

**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Tuesday, September 13, 2011  
10:00 a.m.**

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

**AGENDA**

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<b>CALL TO ORDER:</b>	1.	a)	Call to Order	
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<b>ADOPTION OF PREVIOUS MINUTES:</b>	3.	a)	Minutes of the August 22, 2011 Regular Council Meeting	9
<b>DELEGATIONS:</b>	4.	a)	Mackenzie Charity Golf Presentation to the Heart & Stroke Foundation and STARS – 1:00 p.m.	
		b)		
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- j)
- k)

**OPERATIONAL SERVICES:**

- 7. a) Policy PW037 – Access Construction 133
- b)

**PLANNING & DEVELOPMENT:**

- 8. a) Bylaw 836-11 Land Use Bylaw Amendment for the Cancellation and Consolidation of Plan 982 1128, Block 25, Lots 5 and 6 (La Crete) 141
- b) Bylaw 837-11 Land Use Bylaw Amendment for the Cancellation and Consolidation of Plan 782 1881, Block 18, Lots 3 and 4 (La Crete) 149
- c) Bylaw 838-11 Land Use Bylaw Amendment to Reduce the Minimum Number of Lots within Rural Country Residential District 1 through 4 “RC1, RC2, RC3, and RC4” 157
- d) Bylaw 839-11 Fee Schedule Bylaw 163
- e) Policy DEV003 – Multi-Lot/Urban Subdivision Construction and Registration 199
- f) Development Permit Application 197-DP-11 Ancillary Building (Shop) with Height Variance Development within One Mile of the La Crete Airport (La Crete Rural) 207
- g)

h)

**PUBLIC HEARINGS:** Public Hearings are scheduled for 1:00 p.m.

- |    |    |  |     |
|----|----|--|-----|
| 9. | a) | Bylaw 829-11 Land Use Bylaw Amendment to Rezone Plan 982 1128, Block 17, Lot 39 from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3" (La Crete)                              | 227 |
|    | b) | Bylaw 830-11 Land Use Bylaw Amendment to Rezone NW 35-105-15-W5M from Rural Country Residential District 1 "RC1" to Agricultural District 1 "A1" (Buffalo Lake Estates)                                | 245 |
|    | c) | Bylaw 831-11 Land Use Bylaw Amendment to Rezone Plan 2938RS, Block 3, Lot 2 (4805-50 <sup>th</sup> Street) from Direct Control District 2 "DC2" to Hamlet Commercial District 1 "HC1" (Fort Vermilion) | 263 |
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- |     |    |   |     |
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| 10. | a) | Policy FIN022 – Budget Development  | 289 |
|     | b) | 2012 Budget Guideline & Budget Review Meeting Dates                                     | 295 |
|     | c) | Agricultural Land Use Planning Committee  | 297 |
|     | d) | Fort Vermilion Lookout Point (Sunset Park) – Request from Fort Vermilion Board of Trade | 299 |
|     | e) |   |     |
|     | f) |   |     |

**INFORMATION / CORRESPONDENCE:**

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|-----|----|-----------------------------|-----|
| 11. | a) | Information /Correspondence | 309 |
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**IN CAMERA  
SESSION:**

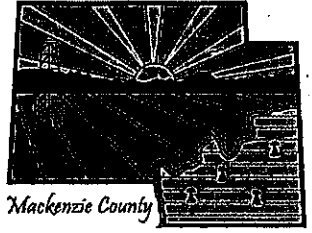
12. a) Legal
- b) Labour
- c) Seniors Housing
- d)
- e)

**NEXT MEETING  
DATE:**

13. a) Regular Council Meeting  
Friday, September 23, 2011  
10:00 a.m.  
Fort Vermilion Council Chambers

**ADJOURNMENT:**

14. a) Adjournment



# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>J. Roy Brideau, Chief Administrative Officer</b>
<b>Title:</b>	<b>Minutes of the August 22, 2011 Regular Council Meeting</b>

**BACKGROUND / PROPOSAL:**

Minutes of the August 22, 2011 Regular Council meeting are attached.

**OPTIONS & BENEFITS:**

**COSTS & SOURCE OF FUNDING:**

**RECOMMENDED ACTION:**

That the minutes of the August 22, 2011 Regular Council meeting be adopted as presented.

**Author:** C. Gabriel      **Review by:** \_\_\_\_\_ **CAO** \_\_\_\_\_



**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Monday, August 22, 2011  
10:00 a.m.**

**Council Chambers  
Fort Vermilion, Alberta**

**PRESENT:**

Bill Neufeld	Reeve
Walter Sarapuk	Deputy Reeve
Jacque Bateman	Councillor
Peter F. Braun	Councillor
Elmer Derksen	Councillor
Dicky Driedger	Councillor
John W. Driedger	Councillor
Odell Flett	Councillor (via teleconference)
Eric Jorgensen	Councillor
Lisa Wardley	Councillor

**REGRETS:**

**ADMINISTRATION:**

J. Roy Brideau	Chief Administrative Officer
Joulia Whittleton	Director of Corporate Services
Al Hoggan	Director of Community & Protective Services (2:25 p.m.)
Liane Lambert	Development Officer (1:00 p.m.)
Connie Friesen	Public Works Administrative Officer

**ALSO PRESENT:** Members of the media.

Minutes of the Regular Council meeting for Mackenzie County held on August 22, 2011 at the Council Chambers in Fort Vermilion, Alberta.

**CALL TO ORDER:** 1. a) **Call to Order**

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

**AGENDA:** 2. a) **Adoption of Agenda**

**MOTION 11-08-659** **MOVED** by Councillor J. Driedger

That the agenda be adopted with the following additions:

8. b) La Crete Ferry

- 8. c) Ferry Signage (Blumenort Intersection)
- 7. h) High Level Rural Ratepayers Meeting
- 8. d) 100 Avenue Project
- 5. b) Round Table

**CARRIED**

**MOTION 11-08-660**

**MOVED** by Councillor Jorgensen

That the following item be added to the agenda:  
10. b) Seniors Housing

**CARRIED**

**ADOPTION OF  
PREVIOUS MINUTES:**

**3. a) Minutes of the August 9, 2011 Regular Council Meeting**

**MOTION 11-08-661**

**MOVED** by Councillor Braun

That the minutes of the August 9, 2011 Regular Council meeting be adopted as presented.

**CARRIED**

**5. b) Round Table (ADDITION)**

**MOTION 11-08-662**  
(Requires Unanimous)

**MOVED** by Councillor Wardley

That Council direct administration to develop a policy and strategy session to be held monthly; the same day as a regular Council meeting.

**CARRIED UNANIMOUSLY**

**GENERAL REPORTS:**

**5. a) Clear Hills Tax Rate Bylaw**

**MOTION 11-08-663**

**MOVED** by Councillor J. Driedger

That the Clear Hills Tax Rate Bylaw be received for information.

**CARRIED**

**PUBLIC HEARINGS:**

**6. a) None**

\_\_\_\_\_  
\_\_\_\_\_



**CORPORATE  
SERVICES:**

**7. a) Bylaw 834-11 Fee Schedule Bylaw**

**MOTION 11-08-664**  
(requires 2/3)

**MOVED** by Councillor Wardley

That first reading be given to Bylaw 834-11 being a Fee Schedule Bylaw.

**CARRIED**

**MOTION 11-08-665**

**MOVED** by Councillor Flett

That second reading be given to Bylaw 834-11 being a Fee Schedule Bylaw.

**CARRIED**

**MOTION 11-08-666**  
(Requires Unanimous)

**MOVED** by Councillor J. Driedger

That consideration be given to proceed to the third reading of Bylaw 834-11 being a Fee Schedule Bylaw.

**CARRIED UNANIMOUSLY**

**MOTION 11-08-667**

**MOVED** by Councillor Derksen

That third reading be given to Bylaw 834-11 being a Fee Schedule Bylaw.

**CARRIED**

**7. b) Bylaw 835-11 Dog Control Bylaw**

**MOTION 11-08-668**

**MOVED** by Councillor Flett

That first reading be given to Bylaw 835-11 being a Dog Control Bylaw.

**CARRIED**

**MOTION 11-08-669**

**MOVED** by Councillor Wardley

That second reading be given to Bylaw 835-11 being a Dog Control Bylaw.

**UNAPPROVED**

**CARRIED**

**MOTION 11-08-670**  
(requires unanimous)

**MOVED** by Councillor J. Driedger

That consideration be given to proceed to the third reading of Bylaw 835-11 being a Dog Control Bylaw.

**DEFEATED**

**7. c) Zama Community Library – Request for Insurance Coverage**

**MOTION 11-08-671**

**MOVED** by Councillor Wardley

That the Zama Community Library be authorized to enroll through Mackenzie County as an additional named insured under the Jubilee Insurance Policy.

**CARRIED**

Reeve Neufeld recessed the meeting at 11:03 a.m. and reconvened the meeting at 11:15 a.m.

**7. d) Reimbursement of Property Taxes for Roll 075284**

**MOTION 11-08-672**  
(requires 2/3)

**MOVED** by Councillor Derksen

That the La Crete Agricultural Society be reimbursement of property taxes for roll 075284 in the amount of \$727.44.

**CARRIED**

**MOTION 11-08-673**  
(Requires Unanimous)

**MOVED** by Councillor J. Driedger

That the September 28, 2011 Council Meeting be moved to September 23, 2011 at 10:00 a.m.

**CARRIED UNANIMOUSLY**

**7. e) Land Use Framework – MMSA Survey**

**MOTION 11-08-674**

**MOVED** by Councillor Wardley

That the following approach be taken to gather the information for the Upper and Lower Peace Region Position Paper on local level (Mackenzie Municipal Service Agency initiative):

\_\_\_\_\_  
\_\_\_\_\_

1. a council workshop be set for October 3, 2011 at 2:00 p.m. in Fort Vermilion to discuss and complete the MMSA's Land Use Framework survey;
2. the survey be made available to the public at the County's offices (voluntary participation);
3. send the survey to the industry stakeholders;
4. participate in a tri-council regional meeting if possible.

**CARRIED**

**7. f) Financial Report – July 31, 2011**

**MOTION 11-08-675**

**MOVED** by Councillor Braun

That the financial reports for the period ended July 2011 be accepted for information.

**CARRIED**

**7. g) Northern Alberta Development Council – October 4, 2011 Forestry Opportunity Seminar in La Crete**

**MOTION 11-08-676**  
(requires 2/3)

**MOVED** by Councillor Jorgensen

That Mackenzie County sponsors the Northern Forest Opportunities Seminar in La Crete by covering the facility rent and \$1,000 sponsorship with funding coming from the General Operating Reserve.

**CARRIED**

**IN CAMERA SESSION:**

**MOTION 11-08-677**

**MOVED** by Councillor Bateman

That Council move in-camera to discuss issues under the Freedom of Information and Protection of Privacy Regulations 18 (1) at 11:52 a.m.

7. h) High Level Rural Ratepayers Meeting

**CARRIED**

**7. h) High Level Rural Ratepayers Meeting**

**MOTION 11-08-678**

**MOVED** by Councillor D. Driedger

That Council move out of camera at 12:04 p.m.

**CARRIED**

**MOTION 11-08-679**

**MOVED** by Councillor Braun

That any further discussions on the High Level Rural Ratepayers Meeting be deferred to the September 12, 2011 Strategy meeting.

**CARRIED**

Reeve Neufeld recessed the meeting at 12:10 p.m. and reconvened the meeting at 1:00 p.m.

**OPERATIONAL  
SERVICES:**

**8. a) Rural Waterline Update**

**MOTION 11-08-680**

**MOVED** by Councillor Jorgensen

That the Rural Waterline Update be received for information.

**CARRIED**

**8. b) La Crete Ferry (ADDITION)**

**MOTION 11-08-681**  
(Requires Unanimous)

**MOVED** by Councillor Bateman

That administration write a letter to Alberta Transportation strongly voicing our disappointment in the current level of service and to investigate ways to improve the service of the La Crete Ferry.

**CARRIED UNANIMOUSLY**

**DELEGATIONS:**

**4. a) Bryan Nilsson, Alberta Health Services EMS – 1:30 p.m.**

**MOTION 11-08-682**

**MOVED** by Deputy Reeve Sarapuk

That the Alberta Health Services EMS update be received for information.

**CARRIED**

\_\_\_\_\_  
\_\_\_\_\_

Reeve Neufeld recessed the meeting at 1:55 p.m. and reconvened the meeting at 2:10 p.m.

**8. c) Ferry Signage (Blumenort Intersection) (ADDITION)**

**MOTION 11-08-683**  
(Requires Unanimous)

**MOVED** by Councillor Bateman

That administration write a letter to Alberta Transportation to erect a ferry sign at the Blumenort intersection.

**CARRIED**

**8. d) 100<sup>th</sup> Avenue Project (ADDITION)**

**MOTION 11-08-684**  
(Requires Unanimous)

**MOVED** by Councillor Braun

That Council approve the use of the 100<sup>th</sup> Avenue street improvement contingency to the overhead/underground conversion of lighting on 100<sup>th</sup> Avenue.

**CARRIED UNANIMOUSLY**

**PLANNING &  
DEVELOPMENT:**

**9. a) Bylaw 831-11 Land Use Bylaw Amendment to Rezone Plan 2938RS, Block 3, Lot 2 (4805 – 50<sup>th</sup> Street) from Direct Control District 2 “DC2” to Hamlet Commercial District 1 “HC1” (Fort Vermilion)**

**MOTION 11-08-685**

**MOVED** by Deputy Reeve Sarapuk

That first reading be given to Bylaw 831-11, being a Land Use Bylaw amendment to rezone Plan 2938RS, Block 3, Lot 2 (4805 - 50<sup>th</sup> Street) from Direct Control District 2 “DC2” to Hamlet Commercial District 1 “HC1”.

**CARRIED**

**9. b) Bylaw 832-11 Plan Cancellation for Consolidation Purposes Fort Vermilion Settlement, Range 3, Lot 3, (Fort Vermilion Rural)**

**MOTION 11-08-686**

**MOVED** by Councillor Bateman

That first reading be given to Bylaw 832-11, being a Plan Cancellation Bylaw to cancel FORTVER, Range 3, Part of Lot

3 purpose of reverting it back into FORTVER, Range 3, Lot 3 from which it was taken.

**CARRIED**

**9. c) Access Construction Policy PW037**

**MOTION 11-08-687**

**MOVED** by Councillor Braun

That the Access Construction Policy PW037 be tabled to the next meeting.

**CARRIED**

Al Hoggan joined the meeting at 2:55 p.m.

**COMMUNITY &  
PROTECTIVE  
SERVICES:**

**10. a) Mackenzie Region Mutual Aid Agreement**

**MOTION 11-08-688**

**MOVED** by Councillor Bateman

That Council direct administration to sign the Mutual Aid Agreement with The Town of High Level and the Town of Rainbow Lake, for fire services within Mackenzie Region, as presented.

**CARRIED**

**IN CAMERA SESSION:**

**MOTION 11-08-689**

**MOVED** by Councillor Derksen

That Council move in-camera to discuss issues under the Freedom of Information and Protection of Privacy Regulations 18 (1) at 3:07 p.m.

12. a) Legal

12. b) Labour

10. b) Seniors Housing

**CARRIED**

Councilor Flett left the meeting at 4:10 p.m.

**IN CAMERA SESSION:**

**10. b) Seniors Housing (ADDITION)**

\_\_\_\_\_  
\_\_\_\_\_

**MOTION 11-08-690**

**MOVED** by Councillor Wardley

That Council move out of camera at 4:26 p.m.

**CARRIED**

**MOTION 11-08-691**

**MOVED** by Councillor D. Driedger

That the seniors housing report be presented to the Minister as revised.

**CARRIED UNANIMOUSLY**

**INFORMATION/  
CORRESPONDENCE:**

11. a) None

**NEXT MEETING  
DATE:**

13. a) Regular Council Meeting  
Tuesday, September 13, 2011  
10:00 a.m.  
Fort Vermilion Council Chambers

**ADJOURNMENT:**

14. a) Adjournment

**MOTION 11-08-692**

**MOVED** by Councillor Derksen

That the regular council meeting be adjourned at 4:27 p.m.

**CARRIED**

These minutes will be presented to Council for approval on September 13, 2011.

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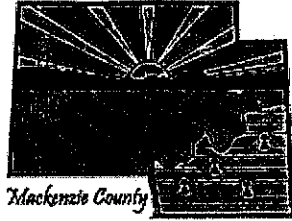
Bill Neufeld  
Reeve

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J. Roy Brideau  
Chief Administrative Officer







# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Marion Krahn, Supervisor of Planning Services</b>
<b>Title:</b>	<b>Municipal Planning Commission Meeting Minutes for June 30, 2011, July 20, 2011, July 29, 2011 and August 11, 2011</b>

**BACKGROUND / PROPOSAL:**

Information item. The adopted minutes of the June 30, 2011, July 20, 2011, July 29, 2011 and August 11, 2011 Municipal Planning Commission meetings are attached.

**OPTIONS & BENEFITS:**

N/A

**COSTS & SOURCE OF FUNDING:**

N/A

**RECOMMENDED ACTION:**

**Motion 1**

That the Municipal Planning Commission meeting minutes of June 30, 2011 be received for information.

**Motion 2**

That the Municipal Planning Commission meeting minutes of July 20, 2011 be received for information.

Author: C. Friesen Reviewed By: M. Krahn CAO J. Roy Brideau

**Motion 3**

That the Municipal Planning Commission meeting minutes of July 29, 2011 be received for information.

**Motion 4**

That the Municipal Planning Commission meeting minutes of August 11, 2011 be received for information.

Author: \_\_\_\_\_ Reviewed By: \_\_\_\_\_ CAO \_\_\_\_\_

**Mackenzie County  
Municipal Planning Commission Meeting**

**Mackenzie County Office  
Fort Vermillion, Alberta**

**Thursday, June 30, 2011 at 2:00 p.m.**

**PRESENT**

Jack Eccles	Chair, MPC Member
John W. Driedger	Vice-Chair, Councillor (arrived at 2:15 p.m.)
Elmer Derksen	Councillor
Danny Friesen	MPC Member (via teleconference) (left at 2:54 p.m. and did not return)
Wally Schroeder	MPC Member
Marion Krahn	Supervisor of Planning and Development
Cathy Friesen	Assistant Development Officer

**1. CALL TO ORDER**

Jack Eccles called the meeting to order at 2:00 p.m.

**2. ADOPTION OF AGENDA**

**MOTION 11-156** **MOVED** by Elmer Derksen

That the agenda be adopted as amended.

**CARRIED**

**3. MINUTES**

**a) Adoption of Minutes**

**MOTION 11-157** **MOVED** by Wally Schroeder

That the minutes of the June 16, 2011 Municipal Planning Commission meeting be adopted as presented.

**CARRIED**

**b) Business Arising from Previous Minutes**

No business arising from previous minutes.

4. **DEVELOPMENT**

- a) **Development Permit Time Extension Application 83-DP-10  
La Crete Motel (George Neudorf);  
Plan 3969 TR, Block 4, Lot 1; La Crete**

**MOTION 11-158** **MOVED** by Elmer Derksen

That a time extension for Development Permit 83-DP-10 on Plan 3969 TR, Block 4, Lot 1 in the name of the La Crete Motel (George Neudorf) be granted to expire on April 29, 2012.

**CARRIED**

**MOTION 11-159** **MOVED** by Elmer Derksen

That Administration be directed to consult with La Crete Motel (George Neudorf) for the placement of a dumpster on Plan 3969 TR, Block 4, Lot 1.

**CARRIED**

John W. Driedger arrived at 2:15 p.m.

- b) **Development Permit Application 130-DP-11  
Wolf Bros. Construction Ltd.; Ancillary Building  
(Detached Garage) with Variance; Removal of Existing  
Ancillary Building (Shed)  
Part of SE 23-107-15-W5M  
(Plan 102 4629, Block 1, Lot 2); Blumenort**

**MOTION 11-160** **MOVED** by John W. Driedger

That Development Permit 130-DP-11 on Part of SE 23-107-15-W5M (Plan 102 4629, Block 1, Lot 2) in the name of Wolf Bros. Construction Ltd. be APPROVED with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

**1. Minimum building setbacks:**

- a) **61 meters (200 feet) from the top edge of the Peace River embankment, or the setbacks required by Alberta Environmental Protection, whichever is greater,**  
b) 41.15 meters (135 feet) from any road allowances,

- c) 15.24 meters (50 feet) from any other property lines, and
  - d) A variance of 25 feet (7.6 meters) of the north side yard setback is hereby granted for the placement of the Ancillary Building (detached garage).
2. **Obtain written approval from Alberta Environmental Protection regarding setback requirements on the proximity of the Peace River, prior to commencement of any development. Contact Terry Sawchuk at 780-624-6239.**
  3. A 32 square foot variance for the Ancillary Building (detached garage) is hereby granted. The maximum area of the Ancillary Building (detached garage) shall be 728 square feet.
  4. The highest point of the Ancillary Building (detached garage) shall be no more than 15 feet in height from grade to roof peak.
  5. **The Ancillary Building (Detached Garage) is approved for residential purposes only and no commercial activity is permitted in this building. If the developer/landowner/occupant or other person or persons intend to use the Ancillary Building (Detached Garage) for commercial or industrial uses, a new development permit is required prior to the commencement of the commercial or industrial use.**
  6. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
  7. No ancillary building erected/or moved onto the site shall be used as a dwelling.
  8. All sewage disposal systems to be in conformance with the Alberta Private Sewage Systems Standard of Practice 2009.
  9. **This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-927-3718. Access to be constructed at the developers' expense.**

10. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
11. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
12. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

- c) **Development Permit Application 136-DP-11  
Eva Friesen; Ancillary Building (Shed)  
Plan 052 3802, Block 24, Lot 23; La Crete**

**MOTION 11-161**      **MOVED** by Danny Friesen

That Development Permit 136-DP-11 on Plan 052 3802, Block 24, Lot 23 in the name of Eva Friesen be APPROVED with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. **Minimum building setbacks are 7.62 meters (25 feet) front yard, 1.52 meters (5 feet) rear yard, and 1.52 meters (5 feet) side yards, from the property lines.**
2. The Ancillary Building (Shed) is approved with one overhead door facing the lane (north) and said door being a maximum of 7 feet high and 7.5 feet wide. No other overhead doors are permitted.
3. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.

4. The highest point of the Ancillary Building (Shed) shall be no more than 15 feet in height from grade to roof peak.
5. The maximum area of the Ancillary Building (Shed) shall be 480 square feet.
6. This Ancillary Building is approved for personal purposes only and no commercial activity is permitted in this building or district. If the developer/owner/resident intends to use the Ancillary Building (detached garage) for commercial use, a rezoning or Land Use Bylaw amendment application must be submitted and approved. Upon approval of the rezoning or Land Use Bylaw amendment, a new development permit must be received and approved prior to the commencement of a commercial use.
7. The Ancillary Building shall be constructed and finished with similar construction materials as the residence and shall compliment the natural features of the site and the aesthetics of the neighbouring residences to the satisfaction of the Development Authority. The exterior of the Ancillary Building and the existing Dwelling Unit shall be similar in appearance and color.
8. No ancillary building erected/or moved onto the site shall be used as a dwelling.
9. This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed to Mackenzie County standards and at the developers' expense.
10. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
11. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

- d) **Development Permit Application 147-DP-11  
Martha and Helena Penner (Gourmet Pasta's);  
Farm Subsidiary Business (Gourmet Pasta's)  
SW 4-105-14-W5M; 27<sup>th</sup> Baseline**

**MOTION 11-162**      **MOVED** by Wally Schroeder

That Development Permit 147-DP-11 on SW 4-105-14-W5M in the name of Martha and Helena Penner be APPROVED with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. **The Farm Subsidiary Business (Gourmet Pasta's – Shop) shall meet all Alberta Safety Code requirements for Commercial/Industrial Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.**
2. **Minimum building setbacks:**
  - a) **30.48 meters (100 feet) from the upper bank of Bear River or setback requirements from Alberta Environment, whichever is greater,**
  - b) **41.15 meters (135 feet) from any road allowances, and**
  - c) **15.24 meters (50 feet) from any other property lines.**
3. **Obtain written approval from Alberta Environment regarding setback requirements on the proximity of Bear River, prior to commencement of any development. Contact Terry Sawchuk at 780-624-6239.**
4. **Comply with applicable legislation under the Public Health Act and obtain the appropriate approvals prior to commencement of development. Contact the Health Inspector at 780-841-3275.**
5. **The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.**
6. **This permit may be revoked at any time, if, in the opinion of the Development Authority, the Farm Subsidiary Business (Gourmet Pasta's) has become detrimental or otherwise incompatible with the amenities of the neighborhood.**



7. All sewage disposal systems to be in conformance with the Alberta Private Sewage Systems Standard of Practice 2009.
8. Provide adequate off street parking as follows: The minimum parking standards are 1 space per 400 square feet of building area, which in this case is 4 public parking stalls, 1 space per each full time employee and 1 space for every 2 part time employees. *"One parking space, including the driveway area, shall occupy 27.87 square meters (300 square feet)."*
9. **This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-927-3718. Access to be constructed at the developers' expense.**
10. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
11. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
12. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

- e) **Development Permit Application 148-DP-11  
Derk and Agnes Friesen; Dwelling – Duplex  
Plan 842 0426, Block 5, Lot 27; La Crete**

**MOTION 11-163**      **MOVED** by John W. Driedger

That Development Permit 148-DP-11 on Plan 842 0426, Block 5, Lot 27 in the name of Derk and Agnes Friesen be APPROVED with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. The building (including decks) shall be 7.62 meters (25 feet) from the south property line; minimum building setbacks for the east and west side yards and rear yard are: 1.52 meters (5 feet) east and west side yards, 2.44 meters (8 feet) rear yard, from the property lines.
2. Where the lowest opening of the building is 25 feet from the front property line it is required to be at a minimum 4% grade above the curb level. Where the lowest opening of the building is 50 feet from the front property line it is required to be at a minimum 2% grade above the curb level.
3. **The Dwelling – Duplex shall face 98<sup>th</sup> Avenue.**
4. 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 Authority.
5. The Municipality has assigned an address to each unit as follows (counting up from east to west):
  - 10118 – 98<sup>th</sup> Ave, Unit 1
  - 10118 – 98<sup>th</sup> Ave, Unit 2

You are required to display the addresses 10118-1 and 10118-2 on the units (counting up from east to west) to be clearly legible from the street and be on a contrasting background. The minimum size of the characters shall be four inches in height.

6. **Provide adequate off street parking as follows: 2 stalls per dwelling unit (total of 4 parking stalls). "One parking space, including the driveway area, shall occupy 300 square feet."**
7. Building to be connected to the Municipal water and sewer system and the cost of connection fees will be borne by the owner. **The Dwelling - Duplex shall have two curb cock valves installed, one per dwelling unit.**
8. This permit approval is subject to an access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.

9. No construction or development is allowed on a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
10. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
11. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

- f) **Development Permit Application 149-DP-11  
La Crete Agricultural Society; Sign  
NE 32-105-15-W5M; La Crete Rural**

**MOTION 11-164**      **MOVED** by Elmer Derksen

That Development Permit 149-DP-11 on NE 32-105-15-W5M in the name of the La Crete Agricultural Society be APPROVED with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. **This permit may be revoked at any time, if, in the opinion of the Development Authority, the sign is detrimental to visibility and safety of vehicular and pedestrian traffic.**
2. **This permit approval is for a sign as shown in the attached site plan which shall be placed within the bounds of NE 32-105-15-W5M.**
3. Approval of a sign with setback variance as noted in condition 4.
4. The sign shall be located a minimum of:
  - a) 3 meters (9 feet) from the outer edge of the road or no less than 1.5 meters from the property line,
  - b) 1.5 meters to a maximum of 2.5 meters in height above the shoulder of the road, and
  - c) located on and within property lines of NE 32-105-15-W5M as shown in the attached site plan.

5. **The sign shall be placed on site and is not permitted to be placed on any County lands and/or road rights-of-way.**
6. The site and sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.
7. The sign shall:
  - a) Not obstruct the orderly and safe flow of vehicular and pedestrian traffic,
  - b) Not unduly interfere with the amenities of the district,
  - c) Not materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
  - d) Not create visual or aesthetic blight.
8. Illumination of the sign must not negatively affect, nor pose a safety hazard to, an adjacent site or street.
9. Wiring and conduits of the sign must be concealed from view.
10. The architecture, construction materials and appearance of sign shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.
11. No construction or development is allowed on a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
12. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
13. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

- g) Development Permit Application 150-DP-11  
La Crete Motel; Motel (Move – In)  
Plan 982 1128, Block 25, Lots 5 and 6; La Crete**

**MOTION 11-165      MOVED by Wally Schroeder**

That Development Permit 150-DP-11 on Plan 982 1128, Block 25, Lots 5 and 6 in the name of The La Crete Motel be APPROVED with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. **Minimum setbacks are: 9.14 meters (30 feet) east (front) yard, 1.52 meters (5 feet) north side yard, 3.0 meters (10 feet) west rear yard; 3.0 meters (10 feet) south side yard, from property lines, or setbacks required by Safety Codes, whichever is greater. It is the developers responsibility to find out the Safety Codes setback requirements.**
2. **The Motel shall meet all applicable Alberta Safety Code requirements and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.**
3. **The lowest opening of the Motel (Moved-In) shall be a minimum of 2.0% above the centerline elevation of the street abutting the property.**
4. The architecture, construction materials and appearance of building 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 Authority.
5. The municipality has assigned the following address to the noted property 10502-101 Street and 10506-101 Street. Once the lots have been consolidated, you are required to display the address (10502) to be clearly legible from the street and be on a contrasting background. The minimum size of the characters shall be four inches in height.
6. **Provide adequate off street parking as follows: The minimum parking standards are one stall per guest room, which in this case is 12 public parking stalls, 1 space per each full time employee, and 1 space for every 2 part time employees. "One parking space, including the driveway area, shall occupy 27.87 square meters (300 square feet)."**
7. **Consolidation of the following:**  
**Plan 982 1128, Block 25, Lot 5 (10506-101 Street),**  
**Plan 982 1128, Block 25, Lot 6 (10502-101 Street),**  
**to create one lot. No development shall encroach or cross a property line.**

8. Building to be connected to the municipal water and sewer system and the cost of connection fees will be borne by the owner.
9. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
10. **This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed to Mackenzie County standards and at the developers' expense.**
11. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties
12. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

5. **SUBDIVISION**

- a) **Subdivision Proposal  
Part of SW 4-110-18-W5M; High Level Rural  
Bert and Val Boese**

**MOTION 11-166      MOVED** by John W. Driedger

That the Municipal Planning Commission supports the subdivision of the existing yard out of SW 4-110-18-W5M as presented with the understanding that the Municipal Planning Commission will make a decision on the subdivision application after review of all the pertinent information.

**CARRIED**

**6. MISCELLANEOUS ITEMS**

Miscellaneous item 6a) will be discussed later in the meeting.

**7. IN CAMERA**

There were no In Camera items to discuss.

**8. NEXT MEETING DATES**

Municipal Planning Commission meeting dates are scheduled as follows:

- ❖ July 14, 2011 at 10:00 a.m. in La Crete
- ❖ July 26, 2011 at 10:00 a.m. in Fort Vermilion
- ❖ August 11, 2011 at 10:00 a.m. in La Crete
- ❖ August 30, 2011 at 10:00 a.m. in Fort Vermilion

Danny Friesen left the meeting at 2:54 p.m. and did not return.

**6. MISCELLANEOUS ITEMS**

**a) Action List**

The Action List of June 30, 2011 was reviewed.

**9. ADJOURNMENT**

**MOTION 11-167** **MOVED** by John W. Driedger

That the Municipal Planning Commission meeting be adjourned at 3:08 p.m.

**CARRIED**

These minutes were adopted this 25 day of August 2011.

  
Jack Eccles, Chair





**Mackenzie County  
Municipal Planning Commission Meeting**

**Mackenzie County Office  
La Crete, Alberta**

**Wednesday July 20, 2011 at 2:00 p.m.**

**PRESENT**

John W. Driedger	Vice-Chair, Councillor
Elmer Derksen	Councillor, MPC Member
Danny Friesen	MPC Member
Wally Schroeder	MPC Member
Marion Krahn	Supervisor of Planning and Development
Cathy Friesen	Assistant Development Officer

**ABSENT**

Jack Eccles	Chair, MPC Member
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**DELEGATIONS**

Cynthia Driedger	Developer
Duffy Driedger	Developer

**1. CALL TO ORDER**

John W. Driedger called the meeting to order at 2:02 p.m.

**2. ADOPTION OF AGENDA**

**MOTION 11-168** **MOVED** by Wally Schroeder

That the agenda be adopted with the following additions:

4f) Development Permit 139-DP-11  
Henry Fehr; Ancillary Building (Detached Garage) with Height  
Variance  
NE 5-106-15-W5M; La Crete

and with the following deletions:

4e) Development Permit 157-DP-11  
Country Grill Steak and Ribs; Restaurant Seating Change  
Plan 982 0718, Block 4, Lot 6; La Crete

**CARRIED**

3. **MINUTES**

a) **Adoption of Minutes**

**MOTION 11-169** **MOVED** by Wally Schroeder

That the minutes of the June 30, 2011 Municipal Planning Commission meeting be adopted as presented.

**CARRIED**

b) **Business Arising from Previous Minutes**

No business arising from previous minutes.

4. **DEVELOPMENT**

Development items 4a through 4c and 4e through 4f will be discussed later in the meeting.

d) **Development Permit Application 156-DP-11  
606718 AB Ltd. (La Crete Apple Drugs);  
Restaurant with Drive-Through and Setback Variance  
Plan 062 7695, Block 24, Lot 2; La Crete**

Cynthia Driedger and Duffy Driedger were present to discuss the proposed Development Permit application.

**MOTION 11-170** **MOVED** by Elmer Derksen

That Development Permit Application 156-DP-11 in the name of 606718 AB Ltd. (La Crete Apple Drugs) on Plan 062 7695, Block 24, Lot 2 be tabled to in camera later in the meeting.

**CARRIED**

Cynthia Driedger and Duffy Driedger left the meeting at 2:34 p.m.

5. **SUBDIVISION**

Subdivision items 5a through 5e will be discussed later in the meeting.

**6. MISCELLANEOUS ITEMS**

Miscellaneous items 6a through 6c will be discussed later in the meeting.

**7. IN CAMERA**

**MOTION 11-171** **MOVED** by Elmer Derksen

The Municipal Planning Commission go in camera at 2:34 p.m.

**CARRIED**

**MOTION 11-172** **MOVED** by Wally Schroeder

The Municipal Planning Commission come out of in camera at 2:45 p.m.

**CARRIED**

Cynthia Driedger and Duffy Driedger returned to the meeting at 2:46 p.m.

**4. DEVELOPMENT**

Development items 4a through 4c and 4e through 4f will be discussed later in the meeting.

- d) Development Permit Application 156-DP-11  
606718 AB Ltd. (La Crete Apple Drugs);  
Restaurant with Drive-Through and Setback Variance  
Plan 062 7695, Block 24, Lot 2; La Crete**

**MOTION 11-173** **MOVED** by John W. Driedger

That Development Permit Application 156-DP-11 in the name of 606718 AB Ltd. (La Crete Apple Drugs) on Plan 062 7695, Block 24, Lot 2 be tabled until the next meeting.

**CARRIED**

Cynthia Driedger and Duffy Driedger left the meeting at 3:04 p.m. and did not return.

John W. Driedger recessed the meeting at 3:05 p.m.

John W. Driedger reconvened the meeting at 3:12 p.m.

- a) **Development Permit Application 133-DP-11  
Willie Fehr; Ancillary Building (Shop) with Height Variance;  
Removal of Existing Ancillary Building  
Part of NE 16-105-15-W5M  
(Plan 942 1014, Block 1, Lot 1); West La Crete**

**MOTION 11-174**      **MOVED** by Wally Schroeder

That Development Permit 133-DP-11 on Part of NE 16-105-15-W5M (Plan 942 1014, Block 1, Lot 1) in the name of Willie Fehr be APPROVED with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. A five foot six inch (5'6") height variance for the Ancillary Building (shop) is hereby granted. The maximum height of the Ancillary Building (shop) shall be 20.6 feet from grade to peak.
2. Minimum building setbacks: 41.15 meters (135 feet) from any road allowances and 15.24 meters (50 feet) from any other property lines.
3. The Ancillary Building (shop) is approved for personal purposes only and no commercial activity is permitted in this building or district. If the developer/owner/resident intends to use the shop for commercial use, a rezoning or Land Use Bylaw amendment application must be submitted and approved. Upon approval of the rezoning or Land Use Bylaw amendment, a new development permit must be received and approved prior to the commencement of a commercial use.
4. No Ancillary Building erected/or moved onto the site shall be used as a dwelling.
5. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.

6. All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
7. This permit approval is subject to an access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.
8. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
9. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
10. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

- b) Development Permit Application 151-DP-11  
Foothills Industrial Park; Industrial uses that are not  
obnoxious by reason of emission of odours, dust, gas,  
noise or vibration (Shop)  
Plan 062 6286, Block 23, Lot 4;  
La Crete - Foothills Industrial Park**

**MOTION 11-175**    **MOVED** by Elmer Derksen

That Development Permit 151-DP-11 on Plan 062 6286, Block 23, Lot 4 in the name of Foothills Industrial Park be APPROVED with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. Minimum building setbacks: 9.1 meters (30 feet) front (west) yard; 3.0 meters (10 feet) north and south side yards; 9.1 meters (30 feet) rear (east) yard, from the property lines. **A Municipal Reserve lot exists adjacent to the east property line and no construction or development is permitted in or on this Municipal Reserve lot. All setbacks are to be measured from your property lines.**
2. **The La Crete Airport is in located on the S ½ 1-106-15-W5M. Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the operation of the La Crete Airport and/or any aircraft leaving or arriving at the La Crete Airport.**
3. **The Shop shall not exceed 42.1 meters (138.12 feet) in height.**
4. **This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.**
5. Prior to commencement of any construction, contact John Klassen, Director of Operational Services, at 780-928-3983 to identify water line size for service and fire protection.
6. Building to be connected to the Municipal water and sewer system and the cost of connection fees will be borne by the owner.
7. **Payment of \$1,529.21 Offsite Sewer Levy in accordance with Bylaw 651/07.**
8. New construction only. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.
9. **A 6 meter utility right-of-way exists through the westerly most portion of the lands. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to**

**investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.**

10. Provide adequate off street parking as follows: The minimum parking standards are 1 space per 400 square feet of building area, which in this case is 12 public parking stalls, 1 space per each full time employee and 1 space for every 2 part time employees. *"One parking space, including the driveway area, shall occupy 27.87 square meters (300 square feet)."*
11. The municipality has assigned the following address to the noted property 9813-97<sup>th</sup> Street. You are required to display the address (9813) to be clearly legible from the street and be on a contrasting background. The minimum size of the characters shall be four inches in height.
12. If a sign is placed on the property the sign shall be located a minimum of:
  - a. 20 meters from regulatory signs
  - b. 3 meters (9 feet) from the outer edge of the road or not less than 1.5 meters from the property line if on private property.
13. The sign shall be a minimum of 1.5 meters to a maximum of 2.5 meters in height above the shoulder of the road.
14. The sign shall be placed on site and is not permitted to be placed on any County lands and/or rights-of-way.
15. The site and sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.
16. The sign shall:
  - a. Not obstruct the orderly and safe flow of vehicular and pedestrian traffic.
  - b. Not unduly interfere with the amenities of the district.
  - c. Not materially interfere with or affect the use, enjoyment or value of neighbouring properties.
  - d. Not create visual or aesthetic blight.
17. The total site area shall have a positive surface drainage without adversely affecting the neighbouring properties.
18. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations

and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

- c) **Development Permit Application 155-DP-11  
La Crete Sawmills Ltd.; Ancillary Building (Shop)  
with Height Variance  
Part of NE 26-105-15-W5M  
(Plan 892 2718, Lot 2); La Crete Rural**

**MOTION 11-176      MOVED** by Danny Friesen

That Development Permit 155-DP-11 on Part of NE 26-105-15-W5M (Plan 892 2718, Lot 2) in the name of the La Crete Sawmills Ltd. be APPROVED with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. **The Ancillary Building (Shop) shall meet all Alberta Safety Code requirements for Commercial/Industrial Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.**
2. **Minimum building setbacks: 41.15 meters (135 feet) from any road allowances and 15.24 meters (50 feet) from any other property lines, or setbacks required by Alberta Transportation, whichever is greater. It is the responsibility of the developer to find out the requirements of Alberta Transportation.**
3. **Obtain written approval from Alberta Transportation regarding the proposed development prior to commencement of the development. Contact Robert Lindsay at 780-624-6547.**
4. **The La Crete Airport is in located on the S ½ 1-106-15-W5M. Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the operation of the La Crete Airport and/or any aircraft leaving or arriving at the La Crete Airport.**
5. **In accordance with the draft Airport Vicinity Protection Area (AVPA), the Ancillary Building (Shop) shall not exceed 42.1 meters (138.12 feet) in height. The maximum height of any Ancillary Building is limited to 15 feet in**



**height in accordance with the Mackenzie County Land Use Bylaw (Bylaw 462-04). Mackenzie County hereby grants a height variance of the Ancillary Building (Shop). The maximum height of the Ancillary Building (Shop) shall be 33.5 feet from grade to peak.**

6. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
7. All sewage disposal systems to be in conformance with the Alberta Private Sewage Systems Standard of Practice 2009.
8. **This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.**
9. Provide adequate off street parking as follows: The minimum parking standards are 1 space per 400 square feet of building area, which in this case is 33 public parking stalls, 1 space per each full time employee and 1 space for every 2 part time employees. *"One parking space, including the driveway area, shall occupy 27.87 square meters (300 square feet)."*
10. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
11. The total site area shall have a positive surface drainage without adversely affecting the neighbouring properties.
12. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

- e) **Development Permit Application 139-DP-11  
Henry Fehr; Ancillary Building (Detached Garage)  
with Height Variance  
NE 5-106-15-W5M; La Crete**

**MOTION 11-177**    **MOVED** by Danny Friesen

That Development Permit 139-DP-11 on NE 5-106-15-W5M in the name of Henry Fehr be REFUSED.

**CARRIED**

5.    **SUBDIVISION**

a)    **Subdivision Application 17-DP-11  
SE 25-105-15-W5M; Wilson Prairie  
Frank and Eva Giesbrecht**

**MOTION 11-178**    **MOVED** by Wally Schroeder

That Subdivision Application 17-SUB-11 in the name of Frank and Eva Giesbrecht, on SE 25-105-15-W5M, be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, 10.0 acres (4.05 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
  - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
  - b) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developers' expense.
  - c) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
  - d) Dedication of the most easterly 5.18 meters of the proposed subdivision for future road widening.
  - e) Provision of a storm water management plan. Contact Cathy Friesen, Assistant Development Officer, at 780-928-3983 to discuss the requirements for your subdivision.

- f) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- g) Provision of municipal reserve in the form of money in lieu of land. Specific amount is based on 10% of the subject land and on the current market value. The current market value for this property is \$7,000 per acre. Municipal reserve is charged at 10%, which is \$700.00 per subdivided acre. 10 acres times \$700.00 equals \$7,000.00.
- h) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- i) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

**CARRIED**

- b) Subdivision Boundary Adjustment Application 19-DP-11  
Part of NE 7-107-13-W5M and  
Plan 082 9052, Block 1, Lot 1; Blumenort Area  
Herman A. and Eva Dyck and Martin and Susan Dyck**

**MOTION 11-179      MOVED** by Elmer Derksen

That Subdivision Boundary Adjustment Application 19-SUB-11 in the name of Herman A. and Eva Dyck and Martin and Susan Dyck on Part of NE 7-107-13-W5M (Plan 082 9052, Block 1, Lot 1) be APPROVED with the following conditions.

1. This approval is for a subdivision boundary adjustment, 14.70 acres (5.95 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with Mackenzie County which shall contain, but is not limited to:
  - a) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.

- b) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developers' expense.
- c) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
- d) Provision of a storm water management plan. Please contact Liane Lambert, Development Officer at (780) 927-3718 to discuss the requirements for your subdivision.
- e) Dedication of the most northerly 5.18 meters of the proposed subdivision for future road widening.
- f) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
- g) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- h) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

**CARRIED**

- c) **Subdivision Application 20-DP-11  
NW 4-107-14-W5M; Blumenort Area  
John B. and Mary Peters**

**MOTION 11-180**     **MOVED** by Wally Schroeder

That Subdivision Application 20-SUB-11 in the name of John B. and Mary Peters on NW 4-107-14-W5M be APPROVED with the following conditions.

1. This approval is for a single lot subdivision, 10 acres (4.05 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with Mackenzie County which shall contain, but is not limited to:

- a) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
- b) Provision of municipal reserve in the form of money in lieu of land. Specific amount is based on 10% of the subject land and on the current market value. The current market value for this property is \$6,000.00 per acre. Municipal reserve is charged at 10%, which is \$600.00 per subdivided acre. 10 acres times \$600.00 equals \$6,000.00.
- c) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developers' expense.
- d) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
  - i.) The existing pump out shall be relocated to meet the current Alberta Private Sewage Systems Standard of Practice 2009 prior to registration of Title.
- e) Provision of a storm water management plan. Please contact Liane Lambert, Development Officer, at (780) 927-3718 to discuss the requirements for your subdivision.
- f) Dedication of the most westerly 5.18 meters of the proposed subdivision for future road widening.
- g) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
- h) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- i) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

**CARRIED**

**d) Subdivision Application 21-DP-11  
SW 4-107-14-W5M; Blumenort Area  
Bernard Peters**

**MOTION 11-181**      **MOVED** by Elmer Derksen

That Subdivision Application 21-SUB-11 in the name of Bernard Peters on SW 4-107-14-W5M be APPROVED with the following conditions.

1. This approval is for a single lot subdivision, 10 acres (4.05 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with Mackenzie County which shall contain, but is not limited to:
  - a) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
  - b) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developers' expense.
  - c) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
  - d) Provision of a storm water management plan. Please contact Liane Lambert, Development Officer, at (780) 927-3718 to discuss the requirements for your subdivision.
  - e) Dedication of the most westerly and southerly 5.18 meters of the proposed subdivision for future road widening.
  - f) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
  - g) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
  - h) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line

relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

**CARRIED**

- e) Subdivision Application 22-DP-11  
SW 18-104-16-W5M; Bluehills  
Abe and Katharina Driedger**

**MOTION 11-182      MOVED** by Wally Schroeder

That Subdivision Application 22-SUB-11 in the name of Abe and Katharina Driedger, on SW 18-104-16-W5M, be APPROVED with the following conditions:

1. This approval is for a single lot subdivision, approximately 12 acres (4.86 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
  - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
  - b) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developers' expense.
  - c) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
  - d) Dedication of the most westerly 5.18 meters of the proposed subdivision for future road widening.
  - e) Provision of a storm water management plan. Contact Cathy Friesen, Assistant Development Officer, at 780-928-3983 to discuss the requirements for your subdivision.
  - f) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.

- g) Provision of municipal reserve in the form of money in lieu of land. Specific amount is based on 10% of the subject land and on the current market value. The current market value for this property is \$4,166.66 per acre. Municipal reserve is charged at 10%, which is \$416.66 per subdivided acre.
- h) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- i) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

**CARRIED**

6. **MISCELLANEOUS ITEMS**

- a) **Bylaw \_\_\_-11  
Land Use Bylaw Amendment  
Plan 982 1128, Block 17, Lot 39; La Crete  
1357388 Alberta Ltd.**

**MOTION 11-183      MOVED** by Wally Schroeder

That the Municipal Planning Commission recommendation to Council be for the approval of Bylaw \_\_\_-11, being a Land Use Bylaw amendment to rezone Plan 982 1128, Block 17, Lot 39 from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3", subject to the public hearing input.

**CARRIED**

- b) **Action List**

The Action List of July 20, 2011 was reviewed.

- c) **ADOA Conference (Discussion)**

**MOTION 11-184      MOVED** by Wally Schroeder

That the ADOA Conference update be received for information.



**CARRIED**

**7. IN CAMERA**

**MOTION 11-185 MOVED** by Wally Schroeder

The Municipal Planning Commission go in camera at 3:53 p.m.

**CARRIED**

**MOTION 11-186 MOVED** by Wally Schroeder

The Municipal Planning Commission come out of in camera at 3:57 p.m.

**CARRIED**

**a) Legal – Land Use Bylaw**

**MOTION 11-187 MOVED** by John W. Driedger

That the Legal – Land Use Bylaw be received for information.

**CARRIED**

**8. NEXT MEETING DATES**

Municipal Planning Commission meeting dates are scheduled as follows:

- ❖ July 29, 2011 at 10:00 a.m. in Fort Vermilion
- ❖ August 11, 2011 at 10:00 a.m. in La Crete
- ❖ August 30, 2011 at 10:00 a.m. in Fort Vermilion
- ❖ September 15, 2011 9:00 a.m. in Fort Vermilion
- ❖ October 3, 2011 9:00 a.m. in La Crete


**9. ADJOURNMENT**

**MOTION 11-188 MOVED** by Elmer Derksen

That the Municipal Planning Commission meeting be adjourned at 4:07 p.m.

**CARRIED**

These minutes were adopted this 25 day of August 2011.

  
\_\_\_\_\_  
Jack Eccles, Chair

**Mackenzie County  
Municipal Planning Commission Meeting**

**Mackenzie County Office  
Fort Vermilion, Alberta**

**Wednesday, July 29, 2011 at 10:00 a.m.**

**PRESENT**

John W. Driedger	Vice-Chair, Councillor
Elmer Derksen	Councillor, MPC Member
Wally Schroeder	MPC Member (via teleconference)
Marion Krahn	Supervisor of Planning and Development
Cathy Friesen	Assistant Development Officer

**ABSENT**

Jack Eccles	Chair, MPC Member
Danny Friesen	MPC Member

**DELEGATIONS**

Greg Wiebe	Developer (left at 10:30 a.m.)
Cynthia Driedger	Developer (left at 10:50 a.m.)
Duffy Driedger	Developer (left at 10:50 a.m.)

**1. CALL TO ORDER**

John W. Driedger called the meeting to order at 10:07 a.m.

**2. ADOPTION OF AGENDA**

**MOTION 11-189** **MOVED** by Wally Schroeder

That the agenda be adopted with the following amendments:

6b)Town of Rainbow Lake  
Northeast Residential Area Structure Plan

moved to In Camera, item 7a),

and with the following additions:

6b) Alberta Development Officers Conference

7b)Legal

**CARRIED**

3. **MINUTES**

a) **Adoption of Minutes**

**MOTION 11-190**    **MOVED** by Wally Schroeder

That the minutes of the July 20, 2011 Municipal Planning Commission meeting be adopted as presented.

**CARRIED**

b) **Business Arising from Previous Minutes**

No business arising from previous minutes.

4. **DEVELOPMENT**

Development items 4a through 4c will be discussed later in the meeting.

5. **SUBDIVISION**

There were no Subdivision items to discuss.

6. **MISCELLANEOUS ITEMS**

Greg Wiebe was present to discuss the proposed Land Use Bylaw amendment.

a) **Bylaw \_\_\_-11**

**Land Use Bylaw Amendment to Rezone  
NW 35-105-15-W5M from  
Rural Country Residential District 1 "RC1" to  
Agricultural District 1 "A1"  
(Buffalo Lake Estates)**

**MOTION 11-191**    **MOVED** by Elmer Derksen

That the Municipal Planning Commission recommendation to Council be for the approval of Bylaw \_\_\_-11, being a Land Use Bylaw amendment to rezone NW 35-105-15-W5M from Rural Country Residential District 1 "RC1" to Agricultural District 1 "A1", subject to the public hearing input.

**CARRIED**

Greg Wiebe left the meeting at 10:30 a.m. and did not return.

**4. DEVELOPMENT**

- a) **Development Permit Application 150-DP-11  
La Crete Motel; Motel (Moved-In)  
Plan 982 1128, Block 25, Lots 5 and 6**

**MOTION 11-192      MOVED** by Elmer Derksen

That Development Permit 150-DP-11 on Plan 982 1128, Block 25, Lots 5 and 6 in the name of La Crete Motel be REVISED with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. **Minimum setbacks are: 9.14 meters (30 feet) east (front) yard, 1.52 meters (5 feet) north and south side yards, 3.0 meters (10 feet) west rear yard, from property lines, or setbacks required by Safety Codes, whichever is greater. It is the developers' responsibility to find out the Safety Codes setback requirements.**
2. **The Motel shall meet all applicable Alberta Safety Code requirements and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.**
3. **The lowest opening of the Motel (Moved-In) shall be a minimum of 2.0% above the centerline elevation of the street abutting the property.**
4. The architecture, construction materials and appearance of building 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 Authority.
5. The municipality has assigned the following address to the noted property 10502-101 Street and 10506-101 Street. Once the lots have been consolidated, you are required to display the address (10502) to be clearly legible from the street and be on a contrasting background. The minimum size of the characters shall be four inches in height.

