




MACKENZIE COUNTY

# REGULAR COUNCIL MEETING

**JUNE 08, 2021**  
**10:00 AM**

FORT VERMILION COUNCIL  
CHAMBERS

 780.927.3718

 [www.mackenziecounty.com](http://www.mackenziecounty.com)

 4511-46 Avenue, Fort Vermilion

 [office@mackenziecounty.com](mailto:office@mackenziecounty.com)



**Mackenzie County**



**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Tuesday, June 8, 2021  
10:00 a.m.**

**Fort Vermilion Council Chambers**

**Fort Vermilion, Alberta**

**AGENDA**

			Page
<b>CALL TO ORDER:</b>	1.	a) Call to Order	
<b>AGENDA:</b>	2.	a) Adoption of Agenda	
<b>ADOPTION OF PREVIOUS MINUTES:</b>	3.	a) Minutes of May 26, 2021 Regular Council Meeting	7
		b) Business Arising out of the Minutes	
		c)	
<b>DELEGATIONS:</b>	4.	a)	
		b)	
		c)	
<b>TENDERS:</b>		Tender openings are scheduled for 11:00 a.m.	
	5.	a)	
		b)	
<b>PUBLIC HEARINGS:</b>		Public hearings are scheduled for 1:00 p.m.	
	6.	a) Bylaw 1223-21 Land Use Bylaw Amendment to Reduce the Minimum Lot Size in the Rural Industrial General Zoning District	21
		b) Bylaw 1224-21 Land Use Bylaw Amendment to Add Rural Country Residential 4 (RCR4) to Section 9	33
<b>GENERAL REPORTS:</b>	7.	a) CAO & Director Reports	57

		b)	Disaster Recovery and Mitigation Update	
		c)		
<b>AGRICULTURE SERVICES:</b>	8.	a)	None	
		b)		
<b>COMMUNITY SERVICES:</b>	9.	a)	La Crete Recreation Society – Capital Projects	73
		b)		
		c)		
<b>FINANCE:</b>	10.	a)	None	
		b)		
		c)		
<b>OPERATIONS:</b>	11.	a)	Washout & Culvert Repairs / Upgrades - Request for Additional Funds	95
		b)	Purchase of Ground Penetrating Radar Unit	97
		c)	Hamlet of La Crete Road Repairs	99
		d)		
		e)		
<b>UTILITIES:</b>	12.	a)	None	
		b)		
<b>PLANNING &amp; DEVELOPMENT:</b>	13.	a)	Bylaw 1226-21 to Amend Bylaw 1210-21 Lane Closure Within Plan 082 6817	101
		b)	Bylaw 1227-21 Land Use Bylaw Amendment to Rezone Plan 072 5380, Block 3, Lot 1 from Fort Vermilion Highway Commercial “FV-HC” & Fort Vermilion Light Industrial “FV-LI” to Fort Vermilion Heavy Industrial “FV-HI”	107
		c)	Bylaw 1228-21 Land Use Bylaw Amendment to Rezone Plan 072 1505, Block 12, Lot 1 from Fort Vermilion Light Industrial “FV-LI” to Hamlet Residential 1 “H-R1”	115

		d)		
		e)		
<b>ADMINISTRATION:</b>	14.	a)	Senate Selection and Referenda Votes	125
		b)		
<b>COUNCIL COMMITTEE REPORTS:</b>	15.	a)	Council Committee Reports (verbal)	
		b)	Municipal Planning Commission Meeting Minutes	131
		c)		
<b>INFORMATION / CORRESPONDENCE:</b>	16.	a)	Information/Correspondence	147
<b>CLOSED MEETING:</b>			<i>Freedom of Information and Protection of Privacy Act Division 2, Part 1 Exceptions to Disclosure</i>	
	17.	a)	Road Recovery Projects RFP (27)	
		b)	Proposed New Time for Closed Meeting	
		c)		
<b>NOTICE OF MOTION:</b>	18.	a)		
<b>NEXT MEETING DATES:</b>	19.	a)	Committee of the Whole Meeting June 22, 2021 10:00 p.m. Fort Vermilion Council Chambers	
		b)	Regular Council Meeting June 23, 2021 10:00 a.m. Fort Vermilion Council Chambers	
<b>ADJOURNMENT:</b>	20.	a)	Adjournment	





Mackenzie County

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>June 8, 2021</b>
<b>Presented By:</b>	<b>Colleen Sarapuk, Administrative Officer</b>
<b>Title:</b>	<b>Minutes of the May 26 2021 Regular Council Meeting</b>

**BACKGROUND / PROPOSAL:**

Minutes of the May 26, 2021, Regular Council Meeting are attached.

