward 7		
Ward 8		
Ward 9		
Ward 10		
TOTAL	1	\$50,000.00

Wards	Permits	Single Family Dwelling Construction Cost
Ward 1	0	\$0.00
Ward 2	1	\$155,000.00
Ward 3	27	\$3,599,000.00
Ward 4	4	\$485,000.00
Ward 5	3	\$265,000.00
Ward 6	1	\$80,000.00
Ward 7	0	\$0.00
Ward 8	1	\$150,000.00
Ward 9	1	\$177,500.00
Ward 10	0	\$0.00
TOTAL	38	\$4,911,500.00

Wards	Permits	Mobile Home Construction Cost
Ward 1	2	\$50,000.00
Ward 2	3	\$170,500.00
Ward 3	10	\$393,600.00
Ward 4	2	\$59,000.00
Ward 5	1	\$20,000.00
Ward 6	1	\$82,000.00
Ward 7	3	\$216,000.00
Ward 8	2	\$87,500.00
Ward 9	0	\$0.00
Ward 10	0	\$0.00
TOTAL	24	\$1,098,200.00

Wards	Permits	TOTAL Residential Building Activity
Ward 1	2	\$70,000.00
Ward 2	4	\$325,500.00
Ward 3	38	\$4,042,600.00
Ward 4	6	\$544,000.00
Ward 5	4	\$285,000.00
Ward 6	2	\$162,000.00
Ward 7	3	\$1,431,000.00
Ward 8	3	\$237,500.00
Ward 9	1	\$177,500.00
Ward 10	0	\$0.00
TOTAL	63	\$6,009,700.00



**Municipal District of Mackenzie No. 23
Residential Building Activity Report
January – June, 2004**

2004

**Municipal District of Mackenzie No. 23
Residential Building Activity Report
January – June, 2004**

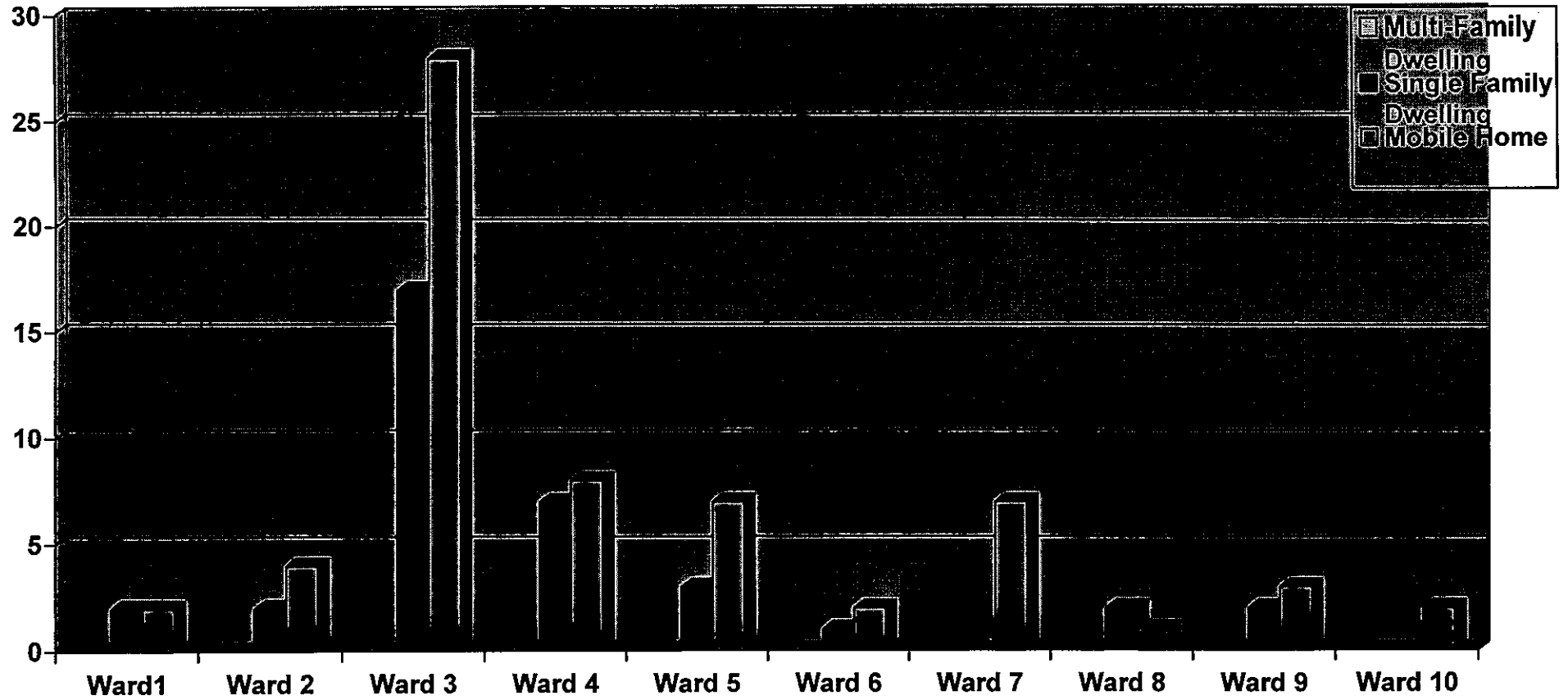
Development	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10	Total
Multi-Family Dwelling	0	0	1	0	0	0	0	0	0	0	1
Single Family Dwelling	4	1	27	9	3	2	0	2	7	0	55
Mobile homes	5	1	23	4	1	0	0	2	3	2	41
Total	9	2	51	13	4	2	0	4	10	2	97

Wards	Permits	Multi-Family Dwelling Construction Cost
Ward 1		
Ward 2		
Ward 3	1	\$40,000.00
Ward 4		
Ward 5		
Ward 6		
Ward 7		
Ward 8		
Ward 9		
Ward 10		
TOTAL	1	\$40,000.00

Wards	Permits	Single Family Dwelling Construction Cost
Ward 1	4	\$290,000.00
Ward 2	1	\$140,000.00
Ward 3	27	\$3,340,500.00
Ward 4	9	\$1,201,300.00
Ward 5	3	\$470,000.00
Ward 6	2	\$190,000.00
Ward 7	0	\$0.00
Ward 8	2	\$225,000.00
Ward 9	7	\$905,730.68
Ward 10	0	\$0.00
TOTAL	55	\$6,762,530.68

Wards	Permits	Mobile Home Construction Cost
Ward 1	5	\$246,500.00
Ward 2	1	\$50,000.00
Ward 3	23	\$1,105,300.00
Ward 4	4	\$96,000.00
Ward 5	1	\$18,000.00
Ward 6	0	\$0.00
Ward 7	0	\$0.00
Ward 8	2	\$200,000.00
Ward 9	3	\$354,500.00
Ward 10	2	\$89,500.00
TOTAL	41	\$2,159,800.00

Wards	Permits	TOTAL Residential Building Activity
Ward 1	9	\$536,500.00
Ward 2	2	\$190,000.00
Ward 3	51	\$4,485,800.00
Ward 4	13	\$1,297,300.00
Ward 5	4	\$488,000.00
Ward 6	2	\$190,000.00
Ward 7	0	\$0.00
Ward 8	4	\$425,000.00
Ward 9	10	\$1,260,230.68
Ward 10	2	\$89,500.00
TOTAL	97	\$8,962,330.68