6. Provide adequate off street parking as follows: The minimum parking standards are one stall per guest room, which in this case is 12 public parking stalls, 1 space per each full time employee, and 1 space for every 2 part time employees. *“One parking space, including the driveway area, shall occupy 27.87 square meters (300 square feet).”*

7. Consolidation of the following:

**Plan 982 1128, Block 25, Lot 5 (10506-101 Street),  
Plan 982 1128, Block 25, Lot 6 (10502-101 Street),**

**to create one lot.** No development shall encroach or cross a property line.

8. Building to be connected to the municipal water and sewer system and the cost of connection fees will be borne by the owner.

9. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.

10. **This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed to Mackenzie County standards and at the developers' expense.**

11. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties

12. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

- b) **Development Permit Application 156-DP-11  
606718 AB Ltd.; Restaurant with Drive-through and  
Setback Variance  
Plan 062 7695, Block 24, Lot 2; La Crete**

Cynthia Driedger and Duffy Driedger were present to discuss the proposed Development Permit application.

John W. Driedger recessed the meeting at 10:51 a.m.

John W. Driedger reconvened the meeting at 10:57 a.m.

**MOTION 11-193      MOVED** by Elmer Derksen

That Development Permit 156-DP-11 on Plan 062 7695, Block 24, Lot 2 in the name of 606718 AB Ltd. (La Crete Apple Drugs), tabled to the August 11, 2011 Municipal Planning Commission meeting.

**CARRIED**

Cynthia Driedger and Duffy Driedger left the meeting at 10:50 a.m. and did not return.

- c) **Development Permit Application 158-DP-11  
Shelley McAteer, Mobile Home Addition  
Plan 2938RS , Block 10, Lot 16; Fort Vermilion**

**MOTION 11-194      MOVED** by John W. Driedger

That Development Permit 158-DP-11 on Plan 2938RS, Block 10, Lot 16 in the name of Shelly McAteer be APPROVED with the following conditions:

**Failure to comply with one or more of the attached conditions shall render this permit Null and Void**

1. **Minimum building setbacks:**
  - a. **25 feet (7.6 meters) front yard,**
  - b. **5 feet (1.52 meters) side, and**
  - c. **8 feet (2.4 meters) rear yard, from the property lines.**
2. The architecture, construction materials and appearance of ancillary buildings and other structures shall compliment the natural features and character of the site to the satisfaction of the Development Authority.
3. The Mobile Home Addition shall conform to the Alberta Building Code.
4. The Municipality has assigned the following address to the noted property **4404-52<sup>nd</sup> Street**. You are required to display

the address (**4404**) to be clearly legible from the street and be on a contrasting background. The minimum size of the characters shall be four inches in height.

5. Building to be connected to the Municipal water and sewer system and the cost of connection fees will be borne by the owner.
6. Provide adequate off street parking as follows: The minimum parking shall be 300 square feet per vehicle owned plus an additional 500 square feet for off street parking. *"One parking space, including the driveway area, shall occupy 300 square feet."*
7. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-927-3718. Access to be constructed to Mackenzie County standards and at the developers' expense.
8. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
9. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
10. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

5. **SUBDIVISION**

There were no Subdivision items to discuss.

6. **MISCELLANEOUS ITEMS**

b) **Alberta Development Officers Conference**

**MOTION 11-195** **MOVED** by Elmer Derksen

That the Alberta Development Officers Conference verbal update be received for information.



**CARRIED**

**7. IN CAMERA**

**MOTION 11-196** **MOVED** by Wally Schroder

The Municipal Planning Commission go in camera at 11:02 a.m.

**CARRIED**

**MOTION 11-197** **MOVED** by John W. Driedger

The Municipal Planning Commission come out of in camera at 11:16 a.m.

**CARRIED**

**a) Town of Rainbow Lake  
Northeast Residential Area Structure Plan  
(Rainbow Lake)**

**MOTION 11-198** **MOVED** by Wally Schroeder

That the Municipal Planning Commission has no concerns regarding the proposed Town of Rainbow Lake – North East Area Structure Plan and recommends that Council send a letter to the Town of Rainbow Lake advising of the same.

**CARRIED**

**b) Legal**

**MOTION 11-199** **MOVED** by John W. Driedger

That the Legal update be received for information.

**CARRIED**

**8. NEXT MEETING DATES**

Municipal Planning Commission meeting dates are scheduled as follows:

- ❖ August 11<sup>th</sup>, 2011 at 10:00 a.m. in La Crete

- ❖ August 30<sup>th</sup>, 2011 at 10:00 a.m. in Fort Vermilion
- ❖ September 15<sup>th</sup>, 2011 at 9:00 a.m. in Fort Vermilion
- ❖ October 3<sup>rd</sup>, 2011 at 10:00 a.m. in La Crete

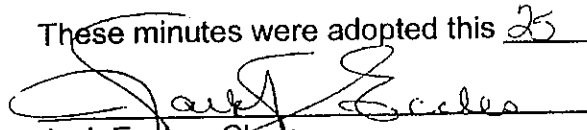
9. **ADJOURNMENT**

**MOTION 11-200** **MOVED** by John W. Driedger

That the Municipal Planning Commission meeting be adjourned at 11:21 p.m.

**CARRIED**

These minutes were adopted this 25 day of August 2011.

  
\_\_\_\_\_  
Jack Eccles, Chair

**Mackenzie County  
Municipal Planning Commission Meeting**

**Mackenzie County Office  
La Crete, Alberta**

**Thursday, August 11, 2011 @ 10:00 a.m.**

**PRESENT**

Jack Eccles	Chair (arrived at 11:17 a.m.)
John W. Driedger	Vice-Chair, Councillor
Elmer Derksen	Councillor, MPC Member
Danny Friesen	MPC Member (via teleconference, left at 10:50 a.m.)
Wally Schroeder	MPC Member
Marion Krahn	Supervisor of Planning Services
Cathy Friesen	Assistant Development Officer

**ALSO PRESENT**

Joulia Whittleton	Director of Corporate Services
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**DELEGATIONS**

Cynthia Driedger	Developer (left at 10:47 a.m.)
Frank Rosenberger	Developer (left at 11:27 a.m.)
Willy Janzen	Developer (22-SUB-11, left at 11:27 a.m.)

**1. CALL TO ORDER**

John W. Driedger called the meeting to order at 10:18 a.m.

**2. ADOPTION OF AGENDA**

**MOTION 11-201** **MOVED** by Wally Schroeder

That the agenda be adopted as presented.

**CARRIED**

**3. MINUTES**

**a) Adoption of Minutes**

**MOTION 11-202** **MOVED** by Wally Schroeder

That the minutes of the July 29, 2011 Municipal Planning Commission meeting be adopted as presented.

**CARRIED**

**b) Business Arising from Previous Minutes**

No Business Arising from Previous Minutes.

**4. DEVELOPMENT**

Development items 4a, 4c through 4e will be discussed later in the meeting.

**b) Development Permit Application 156-DP-11  
606718 AB Ltd.; Restaurant Addition  
Plan 062 7695, Block 24, Lot 2; La Crete**

Cynthia Driedger was present to discuss the proposed development Permit application.

**MOTION 11-203      MOVED** by John W. Driedger

That Development Permit 156-DP-11 on Plan 062 7695, Block 24, Lot 2 in the name of 606718 AB Ltd. (La Crete Apple Drugs), be approved with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. This approval is for a one storey Restaurant addition to the existing building.
2. No drive-through for the Restaurant addition is allowed.
3. This permit may be revoked at any time if, in the opinion of the Development Authority, the proposed development has become detrimental or otherwise incompatible with the amenities of the neighbourhood.
4. **The Restaurant shall meet all Alberta Safety Code requirements for Commercial/Industrial Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.**
5. Minimum building setbacks: 30.48 meters (100 feet) front yard (from 100<sup>th</sup> street); 3.0 meters (10 feet) rear yard; 1.5 meters (5 feet) side yards, or setbacks required by Safety

Codes, whichever is greater. It is the responsibility of the developer to find out the Safety Codes setbacks.

6. The signs placed on the property shall be located a minimum of:
  - a. 20 meters from regulatory signs,
  - b. Not less than 1.5 meters from the curb/sidewalk, and
  - c. Be a minimum of 2 meters in height from the bottom of the sign above the curb/sidewalk.
7. The sign shall be placed on site and is not permitted to be placed on any County lands and/or rights-of-way.
8. Signs shall:
  - a. Not obstruct the orderly and safe flow of vehicular and pedestrian traffic,
  - b. Not unduly interfere with the amenities of the district,
  - c. Not materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
  - d. Not create visual or aesthetic blight.
9. Illumination of the signs must not negatively affect, nor pose a safety hazard to, an adjacent site or street.
10. Wiring and conduits of a sign must be concealed from view.
11. All loading and unloading shall be conducted on site and on the south side of the building.
12. The north access, which adjoins the access for Plan 062 7695, Block 24, Lot 1, shall be separated from the adjacent access by curbing from 100<sup>th</sup> Street east a minimum of 10 feet (3.05 meters). Such curbing shall be visible year round and shall be to the satisfaction of the Development Authority.
13. New construction only. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.
14. Comply with applicable legislation under the Public Health Act and obtain the appropriate approvals prior to commencement of development. Contact the Health Inspector at 926-7000.

15. Building to be connected to the municipal water and sewer system and the cost of connection fees will be borne by the owner where applicable.
16. Provide adequate off street parking as follows:
  - Restaurant area (60 seats)= 20 stalls,
  - Existing Retail Store = 49 stalls, and
  - Adequate staff parking stalls.

TOTAL PARKING STALLS: Minimum 69 plus staff parking
17. Sufficient lighting to light up the parking area.
18. The municipality has assigned the following address to the noted property 10603-100<sup>th</sup> Street. You are required to display the address (10603) to be clearly legible from the street and be on a contrasting background. The minimum size of the characters shall be four inches in height.
19. The lowest opening of the building shall be a minimum of 0.6 meters (1.97 feet) above the curb elevation of 100<sup>th</sup> Street.
20. **This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.**
21. **No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.**
22. The total site area shall have a positive surface drainage without adversely affecting the neighbouring properties.
23. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

Cynthia Driedger left the meeting at 10:47 a.m. and did not return.

**5. SUBDIVISION**

Subdivision items 5b will be discussed later in the meeting.

**a) Subdivision Application 22-SUB-11  
SW 18-104-16-W5M; Bluehills Area  
Abe and Katharina Driedger**

Willy Janzen was present to hear the proceedings of the subdivision application.

**MOTION 11-204      MOVED** by Wally Schroeder

That Subdivision Application 22-SUB-11 in the name of Abe and Katharina Driedger, on SW 18-104-16-W5M, be APPROVED with the following REVISED conditions:

1. This approval is for a single lot subdivision, 14.99 acres (6.07 hectares) in size.
2. Applicant/developer shall enter into a Development Agreement with the Mackenzie County which shall contain, but is not limited to:
  - a) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality.
  - b) Provision of access to the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developers' expense.
  - c) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
  - d) Dedication of the most westerly 5.18 meters of the proposed subdivision for future road widening.
  - e) Provision of a storm water management plan. Contact Cathy Friesen, Assistant Development Officer, at 780-928-3983 to discuss the requirements for your subdivision.
  - f) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration.
  - g) Provision of municipal reserve in the form of money in lieu of land. Specific amount is based on 10% of the subject land and on the current market value. The

current market value for this property is \$4,166.66 per acre. Municipal reserve is charged at 10%, which is \$416.66 per subdivided acre. 14.99 acres times 416.66 equals \$6,245.73.

- h) Provision of utility right-of-way as required by ATCO Electric, Telus and Northern Lights Gas and others.
- i) Provision of and negotiations for utility rights-of-way and/or easements as required by utility companies. The Developer shall be responsible for any line relocation or correction costs that occur as a result of this development. Responses from utilities companies are shown in Schedule "C" hereto attached.

**CARRIED**

6. **MISCELLANEOUS ITEMS**

a) **Multi-Lot/Urban Subdivision Construction and Registration Policy No. DEV003**

Frank Rosenberger was present to discuss the Multi-Lot/Urban Subdivision Construction and Registration Policy.

**MOTION 11-205** **MOVED** by Wally Schroeder

That the Multi-Lot/Urban Subdivision Construction and Registration Policy No. DEV003 be tabled until September 15, 2011 meeting.

**CARRIED**

Frank Rosenberger left the meeting at 11:27 a.m. and did not return.

Willy Janzen left the meeting at 11:27 and did not return.

John W. Driedger recessed the meeting at 11:26 a.m.

John W. Driedger reconvened the meeting at 11:32 p.m.

Miscellaneous item 6b will be discussed later in the meeting.

7. **IN CAMERA**

**MOTION 11-206** **MOVED** by John W. Driedger



The Municipal Planning Commission go in camera at 11:33 a.m.

**CARRIED**

**MOTION 11-207** **MOVED** by Wally Schroeder

The Municipal Planning Commission come out of in camera at 11:54 a.m.

**CARRIED**

**4. DEVELOPMENT**

- a) **Development Permit Application 157-DP-11  
Country Grill Steak and Ribs; Restaurant  
(Seating Change – Total 198 Restaurant Seats)  
Plan 982 0781, Block 4, Lot 6; La Crete**

**MOTION 11-208** **MOVED** by Wally Schroeder

That Development Permit 157-DP-11 on Plan 982 0781, Block 4, Lot 6 in the name of Country Grill Steak and Ribs be APPROVED with the following conditions;

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. This permit approval is for Restaurant (Seating Change - Total 186 seats) No expansions of the Restaurant are allowed under this permit.
2. The existing 12 seat room as shown in the attached site plan as Room C shall be closed. Room C is not permitted to be used for restaurant seating purposes.
3. Provide adequate off street on site parking as follows:
  - 186 restaurant seats = 93 parking stalls

**TOTAL PARKING STALLS: 93**
4. Sufficient lighting to light up the parking area.
5. Access from the parking lot to the Public Utility Lane shall be restricted in a manner satisfactory to the Development Authority.

6. The restaurant shall meet all applicable Alberta Safety Code requirements and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.
7. Comply with applicable legislation under the Public Health Act and obtain the appropriate approvals prior to commencement of development. Contact the Health Inspector at 780-841-3275.
8. Building to be connected to the municipal water and sewer system and the cost of connection fees will be borne by the owner.
9. The municipality has assigned the following address to the noted property 10106-100<sup>th</sup> Street. You are required to display the address (10106) to be clearly legible from the street and be on a contrasting background. The minimum size of the characters shall be four inches in height.
10. **This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.**
11. No construction or development is allowed on a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
12. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

- c) **Development Permit Application 168-DP-11  
Peter L. Goertzen; Dwelling – Single Detached with  
Deck and Setback Variance  
Plan 092 5985, Block 4, Lot 4; Fort Vermilion**

**MOTION 11-209      MOVED by Jack Eccles**

That Development Permit 168-DP-11 on Plan 092 5985, Block 4, Lot 4 in the name of Peter L. Goertzen be APPROVED with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. **A setback variance of 6.096 meters (20 feet) of the west yard setback from Range Road 131 is hereby granted for a Dwelling – Single Detached with Front Deck.**
2. **Minimum building setbacks:**
  - i. **35.052 meters (115 feet) from Range Road 131,**
  - ii. **15.24 meters (50 feet) from any other property lines, and**
  - iii. **41.14 meters (135 feet) from Highway 88, or setbacks required by Alberta Transportation, whichever is greater. It is the responsibility of the developer to find out the requirements of Alberta Transportation.**
3. **Obtain written approval from Alberta Transportation regarding the proposed development prior to commencement of the development. Contact Robert Lindsay at 780-624-6547.**
4. All sewage disposal systems to be in conformance with the Alberta Private Sewage Systems Standard of Practice 2009.
5. This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-927-3718. Access to be constructed at the developers' expense.
6. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
7. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
8. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations

and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

- d) **Development Permit Application 187-DP-11  
Lynda Wiens; Home Based Business (Photography)  
Plan 752 1580, Block 9, Lot 4; La Crete**

**MOTION 11-210** **MOVED** by Elmer Derksen

That Development Permit 187-DP-11 on Plan 752 1580, Block 9, Lot 4 in the name of Lynda Wiens be APPROVED with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. This permit may be revoked at any time, if, in the opinion of the Development Authority, the Home Based Business has become detrimental or otherwise incompatible with the amenities of the neighborhood.
2. Comply with applicable legislation under the Public Health Act and obtain the appropriate approvals prior to commencement of development. Contact the Health Inspector at 780-841-3275.
3. The Home Based Business shall not involve the storage of goods in the public view, a change in appearance of the residence or its accessory buildings.
4. Shall not employ any employees who do not reside on-site.
5. An unlighted sign to identify the Home Based Business may be placed on the exterior of the Single Detached Dwelling and the sign shall not exceed 1.1 meters (12 square feet).
6. At all times, the privacy of the adjacent dwellings shall be preserved and the Home Based Business shall not unduly offend the surrounding residents by way of excessive lighting, noise, traffic, congestion, late visitations by clients, etcetera.
7. The municipality has assigned the following address to the noted property 9832-104 Street. You are required to display the address (9832) to be clearly legible from the street and be on a contrasting background. The minimum size of the characters shall be four inches in height.

8. This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.
9. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

- e) **Development Permit Application 189-DP-11  
Wilson Auto & RV Accessories;  
Retail Store and Service Station  
Plan 052 4423, Block 25, Lot 35; La Crete**

**MOTION 11-211** **MOVED** by Jack Eccles

That Development Permit 13-DP-11 on Plan 052 4423, Block 25, Lot 35 in the name of Wilson Auto & RV Accessories be **APPROVED** with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. **This permit approval is for the operation of a Retail Store and Service Station (Automotive Accessory Sales and Installation) out of the existing building.**
2. The Retail Store and Service Station (Automotive Accessory Sales and Installation) building shall meet all applicable Alberta Safety Code requirements and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.
3. The Retail Store and Service Station ((Automotive Accessory Sales and Installation) shall adhere to any Noise Abatement Bylaw as passed by Mackenzie County Council.
4. Building to be connected to the municipal water and sewer system and the cost of connection fees will be borne by the owner/applicant/developer.
5. **Adhere to any Noise Abatement Bylaw as passed by Mackenzie County Council.**

6. The municipality has assigned the following address to the noted property 10608-101<sup>st</sup> Street, Unit 1. You are required to display the address (10608 - 1) to be clearly legible from the street and be on a contrasting background. The minimum size of the characters shall be four inches in height.
7. Provide adequate off street parking as follows: The minimum parking standards are 1 space per 30 square meters of building area, which in this case is 5 public parking stalls, 1 space per each full time employee and 1 space for every 2 part time employees. *"One parking space, including the driveway area, shall occupy 27.87 square meters (300 square feet)."*
8. Sufficient lighting to light up the parking area.
9. **The property must at all times be kept in a neat and orderly fashion.**
10. This permit approval is subject to an access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.
11. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.
12. The total site area shall have a positive surface drainage without adversely affecting the neighbouring properties.
13. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

5. **SUBDIVISION**

- a) **Subdivision Application 06-SUB-11  
NW 10-106-14-W5M; Rural La Crete  
Andrew and Elizabeth Knelsen**

**MOTION 11-212 MOVED** by John W. Driedger

That the Development Agreement for Subdivision Application 06-SUB-11 in the name of Andrew N. and Elizabeth Knelsen, on NW 10-106-14-W5M, be approved as presented.

**CARRIED**

6. **MISCELLANEOUS ITEMS**

b) **Action List**

The Action List of August 11, 2011 was reviewed.

8. **NEXT MEETING DATES**

Municipal Planning Commission meeting dates are scheduled as follows:

- ❖ August 30, 2011 at 10:00 a.m. in Fort Vermillion
- ❖ September 15, 2011 9:00 a.m. in Fort Vermillion
- ❖ October 3, 2011 10:00 a.m. in Fort Vermillion

9. **ADJOURNMENT**

**MOTION 11-213 MOVED** by Wally Schroeder

That the Municipal Planning Commission meeting be adjourned at 12:19 p.m.

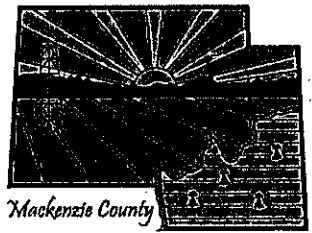
**CARRIED**

These minutes were adopted this 30 day of August 2011.

  
\_\_\_\_\_  
Jack Eccles, Chair







# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>J. Roy Brideau, Chief Administrative Officer</b>
<b>Title:</b>	<b>Mackenzie Library Board Meeting Minutes – June 15, 2011</b>

**BACKGROUND / PROPOSAL:**

Information item. The adopted minutes of the June 15, 2011 meeting are attached.

**OPTIONS & BENEFITS:**

**COSTS & SOURCE OF FUNDING:**

**RECOMMENDED ACTION:**

That the Mackenzie Library Board meeting minutes of June 15, 2011 be received for information.

Author: C. Gabriel Review By: \_\_\_\_\_ CAO \_\_\_\_\_

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**Mackenzie County Library Board (MCLB)**  
**June 15<sup>th</sup>, 2011 Board Meeting Minutes**  
**Zama City Library**  
**Zama City, Alberta**

**Present:** Lisa Wardley, Wally Schroeder, Daryl Zielsdorf, Beth Kappelar, John W. Driedger, Lorraine Peters.

**Regrets::** Dawn Moberly, Jake Wiebe and La Dawn Dachuk.

**Zama City Library Society Members Present:** Janet Forrest (Head Librarian).

**1.0 Call to Order:** The meeting was called to order by Beth Kappelar at 1:33 p.m.

**2.0 Approval of Agenda:** Additional Items: 7.5 Letter From Library Patron, 8.3 Early Literacy  
**MOTION #2011-05-01** Lorraine Peters moved the approval of the agenda as revised . **CARRIED**

**3.0 Approval of the Minutes:**  
**MOTION #2011-05-02** Lisa Wardley moved the approval of the May 17/11 minutes as presented. **CARRIED**

**4.0 Review of Action Items:**  
 - The action items of the previous MCLB meeting were reviewed.

**5.0 Financial:**

**5.1 Financial Report as of May 31/2011.**

- Balance Brought Forward: \$ 34,066.01  
 - Total Revenues \$ 93,383.46  
 - Total Expenses \$ 102,643.99  
 - Ending Bank Balance \$ 24,805.48

**MOTION #2011-05-03** Wally Schroeder/Lorraine Peters moved to accept the financial report as presented. **CARRIED**

**5.2 MCLB 2011 Budget:**

- REVENUE

- Mackenzie County Grant	\$ 186,756.00
- Alberta Community Development Grant	\$ 54,011.00
- Interest Income	\$ 0.00
- Other Income	<u>\$ 0.00</u>
	\$ 240,767.00
- Beginning Bank Balance	<u>\$ 34,066.01</u>
- Total Revenues	\$ 274,833.01

- EXPENSES

- Transfers to Other Libraries	\$ 221,137.09
- Association Membership	\$ 250.00
- Board Expenses	\$ 20,627.85
- Program Expenses	\$ 23,000.00
- Advertising and Promotions	\$ 0.00
- Office Supplies	\$ 200.00
- Postage	\$ 50.00
- Bank Charges	\$ 100.00
- Audit	\$ 175.00
- Telephone, Web site	\$ 1,200.00
- Travel	\$ 2,000.00
- Furniture and Equipment	<u>\$ 500.00</u>
- Total Expenditures	\$ 269,239.94

- ENDING BANK BALANCE \$ 5,593.07

**MOTION #2011-05-04** Lorraine Peters/Daryl Zielsdorf moved that the 2011 MCLB revised budget be approved.

**CARRIED**

**6.0 Library Reports:**

**6.1 La Crete:**

- Financial as of June 6/11: Income \$38,000.00; expenses \$31,000.00; bank balance \$54,000.00; fund raising account \$48,000.00.
- The Society helped with Low German Play, earned \$2,000.00.
- A floor plan for the new library was drawn, they will be asking MCLB for funds to have a preliminary floor plan drawn by an architect.
- 4 plays to preview were ordered for the Salmon Grill Fundraiser. All funds raised from the silent auction will be sent to the Slave Lake Library which burned down.
- The first book review was posted on their website: "LIFE WITHOUT LIMITS" .
- A student was hired at 6 hours/week to help with the summer reading program. The program will be promoted in the schools.
- Two new shelving units costing \$3,078.00 were installed.
- A high school teacher will be offering chess to the public in the library.
- Story teller "Kathy Jessup" may be coming to the region this summer at a cost of \$300/show if libraries sign up.
- The "Senior Tea" was held on June 6and was a great success.
- The La Crete Community Library is looking into receiving money from CNIB for a "Partners Program".
- La Crete On Line will add a link to the La Crete Community Library on its web site.
- No society members will be attending the Rural Library Conference in Grande Prairie this year.
- They will be requesting \$500 from MCLB for their summer reading program.

**6.2 Fort Vermilion:**

- No report

**6.3 Zama**

- The La Crete Library donated some books to the Zama Library.
- Summer Library hours started in June.
- The membership drive raised double what was budgeted.
- The Zama Library is becoming a gathering place for the community.

**6.4 High Level:**

- Beth Kappelar will be attending their meeting June 15/11.

**MOTION #2011-05-05** John Driedger moved to accept the library reports as presented.

**CARRIED**

**7.0 Old Business:**

**7.1 Municipal Development Grant Application:**

- The application has been sent in.

**7.2 Slave Lake Library Fire:**

**MOTION #2011-05-06** Lisa Wardley/John Driedger moved that MCLB send the Slave Lake Library \$1,000.00 from their regional programming budget.

**CARRIED**

**7.3 MCLB Plan of Service:**

- The next Plan of Service must be submitted in the fall of 2012.

**7.4 La Crete Library Building:**

- The funding to draw a preliminary floor plan for a new library building in La Crete will be discussed at the next County Building Committee meeting.

**7.5 Letter From Library Patron:**

- The letter received from a rural High level library patron will be discussed with the High Level Library Board.

**8.0 New Business:**

**8.1 Policies and Procedures, Appendix A:**

**Motion #2011-05-07:** Daryl Zielsdorf/Lorraine Peters moved that honoraria and expenses for MCLB will be paid at the same rate as the county. **CARRIED**

**8.2 Rural Library Conference:**

**MOTION #2011-05-08** John Driedger/Daryl Zielsdorf moved to support each of the 3 county libraries up to \$2,000.00 for expenses to send up to 2 individuals to the Rural Libraries Conference in Grande Prairie. **CARRIED**

**MOTION #2011-05-09** Lorraine Peters/Daryl Zielsdorf moved to pay the honorarium and expenses for 2 MCLB members to attend the Rural Libraries Conference. **CARRIED**

**8.3 Early Literacy:**

- Lisa Wardley will send an email to the 3 County libraries to determine what programming is occurring in the area of Early Literacy. Are they partnering with the schools?

**9.0 Correspondence:**

- No correspondence received.

**10.0 In Camera:**

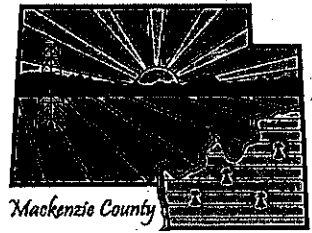
- Not required.

**11.0 Next Meeting Date and Location:** Fort Vermilion County Office August 23/11 at 7:00 p.m.

**12.0 Adjournment:**

**MOTION # 2011-04-10** John Driedger moved the meeting adjourned at 2:45 pm. **CARRIED**





# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>J. Roy Brideau, Chief Administrative Officer</b>
<b>Title:</b>	<b>Mackenzie Housing Management Board Meeting Minutes – June 27, 2011 and July 27, 2011</b>

**BACKGROUND / PROPOSAL:**

Information item. The adopted minutes of the June 27, 2011 and July 27, 2011 meetings are attached.

**OPTIONS & BENEFITS:**

**COSTS & SOURCE OF FUNDING:**

**RECOMMENDED ACTION:**

**Motion 1**

That the Mackenzie Housing Management Board meeting minutes of June 27, 2011 be received for information.

**Motion 2**

That the Mackenzie Housing Management Board meeting minutes of July 27, 2011 be received for information.

Author: C. Gabriel Review By: \_\_\_\_\_ CAO \_\_\_\_\_

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Special Board Minutes  
May 17, 2011

**MACKENZIE HOUSING MANAGEMENT BOARD  
SPECIAL BOARD MEETING  
July 27, 2011 – 6:00 p.m.**

**In Attendance:** George Friesen, Chair  
John W. Driedger, Vice Chair  
Shirley Rechlo  
Wally Olorenshaw  
Dave Neufeld  
Ellis Forest

**Regrets:** Reuben Derksen  
Dawn Moberly  
Abe Peters

**Administration:** Barb Spurgeon, Chief Administrative Officer

**Call to Order:** Chair George Friesen called the Board meeting to order at 6:00 p.m.

**New Business:** SRHI Housing Application

11-113 Moved by Wally Olorenshaw

That Simone Clarke be approved for SRHI Housing.

Carried,

**Adjournment:** Chairman Friesen adjourned the meeting at 6:07 p.m.

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George Friesen, Chair

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B. L. Spurgeon, CAO



**MACKENZIE HOUSING MANAGEMENT BOARD  
REGULAR BOARD MEETING  
June 27, 2011 – 10:00 A.M.  
Fireside Room – Heimstaed Lodge**

- In Attendance:** John W. Driedger, Vice Chair  
Ellis Forest  
Peter Wieler  
Shirley Rechlo  
Wally Olorenshaw  
Dave Neufeld  
Reuben Derksen  
Abe Peters
- Regrets:** George Friesen, Chair  
Dawn Moberly
- Administration:** Barb Spurgeon, Chief Administrative Officer  
Dorothy Klassen, Lodge Manager  
Lisa Unruh, Executive Assistant  
Lloyd Janzen, Kitchen Supervisor  
Henry Goertzen, Maintenance Supervisor
- Call to Order:** Vice Chair John W. Driedger called the Board meeting to order at 9:55 a.m.
- Agenda:** **Approval of Agenda**
- 11-096 Moved by Ellis Forest
- That the agenda be approved as presented.
- Carried

**Minutes:** May 30, 2011 Board Meeting

11-097 Moved by Peter Wieler

That the minutes of the May 30, 2011 Regular Board meeting be approved as distributed.

Carried

**Reports:** CAO Report

11-098 Moved by Dave Neufeld

That the Chief Administrative Officer report be accepted for information.

Carried

**Financial Reports** Housing – May 31, 2011

11-099 Moved by Abe Peters

That the May 31, 2011 Housing financial report be accepted for information.

Carried

Lodge – May 31, 2011

11-100 Moved by Reuben Derksen

That the May 31, 2011 Lodge financial report be accepted for information.

Carried

**Assisted Care – May 31, 2011**

11-101 Moved by Peter Wieler

That the May 31, 2011 Assisted Care financial report be accepted for information.

Carried

**Arrears Report**

11-102 Moved by Ellis Forest

That the May 2011 arrears report be received for information.

Carried

**New Business:**

**Renovations to Phase II**

11-103 Moved by Ellis Forest

That a letter be written to LCMNA asking for approval for the renovations and that Redline Electric be hired to supply and hook up the electric door closures and keypads and to move one electric door closure and keypad in the amount of \$5700.00.

Carried

11-104 **Subscription – Government Insight**

Moved by John W. Driedger

That one subscription be taken for Government Insight and it be re-evaluated in October, 2011.

Carried

11-105

**Health Budget**

Moved by Ellis Forest

That if Alberta Health Services does not agree to fund appropriately to cover the benefits, then notice be given to Alberta Health Services to provide care in this facility.

Carried Unanimous

11-106

**Negotiations - LCMNA**

Moved by Wally Olorenshaw

That correspondence from Mackenzie County and to La Crete Municipal Nursing Association be received for information.

Carried

**Information Items:**

11-107

Moved by Peter Wieler

That the following items be accepted for information:

Bank reconciliation for May 2011  
Fort Vermilion clean-up  
Lodge Program Consultation Results  
AHS Increase to contract funding

Carried

Vice Chair Driedger recessed the regular board meeting at 11:08 a.m.

Vice Chair Driedger reconvened the regular board meeting at 11:16 a.m.

**In Camera:**

**Application Summaries for SHRI Housing**

11-108

Moved by Wally Olorenshaw

That consideration be given to move in camera at 11:16 a.m.

Carried

Board Minutes  
June 27, 2011

11-109

Moved by Ellis Forest

That consideration be given to move out of in-camera at 11:25 a.m.

Carried

11-110

Moved by Dave Neufeld

That Leah Lizotte be approved for an affordable housing unit.

Carried

11-111

Moved by Abe Peters

That Sonya Cardinal and Calvin BowNoskiye be approved for an affordable housing unit.

Carried

**Next Meeting Date:**

Regular Board Meeting  
August 29, 2011 - 10:00 a.m.  
Fireside Room – Phase I  
Heimstaed Lodge

**Adjournment:**

11-112

Moved by Ellis Forest

That the board meeting of June 27, 2011 be adjourned at 11:40 a.m.

Carried

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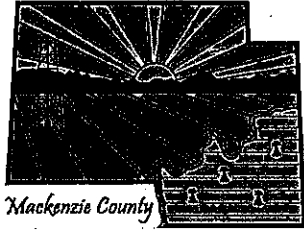
George Friesen, Chair

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Lisa Unruh,  
Executive Assistant







# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Al Hoggan, Director of Community and Protective Services</b>
<b>Title:</b>	<b>Bylaw 835-11 Dog Control Bylaw</b>

### BACKGROUND / PROPOSAL:

Mackenzie County Council established a Dog Control Bylaw in 2004.

### OPTIONS & BENEFITS:

Administration reviewed the existing bylaw and is proposing some changes, including relocation of the fees schedule to the Fee Schedule Bylaw. The attached bylaw received its first and second readings at the last council meeting.

Major highlights:

- Voluntary licensing of the dogs in rural areas;
- Reference to the Stray Animals Act for dealing with dogs in rural areas.

Please note that a memo outlining procedures for handling stray dogs in the areas as applicable per this bylaw was distributed to all staff.

### COSTS & SOURCE OF FUNDING:

Annual operating budgets:

- The veterinarian's costs associated with boarding and euthanizing an unclaimed dog are being paid by the County.

### RECOMMENDED ACTION:

That third reading be given to Bylaw 835-11 being a Dog Control Bylaw.

Author: J. Whittleton . Reviewed by: \_\_\_\_\_ CAO J. Roy Brideau



**BYLAW NO. 435/04-835-11**

**BEING A BYLAW OF THE  
MACKENZIE COUNTY  
IN THE PROVINCE OF ALBERTA**

**TO LICENSE AND REGULATE THE KEEPING OF DOGS IN THE HAMLETS OF  
FORT VERMILION, LA CRETE, ZAMA,  
THE AREA WITHIN 1000 FEET OF ANY SCHOOL  
OPERATED BY THE FORT VERMILION SCHOOL DIVISION NO. 52  
THAT IS NOT CONTAINED WITHIN A HAMLET IN MACKENZIE COUNTY  
AND INCLUDING ANY AIRPORTS WITHIN  
MACKENZIE COUNTY JURISDICTION**

**WHEREAS**, the Municipal Government Act, R.S.A. 2000 c. M-26 and amendments thereto, authorizes a Council to pass bylaws; and

**WHEREAS** Mackenzie County Council deems necessary to pass a bylaw for the purpose of regulating and controlling dogs in the municipality; and

**WHEREAS**, Mackenzie County Council deems it appropriate to mandate expedient to the license the licensing of dogs within the Hamlets of Fort Vermilion, La Crete, Zama, and other areas specified in this Bylaw and make a voluntary licensing option available to the rural areas of Mackenzie County; and

**WHEREAS**, the Stray Animals Act, Chapter S-20 applies in all rural areas of Mackenzie County;

**NOW THEREFORE**, the Council of Mackenzie County, in the Province of Alberta, duly assembled, enacts as follows:

1. Where there is a conflict between this bylaw and any other bylaw of Mackenzie County the provisions of this bylaw shall apply.
2. This Bylaw shall only apply in the following portions of Mackenzie County:
  - (a) The Hamlets of Fort Vermilion, La Crete and Zama.
  - (b) All portions of Mackenzie County within 1,000 feet of any school operated by the Fort Vermilion School Division No. 52 where the school is not contained within a Hamlet of Mackenzie County.
  - (c) All airport boundaries that are under Mackenzie County jurisdiction.

- (d) For the purpose of dogs' identifications, the voluntary licensing option as specified in this bylaw shall be applicable to all other areas of Mackenzie County not identified in 2: (a), (b), (c).

## **PART 1 TITLE AND DEFINITIONS**

3. This Bylaw may be cited as "The Mackenzie County Dog Control Bylaw".
4. In this Bylaw, unless the content otherwise requires, the word, term, or expression
- a) "**Airport**" shall mean any airport under the jurisdiction of, and within the boundaries of Mackenzie County;
  - b) "**Animal Control Officer**" shall mean any person(s) duly authorized by the Chief Administrative Officer to enforce the provisions of this Bylaw ~~including any peace officer, bylaw enforcement officer, protective service officer or special constable;~~
  - c) "**At large**" shall mean a dog which is off the premises of it's owner and is not in immediate continuous control of a competent person;
  - d) "**C.A.O.**" shall mean the Chief Administrative Officer for the Mackenzie County;
  - e) "**Council**" shall mean the Council of Mackenzie County;
  - f) "**Dangerous dogs**" shall mean any dog(s), regardless of age whether on public or private property, which has:
    - i) without provocation chased, injured, or bitten any other domestic animal or human; or
    - ii) without provocation damaged or destroyed any public or private property; or
    - iii) without provocation threatened or created reasonable apprehension or threat to other domestic animals or humans; and which, in the opinion of a Justice, presents a threat of serious harm to other domestic animals or humans; or
    - iv) been previously determined to be a dangerous dog under this Bylaw.
  - g) "**Dog**" shall mean either a male or female of the canine family regardless of age.

- h) **"Hamlets"** shall mean any hamlet governed by and within the boundaries of Mackenzie County;
- i) **"Justice"** shall be as defined in the Provincial Offences Procedure Act S.A. 1988 Chapter P-21.5 RSA 2000 Chapter P-34 as amended or replaced from time to Time;
- j) **"Leash"** shall mean a chain or other material capable of restraining the dog on which it is being used;
- k) **"License"** shall mean a tag that is attached to the collar worn by the dog and issued by Mackenzie County;
- l) **"Licensing officer"** shall mean the C.A.O. or designate such person or persons as the C.A.O. may designate for the purpose of this Bylaw;
- m) **"Owner"** shall mean a person or corporate body who has legal title to the dog and includes any person who has the possession or custody of the dog, either temporarily or permanently, or harbors the dog or suffers the dog to remain on their premises;
- o) **"Peace Officer"** means a Bylaw Enforcement Officer, Special Constable, R.C.M.P. Officer, and Protective Service Officer.

## **PART 2 LICENSING**

- 5. No person shall keep a dog(s) within the areas specified in clause 2 of this bylaw unless they have a license for keeping of such dog(s) in accordance with the provisions of this Bylaw.
- 6. The owner of a dog shall:
  - a) obtain an annual or lifetime license for each dog(s) prior to January 31 annually, or within one month from the time he or she becomes the owner of the dog.
  - b) the license application shall be made in writing to a licensing officer at any Mackenzie County office and shall contain the following information:
    - i) the name, address and telephone number(s) of the owner.
    - ii) a description of the dog(s) including sex, age, breed and color.
    - iii) Any such relevant information as the licensing officer may require.

7. Where a proper application has been received, the licensing officer may issue a license upon payment by the applicant in accordance with Mackenzie County Fee Schedule Bylaw.
8. An annual license shall be valid for the year in which it is issued but shall expire on the 31<sup>st</sup> day of December in the same year.
9. A lifetime non-transferable license shall be valid until the day the dog dies.
10. At the time of the issuance of a license the licensing officer shall issue to the owner of the dog(s) an aluminum tag displaying the words: "Mackenzie County", tag number, and year in which the tag was issued. The tag number shall correspond with the number of the license application. The licensing officer shall inscribe onto the back of the tag the owners name, phone number and dog name.
11. In the event that the tag is misplaced, stolen or destroyed a replacement tag shall be issued by Mackenzie County upon payment, in accordance with ~~Schedule "A"~~ the Mackenzie County Fee Schedule Bylaw.
12. Dog licenses are not transferable from one dog to another or one owner to another and no refund shall be made on any license fee due to death, sale of dog, or upon leaving Mackenzie County.
13. No fee for a license shall be made to an applicant who is
  - i) registered as blind and is the owner of a trained guide dog, or
  - ii) handicapped and is the owner of a trained dog used to assist such handicapped person.

In both the above cases a special tag shall be issued to the owner.

14. Where the Animal Control Officer is satisfied that the owner of a dog is physically handicapped in such a way that the owner cannot control the dog by means of a leash and requires the use of a walker, cane, or is confined to a wheel chair, a special tag shall be issued for the dog of that owner.
15. Every dog owner shall provide their dog(s) with a collar and shall ensure that the collar and tag are worn by their dog(s) at any time the dog(s) is outside the owners home.

### **PART 3 KENNELS**

16. A kennel license may be issued to the owners of a minimum of three (3) and a maximum of twelve (12) licensed dogs which are kept or harbored at one time on the land or premises occupied by their owners. The fee shall be paid annually prior to January 31<sup>st</sup>. Should Mackenzie County receive bona fide complaints from two (2) or more neighbors living within 200 feet of the kennel, Mackenzie County may revoke the said license and order the kennel to cease operation.
17. With the exception of Part 3 Section 16 no more than two (2) dogs shall be kept or harbored at one time on the land or premises occupied by their owners.

### **PART 4 NUISANCE**

18. No owner of any dog(s) shall allow the dog(s), whether licensed or not, to run at large within the area specified in clause 2 of this bylaw.
19. The owner of a dog(s) shall ensure that such dog(s) shall not:
  - a) bite a person(s) whether on the property of the owner or not;
  - b) do any other act to injure a person(s) whether on the property of the owner or not;
  - c) chase or otherwise threaten a person(s) whether on the property of the owner or not, unless the person chased or threatened is a trespasser on the property of the owner;
  - d) bite, bark at or chase stock, bicycles, wheel chairs, or vehicles;
  - e) bark, howl or otherwise disturb any person(s);
  - f) worry or annoy any other animal;
  - g) cause damage to public or private property other than the owner's property;
  - h) upset any waste receptacles or scatter the contents thereof in any areas specified in Section 1(b);
  - i) be left unattended in any motor vehicle unless the dog(s) is restricted so as to prevent access to person(s) and such restraint provides suitable ventilation;

- j) be without sufficient good and wholesome food and water, proper shelter and protection from the atmospheric elements, proper veterinary care when needed to prevent suffering, proper human care and treatment and ensure that the said dog(s) are not in any form of distress; and
20. The owner of such dog(s) shall not beat, tease, wound, annoy, torment, overload or otherwise abuse the dog(s) and no owner shall abandon his or her dog(s);
21. Council may designate park facilities and other areas where the dog(s) are prohibited by authorizing the placement of signs in those areas.

### **COMMUNICABLE DISEASES**

22. The owner of such dog(s) or dangerous dog(s) suspected of having a communicable disease, shall:
- a) immediately report the matter to Agriculture Canada, Veterinary Inspection Director, and to the Animal Control Officer; and
  - b) confine or isolate the dog(s) in such a manner as prescribed so as to prevent further spread of the disease; and
  - c) keep the dog(s) confined for no less than ten (10) days at the cost of the owner.

### **DANGEROUS DOGS**

23. When a person has a dog(s) that has been classified as dangerous, the owner of the dog(s) shall ensure that
- a) either such dog(s) is confined indoors and under the control of a person over the age of eighteen (18) years, or
  - b) when such dog(s) is outdoors the dog shall be kept in a locked pen or other structure that
    - (i) is constructed to prevent the escape of the dangerous dog(s) and capable of preventing the entry of any person(s) not in control of the dog(s), or
    - (ii) shall have secure sides and top, and if it has no bottom secured to the sides, the sides must be embedded in the ground to a minimum depth of thirty (30) centimeters.
    - (iii) shall provide the dangerous dog with shelter from the elements and be of a minimum dimension of one and one-half (1.5) meters by



three (3) meters and be a minimum one and one-half meters in height.

- c) at no time shall any person give false testimony when applying for a license.
24. The owner of a dangerous dog(s) shall comply with all aspects of Part 4 Section 19.
25. At all times, when off the property of the owner, the dangerous dog(s) shall be securely
- (a) muzzled, and
  - (b) harnessed or leashed on a lead which length shall not exceed one (1) meter in a manner that prevents it from chasing injuring or biting other domestic animals or humans as well as preventing damage to public or private property, and
  - (c) under the control of a person over the age of eighteen (18) years.

#### **PART 5 OTHER CONTRAVENTION**

26. No person whether or not he or she is the owner of a dog(s) which is being or has been pursued or captured shall:
- (a) interfere with or attempt to obstruct or threaten an Animal Control Officer who is attempting to capture or who has captured any dog(s) in accordance with the provision of this Bylaw.
  - (b) induce any dog to enter a house or other place where it may be safe from capture or otherwise assist the dog(s) to escape capture.
  - (c) falsely represent him/herself as being in charge or control of a dog(s) so as to establish that the dog is not running at large as defined in this Bylaw.
  - (d) Untie, unlock, unlatch, loosen or otherwise damage or open the vehicle, cage, or live trap in which the dog(s) captured for impoundment or have been placed as to allow or attempt to allow the dog(s) to escape.
  - (e) remove or attempt to remove any dog(s) from the possession of the Animal Control Officer.

### **DOG IN HEAT**

27. A female dog(s) in heat shall be confined to a licensed or private kennel during the entire time she is in heat.

### **DEFECATION**

28. If a dog(s) defecates on any public property or private property other than the property of the owner, the said owner shall cause such defecation to be removed immediately. A blind person or handicapped person unable to remove the defecation is not subject to this section.

### **AUTHORIZATION**

29. An Animal Control Officer or any Peace Officer is hereby authorized to use a tranquilizer gun, live trap, or any other similar means to effect the capture of the dog(s). Mackenzie County and its employees or agents, shall not be held liable for the death or injury of any dog(s) as a result of being tranquilized or from any method utilized to effect capture of a dog or dogs.
30. Any Animal Control Officer employed by Mackenzie County may seize and impound any dog(s), to administer and enforce this Bylaw.
31. An Animal Control Officer or any other Peace Officer is authorized to enter onto the land surrounding any building in pursuit of a dog running at large.
32. An Animal Control Officer is hereby authorized to enter any lands or premises (excluding dwelling houses) within Mackenzie County to inspect for conditions which may contravene any provision of this Bylaw and to impound any dog in accordance with this Bylaw.

### **PART 6 RECLAIMING/ADOPTION**

33. Mackenzie County shall keep all impounded dogs for a period of at least three (3) days excluding the day of impoundment. Saturday, Sunday, and Statutory holidays shall not be included in the computation of the three (3) day period. During this period, any dog may be redeemed by its owner, or agent of the owner, upon payment to Mackenzie County in accordance with Mackenzie County Fee Schedule Bylaw, including licensing fees if required whether the name of the owner is known or not.
34. Any dog(s) not reclaimed by its owner within the three (3) day period as per Part 6, Section 31 shall become the property of Mackenzie County and may be placed for adoption in a suitable home or humanely euthanized.

35. Any person who adopts a dog(s) shall obtain full rights and title to the dog(s) and the right and title of the former owner shall cease forthwith.

## **PART 7**      **SUMMARY CONVICTIONS**

36. Any person who contravenes, disobeys, refuses or neglects to obey any provisions of this Bylaw is guilty of an offense and is liable on summary conviction to a fine as specified in the Mackenzie County Fee Schedule Bylaw, ~~not exceeding two thousand dollars (\$2,000) in addition to any other fees according to Mackenzie County Fee Schedule Bylaw and in default of payment to imprisonment for a term not exceeding ninety (90) days.~~
37. ~~Where any provisions of this Bylaw, Mackenzie County Fee Schedule Bylaw hereto provides for a minimum fine to be made for contravention of this Bylaw including, but not limited to, the failure to obtain a license the court entering the conviction of the offense shall not levy a lesser fine than set out in the provision.~~
38. A Peace Officer may commence a summons or offence notice in the form of a violation ticket or long information for any contravention of this Bylaw. A Peace Officer may serve upon such a person a violation ticket allowing payment of a specified penalty in the amount prescribed in Mackenzie County Fee Schedule Bylaw in lieu of prosecution for the offence.
39. Nothing in Part ~~6~~ 7 shall:
- a) Prevent any person from defending a charge of committing a breach of this Bylaw; or
  - b) Prevent any Peace Officer from laying an information and a complaint against any other person for a breach of any of the provisions of this Bylaw.
40. Where a Violation Ticket is issued, it shall be issued in accordance with the Provincial Offences Procedure Act.
41. In any prosecution or proceeding for contravention of this Bylaw, the burden of proof of the age of the dog and that the dog is not the property of the person shall rest upon the person.
42. No action shall be taken against any person acting under authority of this Bylaw for damages for destruction or other disposal of any animal.
43. It is the intention of the Council of Mackenzie County that each provision of this Bylaw shall be deemed independent of all other provisions and it is further the

intention of the Council of Mackenzie County that if any provision of this Bylaw be declared invalid, all the other provisions shall remain valid and enforceable.

**PART 8 EFFECTIVE DATE AND REPEAL OF BYLAW**

44. This Bylaw repeals Bylaw 314/02 435/04 for the regulation and control of dogs.
45. This bylaw shall come into effect upon third reading thereof.

READ a first time this 22<sup>nd</sup> day of August, 2011.

READ a second time this 22<sup>nd</sup> day of August, 2011.

READ a third time and finally passed this     day of     , 2011.