**OPTIONS & BENEFITS:**

**COSTS & SOURCE OF FUNDING:**

**SUSTAINABILITY PLAN:**

**COMMUNICATION / PUBLIC PARTICIPATION:**

Approved Council Meeting minutes are posted on the County website.

**POLICY REFERENCES:**

Author: C. Sarapuk Reviewed by: \_\_\_\_\_ CAO: \_\_\_\_\_

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That the minutes of the May 26, 2021 Regular Council Meeting be adopted as presented.

Author: C. Sarapuk      Reviewed by: \_\_\_\_\_      CAO: \_\_\_\_\_



**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Wednesday, May 26, 2021  
10:00 a.m.**

**Fort Vermilion Council Chambers  
Fort Vermilion, AB**

<b>PRESENT:</b>	Josh Knelsen	Reeve
	Jacque Bateman	Councillor
	Peter F. Braun	Councillor
	Cameron Cardinal	Councillor
	David Driedger	Councillor - virtual
	Eric Jorgensen	Councillor
	Lisa Wardley	Councillor
<b>REGRETS:</b>	Anthony Peters	Councillor
	Ernest Peters	Councillor
	Walter Sarapuk	Deputy Reeve
<b>ADMINISTRATION:</b>	Len Racher	Chief Administrative Officer
	Byron Peters	Deputy Chief Administrative Officer
	Fred Wiebe	Director of Utilities
	Jennifer Batt	Director of Finance
	Jeff Simpson	Director of Operations
	Caitlin Smith	Manager of Planning and Development
	Grant Smith	Agricultural Fieldman
	Willie Schmidt	Fleet Maintenance Manager -virtual
	Colleen Sarapuk	Administrative Officer/Recording Secretary

**ALSO PRESENT:**

Minutes of the Regular Council meeting for Mackenzie County held on May 26, 2021 in the Council Chambers at the Fort Vermilion County Office.

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

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

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

**MOTION 21-05-438 MOVED** by Councillor Wardley

That the agenda be adopted with the following additions:  
14.e) Bistcho Cabins

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

- 11.a) Site Tour Capital Projects
- 11.b) Fort Vermilion ATV bylaw

**CARRIED**

**ADOPTION OF  
PREVIOUS  
MINUTES:**

- 3. a) **Minutes of the May 11, 2021 Regular Council Meeting**

**MOTION 21-05-439**

**MOVED** by Councillor Bateman

That the minutes of the May 11, 2021 Regular Council Meeting be adopted as presented.

**CARRIED**

**ADOPTION OF  
PREVIOUS  
MINUTES:**

- 3. b) **Minutes of the May 12 2021 Special Council Meeting**

**MOTION 21-05-440**

**MOVED** by Councillor Braun

That the minutes of the May 12, 2021 Special Council Meeting be adopted as presented.

**CARRIED**

**TENDERS:**

- 5. a) **None**

**PUBLIC HEARINGS:**

- 6. a) **None**

**GENERAL  
REPORTS:**

- 7. a) **Disaster Recovery (Standing Item)**

**MOTION 21-05-441**

**MOVED** by Councillor Cardinal

That the Disaster Recovery update be received for information.

**CARRIED**

**AGRICULTURE  
SERVICES:**

- 8. a) **None**

**COMMUNITY  
SERVICES:**

- 9. a) **None**

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

**FINANCE: 10. b) Amend Policy FIN003 – Auditors**

**MOTION 21-05-442 MOVED** by Councillor Bateman

That Policy FIN003 Auditors be approved as presented.