**Municipal District of Mackenzie No. 23
Residential Building Activity Report
January – June, 2005**

2005

**Municipal District of Mackenzie No. 23
Residential Building Activity Report
January – June, 2005**

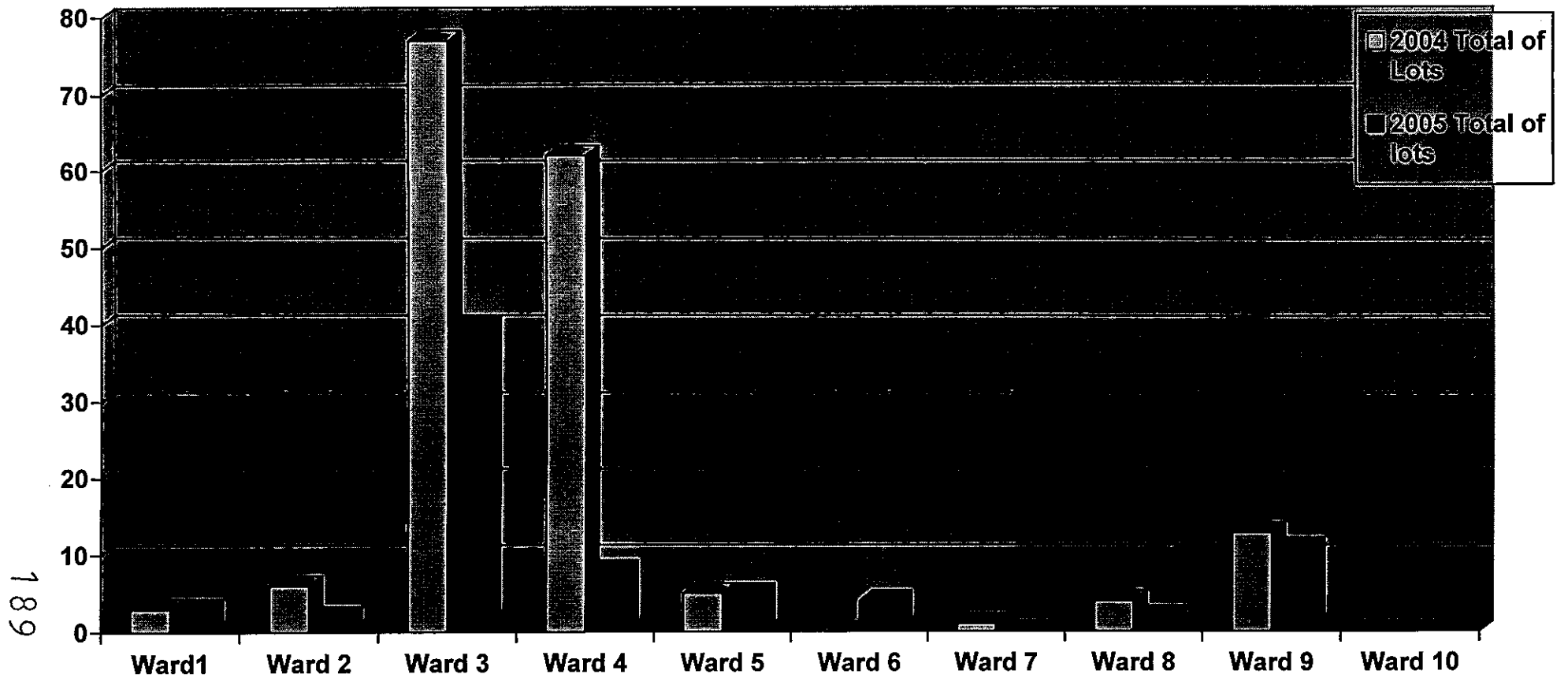
Development	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10	Total
Multi-Family Dwelling	0	0	0	0	0	0	0	0	0	0	0
Single Family Dwelling	2	2	17	7	3	1	0	2	2	0	36
Mobile homes	2	4	28	8	7	2	7	1	3	2	64
Total	4	6	45	15	10	3	7	3	5	2	100

Wards	Permits	Multi-Family Dwelling Construction Cost
Ward 1		
Ward 2		
Ward 3		
Ward 4		
Ward 5		
Ward 6		
Ward 7		
Ward 8		
Ward 9		
Ward 10		
TOTAL	0	

Wards	Permits	Single Family Dwelling Construction Cost
Ward 1	2	\$280,000.00
Ward 2	2	\$258,000.00
Ward 3	17	\$2,300,000.00
Ward 4	7	\$953,000.00
Ward 5	3	\$389,000.00
Ward 6	1	\$160,000.00
Ward 7	0	\$0.00
Ward 8	2	\$127,920.00
Ward 9	2	\$410,000.00
Ward 10	0	\$0.00
TOTAL	36	\$4,877,920.00

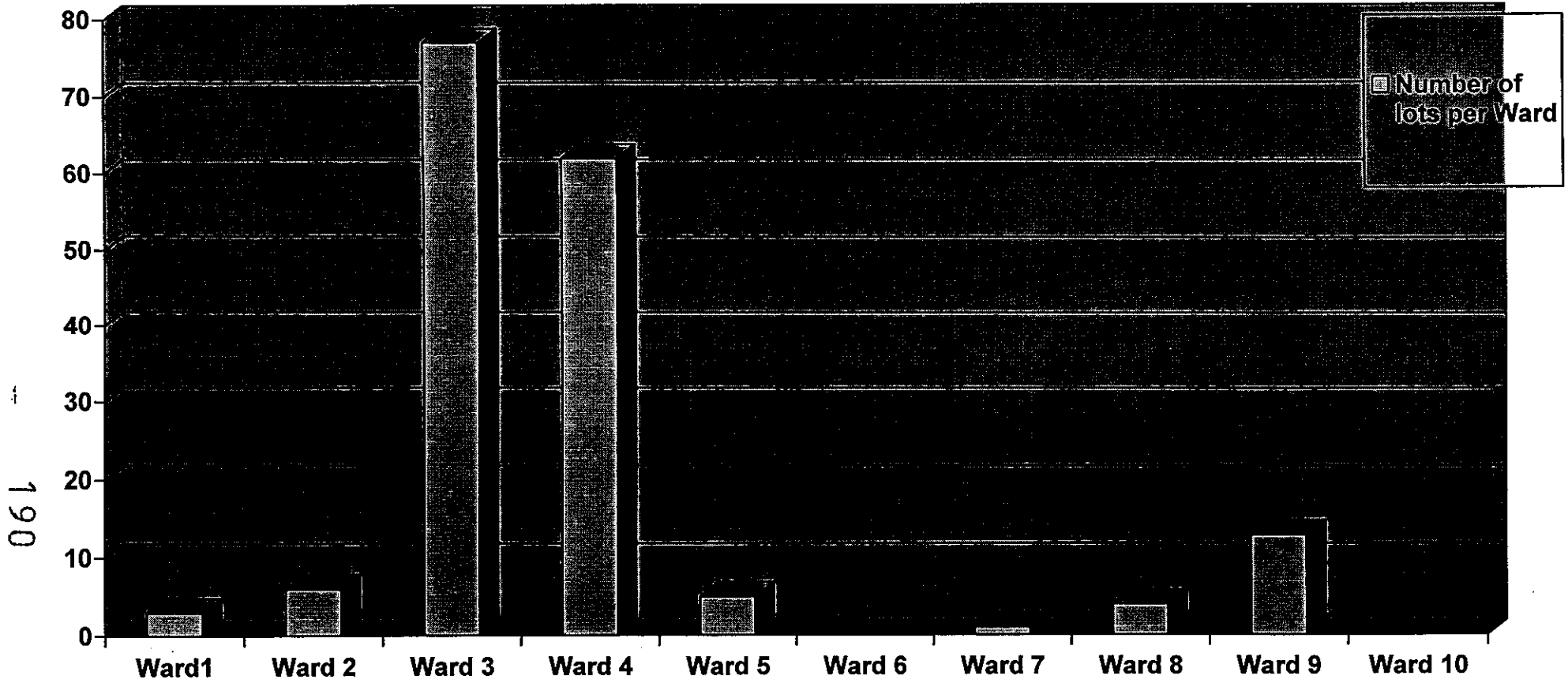
Wards	Permits	Mobile Home Construction Cost
Ward 1	2	\$150,000.00
Ward 2	4	\$333,000.00
Ward 3	28	\$1,647,165.60
Ward 4	8	\$383,500.00
Ward 5	7	\$285,500.00
Ward 6	2	\$123,000.00
Ward 7	7	\$20,000.00
Ward 8	1	\$50,000.00
Ward 9	3	\$130,000.00
Ward 10	2	\$260,000.00
TOTAL	64	\$3,382,165.60

Wards	Permits	TOTAL Residential Building Activity
Ward 1	4	\$430,000.00
Ward 2	6	\$591,000.00
Ward 3	45	\$3,947,165.60
Ward 4	15	\$1,336,500.00
Ward 5	10	\$674,500.00
Ward 6	3	\$283,000.00
Ward 7	7	\$20,000.00
Ward 8	3	\$177,920.00
Ward 9	5	\$540,000.00
Ward 10	2	\$260,000.00
TOTAL	100	\$8,260,085.60