---

Bill Neufeld  
Reeve

---

J. Roy Brideau  
Chief Administrative Officer

Bylaw 314/02

SCHEDULE "A"

Specified Penalties

1. Part 2 Section 6

- (a) Failure to obtain a valid license \$ 35.00
- (b) Failure to wear a dog tag \$ 35.00

2. Part 2 Section 7

- a) Annual fees for
  - i) neutered male or spayed female \$ 10.00
  - ii) unneutered male or unspayed female \$ 25.00
- b) Lifetime fee for
  - i) neutered male or spayed female \$ 50.00
  - ii) unneutered male or unspayed female \$200.00
- c) Annual fee for dangerous neutered male or spayed female dog \$ 50.00
- d) Annual fee for dangerous unneutered male or unspayed female dog \$100.00

3. Part 2 Section 14

- a) Replacement tag for misplaced, lost, or stolen dog tag \$ 5.00

4. Part 3 Section 16

- a) Failure to obtain a kennel license \$ 50.00

5. Part 4 Section 18

- a) Dog running at large
  - i) 1<sup>st</sup> offense \$ 50.00
  - ii) 2<sup>nd</sup> offense \$100.00
  - iii) 3<sup>rd</sup> and subsequent offenses \$200.00

~~\*Refer to clause 12 of Schedule "A"~~

~~6. Part 4 Section 19~~

- ~~(a) Bite a person ..... \$250.00~~
- ~~(b) Injure a person ..... \$250.00~~
- ~~(c) Chase or threaten a person(s) ..... \$150.00~~
- ~~(d) Bite, bark at, chase stock, bicycles,  
wheelchairs, or other vehicles ..... \$250.00~~
- ~~(e) Bark, howl or disturb any person ..... \$ 50.00~~
- ~~(f) Worry or annoy any other animal ..... \$ 50.00~~
- ~~(g) Damage to public or private property ..... \$250.00~~
- ~~(h) Upset waste receptacles or scatter  
contents thereof per Section 1.(b) ..... \$100.00~~
- ~~(i) Leave dog unattended in motor vehicle ..... \$ 50.00~~
- ~~(j) Fail to provide water, food, shelter or proper  
care ..... \$100.00~~
- ~~(k) Abuse or abandonment of dog ..... \$250.00~~

~~7. Part 4 Section 21~~

- ~~(a) Dog in prohibited area as set by Council ..... \$100.00~~

~~8. Part 4 Section 22~~

- ~~(a) Failure to report dog with a communicable  
disease ..... \$100.00~~
- ~~(b) Failure to confine a dog with a communicable  
disease ..... \$100.00~~
- ~~e) Failure to keep dog confined for no less than  
ten(10) days ..... \$ 50.00~~

~~9. Part 5 Section 26~~

- ~~(a) Interfere with or threaten an Animal Control  
Officer ..... \$250.00~~

- (b) Induce a dog or assist a dog to escape capture \$250.00
- (c) Falsely represent him/herself as being in charge of dog \$100.00
- (d) Allow, or attempt to allow, a dog(s) to escape from a vehicle, cage, or live trap \$100.00
- (e) Remove or attempt to remove a dog from and Animal Control Officer \$250.00

10 Part 5 Section 27

- (a) Unconfined female dog in heat \$ 50.00

11 Part 5 Section 28

- (a) Failure to remove defecation \$ 50.00

12 Part 6

- (a) Impoundment Fees Amount Expended
  - (b) Veterinary Fees Amount Expended
  - (c) Destruction of dog Amount Expended
  - (d) Handling fee:
    - 1<sup>st</sup> offense of \$ 50.00
    - 2<sup>nd</sup> offense of \$ 100.00
    - 3<sup>rd</sup> offense of \$ 200.00
- (No fines to be levied for dog at large under part 4 section 18 if impoundment fee (a) & handling fee (d) are paid)

**Specified Penalties for Dangerous Dogs**

~~13. Part 2 Section 6~~

~~(a) Unlicensed dog \$ 50.00~~

~~14. Part 4 Section 18~~

~~(a) Dangerous dog running at large\*~~

~~(i) 1<sup>st</sup> offense \$ 500.00~~

~~2<sup>nd</sup> offense \$1,000.00~~

~~3<sup>rd</sup> offense \$1,500.00~~

~~\*Refer to clause 18 Schedule "A"~~

~~15. Part 4 Section 19~~

~~(a) Bite a person \$1000.00~~

~~(b) Injure a person \$1000.00~~

~~(c) Chase or threaten a person(s) \$1000.00~~

~~(d) Bite, bark at, chase stock, bicycles,  
wheelchairs, or other vehicles \$1000.00~~

~~(e) Bark, howl or disturb any person \$ 50.00~~

~~(f) Worry or annoy any other animal \$ 500.00~~

~~(g) Damage to public or private property \$ 250.00~~

~~(h) Upset waste receptacles or scatter  
contents thereof per Section 1. (b) \$ 100.00~~

~~(i) Leave dog unattended in motor vehicle \$ 250.00~~

~~(j) Fail to provide water, food, shelter or proper  
care \$ 100.00~~

~~(k) Abuse or abandonment of dog \$ 250.00~~

~~16. Part 4 Section 23~~

~~(a) Failure to keep a dangerous dog(s) confined \$ 500.00~~

~~(b) Improper pen or other structure \$ 200.00~~

~~(c) Give false information when applying for a  
dangerous dog license \$ 500.00~~



~~17 Part 4 Section 25~~

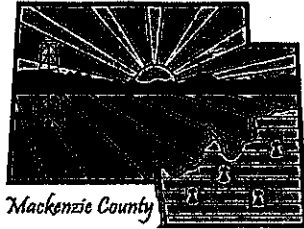
- ~~(a) Failure to keep dangerous dog muzzled \$ 500.00~~
- ~~(b) Failure to harness or leash a dangerous dog properly \$ 500.00~~
- ~~(c) Failure to keep a dangerous dog under the control of an adult person \$ 500.00~~

~~18 Part 6~~

- ~~(a) Impoundment Fees Amount Expended~~
- ~~(b) Veterinary Fees Amount Expended~~
- ~~(c) Destruction of dog Amount Expended~~
- ~~(d) Handling fee~~
  - ~~1<sup>st</sup> offense of \$ 500.00~~
  - ~~2<sup>nd</sup> offense of \$ 1000.00~~
  - ~~3<sup>rd</sup> offense of \$ 1500.00~~

~~(No fines to be levied for dog at large under part 4 section 18 or 22 if impoundment fee (a) & handling fee (d) are paid)~~





# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Al Hoggan, Director of Community and Protective Services</b>
<b>Title:</b>	<b>Fire Chief Re-Appointment La Crete Fire Service</b>

### BACKGROUND / PROPOSAL:

Mackenzie County By-law 811/11 requires Council approval to appoint Fire Chiefs and Deputy Fire Chiefs.

Bylaw 811-11

5.3: The Fire Chief and Deputy Chief shall be appointed by Council for each Fire Service upon recommendation of the CAO, and from the members of the Fire Service for a two year term.

The La Crete Fire Service has recommended the re-appointment of Peter Wiebe to the position of Deputy Fire Chief.

### OPTIONS & BENEFITS:

N/A

### COSTS & SOURCE OF FUNDING:

2011 Operating Budget

### RECOMMENDED ACTION:

That the re-appointment of Peter Wiebe to the position of Chief of the La Crete Fire Service be approved, as presented.

**Author:** Al Hoggan      **Review by:** \_\_\_\_\_ **CAO** J. Roy Brideau





September 5<sup>th</sup> 2011

**Subject:**

Meeting Minutes 19:35 – 21:00

**Subjects:**

Future Fire Chief Vote

First Aid Course

School Zone

Honorarium

Phones

**Results:**

With a total of 16 members of the Fire Department in attendance a vote of 16/16 was in favour of keeping Fire Chief Peter Wiebe as Fire Chief. There were no objections.

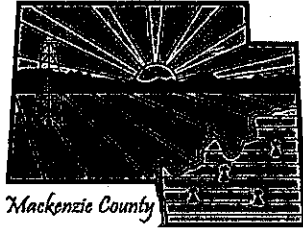
A first Aid course is slated for Sept 12<sup>th</sup> 2011. A list will be made up for those in need of the course.

With School back in, the Fire Department will participate in reminding people to slow down and obey the laws. It is planned to have a truck near or around Sandhills School between 8-10am September 6<sup>th</sup> 2011.

With outstanding Honorarium balances owed to members it was brought forward that we must look into options for payout. Captain Philip Krahn is looking into this matter.

Fire Chief Peter Wiebe informed members that the paging system is changing and we may not be offered phones from the county. A sum of \$30.00 will be paid to members using their own phones for emergency calls. Some members do not have their own phones and some members are busier than others when it comes to using the phones. There is still some organizing to do on that front.





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Al Hoggan, Director of Community and Protective Services</b>
<b>Title:</b>	<b>Deputy Fire Chief Appointment Fort Vermilion Fire Service</b>

### BACKGROUND / PROPOSAL:

Mackenzie County By-law 811/11 requires Council approval to appoint Fire Chiefs and Deputy Fire Chiefs.

Bylaw 811-11

5.3: The Fire Chief and Deputy Chief shall be appointed by Council for each Fire Service upon recommendation of the CAO, and from the members of the Fire Service for a two year term.

The Fort Vermilion Fire Service has recommended the promotion and appointment of Larry Schartner to the position of Deputy Fire Chief.

### OPTIONS & BENEFITS:

N/A

### COSTS & SOURCE OF FUNDING:

2011 Operating Budget

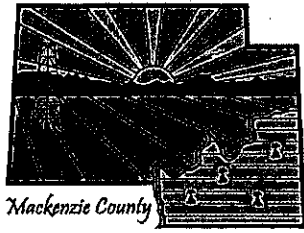
### RECOMMENDED ACTION:

That the appointment of Larry Schartner to the position of Deputy Chief of the Fort Vermilion Fire Service be approved, as presented.

**Author:** Al Hoggan **Review by:** \_\_\_\_\_ **CAO** J. Roy Brideau







# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Al Hoggan, Director of Community and Protective Services</b>
<b>Title:</b>	<b>La Crete Fire Hall Fire Tanker Truck Tender Award</b>

### BACKGROUND / PROPOSAL:

At the direction of Council, Administration produced and let a Tender for the construction and purchase of a fire tanker truck for the La Crete Fire Hall. This tender closed on August 26<sup>th</sup> and tenders were opened on August 26<sup>th</sup> at 2:00 pm. Mackenzie County received 5 tenders with 2 additional tenders arriving late and were returned unopened. The following are the results of the tender opening:

- 1. **Dependable Emergency Vehicles: \$316, 347.00 (Freightliner)**
- 2. Safetek Emergency Vehicles: \$318, 262.00
- 3. Dependable Emergency Vehicles: \$319,176.00 (International)
- 4. Rocky Mountain Phoenix: \$342, 043.80
- 5. Can Am Emergency Vehicles: \$399, 726.00

Note: All bids have been examined and each bid is technically qualified.

### OPTIONS & BENEFITS:

The 2011 Capital budget allocated \$230,000 for the purchase of a new fire tanker truck. As the lowest qualified bid is \$86, 347.00 short of funds necessary, there are several options:

Option # 1

Amend the 2011 Capital budget to allow the purchase of the new fire tanker truck.

Option # 2

Cancel the project and re-tender in the 2012 budget year.

Author: Al Hoggan Review by: \_\_\_\_\_ CAO J. Roy Brideau

**COSTS & SOURCE OF FUNDING:**

Should option #1 be accepted the source of funding would be the Emergency Reserve.

Should option #2 be accepted the source of funding (pending budget deliberations) would be the 2012 Capital Budget.

**RECOMMENDED ACTION:**

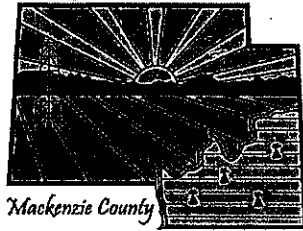
**Motion 1 (Requires 2/3)**

That the 2011 Capital Budget be amended to include an additional \$86,347.00 for the La Crete Fire Hall fire tanker truck with funding coming from the Emergency Reserve.

**Motion 2**

That the lowest qualified bid for the purchase of the La Crete Fire Hall fire tanker truck be accepted.

Author: Al Hoggan Review by: \_\_\_\_\_ CAO J. Roy Brideau



## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Al Hoggan, Director of Community and Protective Services</b>
<b>Title:</b>	<b>Mackenzie Region Hazardous Materials Mutual Aid Agreement</b>

### BACKGROUND / PROPOSAL:

The recently approved Mackenzie Region Mutual Aid agreement had the hazardous materials portion removed due to funding requirements in the upcoming 2012 years with the possibility of a large budget request in 2013 for a new unit. As a result a separate hazardous materials agreement has been produced.

This new hazardous materials agreement is in principle an extension of the old (2006) agreement with basic funding levels remaining identical to the old agreement. The significant change to the new agreement is the addition of \$5000 from each municipality to cover the costs of new hazardous materials suits for the fire fighters.

This extension will expire on December 31, 2012 and will allow Mackenzie County and Mackenzie Region the time to produce and agree to a long term hazardous materials strategy and funding program.

### OPTIONS & BENEFITS:

Hazardous Materials Mutual Aid Agreement within the region.

### COSTS & SOURCE OF FUNDING:

2012 Operating Budget.

Author: Al Hoggan Review by: \_\_\_\_\_ CAO J. Roy Brideau

**RECOMMENDED ACTION:**

That the Hazardous Materials Mutual Aid Agreement be accepted as presented, and that Council direct administration to sign the new agreement.

**Author:** Al Hoggan **Review by:** \_\_\_\_\_ **CAO** J. Roy Brideau

THIS MEMORANDUM OF UNDERSTANDING made this — day of \_\_\_\_ A.D. 2011.

BETWEEN:

The Town of High Level  
("High Level")

and

The Town of Rainbow Lake  
("Rainbow Lake")

and

Mackenzie County  
(the "County")

WHEREAS:

The above named municipalities have signed the Mackenzie Region Mutual Aid Agreement dated \_\_\_\_\_, 2011 to assist each other in emergencies when requested.

The above named municipalities have jointly funded a HazMat response unit with obligations for support outlined in the expired mutual aid agreement dated April 3, 2006.

The above named municipalities wish to extend the HazMat portions of the expired mutual aid agreement with other conditions to December 31, 2012 to allow the service to continue and provide time to review and determine operations and costs of the HazMat service.

Pursuant to section 54 of the Municipal Government Act, a municipality may provide any services that it provides within its community in another municipality with the agreement of the other municipality.

THEREFORE, the above named municipalities agree as follows:

1. The regional Hazardous Materials Unit purchased in January of 2004 and stationed in High Level, will continue to be funded regionally. The Town of High Level will be responsible for all ongoing maintenance of the vehicle.
2. Replacement of the Regional Hazardous Materials Unit will be planned with the three municipalities jointly.
3. In order to ensure that adequate funding is in place for the ongoing operation of the Regional Hazardous Materials Unit, the municipalities agree to provide the Town of High Level with funding in 2012 as listed below:

Mackenzie County - \$3,000

Town of Rainbow Lake - \$1,500

August 29, 2011

4. The municipalities agree that each municipality will contribute \$5,000 (minus any grant funding) for the replacement of the existing HazMat suits in 2012. The municipalities agree that they will jointly apply for the Joint Emergency Preparedness Program grant for the HazMat suits.
5. The municipalities agree to work diligently in 2012 to create an agreement for the HazMat service which will include establishing service levels, operations and funding. This shall be performed by the Joint Mutual Aid Committee as established in the Mackenzie Region Mutual Aid Agreement.
6. The term of this Memorandum of Understanding is from \_\_\_\_\_, 2011 to December 31, 2012.
7. The municipalities may extend this Memorandum of Understanding beyond the dates set out in article 6 by agreement in writing.
8. Nothing in this Agreement, nor in any acts of any municipality pursuant to this Agreement, shall be construed, implied or deemed to create an agency, partnership, joint venture or employer and employee relationship between the municipalities, and no municipality has the authority to bind the others to any obligation of any kind.

Executed on behalf of the participating parties, by their authorized signing officers:

The Town of High Level

Per: \_\_\_\_\_

Per: \_\_\_\_\_

The Town of Rainbow Lake

Per: \_\_\_\_\_

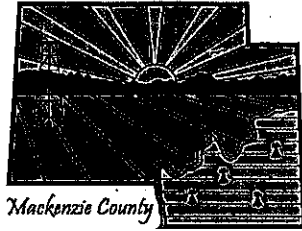
Per: \_\_\_\_\_

Mackenzie County

Per: \_\_\_\_\_

Per: \_\_\_\_\_

August 29, 2011



## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Al Hoggan, Director of Community and Protective Services</b>
<b>Title:</b>	<b>Blumenort and Rocky Lane Waste Transfer Station Caretaker Tender Results</b>

**BACKGROUND / PROPOSAL:**

September 2, 2011 at 2 pm, the tenders for the Blumenort and Rocky Lane Waste Transfer station Caretaking were opened. In attendance were Roy Brideau, Al Hoggan, and Henry Klassen.

<u>Name:</u>	<u>Bid</u>	<u>Bid Price:</u>	<u>Totals:</u>
Norbert Hauser	Rocky Lane	\$1,076.00	\$38,736.00
John Peters (declined)	Blumenort & Rocky Lane	\$1,146.04 \$1,784.64	\$41,257.44 \$64,247.04
Marvin McNeil	Rocky Lane	\$1,100.00	\$39,600.00
Gertrude Derksen	Blumenort & Rocky Lane	\$1,250.00 \$1,250.00	\$45,000.00 \$45,000.00
Garth Smith	Blumenort & Rocky Lane	\$1,500.00 \$1,500.00	\$54,000.00 \$54,000.00

Administration awarded the contracts to the lowest qualified bidders as follows:

	<b>Bid</b>	<b>Bid Price</b>	<b>Totals:</b>
<b>Gertrude Derksen:</b>	Blumenort	\$1,250.00	\$45,000.00
<b>Norbert Hauser</b>	Rocky Lane	\$1,076.00	\$38,736.00

**Author:** A. Hoggan      **Review Date:** \_\_\_\_\_      **CAO** J. Roy Brideau

**OPTIONS & BENEFITS:**

N/A

**COSTS & SOURCE OF FUNDING:**

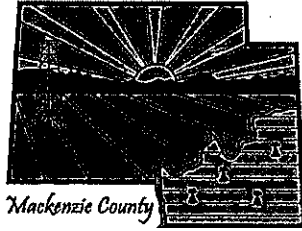
Current and future Operating Budgets

**RECOMMENDED ACTION:**

That the Blumenort and Rocky Lane Waste Transfer Station Caretaker tender results be received for information.

Author: A. Hoggan Review Date: \_\_\_\_\_ CAO J. Roy Brideau





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Al Hoggan, Director of Community and Protective Services</b>
<b>Title:</b>	<b>2011 Waste Hauling Tender</b>

### BACKGROUND / PROPOSAL:

At the direction of the Waste Management Task Force Motion 11-010 July 26, 2011:

***“That Administration draft a two year tender proposal, with an optional one year and send out to all Councilors for review. Deadline for public tender to be within the next month.”***

Administration, at the direction of the Committee, has drafted two tender proposals. Each proposal is for an “all in” contract whereby a single fee is charged by the Contractor all inclusive of tipping and tonnage fees, eliminating separate billing to Mackenzie County from the Regional Landfill. One draft tender proposal is for a county wide tender, while the second draft tender proposal is for two tenders with one tender for the north and the second for the south.

### OPTIONS & BENEFITS:

Options that were presented to and discussed at the Waste Management Task Force were:

- 1. Extending the current contract for an additional year, as allowed by the current contract.***

Pros: Locks in the current rate and allows administration an additional period of time to review and recommend a specific long term plan. Staff has relationships established with both the Contractor and Regional Landfill allowing for better flexibility in day to day operations.

Cons: Possibly extends an in-efficient system with poor safe-guards.

Author: Al Hoggan Review by: \_\_\_\_\_ CAO J. Roy Brideau

**2. Re-tendering the waste hauling contract based on the same system currently in use.**

Pros: Separation of the two cost centers may provide for better cost controls.

Cons: Better safeguards need to be established to ensure maximum efficiency.

**3. Re-tendering the waste hauling contract based on an "all in" rate where the tipping cost of a bin includes all charges levied by the Regional Landfill.**

Pros: A simple system with a single cost center which should allow for good cost controls.

Cons: Tender would be based on averages and contractors may choose to bid with "padded" bids in order to protect against above average tippage/tonnage variances.

**4. Re-tendering the waste hauling contract based on an "all in" rate where the tipping cost of a bin includes all charges levied by the Regional Landfill and split tenders to north and south.**

Pros: Simple system with a single cost center.

Cons: Tender would be based on averages and contractors may choose to bid with "padded" bids in order to protect against above average tippage/tonnage variances. Managing multiple contracts doubles administrations work load, for solid waste management, for essentially the same service provided.

**5. Doing the waste haul "in-house".**

Pros: Guaranteed service. Excellent cost controls with no dependence on outside contractors. Could form the basis of a hamlet pickup program at a later date. Long term lower operating costs.

Cons: High capitalization costs. Increased manpower requirements.

Historical Data:

Contract Date/Type	Landfill Cost	Hauling Cost	Total Cost
2004: All In	\$5,678.42	\$212,277.98	<b>\$217,956.40</b>
2005: All In	\$7,752.38	\$176,956.12	<b>\$184,708.50</b>
2006: All In	\$4,960.53	\$189,754.51	<b>\$194,715.04</b>
2007: All In	\$6,710.23	\$258,375.87	<b>\$265,086.10</b>
2008: Separate	\$129,517.54	\$194,615.57	<b>\$324,133.11</b>
2009: Separate	\$135,130.94	\$165,264.38	<b>\$300,395.32</b>
2010: Separate	\$151,824.06	\$209,588.86	<b>\$361,412.92</b>

Author: Al Hoggan Review by: \_\_\_\_\_ CAO J. Roy Brideau

Previous tenders:

2004: \$502,005.60 per 3 year (\$167,335.20 per year) based on average tonnages and tipping. This was an "all in" contract.

2007: \$467,346.60 (current) per 3 year (\$155,782.20 per year) based on average tonnages and tipping. This was a hauling contract only.

**COSTS & SOURCE OF FUNDING:**

2012 and future Operating Budgets.

**RECOMMENDED ACTION:**

It is Administration's understanding through discussions at the Committee level that the Committee's recommendation is to tender the Waste Hauling Contract all inclusive of tipping and tonnage with possible consideration of 2 separate tenders (for north and south).

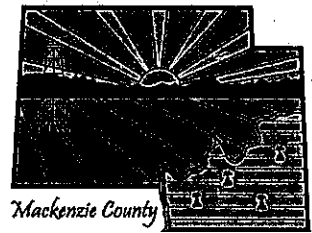
**Option #1:**

That Council direct Administration to proceed to Public Tender with the county wide draft Waste Hauling Tender as presented.

**Option #2:**

That Council direct Administration to proceed to Public Tender with the north/south draft Waste Hauling Tender as presented.

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# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Al Hoggan, Director of Community and Protective Services</b>
<b>Title:</b>	<b>County House – Repair and Renovation</b>

### BACKGROUND / PROPOSAL:

Mackenzie County has been in possession and ownership of the County House on Lambert Point for approximately 5 years. The house is typically occupied by the Chief Administrative Officer. As there has been minimal maintenance and minimal upgrades completed on this property since the County took possession there are repairs and renovations that administration recommends be considered. In particular:

1. New roofing and repair water damage where necessary.
2. Remove and replace siding. Repair exterior walls, and install exterior insulation.
3. Remove and replace all windows and exterior doors, including the overhead garage door.
4. Install new kitchen stove, refrigerator, and dishwasher.
5. Remove and replace all upstairs flooring.
6. Remove and replace all interior trim.
7. Remove and replace bathroom tub/shower unit, and toilet facilities.
8. Remove and replace all interior stair rails.
9. Upgrade electrical and all fixtures.
10. Install 12'x12' exterior deck.
11. Repaint interior of house.
12. Remove and replace shed over cistern.
13. Remove and replace furnace.
14. Update kitchen.
15. Any other repairs as necessary.

### OPTIONS & BENEFITS:

The primary benefit of upgrading and renovating the County house is to increase its value and provide comfortable living accommodations for the current and future CAO's.

**Author:** Al Hoggan      **Review by:** \_\_\_\_\_ **CAO** J. Roy Brideau

**COSTS & SOURCE OF FUNDING:**

The cost of the above renovations and upgrades is estimated at \$65,000.00 with funding to come from the 2011 General Capital Reserve.

**RECOMMENDED ACTION:**

Motion 1 (Requires 2/3)

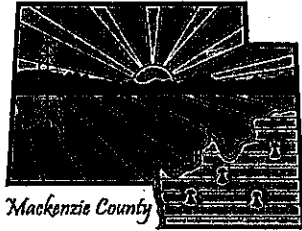
That the 2011 budget be amended to include \$65,000.00 for the repair and renovation of the County House with funding to come from the General Capital Reserve.

Motion 2

That the renovations and upgrades to the County House be approved as highlighted in this RFD and that the CAO be permitted to award this work as he sees fit.

**CAO COMMENTS:**

Due to the timing, I have requested that Council allow the CAO to award this work as he sees fit. A minimum of 2 bids will be received for all portions of work being performed.



## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Al Hoggan, Director of Community and Protective Services</b>
<b>Title:</b>	<b>Alberta Recreation &amp; Parks Association Conference</b>

### BACKGROUND / PROPOSAL:

Alberta Recreation and Parks Association's annual conference is scheduled for October 27-29, 2011 in Lake Louise, Alberta. The total cost of the conference is estimated to be \$3175.00 inclusive of travel, subsistence, honorariums, conference fees and memberships.

### OPTIONS & BENEFITS:

N/A

### COSTS & SOURCE OF FUNDING:

N/A

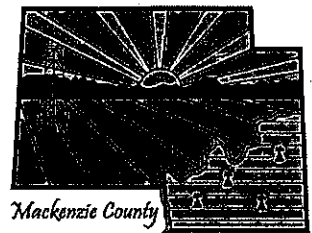
### RECOMMENDED ACTION:

That Councillor Flett be authorized to attend the annual Alberta Recreation & Parks Association Conference from October 27-29, 2011 in Lake Louise, Alberta.

Author: C. Friesen Reviewed by: \_\_\_\_\_ CAO J. Roy Brideau







# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>John Klassen, Director of Operations</b>
<b>Title:</b>	<b>Policy PW037 – Access Construction</b>

### BACKGROUND / PROPOSAL:

Administration has received numerous concerns with regard to the current Access Construction Policy No. PW037 and therefore, the matter is presented to Council for consideration.

The concerns regarding accesses stem primarily from the following:

1. Subdivisions – In accordance with the Subdivision and Development Regulations, every proposed subdivision must provide to each lot created by it a direct access to a road or a lawful means of access satisfactory to the subdivision authority. Due to past challenges with easements and disputes with un-registered roads/accesses, the current practice is to ensure that the subdivision and the balance of the quarter section/river lot have a County approved access. This practice is resulting in changes being required to existing accesses.

Each parcel having a proper access is critical when considering the possible need for emergency services to enter onto the lands. In an emergency situation, a lack of an access or a poorly constructed access may prevent emergency response vehicles and personnel from reaching the individual(s) in need.

2. Development Permits – Subsection 3.2.3 of the County Land Use Bylaw states that *“No development, except for site preparation, shall be permitted on any property until the Municipal District has approved an access to the property from a public road.”* This requirement was not followed in the past however, is being followed now and is resulting in changes being required to existing accesses.

Author: M. Krahn Review by: J. Whittleton CAO J. Roy Brideau

In the past, when an access was constructed without County approval and the said access did not meet County standards, no action by the County was taken. This has resulted in numerous accesses that do not meet County standards and furthermore, may pose various challenges including drainage and visibility. The above processes are serving to slowly address these and other accesses that were constructed under previous standards however, this is resulting in increased concerns from ratepayers when they are required to fix or replace accesses that, in some cases have been in existence for many years.

**OPTIONS & BENEFITS:**

The question that has been raised is why an existing access has to be upgraded to current municipal standards when it has been in existence for many years and has not caused any concerns. The current policy is not clear in how this matter should be addressed and administration is looking to Council for direction on how the matter of accesses should be addressed.

Administration researched the costs of common culverts and found the following:

- 400mm by 9 meters = \$1,999.00
- 500mm by 9 meters = \$2,599.00
- 600mm by 9 meters = \$2,999.00

These costs do not reflect the time spent or the cost of dirt and gravel.

An average culvert is approximately 12-15 meters in length, depending on the ditch depth.

**COSTS & SOURCE OF FUNDING:**

N/A.

**RECOMMENDED ACTION:**

That Policy PW037 Access Construction be adopted as amended.

## Mackenzie County

TITLE	Access Construction	Policy No:	PW037
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LEGISLATION REFERENCE	Municipal Government Act, Section 18
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### PURPOSE

To provide standards for the construction of accesses off of any County road.

~~To provide guidelines and standards for the construction of accesses to County local roads in the rural area or to streets in the hamlets that do not have curb and gutter.~~

### POLICY STATEMENT

Standards must be in place in order to provide safe, legal and defined accesses off any County road meanwhile maintaining and not disrupting the current drainage system.

~~Guidelines and standards must be in place for the construction of accesses to County road and street infrastructure in order to provide safe infrastructure for those using the accesses, local roads and streets~~

### DEFINITIONS

The following definitions are used for the purpose of this policy:

**Applicant** – the person(s) or corporation submitting an application for the construction of an access.

~~Applicant – the developer or landowner requesting the access.~~

**Road(s)** – any streets or roads maintained by Mackenzie County. This does not include any roads or highways under the jurisdiction of Alberta Transportation.

~~**Street** – those streets in the Hamlets that do not have curb and gutter.~~

**Temporary Access** – an access built for a short period of time (less than 6 months) that is to be removed at the end of its use. These are generally constructed for log hauls.

**First Access** – the first access to a rural quarter section or river lot within Mackenzie County.

**Subdivision** – means the division of a parcel of land into one or more smaller parcels by a plan of subdivision registered with Alberta Land Titles.

## GENERAL GUIDELINES

### Guidelines

1. Each time an access to a County road is to be constructed, reconstructed or altered in any way, a Request to Construct Access application form must be submitted to Mackenzie County for approval.

~~Each time an access onto a municipal road or street is to be constructed, reconstructed or altered in any way, an application must be made to Mackenzie County for approval.~~

2. ***In order to protect the integrity of Municipal road ways, when an access is built onto a paved County road, the access is required to be paved from the County road shoulder to the right-of-way boundary. This clause pertains only to Institutional, Commercial, Industrial, Hamlet Country Residential and Rural Country Residential properties.***

3. Mackenzie County will supply a culvert, if required, and compensate \$750.00 for the construction of the first access to a rural quarter section or river lot provided that the access has been built to Mackenzie County standards and approved by the Director of Operations or designate. Any and all subsequent accesses will be at the sole responsibility of the applicant to supply, construct and install in accordance with Mackenzie County standards.

~~Mackenzie County will supply a culvert if required and compensate for the construction of the first access to a rural quarter section or river lot only, in the amount of \$750.00, providing that the access has been built to County standards approved by the Director of Public Works or designate. Any and all subsequent accesses will be the sole responsibility of the applicant to supply, construct and install the access per Mackenzie County standards.~~

4. The applicant must know the location of all utility installations in the area of the access and must obtain the approval of the utility companies prior to access construction, including all costs of investigation, modifications or repairs to utility installations.

~~The applicant must know the location of all utility installations in the area of the access and must obtain the approval of the companies prior to construction, including all costs of investigation, modifications or repairs to utility installations.~~

5. ***All subdivisions, with the exception of curb and gutter streets, shall provide an access to each lot being created and the balance of the lands to County standards prior to the registration of the subdivision.***

6. **Mackenzie County will inspect each access after completion. If the access does not pass inspection, the applicant is responsible for all costs and construction required in bringing the access to municipal standards.**
7. **Mackenzie County will not supply any material or other reimbursement for temporary accesses. Temporary accesses must be removed at the end of the intended use and the area of the access restored to its original condition.**
8. **A minimum 300 mm depth of cover must be provided over all culverts.**
9. **All culverts shall be countersunk a minimum of 10cm (4") or 15% of the culvert diameter, whichever is greater.**
10. **No alteration to the road drainage is permitted.**
11. **Culvert sizing must be consistent with the storm-water management plan and the size of the culvert will be increased as necessary to meet the water flow requirements.**
12. **Rip-rap or concrete may be required to prevent erosion. This will be determined on a site by site basis by the Director of Operations or designate.**
13. **600mm diameter culvert is the standard culvert size. This diameter may be increased or reduced as deemed necessary by the Director of Operations or designate.**
14. **Lengths of culverts are typically from 12 m to 15 m, and shall be determined on a site by site basis.**
15. **Backfill of the sub-grade must be clay or granular material.**
16. **Mackenzie County reserves the right to protect its municipal servicing infrastructure which in turn can, and will determine the location of approved accesses.**
17. **Rural accesses must be constructed at a location which provides an unobstructed view of the road involved for a sight distance of no less than 100 meters, and must be at least 50 meters from another access or intersection, unless otherwise specified by the Director of Operations.**

~~4.) Mackenzie County will inspect the access upon completion. If the access does not pass inspection, the applicant is responsible for all costs and construction in bringing the access to municipal standards.~~

~~5.) Temporary accesses follow all of the guidelines listed above as well as the following:~~

- ~~1. Mackenzie County will not supply culvert materials~~

- 2.) ~~The access must be removed at the end of its intended use and the area of the access restored to its original condition.~~

## STANDARDS

All accesses must meet the following standards, unless otherwise authorized by the Chief Administrative Officer or designate:

Access Type	Minimum Setback from Intersection	Minimum Finished Top Width	Turning Radius on Shoulders	Culvert Length	Culvert Diameter $\varnothing$	Culvert Slope	Access Side Slope	Gravel
Rural	50 meters	8 meters	15 meters	standard 13 m length, 600mm $\varnothing$	3:1	3:1	15-20mm size, 50mm depth	
Urban Residential (rural standard)	6.1 meters	6 meters	5 meters	standard 12m length, 600mm $\varnothing$	3:1	3:1	15-20mm size, 50mm depth	
Urban Residential (curb, gutter & sidewalk)	6.1 meters	6 meters	N/A	N/A	N/A	N/A	15-20mm size, 50mm depth	
Urban Commercial/Industrial (rural standard)	10 meters	11.5 meters	12 meters	standard 15 m length, 600mm $\varnothing$	3:1	3:1	15-20mm size, 50mm depth	
Urban Commercial/Industrial (curb, gutter & sidewalk)	10 meters	11.5 meters	N/A	N/A	N/A	N/A	15-20mm size, 50mm depth	
Hamlet Country Residential	6.1 meters	8 meters	10 meters	standard 13 m length, 600mm $\varnothing$	3:1	3:1	15-20mm size, 50mm depth	
Temporary (rural)	50 meters	8-11.5 meters	15 meters	At the discretion of the Director of Operations	3:1	3:1	At the discretion of the Director of Operations	

### Rural

- 1.) ~~Must be constructed at a location which provides an unobstructed view of the road involved for a sight distance of no less than 100 meters unless otherwise specified.~~
- 2.) ~~Minimum 8 meter wide finished access top.~~
- 3.) ~~Minimum 12 meter turning radius on the shoulders.~~
- 4.) ~~No alteration to the roadway drainage is permitted. The need and size of culverts is at the discretion of the Director of Public Works. All culverts are to be installed with 3:1 sloped ends and countersunk 10cm (4").~~
- 5.) ~~Backfill of the subgrade must be clay or granular material.~~
- 6.) ~~Finished subgrade must be covered with surface crushed gravel (20 or 25mm sized) to a depth of 50mm to the right of way boundary from the road shoulder.~~
- 7.) ~~Minimum 300mm depth of cover over installed culvert.~~
- 8.) ~~Accesses must be a minimum of 50 meters apart.~~
- 9.) ~~Accesses must be a minimum of 50 meters from intersections.~~
- 10.) ~~Access side slopes must be a minimum of 4:1.~~
- 11.) ~~When an access is built onto a paved County road, Mackenzie County may require that the access be paved from the County road shoulder to the right of way boundary.~~

## Urban

- 1.) Residential approaches must have a minimum access width at property line of 6 meters. Industrial/Commercial approaches must have a minimum access width at property line of 11.5 meters.
- 2.) Residential approach must have a minimum turning radius of 5 meters. Industrial/Commercial approach must have a minimum turning radius of 12 meters.
- 3.) Residential Approach—The need and size of culverts is at the discretion of the Director of Public Works. All culverts to be installed must be countersunk 10cm (4").

*Industrial/Commercial Approach*—The need and size of culverts is at the discretion of the Director of Public Works. All culverts are to be installed with 3:1 sloped ends and countersunk 10cm (4").

Culvert sizing must be consistent with the stormwater management plan for the development and size of culvert will be increased as necessary to meet the flow requirements.

- 4.) Minimum 300 mm depth of cover over installed culvert.
- 5.) When an access is built onto a paved County road, Mackenzie County may require that the access be paved for a distance of 4 meters from the County road shoulder to the right of way boundary.

## Hamlet Country Residential

- 1.) minimum 8 meter finished top
- 2.) minimum 10 meter turning radius on the shoulders
- 3.) The need and size of culverts is at the discretion of the Director of Public Works. All culverts are to be installed with 3:1 sloped ends and countersunk 10cm (4").
- 4.) Backfill of the subgrade must be clay or granular material.
- 5.) Finished subgrade must be covered with surface crushed gravel (20 or 25mm sized) to a depth of 50mm to the right of way boundary from the road shoulder.
- 6.) Minimum 300mm depth of cover over installed culvert.
- 7.) Access side slopes must be a minimum of 4:1.
- 8.) When an access is built onto a paved County road, the Mackenzie County may require that the access be paved from the County road shoulder to the right of way boundary.

## Temporary Accesses

- 1.) No alteration to the roadway drainage is permitted. A minimum 600mm diameter culvert with 3:1 sloped ends may be required.
- 2.) Accesses must be a minimum of 50 meters apart.

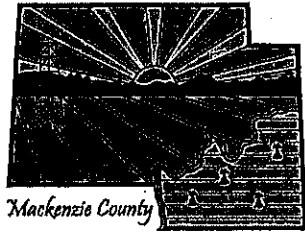
- 3.) Must be a minimum of 50 meters from intersections.
- 4.) Access side slopes of 4:1.

All "Standards" Wording Replaced with Chart.

	Date	Resolution Number
Approved	Nov 23/05	05-634
Amended	Oct 10/06	06-709
Amended	Feb 13/07	07-123
Amended		

Draft





# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Marion Krahn, Supervisor of Planning Services</b>
<b>Title:</b>	<b>Bylaw 836-11 Land Use Bylaw Amendment for the Cancellation and Consolidation of Plan 982 1128, Block 25, Lots 5 and 6 (La Crete)</b>

### BACKGROUND / PROPOSAL:

The Planning Department received a Land Use Bylaw amendment application for the cancellation and consolidation of two Hamlet Commercial District 1 (HC1) zoned lots within the Hamlet of La Crete. This application is submitted in accordance with approved Development Permit 150-DP-11 which included the following condition:

**7. Consolidation of the following:**

***Plan 982 1128, Block 25, Lot 5 (10506-101 Street),  
Plan 982 1128, Block 25, Lot 6 (10502-101 Street),***

***to create one lot. No development shall encroach or cross a property line.***

This condition was included in the Development Permit as a result of the proposed building being placed across two lot lines.

The application was presented to the Municipal Planning Commission (MPC) at the August 30, 2011 meeting where the following motion was made:

*That the Municipal Planning Commission recommendation to Council be for the approval of the Bylaw \_\_\_-11 for the cancellation and consolidation of Plan 982 1128, Block 25, Lots 5 and 6, subject to the public hearing input.*

Bylaw number 836-11 has since been assigned to this application.

Author: M. Krahn

Reviewed by: \_\_\_\_\_

CAO J. Roy Brideau

**OPTIONS & BENEFITS:**

Consolidation of lots can be completed by Bylaw or by registration of a consolidation plan. The applicant chose the Bylaw option as it is less costly.

**COSTS & SOURCE OF FUNDING:**

All costs will be borne by the applicant.

**RECOMMENDED ACTION:**

That first reading be given to Bylaw 836-11, being a Bylaw for the cancellation of Plan 982 1128, Block 25, Lots 5 and 6 for the purpose of consolidation.

Author: M. Krahn. Reviewed by: \_\_\_\_\_ CAO J. Roy Brideau

**BYLAW NO. 836-11**  
**BEING A BYLAW OF**  
**MACKENZIE COUNTY**  
**IN THE PROVINCE OF ALBERTA**

**FOR THE PURPOSE OF CANCELLING A PORTION OF A**  
**PLAN OF SUBDIVISION**  
**IN ACCORDANCE WITH SECTION 658 OF THE**  
**MUNICIPAL GOVERNMENT ACT, CHAPTER M-26,**  
**REVISED STATUTES OF ALBERTA 2000.**

**WHEREAS**, Mackenzie County has a Municipal Development Plan adopted in 2009,  
and

**WHEREAS**, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in  
2004, and

**WHEREAS**, Council of Mackenzie County has determined that a portion of a  
subdivision as outlined in Schedule "A" attached hereto, be subject to a cancellation,  
and

**WHEREAS**, 751262 Alberta Ltd., being the registered owners of Plan 982 1128, Block  
25, Lots 5 and 6, have requested that the lands be consolidated, and

**NOW THEREFORE**, BE IT RESOLVED THAT THE COUNCIL OF MACKENZIE  
COUNTY DOES HEREBY ENACTS AS FOLLOWS:

1. Subdivision Plan 982 1128, Block 25, Lots 5 and 6 are hereby cancelled in full,  
and shall be consolidated as Lot \_\_\_\_\_, as outlined in Schedule "A"  
attached.

READ a first time this \_\_\_ day of \_\_\_\_\_, 2011.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2011.

READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2011.

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Bill Neufeld  
Reeve

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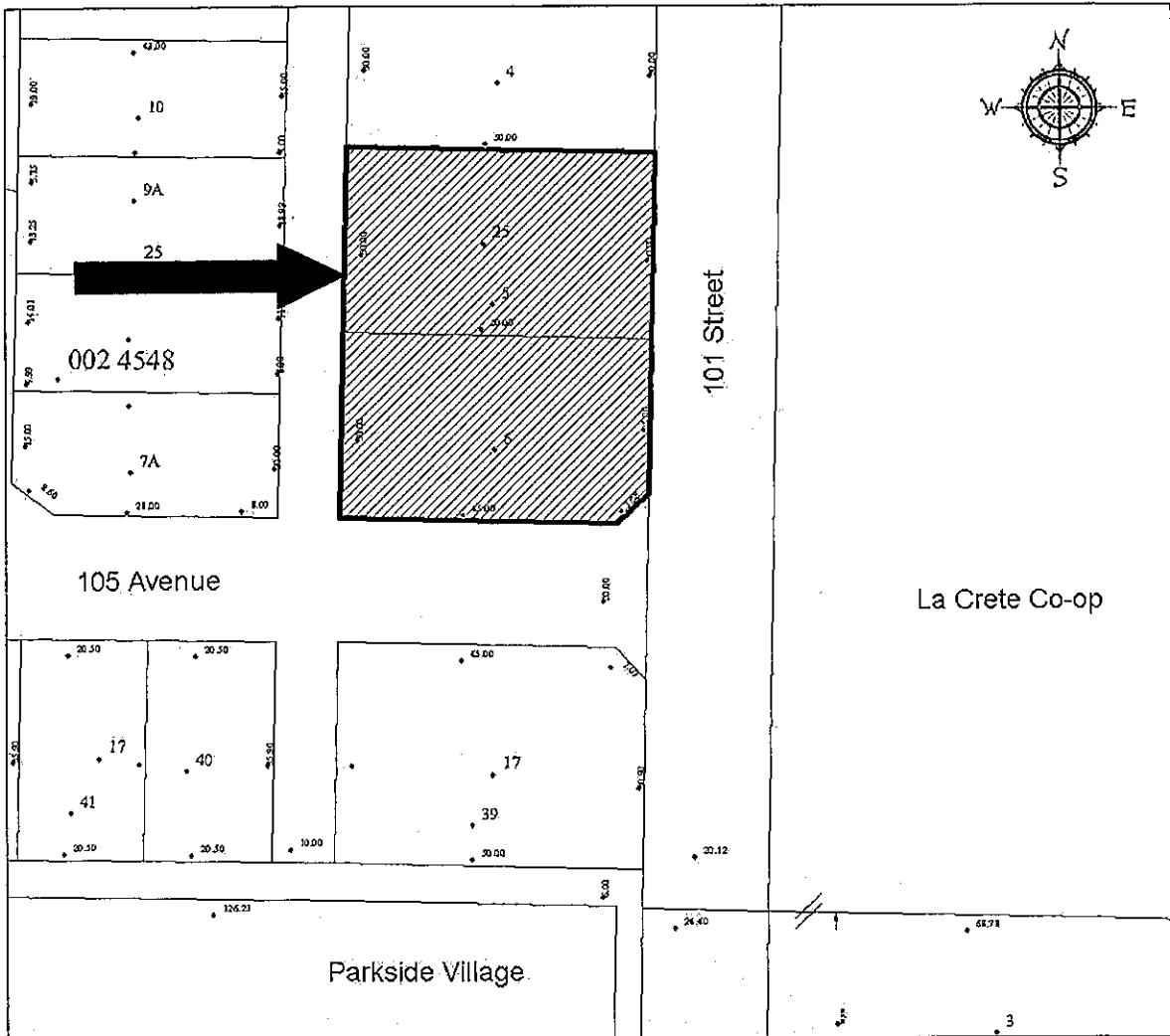
J. Roy Brideau  
Chief Administrative Officer

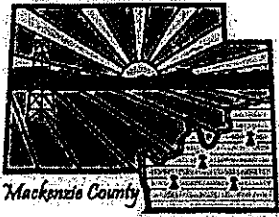
BYLAW No. 836-11

SCHEDULE "A"

1. That the subdivision of the following property known as:

Plan 982 1128, Block 25, Lots 5 and 6 be cancelled and consolidated as Lot \_\_\_\_\_.





# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. \_\_\_\_\_

NAME OF APPLICANT <i>La Crete Hotel</i>		
ADDRESS <i>Box 329</i>		
TOWN <i>La Crete AB</i>		
POSTAL CODE <i>T0H 2H0</i>	PHONE (RES.) <i>6-0634</i>	BUS.

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTER OWNER <i>751 262 Alberta Ltd + Bill &amp; Sara Nordorf</i>		
ADDRESS <i>Box 329 Box 5</i>		
TOWN <i>La Crete AB</i>		
POSTAL CODE <i>T0H 2H0</i>	PHONE (RES.)	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN <i>902 1128</i>	BLK <i>25</i>	LOT <i>5 &amp; 6</i>
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: *Cancellation & consolidation of lots*

REASONS SUPPORTING PROPOSED AMENDMENT:

*Requirement of approved Development Permit 150-DP-11 to consolidate the lots due to the proposed building placement across the property line. Development Permit 150-DP-11 was approved for the placement of an existing hotel building onto the subject lots. The building is currently located at the existing La Crete Hotel site.*

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

RECEIPT NO. *137498*

APPLICANT \_\_\_\_\_

DATE \_\_\_\_\_

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

*[Signature]*  
REGISTERED OWNER

*Aug 19 2011*  
DATE

La Crete Access North

10

99 STREET

HC2

105 AVENUE

STREET

100 A

HC1

*La Crete  
100-99*

103 AVENUE

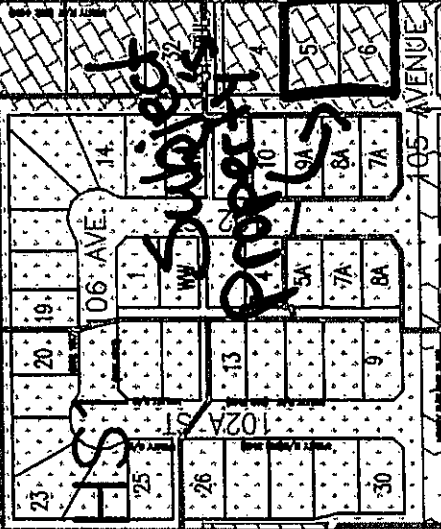
NORTH

HC1

M

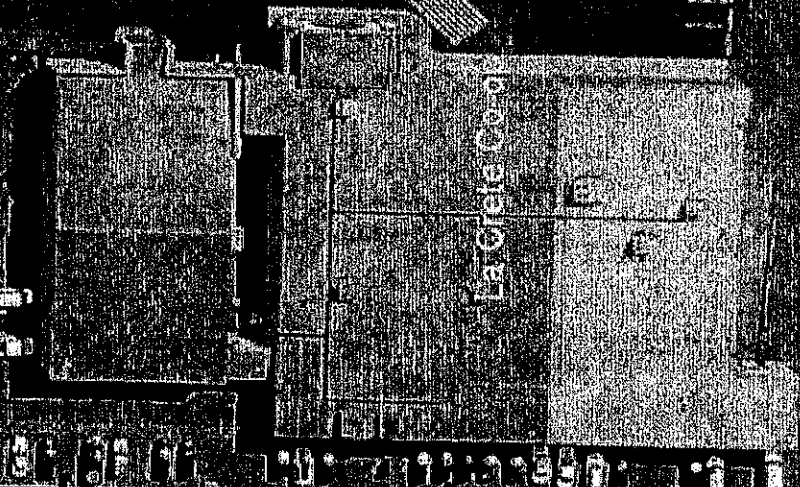
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*Subject Property*

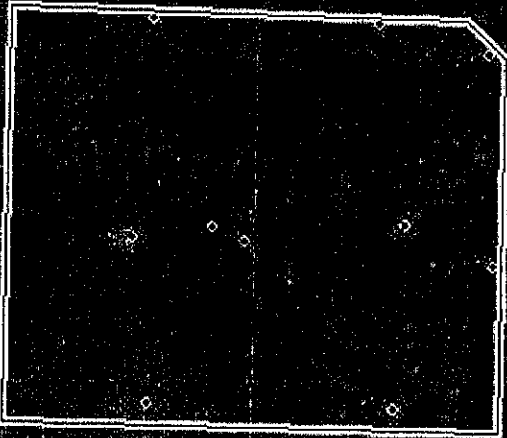


HR2

HR1

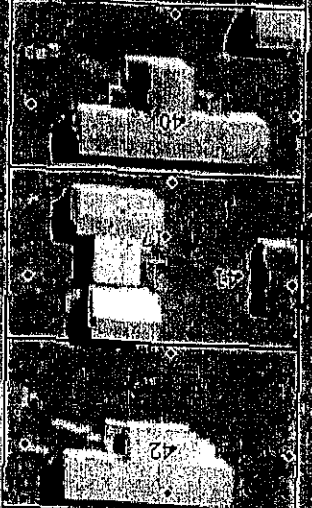


Subject Property



105 Avenue

102 St

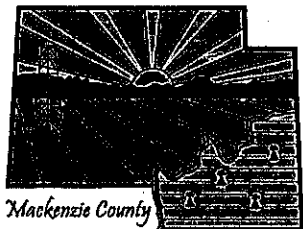


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# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Marion Krahn, Supervisor of Planning Services</b>
<b>Title:</b>	<b>Bylaw 837-11 Land Use Bylaw Amendment for the Cancellation and Consolidation of Plan 792 1881, Block 18, Lots 3 and 4 (La Crete)</b>

### BACKGROUND / PROPOSAL:

The Planning Department received a Land Use Bylaw amendment application for the cancellation and consolidation of two Hamlet Commercial District 1 (HC1) zoned lots within the Hamlet of La Crete. The application was presented to the Municipal Planning Commission (MPC) at the August 30, 2011 meeting where the following motion was made:

*That the Municipal Planning Commission recommendation to Council be for the approval of the Bylaw \_\_\_-11, being a Bylaw for the cancellation and consolidation of Plan 792 1881, Block 18, Lots 3 and 4, subject to the public hearing input.*

Bylaw number 837-11 has since been applied to this application.

### OPTIONS & BENEFITS:

This application was recommended by the Planning Department for the following reasons:

1. An existing building being situated in close proximity to the property line between the two lots, and
2. A future Development Permit application will likely include a condition for consolidation.

Author: M. Krahn

Reviewed by: \_\_\_\_\_

CAO J. Roy Brideau

The existing operation has been designed to utilize both lots. The placement of the existing buildings results in the parking straddling the property line. As a result, the recommendation of the Planning Department is to consolidate the lots into one lot.

Consolidation of lots can be completed by Bylaw or by registration of a consolidation plan. The applicant chose the Bylaw option as it is less costly.

**COSTS & SOURCE OF FUNDING:**

All costs will be borne by the applicant.

**RECOMMENDED ACTION:**

That first reading be given to Bylaw 837-11, being a Bylaw for the cancellation of Plan 782 1881, Block 18, Lots 3 and 4 for the purpose of consolidation.

Author: M. Krahn Reviewed by: \_\_\_\_\_ CAO J. Roy Brideau

**BYLAW NO. 837-11**

**BEING A BYLAW OF  
MACKENZIE COUNTY  
IN THE PROVINCE OF ALBERTA**

**FOR THE PURPOSE OF CANCELLING A PORTION OF A  
PLAN OF SUBDIVISION  
IN ACCORDANCE WITH SECTION 658 OF THE  
MUNICIPAL GOVERNMENT ACT, CHAPTER M-26,  
REVISED STATUTES OF ALBERTA 2000.**

**WHEREAS**, Mackenzie County has a Municipal Development Plan adopted in 2009,  
and

**WHEREAS**, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in  
2004, and

**WHEREAS**, Council of Mackenzie County has determined that a portion of a  
subdivision as outlined in Schedule "A" attached hereto, be subject to a cancellation,  
and

**WHEREAS**, 751262 Alberta Ltd., being the registered owners of Plan 792 1881, Block  
18, Lots 3 and 4, have requested that the lands be consolidated, and

**NOW THEREFORE**, BE IT RESOLVED THAT THE COUNCIL OF MACKENZIE  
COUNTY DOES HEREBY ENACTS AS FOLLOWS:

1. Subdivision Plan 792 1881, Block 18, Lots 3 and 4 are hereby cancelled in full,  
and shall be consolidated as Lot \_\_\_\_\_, as outlined in Schedule "A"  
attached.

READ a first time this \_\_\_ day of \_\_\_\_\_, 2011.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2011.

READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2011.

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Bill Neufeld  
Reeve

---

J. Roy Brideau  
Chief Administrative Officer

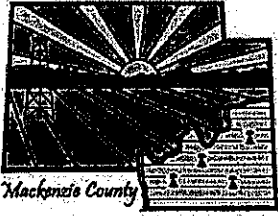
BYLAW No. 837-11

SCHEDULE "A"

1. That the subdivision of the following property known as:

Plan 792 1881, Block 18, Lots 3 and 4 be cancelled and consolidated as Lot \_\_\_\_.





# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. \_\_\_\_\_

NAME OF APPLICANT <i>Ld Crete Hotel</i>		
ADDRESS <i>Box 329</i>		
TOWN <i>Ld Crete AB</i>		
POSTAL CODE <i>T0H 2H0</i>	PHONE (RES.) <i>6-0634</i>	BUS.

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER <i>751262 Alberta Ltd</i>		
ADDRESS <i>Box 329</i>		
TOWN <i>Ld Crete AB</i>		
POSTAL CODE <i>T0H 2H0</i>	PHONE (RES.)	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN <i>792 1881</i>	BLK <i>18</i>	LOT <i>344</i>
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: *Cancellation + Consolidation of lots*

REASONS SUPPORTING PROPOSED AMENDMENT:

*Due to location of existing buildings (in close proximity of the property line) and possible future development.*

*future development on the lands will likely require consolidation of the lots.*

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

RECEIPT NO. *137498*

APPLICANT \_\_\_\_\_

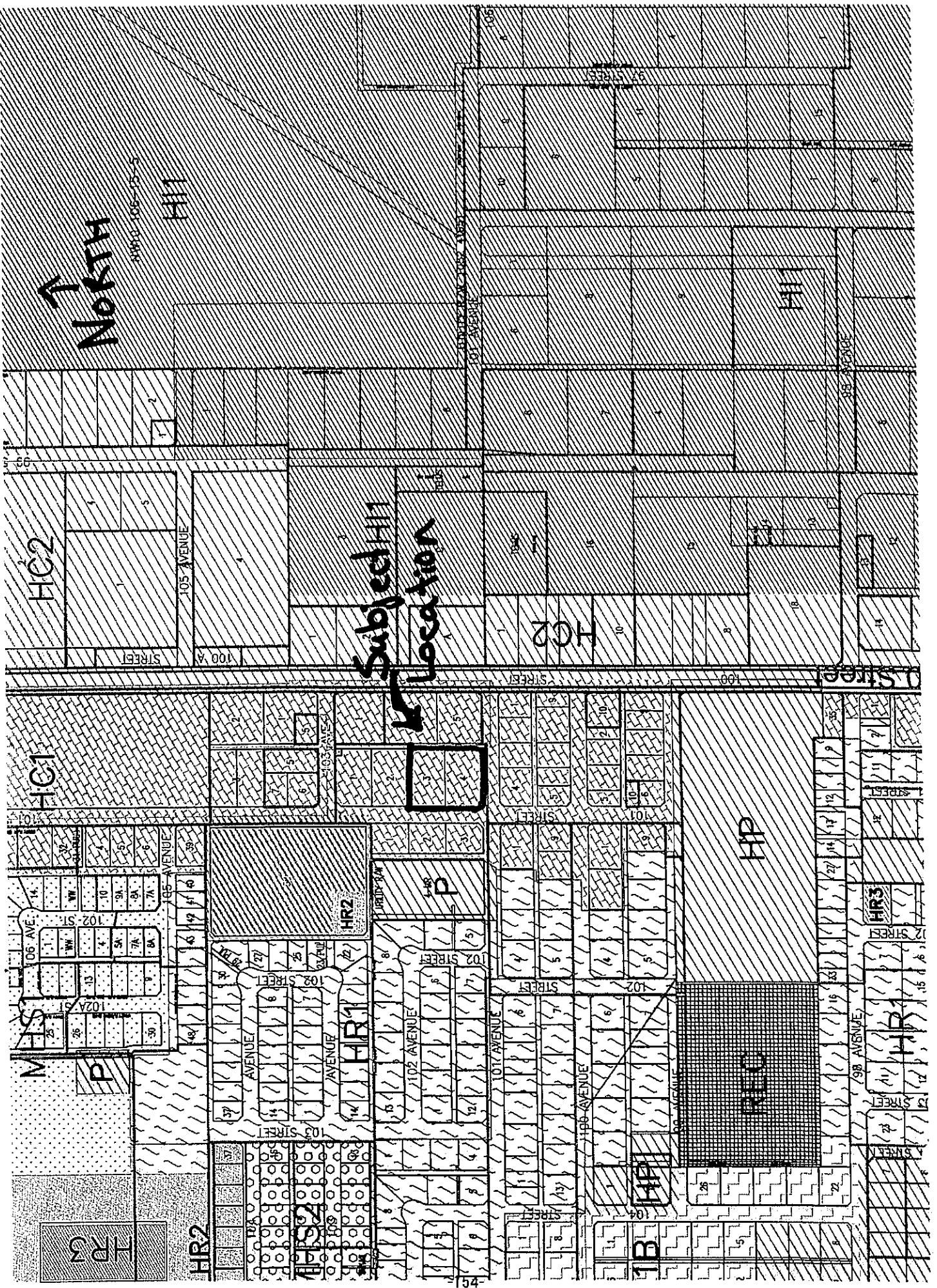
DATE \_\_\_\_\_

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

*[Signature]*

REGISTERED OWNER

*Aug 19 / 011*  
DATE



North ↑

106-105-15-5

H1

HC2

105 AVENUE

Subject Location

Location

HC2

HC1

HP

M

P

HR2

P

HR1

102 AVENUE

103 STREET

101 AVENUE

100 STREET

106 AVENUE

107 AVENUE

108 AVENUE

109 AVENUE

110 AVENUE

111 AVENUE

112 AVENUE

113 AVENUE

114 AVENUE

115 AVENUE

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189 AVENUE

190 AVENUE

191 AVENUE

192 AVENUE

193 AVENUE

194 AVENUE

195 AVENUE

196 AVENUE

197 AVENUE

198 AVENUE

199 AVENUE

200 AVENUE

HR3

HP1

1B

HP2

HP3



Subject Property

101 Street

100 Avenue



1600

1601

1602

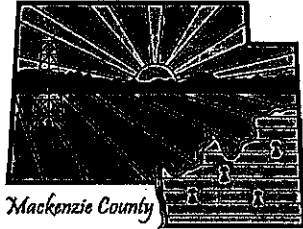
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## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Marion Krahn, Supervisor of Planning Services</b>
<b>Title:</b>	<b>Bylaw 838-11 Land Use Bylaw Amendment to Reduce the Minimum Number of Lots within Rural Country Residential District 1 through 4 "RC1, RC2, RC3 and RC4"</b>

### BACKGROUND / PROPOSAL:

The Planning Department received a Land Use Bylaw amendment application to reduce the minimum number of lots within the Rural Country Residential District 1 (RC1) to either of the following:

1. Minimum of 2 lots, or
2. No minimum.

The current zoning district is not very clear as to the number of lots that are required to be subdivided and instead states the following:

#### **I. 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.

Author: M. Krahn

Reviewed by: \_\_\_\_\_

CAO J. Roy Brideau

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.

The above highlighted clause has been interpreted to mean that an RC1 subdivision application must be for a minimum of 10 lots unless the lands to be developed are less than 20.5 hectares (50 acres) in which case the entire parcel must be developed. In addition the subject request, consideration should be given to revising the wording of the current zoning district to provide clarity. (All four (4) RC zoning districts in the County Land Use Bylaw contain the same clause and the draft Land Use Bylaw has not been amended to exclude this provision.)

The current requirement of 10 lots is believed to have been implemented for the following reasons:

1. To ensure a firm commitment for development (as noted in the Land Use Bylaw),
2. To ensure that the subdivision is considered as whole and not on a lot by lot basis. Given the intensity of such developments and the private sewer systems requested for them, careful consideration must be given to ensure that the lands can sustain the sewer systems. If this is not done, it is likely that the lands could become overloaded and that the County would incur costs of extending municipal sewer to this area or building a new system to accommodate the subdivision,
3. To aide in keeping the developers costs down. The Area Structure Plan, municipal infrastructure and other studies as may be required as part of the subdivision can be costly and completing these for more lots (instead of one at a time) could reduce the developers overall costs,
4. To ensure that the developer provides the infrastructure needed for the subdivision instead of delaying it or overburdening the existing roads (addition of traffic and accesses).

The applicant owns NE 34-105-15-W5M, south of La Crete abutting the newly constructed and upgraded RV Park Road. This parcel consists primarily of a slough and three subdivisions have been removed from the quarter section. The applicant resides on the southwesterly portion of the lands and wishes to subdivide two lots adjacent to the existing subdivision on the east side of the quarter section (as shown in the attached aerial). Since the current zoning district has been and continues to be interpreted to require a minimum of 10 lots per subdivision, the applicant is unable to proceed with the subdivision without an amendment to the zoning district. Since the applicant is not subdividing the entire remaining usable lands, the 'less than 20.2 hectares' clause is not applicable. As a result, the applicant has requested an amendment to the zoning district.

Author: M. Krahn Reviewed by: \_\_\_\_\_ CAO J. Roy Brideau

The Planning Department considered the subject lands and options available and found that rezoning is not an option as no current zoning district allows the applicant to proceed with subdivision as proposed.

If the zoning district is changed, the application for subdivision will be circulated to Alberta Environment as part of the circulation process. Alberta Environment, having jurisdiction over waterbodies, will provide comments with regard to the subdivisions and whether or not they feel that the application can be processed. The proposed Land Use Bylaw amendment is in no way intended to short circuit this process.

The application was presented to the Municipal Planning Commission (MPC) at their August 30, 2011 meeting where the following motion was made:

*That the Municipal Planning Commission recommendation to Council be for the approval of Bylaw \_\_\_-11, being a Land Use Bylaw amendment to reduce the minimum number of lots within the Rural Country Residential District 1 through 4 (RC1, RC2, RC3 and RC4) where circumstances of waterbodies and/or topography restrict subdivision of the lands to less than 10 lots.*

This motion includes all four Rural Country Residential Districts instead of just the RC1 requested by the applicant. The MPC saw this change as being necessary in all four RC zoning districts as they could all be impacted by waterbodies and/or topographical challenges.

Bylaw number 838-11 has since been assigned to this application.

#### **OPTIONS & BENEFITS:**

The proposed amendment would allow subdivision of Rural Country Residential lots of less than 10 lots if the lands are unable to accommodate the minimum number of lots for reasons of water or topography. The subject lands consist largely of a wetland/slough and as a result cannot be subdivided into 10 lots. The MPC recommendation was intended to address the applicants request as well as other similar requests that may arise in the future.

The Planning Department was verbally informed that, during the negotiations for the RV Park Road upgrade and construction, promises were made to the affected landowners that they would be able to subdivide their lands if they agreed to the Off-Site Levy Bylaw for the road upgrade. The Planning Department was further advised that these promises included subdivision of less than 10 lots, despite the provisions of the Land Use Bylaw. The current Planning staff was not involved or present in these negotiations and have been unable to find documentation regarding the same. The MPC recommendation would address the promises made as well as any future subdivision requests where the lands do not allow subdivision of 10 lots.

Author: M. Krahn Reviewed by: \_\_\_\_\_ CAO J. Roy Brideau

**COSTS & SOURCE OF FUNDING:**

All costs will be borne by the applicant.

**RECOMMENDED ACTION:**

That first reading be given to Bylaw 838-11, being a Land Use Bylaw amendment to reduce the number of lots within the Rural Country Residential District 1 through 4 "RC1, RC2, RC3 and RC4" where circumstances of waterbodies and/or topography restrict subdivision of the lands to less than 10 lots.

Author: M. Krahn Reviewed by: \_\_\_\_\_ CAO J. Roy Brideau

**BYLAW NO. 838-11**

**BEING A BYLAW OF  
MACKENZIE COUNTY  
IN THE PROVINCE OF ALBERTA**

**TO AMEND THE  
MACKENZIE COUNTY LAND USE BYLAW**

**WHEREAS**, Mackenzie County has a Municipal Development Plan adopted in 2009, and

**WHEREAS**, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2004, and

**WHEREAS**, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate reduced hamlet country residential lot sizes.

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

1. That the Mackenzie County Land Use Bylaw be amended as follows:

- a. Section 7.31 Rural Country Residential District 1 "RC1"  
Subsection I. (1) Rezoning Requirements
  - 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. Where the lands contain waterbodies and/or topographical challenges that prevent the minimum of 10 lots from being created, the minimum number of lots may be decreased at the discretion of the Municipal Planning Commission.
- b. Section 7.32 Rural Country Residential District 2 "RC2"  
Subsection I. (1) Rezoning Requirements
  - 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. Where the lands contain waterbodies and/or topographical challenges that prevent the minimum of 10 lots from being created, the minimum number of lots may be decreased at the discretion of the Municipal Planning Commission.
- c. Section 7.33 Rural Country Residential District 3 "RC3"  
Subsection J. 1. Rezoning Requirements

- 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. Where the lands contain waterbodies and/or topographical challenges that prevent the minimum of 10 lots from being created, the minimum number of lots may be decreased at the discretion of the Municipal Planning Commission.
  
- d. Section 7.34 Country Residential District 4 "RC4"  
Subsection J. 1. Rezoning Requirements
  - 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. Where the lands contain waterbodies and/or topographical challenges that prevent the minimum of 10 lots from being created, the minimum number of lots may be decreased at the discretion of the Municipal Planning Commission.

READ a first time this \_\_\_ day of \_\_\_\_\_, 2011.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2011.

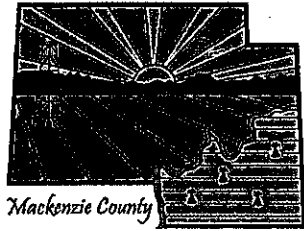
READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2011.

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Bill Neufeld  
Reeve

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J. Roy Brideau  
Chief Administrative Officer



## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Marion Krahn, Supervisor of Planning Services</b>
<b>Title:</b>	<b>Bylaw 839-11 Fee Schedule Bylaw</b>

**BACKGROUND / PROPOSAL:**

Bylaw 839-11, being a revised Fee Schedule Bylaw, is presented to Council for a correction of the Mobile Home Building Permit fee. The current Safety Codes fees were adopted in June 2011 with an effective date of September 1, 2011. These fees were adopted as proposed by Superior Safety Codes in their proposal for the County's Safety Codes contract. Superior Safety Codes has since advised that the Building Permit fee for Mobile Homes, as outlined in their proposal, contained an error.

**OPTIONS & BENEFITS:**

The current fee schedule (with error) lists the Building Permit fee for a Mobile Home as follows:

- Homeowner - \$0.50/sq ft (\$608.00 for a 16 by 76 foot Mobile Home)
- Contractor - \$0.40/sq ft (\$486.40 for a 16 by 76 foot Mobile Home)

Superior Safety Codes advised that the intended fee is as follows:

- Homeowner - \$175.00 flat fee
- Contractor - \$150.00 flat fee

This fee is similar to the flat fee of \$150.00 contained in the County's previous Safety Codes Fee Schedule Bylaw (497/05). The proposed fee will reduce the cost of a Building Permit fee for Mobile Homes and therefore, the Planning Department recommends consideration by Council to adopt the revised Fee Schedule Bylaw as proposed.

**Author:** M. Krahn      **Review by:** \_\_\_\_\_ **CAO** J. Roy Brideau

Note: A 4% Safety Codes Council fee is added to each Safety Codes Permit and remitted to the Safety Codes Council as required.

**COSTS & SOURCE OF FUNDING:**

N/A.

**RECOMMENDED ACTION:**

**MOTION 1:** *(requires 2/3)*

That first reading be given to Bylaw 839-11, being the Fee Schedule Bylaw.

**MOTION 2:** *(requires 2/3)*

That second reading be given to Bylaw 839-11, being the Fee Schedule Bylaw.

**MOTION 3:** *(requires unanimous)*

That consideration be given to proceed to third reading of Bylaw 839-11, being the Fee Schedule Bylaw.

**MOTION 4:** *(requires 2/3)*

That third reading be given to Bylaw 839-11, being the Fee Schedule Bylaw.



**BYLAW NO. ~~834-11~~ 839-11**

**BEING A BYLAW OF THE  
MACKENZIE COUNTY  
IN THE PROVINCE OF ALBERTA  
TO ESTABLISH A FEE SCHEDULE FOR SERVICES**

**WHEREAS**, pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, Section 8(c)(i), requires fees to be established by bylaw.

**NOW THEREFORE**, the Council of Mackenzie County, in the province of Alberta, duly assembled, enacts as follows:

1. That the fees for services be approved as follows:

**ADMINISTRATION**

<b>Item</b>	<b>Amount</b>	<b>GST</b>
Photocopying	\$0.25/sheet	Applicable
Laminating (up to 11 x 17")	\$10.00 per page	Applicable
Tax Certificates	\$25.00	N/A
Email, fax or written confirmation of assessment by legal description (legal description to be provided by a requestor in writing)	\$25.00/per request	Applicable
Compliance Certificates	\$50.00	N/A
Land Titles	As per Alberta Government rates in force at the time of the request plus 25% for administration	Applicable
County Ownership Maps	\$25.00	Applicable
County Ownership Map Booklet –Laminated Individual Pages - Laminated	\$50.00 \$10.00	Applicable
Hamlet Maps	\$10.00	Applicable
Aerial Photos	Size 8.5 x 11 to 11 x 17": black & white - \$5.00 color - \$10.00;  Size over 11 x 17 up to 30 x 41.5" black & white - \$50.00 color - \$100.00	Applicable

Item	Amount	GST
Boardroom Rental (no charge to non-profit community groups)	\$50.00/day	Applicable
Council or other Board Minutes	\$5.00/set	Applicable

**DEVELOPMENT**

Item	Amount	GST
Area Structure Plan	\$15.00	Applicable
Municipal Development Plan	\$25.00	Applicable
Land Use Bylaw	\$35.00	Applicable
Land Use Bylaw Amendment	\$150.00	N/A
Development Permit - Other than Commercial or Industrial	\$25.00	N/A
Development Permit – Commercial and Industrial	\$50.00	N/A
Development Permit after Legal Counsel Intervention	Legal Fee Cost	N/A
Development Permit Time Extension	\$50.00	N/A
Subdivision and Development Appeal (refundable if appeal is successful)	\$250.00	N/A
Subdivision Time Extension (Single Lot)	\$250.00	N/A
Subdivision Time Extension (Multi-Lot)	\$500.00	N/A
Subdivision or Boundary Adjustment Application (all or a portion of the subdivision application may be refundable at the discretion of the MPC)	\$700 + \$200/lot created	N/A

Note: Stop Orders will be issued and delivered to the site and/or the individual(s) conducting unauthorized development requiring all construction to cease immediately and to remain ceased until such time as the necessary Development Permit has been applied for and approved.

**SAFETY CODES FEES**

**BUILDING PERMIT FEES**

<b>RESIDENTIAL</b>	<b>HOMEOWNER</b>	<b>CONTRACTOR</b>
Main Floor (basement included)	\$0.65/sq ft	\$0.55/sq ft
Additional Storey's	\$0.40/sq ft	\$0.30/sq ft
Garages (attached/detached)	\$0.40/sq ft	\$0.30/sq ft
Additions	\$0.50/sq ft	\$0.40/sq ft
Relocation of a building on a basement or crawlspace	\$0.60/sq ft	\$0.50/sq ft
Relocation of a building on blocking on blocking or piles	<del>\$0.50/sq ft</del> <b>\$175.00</b>	<del>\$0.40/sq ft</del> <b>\$150.00</b>
Major Renovations (any structural change)	\$0.50/sq ft	\$0.40/sq ft
Fireplaces/Wood burning appliances	\$175.00	\$150.00
Decks (greater than 2 feet above grade)	\$175.00	\$150.00
Sheds (over 200 square feet)	\$175.00	\$150.00
<b>Minimum Residential Building Permit Fee</b>	<b>\$175.00</b>	<b>\$150.00</b>
<b>COMMERCIAL/ INDUSTRIAL/ INSTITUTIONAL</b>		
\$6.00 per \$1,000 of project value		
Minimum fee is \$300.00		
Notes: 1. Project value is based on the actual cost of material and labour. 2. Verification of cost may be requested prior to permit issuance.		

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

**SAFETY CODES FEES (CONT)**

**INDUSTRIAL CAMP FEES**

BUILDING	FEE
1 to 50 person capacity	\$500.00
51 to 100 person capacity	\$750.00
101 to 200 person capacity	\$1,250.00
201 to 250 person capacity	\$2,000.00
251 to 300 person capacity	\$3,000.00

PLUMBING	FEE
1 to 50 person capacity	\$150.00
51 to 100 person capacity	\$200.00
101 to 200 person capacity	\$300.00
201 to 250 person capacity	\$450.00
251 to 300 person capacity	\$650.00

ELECTRICAL	FEE
1 to 50 person capacity	\$250.00
51 to 100 person capacity	\$300.00
101 to 200 person capacity	\$400.00
201 to 250 person capacity	\$550.00
251 to 300 person capacity	\$750.00

GAS	FEE
1 to 50 person capacity	\$250.00
51 to 100 person capacity	\$300.00
101 to 200 person capacity	\$400.00
201 to 250 person capacity	\$550.00
251 to 300 person capacity	\$750.00

PRIVATE SEWAGE	FEE
1 to 50 person capacity	\$250.00
51 to 100 person capacity	\$300.00
101 to 200 person capacity	\$400.00
201 to 250 person capacity	\$550.00
251 to 300 person capacity	\$750.00

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

**SAFETY CODES FEES (CONT)**

**ELECTRICAL PERMIT FEES**

<b>RESIDENTIAL INSTALLATIONS</b>		
<b>Square footage of area to be wired</b>	<b>HOMEOWNER</b>	<b>CONTRACTOR</b>
Up to 1200	\$190.00	\$160.00
1201 to 1500	\$250.00	\$190.00
1501 to 2000	\$285.00	\$240.00
2001 to 2500	\$315.00	\$260.00
Over 2500	\$315.00 plus \$0.10/sq ft over 2500 sq ft	\$260.00 plus \$0.10/sq ft over 2500 sq ft

<b>DESCRIPTION</b>	<b>HOMEOWNER</b>	<b>CONTRACTOR</b>
Mobile/Modular Home Connection only	\$100.00	\$75.00
Temporary and Underground Services (125 amps or less)	Contractor Required	\$75.00

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

<b>OTHER THAN NEW RESIDENTIAL</b>		
<b>INSTALLATION COST</b>	<b>HOMEOWNER</b>	<b>CONTRACTOR</b>
\$0 – 300	\$85.00	\$75.00
\$301 – 500	\$95.00	\$85.00
\$501 – 1,000	\$105.00	\$95.00
\$1,001 – 1500	\$115.00	\$105.00
\$1,501 – 2,000	\$125.00	\$115.00
\$2,001 – 2,500	\$135.00	\$120.00
\$2,501 – 3,000	\$140.00	\$125.00
\$3,001 – 3,500	\$147.00	\$130.00
\$3,501 – 4,000	\$156.00	\$135.00
\$4,001 – 4,500	\$173.00	\$144.00
\$4,501 – 5,000	\$177.00	\$148.00
\$5,001 – 5,500	\$191.00	\$159.00

INSTALLATION COST	HOMEOWNER	CONTRACTOR
\$5,501 – 6,000	\$200.00	\$167.00
\$6,001 – 6,500	\$207.00	\$173.00
\$6,501 – 7,000	\$216.00	\$180.00
\$7,001 – 7,500	\$225.00	\$188.00
\$7,501 – 8,000	\$234.00	\$195.00
\$8,001 – 8,500	\$242.00	\$202.00
\$8,501 – 9,000	\$251.00	\$209.00
\$9,001 – 9,500	\$260.00	\$217.00
\$9,501 – 10,000	\$269.00	\$224.00
\$10,001 – 11,000	\$276.00	\$230.00
\$11,001 – 12,000	\$285.00	\$238.00
\$12,001 – 13,000	\$294.00	\$245.00
\$13,001 – 14,000	\$303.00	\$253.00
\$14,001 – 15,000	\$311.00	\$259.00
\$15,001 – 16,000	\$329.00	\$265.00
\$16,001 – 17,000	\$338.00	\$274.00
\$17,001 – 18,000	\$345.00	\$282.00
\$18,001 – 19,000	\$354.00	\$288.00
\$19,001 – 20,000	\$365.00	\$295.00
\$20,001 – 21,000	Contractor required	\$303.00
\$21,001 – 22,000	Contractor required	\$305.00
\$22,001 – 23,000	Contractor required	\$313.00
\$23,001 – 24,000	Contractor required	\$320.00
\$24,001 – 25,000	Contractor required	\$328.00
\$25,001 – 26,000	Contractor required	\$334.00
\$26,001 – 27,000	Contractor required	\$342.00
\$27,001 – 28,000	Contractor required	\$349.00
\$28,001 – 29,000	Contractor required	\$357.00
\$29,001 – 30,000	Contractor required	\$363.00

INSTALLATION COST	HOMEOWNER	CONTRACTOR
\$30,001 – 31,000	Contractor required	\$369.00
\$31,001 – 32,000	Contractor required	\$374.00
\$32,001 – 33,000	Contractor required	\$380.00
\$33,001 – 34,000	Contractor required	\$387.00
\$34,001 – 35,000	Contractor required	\$392.00
\$35,001 – 36,000	Contractor required	\$398.00
\$36,001 – 37,000	Contractor required	\$403.00
\$37,001 – 38,000	Contractor required	\$409.00
\$38,001 – 39,000	Contractor required	\$415.00
\$39,001 – 40,000	Contractor required	\$420.00
\$40,001 – 41,000	Contractor required	\$427.00
\$41,001 – 42,000	Contractor required	\$432.00
\$42,001 – 43,000	Contractor required	\$438.00
\$43,001 – 44,000	Contractor required	\$444.00
\$44,001 – 45,000	Contractor required	\$449.00
\$45,001 – 46,000	Contractor required	\$455.00
\$46,001 – 47,000	Contractor required	\$460.00
\$47,001 – 48,000	Contractor required	\$467.00
\$48,001 – 49,000	Contractor required	\$473.00
\$49,001 – 50,000	Contractor required	\$478.00
\$50,001 – 60,000	Contractor required	\$529.00
\$61,001 – 70,000	Contractor required	\$587.00
\$70,001 – 80,000	Contractor required	\$644.00
\$80,001 – 90,000	Contractor required	\$702.00
\$90,001 – 100,000	Contractor required	\$759.00
\$100,001 – 110,000	Contractor required	\$788.00
\$110,001 – 120,000	Contractor required	\$830.00
\$120,001 – 130,000	Contractor required	\$874.00
\$130,001 – 140,000	Contractor required	\$917.00



INSTALLATION COST	HOMEOWNER	CONTRACTOR
\$140,001 – 150,000	Contractor required	\$960.00
\$150,001 – 160,000	Contractor required	\$1,003.00
\$160,001 – 170,000	Contractor required	\$1,047.00
\$170,001 – 180,000	Contractor required	\$1,089.00
\$180,001 – 190,000	Contractor required	\$1,133.00
\$190,001 – 200,000	Contractor required	\$1,175.00
\$200,001 – 210,000	Contractor required	\$1,205.00
\$210,001 – 220,000	Contractor required	\$1,262.00
\$220,001 – 230,000	Contractor required	\$1,305.00
\$230,001 – 240,000	Contractor required	\$1,348.00
\$240,001 – 250,000	Contractor required	\$1,392.00
\$250,001 – 300,000	Contractor required	\$1,520.00
\$300,001 – 350,000	Contractor required	\$1,664.00
\$350,001 – 400,000	Contractor required	\$1,808.00
\$400,001 – 450,000	Contractor required	\$1,952.00
\$450,001 – 500,000	Contractor required	\$2,095.00
\$500,001 – 550,000	Contractor required	\$2,239.00
\$550,001 – 600,000	Contractor required	\$2,383.00
\$600,001 – 650,000	Contractor required	\$2,527.00
\$650,001 – 700,000	Contractor required	\$2,670.00
\$700,001 – 750,000	Contractor required	\$2,814.00
\$750,001 – 800,000	Contractor required	\$2,958.00
\$800,001 – 850,000	Contractor required	\$3,102.00
\$850,001 – 900,000	Contractor required	\$3,245.00
\$900,001 – 950,000	Contractor required	\$3,389.00
\$950,001 – 1,000,000	Contractor required	\$3,533.00

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

**SAFETY CODES FEES (CONT)**

**ANNUAL ELECTRICAL PERMIT PROCESS**

An Annual Electrical Permit may be issued to an establishment that employs a full time qualified Electrician or hires an electrical contractor to perform minor electrical upgrades or renovations (an electrical project value of less than \$10,000.00) on the premises identified on the permit application. Installations over \$10,000.00 in job value require a separate electrical permit.

The establishment shall maintain a current and accurate two-year record of all electrical upgrades or renovations and shall make it available to Mackenzie County upon request. The establishment is responsible for the electrical work required to satisfactorily complete the electrical installation covered by the permit.

A single Annual Electrical Permit may be issued to cover all minor electrical upgrades or renovations performed during a full calendar year or for a lesser period of time when required. The permit fee shall be based on a full calendar year.

<b>ANNUAL ELECTRICAL PERMIT FEES</b>	
<b>Rating of Establishment (KVA)</b>	<b>Fee</b>
100 or less	\$300.00
101 to 2,500	\$300.00 plus \$15.00 per 100 KVA over 100 KVA
2,501 to 5,000	\$660.00 plus \$12.00 per 100 KVA over 2,500 KVA
5,001 to 10,000	\$960.00 plus \$9.00 per 100 KVA over 5,000 KVA
10,001 to 20,000	\$1,410.00 plus \$6.00 per 100 KVA over 10,000 KVA
Over 20,000	\$2,010.00 plus 3.00 per 100 KVA over 20,000 KVA

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

**SAFETY CODES FEES (CONT)**

**GAS PERMIT FEES**

<b>RESIDENTIAL INSTALLATIONS</b>		
<b>Number of Outlets</b>	<b>HOMEOWNER</b>	<b>CONTRACTOR</b>
1	\$85.00	\$75.00
2	\$105.00	\$85.00
3	\$125.00	\$105.00
4	\$156.00	\$130.00
5	\$195.00	\$163.00
6	\$215.00	\$179.00
7	\$234.00	\$195.00
8	\$252.00	\$210.00
9	\$273.00	\$228.00
10	\$293.00	\$244.00
11	\$305.00	\$254.00
12	\$318.00	\$265.00
13	\$330.00	\$275.00
14	\$344.00	\$287.00
15	\$356.00	\$297.00
16	\$371.00	\$309.00
17	\$383.00	\$319.00
18	\$396.00	\$330.00
19	\$408.00	\$340.00
20	\$422.00	\$352.00
<b>Add \$15.00 per outlet over 20</b>		

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

**SAFETY CODES FEES (CONT)**

**GAS PERMIT FEES**

<b>RESIDENTIAL PROPANE TANK SET</b>	<b>HOMEOWNER</b>	<b>CONTRACTOR</b>
Propane Tank Set	\$90.00	\$75.00
Additional Propane Tanks	\$15.00/tank	\$15.00/per tank
Temporary Heat	\$100.00	\$75.00

Grain Dryer	Contractor Required	\$250.00
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<b>DESCRIPTION</b>	<b>HOMEOWNER</b>	<b>CONTRACTOR</b>
Mobile/Modular Home (connection only)	\$100.00	\$75.00

<b>NON- RESIDENTIAL PROPANE TANK SET</b>	<b>HOMEOWNER</b>	<b>CONTRACTOR</b>
Propane Tank Set	Contractor Required	\$75.00
Additional Propane Tanks	Contractor Required	\$15.00/per tank
Gas/Propane Cylinder Refill Center	Contractor Required	\$150.00

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

**SAFETY CODES FEES (CONT)**

**GAS PERMIT FEES**

<b>NON-RESIDENTIAL INSTALLATIONS</b>		
<b>BTU Input</b>	<b>HOMEOWNER</b>	<b>CONTRACTOR</b>
0-100,000	Contractor Required	\$75.00
100,001-110,000	Contractor Required	\$85.00
110,001-120,000	Contractor Required	\$95.00
120,001-130,000	Contractor Required	\$125.00
130,001-140,000	Contractor Required	\$135.00
140,001-150,000	Contractor Required	\$145.00
150,001-170,000	Contractor Required	\$150.00
170,001-190,000	Contractor Required	\$155.00
190,001-210,000	Contractor Required	\$160.00
210,001-230,000	Contractor Required	\$165.00
230,001-250,000	Contractor Required	\$170.00
250,001-300,000	Contractor Required	\$175.00
300,001-350,000	Contractor Required	\$180.00
350,001-400,000	Contractor Required	\$190.00
400,001-450,000	Contractor Required	\$195.00
450,001-500,000	Contractor Required	\$200.00
500,001-550,000	Contractor Required	\$205.00
550,001-600,000	Contractor Required	\$210.00
600,001-650,000	Contractor Required	\$220.00
650,001-700,000	Contractor Required	\$230.00
700,001-750,000	Contractor Required	\$240.00
750,001-800,000	Contractor Required	\$250.00
800,001-850,000	Contractor Required	\$260.00
850,001-900,000	Contractor Required	\$270.00
900,001-950,000	Contractor Required	\$280.00
950,001-1,000,000	Contractor Required	\$290.00
<b>Add \$8.00 for each 100,000 BTU (or portion thereof) over 1,000,000 BTU</b>		

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

**SAFETY CODES FEES (CONT)**

**GAS PERMIT FEES**

**NON-RESIDENTIAL INSTALLATIONS**

<b>TEMPORARY HEAT</b>		
<b>BTU Input</b>	<b>HOMEOWNER</b>	<b>CONTRACTOR</b>
0 to 250,000	Contractor Required	\$75.00
250,001 to 500,000	Contractor Required	\$125.00
Over 500,000	Contractor Required	\$125.00 plus \$10.00 per 100,000 BTU (or portion thereof) over 500,000 BTU

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

**SAFETY CODES FEES (CONT)**

**PLUMBING PERMIT FEES**

<b>RESIDENTIAL INSTALLATIONS</b>		
<b>Number of Fixtures</b>	<b>HOMEOWNER</b>	<b>CONTRACTOR</b>
1	\$85.00	See contractor fees
2	\$95.00	See contractor fees
3	\$105.00	See contractor fees
4	\$115.00	See contractor fees
5	\$125.00	See contractor fees
6	\$135.00	See contractor fees
7	\$140.00	See contractor fees
8	\$149.00	See contractor fees
9	\$164.00	See contractor fees
10	\$176.00	See contractor fees
11	\$186.00	See contractor fees
12	\$195.00	See contractor fees
13	\$204.00	See contractor fees
14	\$215.00	See contractor fees
15	\$224.00	See contractor fees
16	\$234.00	See contractor fees
17	\$245.00	See contractor fees
18	\$252.00	See contractor fees
19	\$263.00	See contractor fees
20	\$273.00	See contractor fees
<b>Add \$8.00 for each fixture over 20</b>		

<b>DESCRIPTION</b>	<b>HOMEOWNER</b>	<b>CONTRACTOR</b>
Mobile/Modular Home (connection only)	\$100.00	\$75.00

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

**SAFETY CODES FEES (CONT)**

**PLUMBING PERMIT FEES**

Number of Fixtures	CONTRACTOR
1	\$75.00
2	\$85.00
3	\$90.00
4	\$95.00
5	\$105.00
6	\$110.00
7	\$115.00
8	\$124.00
9	\$137.00
10	\$147.00
11	\$155.00
12	\$163.00
13	\$170.00
14	\$179.00
15	\$187.00
16	\$195.00
17	\$204.00
18	\$210.00
19	\$219.00
20	\$228.00
21	\$234.00
22	\$242.00
23	\$248.00
24	\$254.00
25	\$262.00

Number of Fixtures	CONTRACTOR
26	\$268.00
27	\$274.00
28	\$282.00
29	\$288.00
30	\$294.00
31	\$302.00
32	\$309.00
33	\$314.00
34	\$322.00
35	\$329.00
36	\$335.00
37	\$342.00
38	\$349.00
39	\$357.00
40	\$362.00
41	\$369.00
42	\$377.00
43	\$382.00
44	\$389.00
45	\$397.00
46	\$402.00
47	\$409.00
48	\$417.00
49	\$422.00
50	\$429.00

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560



**SAFETY CODES FEES (CONT)**

**PLUMBING PERMIT FEES**

Number of Fixtures	CONTRACTOR	Number of Fixtures	CONTRACTOR
51	\$435.00	76	\$570.00
52	\$440.00	77	\$574.00
53	\$445.00	78	\$580.00
54	\$450.00	79	\$587.00
55	\$457.00	80	\$592.00
56	\$463.00	81	\$594.00
57	\$467.00	82	\$597.00
58	\$473.00	83	\$599.00
59	\$478.00	84	\$602.00
60	\$484.00	85	\$604.00
61	\$488.00	86	\$608.00
62	\$494.00	87	\$610.00
63	\$500.00	88	\$613.00
64	\$505.00	89	\$617.00
65	\$510.00	90	\$618.00
66	\$515.00	91	\$620.00
67	\$522.00	92	\$623.00
68	\$527.00	93	\$627.00
69	\$532.00	94	\$629.00
70	\$537.00	95	\$632.00
71	\$543.00	96	\$635.00
72	\$549.00	97	\$638.00
73	\$553.00	98	\$639.00
74	\$559.00	99	\$642.00
75	\$564.00	100	\$645.00
<b>Add \$1.00 for each fixture over 100</b>			

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

**SAFETY CODES FEES (CONT)**

**PRIVATE SEWAGE TREATMENT SYSTEMS**

<b>DESCRIPTION OF WORK</b>	<b>HOMEOWNER</b>	<b>CONTRACTOR</b>
Holding Tanks and Open Discharges	\$200.00	\$200.00
Fields, Mounds, Sand Filters, Treatment Tanks, etc	\$275.00	\$275.00

\* SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560

**SAFETY CODES FEES (CONT)**

**OTHER CHARGES AND PAYMENTS**

Mackenzie County will collect all permit fees and no remuneration will be remitted to the contracted Safety Codes Agency until such time as the permit is closed in accordance with Mackenzie County's Quality Management Plan (QMP). The contracted Safety Codes Agency will invoice and return closed permits to the County on a monthly basis.

Charges for additional services are as follows:

DESCRIPTION OF SERVICE	HOURLY CHARGE
Appeal services	\$75.00
Audit Representation	No charge
Code Seminars	No charge
Consultative Services	\$75.00
Emergency Services	\$125.00
Enforcement Services	No charge
Investigation Services	\$125.00
Public Works Complaints	No charge

**Additional Inspection Services**

In addition to addressing the needs of Mackenzie County's Accreditation, the contracted Safety Codes Agency shall offer to the residents of the County the full spectrum of Inspection Services, including:

- Wood Stove Inspections,
- Progress Payment Inspections (Bank Inspections),
- Private Home Inspections for real estate deals (all disciplines),
- Insurance Inspections,
- Electrical Equipment Approvals,
- New Code Book Sales, and
- Code Seminars in all disciplines for local contractors.

These types of inspections may not be required under County Accreditation but are, none the less, important services Mackenzie County's residents need on a fairly regular basis. These fees shall be at a competitive rate and billed directly to the customer.

**SAFETY CODES FEES (CONT)**

<b>MISCELLANEOUS</b>	
<b>DESCRIPTION</b>	<b>FEE</b>
Permit Cancellation – before plan review complete	Complete refund minus \$50
Permit Cancellation -- after plan review complete	65% of permit fee
Amendments to Permit Application	Any additional fees shall be payable and any decrease in permit fees over \$20 shall be refunded
Additional Inspection (within 100 km radius	\$75.00
Additional Inspection (over 100 km radius)	\$125.00
Permit Extension Requests	Shall be provided in writing and must contain reason for request and additional time requested. Permit extensions, where granted, shall be provided in writing.

**PUBLIC WORKS**

Item	Amount	GST
Winter Maintenance Flags	\$20.00/up to 1/4 mile	Applicable
Senior/Handicapped Snowplow Flags (Where the Senior/Handicapped person lives in a rural residence where all other persons, excluding spouse or dependent, residing on the property are also Senior Citizens or Handicapped persons)	No Charge	N/A
Dust Control Calcium Chloride	\$500/200 linear meters per application	Applicable
Dust Control DL 10-40	\$1,000/200 linear meters per application	Applicable
Dust Control for Seniors	No Charge	

**EQUIPMENT AND LABOUR**

Item	Amount	GST
Sewer Auger	\$20.00 per hour \$100.00 per 24 hours	Applicable
Water Line Thawing Unit	\$20.00 per hour \$100.00 per 24 hours	Applicable
Sanding Unit & Tandem Truck	\$110.00/hour (minimum charge 1 hr)	Applicable
Alberta Agriculture's Irrigation Pump/Pipe	\$300.00/48 hours \$100.00/each additional 24 hours	Applicable
Labour	\$25.00 per hour (minimum charge 1 hr.)	Applicable
Weed Eater	\$30.00 per hour (minimum charge 1 hr.)	Applicable
35 HP Tractor Mower 6'	\$50.00 per hour (minimum charge 1 hr.)	Applicable
75 HP Tractor Mower 15'	\$75.00 per hour (minimum charge 1 hr.)	Applicable

Note: County equipment that is not listed in this bylaw will be charged according to the current Alberta Roadbuilders and Heavy Equipment Association Equipment Rental Rates Guide.

**AIRPORTS**

Item	Amount	GST
Fuel Flow Charge	\$0.045 per liter for each liter of aviation fuel dispensed	Applicable
Land lease fee for hangars and associated uses	Fort Vermilion Airport – \$1.25 per square meter annually; La Crete Airport – \$1.30 per square meter annually	Applicable
Long Term Aircraft Parking (30 days or more)	\$250.00 annually (no power)	Applicable
Aircraft & Vehicle Parking	\$5.00 per day (power)	Applicable
Terminal Fees	No charge	N/A
Landing Fees	No charge	N/A

**PARKS**

**Section 1: General Park Fees**

Day Use	Overnight	Weekly	Group Camping	Seasonal or Monthly Camping Stalls	Marina Dock Rental
<b>Wadlin Lake</b>					
No Charge	\$20	\$120	\$50 basic fee plus \$16/unit/day  plus \$250 damage deposit	<u>Seasonal:</u>  May 1-Sept.30: \$1,500 plus \$250 damage deposit	\$28/day with camping stall;  \$10/day without camping stall
<b>Machesis Lake</b>					
No Charge	\$20	\$120	N/A	N/A	N/A
<b>Hutch Lake</b>					
No Charge	\$20	\$120	N/A	N/A	N/A
<b>Zama Community Park</b>					
No Charge	Non-Serviced: \$10  Partially Serviced: \$15  Fully Serviced: \$20	Non-Serviced: \$60  Partially Serviced: \$90  Fully Serviced: \$100	N/A	<u>Monthly:</u>  Non-Serviced: \$200  Partially Serviced: \$275  Fully Serviced: \$400	N/A
<b>Tourangeau Lake</b>					
No Charge	N/A	N/A	N/A	N/A	N/A
<b>Fort Vermilion Bridge Campsite</b>					
No Charge	N/A	N/A	N/A	N/A	N/A

Note: Where available, the Group Camping Fee allows for reservation of shelter for renter's use only. Basic fee is applicable for shelter only (no R.V.s).

Section 2: Penalties

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

<b>Section (Municipal Parks Bylaw)</b>	<b>Offence</b>	<b>Penalty</b>
Section 3.1 (a)	Fail to keep land in a clean/tidy condition	\$50.00
Section 3.1 (b)	Fail to comply with lawfully posted signs and/or notices	\$50.00
Section 3.2	Fail to restore land to a clean/tidy condition when vacating park	\$50.00
Section 3.3(a)	Interfere with others quiet enjoyment of park	\$50.00
Section 3.3(b)	Deface/injure/destroy object in park	\$75.00
Section 3.3(c)	Excavate or remove plants/plant fixtures from a park	\$75.00
Section 3.3(d)	Remove park equipment	\$75.00
Section 3.3(e)	Unauthorized display signs/ads in park	\$25.00
Section 3.3(f)	Remove/damage etc. authorized signs/notices in park	\$50.00
Section 3.3(g)	Bathe/clean clothing/ fish/utensils etc. at/near drinking fountain/pump in park	\$25.00
Section 3.4	Unauthorized construction in park	\$50.00
Section 3.5	Unauthorized business in park	\$50.00
Section 4.1	Failure to register when entering park	\$50.00
Section 4.2	Failure to obtain camping permit	\$50.00
Section 4.7	Camping in area not designated for that purpose	\$50.00
Section 4.8	Alteration of camping permit	\$50.00
Section 4.9	Failure to produce camping permit upon request	\$50.00
Section 4.12/4.13	Unauthorized combination of vehicles in campsite	\$50.00
Section 4.14	Camping more than fourteen consecutive days	\$50.00
Section 4.18	Failure to vacate site	cost recovery
Section 4.21	Remain in day use area after 11:00 p.m.	\$50.00
Section 6.1	Unlawfully enter/remain in park	\$50.00
Section 7.1	Set, light, or maintain fire in unauthorized place	\$50.00
Section 7.3	Set, light, or maintain fire after signs/notices have been erected prohibiting same	\$50.00



Section 2: Penalties Cont'd

Section (Municipal Parks Bylaw)	Offence	Penalty
Section 7.4	Leave fire unattended/allow to spread	\$50.00
Section 7.5	Deposit/dispose of hot coals/ashes etc. in unauthorized place	\$50.00
Section 7.6	Fail to extinguish fire etc. before leaving	\$50.00
Section 7.7	Remove firewood from a park	\$100.00
Section 8.1	Operate off-highway vehicle where prohibited	\$50.00
Section 8.2	Enter park when prohibited	\$50.00
Section 8.3	Parking in a manner or location that impedes traffic	\$50.00
Section 8.4	Exceed posted speed limit	\$50.00
Section 9.1(a)	Animal running at large	\$50.00
Section 9.1(b)	Animal in prohibited area	\$50.00
Section 9.7	Bring/allow horse/pony etc. unauthorized into the park	\$100.00
Section 10.1(a)	Deposit waste matter in unauthorized area of park	\$50.00
Section 10.1(b)	Deposit waste water or liquid waste in unauthorized area	\$250.00
Section 10.1(c)	Dispose of commercial/residential waste in park	\$50.00
Section 10.2	Fail to carry waste matter from areas in park without receptacles	\$50.00
Section 11.3	Attempt to enter park within 72 hours of removal from a park	\$100.00
Section 12.1	Discharging of firearm	\$100.00
Section 12.2	Improper storage of firearm	\$75.00
Section 12.3	Hang big game in park	\$50.00

**Note:**

Every person who contravenes a section of the Municipal Parks Bylaw is guilty of an offence and liable to the penalty as set out above or, on summary conviction to a fine not exceeding two thousand dollars (\$2,000.00) or imprisonment for a term of not more than six (6) months or to both a fine and imprisonment (in accordance with Provincial Regulations).

**TRAFFIC REGULATIONS**

**Traffic Regulation Bylaw Part 2: Parking**

<b>Section</b>	<b>Offence</b>	<b>Fine</b>
Section 3(1)(a)	Prohibited Parking – Emergency Exit Door	\$50.00
Section 3(1)(b)	Prohibited Parking – Entrance to Emergency Service	\$50.00
Section 4(1)	Park in No Parking Zone Prohibited by Traffic Control Device	\$30.00
Section 4(2)	Park in No Parking Zone During Prohibited Times	\$30.00
Section 5 (2)	Park in No Parking Zone Prohibited by Temporary Traffic Control Device	\$30.00
Section 6	Stop in a No Stopping Zone Prohibited by Traffic Control Device	\$30.00
Section 7(2)	Park in a Disabled Person's Parking Space	\$50.00
Section 8(2)	Park in Fire Lane	\$50.00
Section 9	Park an Unattached Trailer on Highway	\$30.00
	Park in Alley	\$30.00

**Traffic Regulation Bylaw Part 3: Rules for Operation of Vehicles**

<b>Section</b>	<b>Offence</b>	<b>Fine</b>
Section 11(1)	Drive Tracking Vehicle on Highway Without Authorization	\$100.00
Section 11(2)	Fail to Produce Tracked Vehicle Authorization	\$50.00

**Traffic Regulation Bylaw Part 4: Controlled and Restricted Highways**

<b>Section</b>	<b>Offence</b>	<b>Fine</b>
Section 13(1)	Operate / Park Heavy Vehicle in Prohibited Area	\$75.00

**Traffic Regulation Bylaw Part 5: Miscellaneous**

<b>Section</b>	<b>Offence</b>	<b>Fine</b>
Section 14	Proceed Beyond Designated Point Near Fire	\$50.00
Section 15(1)	Cause Damage to Street Furniture	Court
Section 15(2)	Cause Damage to Highway	Court
Section 15(3)	Damage Costs for Sections 14(1) / 14(2)	amount expended

Note:

Every person who contravenes a section of the Traffic Regulation Bylaw is guilty of an offence and shall forfeit and pay a penalty as set out above or on summary conviction to a fine not exceeding Two Thousand Dollars (\$2,000.00) and/or imprisonment for not more than six (6) months.

**FIRE SERVICES FEES**

Provincial Roadways Incidents

Item	Amount
<b><i>Response fees including man power:</i></b>	
Pumper Unit	\$400.00 per hour
Ladder Unit (Aerial)	\$400.00 per hour
Tanker Unit	\$400.00 per hour
Rescue Unit	\$400.00 per hour
Contracted Services (i.e water haulers, equipment, labour, etc.)	Cost plus 15%
<b><i>Manpower Fee:</i></b> (if only manpower is requested/needed)	
Officers	\$50.00 per man hour
Firefighter	\$40.00 per man hour

Other Incidents:

Item	Amount
<b><i>Response fees including man power:</i></b>	
Pumper Unit	\$200.00 per hour
Ladder Unit (Aerial)	\$200.00 per hour
Tanker Unit	\$200.00 per hour
Rescue Unit	\$200.00 per hour
Contracted Services (i.e water haulers, equipment, labour, etc.)	Cost plus 15%
Consumable Items	Cost plus 15%
<b><i>Manpower Fee:</i></b> (if only manpower is requested/needed)	
Officers	\$25.00 per man hour
Firefighter	\$20.00 per man hour

Note:

- a) Travel time to and from the scene of an accident shall be free of charge;
- b) A residential invoice shall not exceed \$5,000 per incident. Residential means property that is not classed as farm land, machinery and equipment or non-residential by the County's assessor and as described in Municipal Government Act. When a titled property has multiple structures such as a residential and non-residential structure, a determination shall be made regarding origin of the fire by the Fire Chief. If the fire originated from the residential structure, the \$5,000 limit per incident shall apply.

False Alarms

Item	Amount
Response to False Alarm 1 <sup>st</sup> Call	No charge
(within same year as 1 <sup>st</sup> Call) 2 <sup>nd</sup> Call	\$100.00
(within same year as 1 <sup>st</sup> Call) 3 <sup>rd</sup> Call	\$200.00
(within same year as 1 <sup>st</sup> Call) 4 <sup>nd</sup> Call	\$300.00

Other Fees

Item	Amount
Violation Ticket*– 1 <sup>st</sup> Offence	\$250.00
Violation Ticket* – 2 <sup>st</sup> and Subsequent Offences	\$500.00
Fire Works Permit (no charge to non-profit groups)	\$50.00 per permit
Filling of Air Cylinders (breathing air)	
i) Small cylinder (30 min)	\$25.00
ii) Cascade cylinder	\$100.00
Water Flow Testing Reports	\$100.00
File Search (fire inspections and investigations)	\$35.00 per search
Fire Permit	No charge
Fire Inspection Services Within the County	\$50.00 per hour plus expenses
Fire Inspection Services Outside of the County	\$75.00 per hour plus expenses
Re-inspection with Outstanding Fire Code Violations	\$50.00 per visit
Training course(s) to other individuals/groups	Cost plus \$15% administrative fee
Expert Witness Services – Civil Litigation	\$25.00 per hour to a maximum of \$350.00 per

	day plus expenses
Occupant Load Determination (no charge to non-profit groups)	\$100.00 per certificate

\*As specified in Fire Services Bylaw

Note:

- a) Every person who violates a provision of Fire Services Bylaw is guilty of an offense and is punishable upon summary conviction, to a fine not exceeding two thousand dollars (\$2,000.00) or to a term of imprisonment not exceeding one (1) year or to both.
- b) Nothing shall prevent a Peace Officer from:
  - (i) immediately issuing a Violation Ticket for the mandatory Court appearance to any person who contravenes any provision of the Mackenzie County Fire Services Bylaw, or
  - (ii) issuing a Voluntary Payment ticket in lieu of a mandatory Court appearance for \$100.00.