**CARRIED**

**FINANCE: 10. c) Taxes Tax Roll #289789 – Write off**

**MOTION 21-05-443 MOVED** by Councillor Wardley

That 2021 levies in the amount of \$150 be written off for Tax Roll # 289789 due to location, and land size.

**CARRIED**

**FINANCE: 10. d) Family and Community Support Services (FCSS)  
COVID-19 Funding Grant**

**MOTION 21-05-444 MOVED** by Councillor Bateman

That the 2021 operating budget be amended by \$7,200, with funding coming from the Family and Community Support Services of Alberta COVID-19 grant.

**CARRIED**

**FINANCE: 10. e) Expense Claims- Councillors**

**MOTION 21-05-445 MOVED** by Councillor Braun

That the Councillor expense claims for April 2021 be received for information.

**CARRIED**

**FINANCE: 10. f) Expense Claims- Members at Large**

**MOTION 21-05-446 MOVED** by Councillor Wardley

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That the Member at Large Expense Claims for April 2021 be received for information.

**CARRIED**

**OPERATIONS:** 11. a) **Site Tour Projects – Under Budget (addition)**

**MOTION 21-05-447** **MOVED** by Councillor Bateman  
Requires unanimous

That Council allows for a possible scope change to some or all of the Site Tour Projects by extending the meters for road repairs pertaining to the locations approved and based on need, while remaining within budget.

**CARRIED**

Reeve Knelsen recessed the meeting at 11:24 a.m. and reconvened the meeting at 11:39 a.m.

**DELEGATIONS:** 4. a) **RCMP**

**OPERATIONS:** 11. b) **Bylaw 1196-20 Off Highway Vehicles Bylaw for Fort Vermilion (addition)**

**MOTION 21-05-448** **MOVED** by Councillor Wardley  
Requires unanimous

That bylaw 1196-20 Section 6 seizure of off Highway Vehicle be amend as follows:

A Peace Officer who, on reasonable and probable grounds, believes that an offense under the provisions of this Bylaw has been committed will result in a minimum 30 day Off-highway vehicle seizure on their first offence and a minimum 60 day seizure on their second and subsequent offenses.

**CARRIED**

**MOTION 21-05-449** **MOVED** by Councillor Jorgensen  
Requires unanimous

That first reading be given to Bylaw 1196-20 Off Highway Vehicles Bylaw for Fort Vermilion.

**CARRIED**

**MOTION 21-05-450** **MOVED** by Councillor Cardinal

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Requires unanimous

That second reading be given to Bylaw 1196-20 Off Highway Vehicles Bylaw for Fort Vermilion.

**CARRIED**

**MOTION 21-05-451**  
Requires unanimous

**MOVED** by Councillor Wardley

That consideration be given to go into third reading of Bylaw 1196-20 Off Highway Vehicles Bylaw for Fort Vermilion.

**CARRIED**

**MOTION 21-05-452**  
Requires unanimous

**MOVED** by Councillor Bateman

That third reading be given to Bylaw 1196-20 Off Highway Vehicles Bylaw for Fort Vermilion.

**CARRIED**

Reeve Knelsen recessed the meeting at 12:10 p.m. and reconvened the meeting at 12:40 p.m.

**UTILITIES:**

**12.a) NW 10-106-15-W5M – La Crete North Waterline Oversizing**

**MOTION 21-05-453**  
Requires 2/3

**MOVED** by Councillor Braun

That the 2021 budget be amended to include the NW 10-106-15-W5M-La Crete North Waterline Oversizing project with \$200,000 in funding coming from the Water/Sewer Infrastructure Reserve to cost share the upsizing of the waterline from 200 mm to 300mm to assist with future water demands north of 109 Avenue in the Hamlet of La Crete.

**CARRIED**

**PLANNING & DEVELOPMENT:**

**13. a) Bylaw 1222-21 Off - Site Levy Bylaw – La Crete North Storm Water Management**

**MOTION 21-05-454**

**MOVED** by Councillor Braun

That second reading be given to Bylaw 1222-21 Off-Site Levy Bylaw – La Crete North Storm Water Management.

**CARRIED**

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**MOTION 21-05-455**      **MOVED** by Councillor Braun

That third reading be given to Bylaw 1222-21 Off-Site Levy Bylaw – La Crete North Storm Water Management.