**Municipal District of Mackenzie No. 23
 Subdivision Summary Report
 January – June, 2004- 2005**

2004- 2005



**Municipal District of Mackenzie No. 23
Subdivision Summary Report
January – June, 2004**

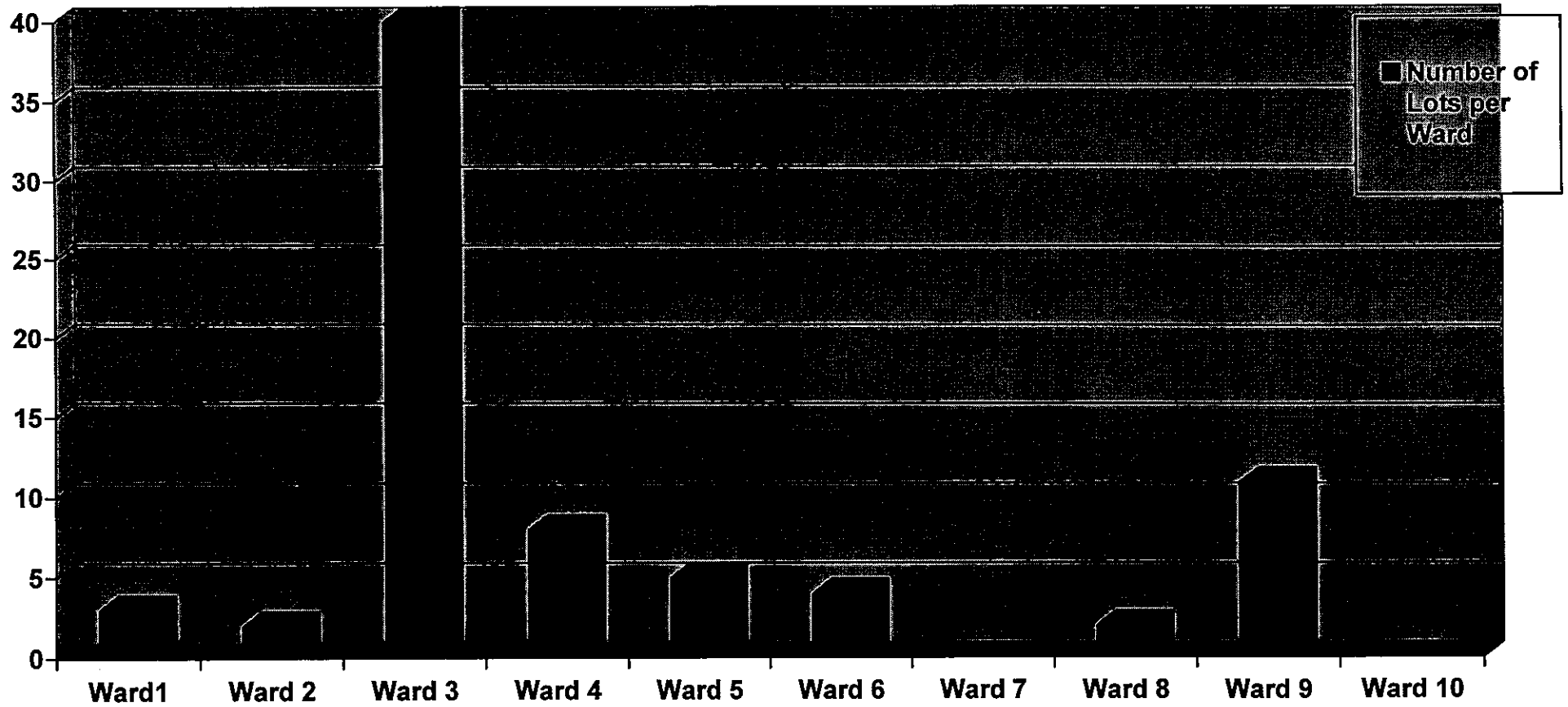
2004

**Municipal District of Mackenzie No. 23
Subdivision Summary
January 2004 – June 2004**

Subdivisions	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10	Total
Urban	0	0	4	0	0	0	1	0	0	0	5
Rural	3	5	1	4	5	0	0	3	9	0	30
Rural Multi lot	0	0	0	4	0	0	0	0	1	0	5
Total	3	5	5	8	5	0	1	3	10	0	40

Wards	Number of Lots	Rural in Acres	Multi Rural in Acres	Urban in Acres
Ward 1	3	25.78	0	0
Ward 2	6	116.32	0	0
Ward 3	77	14.78	0	40.21
Ward 4	62	38.61	170.34	0
Ward 5	5	50.67	0	0
Ward 6	0	0	0	0
Ward 7	1	5.5	0	0
Ward 8	4	42.66	0	0
Ward 9	13	140.8	64.25	0
Ward 10	0	0	0	0
TOTAL	171	435.12	234.59	40.21

Total amount of area subdivided from January till June 2004 - 709.92 acres



**Municipal District of Mackenzie No. 23
Subdivision Summary Report
January – June, 2005**

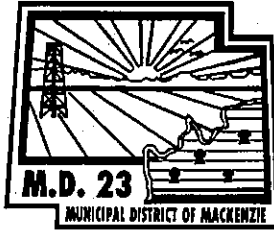
2005

**Municipal District of Mackenzie No. 23
Subdivision Summary
January 2005 – June 2005**

Subdivisions	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10	Total
Urban	0	0	6	0	0	0	0	0	0	0	6
Rural	3	2	0	8	5	0	0	2	5	0	25
Rural Multi Lot	0	0	0	0	0	0	0	0	1	0	1
Total	3	2	6	8	5	0	0	2	6	0	32

Wards	Number of lots	Rural in Acres	Multi Rural in Acres	Urban in Acres
Ward 1	3	36.35	0	0
Ward 2	2	20	0	0
Ward 3	40	0	0	27.05
Ward 4	8	53.73	0	0
Ward 5	5	42.51	0	0
Ward 6	4	35.05	0	0
Ward 7	0	0	0	0
Ward 8	2	32	0	0
Ward 9	11	70.18	26.41	0
Ward 10	0	0	0	0
TOTAL	75	289.82	26.41	27.05

Total amount of area subdivided from January till June 2005- 343.28 acres



M.D. of Mackenzie No. 23 Request for Decision

Meeting:	Regular Council
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger, Director Planning, Emergency and Enforcement Services
Title:	Regional Safety Services
Agenda Item No:	10j

BACKGROUND / PROPOSAL:

July 19, 2005 I met with the CAO of Rainbow Lake Grant Dixon, the Director of Planning for the Town of High Level Dean Krause and the Senior Officer (Partnerships) for Safety Services Alberta Municipal Affairs Chris Contenti to discuss the Safety Services throughout the region.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

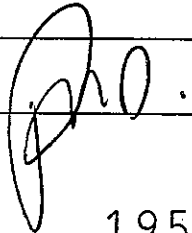
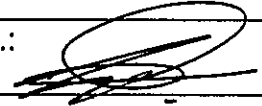
Rainbow Lake is not accredited to administer Safety Codes for their municipality so they currently are serviced by the province. Rainbow Lake would like to pursue the option of utilizing regional services rather than relying on the province to provide the services.

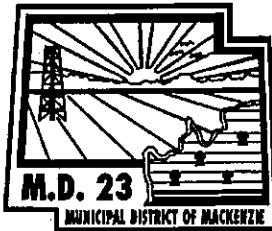
FINANCIAL IMPLICATIONS:

N/A

RECOMMENDED ACTION:

That administration enter into negotiations with the Town of Rainbow Lake for the provision of Safety Services.

Author:	Reviewed: 	C.A.O.: 
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M.D. of Mackenzie No. 23 Request for Decision

Meeting:	Regular Council Meeting
Meeting Date:	July 27, 2005
Presented By:	Paul Driedger, Director of Planning, Emergency and Enforcement Services
Title:	25 Year Emergency Vehicle Replacement Schedule
Agenda Item No:	10 K)

BACKGROUND / PROPOSAL:

Currently the 25 year Emergency Vehicle replacement schedule identifies a rescue unit to be purchased this year with a budgeted amount of \$160,000 (budgeted amount is in 1999 estimates). During recent discussions with suppliers we are finding that this amount is approximately \$65,000 short of current pricing of rescue units (basic increase per year is 10%).