**DOG CONTROL FEES**

Fees & Penalties	General	Dogs	Dangerous Dogs
Failure to obtain a valid license penalty		\$35.00	\$50.00
Failure to wear a dog tag penalty	\$35.00		
<b>Annual Fees</b>			
– neutered male or spayed female		\$10.00	\$50.00
– unneutered male or unspayed female		\$25.00	\$100.00
<b>Lifetime Fee</b>			
– neutered male or spayed female		\$50.00	\$50.00
– unneutered male or unspayed female		\$200.00	\$200.0
Replacement for misplaced, lost, or stolen dog tag	\$5.00		

<b>Fees &amp; Penalties</b>	<b>General</b>	<b>Dogs</b>	<b>Dangerous Dogs</b>
Failure to obtain a kennel license penalty	\$50.00		
Dog running at large – <i>Handling fee</i>			
1 <sup>st</sup> offence		\$50.00	\$500.00
2 <sup>nd</sup> offence		\$100.00	\$1,000.00
3 <sup>rd</sup> offence and subsequent		\$200.00	\$1,500.00
Bite a person penalty		\$250.00	\$1,000.00
Injure a person penalty		\$250.00	\$1,000.00
Chase or threaten a person penalty		\$150.00	\$1,000.00
Bite, bark at, chase stock, bicycles, wheelchairs, or other vehicles penalty		\$250.00	\$1,000.00
Bark, howl or disturb any person penalty			\$50.00
Worry or annoy any other animal penalty	\$50.00		
Damage to public or private property penalty		\$50.00	\$250.00
Upset waste receptacles or scatter contents thereof (Section 1. (b) or Dog Control Bylaw)	\$100.00		
Leave dog unattended in motor vehicle penalty		\$50.00	\$250.00
Fail to provide water, food, shelter or proper care penalty	\$100.00		
Abuse or abandonment of dog penalty	\$250.00		

Fees & Penalties	General	Dogs	Dangerous Dogs
Dog in prohibited areas as set by Council penalty	\$100.00		
Failure to report dog with a communicable disease penalty	\$100.00		
Failure to confine a dog with a communicable disease penalty	\$100.00		
Failure to keep dog confined for nor less than ten (10) days penalty	\$50.00		
Interfere or threaten an Animal Control Officer penalty	\$250.00		
Induce a dog or assist a dog to escape capture penalty	\$250.00		
Falsely represent him/herself as being in charge of a dog penalty	\$100.00		
Allow, or attempt to allow, a dog(s) to escape from a vehicle, cage, or lice trap penalty	\$100.00		
Remove or attempt to remove a dog from an Animal Control Officer penalty	\$250.00		
Unconfined female dog in heat penalty	\$50.00		
Failure to remove defecation	\$50.00		
<b>Impoundment fees</b> (to be verified with the veterinarian)		Amount expended	Amount expended
Veterinary fees (to be verified with the veterinarian)		Amount expended	Amount expended

Fees & Penalties	General	Dogs	Dangerous Dogs
Destruction of dog fees (to be verified with the veterinarian)		Amount expended	Amount expended
Failure to keep a dangerous dog(s) confined penalty			\$500.00
Improper pen or other structure penalty			\$200.00
Give false information when applying for dangerous dog license penalty			\$500.00
Failure to keep dangerous dog muzzled penalty			\$500.00
Failure to harness or leash a dangerous dog properly penalty			\$500.00
Failure to keep a dangerous dog under the control of an adult person penalty			\$500.00

No penalties will be levied for "dog at large: under part 4 section 18 or 22 if impoundment fee and handling fees are paid.

Note:

- a) Any person who contravenes, disobeys, refuses or neglects to obey any provisions of this Bylaw is guilty of an offense and is liable on summary conviction to a fine not exceeding two thousand dollars (\$2,000) in addition to any other fees according to Mackenzie County Fee Schedule Bylaw, and in default of payment to imprisonment for a term not exceeding ninety (90) days.
2. The Safety Codes Fees portion of this Bylaw shall be in full force and effect starting September 1, 2011.
3. This Bylaw shall come into force and effect upon receiving third reading and shall repeal and replace Bylaw ~~822-11~~ 834-11.
4. This Bylaw also replaces and repeals Bylaw 497/05 effective September 1, 2011.

In the event that this bylaw is in conflict with any other bylaw, this bylaw shall have paramountcy.



READ a first time this        day of        , 2011.

READ a second time this        day of        , 2011.

READ a third time and finally passed this        day of        , 2011.

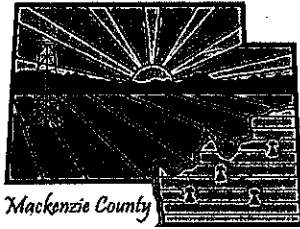
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Bill Neufeld  
Reeve

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J. Roy Brideau  
Chief Administrative Officer





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Marion Krahn, Supervisor of Planning Services</b>
<b>Title:</b>	<b>Policy DEV003 – Multi-Lot/Urban Subdivision Construction and Registration</b>

**BACKGROUND / PROPOSAL:**

The Planning Department receives numerous requests with regard to how the construction and registration of multi-lot and urban subdivisions will be completed and registered. As a result of these requests and the challenges that exist as a result of past practices, the Planning Department has prepared a draft policy for Council consideration.

The draft policy is intended to address these requests and to provide clear and consistent steps for subdivision completion. This policy is in no way intended to discourage subdivision development and instead is intended to ensure that the costs of subdivision are borne by the subdivision developer in a consistent manner.

The draft policy was presented to the Municipal Planning Commission (MPC) at the June 29, 2011 meeting where it was tabled for further review. The matter was presented to the MPC a second time at the August 30, 2011 meeting where the following motion was made:

*That the Municipal Planning Commission recommendation to Council be for the approval of the Multi-Lot/Urban Subdivision Construction and Registration Policy No. DEV003, as presented.*

**OPTIONS & BENEFITS:**

In the past, the construction of municipal improvements (street, water, sewer, etc) and the registration of the subdivision were completed as follows:

**Author:** M. Krahn      **Review by:** \_\_\_\_\_      **CAO** J. Roy Brideau

1. Subdivision approval.
2. Development Agreement signed, off-site levy fees paid and security provided. (In some cases the off-site levy fees were differed to a later date and never paid).
3. Subdivision endorsement signed and subdivision registered.
4. Lots sold and Development Permits issued prior to the construction if municipal improvements.
5. Subdivision maintained by County regardless of inspections and/or issuance of Construction Completion Certificate OR subdivision inspection by County staff.

Allowing the registration of the subdivision prior to the construction and completion of municipal improvements was undertaken in an effort to assist the developer in being able to afford the costs of the improvements however resulted in the following concerns:

1. Development Permits issued and construction undertaken on the lots before all the infrastructure was completed. Later, when the infrastructure was being completed, it resulted in interruptions for the lot owners via lack of access to their lots, lack of electrical servicing (power), etc.
2. No proper inspections were undertaken for the municipal improvements and therefore no clear guarantee period established. This further resulted in the developers being unclear as to when the subdivision was accepted by the County and when the guarantee period would end (when their subdivision security would be released).
3. Subdivisions were signed off and security released without deficiencies being addressed. This can result in continued efforts made by County staff and ongoing costs to repair or attempt to repair a deficiency that the developer should have addressed. These efforts by County staff and costs by the County result in all other ratepayers of the County sharing in the costs of the subdivision.
4. Developers are charged taxes on the subdivision lots upon registration. This can result in increased costs for the developers, particularly when it is a commercial/industrial subdivision as no minimum tax bylaw applies.

Planning staff researched this matter and found that the common practice throughout Alberta is as follows:

1. Subdivision approval
2. Development Agreement signed
3. Developer commences construction of municipal improvements as required for subdivision
4. Upon completion of the municipal improvements and County acceptance of the same, the guarantee period is commenced and the subdivision lots are registered,
5. Security up to 100% of total engineered infrastructure costs.

Author: M. Krahn Review by: \_\_\_\_\_ CAO J. Roy Brideau

In addition to the above, it is not common practice to complete the improvements for the subdivision and delay the registration on demand basis. This type of practice can result in interruption of services, particularly water as it may require ongoing treatment and flushing to address stagnant water within the lines due to lack of use.

The common practice for other municipalities within Alberta is seen as being beneficial for the following reasons:

1. Clear steps for the completion of the subdivision, including commencement of guarantee period and final acceptance,
2. Ensures that all improvements are properly installed/constructed before other parties begin work on the lands. (In the past it has been argued that the subdivision developer did the construction properly and that a lot developer had damaged or caused some problem to the improvements.)
3. Development occurs after the subdivision is completed. This should result in uninterrupted services for the residents/lot owners.
4. The developer incurs the costs for building the subdivision.
5. Taxes are not charged until the subdivision is registered which would reduce costs for the developer.
6. The subdivision security retained is a sufficient incentive for the developer to complete any deficiencies. (When minimal security is retained and the cost of deficiencies surpasses the security amount, the developer has not incentive to correct the deficiencies as it is cheaper to forego the security than to do so.)

**COSTS & SOURCE OF FUNDING:**

N/A

**RECOMMENDED ACTION:**

That Policy DEV003 Multi-Lot/Urban Subdivision Construction and Registration be adopted as presented.



## Mackenzie County

<b>TITLE</b>	<b>Multi-Lot/Urban Subdivision Construction and Registration Policy</b>	<b>Policy No:</b>	<b>DEV003</b>
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<b>LEGISLATION REFERENCE</b>	<b>Municipal Government Act, Section 83</b>
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### PURPOSE

Establish steps for the construction and registration of multi-lot and/or urban subdivisions.

### POLICY STATEMENT

Mackenzie County receives various requests for the construction and registration of urban and multi-lot subdivisions in within the County. This policy will ensure consistency and clarity in how both urban and multi-lot subdivisions will be constructed and registered.

### DEFINITIONS

The following definitions are used for the purpose of this policy.

**Guarantee Period** - means a period of two (2) years for all Municipal Improvements.

**Mackenzie County Administration** – means Mackenzie County administrative staff

**Multi-lot Subdivision** – means the creation of more than two lots out of a rural parcel of land.

**Municipal Improvements** - means those municipal services and facilities identified and/or referenced in the Development Agreement.

**Subsurface** – means improvements being constructed or placed below the surface of the ground and intended to be and remain below the surface of the ground.

**Surface** – means improvements being constructed or placed above or on top of the surface of the ground and intended to be and remain above the surface of the ground.

**Urban Subdivision** – means the creation of a lot (s) within Hamlet boundaries.

### GENERAL PROVISIONS

This policy is intended to be used in conjunction with the requirements of the Municipal Government Act (MGA), the Subdivision and Development Regulations and applicable County Bylaws (including the Land Use Bylaw). Where a conflict exists between this policy and the aforementioned provincial requirements and/or County Bylaws, the provincial requirements and County Bylaws will apply.

This policy addresses how the construction of Municipal Improvements is required to be completed and the steps that are required in order for Mackenzie County to endorse the registration of the subdivision.

**SUBDIVISION PHASES**

When subdivisions are designed and not all of the lots within the design are being subdivided at the same time, the Development Authority decision will address only the lots within the proposed subdivision and any future lots will be considered and decided upon in future subdivision applications. Municipal Improvements for each phase of subdivision shall be constructed and completed in conjunction with the approved subdivision application. No deferral of Municipal Improvements shall be permitted and the construction of Municipal Improvements outside the approved subdivision phase shall not be permitted.

**SUBDIVISION CONSTRUCTION AND REGISTRATION STEPS**

The steps outlined in this policy commence only after the subdivision application has been approved by the Subdivision Authority.

1. Provision of subdivision engineered plans by the developer or agent (if agent listed in application) and review of the same by Mackenzie County's engineer.
2. Engineered drawings revised as required by Mackenzie County's engineer and/or Mackenzie County Administration.
3. Development Agreement is drafted by Mackenzie County Administration and signed by the developer and agent (if agent named in application).
4. Provision of separate security for subsurface and surface Municipal Improvements as outlined in the following chart:

Municipal Infrastructure requiring Security	Form of Security	Amount of Security Required
Subsurface Municipal Improvements	Irrevocable Letter of Guarantee in a form acceptable to Mackenzie County, a certified cheque, OR title to lots being created by the subdivision and being equivalent in value to the amount of security required.	25% of total engineered construction costs for subsurface Municipal Improvements
Surface Municipal Improvements	Irrevocable Letter of Guarantee in a form acceptable to Mackenzie County, a certified cheque, OR title to lots being created by the subdivision and being equivalent in value to the amount of security required.	25% of total engineered construction costs for surface Municipal Improvements



ABCO IND (Div of 774504 ALTA LTD.)  
 Box 9  
 Fort Vermilion, Alberta T0H 1N0

# INVOICE



Invoice No.: 13162  
 Date: 31-May-2011

Abco W O # 2487-B

**Sold To:**  
 Fort Vermilion Board Of Trade  
 Martin Bratt  
 Box 456  
 Fort Vermilion, Alberta  
 T0H 1N0

**Ship To:**  
 Fort Vermilion Board Of Trade  
 Daryl Zielsdorf  
 Box 257  
 Fort Vermilion, Alberta  
 T0H 1N0

Business No.: 87047 8047

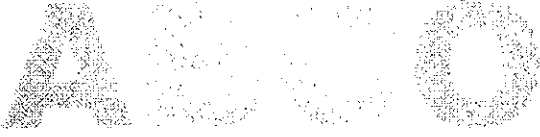
Item No.	Quantity	Unit	Description		Unit Price	Amount	
			Instalation of 248 Ft of Railing				
			Labour	0		1,642.50	
			Material	0		401.50	
			Subtotal:			2,044.00	
			G - GST @ 5				
			GST			102.21	
<b>PAYMENT DUE 30 DAYS FROM INVOICE DATE</b>						<b>Total Amount</b>	<b>2,146.21</b>

ABCO IND (Div of 774504 ALTA LTD.)

Box 9

Fort Vermilion, Alberta T0H 1N0

# INVOICE



Invoice No.: 13161  
Date: 31-May-2011

**Sold To:**  
Fort Vermilion Board Of Trade  
Martin Bratt  
Box 456  
Fort Vermilion, Alberta  
T0H 1N0

**Ship To:**  
Fort Vermilion Board Of Trade  
~~Daryl Ziesdorff~~  
~~Box 257~~  
Fort Vermilion, Alberta  
T0H 1N0

Business No.: 87047 8047

Item No.	Quantity	Unit	Description		Unit Price	Amount
			Fab and install 6 anchors at east end			
			O/S Contract paid out	0		420.00
			Abco labour	0		765.00
			Abco Material	0		1,197.60
			Subtotal:			2,382.60
			G - GST @ 5			
			GST			119.13
PAYMENT DUE 30 DAYS FROM INVOICE DATE <i>WO# 2526</i>						<b>Total Amount</b> 2,501.73

ABCO IND (Div of 774504 ALTA LTD.)  
 Box 9  
 Fort Vermillion, Alberta T0H 1N0

**INVOICE**

Invoice No.: 13160  
 Date: 31-May-2011

W O # 2532

**Sold To:**  
 Fort Vermillion Board Of Trade  
~~Daryl Zielendorf~~  
~~Box 257~~  
 Fort Vermillion, Alberta  
 T0H 1N0

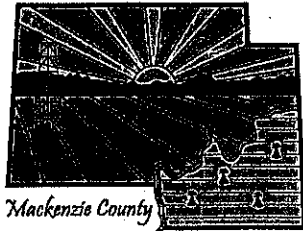
**Ship To:**  
 Fort Vermillion Board Of Trade  
~~Daryl Zielendorf~~  
~~Box 257~~  
 Fort Vermillion, Alberta  
 T0H 1N0

Business No.: 87047 8047

Item No.	Quantity	Unit	Description	Unit Price	Amount	
			Supply & Fabricate 248 Ft Railing			
			Material Quoted 17.88 Per Ft	0	4,434.24	
			Labour Quoted 15.00 Per Ft	0	3,720.00	
			Subtotal:		8,154.24	
			G - GST @ 5			
			GST		407.71	
<p>+ 3000.                      = 11,561.95</p>						
PAYMENT DUE 30 DAYS FROM INVOICE DATE					<b>Total Amount</b>	8,561.95 3 000

11,561.95





# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	Regular Council Meeting
<b>Meeting Date:</b>	September 13, 2011
<b>Presented By:</b>	J. Roy Brideau, Chief Administrative Officer
<b>Title:</b>	Information/Correspondence

### BACKGROUND / PROPOSAL:

The following items are attached for your information, review, and action if required.

	Page
o Action List	311
• RCMP Update	317
o La Crete Recreation Board Minutes	319
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### RECOMMENDED ACTION:

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



**Mackenzie County  
Action List as of August 22, 2011**

***Council Meeting Motions Requiring Action***

Motion	Action Required	Action By	Status
<b>September 9, 2008 Council Meeting</b>			
08-09-633	That the Parks & Recreation Committee explores other regional locations for a provincial campground.	Al	In progress
<b>August 11, 2009 Council Meeting</b>			
09-08-643	That administration pursue the federal government in order to acquire a portion of the land for the third phase of the Fort Vermilion Walking Trail project as discussed.	Joulia	In Progress
<b>November 10, 2010 Regular Council Meeting</b>			
10-11-1060	That third reading be given to Bylaw 783-10, being a temporary road dedication bylaw for the existing roadway through the N ½ 26-104-14-W5M for the purpose of access to Part of SE 26-104-14-W5M (Plan 002 3789, Block 1, Lot 1).	Marion	Negotiations underway
10-11-1061	That administration proceed with registering the road plan as per Bylaw 783-10	Marion	Negotiations underway
<b>February 8, 2011 Regular Council Meeting</b>			
11-02-129	That administration investigate options for a snow dump area in the La Crete area before the 2011-12 winter season.	John	Sept. 2011
<b>March 8, 2011 Regular Council Meeting</b>			
11-03-231	That the industrial water rate be TABLED to the next meeting.	Joulia	2012 Budget
11-03-242	That administration investigate what other municipalities do regarding teleconferencing during in-camera sessions.	Carol	Oct. 2011 Organizational Meeting
11-03-249	That the Finance Committee be authorized to discuss fire invoicing issues with the Town of High Level.	Joulia Finance	12-Sep-11 Special Meeting
<b>March 30, 2011 Regular Council Meeting</b>			
11-03-279	That the Policy RESV016 La Crete Emergency Service Reserve be TABLED for further review.	Al	Under review
11-03-305	That the Communications Ad Hoc Committee review 911 dispatch as discussed.	Roy	In progress
<b>April 12, 2011 Regular Council Meeting</b>			

Motion	Action Required	Action By	Status
11-04-350	That administration be authorized to enter into a Memorandum of Understanding with the Fort Vermilion School Division regarding the County's three year commitment to contribute \$50,000 annually towards the Rocky Lane Public School Agriculture Program with the funding being channeled through the Rocky Lane Agricultural Society.	Joulia	Awaiting response from the FVSD
11-04-362	That the Waste Management Ad Hoc Committee bring back implementation models for hamlet residential waste collection in La Crete.	Roy	
11-04-369	That the Finance Committee be authorized to meet with the Town of High Level representatives to discuss the Airport Vicinity Protection Area, potable water line arrangements, the Annexation Agreement and the Regional Mutual Aid Agreement.	Roy Joulia	12-Sep-11 Special Meeting
11-04-370	That an offer be made to Alberta Health Services to lease out the High Level, La Crete and Fort Vermilion ambulance facilities as discussed.	Joulia	In progress
April 28, 2011 Regular Council Meeting			
11-04-384	That the Policy FIN022 Budget Development be set aside for further review by staff.	Joulia	08-Sep-11
May 10, 2011 Regular Council Meeting			
11-05-447	That administration be authorized to assist the La Crete Agricultural Society in their pursuit of acquiring a space for the purpose of developing a "Jubilee Plaza".	Marion	Report with location options (pros & cons) completed. Contact information for preferred location being researched.
11-05-449	That the Chief Administrative Officer familiarize himself with the Fort Vermilion FCSS and the Recreation board concerns.	Roy	
11-05-451	That Council request that staff work with the La Crete Swimming Pool Committee to assist them in the development of a business plan approach for the La Crete Swimming Pool project.	Roy	Two meetings have been held with the Pool Committee.
May 31, 2011 Regular Council Meeting			
11-05-510	That administration brings forward the dust control policy for review and the application procedure for information.	Roy	12-Jul-11
June 29, 2011 Regular Council Meeting			
11-06-523	That the Chief Administrative Officer meet with Barb Spurgeon from Mackenzie Housing regarding the criteria for affordable housing in Zama.	Roy	Meeting held with MHMB CAO, Joulia, and Zama Councillor.
11-06-551	That Mackenzie County retract motion 11-02-150 and 11-03-307 and award Superior Safety Codes a	Marion	Draft agreement under review, will be ready for



Motion	Action Required	Action By	Status
	three year Safety Codes Services Contract subject to the current fees remaining in place for the first three months of the contract term and that the new fees as proposed by Superior Safety Codes commence thereafter and that the fee split be 70/30 percent for Superior Safety Codes and Mackenzie County respectively.		signature shortly.
July 11, 2011 Regular Council Meeting			
11-07-586	That Council officially declares Mackenzie County an "Agricultural Disaster Zone".	Grant	Drafting letter.
July 27, 2011 Regular Council Meeting			
11-07-606	That administration develop a policy for hamlet utility servicing that reflect the options and benefits as discussed and review the existing water/sewer Bylaw.	John	John and Marion will have a meeting and develop policy. Deadline Sept. 30/11.
11-07-613	That the public hearing for Bylaw 791-10 Land Use Bylaw be recessed until all consultations have been completed.	Marion	23-Sep-11
August 9, 2011 Regular Council Meeting			
11-08-624	That administration prepare a plan to evaluate the preservation of 100A street in La Crete for future road expansion and that no development on these lands be approved.	Joulia	In progress
11-08-625	That the auction date for the tax forfeiture properties be set for October 11, 2011 to be held at 1:00 p.m. in the Council Chambers located at 4511-46 Avenue, Fort Vermilion, AB.	Joulia	11-Oct-11
11-08-627	That a letter of support be sent to GeoTourism Canada for their GeoTourism Services Project – North.	Joulia	In progress
11-08-629	That a letter be sent to the Minister of Environment regarding the reopening of the Rainbow Pipeline.	Roy	
11-08-630	That administration research the LOC on the Fox Lake Road.	Roy	
11-08-648	That the minimum lots sizes in HR1A and HR2 be brought back for discussion.	Marion	
August 22, 2011 Regular Council Meeting			
11-08-662	That Council direct administration to develop a policy and strategy session to be held monthly; the same day as a regular Council meeting.	Roy	
11-08-674	That the following approach be taken to gather the information for the Upper and Lower Peace Region Position Paper on local level (Mackenzie Municipal Service Agency Initiative):	Joulia	Advertisements have been placed and available online.

Motion	Action Required	Action By	Status
	<ol style="list-style-type: none"> <li>1. A council workshop be set for October 3, 2011 at 2:00 p.m. in Fort Vermilion to Discuss and complete the MMSA's Land Use Framework survey;</li> <li>2. The survey be made available to public at the County's offices (voluntary participation)</li> <li>3. Send the survey to the industry stakeholders;</li> <li>4. Participate in a tri-council regional meeting if possible.</li> </ol>		
11-08-676	That Mackenzie County sponsors the Northern Forest Opportunities Seminar in La Crete by covering the facility rent and \$1500 sponsorship with funding coming from the General Operating Reserve.	Joulia	
11-08-679	That any further discussions on the High Level Rural Ratepayers meeting be deferred to the September 12, 2011 Strategy meeting.	Roy	12-Sep-11
11-08-681	That administration write a letter to Alberta Transportation strongly voicing our disappointment in the current level of service and to investigate ways to improve the service of the La Crete Ferry.	Roy	
11-08-683	That administration write a letter to Alberta Transportation to erect a ferry sign at Blumenort intersection.	Roy	
11-08-687	That the Access Construction Policy PW 037 be tabled to the next meeting.	John	13-Sep-11
11-08-689	That Council direct administration to sign the Mutual Aid Agreement with the Town of High Level and the Town of Rainbow Lake, for fire services within Mackenzie Region, as presented.	AI	In progress

Motion	Action Required	Action By	Status
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Community Sustainability Plan – Action Items

Tasks	Responsibility	Approximate Deadline
<b>Sustainable governance items:</b>		
Citizen-engagement plan, formal avenues for active citizen involvement in strategic planning, long-term planning; undertake citizen satisfaction surveys;	CAO	
Local elections – collect, keep and report to Council voter data from municipal elections (comparative between elections);	Carol	
Review and/or establish Council Policy/Procedure on media communications, responding to citizens, contact with Government, etc.;	CAO, Joulia, Carol	
Establish a Council Library in the Corporate Office (make a variety of municipal government related books and magazines available);	CAO, Carol	
<b>Service delivery items:</b>		
Review standards for the services that are delivered and establish a formal process to review and evaluate compliance with those standards;	Marion, John, Al, Don	
<b>Infrastructure items:</b>		
Review and recommend options regarding an infrastructure management system;	Al	
Review/develop a plan for maintaining municipal infrastructure;	Al, Don, John, Grant	
<b>Economic vitality items:</b>		
Bring options regarding establishing an annual business licensing;	Marion	Report to be completed by September 2011
<b>Risk management items:</b>		
Review and report to Council regarding a municipal service continuity plan;	Al, Don, John	
Review and report to Council regarding Occupational Health and Safety practices (inclusive of CORE certification status).	Al, Don, John	



# **Royal Canadian Mounted Police**

Fort Vermilion Detachment  
Mackenzie Regional Enhanced Positions

## **Month End Report for August 2011:**

The RCMP Mackenzie County Enhance Position members were scheduled to work a total of **376** hours this month dedicated to the La Crete area.

During this reporting period the Fort Vermilion Detachment area received a total of **184** calls for service. **59** of which were received and investigated in the La Crete area.

**41** Provincial Violation Tickets were issued this month for offences under the Traffic Safety Act, Use of the Rules and Road Regulations, Vehicle Equipment Regulations and etc.

### **Enhanced Position Members files worked on other than Provincial tickets:**

- 2 - Animal Calls
- 2 - Assault
- 1 - Assault with a weapon or causing bodily harm
- 1 - Sudden Death
- 1 - Crime Prevention
- 3 - Assist Provincial Agency
- 2 - Checkstops
- 2 - Disturbing the Peace
- 6 - False Alarms
- 1 - Firearms complaint
- 2 - Impaired Operation of a Motor Vehicle over 80 mg%
- 2 - Items lost/found
- 7 - 911 Hang ups
- 6 - Mischief
- 1 - Sexual Assault
- 1 - Fraud

- 1 - Theft under \$5,000
- 1 - Request to locate individual
- 1 - Possession of a Controlled Substance
- 6 - Driver Licence Suspensions/Road Side Suspensions
- 2 - Theft of Vehicle
- 5 - Traffic Collisions
- 1 - Trespass Act

**Other Fort Vermilion Members files taken in and assisted with the Mackenzie County Enhance Position area:**

- 1 - Careless use of a firearm
- 2 - Checkstop
- 4 - False Alarm
- 3 - Impaired Operation of a motor vehicle over 80 mg%
- 5 - Driver licence suspensions/Road side Suspensions
- 2 - 911 Hang up
- 2 - Animal Call
- 2 - Mischief
- 1 - Assistance to Provincial Agency
- 2 - Items Lost/Found

This approximately equals 57 hours of work in La Crete from members not mandated to Mackenzie County Enhanced Position.

This would put the total hours of Mackenzie County Enhanced Position, and non-enhanced RCMP members hours to **433** hours, 57 hours over and above the scheduled **376** hours devoted to La Crete.

**Mackenzie Regional Enhanced Position Members:**

Constable Nathan Bruce  
Constable Matthew Maitre

**LA CRETE RECREATION SOCIETY  
REGULAR MEETING  
JUNE 16, 2011**

**Northern Lights Recreation Centre  
La Crete, Alberta**

Present: Abe Fehr, President  
Terry Tosh, Vice-President  
Darlene Bergen, Secretary-Treasurer  
George Derksen, Director  
Simon Wiebe, Director  
Peter F. Braun, MD Rep  
Philip Doerksen, Arena Manager

Absent: Ron Dyck, Director  
Wendy Morris, Director  
George Fehr, Director  
Beng Friesen, Director

Call to Order: Chair Fehr called the meeting to order at 6:15 p.m.

Approval of Agenda

1. Simon Wiebe moved to accept the Agenda as amended:
    - 8.3 Arena Security/YAC
    - 8.4 Wage Review
- CARRIED

Approval of Previous Meeting's Minutes

1. George Derksen moved to accept the May 19, 2011 Regular Meeting Minutes as presented.
- CARRIED

Business from the Minutes

1. Discussion on bookkeeping services.
  2. Darlene Bergen moved to accept the Business from the Minutes.
- CARRIED

Review of Action Sheet

1. Reviewed items for information only.

Financial Report

1. Discussion on the bookkeeping services and financial reporting; will take a little time till Evelyn can get everything in order but things should work well.
2. Terry Tosh moved to accept the Financial Report.

Manager's Report – Philip Doerksen

1. Reviewed Manager's Report for information purposes.
2. Driving range is busy and well used. Tennis is also very busy.
3. Discussion on future projects.
4. Abe Fehr moved to accept the Manager's report for information.

CARRIED

New Business

- 8.1 LCRS Priorities – Discussion on the Rec Society's priorities.

Simon Wiebe moved that the Swimming Pool become the La Crete Recreation Society's #1 priority for new recreation projects in La Crete.

CARRIED

- 8.2 Signing Authority – La Crete Aquatics/Leisure Centre Account

George Derksen moved that signing authority for the La Crete Aquatics/Leisure Centre Account is changed to Abe Fehr, Terry Tosh, Darlene Bergen and Philip Derksen.

CARRIED

- 8.3 Arena Security/YAC – There is a lot of young people loitering and spinning their vehicles around on the yard; many of which may be YAC youth. Discussed different ways to deal with this; also discussed the best use for space in the arena.

- 8.4 Wage Review – Annual review needs to be completed again.

Darlene Bergen moved that the Manager's annual review be completed by the President, Vice-President and one member appointed by the Board.

CARRIED

Terry Tosh moved that we go in camera at 8:14 p.m.

Terry Tosh moved that we go out of camera at 8:21 p.m.

Darlene Bergen moved that the meeting be adjourned at 8:21 p.m.

Next Meeting – August 11, 2011



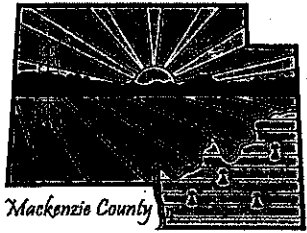
The provision of separate security for subsurface and surface Municipal Improvements will result in separate guarantee periods and separate Final Acceptance Certificates for the same.

5. Payment of all fees as outlined in the Development Agreement.
6. Letter provided to the developer from Mackenzie County's engineer authorizing the construction of Municipal Improvements as outlined in the Development Agreement.
7. Upon completion of all Municipal Improvements as required in the Development Agreement, the developer or agent (if agent listed in application) shall provide written notice to Mackenzie County advising of construction completion and requesting inspection. This written notice shall be prepared by the developer's engineer and shall include the total costs of the Municipal Improvements.
8. Inspection of the completed Municipal Improvements by Mackenzie County Administration, Mackenzie County's engineer, the developer and Developer's Engineer within sixty days (60) of receipt of the written notice outlined in number 7 above.
9. If, in the opinion of Mackenzie County Administration and Mackenzie County's engineer, the Municipal Improvements meets the minimum standards as referenced in the Development Agreement and/or the County's Engineering Standards, a Construction Completion Certificate (CCC) shall be issued by Mackenzie County's engineer.
10. If, in the opinion of Mackenzie County Administration and Mackenzie County's engineer, the Municipal Improvements do not meet the minimum standards as referenced in the Development Agreement and/or the County's Engineering Standards, a letter shall be provided to the developer advising of the same and the guarantee period will not commence. Steps 7 and 8 shall be completed again until such time as the Construction Completion Certificate is issued. The costs of the second or subsequent construction completion inspection shall be at the cost of the developer.
11. The issuance of the Construction Completion Certificate (CCC) shall commence the two (2) year guarantee period and further result in Mackenzie County Administration endorsing and submitting to the developer's surveyor the subdivision registration documents.
12. During the two (2) year guarantee period, Mackenzie County shall assume normal operation and maintenance (excluding repairs and matters arising from inadequate or deficient design or construction) of the Municipal Improvements. If deficiencies arise during the course of the guarantee period, Mackenzie County Administration or

Engineer will provide the developer notice in writing and such deficiencies shall be rectified within 60 days unless otherwise agreed to by Mackenzie County as a result of seasonal conflicts.

13. Construction of any buildings within the subdivision shall not be permitted to commence until the registration of the subdivision by Alberta Land Titles unless otherwise provided for and processed in accordance with a Show Home/Building policy adopted by Council.
14. Prior to the expiry date of the guarantee period, the developer or agent (if agent listed in application) shall request, in writing, an inspection by Mackenzie County of the Municipal Improvements.
15. The final inspection shall involve Mackenzie County Administration, Mackenzie County's engineer, the developer or agent (if agent listed in application) and the developer's engineer.
16. If the final inspection reveals no deficiencies, Mackenzie County's engineer shall issue a Final Acceptance Certificate (FAC). If the final inspection reveals deficiencies, the developer will be required to rectify the deficiencies and repeat steps 14 and 15 above until such time as the Final Acceptance Certificate is issued by Mackenzie County's engineer. The costs of the second or subsequent final inspections shall be at the cost of the developer.
17. In the event that Mackenzie County Administration or Mackenzie County's engineer are of the opinion that any repair or replacement required during the guarantee period is of a major nature, Mackenzie County shall be entitled, in its discretion, to require a further full guarantee period for the specific Municipal Improvement or portion thereof and such further guarantee period shall commence upon Mackenzie County issuing written notice to the developer of its acceptance of the repair or replacement work.
18. Upon the issuance of a Final Acceptance Certificate by Mackenzie County for the Municipal Improvements, the developer hereby acknowledges that all right, title and interest in the Municipal Improvements (excluding facilities owned by private utility companies) located on or under public properties (including utility rights-of-way and easement areas) vests in Mackenzie County without any cost or expense to Mackenzie County, and the Municipal Improvements shall become the property of Mackenzie County.

	Date	Resolution Number
Approved		



# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Marion Krahn, Supervisor of Planning Services</b>
<b>Title:</b>	<b>Development Permit Application 197-DP-11 Ancillary Building (Shop) with Height Variance Development within One Mile of the La Crete Airport (La Crete Rural)</b>

### BACKGROUND / PROPOSAL:

The Development Department received a Development Permit application for the construction of a 40' x 60' shop on Part of SW 1-106-15-W5M (Plan 052 3997, Block 1, Lot 1). This property is located within one mile of the La Crete Airport.

This Development Permit is presented to Council in accordance with Motion 10-02-127 which states:

*That any development in the airport areas within the municipality be brought to Council to control development within one mile to protect the flight paths until the AVPA takes over development.*

### OPTIONS & BENEFITS:

The proposed development is located directly south of the La Crete Airport on the same quarter section tucked into the corner of Highway 697 and Airport Road. The land is zoned Agricultural District 1 (A1) and the proposed development complies with the zoning district requirements aside from a height variance request.

The acreage contains a Single Detached Dwelling and a couple of sheds. The proposed development is a Discretionary Use in this district as a result of the three foot height variance. In accordance with the County Land Use Bylaw, a Shop is classified as an Ancillary Building. Ancillary Buildings are limited to 15 feet in height from grade to peak unless a height variance is granted.

**Author:** L. Lambert      **Reviewed by:** M. Krahn      **CAO** J. Roy Brideau

The draft Airport Vicinity Protection Area (AVPA) includes a Bird Hazard Zone, an Obstacle Limitation Surface and a Noise Contour map (attached). The subject lands are located within the Bird Hazard Zone 1 and the Outer Surface area of the Obstacle Limitation Surface. The Obstacle Limitation Surface limits development within this area to 45 meters (147.64 feet) in height. The existing and proposed buildings are well below this height. (Shop's proposed height is 18 feet) In addition, the proposed development of a shop for personal use would be not conducive to attracting birds.

The Planning Department does not foresee any concerns regarding the proposed development as both the existing and proposed the development on the lands will not be impede aircrafts leaving or arriving at the La Crete Airport.

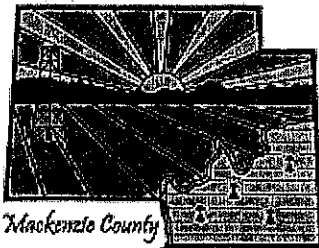
**COSTS & SOURCE OF FUNDING:**

All costs will be borne by the applicant.

**RECOMMENDED ACTION:**

That Development Permit Application 197-DP-11, in the name of Ken Wiebe, on Part of SW 1-106-15-W5M (Plan 052 3997, Block 1, Lot 1), be APPROVED as presented.

Author: L. Lambert Reviewed by: M. Krahn CAO J. Roy Brideau



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

## Development Approving Authority

### 197-DP-11

#### CONDITIONS OF APPROVAL

**FAILURE TO COMPLY WITH ONE OR MORE OF THE ATTACHED CONDITIONS SHALL RENDER THIS PERMIT NULL AND VOID**

1. Minimum building setbacks are:
  - a. Front yard (west) – 41.15 meters (135 feet), from Highway Right-of-Way,
  - b. Side yard (south) – 41.15 meters (135 feet), from Road Right-of-Way,
  - c. Rear yard (east) - 15.24 meters (50 feet),
  - d. Side yard (north) – 15.24 meters (50 feet), from the property lines, or any setback requirements from Alberta Transportation, whichever is greater.
2. **This property is located within 800 meters of a Highway Right-of-Way and therefore requires approval by Alberta Transportation prior to the commencement of construction. Contact Robert Lindsay at 780-624-6547 to obtain the necessary Roadside Development Permit and any other permissions' required by Alberta Transportation.**
3. **The La Crete Airport is in located on the S ½ 1-106-15-W5M. Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the operation of the La Crete Airport and/or any aircraft leaving or arriving at the La Crete Airport.**
4. **A three (3) foot height variance for the Ancillary Building (shop) is hereby granted. The maximum height of the Ancillary Building (shop) shall be 18 feet from grade to peak.**
5. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards.
6. All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2009.
7. This permit approval is subject to the access to the property being constructed to County standards. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed at the developers' expense.
8. No construction or development is allowed on or in a right-of-way. It is the responsibility of the developer/owner/occupant to investigate the utility rights-of-way, if any, that exist

on the property prior to commencement of any construction and to ensure that no construction or development is completed on any utility right-of-way.

9. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
10. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**Please note**

1. Mackenzie County does not conduct independent environmental or land suitability checks. If the applicant is concerned about the suitability of the property for any purpose, the owner/applicant should conduct the proper tests. Mackenzie County, when issuing a development permit, makes no representation in regards to the suitability of the property for any purpose or as to the presence or absence of environmental contaminants of the property.
2. Obtain all the required Safety Codes Permits pertaining to your development. These permits consist of Building, Gas (Propane), Electrical, Plumbing and Private Sewage Disposal Systems.
3. Call 'Alberta-One-Call' before you dig. (1-800-242-3447).

**It is the responsibility of the developer to ensure that the proposed development meets the requirements of the provincial Safety Codes Act. For more information on the necessary Safety Codes Permits, contact Mackenzie County's Permit Clerk at 780-928-3983.**

September 13, 2011  
Date of Issue of Notice of Decision

\_\_\_\_\_  
Bill Neufeld, Reeve



## Mackenzie County

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

### Development Approving Authority

Application No.: **197-DP-11**

Legal Description: Part of SW 1-106-15-W5M  
(Plan 052 3997, Block 1, Lot 1)

Applicant: Ken Wiebe  
Address: Box 519  
La Crete AB T0H 2H0

Development: **Ancillary Building/Use (Shop) with Height Variance**

DECISION: **APPROVED (See Attached Conditions)**

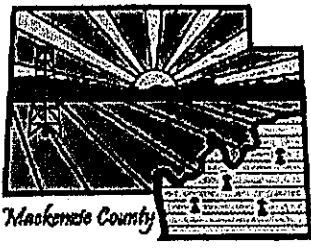
## Development Permit

This permit is issued subject to the following conditions:

- (a) That the development or construction shall comply with the conditions of the decision herein contained or attached.
- (b) That the development or construction will be carried out in accordance with the approved plans and application.
- (c) This permit is valid for a period of 12 months from the date of issue or the date of an approved decision of the Subdivision and Development Appeal Board. If at the expiry of this period the development or construction has not been commenced or carried out with reasonable diligence this permit shall be invalid.

Dated September 13, 2011

\_\_\_\_\_  
Bill Neufeld, Reeve



# DEVELOPMENT PERMIT APPLICATION

Admin Use Only
Development Permit # 197-02-11
Date Received August 3, 2011
Date Accepted August 3, 2011

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the supporting information submitted which will form part of this application.

## APPLICANT INFORMATION

Applicant Name Ken Wiebe			Registered Landowner Name (if different than Applicant) Kenneth + Marie Wiebe		
Address Box 519 La Crete AB			Address same		
Postal Code T0H 2H0	Telephone (Res) (800) 928-3220	Work or Cell (800) 841-1114	Postal Code	Telephone (Res)	Work or Cell

## LAND INFORMATION

Legal description of proposed development site

QTR./LS SW	SEC 1	TWP. 106	RG 15	M 5	or	Registered Plan # 052 3997	Block 1	Lot 1	Stall	
Quarter/Section	Acreage <input checked="" type="checkbox"/>	Hamlet/Lot	MLL/MSL/TFA	Acres/Ha 13	Civic Address					
					Lot Length			Lot Width		

Description of existing use of land  
D.P., Sheds

## DEVELOPMENT INFORMATION

Describe proposed development: CONSTRUCTION OF 40 x 60' Shop - personal use

<input type="checkbox"/> Dwelling (Inc home additions)	<input type="checkbox"/> Temporary Structure	<input type="checkbox"/> Other
<input type="checkbox"/> Secondary residence	<input checked="" type="checkbox"/> Garage, shop, shed (circle one)	<input type="checkbox"/> Commercial/Industrial Building
<input type="checkbox"/> Modular/Manufactured Home	<input type="checkbox"/> Moved-in Building	<input type="checkbox"/> Public Use Building

Setbacks from Property Lines

FRONT YARD 150 ft <input type="checkbox"/> m	REAR YARD 150 ft <input type="checkbox"/> m	SIDE YARD (1) 150 ft <input type="checkbox"/> m	SIDE YARD (2) <input type="checkbox"/> ft <input type="checkbox"/> m
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Building Size Height: 18' (16 door)

Length 60' Width 40' Sq' 2400' Other \_\_\_\_\_

The land is adjacent to:  Primary Highway  Secondary Highway  Local Road  Hamlet Road

Estimate project time and cost:

A. Start Date SEP 1, 2011 B. End Date DEC 31, 2011 C. Completed Project Cost \$ 75 000.00

Attached is: (a) Site plan  Yes  No (b) Floor plans  Yes  No

A site plan and blueprints are required for all Development Permit applications unless otherwise specified by the County/Planning Department. In addition, all commercial, industrial and multi-family Development Permit applications are required to include a site plan prepared by a surveyor or engineer and such site plan shall show the proposed building with setbacks from property lines, parking stalls, entry onto and exits off of the lot and any other information as required by the County to render a decision.

**GEOGRAPHIC INFORMATION**

Is there any of the following within 1/2 mile of the proposed development? (mark Y (yes) or N (no) and provide details for Y)

Land Fill or garbage disposal site  Confined Feedlot Operation  Slope/Coulee/Valley or Ravine

Sewage treatment or Sewage Lagoon  Sour Gas Well or pipeline

River or Waterbody  Multi lot Residential subdivision

Access:

Is there a County approved Access to proposed site?  Yes  No

Does the site location require an access or road to be built to the proposed site?  Yes  No

A County approved access is required before a Development Permit can be issued (except for site development).

**DECLARATION**

I/We hereby declare that the information on this application is, to the best of my/our knowledge, factual and correct.

Applicant Name (Print)		Registered Land Owner Name (Print)	
<u>Ken Wieha</u>			
Applicant Name (Signature)	Date	Registered Land Owner (Signature)	Date
<u>[Signature]</u>	<u>10/27/11</u>		

NOTE: The signature of the Registered Land Owner is required if the applicant is not the registered landowner. The signing of this application, by the applicant and/or registered landowner, grants permission for necessary inspections of the property to be conducted by authorized persons of Mackenzie County.

**FOR ADMINISTRATIVE USE ONLY**

Land Use Classification: A1 Tax Roll No. 080045

Class of Use: Residential Permitted/Discretionary: Discretionary

Proposed Use: Auxiliary Building/Use

Development Application Fee Enclosed:  Yes  No Amount: 25.00 Receipt No: 136957

I/We understand that this application will not be accepted without the following: (a) appropriate development information (b) \$25 (residential, farm, public institution) \$50 (commercial, industrial, homebased business)

Fort Vermilion Office: P.O. Box 640 Fort Vermilion AB T0H 1N0 Phone: (780) 927-3718 Fax: (780) 928-4266  
 Email: [llambert@mackenziecounty.com](mailto:llambert@mackenziecounty.com)

La Crete Office: P.O. Box 1690 La Crete AB T0H 2H0 Phone: (780) 928-3983 Fax: (780) 928-3636  
 Email: [cafrisen@mackenziecounty.com](mailto:cafrisen@mackenziecounty.com) or [mkrahn@mackenziecounty.com](mailto:mkrahn@mackenziecounty.com)



# Development Permit Application

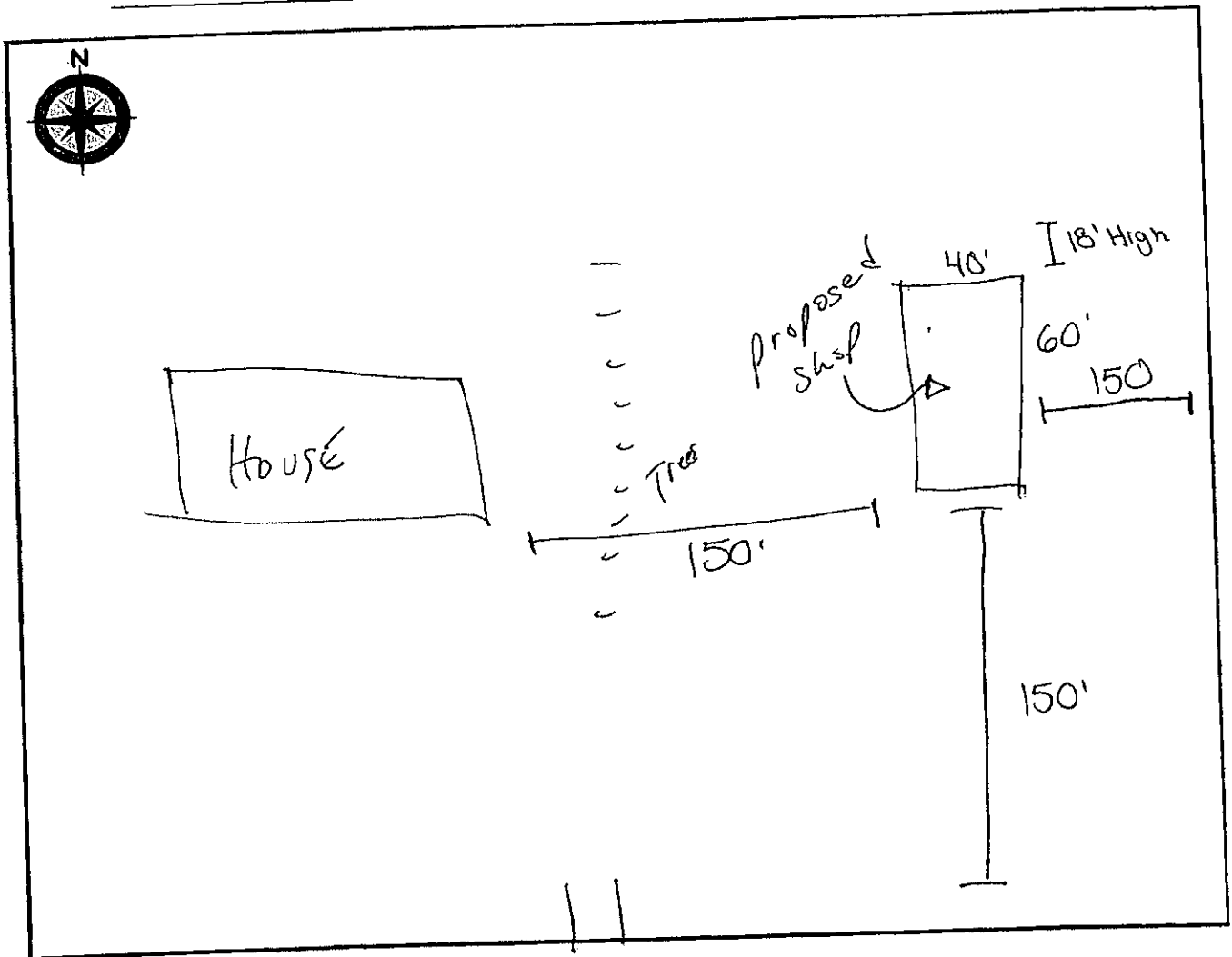
## SITE PLAN

QTR./L.S.	SEC	TWP	RG	M	PLAN NO.	BLK.	LOT	Size of Parcel
								ac. ha.

or

Date of site plan: \_\_\_\_\_

Remarks: \_\_\_\_\_



### Information Checklist for site plan

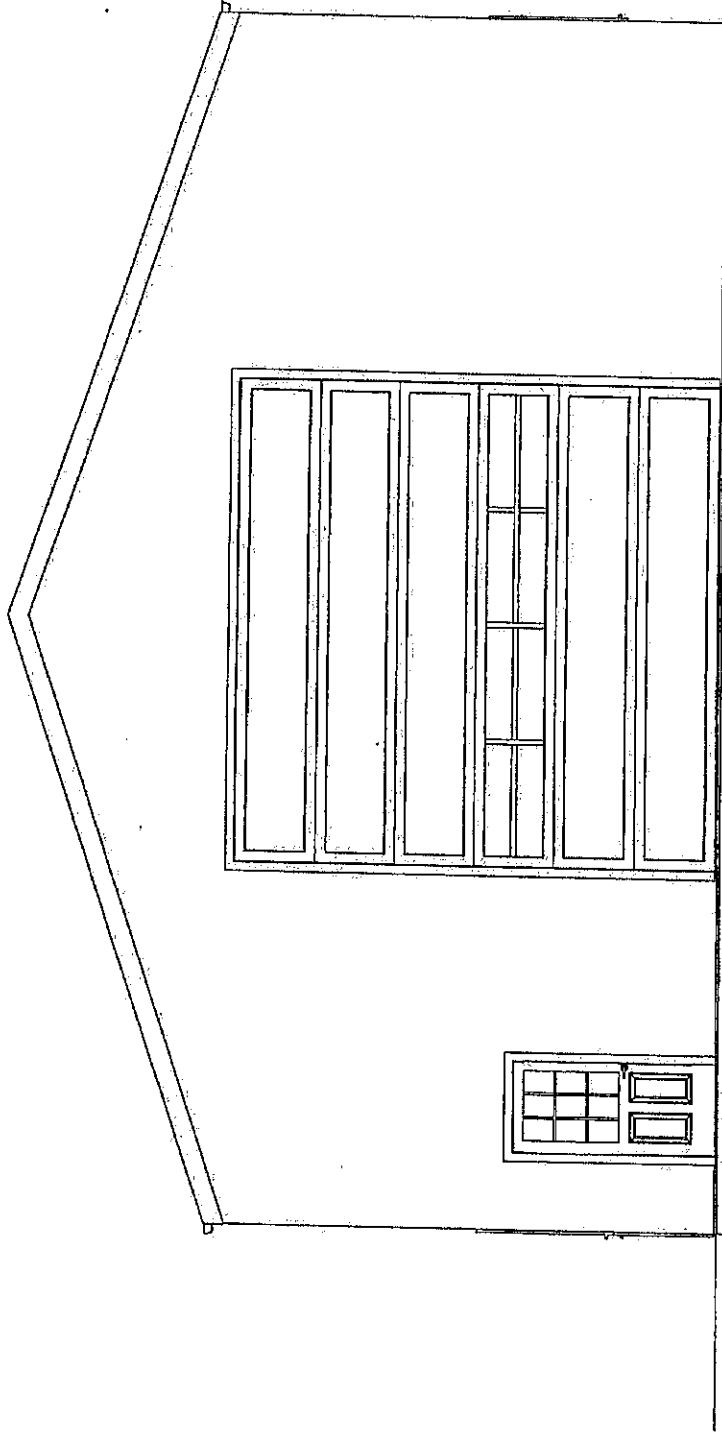
- location/distance of existing buildings from property lines
- location of access/driveway, and distance from intersections
- location of shelterbelts and/or treed areas
- location of parking and loading areas