**CARRIED**

**PLANNING & DEVELOPMENT:**      **13. b) Bylaw 1225-21 Off-Site Levy Bylaw – La Crete North Sanitary Trunk Sewer**

**MOTION 21-05-456**      **MOVED** by Councillor Wardley

That first reading be given to Bylaw 1225-21 Off-Site Levy Bylaw – La Crete North Sanitary Trunk Sewer.

**CARRIED**

**FINANCE:**      **10. a) Bylaw Borrowing 1218-21-Stormpond A Hamlet of La Crete**

**MOTION 21-05-457**      **MOVED** by Councillor Braun

That second reading be given to Bylaw 1218-21 being the borrowing bylaw for the North Storm Pond “A” – Hamlet of La Crete Project.

**CARRIED**

**MOTION 21-05-458**      **MOVED** by Councillor Jacquie

That consideration be given to go into third reading be given to Bylaw 1218-21 being the borrowing bylaw for the North Storm Pond “A” – Hamlet of La Crete Project.

**CARRIED**

**MOTION 21-05-459**      **MOVED** by Councillor Braun

That third reading be given to Bylaw 1218-21 being the borrowing bylaw for the North Storm Pond “A” – Hamlet of La Crete Project.

**CARRIED**

**PLANNING &**      **13. c) DRAFT Bistcho Lake Sub-Regional Plan**

\_\_\_\_\_  
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**DEVELOPMENT:**

**MOTION 21-05-460**      **MOVED** by Councillor Wardley

That a letter be sent to the Minister of Alberta Environment & Parks expressing Mackenzie County's concerns regarding the DRAFT Bistcho Lake Sub-Regional plan, and clearly identifying all recommendations.

**CARRIED**

**PLANNING & DEVELOPMENT:**

**13. d) La Crete North Sanitary Trunk Sewer – Engineering Services – Request for Additional Funds**

**MOTION 21-05-461**      **MOVED** by Councillor Bateman  
Requires 2/3

That the 2021 Capital budget be amended to include \$235,000.00 for the La Crete North Sanitary Trunk Sewer – Detailed Design & Tendering, with funding coming from the General Operating Reserve, and future off-site levies.

**CARRIED**

**MOTION 21-05-462**      **MOVED** by Councillor Bateman  
Requires 2/3

That Administration proceed with issuing a Request for Proposals for the detail design and construction engineering for the La Crete North Sanitary Trunk Sewer.

**CARRIED**

**PLANNING & DEVELOPMENT:**

**13. e) Telecommunication Tower Request – La Crete Water Treatment Plant**

**MOTION 21-05-463**      **MOVED** by Councillor Braun  
Requires 2/3

That administration enter into a lease agreement with TELUS communications with the new annual fee.

**CARRIED**

**PLANNING & DEVELOPMENT:**

**13. f) Fort Vermilion (Wop May) Airport Flood Repairs**

**MOTION 21-05-464**      **MOVED** by Councillor Bateman  
Requires 2/3

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That administration proceed with upgrading the airport lighting at the Fort Vermilion (Wop May) Airport from halogen to LED.

**CARRIED**

**MOTION 21-05-465**  
Requires 2/3

**MOVED** by Councillor Jorgensen

That the 2021 Capital budget be amended to include \$100,000 for the Fort Vermilion (Wop May) Airport Recovery, with funding coming from the General Operating Reserve.

**CARRIED**

**ADMINISTRATION:**

**14. a) Policy ADM011 Years of Service Award Program**

**MOTION 21-05-466**  
Requires 2/3

**MOVED** by Councillor Wardley

That Policy ADM011 Years of Service Award Program be approved as ammended.

**CARRIED**

**ADMINISTRATION:**

**14. b) Town of High River – Proposed Alberta Coal Restriction Policy Request**

**MOTION 21-05-467**

**MOVED** by Councillor Bateman

That Town of High River – Proposed Alberta Coal Restriction Policy Request be received for information.

**CARRIED**

**ADMINISTRATION:**

**14. c) Proposed Provincial Police Service**

**MOTION 21-05-468**

**MOVED** by Councillor Wardley

That Mackenzie County send a letter to the Minister of Justice and Solicitor General regarding the Proposed Provincial Police Service.