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Increase in pricing is due to increased costs of materials and vehicles; this is requiring us to amend the current vehicle replacement schedule to allow administration to pursue the replacement of aging equipment without delays due to financial constraints. This year the projected replacement cost for a rescue unit will be approximately \$225,000. We also contacted suppliers and updated the replacement cost of all Emergency Services vehicles on the schedule.

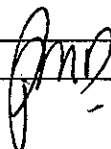
FINANCIAL IMPLICATIONS:


Current vehicle Emergency Replacement reserves are at \$439,989

RECOMMENDED ACTION:

Adopt the 25 Year Emergency Vehicle Replacement Schedule as amended.

Author: J. Gabriel

Reviewed: 

C.A.O.: 



Mackenzie Regional Emergency Services

Vehicle & Equipment List and 25 Year Replacement Schedule

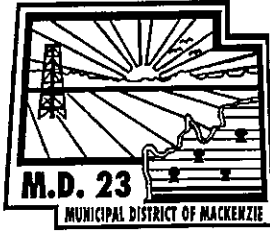
Unit #	AVL I.D.	Year/Make/Model	Type of Vehicle	License Plate #	Serial Number	Location	Replacement Cost	Life (years)	Description and status	2005	2006	2007	2008	2009
1636	MRP 1636	1998 Chev.	Truck 4X4 Extended Cab		1GCGK23R4XF018278	MRP - Ron								
1638	MRP 1638	2002 Dodge	Truck 4X4 Extended Cab	YCG 443	1D7HV18ZZ2S647400	MRP - Jason								
9101	LCFR P1	1950 Dodge	Antique Fire Truck	WDD 173	5C360380655B	La Crete	Never							
9102	FVFR P1	1953 Chev	Antique Fire Truck		3155310492	Ft. Vermilion	Never							
9103	LCFR P2	1977 GMC	Pumper Truck	CNL 528	TCE677Z598870	La Crete	275,000	25						
9104	FVFR P2	1979 GMC	Pumper Truck	CNL 529	T17NE9V604441	Ft. Vermilion	275,000	25			275,000			
9105	LCFR P3	1988 Ford	Pumper Truck	MFJ 100	1FDYD803JVA00292	La Crete	275,000	25						
9106	ZFR P1	1991 GMC	Pumper Truck	MBR 044	1GDP7H1JOMJ500073	Zama	275,000	25						
9107	LCFR T1	1991 GMC	Water Tanker	MNT 021	1GDP7H1JXMJ512022	La Crete	200,000	25						
9108	FVFR T1	1991 GMC	Water Tanker	MNT 022	1GDP7H1JXMJ512084	Ft. Vermilion	200,000	25						
9109	FVFR P3	1994 GMC	Pumper Truck	RCB 930	1GDP7H1J7R517024	Ft. Vermilion	275,000	25						
9113	ZFR R1	1990 Ford E350	Rescue Vehicle		1FDKE30G8LH453801	Zama	225,000	15		225,000				
9115	MRES MCI	1993 Ford E350	MCI Unit	NXM 836	1FDJE30M4PH450305	La Crete - MRES	125,000	10						
9116	LCA 1420	1998 Ford E350	Ambulance	UDJ 354	1FDWE30F5WH830010	La Crete	125,000	10					125,000	
9117	FVFR B1	1999 Quicksilver	Rescue Boat & Trailer	N940 83	USA88591D899	Ft. Vermilion	20,000	15						
9118	LCFR R2	2001 Ford E350	Rescue Vehicle	WDD 201	1FDAW57F91EC81502	La Crete	225,000	15						
9119	LCFR B1	2001 ZODIAK	Rescue Boat & Trailer	R493 78		La Crete	20,000	15						
9120	LCA 1491	2001 Ford E350	Ambulance	VGN 644	1FDWE35F31HA46768	La Crete	125,000	10						
9121	FVFR R2	2003 Freightliner	Rescue Vehicle	YMG 748	1FVABSAL63HL78210	Ft. Vermilion	225,000	15						
9122	LCFR P4	2004 Peterbilt	Pumper Truck		2NPNHD8X54M816999	La Crete	275,000	25						
9905	MRES 01	2000 Dodge	4X4 Extended Cab	VPP 968		La Crete - MRES								
		La Crete Ambulance Capital								56,033				

661

Opening Emergency Equipment Reserve Balance	439,989	306,956	183,956	333,956	358,956
Annual Emergency Equipment Expenditure	281,033	275,000	0	125,000	0
Annual Contribution to Emergency Equipment Reserve	150,000	150,000	150,000	150,000	150,000
Year End Emergency Equipment Reserve Balance	308,956	183,956	333,956	358,956	508,956

COUNCIL

Please note that the replacement cost of the units has increased.
After checking with emergency vehicles suppliers we have changed the costs to reflect the actual cost.



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council Meeting
Meeting Date:	July 27, 2005
Presented By:	Barb Spurgeon, Executive Assistant for Councillor Thompson
Title:	Unsightly Premises
Agenda Item No:	11a)

BACKGROUND / PROPOSAL:

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Attached is the current bylaw on unsightly premises, however it does not address the minimum maintenance standards for private properties within the MD.

COSTS / SOURCE OF FUNDING:

RECOMMENDED ACTION:

That a bylaw be prepared to address the minimum maintenance standards required for privately owned property to be maintained.

Author:

Reviewed:

C.A.O.:

BYLAW NO. 137/98

**BEING A BY-LAW OF THE
MUNICIPAL DISTRICT OF MACKENZIE No. 23,
IN THE PROVINCE OF ALBERTA,**

RESPECTING UNSIGHTLY PREMISES

WHEREAS, Section 7 of the Municipal Government Act, Being Chapter M-26.1 of the Revised Statutes of Alberta, 1994, hereinafter referred to as the "M.G.A." provides for the passing of bylaws for municipal purposes respecting nuisances, including unsightly property;

NOW THEREFORE, THE COUNCIL OF THE Municipal District of Mackenzie No. 23, duly assembled, enacts as follows:

1. In this bylaw the term:
 - (a) **"Owner"** means the registered owner of the lands, buildings, and premises for which an order or direction has been served pursuant to the bylaw and includes the occupant of such lands and premises.
 - (b) **"M.D."** means the Council of the Municipal District of Mackenzie No. 23.
 - (c) **"Committee"** means the Manager of Planning and Emergency Services; Superintendent of Utilities, Parks and Playgrounds; and Chief Administrative Officer.
2. Owners of property in the M.D. shall keep such property in a presentable condition which shall include the removal of litter as it accumulates, the cutting of grass and the control of weeds or plants.
3. A Bylaw Enforcement Officer or Development Officer employed by the M.D. shall have authority to direct the Owner of any property that is not in a presentable condition:
 - (a) to fence that property with a six foot high board fence suitably painted, or
 - (b) to clear and improve that property, or

- (c) to cut and/or remove grass, weeds or plants from such property; or
 - (d) to remove litter or debris from that property.
4. If an order of the Development Officer or Bylaw Enforcement Officer is not complied with within fourteen (14) days after service of the order, the Committee shall have the right to direct any person to do the work required by the order and the cost of doing that work shall be recovered from the Owner of the property as a debt due to the M.D. or such cost may be charged against the property as taxes due and owing.
 5. An Owner who considers himself aggrieved by an order or direction hereunder may, within ten (10) days of the date upon which service of the order or direction was made, appeal from that order or direction to the Committee by written notice personally delivered to the Municipal District of Mackenzie No. 23.
 6. If an Owner considers himself aggrieved by the decision under paragraph 5 hereof, he may, within ten (10) days of the date upon which service of the decision was made, appeal by Originating Notice of Motion to the Court of Queen's Bench.
 7. Any Owner who fails to remove litter as it accumulates, or fails to cut and control grass and weeds or fails to comply with a direction or order of a Development Officer or Bylaw Enforcement Officer or the Committee is liable to pay a voluntary fine of not less than \$50 plus costs and upon summary conviction shall be liable to pay a fine of not more than \$2,500 plus costs and in default of payment, judgment, and in addition;
 8. At the discretion of the Committee a fine of not less than \$50 to a maximum of \$100 for every day the contravention continues following notification of the conviction, may be levied.
 9. The Chief Administrative Officer or his designate shall prosecute for offences under this Bylaw.
 10. Where there is a conflict between this bylaw and any other bylaw of the M.D., this bylaw shall take precedence.
 11. That this bylaw shall take effect on the date of the third and final reading thereof.

First Reading given on this 16th day of June, 1998.