- location/distance of proposed buildings from property lines
- ravines, creeks, lakes, sloughs, and any other water bodies
- location of road(s), road allowances
- length and width of property

**John Fehr**

BOX 405  
LACRETE ALBERTA  
T0H 2H0  
PHONE (780) 926-1364

**HOMEOWNER &  
CONTRACTOR TO VERIFY  
ALL DIMENSIONS,  
DETAILS & BUILDING  
CODES & GRADE  
REQUIREMENTS**



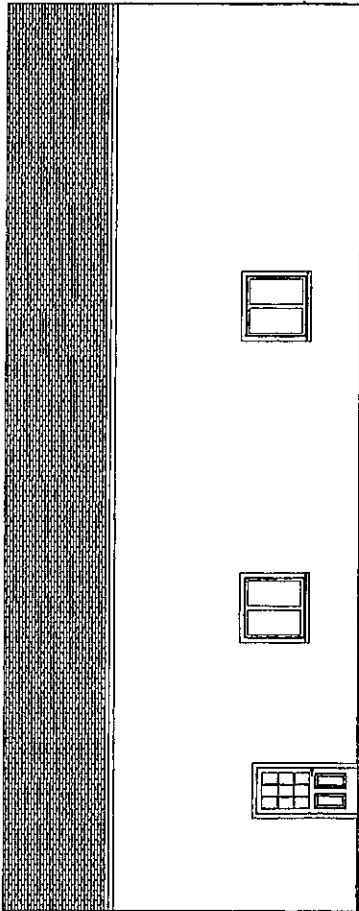
1/4 scale

Ken Wiebe 40 x 60 Shop Front Elevation

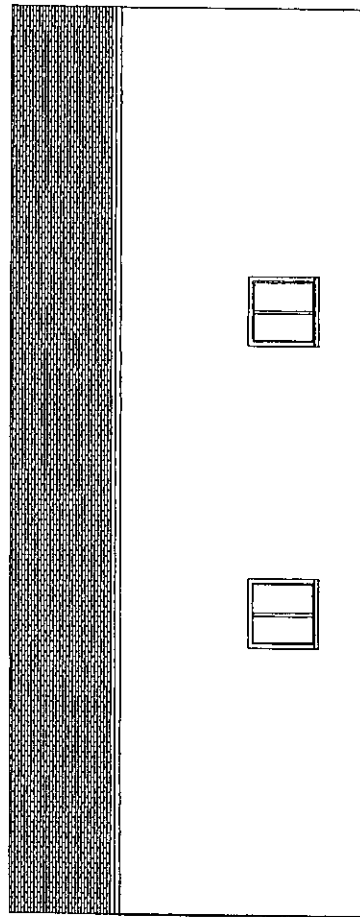
**John Fehr**

BOX 405  
LACRETE ALBERTA  
T0H 2H0  
PHONE (780) 926-1364

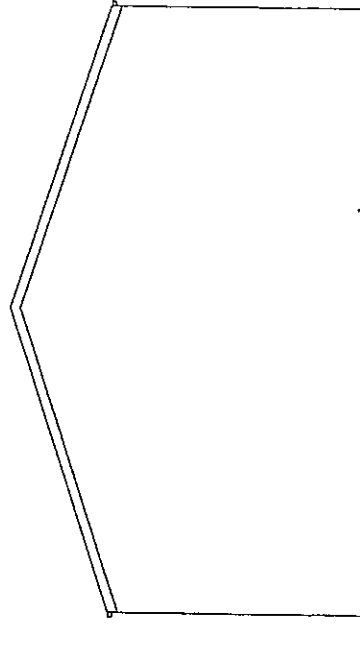
**HOMEOWNER &  
CONTRACTOR TO VERIFY  
ALL DIMENSIONS,  
DETAILS & BUILDING  
CODES & GRADE  
REQUIREMENTS**



Left  
Elevation



Right  
Elevation



Back Elevation

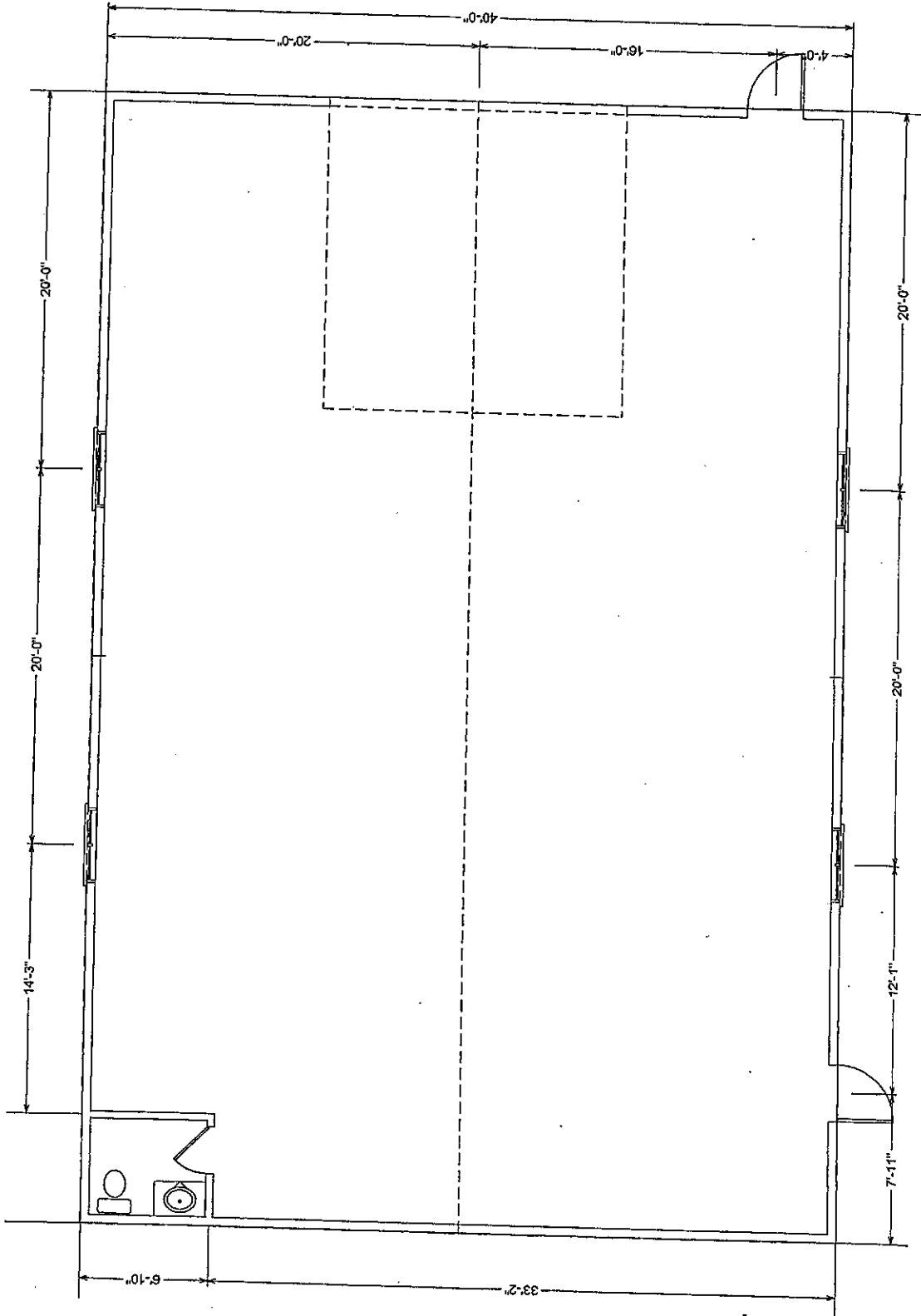
1/8 Scale

Ken Wiebe 40 x 60 Shop

**John Fehr**

BOX 405  
LACRETE ALBERTA  
T0H 2H0  
PHONE (780) 928-1364

**HOMEOWNER &  
CONTRACTOR TO VERIFY  
ALL DIMENSIONS,  
DETAILS & BUILDING  
CODES & GRADE  
REQUIREMENTS**



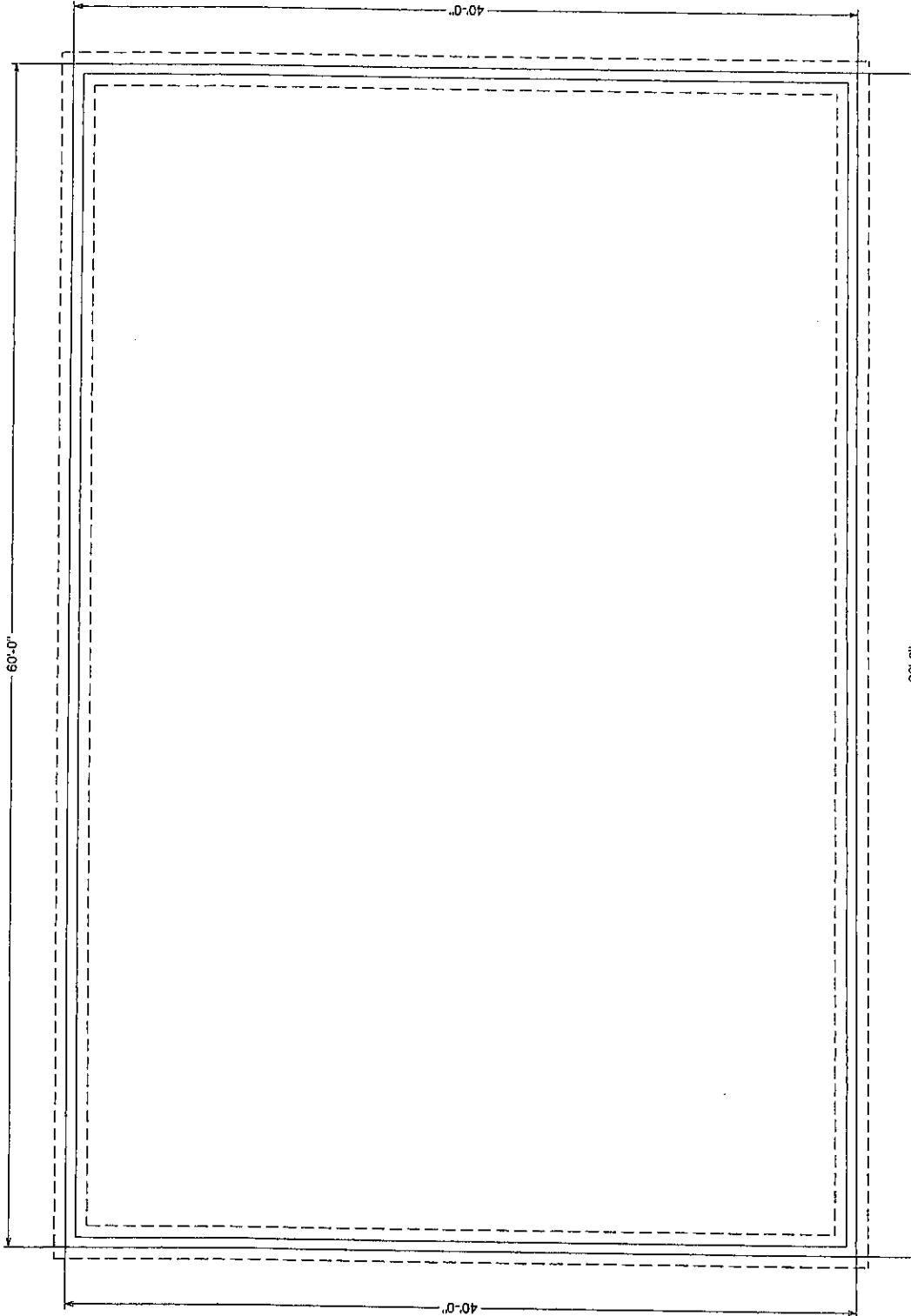
3/16 scale

Ken Wiebe 40 x 60 Shop Main Floor

**John Fehr**

BOX 405  
LACRETE ALBERTA  
T0H 2H0  
PHONE (780) 926-1364

**HOMEOWNER &  
CONTRACTOR TO VERIFY  
ALL DIMENSIONS,  
DETAILS & BUILDING  
CODES & GRADE  
REQUIREMENTS**



3/16 scale

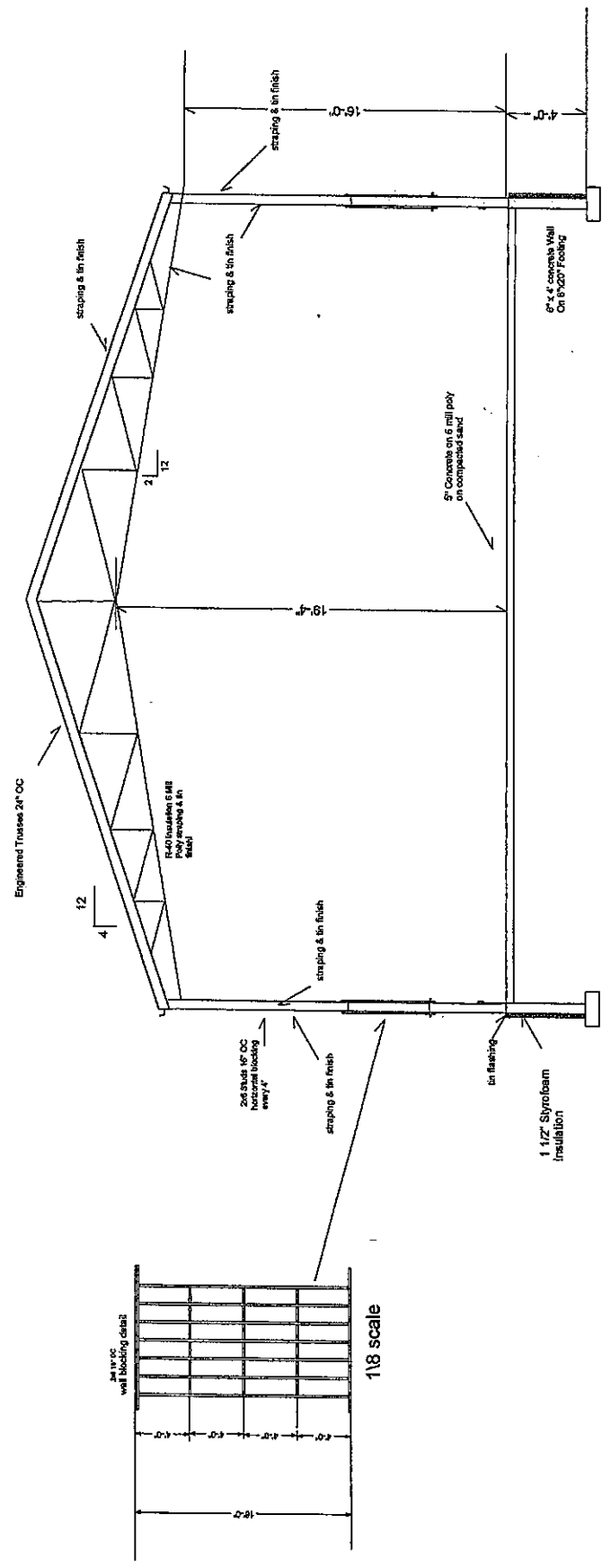
Foundation

Ken Wiebe 40 x 60 Shop

**John Fehr**

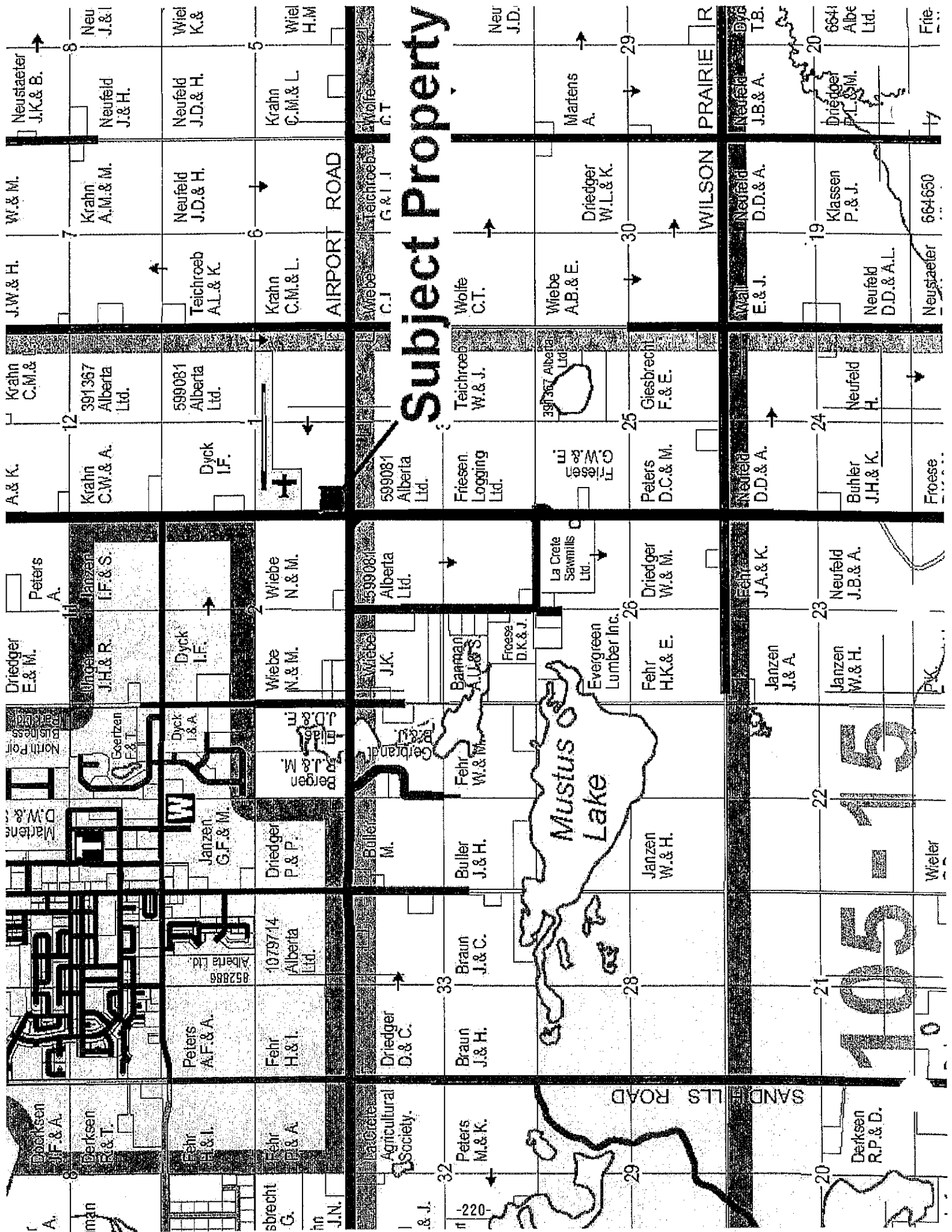
BOX 405  
LACRETE ALBERTA  
T0H 2H0  
PHONE (780) 926-1364

**HOMEOWNER &  
CONTRACTOR TO VERIFY  
ALL DIMENSIONS,  
DETAILS & BUILDING  
CODES & GRADE  
REQUIREMENTS**



**Cross Section** 3/16 scale

Ken Wiebe 40 x 60 Shop



# Subject Property

Neustaeter J.K.& B.  
W. & M.  
J.W. & H.  
Krahn A.M. & M.  
Neufeld J.D. & H.  
Neufeld J.D. & H.  
Teichroeb A.L. & K.  
Krahn C.M. & L.  
Wiel H.M.  
Neu J. & I.  
Wiel K. & K.  
Krahn C.M. & L.  
Wiel H.M.

A. & K.  
Krahn C.M. & A.  
Dyck I.F.  
Peters A.  
Janzen J.H. & R.  
Dyck I.F.  
Wiebe N. & M.  
599081 Alberta Ltd.  
Wiebe N. & M.  
Wiebe N. & M.  
Dyck I. & A.  
Janzen G.F. & M.  
Driedger P. & P.  
Peters A.F. & A.  
Fehr H. & I.  
1079714 Alberta Ltd.  
952885  
Driedger D. & C.  
Braun J. & H.  
Braun J. & C.  
Braun J. & H.  
Braun J. & C.

Doerksen J.F. & A.  
Doerksen B. & T.  
Fehr H. & I.  
Fehr P. & A.  
Agricultural Society.  
Peters M. & K.  
Derkson R.P. & D.

Teichroeb W. & J.  
Friesen Logging Ltd.  
391367 Alberta Ltd.  
Peters D.C. & M.  
Giesbrecht F. & E.  
599081 Alberta Ltd.  
Wiebe J.K.  
Banman J.L. & S.  
Froese D.K. & J.  
Evergreen Lumber Inc.  
Fehr W. & M.  
Buller J. & H.  
Janzen W. & H.  
Janzen W. & H.

Neur J.D.  
Martens A.  
Driedger W.L. & K.  
Wiebe A.B. & E.  
Wolfe C.T.  
391367 Alberta Ltd.  
Giesbrecht F. & E.  
La Crete Sawmills Ltd.  
Driedger W. & M.  
Fehr H.K. & E.  
Janzen J. & A.  
Janzen W. & H.  
Neufeld J.B. & A.

Neufeld J.B. & A.  
Neufeld D.D. & A.  
E. & J.  
Neufeld D.D. & A.A.  
Neufeld H.  
Buhler J.H. & K.  
Froese  
Neufeld D.D. & A.  
J.A. & K.  
Janzen J. & A.  
Janzen W. & H.  
Neufeld J.B. & A.

Neufeld D.D. & A.  
Neufeld D.D. & A.  
E. & J.  
Neufeld D.D. & A.A.  
Neufeld H.  
Buhler J.H. & K.  
Froese  
Neufeld D.D. & A.  
J.A. & K.  
Janzen J. & A.  
Janzen W. & H.  
Neufeld J.B. & A.

Neufeld D.D. & A.  
Neufeld D.D. & A.  
E. & J.  
Neufeld D.D. & A.A.  
Neufeld H.  
Buhler J.H. & K.  
Froese  
Neufeld D.D. & A.  
J.A. & K.  
Janzen J. & A.  
Janzen W. & H.  
Neufeld J.B. & A.

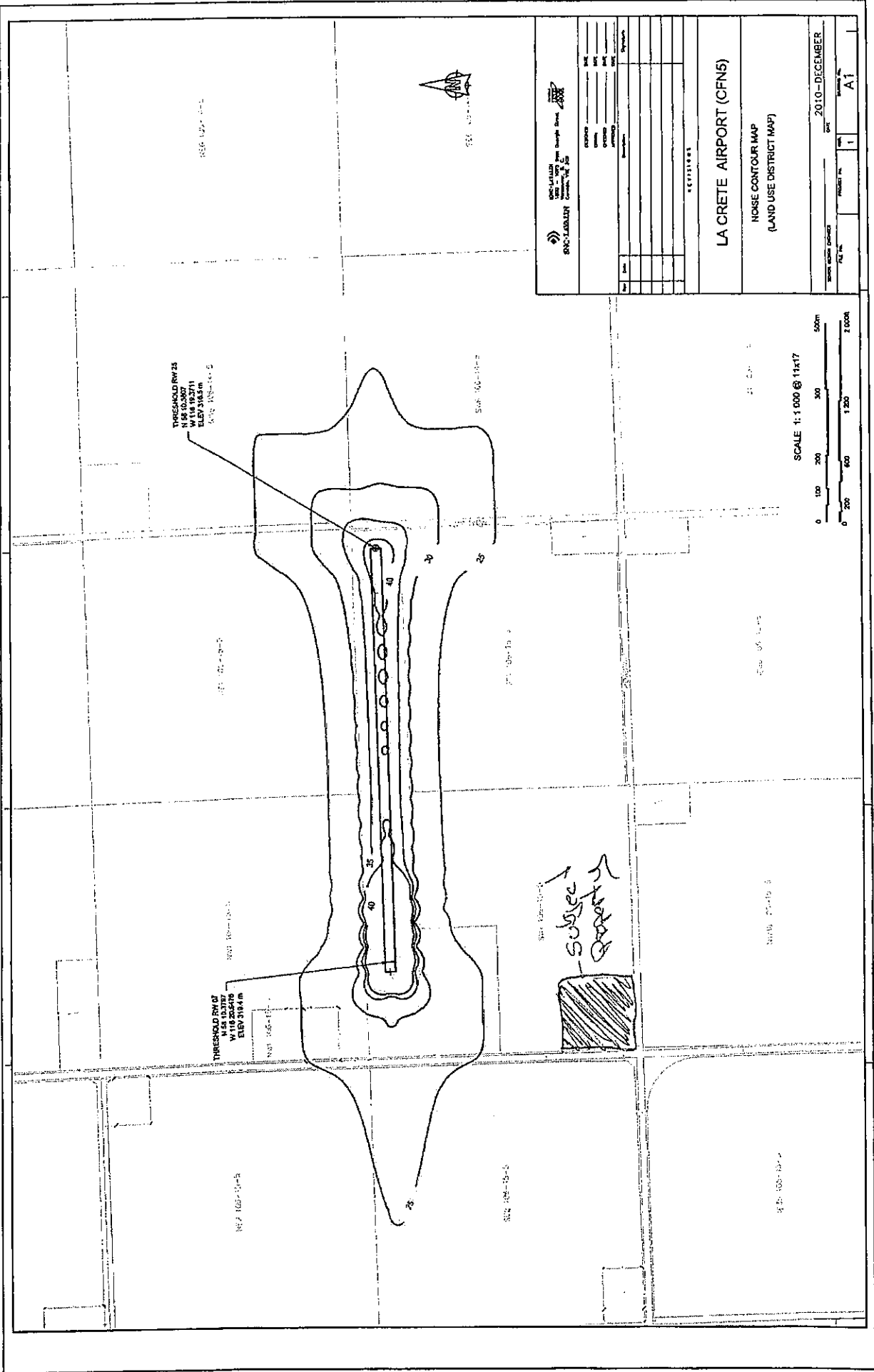
105-15

105-15

Neufeld D.D. & A.  
Neufeld D.D. & A.  
E. & J.  
Neufeld D.D. & A.A.  
Neufeld H.  
Buhler J.H. & K.  
Froese  
Neufeld D.D. & A.  
J.A. & K.  
Janzen J. & A.  
Janzen W. & H.  
Neufeld J.B. & A.









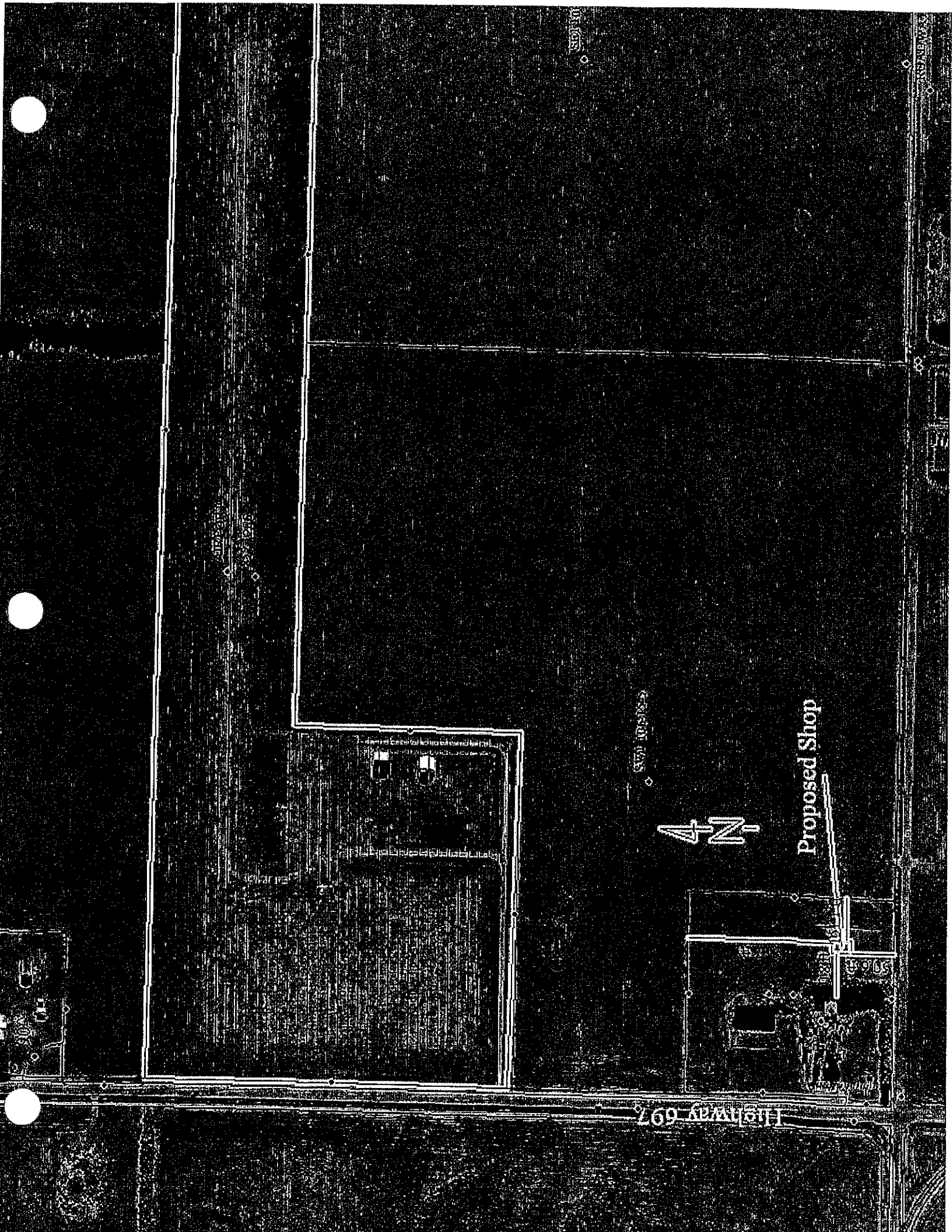
SWT 1106-15-2



Proposed Shop

Alport Road





Proposed Shop

5500 1000000

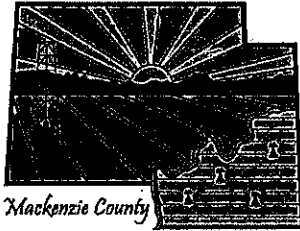
Highway 607



( )

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# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Marion Krahn, Supervisor of Planning Services</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 829-11 Land Use Bylaw Amendment to Rezone Plan 982 1128, Block 17, Lot 39 from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3" (La Crete)</b>

## BACKGROUND / PROPOSAL:

Bylaw 829-11, being a Land Use Bylaw amendment application to rezone Plan 982 1128, Block 17, Lot 39 from Hamlet Commercial District 1 (HC1) to Hamlet Residential District 3 (HR3), received first reading at the August 9<sup>th</sup>, 2011 Council meeting.

The subject property is a vacant lot and the applicant wishes to construct a Dwelling – Multiple on the property.

The application was presented to the Municipal Planning Commission (MPC) at their July 20, 2011 meeting where the following motion was made:

***MOTION 11-183*** That the Municipal Planning Commission recommendation to Council be for the approval of Bylaw \_\_\_-11, being a Land Use Bylaw amendment to rezone Plan 982 1128, Block 17, Lot 39 from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3", subject to the public hearing input.

Bylaw number 829-11 has since been assigned to this application.

Author: L. Lambert

Reviewed by: M. Krahn

CAO J. Roy Brideau

**OPTIONS & BENEFITS:**

The requested HR3 zoning district includes a Dwelling – Multiple as a discretionary use. A Dwelling - Multiple is defined in the County Land Use Bylaw as follows:

*“DWELLING - MULTIPLE” means a residential building containing at least three or more dwelling units, separated by common walls and located either on a single site or each unit on a separate individual lot, each dwelling unit having at least one separate entrance. This definition applies to forms of housing that include, but is not limited to, a triplex, a fourplex, a sixplex, condominiums and townhouses.*

The Municipal Development Plan (MDP) policy maps show the subject lands as being intended for commercial uses however Section 3.2.3 further states:

*Future development in Mackenzie County shall conform to the Policy Areas illustrated on Map 2. Maps 4 – 7 provide more detailed information about Policy Areas, however each map is designed to provide the County with a broad framework for development and are not intended to be interpreted on a site-by-site bases.*

This statement suggests that while the MDP shows the subject lands as being for commercial purposes, it is a broad plan for the area and some flexibility may be warranted.

The proposed development complies with the La Crete Area Structure Plan (ASP) which shows the subject lands as being for residential purposes. The MDP is a higher ranking planning document.

The subject lands are adjacent to the Parkside Village Mobile Home Park, east of a Mobile Home subdivision and near downtown retail areas and therefore, would be ideally suited for a multi-family dwelling.

**COSTS & SOURCE OF FUNDING:**

All costs will be borne by the applicant.

**RECOMMENDED ACTION:**

**MOTION 1**

That second reading be given to Bylaw <sup>829</sup>~~830~~-11, being a Land Use Bylaw amendment to Plan 982 1128, Block 17, Lot 39 from Hamlet Commercial District 1 “HC1” to Hamlet Residential District 3 “HR3”.

Author: L. Lambert      Reviewed by: M. Krahn      CAO J. Roy Brideau



**MOTION 2**

That third reading be given to Bylaw <sup>829</sup>~~830~~-11, being a Land Use Bylaw amendment to Plan 982 1128, Block 17, Lot 39 from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3".

Author: E. Lambert Reviewed by: M. Krahn CAO J. Roy Brideau

(

**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 829-11**

**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. 829-11**  
**BEING A BYLAW OF**  
**MACKENZIE COUNTY**  
**IN THE PROVINCE OF ALBERTA**

**TO AMEND THE**  
**MACKENZIE COUNTY LAND USE BYLAW**

**WHEREAS**, Mackenzie County has a Municipal Development Plan adopted in 2009, and

**WHEREAS**, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2004, and

**WHEREAS**, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate a multi-family dwelling.

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

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

Plan 982 1128, Block 17, Lot 39

be rezoned from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3", as outlined in Schedule "A" hereto attached.

READ a first time this 9<sup>th</sup> day of August, 2011.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2011.

READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2011.

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Bill Neufeld  
Reeve

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J. Roy Brideau  
Chief Administrative Officer

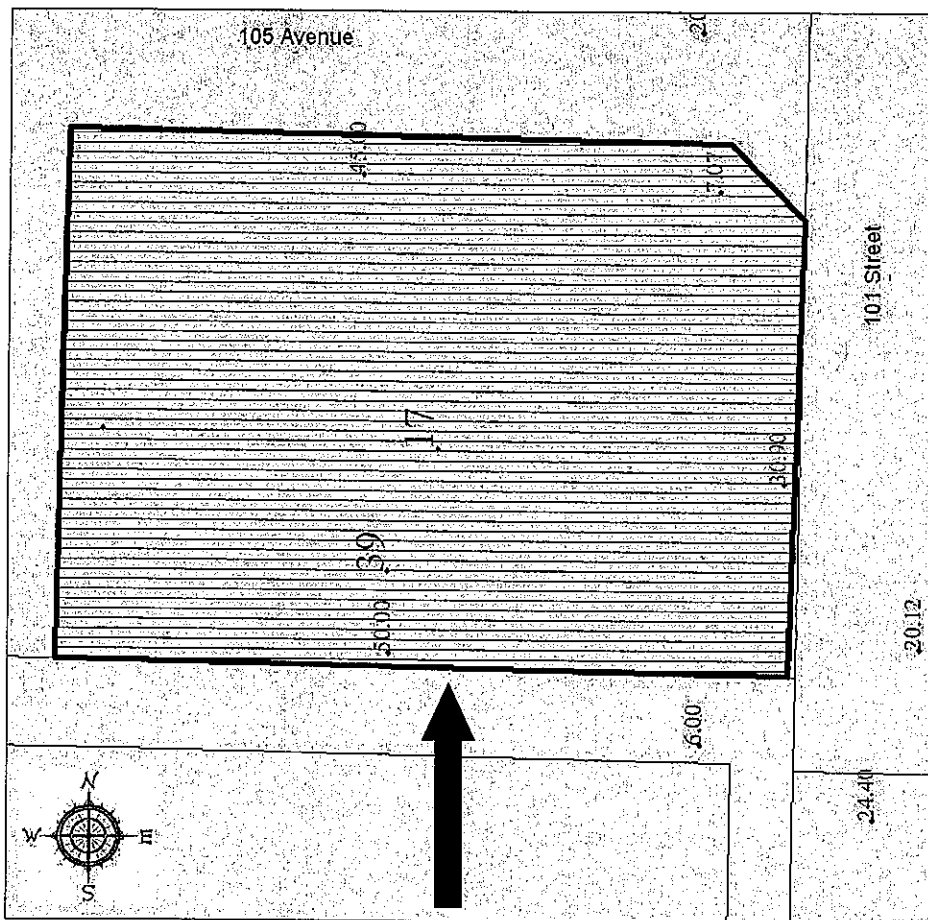
**BYLAW No. 829-11**

**SCHEDULE "A"**

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

Plan 982 1128, Block 17, Lot 39

within the Hamlet of La Crete, be rezoned from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3".



FROM: Hamlet Commercial District 1 "HC1"

TO: Hamlet Residential District 3 "HR3"

# La Crete's first franchise restaurant

## Subway to open in November

**Ashley Foley**

Throughout the summer months, a large building has been growing on the corner of 94<sup>th</sup> Ave. and 100th St. in La Crete. That building will be La Crete's first-ever chain restaurant: Subway.

Co-owners Roger Clarke, Bill Driedger, Johnny Buller and Brenda Hancock are excited to provide fast and healthy food choices in La Crete.

Hancock is from Newfoundland and will be moving to La Crete to manage the facility. Currently, she is in Edmonton for training.

"We're certainly very excited about opening up a subway in La Crete, we think it's going to do well," said Hancock while in Edmonton.

The service will also provide 12 to 16 jobs to locals, ranging from part time to full time staff. Hancock may also hire an assistant manager.

Hancock said the owners decided upon Subway

in order to provide locals with "choice," "healthy options," and fast food variety.

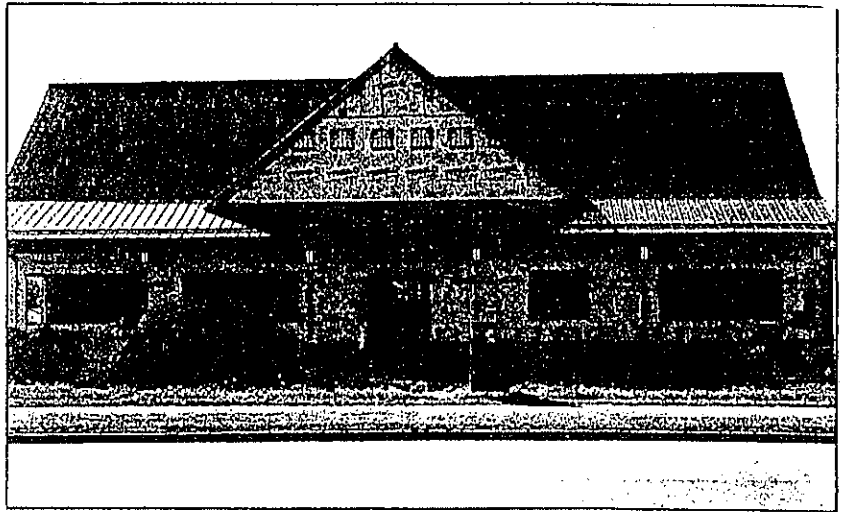
"La Crete is a very sports-minded community," said Hancock. "People felt that [Subway] would appeal to younger people who wanted to be healthy [and] who wanted to stay in shape."

La Crete Subway would also appeal to those on the go, as it has a couple additional features for busy bodies.

"Part of our business is also going to be a drive through," said Hancock. As well, seating will be available inside to accommodate up to 50 people.

But that's not all. This subway will also feature a "Subway Café." "That involves specialty teas and coffees, like cappuccino, lattes, plus pastries."

Subway is said to be open on November 1, so long as delays do not cause any further set



Subway is said to open in La Crete on November 1, owned by Roger Clarke, Bill Driedger, Johnny Buller and Brenda Hancock. The Subway will feature a drive-thru and Subway Café.

backs.

"We had to make some last minute changes to our design and that had to go back to the Subway blue print office. We're waiting on the final blue print at this point," said Hancock. "Once we have that, that's our last major

hurdle."

Hancock said she has been involved in the process for the past 14 months; however, Clarke, Driedger and Buller had been planning and discussing a Subway in La Crete even before that.

**MACKENZIE COUNTY**

**NOTICE OF PUBLIC HEARING**  
**PROPOSED LAND-USE BYLAW NO 832/11**

**PURSUANT TO THE MUNICIPAL GOVERNMENT ACT**, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 832-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That the Subdivision Plan, known as: Part of Fort Vermilion Settlement, Range Three (3) Lot Three (3) located east of the Hamlet of Fort Vermilion, be cancelled and revert back into Fort Vermilion Settlement, Range Three (3), Lot Three (3), from which it was taken.

The Public Hearing is scheduled for 1:00 p.m., Tuesday, September 13<sup>th</sup>, 2011 in the Mackenzie County Council Chambers in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion during regular office hours. Please submit written submissions to the Planning and Development Department prior to 4:30 p.m., Friday, September 9<sup>th</sup>, 2011. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.

**MACKENZIE COUNTY**

**REVISED NOTICE OF PUBLIC HEARING**  
**PROPOSED LAND-USE BYLAW NO 831/11**

**PURSUANT TO THE MUNICIPAL GOVERNMENT ACT**, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 831-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That the land use designation of the following property known as: Plan 2938RS, Block 3, Lot 2 (4805-50<sup>th</sup> Street) within the Hamlet of Fort Vermilion, be rezoned from Direct Control District 2 "DC2" to Hamlet Commercial District 1 "HC1" to accommodate commercial development.

The Public Hearing is to be held at 1:00 p.m., Tuesday, September 13<sup>th</sup>, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermilion (4511-46 Avenue) during regular office hours. Please submit written submissions to the Planning and Development Department prior to 4:30 p.m., Friday, September 9<sup>th</sup>, 2011. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.

**MACKENZIE COUNTY**

**NOTICE OF PUBLIC HEARING**  
**PROPOSED BYLAW NO. 829-11**

Pursuant to the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, notice hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 829-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That the property in the Hamlet of La Crete known as Plan 982 1128, Block 17, Lot 39, as highlighted below, be rezoned from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3". The adoption of this Bylaw may allow various residential uses including an Ancillary Building or use, Park, Boarding or rooming house, Dwelling - Apartment, Dwelling - Group Home, Dwelling - Multiple, Dwelling - Row, Home based business or a Public use. (All use definitions as found in the County Land Use Bylaw 462-04.)

A Dwelling - Multiple is intended for these lands.

The Public Hearing is to be held at 1:00 p.m., Tuesday, September 13<sup>th</sup>, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to 4:30 p.m., Friday, September 9<sup>th</sup>, 2011. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.



# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. \_\_\_\_\_

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF APPLICANT 1357388 Alberta Ltd.		
ADDRESS Box 1298		
TOWN La Crele		
POSTAL CODE T0H 2H0	PHONE (RES.)	BUS. 844-1958

NAME OF REGISTER OWNER		
ADDRESS same		
TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT
						982 1128	17	39

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: NC1 TO: NR3 10101 - 105 Ave.

REASONS SUPPORTING PROPOSED AMENDMENT:

Reason for purpose of constructing a multi-family dwelling. Lot located near downtown retail and adjacent to Mobile Home Park and Mobile Home subdivision and therefore seen as a good location for the proposed building.

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

RECEIPT NO. Invoice

[Signature]  
APPLICANT

June 24, 2011  
DATE

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

REGISTERED OWNER

DATE

**7.20 HAMLET RESIDENTIAL DISTRICT 3 “HR3”**      *REQUESTED ZONING*

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

**A. PERMITTED USES**

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

**B. DISCRETIONARY USES**

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

**C. MINIMUM LOT WIDTH**

22 metres (72 feet).

**D. MINIMUM LOT DEPTH**

33.5 metres (110 feet).

**E. FRONT YARD SETBACK**

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

**F. MINIMUM REAR YARD SETBACK**

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

**G. MINIMUM SIDE YARD SETBACK**

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

**H. MINIMUM INTERIOR SIDE YARD SETBACK**

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

**I. OTHER**

Notwithstanding the above, any apartment projects shall provide for:

- (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.

## 7.10 HAMLET COMMERCIAL DISTRICT 1 “HC1”

## CURRENT ZONING

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

### A. PERMITTED USES

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

### B. DISCRETIONARY USES

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

### B. MINIMUM LOT AREA

As required by the Development Officer.

### C. MINIMUM TOTAL FLOOR AREA

As required by the Development Officer.

### D. MINIMUM FRONT YARD SETBACK

9.1 metres (30 feet) or as required by the Development Officer.  
30.48 metres (100 feet) along the east side of 100<sup>th</sup> Street in La Crete.

### E. MINIMUM SIDE YARD SETBACK

If the lot is bounded on both sides by land classified as "Hamlet Commercial 1" or "Hamlet Commercial 2", no side yard requirement is necessary, except where a side yard is provided, it shall be no less than 1.5 metres (5 feet).

**F. MINIMUM REAR YARD SETBACK**

3.0 metres (10 feet).

**G. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS**

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

**H. ON-SITE PARKING**

In accordance to Section 4.28 of this Bylaw.

**I. LANDSCAPING**

In accordance to Section 4.23 of this Bylaw.

↑ NORTH  
HC1

C. of T.

HR3

HR2

MS2  
MS1

HR1

P

HR2

Home Park

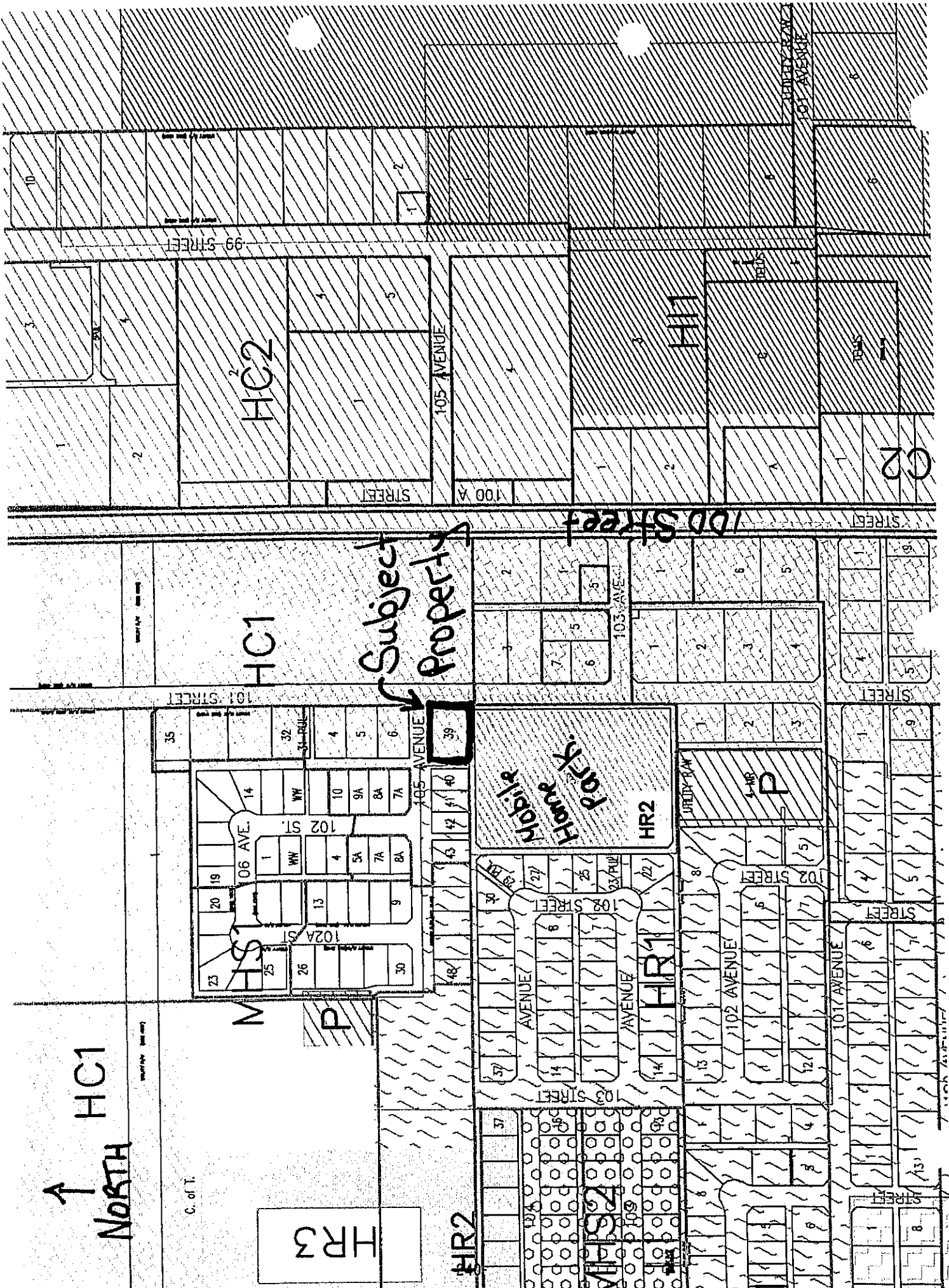
HC1

HC2

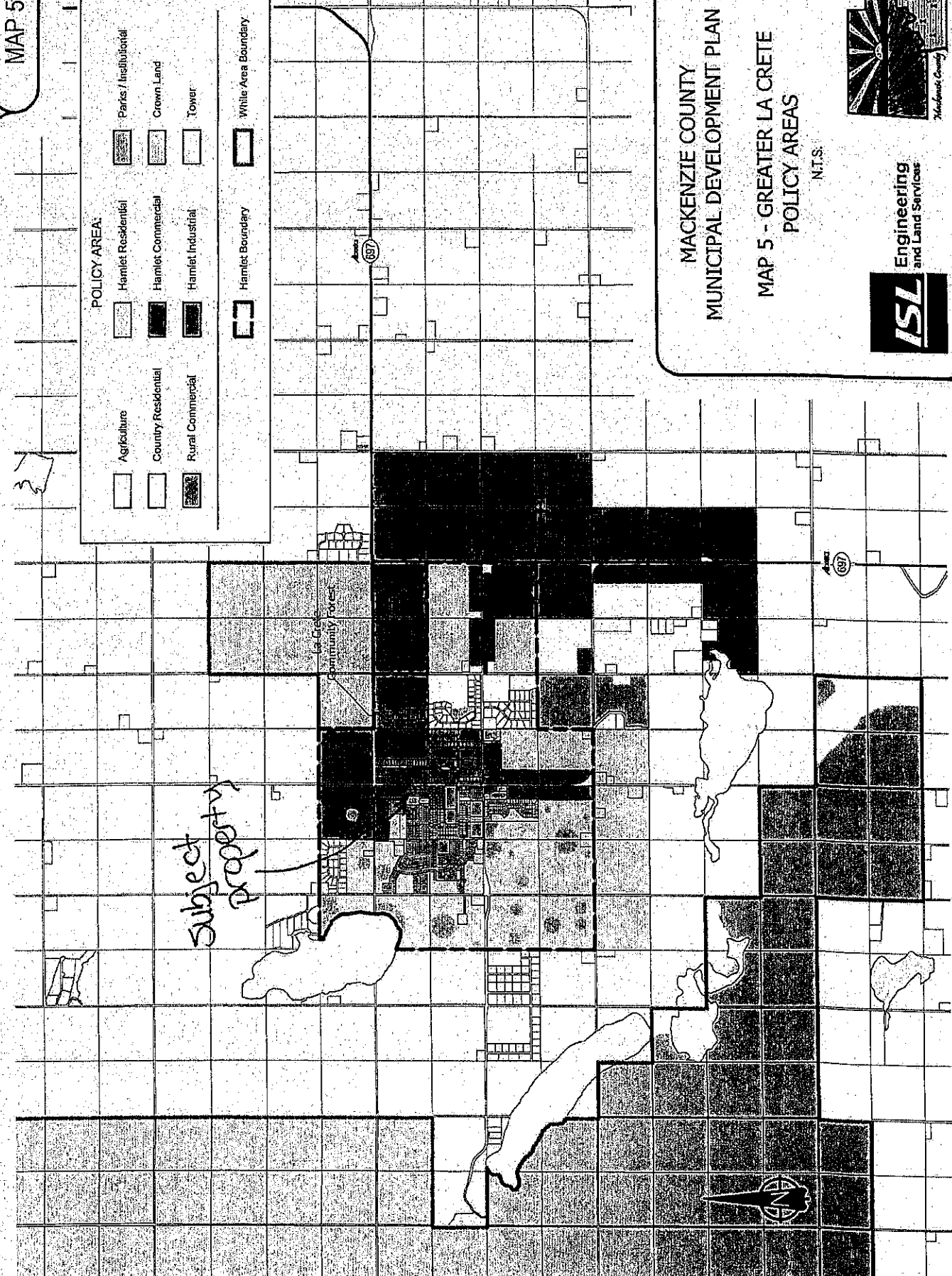
HR1

C2

Subject Property



MAP 5



POLICY AREA:

- |  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

MACKENZIE COUNTY  
MUNICIPAL DEVELOPMENT PLAN

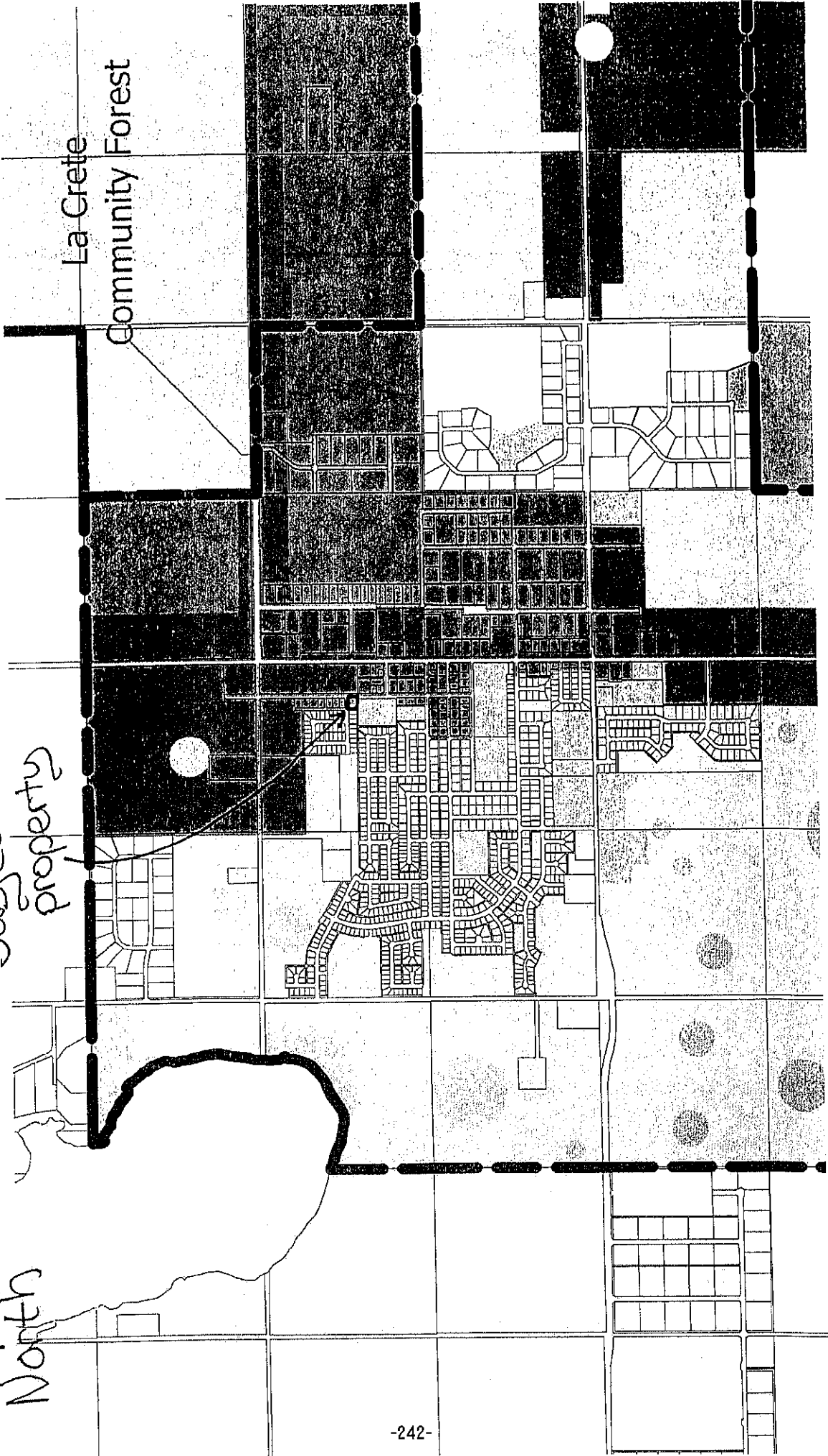
MAP 5 - GREATER LA CRETE  
POLICY AREAS  
N.T.S.