**CARRIED**

**ADMINISTRATION:**

**14. d) Caribou Update (standing item)**

**MOTION 21-05-469**

**MOVED** by Councillor Bateman

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That the Caribou Update be received for information.

**CARRIED**

Reeve Knelsen recessed the meeting at 1:53 p.m. and reconvened the meeting at 2:02 p.m.

**ADMINISTRATION: 14. e) Bistcho Cabins**

**MOTION 21-05-470 MOVED** by Councillor Bateman

That a letter be sent to the Minister of Environment and Parks requesting the details on notice and justification regarding the burning of the cabins at Bistcho Lake.

**CARRIED**

**COUNCIL COMMITTEE REPORTS: 15. a) Council Committee Reports (verbal)**

**MOTION 21-05-471 MOVED** by Councillor Cardinal

That the Council Committee Reports be received for information.

**CARRIED**

**COUNCIL COMMITTEE REPORTS: 15. b) Municipal Planning Commission Meeting Minutes**

**MOTION 21-05-472 MOVED** by Councillor Wardley

That the unapproved Municipal Planning Commission meeting minutes of May 14, 2021 be received for information.

**CARRIED**

**INFORMATION / CORRESPONDENCE 16. a) Information/Correspondence**

**MOTION 21-05-473 MOVED** by Councillor Bateman

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

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**CARRIED**

**CLOSED MEETING: 17. Closed Meeting**

**MOTION 21-05-474 MOVED** by Councillor Bateman

That Council move into a closed meeting at 2:43 p.m. to discuss the following:

- 17.a) Flood Mitigation (*FOIP, Div. 2, Part 1s. 23, 24, 25*)
- 17.b) Town of High Level Regional Service Sharing Agreement (*FOIP, Div. 2, Part 1s. 21, 24, 25*)
- 17.c) 2021 Bursary (*FOIP, Div. 2, Part 1, s. 17*)
- 17.d) Personnel (*FOIP, Div. 2, Part 1, s. 23, 24, 27*)

The following individuals were present during the closed meeting discussion. (*MGA Section 602.08(1)(6)*)

- Reeve Knelsen
- Councillor Cardinal
- Councillor Jorgensen
- Councillor Braun
- Councillor Bateman
- Councillor Wardley
- Councillor Driedger
- Len Racher Chief Administrative Officer
- Byron Peters, Deputy Chief Administrative Officer
- Fred Wiebe, Director of Utilities
- Jennifer Batt, Director of Finance
- Jeff Simpson, Director of Operations
- Caitlin Smith, Manager of Planning & Development
- Colleen Sarapuk, Recording Secretary
- Grant Smith, Agricultural Fieldman

Administration left the closed meeting at 4:00 p.m.

**MOTION 21-05-475 MOVED** by Councillor Cardinal

That Council move out of a closed meeting at 4:12 p.m.

**CLOSED MEETING: 17. a) Flood Mitigation**

**MOTION 21-05-476 MOVED** by Councillor Braun

That the Flood Mitigation discussion be received for information.

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**CARRIED**

**CLOSED MEETING: 17. b) Town of High Level Regional Service Sharing Agreement**

**MOTION 21-05-477 MOVED** by Councillor Bateman

That the Town of High Level Regional Service Sharing Agreement discussion be received for information.

**CARRIED**

**CLOSED MEETING: 17. c) 2021 Bursary**

**MOTION 21-05-478 MOVED** by Councillor Cardinal

That the 2021 Bursary be awarded as discussed.

**CARRIED**

**CLOSED MEETING: 17. d) Personnel**

**MOTION 21-05-479 MOVED** by Councillor Wardley

That administration bring back options for CAO recruitment consultants to the next council meeting.

**CARRIED**

**NOTICE OF MOTION: 18. a) None**

**NEXT MEETING DATE: 19. a) Next Meeting Dates**

Regular Council Meeting  
June 8, 2021  
10:00 a.m.  
Fort Vermilion Council Chambers

Committee of the Whole  
June 22, 2021  
10:00 a.m.  
Fort Vermilion Council Chambers

**ADJOURNMENT: 20. a) Adjournment**

\_\_\_\_\_  
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**MOTION 21-05-480**      **MOVED** by Councillor Driedger

That the council meeting be adjourned at 4:15 p.m.