"B. Bateman" (signed)
Betty Bateman, Chairperson

"E. Schmidt" (signed)
Eva Schmidt, Municipal Secretary

Second Reading given on this 16th day of June, 1998.

"B. Bateman" (signed)
Betty Bateman, Chairperson

"E. Schmidt" (signed)
Eva Schmidt, Municipal Secretary

Third Reading and Assent given on the 21st day of July 1998.

"B. Bateman" (signed)
Betty Bateman, Chairperson

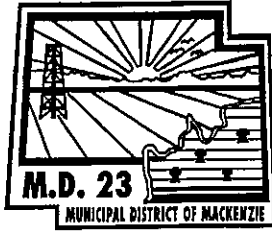
"E. Schmidt" (signed)
Eva Schmidt, Municipal Secretary

Approved:

Refused:

(Signed)
Bryan Clark, Official Administrator
Municipal Affairs

(Signed)
Bryan Clark, Official Administrator
Municipal Affairs



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council Meeting
Meeting Date:	July 27, 2005
Presented By:	Barb Spurgeon, Executive Assistant
Title:	Highway 88 Task Force
Agenda Item No:	11 b)

BACKGROUND / PROPOSAL:

The MD has established a Task Force to lobby for the paving of Highway 88

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

At the last task force meeting, the group reviewed a proposal put forward by Ken Chapman from Cambridge Strategies (see attached) However since the Task Force held a workshop on June 27 and the July 6 meeting, several things changed and Willie Wieler has been in contact with Ken Chapman, who agrees that action must be taken as soon as possible. He is in the process of arranging a meeting with Lyle Oberg and different Ministers. More information will be provided at the Council meeting.

COSTS / SOURCE OF FUNDING:

RECOMMENDED ACTION:

That the update on Highway 88 Task Force be received for information.

Author:	Reviewed:	C.A.O.: 
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BACKGROUND:

In the past four years the Highway 88 Task Force Working Group and some local municipalities have met with key Government of Alberta (GOA) Ministers, local MLAs, and other provincial policy makers and influencers to lobby for the completion of the paving of this primary highway. They have identified the need to further develop and pave the remainder of Highway 88 due to its strategic importance to the future growth of the region and based on the necessity to ensure that there is a safe "second" highway access to and from this part of northern Alberta.

OBJECTIVE:

Cambridge Strategies Inc. (CSI) would assist all the key communities associated with the Highway 88 Task Force to create and develop a business case for an economic growth corridor for the region served by and depending on Highway 88 with activities centred initially in the Municipal District of MacKenzie regional participants. The business case development process would include aboriginal communities, local governance jurisdictions, business and enterprises and other spheres of influence. In subsequent phases Political Action Plan would be undertaken that engages the various orders of government in responding to the business case arising from cohesive community engagement.

TASKS:

Initial research and fact finding efforts would focus on the social, economic and environmental desirability of paving the remainder of Highway 88 as a necessary provincial government priority. A format, context, content, thematic approach to the business case would be created and executed along with a community and local key political engagement strategy. The actual business case would be developed and written concurrent with the information gathering and research work.

CONCEPT:

The overall concept would be to see Highway 88 as part of a Northwestern Alberta Growth Corridor that includes Highway 35 and would be a further link for the Northwest Territories and Northwestern Alberta to a new Pacific Export Gateway at Prince Rupert, British Columbia. It would be a significant enhancement in the northwestern Alberta region to take Alberta and NWT's goods to domestic and continental markets, as well as to Asia and other foreign markets. The Highway 88 Growth Corridor would also link to a proposed connector road going East-West from the Regional Municipality of Wood Buffalo to the Peace River Country, linking service and supplies across Alberta's North and other strategic areas like British Columbia and Saskatchewan.

Overall, creating a corridor would further integrate the region with the international import/export potential out of the Port of Prince Rupert, will enable the further development of the North and unleash more of Alberta's potential.

RATIONALE:

Northerners cannot be left to watch opportunity and wealth drive by their front door, while they lack the capacity and the power necessary to profit from the resources within their region.

Northern Albertans make significant contributions to the rest of the province and to Canada. In 2001-02, the provincial government received \$3.7 billion in revenue from the region; in 2002 the federal government received \$2.5 billion. Additionally, goods produced in northern Alberta generate one-third of the province's international commodity exports and one-third of Alberta's inter-provincial exports. On a per capita basis, residents in northern Alberta make a significantly higher contribution to both the provincial and the national economies than their southern counterparts.

The rapid population growth and resource development within the region has placed strains on transportation infrastructure. Unless those strains can be reduced, they pose a threat to future development. At the same time, the expansion of the Port of Prince Rupert, which capitalizes on the tremendous market opportunities of the Asia Pacific, will create a new demand for transportation infrastructure across Canada's North, including roadway, pipelines, transmission lines, and perhaps even rail links. Moreover, the emergence of huge economic development potential in the Canadian Arctic makes the Highway 88 Growth Corridor a natural conduit and catalyst to benefit Alberta's access to, and involvement in, the development of Northwest Territories' resources.

Not all of these possibilities will be realized immediately nor will they happen without careful planning and capital investment coupled with significant political will and action. This approach will demand engagement, support and contribution of resources from all local governments and broader community interests.

There are compelling reasons for building a Growth Corridor in the hinterland of Highway 88, centred on upgrading this vital north-south link which feeds into the Northwest Territories and into the emerging Prince Rupert to Chicago trade corridor passing through Northern Alberta. The Highway 88 Growth Corridor:

1. Can open up new labour and business opportunities for residents from elsewhere in the North;
2. Can open up new areas for forestry, mining, tourism, and conventional oil and gas, as well as the Peace River region oil sands, while leaving a small environmental footprint;
3. Can be a more viable corridor for future pipelines, fibre optics, and transmission lines, in addition to roadways, and eventual rail and inter-modal approaches;
4. Can enhance the development of the Northwest Territories and provide the Territories with linkages into the corridor. This would enhance mutual access and new markets for Alberta and the NWT;
5. Can be an integrated part of a new land-based northwest passage linking Asia to the US Midwest and western markets.

In addition to the above, there are key benefits to using the upgrading of Highway 88 as a catalyst for social and economic development and sustained growth, around the headings below.

Safety Issues

1. Reduce the number of accidents and fatalities based on present conditions and which will otherwise occur due to significantly increasing traffic volumes generated by increased economic activity in and through the region;
2. Provide alternate high quality roadway access for emergency services, especially for First Nation communities and resource development activity occurring in the area;
3. Reduce traffic on Mackenzie Highway 35; on which the volume of traffic now poses safety concerns.

Economic Development

1. Enhance access to resource development – agriculture, oil, gas, forestry and non-energy minerals - including the servicing of resource activity;
2. Increase tourism opportunities;
3. Provide economic development and employment generation opportunities;
4. Lower costs for vehicle repair and maintenance due to the flatter terrain along the highway route;
5. Enhance a key trade corridor in and through Northwestern Canada.

Infrastructure Development

1. Implement and complement the Northwestern Canadian Integrated road Network Concept Plan, as adopted by the Western Canada Premiers in 1996;
2. Further develop a key part of the provincial highway transportation system;
3. Develop an effective connection to and from other parts of the Province of Alberta and the rest of Northwestern Canada;
4. Address the increased traffic counts for Highway 88 in a pro-active manner.

Enhanced Access to Services

1. Provide more effective access to a wide range of emergency and community services;
2. Improve access to health, education and social services;
3. Reduce response times for emergency services, especially for situations our agricultural communities, forested areas, and aboriginal communities;
4. Enhance access to post-secondary education.

METHODOLOGY:

CSI proposes to assist the Highway 88 Task Force Working Group to build a business case involving and supported by groups including but not limited to:

- Municipalities
- Aboriginal Communities

- Oil & Gas Industry
- Forest Industry
- Agricultural Industry
- Tourism Operators and Organizations
- Community Service Agencies
- Emergency Response Services

The Community Action Plan (CAP) would involve widespread engagement to create buy-in, momentum and traction for the development of the Highway 88 Growth Corridor as an integral part of the northwestern regional economic, social and environmental development. A series of direct meetings with affected communities must be undertaken. These meetings should include regional government or councils, business leaders, and the public. They must outline the need for growth corridor development (for northerners above all else) and the expected benefits of road development. More importantly, the meetings must also be understood to be inclusive of community input. This includes concerns relating to the environment, isolation, increased traffic flow, maintenance of traditional lifestyles, access, service delivery, etc. Concerns and issues must not only be heard but be understood to matter. Conversely, benefits to communities must be made directly relatable to the community at question.