↑  
North

Subject  
property

La Crete  
Community Forest



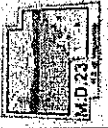


north

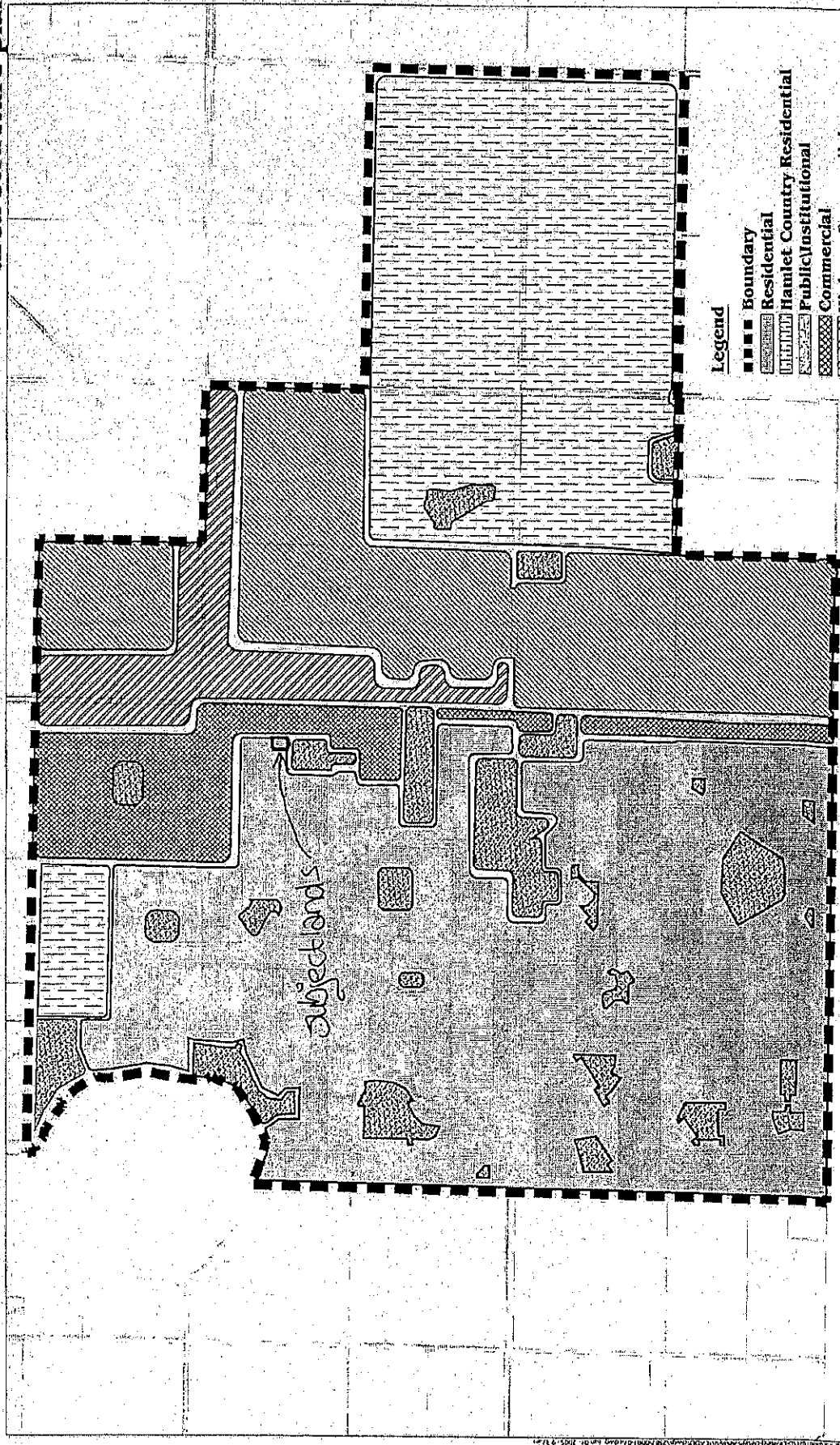
# hamlet of la crete

## area structure plan

scale: N.T.S.



URBANSYSTEMS



### Legend

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

future land use plan

Schedule





Subject Property

101 Street

102 St

103 Avenue

104 Village Wood Home Park







in support of the off-site levy for the road construction unless they were able to subdivide their lands into country residential lots. As a result, Council lifted the moratorium on Rural Country Residential subdivisions (for this area only) and rezoned the lands. Subsequently, two landowners contributed funds for the road and construction of the same is underway. (The contribution agreements do not include any provisions regarding the zoning of the lands.)

The rezoning did not include an Area Structure Plan (ASP) as required in the County Land Use Bylaw (LUB) and therefore no future lot layout for the subject lands has been prepared and adopted. In addition, the zoning does not take into account what development may occur on the lands if subdivision is not undertaken.

The applicant is in the process of acquiring the lands and indicated that he has no intentions of subdividing the lands into country residential lots. The applicant wishes to construct or place a Dwelling Unit (either Dwelling – Single Detached or Mobile Home) on the lands and continue to farm it. The farming operation could include the keeping of livestock (farm animals).

In accordance with the Municipal Development Plan (MDP), the proposed lands are primarily for agricultural purposes with exception to the northwest corner which is intended for country residential purposes. The proposed rezoning conforms to the MDP with exception of the northwest corner. The applicant advised that the northwest corner of the lands is low and wet and therefore not desirable for country residential development.

The subject quarter section was originally 159 acres and has been subdivided a total of four (4) times. The lands were zoned A1 when the fourth parcel was removed. Given the maximum subdivisions allowed in the A1 zoning district, the fourth subdivision should not have been processed. If the lands are rezoned back to A1, the existing subdivisions will be 'grandfathered' as is.

**COSTS & SOURCE OF FUNDING:**

All costs will be borne by the applicant.

**RECOMMENDED ACTION:**

**MOTION 1**

That second reading be given to Bylaw 830-11, being a Land Use Bylaw amendment to rezone NW 35-105-15-WM from Rural Country Residential District 1 "RC1" to Agricultural District 1 "A1".

Author:  M. Krahn  .   Reviewed by:   CAO  J. Roy Brideau

**MOTION 2**

That third reading be given to Bylaw 830-11, being a Land Use Bylaw amendment to rezone NW 35-105-15-WM from Rural Country Residential District 1 "RC1" to Agricultural District 1 "A1".



**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 830-11**

**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. 830-11**  
**BEING A BYLAW OF**  
**MACKENZIE COUNTY**  
**IN THE PROVINCE OF ALBERTA**

**TO AMEND THE**  
**MACKENZIE COUNTY LAND USE BYLAW**

**WHEREAS**, Mackenzie County has a Municipal Development Plan adopted in 2009, and

**WHEREAS**, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2004, and

**WHEREAS**, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate an agricultural land uses.

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

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

NW 35-105-15-W5M

be rezoned from Rural Country Residential District 1 "RC1" to Agricultural District 1 "A1", as outlined in Schedule "A" hereto attached.

READ a first time this 9<sup>th</sup> day of August, 2011.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2011.

READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2011.

---

Bill Neufeld  
Reeve

---

J. Roy Brideau  
Chief Administrative Officer

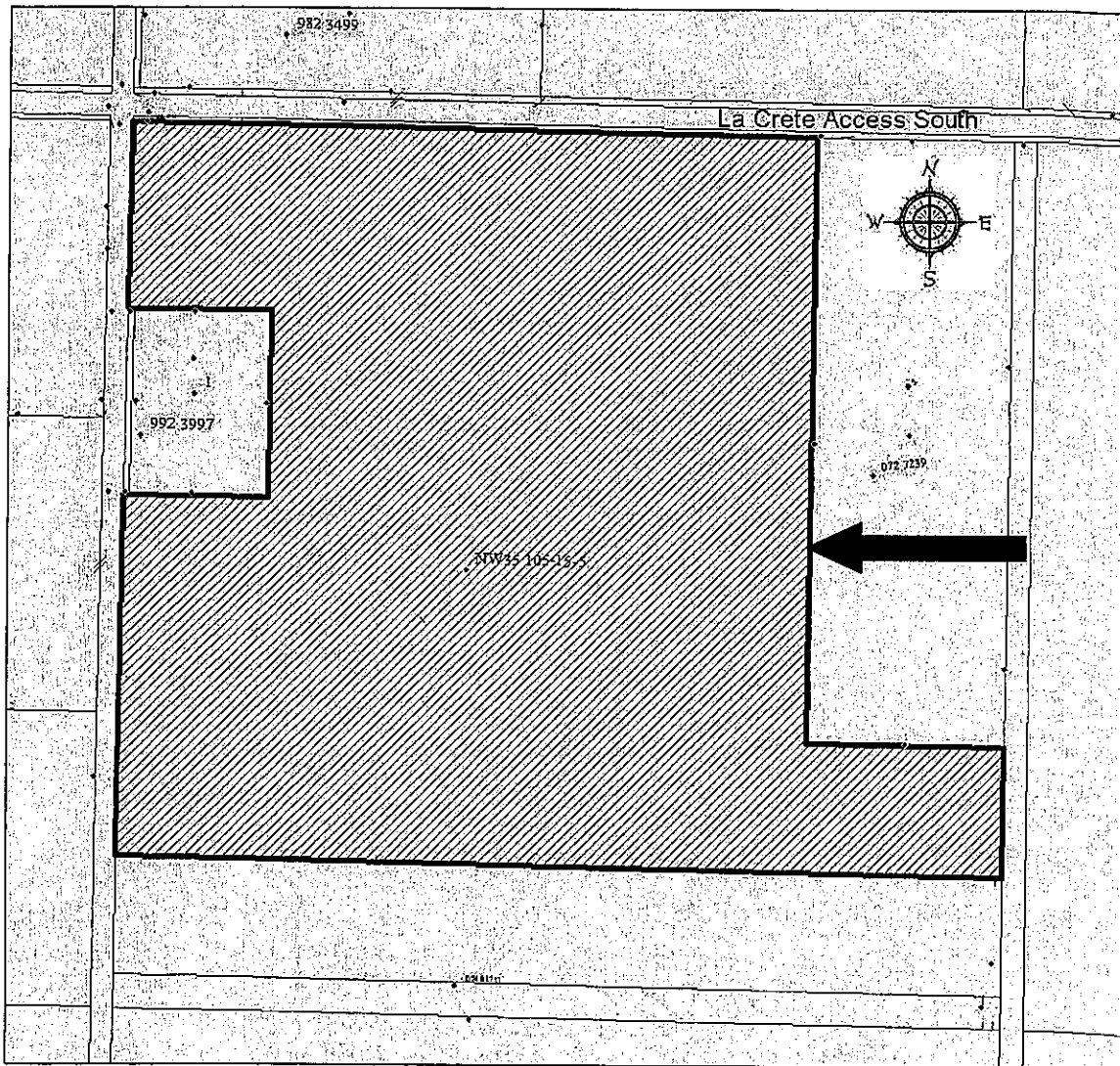
BYLAW No. 830-11

SCHEDULE "A"

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

NW 35-105-15-W5M

south of the Hamlet of La Crete, be rezoned from Rural Country Residential District 1 "RC1" to Agricultural District 1 "A1".



FROM: Rural Country Residential District 1 "RC1"

TO: Agricultural District 1 "A1"

# Free children's concert at LCPS

Lee and Sandy Paley from Ballooner Landing

**Ashley Foley**  
Lee and Sandy Paley, from the children's television show *Ballooner Landing*, have returned to La Crete on their summer concert tour again this year.

The Paley's performed at La Crete Public School on Monday, August 15, from 7:30 p.m. to 8:30 p.m. Following La Crete, the performers headed south to Grimshaw, and eventually Calgary.

Sandy Paley said they have done about 260 concerts since July, 2010, and will complete approximately 300 by the end of this season.

The Paley's began touring again this summer once school ended, in June, and will continue through August. They will give about 60 concerts in total this summer throughout Saskatchewan and Alberta.

Last summer they performed about 75 concerts during their summer tour, before beginning their Cross Canada Trip in fall 2010, visiting schools, preschools, and libraries.

They have been sharing their over 200 recorded songs with children, parents and teachers for over 25 years.

Sandy Paley said she

loves performing and plans to offer free concerts to children until the two of them "can no longer" continue and decide to retire. However, their grandson, Sandy Paley, said they are too young to stop performing just yet. "We plan to continue to

bring out the child in parents and grandparents," said Paley. She said she loves allowing the shows to be interactive, letting "them do the show."

Their favourite part about touring? The children.

"They are pure joy," said Sandy Paley.



The Lee and Sandy Paley concert was beach themed this year. Above, this young boy enjoys a summer festa with shakers.



Lee and Sandy Paley has performed about 260 concerts since July 2010.



## MACKENZIE COUNTY

### REVISED NOTICE OF PUBLIC HEARING PROPOSED LAND-USE BYLAW NO 833/11

**PURSUANT TO THE MUNICIPAL GOVERNMENT ACT**, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 833-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That the Mackenzie County Land Use Bylaw (Bylaw 462/04) be amended as follows:

- a. Section 7.8 Hamlet Country Residential District 1 "HCR1" Subsection D. Lot Area With Municipal Sewage System:

Amend to "Minimum 0.4 hectares (1.0 acre), Maximum 1.0 hectares (2.5 acres)"

This amendment will allow smaller Hamlet Country Residential lots within the HCR1 zoning provided that the lots are serviced by municipal sewer.

The Public Hearing is to be held at 1:00 p.m., Tuesday, September 13<sup>th</sup>, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to 4:30 p.m., Friday, September 9<sup>th</sup>, 2011. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-929-3983.



## Mackenzie County EMPLOYMENT OPPORTUNITY

### ADMINISTRATIVE ASSISTANT

Mackenzie County is currently accepting applications for an Administrative Assistant to work in our La Crete Office.

We are looking for a friendly individual to work in our La Crete Office. The successful candidate will be working primarily at the front counter and will also provide some administrative support to the County's Development and Public Works Departments.

#### Responsibilities:

- Reception;
- Answering Phones;
- Other Office duties, as required;
- Mail Distribution;
- Bank Deposits;
- Administrative support for Development & Public Works Departments.

#### Qualifications:

- Grade 12 Diploma;
- Office Administrative Certificate or working experience in an office setting would be an asset;
- Working knowledge of Microsoft Word and Excel;
- Communication and Organizational Skills;
- Capable of working with minimum supervision;
- General knowledge of the County would be an asset.

For additional information, please contact Joulia Whittieton, Director of Corporate Services at 780-927-3718.

Salary Range: \$34,012-\$46,768 per annum. The County offers a comprehensive benefit package.

Applications/Resumes can be forwarded to:

Eileen Steuernagel, Human Resources  
Mackenzie County  
Box 640  
Fort Vermilion, AB T0H 1N0

Phone: 780-927-3718 Fax: 780-927-4266  
Email: [hr@mackenziecounty.com](mailto:hr@mackenziecounty.com)

Closing Date: 4:30p.m. - Monday, September 12, 2011

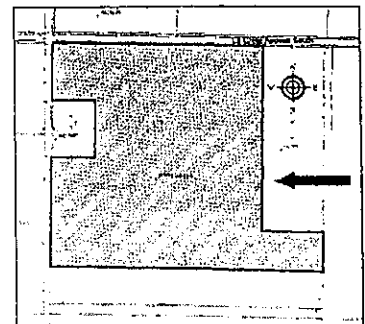
## MACKENZIE COUNTY

### NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 830-11

Pursuant to the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 830-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

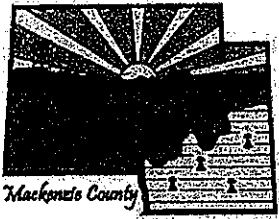
That the property south of the Hamlet of La Crete known as NW 35-105-15-W5M, as highlighted below, be rezoned from Rural Country Residential District 1 "RC1" to Agricultural District 1 "A1". The adoption of this Bylaw may allow various uses including an Ancillary Building/Use, Bunkhouse, Extensive Agriculture, Garden Suite, Handcraft Business, Home Based Business, Intensive Agriculture (1) and (2), Farm Building, Mobile Home, Modular Home, Single Detached Dwelling, Abattoir, Auction Mart, Autobody, Bed and Breakfast, Cemetery, Church, Communication Tower, Confined Feeding Operation, Contractor's Business, Farm Subsidiary Business, Forestry Lookout Tower, Industrial Camps, Intensive Recreational Use, Kennel, Public use, Retail Store, Sewage Lagoon, Sewage Treatment Plant, Stripping Top Soil, Tradesmen's business, Veterinary Clinic, Waste Transfer Station, or a Water Reservoir or Dugout. (All use definitions as found in the County Land Use Bylaw 462-04.)

A Mobile Home or Single Detached Dwelling (house) and farming operation are intended for these lands.



The Public Hearing is to be held at 1:00 p.m., Tuesday, September 13<sup>th</sup>, 2011 in the Mackenzie County Council Chamber in Fort Vermilion. The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to 4:30 p.m., Friday, September 9<sup>th</sup>, 2011. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.





# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. \_\_\_\_\_

NAME OF APPLICANT <u>Greg Wiebe</u>		
ADDRESS <u>Box 1637</u>		
TOWN <u>La Crete AB</u>		
POSTAL CODE <u>70H 2H0</u>	PHONE (RES.)	BUS. <u>8-3864</u> <u>841-9414</u>

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER <u>Jacob H. Wiebe</u>		
ADDRESS <u>Box 115</u>		
TOWN <u>La Crete AB</u>		
POSTAL CODE <u>70H 2H0</u>	PHONE (RES.)	BUS. <u>780-928-3164</u>

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./L.S. <u>NW</u>	SEC. <u>35</u>	TWP. <u>105</u>	RANGE <u>15</u>	M. <u>5</u>	OR	PLAN	BLK	LOT
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: RC1 TO: A1

REASONS SUPPORTING PROPOSED AMENDMENT:

- Rezone back to A1 as lands intended to be used for farm purposes.
- Purchasing lands from owner & do not intend to develop into country residential lots.
- Current zoning does not or may not allow proposed farm operation.

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

APPLICANT [Signature] DATE July 26/11

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

REGISTERED OWNER [Signature] DATE July 26/11

### 7.3 AGRICULTURAL DISTRICT 1 (A1)

### *REQUESTED ZONING*

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

#### **A. PERMITTED USES**

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

#### **B. DISCRETIONARY USES**

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

#### **C. PARCEL DENSITY**

Residential Uses: Three (3) parcels per quarter section, river lot or original titled property with the balance of the quarter section, river lot or original titled property being one of the parcels; with the subdivided parcels being any two of the following:

- a. Existing farmstead or homestead,
- b. Vacant parcel
- c. Fragmented parcel

#### **D. LOT AREA**

##### **Country Residential Uses:**

Minimum Lot Area: 1.2 hectares (3.0 acres)

Maximum Lot Area: up to 4.05 hectares (10.0 acres) unless:

- a. an existing residence requires the approval of a larger parcel size to meet setback requirements or to include the entire yardsite;
- b. the parcel is fragmented to such a degree that a 4.05 hectares (10.0 acres) subdivision would render the remaining portion of the fragmented parcel difficult or useless for farming; or
- c. the bank of a natural water course or road plan is used as a boundary.

#### **E. NUMBER OF DWELLING UNITS**

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

- a. a rural subdivision, and
- b. a rural subdivision that is a farmstead or homestead separation, and
- c. the balance of the quarter section

to a maximum of three dwellings on a quarter section, river lot or original titled property.

An additional dwelling unit may be allowed in this land use district if it is a Garden Suite or in accordance with Section 4.9 (Dwelling Units Per Parcel).

#### **F. MINIMUM FRONT YARD SETBACK**

- a) Lot fronting on a provincial highway, rural road, or undeveloped road allowance:
  - i. 41.1 metres (135 feet) from right-of-way, or
  - ii. 64 metres (210 feet) from centre line

#### **G. MINIMUM SIDE YARD SETBACK**

- a) 15.2 metres (50 feet);
- b) Unless a corner parcel where the minimum side yard shall be the same as the front yard unless otherwise required by the Development Officer.

#### **H. MINIMUM REAR YARD SETBACK**

15.2 metres (50 feet) unless otherwise required by the development Officer

#### **I. LANDSCAPING**

In addition to Section 4.23 of this Bylaw, the Development Officer may require any discretionary use to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Officer.

#### **J. OTHER REQUIREMENTS**

The Development Officer may decide on such other requirements as are necessary having due regards to the nature of a proposed development and the purpose of this District.

For Agricultural subdivisions, those boundaries not adjacent to quarter section boundaries shall allow at least 100 meters between the subdivision boundary and the boundary of the quarter section.

### **7.31 RURAL COUNTRY RESIDENTIAL DISTRICT 1 "RC1" *CURRENT ZONING***

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

#### **A. PERMITTED USES**

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

#### **B. DISCRETIONARY USES**

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

#### **C. LOT AREA**

Country Residential Uses:

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

#### **D. MINIMUM FRONT YARD SETBACK**

Lot fronting onto a provincial highway or local road:

41.1 metres (135 feet) from right of way.

Lot fronting onto an internal subdivision road:

15.24 metres (50 feet) from right of way.

#### **E. MINIMUM SIDE YARD SETBACK**

7.6 metres (25 feet) from property line, or

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

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

**F. MINIMUM REAR YARD SETBACK**

7.6 metres (25 feet), or

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

**G. APPEARANCE**

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.

**H. THE KEEPING OF ANIMALS**

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

**I. 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.

**J. 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.

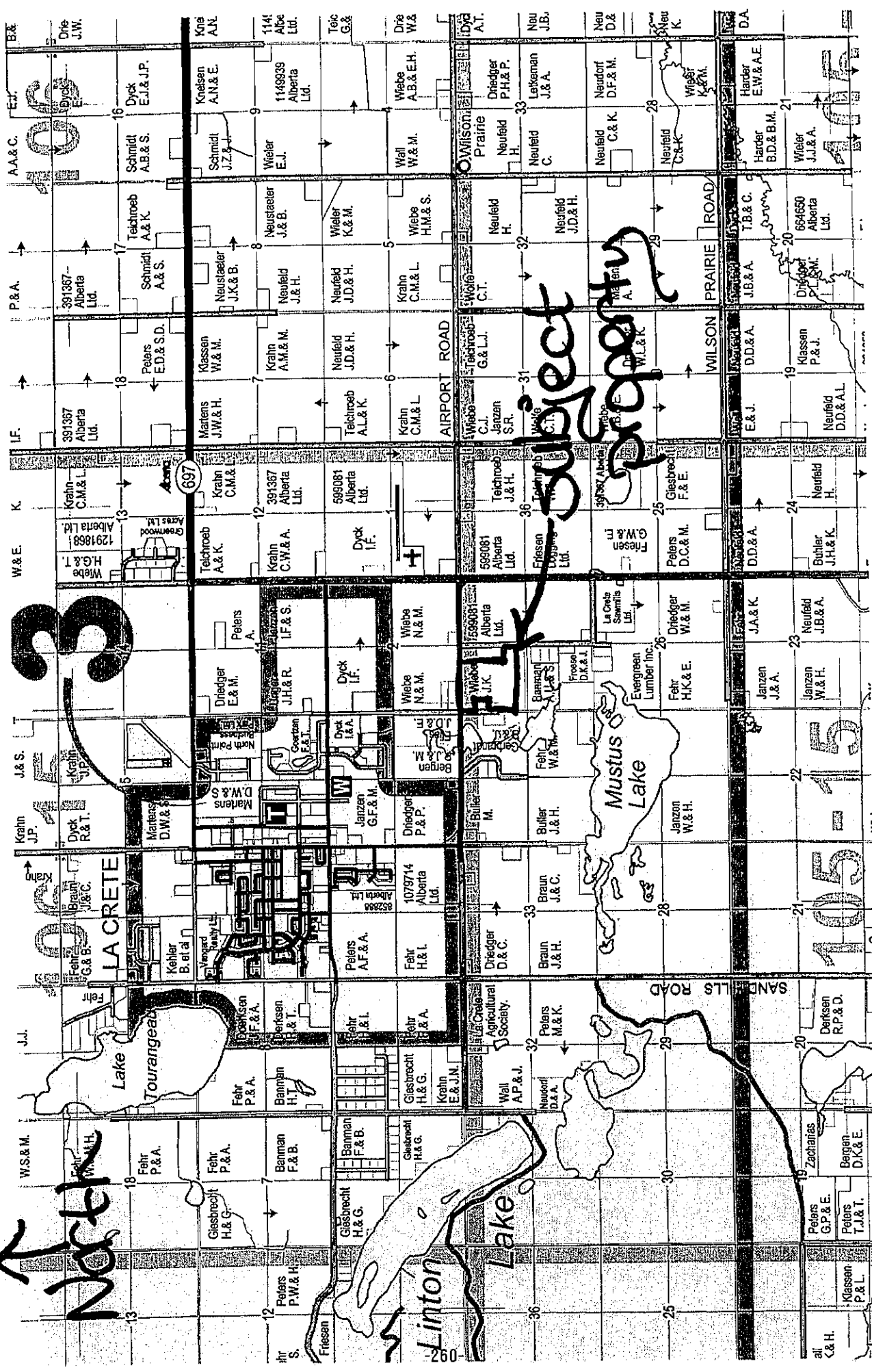
**K. ON-SITE PARKING**

In accordance to Section 4.28 of this Bylaw.

**L. LANDSCAPING**

In accordance to Section 4.23 of this Bylaw.

North

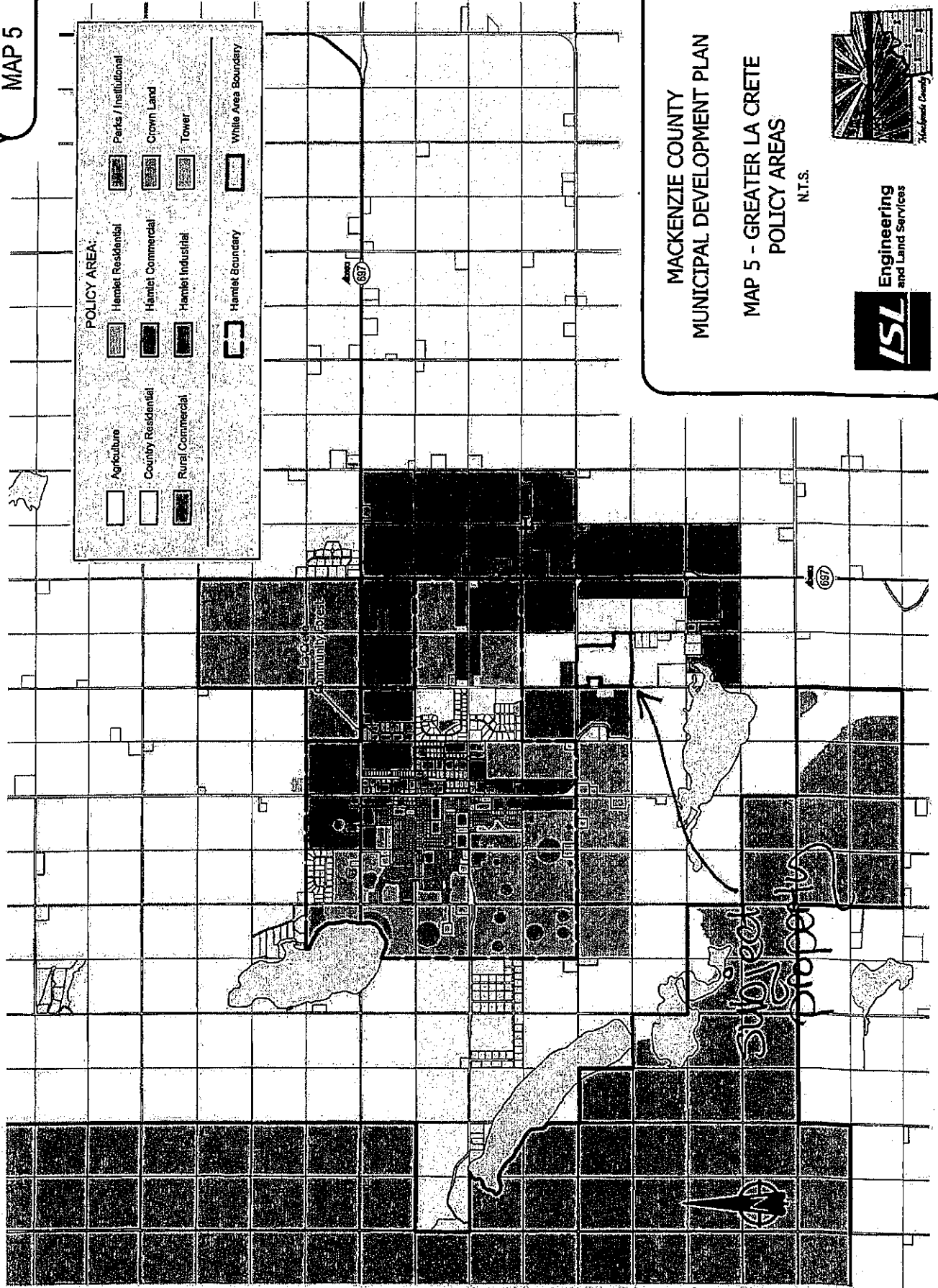


3

105-15



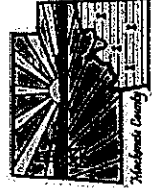
MAP 5



MACKENZIE COUNTY  
MUNICIPAL DEVELOPMENT PLAN

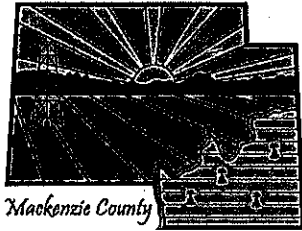
MAP 5 - GREATER LA CRETE  
POLICY AREAS

N.T.S.



Engineering  
and Land Services





# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Marion Krahn, Supervisor of Planning Services</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 831-11 Land Use Bylaw Amendment to Rezone Plan 2938RS, Block 3, Lot 2 (4805 - 50<sup>th</sup> Street) from Direct Control District 2 "DC2" to Hamlet Commercial District 1 "HC1" (Fort Vermilion)</b>

## BACKGROUND / PROPOSAL:

Bylaw 831-11, being a Land Use Bylaw amendment request to rezone Plan 2938RS, Block 3, Lot 2 (4805 – 50<sup>th</sup> Street) from Direct Control District 2 (DC2) to Hamlet Commercial District 1 (HC1) in order to accommodate commercial development, received first reading at the August 22, 2011 Council meeting.

The applicant is in the process of purchasing Plan 2938RS, Block 3, Lot 2 (4805 - 50<sup>th</sup> Street) and is the developer of the adjacent lot, Plan 2938RS, Block 3 Lot 14(4801 - 50<sup>th</sup> Street), where he is constructing a new Retail Store (Grocery Store).

Development Permit 159-DP-11 issued for a Retail Store (Grocery Store) was approved with the condition that if the applicant wanted to develop with a "no side yard setback", he must rezone the adjacent lot (Plan 2938RS, Block 3, Lot 2) back to HC1, as stated in Mackenzie County's Land Use Bylaw Section 7.10, subsection E:

### ***E. MINIMUM SIDE YARD SETBACK***

*If the lot is bounded on both sides by land classified as "Hamlet Commercial 1" or "Hamlet Commercial 2", no side yard requirement is necessary, except where a side yard is provided, it shall be no less than 1.5 metres (5 feet).*

**Author:** L. Lambert      **Reviewed by:** M. Krahn      **CAO** J. Roy Brideau

Plan 2938RS, Block 3, Lot 2 (4805 - 50<sup>th</sup> Street) was initially rezoned to Direct Control District 2 "DC2" in 1999 (Bylaw 178/99) in order to accommodate a licensed restaurant for K-5 Restaurant. It has been several years since alcohol has been sold at this establishment as it has gone through several changes and ownerships.

The applicant/new owner has no plans to use Plan 2938RS, Block 3, Lot 2 (4805 - 50<sup>th</sup> Street) as a licensed facility. His current intentions are for further expansion of the Retail Store (Grocery Store) and additional parking, if required.

**OPTIONS & BENEFITS:**

The proposed rezoning is in compliance with the land use (commercial) listed in both the Municipal Development Plan (MDP) and Fort Vermilion Area Structure Plan (ASP): The initial use of the land has not changed from a commercial type development. The zoning is being changed in order to meet the Land Use Bylaw requirements for a "no side yard setback."

**COSTS & SOURCE OF FUNDING:**

All costs will be borne by the applicant.

**RECOMMENDED ACTION:**

**MOTION 1**

That second reading be given to Bylaw 831-11, being a Land Use Bylaw amendment to rezone Plan 2938RS, Block 3, Lot 2 (4805 - 50<sup>th</sup> Street) from Direct Control District 2 "DC2" to Hamlet Commercial District 1 "HC1".

**MOTION 2**

That third reading be given to Bylaw 831-11, being a Land Use Bylaw amendment to rezone Plan 2938RS, Block 3, Lot 2 (4805 - 50<sup>th</sup> Street) from Direct Control District 2 "DC2" to Hamlet Commercial District 1 "HC1".

Author: L. Lambert Reviewed by: M. Krahn CAO J. Roy Brideau

Mackenzie County

PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT

BYLAW 831-11

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. 831-11**  
**BEING A BYLAW OF**  
**MACKENZIE COUNTY**  
**IN THE PROVINCE OF ALBERTA**

**TO AMEND THE**  
**MACKENZIE COUNTY LAND USE BYLAW**

**WHEREAS**, Mackenzie County has a Municipal Development Plan adopted in 2009, and

**WHEREAS**, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2004, and

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

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

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

Plan 2938RS, Block 3, Lot 2

within the Hamlet of Fort Vermilion, be rezoned from Direct Control District 2 "DC2" to Hamlet Commercial District 1 "HC1", as outlined in Schedule "A" hereto attached.

READ a first time this 22<sup>nd</sup> day of August, 2011.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2011.

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Bill Neufeld  
Reeve

---

J. Roy Brideau  
Chief Administrative Officer

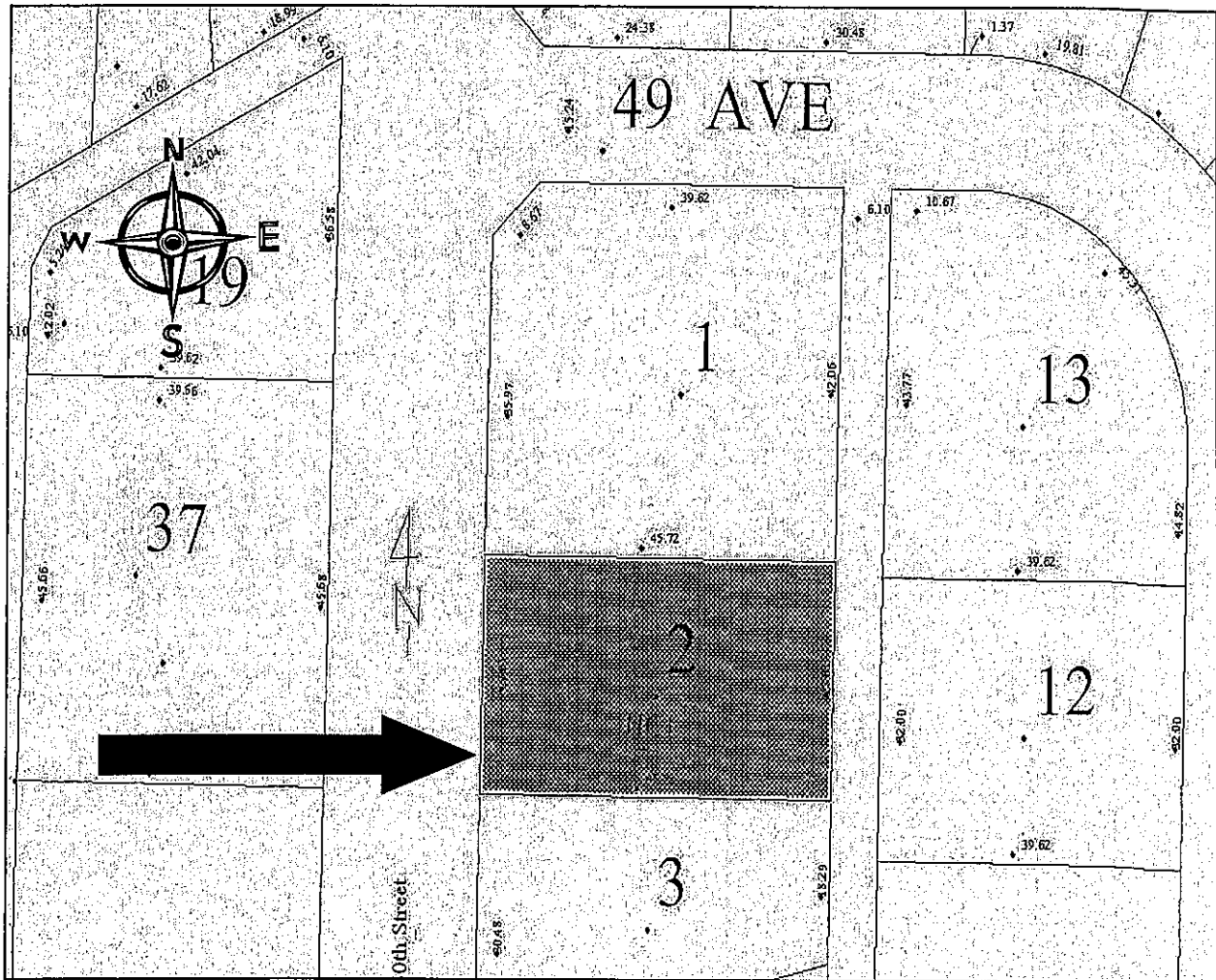
831-11  
BYLAW No. ~~8-11~~

SCHEDULE "A"

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

Plan 2938RS, Block 3, Lot 2 (4805-50<sup>th</sup> Street)

within the Hamlet of Fort Vermilion, be rezoned from Direct Control District 2 "DC2" to Hamlet Commercial District 1 "HC1" to accommodate commercial development.



FROM: Direct Control District 2 "DC2"

TO: Hamlet Commercial District 1 "HC1"

# La Crete's first franchise restaurant

## Subway to open in November

**Asbley Foley**

Throughout the summer months, a large building has been growing on the corner of 94<sup>th</sup> Ave. and 100th St. in La Crete. That building will be La Crete's first-ever chain restaurant: Subway.

Co-owners Roger Clarke, Bill Driedger, Johnny Buller and Brenda Hancock are excited to provide fast and healthy food choices in La Crete.

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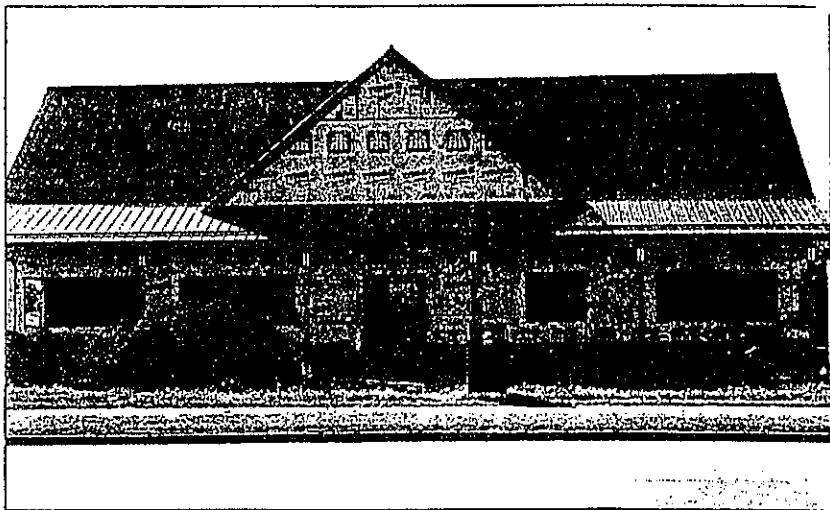
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But that's not all. This subway will also feature a "Subway Café." "That involves specialty teas and coffees, like cappuccino, lattes, plus pastries."

Subway is said to be open on November 1, so long as delays do not cause any further set



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hurdle."

Hancock said she has been involved in the process for the past 14 months; however, Clarke, Driedger and Buller had been planning and discussing a Subway in La Crete even before that.

**MACKENZIE COUNTY**

**NOTICE OF PUBLIC HEARING**  
**PROPOSED LAND-USE BYLAW NO 832/11**

**PURSUANT TO THE MUNICIPAL GOVERNMENT ACT**, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 832-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That the Subdivision Plan, known as: Part of Fort Vermillion Settlement, Range Three (3) Lot Three (3), located east of the Hamlet of Fort Vermillion, be cancelled and revert back into Fort Vermillion Settlement, Range Three (3), Lot Three (3), from which it was taken.

The Public Hearing is scheduled for **1:00 p.m., Tuesday, September 13<sup>th</sup>, 2011** in the Mackenzie County Council Chambers in Fort Vermillion (4511-46 Avenue). The proposed bylaw may be viewed at the Mackenzie County office in Fort Vermillion during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, September 9<sup>th</sup>, 2011**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.

**MACKENZIE COUNTY**

**REVISED NOTICE OF PUBLIC HEARING**  
**PROPOSED LAND-USE BYLAW NO 831/11**

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That the land use designation of the following property known as: Plan 2936RS, Block 3, Lot 2 (4805-50<sup>th</sup> Street) within the Hamlet of Fort Vermillion, be rezoned from Direct Control District 2 "DC2" to Hamlet Commercial District 1 "HC1" to accommodate commercial development.

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**MACKENZIE COUNTY**

**NOTICE OF PUBLIC HEARING**  
**PROPOSED BYLAW NO. 829-11**

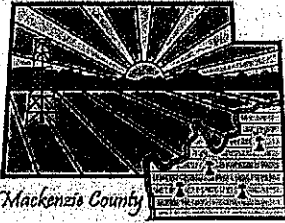
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That the property in the Hamlet of La Crete known as Plan 982 1128, Block 17, Lot 39, as highlighted below, be rezoned from Hamlet Commercial District 1 "HC1" to Hamlet Residential District 3 "HR3". The adoption of this Bylaw may allow various residential uses including an Ancillary Building or use, Park, Boarding or rooming house, Dwelling - Apartment, Dwelling - Group Home, Dwelling - Multiple, Dwelling - Row, Home based business or a Public use. (All use definitions as found in the County Land Use Bylaw 462-04.)

A Dwelling - Multiple is intended for these lands.

The Public Hearing is to be held at **1:00 p.m., Tuesday, September 13<sup>th</sup>, 2011** in the Mackenzie County Council Chamber in Fort Vermillion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to **4:30 p.m., Friday, September 9<sup>th</sup>, 2011**. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.





# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. Bylaw 831-11

NAME OF APPLICANT <u>FIRST TOWN FOODS</u>		
ADDRESS <u>Box 669</u>		
TOWN <u>FT. VERMILION</u>		
POSTAL CODE <u>T0H 1N0</u>	PHONE (RES.) <u>927-3680</u>	BUS. <u>927-3360</u>

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER <u>GRANDPA'S AUTO CENTRE</u>		
ADDRESS <u>Box 248</u>		
TOWN <u>Fort Vermilion</u>		
POSTAL CODE <u>T0H 1N0</u>	PHONE (RES.) <u>780-927-3816</u>	BUS. <u>780-926-0748</u>

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN <u>2938RS</u>	BLK <u>3</u>	LOT <u>2</u>
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(4805-50th St)

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: DC2 TO: HCI

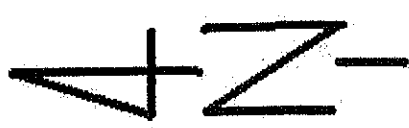
REASONS SUPPORTING PROPOSED AMENDMENT:

Rezone back to Hamlet Commercial District  
1 "HCI"

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 150.00 RECEIPT NO. 136625

APPLICANT [Signature] DATE Aug 2-11

NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.  
REGISTERED OWNER [Signature] DATE Aug 2/11



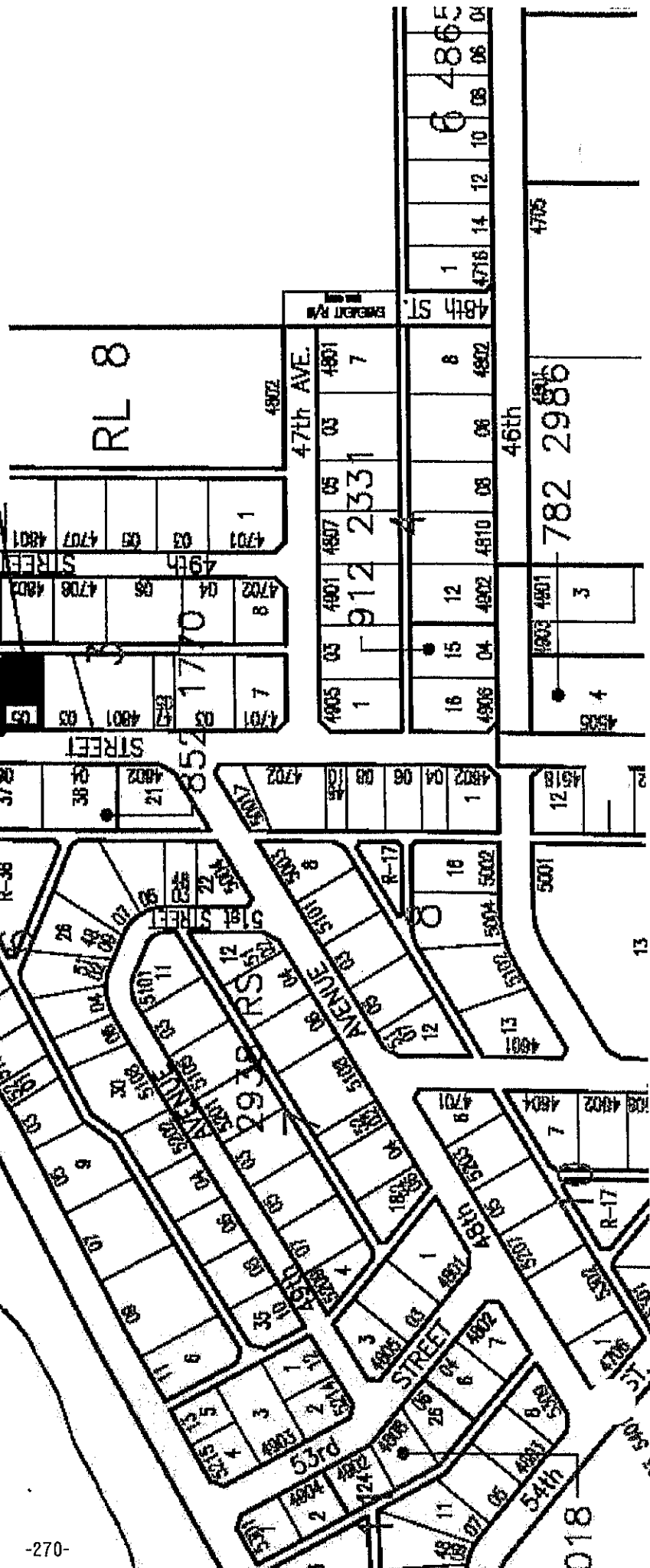
PEACE

922 0928

072 0424

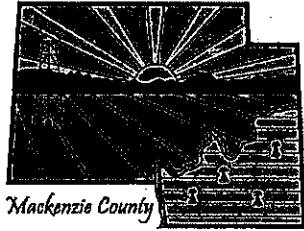
Subject Property

RL 8









# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Marion Krahn, Supervisor of Planning Services</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 832-11 Plan Cancellation for Consolidation Purposes Fort Vermilion Settlement, Range 3, Lot 3 (Fort Vermilion Rural)</b>

### BACKGROUND / PROPOSAL:

Bylaw 832-11, being a Subdivision Plan Cancellation application to cancel Part of Fort Vermilion Settlement, Range 3, Lot 3 for the purpose of reverting the lands back into Fort Vermilion Settlement, Range 3, Lot 3, from which it was taken, received first reading at the August 22, 2011 Council meeting.