**CARRIED**

These minutes will be presented to Council for approval on June 8, 2021.

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Joshua Knelsen  
Reeve

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Lenard Racher  
Chief Administrative Officer

Unapproved

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Mackenzie County

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>June 8, 2021</b>
<b>Presented By:</b>	<b>Caitlin Smith, Manager of Planning and Development</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 1223-21 Land Use Bylaw Amendment to Reduce the Minimum Lot Size in the Rural Industrial General Zoning District</b>

## BACKGROUND / PROPOSAL:

Administration has received a Land Use Bylaw amendment application from a local developer requesting to reduce the minimum lot size in the Rural Industrial General zoning district.

The developer has submitted an eighty (80) lot subdivision lot layout plan which is proposed to be half industrial lots and half country residential type lots with a 15m berm for buffer.

The quarter is already zoned as Rural Industrial General with a minimum lot size of 0.8 hectares (2 acres), the developer would like this reduced to a minimum lot size of 0.4 hectares (1 acre). The developer feels that this would complement the transition from hamlet sized industrial lots to lots outside the hamlet boundary. Hamlet Industrial lots are typically 1-2 acres in size and there is no regulation on lot size.

Bylaw 1223-21 was presented to Council on May 11, 2021 where the following motion was made:

**MOTION 21-05-409**      **MOVED** by Councillor Jorgensen

*That first reading be given to Bylaw 1223-21 being a Land Use Bylaw Amendment to reduce the minimum lot size in the Rural Industrial General (RIG) zoning district, subject to public hearing input.*

**CARRIED**

**Author:** N Friesen      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_

Bylaw 1223-21 was presented to the Municipal Planning Commission on May 14, 2021 where the following motion was made:

**MPC 21-05-063    MOVED by David Driedger**

*That the Municipal Planning Commission recommend to Council to APPROVE Bylaw 1223-21 being a Land Use Bylaw Amendment to reduce the minimum lot size in the Rural Industrial General (RIG) zoning district, subject to public hearing input.*

**CARRIED**

**OPTIONS & BENEFITS:**

Options are to pass, defeat, or table second & third reading of the bylaw.

**COSTS & SOURCE OF FUNDING:**

All costs associated with this amendment will be borne by the applicant.

**SUSTAINABILITY PLAN:**

The sustainability plan does not address any topics that affect this bylaw amendment.

**COMMUNICATION / PUBLIC PARTICIPATION:**

Public Hearing is required prior to second and third reading.

**POLICY REFERENCES:**

N/A

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That second reading be given to Bylaw 1223-21 being a Land Use Bylaw Amendment to reduce the minimum lot size in the Rural Industrial General (RIG) zoning district.

Simple Majority       Requires 2/3       Requires Unanimous

**Author:**   N Friesen        **Reviewed by:**   C Smith        **CAO:** \_\_\_\_\_

That third reading be given to Bylaw 1223-21 being a Land Use Bylaw Amendment to reduce the minimum lot size in the Rural Industrial General (RIG) zoning district.

**Author:** N Friesen **Reviewed by:** C Smith **CAO:** \_\_\_\_\_





**BYLAW NO. 1223-21**  
**BEING A BYLAW OF**  
**MACKENZIE COUNTY**  
**IN THE PROVINCE OF ALBERTA**

**TO AMEND THE MACKENZIE COUNTY LAND USE BYLAW**  
**TO REDUCE THE MINIMUM LOT SIZE IN THE RURAL INDUSTRIAL GENERAL**  
**(RIG) ZONING DISTRICT**

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

**WHEREAS**, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2017, and

**WHEREAS**, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw by reducing the minimum lot size in Section 9.7.3, from 0.8 hectare (2 acres) to 0.4 hectare (1 acre), in the Rural Industrial General (RIG) Zoning District to accommodate industrial growth adjacent to the hamlet boundary.