THE DELIVERABLE AND OUTCOMES:

The objective is to persuade the Government of Alberta to commit to pave the remaining portion of Highway 88 as part of the development of the north-western regional Highway 88 Growth Corridor. To do this it is proposed that a business case must be built, setting out the rationale, benefits, scope and timelines for the project. This business case should be built by a coalition of communities, community organizations, industry groups, businesses, and stakeholders representing public and private-sector services (education, health, social services). This would be part of what we see as the Community Action Plan, bringing together stakeholders across Northwestern Alberta to participate in building the business case.

The business case process should set out and prioritize needs, to put preliminary project pricing estimates together and to identify possible program funding sources and allocation amongst various orders of government.

An alliance of communities and industries, similar in concept to the oils sands Regional Issues Working Group, who are directly interested in Highway 88 Growth corridor development must undertake and sponsor the development of this business case. This strategic alliance/partnership is essential to create engagement, empowerment and ownership of the initiative at the ground level and to be credible to the government of Alberta policy makers. It gives immediacy and importance to ensuring Northwest Alberta can develop optimally within the framework of the 20-year Strategy in the GOA Business Plan and other recent key policy initiatives and strategic directions of the GOA. The outcome ought to be to move from this base of engagement, empowerment, awareness and inclusion to creating effective local networks of opportunity development and resulting in appropriate and progressive growth in the Northwest.

COST AND TIMING:

The next provincial government budget cycle begins effectively September 1, 2005 for the 2006-07 provincial Budget. While this business case will not be realistically developed in this time frame, it can be effective if the provincial authorities know it is happening and have the project objectives, context, background and rationale for the initiative clearly communicated. That enables the business case to be carefully and effectively developed in the coming year in preparation Highway 88 Task Force Working Group for presentation in the spring of 2006 for targeted inclusion in the 2007-08 provincial Budget.

Based on previous experience, CSI suggests a local initiative of community engagement to prepare the context and much of the thematic content for a business case will cost about \$65,000.00 - \$80,000.00. This will include information gathering on NWT, Prince Rupert port implications and connector road impacts on the region as well. Depending on the availability of other significant, authoritative and relevant socio-economic data and research, there may be need to do some additional focused research on the benefits of the paving and integration on Highway 88 into a regional Growth Corridor study. That will have to be decided subsequently and considered in light of the findings of the work on business case content development.

This work will be phased could be done as follows:

August-October 2005 – Predesign and background on community engagement and process design with final approval on approach and engagement targets.

October to February 2006 – Information gathering, data review, development and testing of concepts and alternatives, prepare preliminary business case content and scope design, shortfall determination in data and information, policy review and monitoring, communications plan development, theme development content development and determination of objectives and approach for political action.

April – June 2006 – Report writing and copy finalization and initial printing, distribution and set up of key local, regional and key supporters in the GOA for initial meetings on concept and content to assist in Political Action Strategy design.

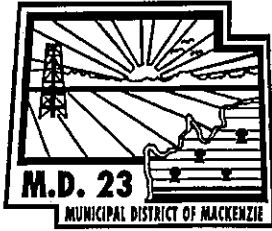
June 2006 – revise key messages and develop lobby/political action strategy.

POLITICAL ACTION PLAN:

June to October 2006 – CSI would manage and execute the lobbying and political action strategy. The costs of which to be determined based on the extent and intensity of the political action plan.

Subsequent phases would be developed to push the priority of the paving and acceptance of the regional growth corridor concept through to the finalization of the 2007-08 provincial Budget in the September 2006 to February 2007 time frame.

Prepared by K.J. (Ken) Chapman and Satya Das
Cambridge Strategies Inc. July 4, 2005.



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council Meeting
Meeting Date:	July 27, 2005
Presented By:	Barb Spurgeon, Executive Assistant
Title:	Airport Study
Agenda Item No:	11 a)

BACKGROUND / PROPOSAL:

Pat. Mahoney from EBA Consultants was engaged to provide an airport study of all the airports within the region. The public meetings took place from July 9 – 11, 2005.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Attached are the minutes from the Airport meeting held in High Level. Ray Coad and Bill Neufeld were in attendance at that meeting and will provide their comments verbally.

COSTS / SOURCE OF FUNDING:

RECOMMENDED ACTION:

That the Airport Study update be received for information.

Author:

Reviewed:

C.A.O.:

High Level Airport Committee

Meeting of July 11, 2005 at 7 p.m.
High Level Council Chambers

MINUTES

PRESENT:

Mike Mihaly	Airport Committee
Peter Ernst	Airport Committee
Susan Callihoo	Town of High Level, Councillor
Dianne Hunter	Town of High Level, CAO
Bill Neufeld	MD Mackenzie, Reeve
Jim Lindsay	Town of High Level, Airport Manager
John Crisp	Town of High Level, Municipal Secretary
Dean Krause	Town of High Level, Dir. of Development Services
Sylvia Kennedy	High Level Chamber of Commerce
Pat Maloney	EBA Engineering, Senior Planner

CALL TO ORDER

Mayor Mihaly assumed the chair, and called the meeting to order at 7:00 p.m., and introduced Pat Maloney, Senior Planner, Airports Division of EBA Engineering.

The purpose of the meeting is to hear the summary on the five airports, and any further concerns regarding the High Level Airport.

REVIEW OF REGIONAL AIRPORTS:

Pat Maloney of EBA Engineering presented a verbal report on the findings to date before the compilation of the Master Plans begins.

La Crete Airport

It is a fast growing hamlet needing upgrades to the airport. They have requested a paved runway instead of the grass strip, as they cannot fly medevacs at present. But it is not far from Ft Vermilion's paved runway.

Ft Vermilion Airport

Concern that the runway could be 500 feet longer, especially for fully loaded planes. Also the area for smaller recreation aircraft is gravel and overgrown, which causes the paved apron to be jammed with aircraft. There is a lot of helicopter activity. Perhaps paving the gravel area could service the helicopters. Little Red Air may be open to operating the airport. The leases need to be reviewed. Also space needs to be made for private aircraft who may be interested in building hangars.

Zama City Airstrip

The consensus is that the airstrip is not really very useful. Helicopters use it but there is not enough room for fixed wing aircraft.

The Apache paved lit runway near Zama is used for medevacs and oil patch planes. They have concerns over opening the airstrip for public use. A suggestion might be to close the civil airstrip and help develop the Apache airstrip, or perhaps convert the civil airstrip to a heli pad.

Rainbow Lake Airport

They would like another 500 feet in length.

There are some winter maintenance issues.

There is a need for newer equipment such as a grader, perhaps partnerships with industry to assist in acquiring the equipment.

The staff could probably benefit from some specialized airport maintenance training.

First Nation Airstrips

Some discussions with Little Red Air, but there seems little interest, and it will be difficult to obtain specific federal government funding for upgrades.

SUMMARY OF HIGH LEVEL AIRPORT STAKEHOLDERS COMMENTS

Concerns focused on more land development. Companies are requesting longer leases i.e. 49 year leases, and more available lots to purchase or lease. There is a need for more groundside business development.

Helicopters do not want to pay towards runway costs.

It is suggested helicopters could be separated to the other side of runway, as it is sporadic traffic.

Restaurant business unsuccessful due to lack of regular groundside business, compared to Ft Nelson for example.

Car rental companies do not have concerns, except for car washing capabilities, would like water and sewer service.

Development zoning notes were distributed as used in some other airports for development.

HIGH LEVEL ISSUES AND CONCERNS

Pat Maloney observed that the Ft. Vermilion, Rainbow Lake and High Level airports could be financially viable. Difficult to make airports break even, they need more activity, leases and business on the airport.

Recreation Aircraft and Helicopters

The concern of traffic conflicts between recreation planes and helicopters could be solved by moving them to the highway side of the runway.

Development

Airports are actively seeking development to generate their own economy, through long term leases or selling of lots. For example Villeneuve Airport is now selling lots and has generated \$5.6 million in development this summer.

Most thought that long term leases were preferable to selling the lots.

Airport User Fees

The study should compare the region's airport fees to see more even regional rates, and also compare them with other airports. Some airports now charging more fees for additional applications, but it is not recommended.