A Request for Decision was brought to Council on July 11, 2011 outlining the request by Reggie McLean to purchase the subject 2 acre parcel. Reggie McLean is the owner of the balance of Fort Vermilion Settlement, Range 3, Lot 3. After review of the matter, Council made the following motion:

*MOTION 11-07-574 That Council sell FORTVER, Range 3, Part of Lot 3 to Kelly and Sharon McLean for the cost of the tax amount that it was originally ceased for in 1947 subject to the lands being consolidated back into FORTVER, Range 3, Lot 3, from which it was taken.*

The Planning Department, together with the Taxation Department, researched the tax forfeiture amount (from 1947) and the last known amount was \$413.93. The research completed in this matter included contacting Alberta Municipal Affairs who advised that all files and information was supplied to each municipality when the municipalities took over each respective region and any remaining information would have been destroyed as per policy.

**Author:** L. Lambert      **Reviewed by:** M. Krahn      **CAO** J. Roy Brideau

In accordance to Councils motion, Mr. McLean paid the \$413.93 and the land transfer has been completed.

Mr. McLean is now ready to complete the plan cancelation and consolidation.

**OPTIONS & BENEFITS:**

Consolidation of lots can be completed by Bylaw or by registration of a consolidation plan. The applicant chose the Bylaw option as it is less costly.

**COSTS & SOURCE OF FUNDING:**

All costs will be borne by the applicant.

**RECOMMENDED ACTION:**

**MOTION 1**

That second reading be given to Bylaw 832-11, being a Plan Cancellation Bylaw to cancel FORTVER, Range 3, Part of Lot 3 purpose of reverting it back into FORTVER, Range 3, Lot 3 from which it was taken

**MOTION 2**

That third reading be given to Bylaw 832-11, being a Plan Cancellation Bylaw to cancel FORTVER, Range 3, Part of Lot 3 purpose of reverting it back into FORTVER, Range 3, Lot 3 from which it was taken

Author: L. Lambert Reviewed by: M. Krahn .CAO J. Roy Brideau

**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 832-11**

**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. 832-11**

**BEING A BYLAW OF  
MACKENZIE COUNTY  
IN THE PROVINCE OF ALBERTA**

**FOR THE PURPOSE OF CANCELLING A  
PLAN OF SUBDIVISION  
IN ACCORDANCE WITH SECTION 658 OF THE  
MUNICIPAL GOVERNMENT ACT, CHAPTER M-26,  
REVISED STATUTES OF ALBERTA 2000.**

**WHEREAS**, Mackenzie County has a Municipal Development Plan adopted in 2009, and

**WHEREAS**, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2004, and

**WHEREAS**, Council of Mackenzie County has determined that a subdivision, as outlined in Schedule "A" hereto attached, be subject to cancellation, and

**WHEREAS**, Reginald Denhem McLean, being the registered owner of Plan Fort Vermilion Settlement, Range 3, Lot 3, have requested that the lands be consolidated; and

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

FORT VERMILION SETTLEMENT, RANGE THREE (3)  
ALL THAT PORTION OF LOT THREE (3)  
AS SHOWN ON A PLAN OF SURVEY OF THE SAID SETTLEMENT SIGNED AT OTTAWA ON THE 4<sup>TH</sup> DAY OF JUNE A.D. 1907, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH EAST CORNER OF SAID LOT THREE (3), THENCE SOUTHERLY ALONG THE EAST BOUNDARY THEREOF TWO HUNDRED AND EIGHT (208) FEET, THENCE WESTERLY AND PARALLEL TO THE NORTH BOUNDARY OF THE SAID LOT THREE (3) FOUR HUNDRED AND TWENTY (420) FEET, THENCE NORTHERLY AND PARALLEL TO THE SAID EAST BOUNDARY TO THE SAID NORTH BOUNDARY, THENCE EASTERLY ALONG THE SAID NORTH BOUNDARY TO THE POINT OF COMMENCEMENT, CONTAINING 0.809 HECTARES MORE OR LESS., **as outlined in Schedule "A" hereto attached,**

Is hereby cancelled in whole and the lands shall be reverted back into THE SETTLEMENT OF FORT VERMILION, RANGE THREE (3), LOT THREE (3) AS SHOWN ON A PLAN OF SURVEY OF THE SAID SETTLEMENT SIGNED AT OTTAWA ON THE 4<sup>TH</sup> DAY OF JUNE A.D. 1907 CONTAINING 62.7 HECTARS (155.00 ACRES), MORE OR LESS, from which the subdivision was taken.



READ a first time this 22<sup>nd</sup> day of August, 2011.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2011.

READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2011.

---

Bill Neufeld  
Reeve

---

J. Roy Brideau  
Chief Administrative Officer

BYLAW No. 832-11

SCHEDULE "A"

1. That the Subdivision Plan, known as:

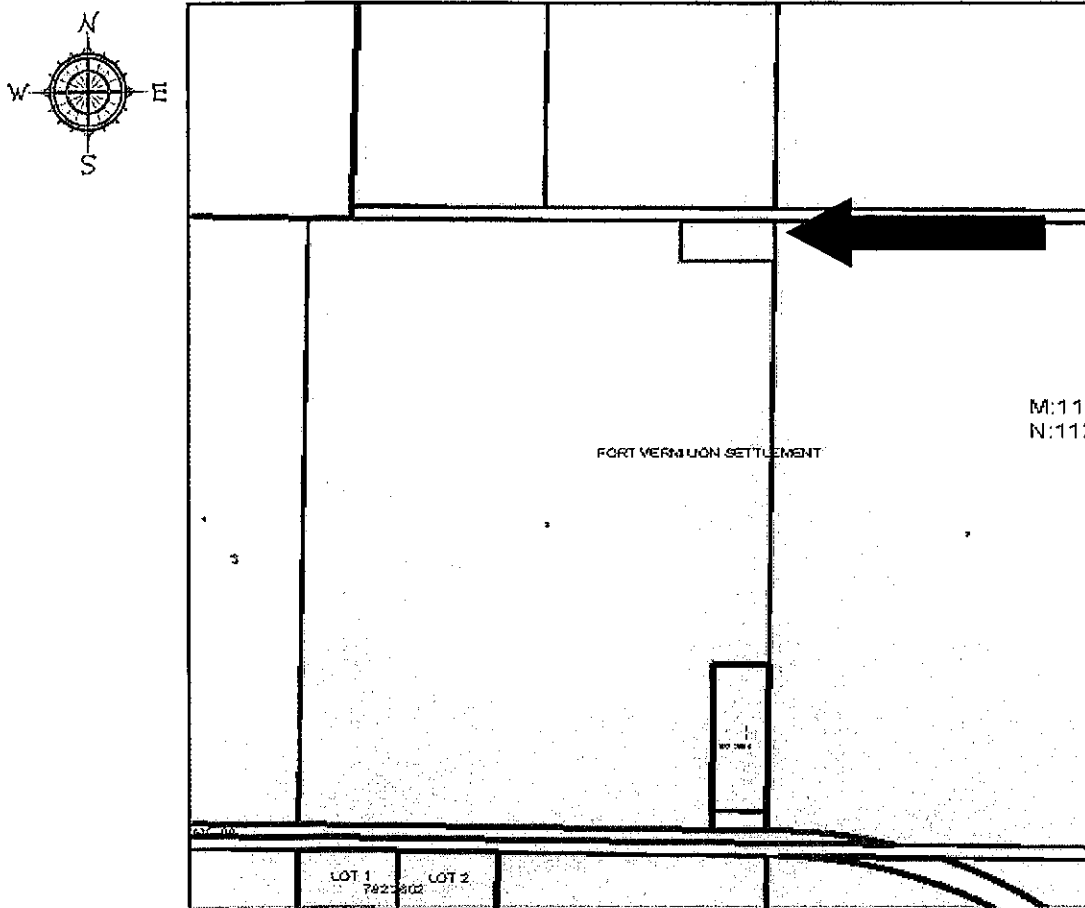
Fort Vermilion Settlement, Range Three (3)

All that portion of lot Three (3)

As shown on a Plan of Survey of the said settlement signed at Ottawa on the 4<sup>th</sup> day of June A.D. 1907, described as follows: Commencing at the north east corner of said lot three (3), thence southerly along the east boundary thereof two hundred and eight feet (208), thence westerly and parallel to the north boundary of the said lot three (3) four hundred and twenty feet (420) feet, thence northerly and parallel to the said east boundary to the said north boundary, thence easterly along the said north boundary to the point of commencement, containing 0.809 hectares more or less.

Located east of the Hamlet of Fort Vermilion, be cancelled and revert back into

The Settlement of Fort Vermilion, Range Three (3), Lot three (3), as shown on a Plan of Survey of the said settlement signed at Ottawa on the 4<sup>th</sup> day of June A.D. 1907 containing 62.7 hectares (155.00 acres), more or less, from which it was taken.



# La Crete's first franchise restaurant

## Subway to open in November

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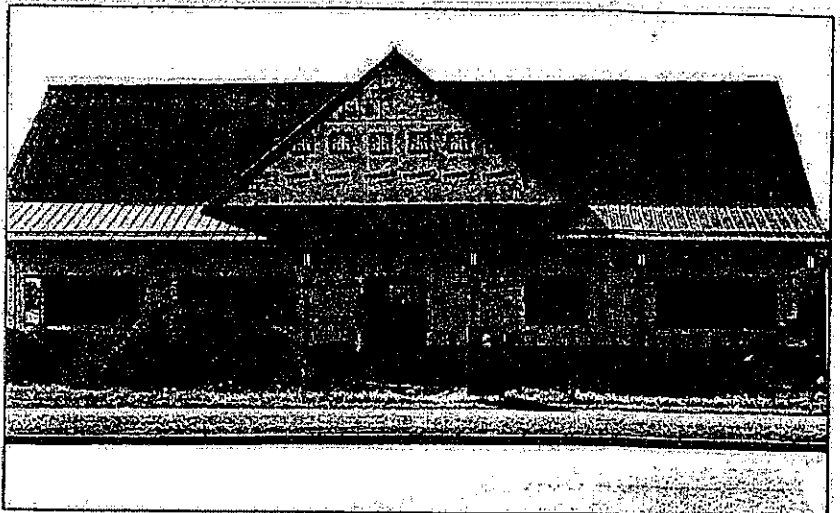
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**MACKENZIE COUNTY**

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**MACKENZIE COUNTY**

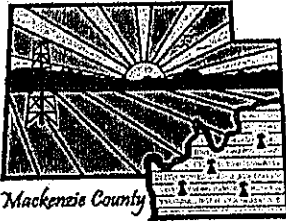
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# LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. Bylaw 032-11

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF APPLICANT <u>Reg Mclean</u>		
ADDRESS <u>Box</u>		
TOWN <u>Fort Vermilion AB</u>		
POSTAL CODE <u>T0H 1N0</u>	PHONE (RES.) <u>927-</u>	BUS.

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>Fort Ver</u>	BLK <u>3</u>	LOT <u>3</u>
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LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: A1 TO: A1

REASONS SUPPORTING PROPOSED AMENDMENT:

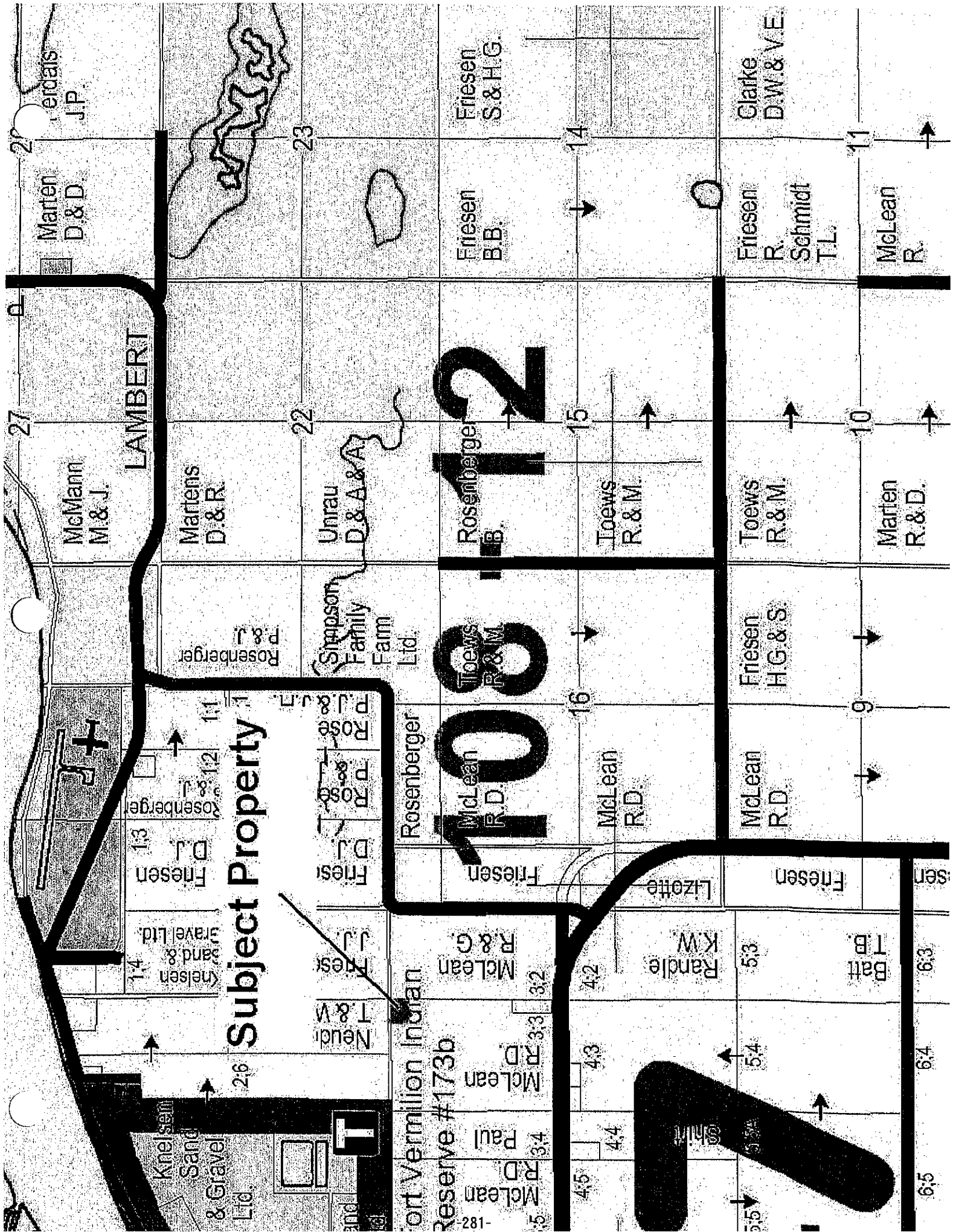
Subdivision Plan Cancellation

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

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

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

REGISTERED OWNER [Signature] DATE July 28, 2011



**Subject Property**

**108-12**

**7**

1:4 Knelisen Sand & Gravel Ltd.  
 1:3 Friesen D.J.  
 1:2 Friesen D.J.  
 1:1 Rose & J. Rosenberg

Neudl T.&V. Fries J.J.  
 Friesen D.J.  
 Friesen D.J.  
 Rose & J. Rosenberg

Rosenberger Toews R.&M.  
 Friesen R.D.  
 McLean R.D.  
 McLean R.D.

McLean R.D. 3:4  
 Paul 3:4  
 McLean R.D. 3:3  
 McLean R.D. 3:2  
 McLean R.&G.  
 Friesen Lizotte

16 Toews R.&M.  
 15 Toews R.&M.  
 14 Friesen B.B.  
 Friesen S.&H.G.

4:5  
 4:4  
 4:3  
 4:2  
 Randle K.W.  
 Friesen

9 Friesen H.G.&S.  
 10 Toews R.&M.  
 11 Friesen R. Schmidt T.L.  
 Clarke D.W.&V.E.

5:5  
 5:4  
 5:3  
 Batt T.B.  
 6:5  
 6:4  
 6:3

Martens D.&D.  
 J.P.

McMann M.&J.  
 Lambert

Martens D.&R.  
 Unrau D.&A.  
 Simpson Family Farm Ltd.

2:6  
 Knelisen Sand & Gravel Ltd.  
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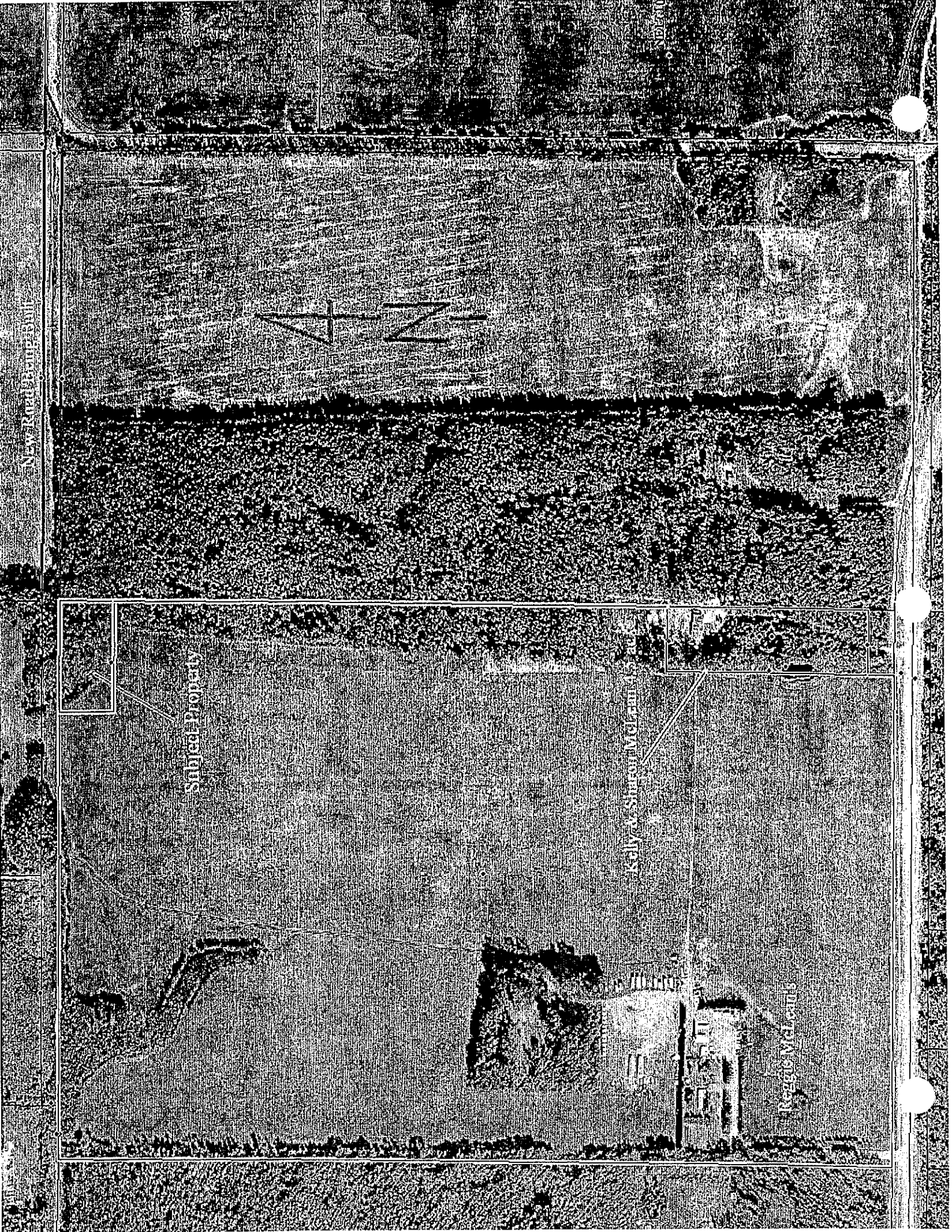
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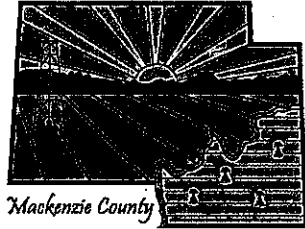
New Road

Subject Property

Kelly & Sharon McLain & Co.

Regis McLain





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Marion Krahn, Supervisor of Planning Services</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 833-11 Land Use Bylaw Amendment to Decrease the Minimum Lot Sizes of the Hamlet Country Residential District 1 "HCR1"</b>

**BACKGROUND / PROPOSAL:**

Bylaw 833-11, being a Land Use Bylaw amendment to reduce the lot sizes within the Hamlet Country Residential District 1 (HCR1) to 1 to 2.5 acres, received first reading at the August 9<sup>th</sup>, 2011 Council meeting. This is a reduction from the current Land Use Bylaw (Bylaw 462/04) which requires 2 to 5 acre lots when connected to municipal sewer servicing or 3 to 5 acres when utilizing private sewage systems. This proposed change results from comments received from the public in the past and during the Land Use Bylaw public meetings.

A subdivision within the Hamlet of La Crete is proposed using the lot sizes of the draft Land Use Bylaw. This subdivision is dependent upon the completion of the draft Land Use Bylaw however delays in doing so have prevented the subdivision in moving forward. As a result, Administration is proposing an amendment to the current Land Use Bylaw (Bylaw 462/04) to reduce the lot sizes of the HCR1 zoning as proposed in the draft Land Use Bylaw (791-10) and as recommended by the Municipal Planning Commission (MPC). A separate Land Use Bylaw amendment is less complex than the repeal and replacement of an entire Land Use Bylaw and therefore, this option is seen as being a solution in moving the proposed subdivision forward without waiting for the draft Land Use Bylaw.

**OPTIONS & BENEFITS:**

In the past, Hamlet Country Residential subdivisions could be completed with municipal sewer servicing or private sewage treatment systems however, as private sewage

**Author:** L. Lambert                      **Reviewed by:** M. Krahn                      **CAO** J. Roy Brideau

systems grow more complex the desired sewer system for these subdivisions is municipal sewer. Comments from the public suggest that 2 to 5 acre lots within the hamlet are not suitable as these lots result in large lawns that require mowing. Other comments have been received that suggest that developers would prefer smaller lots to offset the cost of subdivision.

The proposed lot reduction would also serve to reduce urban sprawl and better utilize the lands within Hamlet boundaries.

**COSTS & SOURCE OF FUNDING:**

N/A.

**RECOMMENDED ACTION:**

**MOTION 1**

That second reading be given to Bylaw 833-11, being a Land Use Bylaw amendment to reduce the lot sizes within the Hamlet Country Residential District 1 "HCR1" to a minimum of 0.4 hectares (1.0 acre) and a maximum of 1.0 hectare (2.5 acres) when the lots are serviced by municipal sewer.

**MOTION 2**

That third reading be given to Bylaw 833-11, being a Land Use Bylaw amendment to reduce the lot sizes within the Hamlet Country Residential District 1 "HCR1" to a minimum of 0.4 hectares (1.0 acre) and a maximum of 1.0 hectare (2.5 acres) when the lots are serviced by municipal sewer.

Author: L. Lambert Reviewed by: M. Krahn CAO J. Roy Brideau



**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 833-11**

**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. 833-11**  
**BEING A BYLAW OF**  
**MACKENZIE COUNTY**  
**IN THE PROVINCE OF ALBERTA**

**TO AMEND THE**  
**MACKENZIE COUNTY LAND USE BYLAW**

**WHEREAS**, Mackenzie County has a Municipal Development Plan adopted in 2009, and

**WHEREAS**, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2004, and

**WHEREAS**, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate reduced hamlet country residential lot sizes.

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

1. That the Mackenzie County Land Use Bylaw be amended as follows:

- a. Section 7.8 Hamlet Country Residential District 1 "HCR1"  
Subsection D. Lot Area  
With Municipal Sewage System:

"Minimum 0.4 hectares (1.0 acre), Maximum 1.0 hectares (2.5 acres)"

READ a first time this 9<sup>th</sup> day of August, 2011.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2011.

READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2011.

---

Bill Neufeld  
Reeve

---

J. Roy Brideau  
Chief Administrative Officer

# Free children's concert at LCPS

Lee and Sandy Paley from Ballooner Landing

Ashley Foley

Lee and Sandy Paley, from the children's television show *Ballooner Landing*, have returned to La Crete on their summer concert tour again this year.

The Paley's performed at La Crete Public School on Monday, August 15, from 7:30 p.m. to 8:30 p.m. Following La Crete, the performers headed south to Grimshaw, and eventually Calgary.

Sandy Paley said they have done about 260 concerts since July, 2010, and will complete approximately 300 by the end of this season.

The Paley's began touring again this summer once school ended, in June, and will continue through August. They will give about 60 concerts in total this summer throughout Saskatchewan and Alberta.

Last summer they performed about 75 concerts during their summer tour, before beginning their Cross Canada Trip in fall 2010, visiting schools, preschools, and libraries.

They have been sharing their over 200 recorded songs with children, parents and teachers for over 25 years.

Sandy Paley said she

loves performing and plans to offer free concerts to children until the two of them "can no longer" continue and decide to retire. However, their grandson, Sandy Paley tells *The Northern Pioneer*, said they are too young to stop performing just yet.

"We plan to continue to

bring out the child in parents and grandparents," said Paley. She said she loves allowing the shows to be interactive, letting "them do the show."

Their favourite part about touring? The children. "They are pure joy," said Sandy Paley.



The Lee and Sandy Paley concert was beach themed this year. Above, this young boy enjoys a summer fiesta with shakers.



Lee and Sandy Paley has performed about 260 concerts since July 2010.

**MACKENZIE COUNTY**

**REVISED NOTICE OF PUBLIC HEARING PROPOSED LAND-USE BYLAW NO 833/11**

**PURSUANT TO THE MUNICIPAL GOVERNMENT ACT**, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 833-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That the Mackenzie County Land Use Bylaw (Bylaw 462/04) be amended as follows:

a. Section 7.8 Hamlet Country Residential District 1 "HCR1" Subsection D. Lot Area With Municipal Sewage System:

Amend to "Minimum 0.4 hectares (1.0 acre), Maximum 1.0 hectares (2.5 acres)"

This amendment will allow smaller Hamlet Country Residential lots within the HCR1 zoning provided that the lots are serviced by municipal sewer.

The Public Hearing is to be held at 1:00 p.m., Tuesday, September 13<sup>th</sup>, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to 4:30 p.m., Friday, September 9<sup>th</sup>, 2011. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-929-3983.

**Mackenzie County EMPLOYMENT OPPORTUNITY**

**ADMINISTRATIVE ASSISTANT**

Mackenzie County is currently accepting applications for an Administrative Assistant to work in our La Crete Office.

We are looking for a friendly individual to work in our La Crete Office. The successful candidate will be working primarily at the front counter and will also provide some administrative support to the County's Development and Public Works Departments.

**Responsibilities:**

- Reception;
- Answering Phones;
- Other Office duties, as required;
- Mail Distribution;
- Bank Deposits;
- Administrative support for Development & Public Works Departments.

**Qualifications:**

- Grade 12 Diploma;
- Office Administrative Certificate or working experience in an office setting would be an asset;
- Working knowledge of Microsoft Word and Excel;
- Communication and Organizational Skills;
- Capable of working with minimum supervision;
- General knowledge of the County would be an asset.

For additional information, please contact Joulla Whittleton, Director of Corporate Services at 780-927-3718.

Salary Range: \$34,012-\$46,768 per annum. The County offers a comprehensive benefit package.

Applications/Resumes can be forwarded to:

Eileen Steuernagel, Human Resources  
Mackenzie County  
Box 840  
Fort Vermilion, AB T0H 1N0

Phone: 780-927-3718 Fax: 780-927-4266  
Email: [hr@mackenziecounty.com](mailto:hr@mackenziecounty.com)

Closing Date: 4:30p.m. - Monday, September 12, 2011

**MACKENZIE COUNTY**

**NOTICE OF PUBLIC HEARING PROPOSED BYLAW NO. 830-11**

Pursuant to the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 830-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That the property south of the Hamlet of La Crete known as NW 35-105-15-W5M, as highlighted below, be rezoned from Rural Country Residential District 1 "RC1" to Agricultural District 1 "A1". The adoption of this Bylaw may allow various uses including an Ancillary Building/Use, Bunkhouse, Extensive Agriculture, Garden Suite, Handicraft Business, Home-Based Business, Intensive Agriculture (1) and (2), Farm Building, Mobile Home, Modular Home, Single Detached Dwelling, Abattoir, Auction Mart, Autobody, Bed and Breakfast, Cemetery, Church, Communication Tower, Confined Feeding Operation, Contractor's Business, Farm Subsidiary Business, Forestry Lookout Tower, Industrial Camps, Intensive Recreational Use, Kennel, Public use, Retail Store, Sewage Lagoon, Sewage Treatment Plant, Stripping Top Soil, Tradesmen's business, Veterinary Clinic, Waste Transfer Station, or a Water Reservoir or Dugout. (All use definitions as found in the County Land Use Bylaw 462-04.)

A Mobile Home or Single Detached Dwelling (house) and farming operation are intended for these lands.

The Public Hearing is to be held at 1:00 p.m., Tuesday, September 13<sup>th</sup>, 2011 in the Mackenzie County Council Chamber in Fort Vermilion. The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to 4:30 p.m., Friday, September 9<sup>th</sup>, 2011. If you have any questions regarding the hearing or the bylaw, please call the Planning and Development Department at 780-927-3718 or 780-928-3983.

LEGALS, PUBLIC NOTICES, TENDERS, JOB OPPORTUNITIES, REAL ESTATE . . .



**Employment Opportunity**  
**SERVICE WRITER**

Quality Motors in High Level has an opening for a full time service writer. We offer competitive wages, an excellent benefit package, voluntary RRSP program and a great work environment.

**Duties will include:**

- Book Appointments
- Relay information between the customer and the technician & vice versa
- Give estimated repair times
- Open and Close work orders
- Keep Shop vehicles clean and serviced

**Skills Required:**

- Computer/Cashier skills
- Vehicle & RV knowledge is an asset
- Strong customer service skills are essential
- Excellent phone skills
- Drivers license is required

Please forward resumes to:  
Quality Motors  
Attn: Bill Dyck or Garth Dyck  
Fax: 780-841-7267  
Email: blld@qualitymotors.ca

*Resumes will be accepted until a suitable applicant is found.*



It's about making it happen Together.

UFA is a co-operative with strong values and a hard-working spirit to provide our members and customers with the products, services and solutions they need. We are looking for individuals who share our vision, a passion for our business and progressive thinking to make UFA even stronger for its second century.

**CROP PRODUCTION SOLUTIONS REPRESENTATIVE**

Position # HR11-181

Grande Prairie, Falher, Grimshaw, La Crete, Fairview, AB  
Reporting to the Trade Area Manager, you are responsible for growing UFA's market share and profitability in the crop production segment of agribusiness by:

- Increasing the market share of customers engaged in the production of a variety of crops by aggressively promoting the entire scope of product lines that provide solutions for the customer.
- Increasing UFA's market share by leveraging the full spectrum of UFA's product/service offerings and providing recommendations for crop input products to customers.
- Maintaining customer profile data to support sales initiatives.

**Specific responsibilities include:**

- Prescribing appropriate solutions, inclusive of products and applicable services, to fulfil customer crop production needs.
- Direct sales leads for other products and service needs in the appropriate area that will best turn the lead into a sale.
- Acquire new customers primarily through direct farm calls as well as in store contacts.
- Work one on one with assigned customer accounts to build long term relationships and manage the account so as to benefit both the producer and UFA.
- Promptly respond to customer issues either directly or by engaging the appropriate party to resolve the problem to the satisfaction of both the customer and UFA.

**Qualifications:** Minimum grade 12 diploma with 3-5 years of related sales and/or customer service experience or 1-2 years of level 1 sales experience. You have a demonstrated ability to work independently, excellent interpersonal communication skills, intermediate computer skills and experience with Microsoft Office. You possess the Pesticide Dispenser Certification and a valid Class 5 licence. You have a strong understanding of business, financial, product/service and the crop production market. Previous sales and marketing experience in relation to crop production and a Certified Crop Advisor (CCA) or Professional Agriculturist designation would be an asset.

Interested? Please reply via email quoting the position #, to: work@ufa.com

Thank you for taking the time to find out more about UFA at UFA.com.



Grande Prairie, Falher, Grimshaw, La Crete & Fairview

**2 Bedroom Apartment**

For Rent in Keiannie Manor  
Call 780-926-7515



**MACKENZIE COUNTY**

**REVISED NOTICE OF PUBLIC HEARING  
PROPOSED LAND-USE BYLAW NO 833/11**

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Mackenzie County will hold a public hearing prior to the second reading of Bylaw No. 833-11 for an amendment to Land Use Bylaw No. 462-04. The proposed amendment is:

That the Mackenzie County Land Use Bylaw (Bylaw 462/04) be amended as follows:

- Section 7.8 Hamlet Country Residential District 1 "HCR1" Subsection D, Lot Area With Municipal Sewage System:

Amend to "Minimum 0.4 hectares (1.0 acre), Maximum 1.0 hectares (2.5 acres)"

This amendment will allow smaller Hamlet Country Residential lots within the HCR1 zoning provided that the lots are serviced by municipal sewer.

The Public Hearing is to be held at 1:00 p.m., Tuesday, September 13<sup>th</sup>, 2011 in the Mackenzie County Council Chamber in Fort Vermilion (4511-46 Avenue). The proposed bylaw may be viewed at any Mackenzie County office during regular office hours. Please submit written submissions to the Planning and Development Department prior to 4:30 p.m., Friday, September 9<sup>th</sup>, 2011. If you have any questions regarding the hearing or the bylaw, please, call the Planning and Development Department at 780-927-3718 or 780-929-3983.

**USED PRINTING PLATES FOR SALE**

Aluminum Printing Plates available at The Echo.

Ideal for roofing, building repairs & many other applications for sheet metal.

Plate measures... 35" x 23" x .008" (thickness)

.50 each or 100 for \$40.00!

CALL THE ECHO RIGHT NOW! 780-926-2000

**FOR RENT**

**3 Bedroom Townhouse**

- 1 - Renovated, \$900/month
- Includes water. Fenced back yard.
- Please call 780-926-9754

**Employment Opportunity**

SAFE HOME in High Level is accepting applications for the following position:

**CRISIS INTERVENTION WORKER**  
*Permanent Part-time*

The Crisis Intervention Worker provides encouragement and support to women in crisis.

We are seeking a mature person with a minimum of Grade 12 and strong reading and writing skills. Knowledge of family violence issues would be a definite asset. Applicant must be available to work shifts and some weekends. Applicant must be over 18 years old and pass appropriate security checks. Applicant should have the ability/willingness to contribute/maintain a positive working team environment.

Salary range is \$17.43 - \$22.93 per hour depending on experience and qualifications.

Position will remain open until suitable candidate is found.

If you are interested in this position please send resume and cover letter to:

Jennifer Treise  
Safe Home  
Box 396  
High Level, AB T0H 1Z0  
Fax: 780-926-3874  
Email: safehome@telusplanet.net



*We thank all applicants for applying, however only those under consideration will be contacted.*

**the RIGHT PEOPLE doing the RIGHT THINGS**

CCS Corporation ("CCS"), headquartered in Calgary, is an industry leader in providing environmental solutions for the energy and natural resource industries.

With environmental waste treatment facilities operating in Alberta, British Columbia and Saskatchewan, CCS Midstream Services has become western Canada's leader in treatment, recovery and disposal of petroleum by-products. As a customer-driven organization, we take great pride in finding innovative customer-focused solutions. We maintain our long-term commitment to environmental stewardship by constantly striving to exceed industry standards. With approximately 500 employees, our focus on continuous improvement and operational excellence allows us to grow as a global leader of energy services.

**Landfill Operator – Rainbow Lake, AB**

We are currently looking for a permanent full-time Operator to work at our Rainbow Lake Landfill located in Rainbow Lake. We're seeking a self-motivated individual with attention to detail who is able to function in a team environment. To qualify, you must have a strong mechanical background and heavy equipment operating experience; D6 Cat and excavator an asset. Our ideal candidate will also have a proven track record in Health & Safety performance with a minimum (first aid, CPR, WHMIS, TDG, valid tickets).

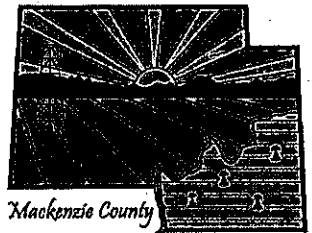
For more information or to apply online, please visit our Website at: [www.ccscorporation.ca](http://www.ccscorporation.ca)



Please apply online or fax to:  
Fax: 403.268.0659

Please note the position title:  
Operator Rainbow Lake - on your resume.

CCS Landfill Services would like to thank all applicants, however, only those considered for the position will be contacted. No phone calls, please.



# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Joulia Whittleton, Director of Corporate Services</b>
<b>Title:</b>	<b>Policy FIN022 – Budget Development</b>

**BACKGROUND / PROPOSAL:**

Mackenzie County Council established Budget Development Policy FIN022.

**OPTIONS & BENEFITS:**

The Policy with the proposed amendments is attached.

The Finance Committee is having a meeting on September 8, 2011 and their recommendation regarding the proposed amendments will be presented at Council's meeting.

**COSTS & SOURCE OF FUNDING:**

N/A

**RECOMMENDED ACTION:**

That Policy FIN022 Budget Development be amended as presented.



## Mackenzie County

<b>Title</b>	<b>Budget Development</b>	<b>Policy No:</b>	<b>FIN022</b>
<b>Legislative Reference</b> Municipal Government Act, Part 8			

### **Purpose**

To provide an efficient and effective process for the development of the yearly operating and capital budgets.

### **Policy Statement and Guidelines**

#### ***Step 1 – Budget Guidelines***

~~Council will provide Administration in September each year with direction as to their expectation for the municipal tax rate, percent increase (or decrease) in operating or capital expenditures that is acceptable. This expectation will be based on factors such as assessment growth, union collective agreement, provincial funding, and ratepayers wishes.~~

~~A council workshop will be held by September 15 to review the historical financial and statistical data with the CAO. The CAO will lead preparation of operating and capital budget drafts for Council's consideration which will reflect the needs of the County as expressed by Council, public or department heads.~~

It is important to note, that the municipality has no control over the school and senior's lodge requisitions and has always "passed through" these expenditures to the ratepayers.

#### **Long Term Borrowing**

~~As an internal guideline, the County's maximum debt limit not to exceed 40% of the total allowable debt limit, and the minimum reserves be set at 20% of the total allowable debt limit.~~

~~Borrowing for the large capital projects (over \$10M in total projected costs) may be considered in excess of the internal guideline. If considering such a borrowing, a project must meet the following criteria:~~

- ~~• The purpose of the project is to meet the basic and essential need of the general ratepayers (for example, a water treatment plant, a lagoon construction/expansion)~~

~~OR~~

- The project will have a significant positive impact on the general public and/or industry (for example: a major resource road);
- AND**
- The useful life of the project is expected to exceed 25 years;
  - The borrowing time period shall not exceed the useful life of the project;
  - Provincial and/or Federal funding and/or major materials and labour contribution (25% or higher of the total projected cost) is secured for the project.

**Reserves:**

**The minimum reserves be set at 20% of the total allowable debt limit.**

**Approval of budget guidelines by September 15.**

***Step 2 - Management Review with each functional area***

Based on the guidelines established by Council, each functional group will prepare a draft budget which contains the following expenditures: operating, capital, updated 5 year capital summary, 25 year equipment summary, **tangible capital assets replacements/improvements and new capital project summaries.**

The CAO will meet with each of the functional area to discuss their requests and needs and make appropriate changes where necessary.

Management review to be completed by October 15.

***Step 3 – Budget Compilation***

**Budget materials for Council's review will contain the following:**

**Finance to compile all the individual documents into a budget package that will contain the following:**

1. Summary of budget guidelines adopted by Council for the proposed year.
2. Summary of assumptions made by Administration in the preparation of the proposed budget. Items such as:
  - a. Wages and benefits % and \$ increase
  - b. Estimated assessment % and \$ growth
  - c. General % factor used for utilities or typical expenditures
  - d. Major dollar increases for "special" or known issues (e.g. insurance/debentures)



- e. Proposed staff additions and the corresponding wage and benefits etc costs
  - f. New reserves or recommended changes to existing reserves
  - g. The amount of engineering costs budgeted for projects that are pre-designed and will be completed in subsequent year(s)
  - h. Summary of major increases or decreases for each function
  - i. Any other items that would provide Council with information to make their decision making more effective and efficient
3. Budget package will contain the following worksheets:
- a. Cash requirement decision summary
  - b. Summary of total operating revenue and total expenditures
  - c. Summary of total revenue and expenditures by function
  - d. Water/sewer rates recalculation in order to achieve 75% recovery through the rate including long term debt interest and principle payments and excluding amortization to capital assets for these functions
  - e. Summary of grant requests from community non-profit organizations
  - f. Multi-year capital plan
  - g. Five year capital project summary
  - h. Twenty five year capital equipment
  - i. Proposed TCA (tangible capital assets) capital project budget for up coming year
  - j. Summary of increases and decreases to reserve balances
  - k. Summary of existing long term debt and proposed (if applicable)
  - l. Any capital projects carry forwards (if known at this time)
  - m. Supporting charts or graphs for information that will prove beneficial for budget review (e.g. assessment information)

Where appropriate, information will be provided that shows previous year information, available current year information and percentage increases or decreases from one year to next.

Budget compilation to be completed by November 1.

#### **Step 4 - Budget Meetings**

The following timing and order will be set aside for the budget review:

- a. Grant requests – 2 days (includes any group delegations)
- b. Operating revenues and expenditures – 1 day

- c. Tangible Capital Assets projects & multi-year capital plan – 2 days
- d. Grants to non-profit groups requests and cash requirement decision worksheet final review – 1 day

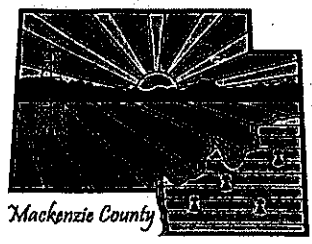
**Additional meetings may be scheduled as required.** Budget meetings to be completed by December 21.

***Step 5 – Formal Budget Ratification by Council first meeting in January***

Administration will incorporate all changes/modifications that came about through the budget deliberations in step 4 and request formal budget ratification.

Budget ratification by January ~~15~~ 10.

	Date	Resolution Number
Approved	September 24, 2002	02-681
Amended	April 11, 2007	07-349
Amended		



# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Joulia Whittleton, Director of Corporate Services</b>
<b>Title:</b>	<b>2012 Budget Guideline &amp; Budget Review Meeting Dates</b>

**BACKGROUND / PROPOSAL:**

Under the MGA, s. 242, each council must adopt an operating budget for each calendar year; and s. 245, each council must adopt a capital budget for each calendar year.

Under the MGA, s. 153, amongst other things, Councilors have the following duty:

- (a) to consider the welfare and interests of the municipality as a whole and to bring to council's attention anything that would promote the welfare or interest of the municipality;
- (b) to participate generally in development and evaluating the policies and programs of the municipality.

**OPTIONS & BENEFITS:**

Councillors are scheduled to discuss the budget guideline at the September 12, 2011 Council Workshop. A motion is to be formulated at the workshop for passing at September 13, 2011 regular council meeting.

**COSTS & SOURCE OF FUNDING:**

NA

**RECOMMENDED ACTION:**

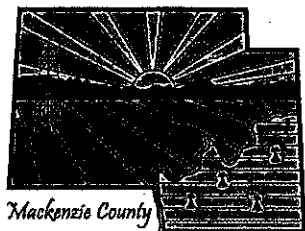
**Motion 1:**

*[To be inserted as formulated at September 12, 2011 Council Workshop]*

**Motion 2:**

That the following dates be set for the 2012 operating and capital budget review and approval *[suggested dates November 7, November 29 and December 9].*

Author: \_\_\_\_\_ Review Date: \_\_\_\_\_ CAO . \_\_\_\_\_



# MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Joulia Whittleton, Director of Corporate Services</b>
<b>Title:</b>	<b>Agricultural Land Use Planning Committee</b>

### BACKGROUND / PROPOSAL:

The Agricultural Land Use Planning Committee passed the following motion at their August 8, 2011 meeting:

*Motion 11-08-51*

*That a recommendation be taken to Council to advise AB SRD to hold the "first time no sale" lands until after the Phase II and III lands are offered for sale.*

At their August 9, 2011 meeting, Council endorsed the Committee's recommendation.

### OPTIONS & BENEFITS:

Administration communicated the above motion to AB SRD.

AB SRD personnel responded that "changing our current business practice and holding lands from sale after one attempt is problematic...SRD...expended considerable funding and effort to have the lands surveyed, appraised, timber removed, and in some cases the lands were removed from Forest Management Area's and Registered Fur Management Area's. SRD has an obligation to put forth our best effort to sell the selected lands and are reluctant to change current selling practices".

AB SRD representatives were at the Committee's meeting on September 7, 2011. After further discussion on this topic, the Committee passed the following motions:

*That motion 11-08-51 to be rescinded.*

Author: J. Whittleton Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_

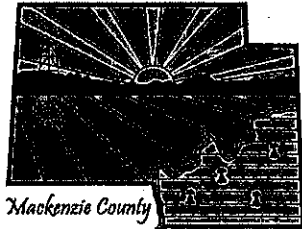
*That a recommendation be taken to Council to advise AB SRD to offer the "first time no sale" lands for sale one additional time.*

**COSTS & SOURCE OF FUNDING:**

NA

**RECOMMENDED ACTION:**

That administration advise Alberta Sustainable Resource Development to offer the "first time no sale" land parcels for sale one additional time.



## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>September 13, 2011</b>
<b>Presented By:</b>	<b>Joulia Whittleton, Director of Corporate Services</b>
<b>Title:</b>	<b>Fort Vermilion Lookout Point ("Sunset Park") – Request from Fort Vermilion Board of Trade</b>

**BACKGROUND / PROPOSAL:**

It has been a long time desire of the local Fort Vermilion residents to see the Fort Vermilion "Lookout Point" also known as "Sunset Park" being properly reconstructed to assure safety of the general traveling public, as well for esthetic reasons.

The location of this site is along the River Road (directly adjacent to the County's road) and across from the Experimental Farm.

In the past, the Fort Vermilion Board of Trade, with support from the County, attempted to improve the site. However, due to some technical (no engineering) and some financial reasons, the site remains in poor condition.

The latest attempt of the Board to improve the site consisted of removing the old barrier/railing structure and installing a much sturdier and more suitable railing. As stated in the letter, during the earlier discussion (this year) with the County's administration the County committed \$3,000 to assist the Board in installing new railing. However, due to some unforeseen events, which are described in the attached letter, the Board ran into financial issues as the costs unexpectedly escalated due to the additional work requirements before the railing can be installed.

*NOTE: In early spring, the County's administration engaged Focus Engineering to assess the site for safety reasons and acquired a reconstruction estimate. It was determined that the current year's operating budget contains sufficient funding to reconstruct the site as per the engineering assessment. The requests for proposals had been distributed to construction companies and we are awaiting their responses. In order to repair the site as necessary, the barrier/railing that was installed by the Board will have to be removed and reinstalled upon proper improvements to the foundation of the site and surfacing.*

**Author:** J. Whittleton      **Reviewed by:** \_\_\_\_\_ **CAO** \_\_\_\_\_

**OPTIONS & BENEFITS:**

Please see the attached correspondence from the Fort Vermilion Board of Trade and the relevant invoices from ABCO Industries. The Board is looking for financial compensation for the three ABCO invoices in the amount of \$7,482.56 excluding GST.

Administration recommends that the County takes the lead on this project due to potential public safety and that the Board be compensated for invoices as requested.

**COSTS & SOURCE OF FUNDING:**

Grants to Other Organizations Reserve

**RECOMMENDED ACTION:**

**Motion 1:** (requires 2/3)

That the Fort Vermilion Board of Trade be compensated for the railing installation at the Sunset Park in the amount of \$7,482.56 with funding coming from the Grants to Other Organizations reserve.

**Motion 2:**

That the County accepts responsibility for the area known as Sunset Park along the River Road in the Hamlet of Fort Vermilion as it relates to regular maintenance and improvements.

Author: J. Whittleton Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_



Fort Vermilion Aug 5 2011

927-3800-meraki



## Fort Vermilion Area Board of Trade

P.O. Box 456

Fort Vermilion, Alberta T0H 1N0

Tel: 780.927.4008

To: McKeown County  
Fort Vermilion  
re: "look out point" across experimental farm.

Dear Council

History of "lookout point"

Councilor asked county for money in order to create a "look out point"  
He then was told to have the local Board of trade to write a letter  
requesting \$9000.00? to create this "lookout point"

After this letter was written we as a board of trade did not know the  
happenings afterward.

I did see that work was done on the side and progress made and  
in the end a fence line was created. To our dismay it became a  
horribly side, visetly and qua safety.

The bills, we guess were paid by the county directly to the councilor,  
a inspection of the side was never arranged so we as a board of trade  
feld that a dangerous site was created for sure for children who  
could have fallen through the wiring without a push.

That was when the board of trade wrote a letter to the former CAO  
and asked him what he would do about this situation.  
after two times asking him for a response we did not hear  
anything back.

We could become liable for calamities happening on the site  
so I designed a new railing in aluminum and took this  
to the CAO with a price for railing only \$35.00 per post.  
I told him that the board of trade would pay as much into the cost  
as possible and he said that there was still \$3000.00 in that

ject post.

For the mounting of the railing was no price because that depended  
on how the posts were lined up.

In the end all posts except 3 had to be cut off and braced over

Also an extension of 44' was made. 00 per - 700 m - 100  
shore line.

Some of the latter cost could not be priced out because the price would have exhorbitant high, it was cheaper to go by material and labour.

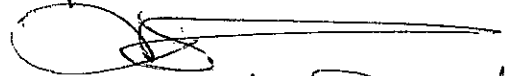
We the Board of trade would be pleased to pay the bill for the railing including the \$3000.00 what was part of the project.

The other bills we ask the county to absorb because we do not have enough money as it is for the year is only halfway.

We spend beside any projects as the town beautification already \$7500.00 on internal cost, phone bills, secretary, treasurer and R.E.D.I.

If you need more clarification in this matter do not hesitate to ask me the undersigned.

yours truly



Maarten Braat,  
Chair of Board.



ABC CO IND (Div of 774504 AB. LTD.)  
 Box 9  
 Fort Vermilion, Alberta T0H 1N0

ABC CO LTD  
 Box 9  
 Fort Vermilion, Alberta,  
 T0H-1N0

# ABC CO

31-May-2011

**Fort Vermilion Board Of Trade**  
 Martin Bratt  
 Box 456  
 Fort Vermilion, Alberta T0H 1N0

**Fort Vermilion Board Of**

31-May-2011

31-May-2011	13160	Invoice	8,561.95	8,561.95	13160	8,561.95
31-May-2011	13161	Invoice	2,501.73	2,501.73	13161	2,501.73
31-May-2011	13162	Invoice	2,146.21	2,146.21	13162	2,146.21
31-May-2011	13163	Invoice	3,208.75	3,208.75	13163	3,208.75

Current	31 - 60	<u>Over 60</u>		
\$16,418.64	\$0.00	<u>\$0.00</u>	\$16,418.64	\$16,418.64

***-Not just an ordinary Welding Shop-***

ABCO IND (Div of 774504 ALTA LTD.)

Box 9  
Fort Vermilion, Alberta T0H 1N0

9273596  
9273529

# INVOICE

Invoice No.: 13163  
Date: 31-May-2011

Abco W/O # 2487-A

**Sold To:**  
Fort Vermilion Board Of Trade  
Martin Bratt  
Box 456  
Fort Vermilion, Alberta  
T0H 1N0

**Ship To:**  
Fort Vermilion Board Of Trade  
~~Daryl Ziedorf~~  
~~Box 257~~  
Fort Vermilion, Alberta  
T0H 1N0

Business No.: 87047 8047

Item No.	Quantity	Unit	Description	Unit Price	Amount	
			Removal of existing 4X4 poles to correct alignment			
			Labour	0	2,452.50	
			Material	0	603.45	
			Subtotal:		3,055.95	
			G - GST @ 5			
			GST		152.80	
<b>PAYMENT DUE 30 DAYS FROM INVOICE DATE</b>					<b>Total Amount</b>	<b>3,208.75</b>