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

1. That the Mackenzie County Land Use Bylaw Section 9.7.3 be amended with reduced minimum lot size requirements from 0.8 ha (2 acres) to 0.4 ha (1 acre) within the Rural Industrial General (RIG) Zoning District:

Rural Industrial General (RIG)

Regulation	Standard
Min. Lot Size	0.8 ha (2 acres)
	0.4 ha (1 acre)
Min. Floor Area	92.9m <sup>2</sup> (1000.0ft <sup>2</sup> )
<b>Min. Setback from Highway, Road or Undeveloped Road Allowance</b>	
Right-of-way	41.2m (135.0ft)
Centre Line	64.0m (210.0ft)

Regulation	Standard
Or a greater distance as specified by Alberta Transportation	
<b>Min. Setback</b>	
Yard – Front	15.2m (50.0ft)
Yard – Rear	15.2m (50.0ft)
Yard – Side	15.2m (50.0ft)

2. This bylaw shall take effect on the date of the third and final reading thereof.

READ a first time this \_\_\_\_\_ day of May, 2021.

PUBLIC HEARING held this \_\_\_\_\_ day of June, 2021.

READ a second time this \_\_\_\_\_ day of June, 2021.

READ a third time and finally passed this \_\_\_\_\_ day of June, 2021.

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Joshua Knelsen  
Reeve

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Lenard Racher  
Chief Administrative Officer

Application No: \_\_\_\_\_

## Mackenzie County LAND USE BYLAW AMENDMENT APPLICATION

Complete only if different from Applicant

Name Of Applicant Paul Driedger (FTEN Group of Companies)		
Address: PO Box 1419		
City/Town La Crete, AB		
Postal Code T0H2H0	Phone	Cell 780-821-0911

Name of Registered Owner Henry W Peters and Tina Peters		
Address: PO Box 1603		
City/Town La Crete, AB		
Postal Code T0H2H0	Phone	Cell 780-841-2951

Legal Description of the Land Affected by the Proposed Amendment:

QTR./LS.	SEC.	TWP.	RANGE	M.	or	PLAN	BLK	LOT
NE	16	106	15	5				

Civic Address: \_\_\_\_\_


Land Use Classification Amendment Proposed:

From: Rural Industrial General To: Rural Industrial General

Reasons Supporting Proposed Amendment:

With the subject property being immediately adjacent to the Hamlet of La Crete north boundary we are requesting that the minimum lot size be reduced from 0.8 ha.(2 acres) to 0.4 ha.(1 acre). This will then accommodate development that have same industrial lot sizes within the hamlet adjacent to this property.

I have enclosed the required application fee of: \_\_\_\_\_ Receipt No.: \_\_\_\_\_



Applicant Signature

2021-05-05

Date



Registered Owner Signature

2021-05-05

Date

**NOTE: Registered Owner's signature required only if different from applicant**

*The personal information on this form is collected in accordance with Section 33 of the Freedom of Information and Protection of Privacy (FOIP) Act for the purpose of processing this application, issuing development permits and Land Use Bylaw Enforcement. The name of the permit holder and nature of the permit are available to the public upon request. If you have any questions regarding the collection, use or disclosure of this information, please contact the FOIP Coordinator or (780) 927-3718.*

Mackenzie County  
Box 640, 4511-46 Avenue  
Fort Vermilion, AB T0H 1N0



Phone: (780) 927-3718  
Fax: (780) 927-4266  
Email: office@mackenziecounty.com  
www.mackenziecounty.com