Airline Goals

Peace Air and CMA want to bring in larger aircraft. Their goal is 80% load rating.

Marketing

The study should suggest how to attract more flights to and from other centers.

Security Checking System

This will eventually be a reality. The installation of security could make High Level more attractive for the connections to other airports that already have security clearances. Some airports have received significant funding to install security, often 100% federal funding.

Cargo Development

Airline companies do not see a demand for air freight, as the trucking companies are too accessible, and too cost competitive. Possibility of more cargo with larger planes, but not much of a need so far. Also the Edmonton City Centre Airport does not permit freight.

Co-operation between the Five Airports.

It would benefit the municipalities and industry to cooperate. On groundside development, the MD might want to consider strategic zoning of lands around the airports to facilitate airport development.

There is a need for better land use control and coordination in the bylaws. There should also be a discussion of governance structure, such as having individual airport committees or a regional airport authority.

Personnel Planning.

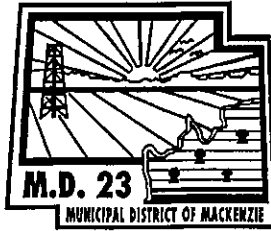
Need guidelines for training staff. To include mentoring, succession planning for the region's airports as well as High Level.

Next Steps

The Master Plans, Capital Plans and Land Use Plans will now enter the writing phase for each airport, with presentations to be scheduled for September or early October.

ADJOURNMENT

Adjournment at 8:15 p.m.



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council Meeting
Meeting Date:	July 27, 2005
Presented By:	Barb Spurgeon, Executive Assistant for Reeve Neufeld
Title:	Water Agreement with Town of High Level
Agenda Item No:	11 d)

BACKGROUND / PROPOSAL:

The Municipal District of Mackenzie #23 has begun the negotiation process with the Town of High Level for access to the Town water supply.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

.Attached is a copy of the agenda from the first meeting on the water supply. Reeve Neufeld will provide additional verbal comments.

COSTS / SOURCE OF FUNDING:

RECOMMENDED ACTION:

That the update on water negotiations with the Town of High Level be received for information.

Author:

Reviewed:

C.A.O.:

cc:
Council

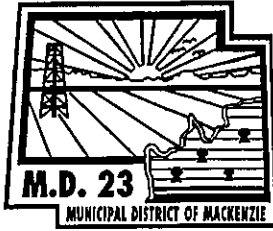
Proposed Agenda for Water supply to the MD
July 4, 2005
12:00 noon

Preliminary Issues to be Discussed

1. Relationship to other agreements i.e. Cost Sharing, Economic Development Incentive, Airport and Fire Department
- ② 2. Each Council's expectation •
3. Area proposed to be encompassed and corresponding land use.
4. Ownership of regional system
 - i. Responsibility for construction
 - ii. Maintenance
 - iii. Billings
5. Feasibility Study
6. Connection points

Memorandum of Understanding

Draft of a Memorandum of Understanding to be presented to respective Councils for endorsement.



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council Meeting
Meeting Date:	July 27, 2005
Presented By:	Barb Spurgeon, Executive Assistant
Title:	Mackenzie Municipal Library Board
Agenda Item No:	11 e)

BACKGROUND / PROPOSAL:

The Mackenzie Municipal Library Board members are appointed by the MD Council.


DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

.Attached is a resume from David Schellenberg to fill a vacant position on the MMLB. The vacant position will be until September 30 2007

COSTS / SOURCE OF FUNDING:

RECOMMENDED ACTION:

That David Schellenberg be appointed to fill the balance of position until September 30, 2007.

Author:	Reviewed:	C.A.O. 
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MD of MacKenzie No. 23
P.O. Box 640
Fort Vermilion, Alberta
T0H-1N0

June 24, 2005

RE: MD Library Board Position – La Crete Rep

To: Lucille Labrecque

Lucille, I am interested in representing La Crete on the MD library board.

I am a teacher at La Crete Public School. I feel that a library is very important to a community. I see how busy the library in La Crete is and would like to see that trend continue. A library helps meet the needs of the community members in so many different ways.

I would be open to any further questions you may have of me.

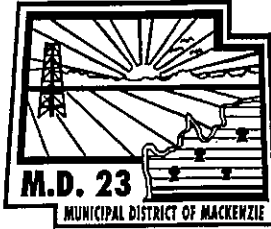
I can be reached at:

780-928-3769 (home)
780-928-3913 (work)

Sincerely yours;

A handwritten signature in black ink, appearing to read 'David Schellenberg', with a long, sweeping horizontal stroke extending to the right.

David Schellenberg



M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council Meeting
Meeting Date:	July 27, 2005
Presented By:	Barb Spurgeon, Executive Assistant
Title:	Time Capsule
Agenda Item No:	11 f)

BACKGROUND / PROPOSAL:

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

The Alberta 2005 Celebration committee has provided each community with a time capsule to fill and send back to them for safekeeping.

COSTS / SOURCE OF FUNDING:

RECOMMENDED ACTION:

That the Chambers of Commerce and Board of Trade be contacted to provide things to put into the time capsule.

Author:	Reviewed:	C.A.O.: 
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100 albertaspirit THE PARTY OF THE CENTURY

Dear Albertan,

Happy 100th Birthday!

Please find enclosed your Alberta Centennial micro time capsule. Over 200 communities throughout the province will receive one of these and we will lock them away together in the official Alberta Centennial Time Capsule.

Here are some guidelines and suggestions for your microcapsule:

- Photos (labelled with permanent marker)
- Personal and historical memorabilia
- Mementos that reveal the routine of daily life in your community
- Events, customs and people that shaped the community
- Predictions for the future, both locally and globally
- Items reflecting local pop culture (ticket stubs, grocery receipts, restaurant menus, school yearbooks, clothing, etc.)
- Newspaper clippings photocopied onto acid-free paper will last the longest
- Store all paper items in sealable plastic bags with as little air as possible
- Avoid tape and glue
- No living materials (plants, food, etc.) or anything else that could decompose
- Nothing toxic or explosive is allowed
- Thousands of photos and documents can be stored on a single compact disc
- What would you be interested in seeing if you were opening a time capsule in 100 years?
- **CONTENTS MAY WEIGH NO MORE THAN FOUR POUNDS IN TOTAL**

You are also encouraged to label or decorate the outside of your microcapsule through engraving, stickers, small plaques, etc., as long as the diameter of the capsule is not increased by more than ¼ inch, or the diameter of the black end caps. As they seal very tightly, **DO NOT PUT BOTH END CAPS ON THE MICROCAPSULE UNTIL YOU KNOW YOU WILL NOT BE ADDING ANYTHING MORE.** Please make two copies of the list of contents: enclose one copy inside your microcapsule and leave a second copy separate to provide us upon delivery.

Our Alberta Centennial Time Capsule Tour exhibit will be traveling the province this summer to collect all the completed microcapsules. We have supplied you with posters to help us promote our tour stop in your area. Please post these in your community so that as

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17214-106A Ave, Edmonton, AB T5S 1E6
Ph (780)489-0444 Fax (780)486-3432

Aquila Productions is Producer of Alberta's September Centennial Celebration





many residents as possible are on hand to witness a piece of your history being sealed away for future generations to discover.

The Alberta Centennial Time Capsule Tour stop that is closest to you is listed below. Please add this information to the posters you've been supplied:

Saturday, July 30 – Evergreen Park Fairgrounds, Grande Prairie – 10 AM to 5 PM

You are invited to send a representative to that site and place your community's filled microcapsule into the spectacular Alberta Centennial Time Capsule. Your citizens can "Celebrate Our Past" by witnessing an original 1914 McLaughlin car and "Imagine Our Future" by beholding the futuristic Time Capsule. Children will marvel at the amazing size, sights and sounds of the capsule and families can take their photograph with both vehicles. A video camera will also be on hand to record stories and greetings from Albertans of all ages. As well, information will be provided regarding the Centennial festivities of September 1st.

Should you not be able to present us your microcapsule in person on the date listed above, you may re-package it in its original box and send it free of charge via Purolator to the address below (account # 010249332). A waybill has been provided.

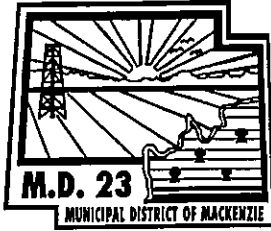
For more information, call Rick Watson at (780) 489-0444 or e-mail albertacentennial@aquila.ca

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Edmonton, AB
T5S 1E6

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M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council Meeting
Meeting Date:	July 27, 2005
Presented By:	Barb Spurgeon, Executive Assistant
Title:	Grandparent's Day – September 11, 2005
Agenda Item No:	11 g)

BACKGROUND / PROPOSAL:

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

Attached is a letter from the Council on Aging which asks the Council to proclaim September 11, 2005 as Grandparent's day.

COSTS / SOURCE OF FUNDING:

RECOMMENDED ACTION:

That Sunday, September 11, 2005 be proclaimed as Grandparent's Day in the Municipal District of Mackenzie.

Author:	Reviewed:	C.A.O.: 
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ALBERTA COUNCIL ON AGING

A Registered Non-Profit Charity Since 1967

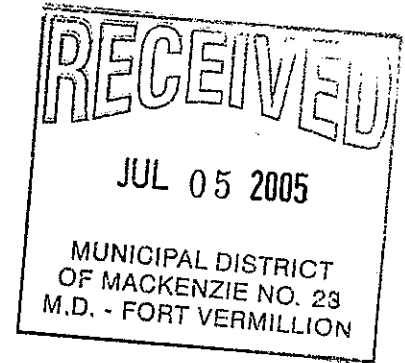
Working to Improve the quality of life for Seniors

June 27, 2005

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

Dear Reeve Neufeld

Re: **Grandparents Day September 11, 2005**



Grandparents Day is an opportunity to recognize the important role grandparents play in strengthening our families and communities. On behalf of the Alberta Council on Aging (ACA), and with the support of Alberta Seniors and Community Supports, I would like to invite you to proclaim September 11, 2005 as Grandparents Day.

Grandparents Day is the first Sunday after Labour Day. This day was set aside not only to honour grandparents, but to celebrate the wisdom, strength and guidance grandparents provide to younger generations. Grandparents Day can be celebrated in many different ways, from a small family gathering to a community-wide celebration. Some suggestions are listed below:

- Organize a Grandparent/Grandchild Walk.
- Collaborate with your local paper and schools to organize an essay/art contest on the importance of grandparents and publish the best works from each grade.
- Encourage grandparents to share a skill with their grandchildren, for example, woodworking, painting, gardening, etc.
- Plan a community picnic, coffee party, tea, or potluck.

Grandparents Day is a time to discover our roots and enhance communication between the generations. We encourage you to take this opportunity to promote the importance of seniors and, in particular, grandparents in our society. Enclosed is a sample proclamation that may be used to proclaim Grandparents Day. If you have any questions about the ACA and what we do, please visit our website at www.seniorfriendly.ca.

Yours truly,

Jeannette Vatter, President
Alberta Council on Aging

Enclosure

Registered Canadian Charitable Organization

Proclamation

Whereas, we seek to strengthen the values of family, it is appropriate we recognize that grandparents have made, and continue to make, many contributions to enrich our province, towns, communities and our daily lives.

Whereas, grandparents are a vital part of our families, who give generously of their wisdom, experience and love.

Whereas, we honour our grandparents for their skills, knowledge, experience and leadership.

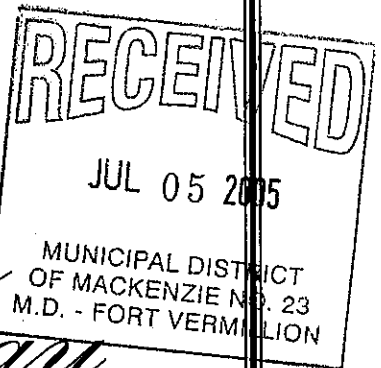
Therefore,

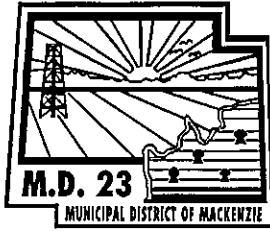
I, _____ of

_____ do proclaim Sunday, September 11, 2005, to be

Grandparents Day

I call upon everyone in our community to join in the celebration of Grandparents Day and recognize the valuable contributions of Grandparents





M.D. of Mackenzie No. 23

Request For Decision

Meeting:	Regular Council Meeting
Meeting Date:	July 27, 2005
Presented By:	Barb Spurgeon, Executive Assistant
Title:	<i>Medical Clinic</i>
Agenda Item No:	<i>11 h)</i>

BACKGROUND / PROPOSAL:

The Municipal District of Mackenzie has been working with the physicians for the past year to build a medical clinic in High Level that will attract physicians to this area.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

A memo was received from the Northern Lights health Region outlining the commitment of all the participants, including the provincial government. They are requesting our agreement with the next steps.

COSTS / SOURCE OF FUNDING:

RECOMMENDED ACTION:

That a letter be written to the Northern Lights Health Region confirming support for the next steps on the High Level Medical Clinic.

Author:

Reviewed:

C.A.O.:



MEMORANDUM

TO: Mr. Jim Keefe
Mr. Mike Mihaly
Ms. Diane Hunter
Ms. Helen Braun
Mr. George Friezen
Mr. Bill Neufeld
Mr. Ray Coad
Mr. Ron Henriet
Mr. Kelly Drover
Mr. Grant Dixon
Mr. David Kay
Dr. G. DuPlessis
Dr. C. Venter

Alberta Medical Association
Mayor, Town of High Level
CAO, Town of High Level
LaCrete Health Services Initiative
LaCrete Health Services Initiative
Reeve, MD of MacKenzie
CAO, MD of MacKenzie
North Peace Tribal Council
Deputy Mayor, Rainbow Lake
CAO, Town of Rainbow Lake
RPAP

FROM: Patricia L. Pelton
Chief Executive Officer

DATE: 2005 July 21

RE: High Level Medical Clinic

Attached please find a letter received from Mr. Perry Twaits, Director Health Facilities Planning Branch, dated July 14, 2005. Northern Lights Health Region is encouraged with this potential offer and certainly would like to move ahead with full stakeholder agreement.

Next steps would include:

1. Request to the Town of High Level for rezoning of Northwest Health Centre land;
2. Work with the Municipal District of MacKenzie to confirm the \$800,000 debenture required;
3. Commence work on the development of contractual language which would be appropriate for an agreement with physicians and which will serve to meet the conditions as described in the Statement of Intent dated June 24, 2005 signed by the Towns of High Level, Rainbow Lake and the Municipal District of MacKenzie;
4. Director of Facilities for the Northern Lights Health Region to work with Jim Keefe (Practice Management, AMA, on behalf of the physicians) and Jack Jamieson (Architect) to arrive at a costing for the balance of the initial funds needed from the Province;
5. Advise Alberta Health & Wellness/Alberta Infrastructure & Transportation of the required amount which will cover the balance of the funds needed to make the project financially viable.

We would appreciate hearing from you by July 29th that you are in agreement (or disagreement) with these steps, your timelines as appropriate and any comments or advice you may have.

Thank you.

CORPORATE OFFICE



July 14, 2005

Ms. Patricia Pelton
Chief Executive Officer
Northern Lights Health Region
7 Hospital Street
Fort McMurray, Alberta
T9H 1P2

Dear Ms. Pelton:

Thank you for your July 4, 2005 letter and attachments regarding the events that occurred after my visit to High Level.

Again, I wish to reiterate Alberta Health and Wellness' support for making a provincial capital contribution towards the cost of constructing the new clinic as long as the various conditions are met as outlined at the meeting. Provincial support is based on an acknowledgement of the recruitment and retention challenges experienced in the health region and the benefit of continuing to provide suitable clinic accommodation for physicians in close proximity to the health centre.

A portion of the initial capital cost of the clinic can probably be financed through a mortgage loan or some other form of cooperative funding arrangement that could, in turn, be repaid from rental revenues from the physicians. The provincial capital contribution, in the form of a one-time grant from Alberta Infrastructure and Transportation (AIT), would be intended to cover the balance of the initial capital funds needed to make the project financially viable.

Northern Lights Health Region will need to advise me of the amount of the provincial contribution required. We understand the importance of this funding and as soon as this information is submitted, the department will immediately escalate discussions with AIT.

I will keep you informed on this matter.

Sincerely,

Perry Traits
Director
Health Facilities Planning Branch

cc: Paddy Meade
Deputy Minister