Existing

## Section 9 | Land Use District Regulations

### 9.7 Rural Industrial General (RIG)

#### Purpose

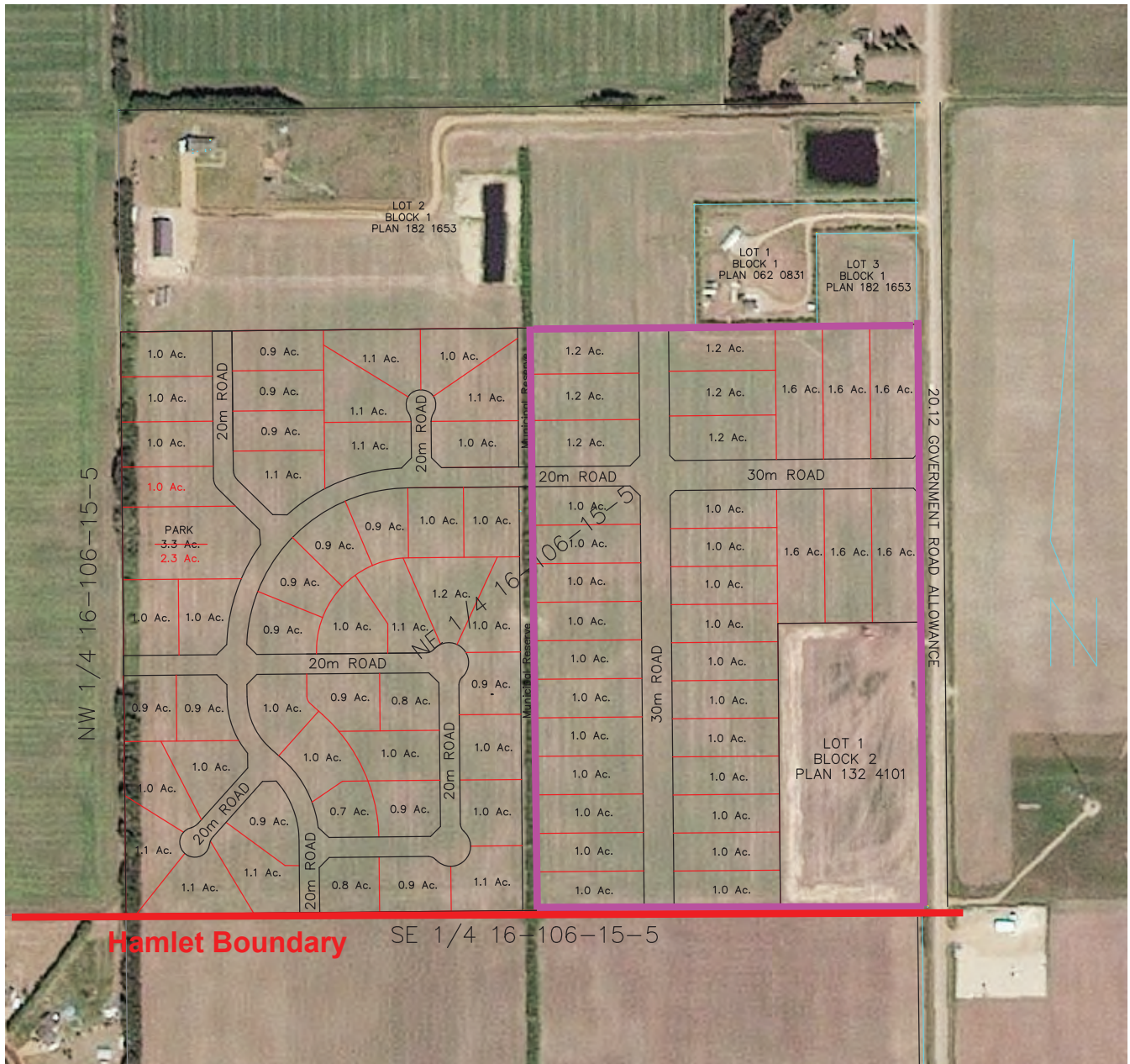
- 9.7.1 The purpose of the Rural Industrial General (RIG) district is to provide for heavy industrial uses on large land parcels, distant from residential uses, that utilize extensive outdoor storage areas and on-site operations are considered to be a nuisance to non-industrial and residential uses.



#### Permitted and Discretionary Land Use Classes

- 9.7.2 Land use classes within the following table shall be permitted or discretionary within the Rural Industrial General (RIG) district of this BYLAW.

Permitted	Discretionary
ACCESSORY BUILDING	AGGREGATE RESOURCE PROCESSING
AGRICULTURAL MACHINERY SALES AND SERVICE	AUCTION FACILITY
AGRICULTURAL SUPPLY DEPOT	AUTO SALVAGE
AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES, MAJOR	BULK FERTILIZER STORAGE AND/OR SALES
AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES, MINOR	BULK FUEL STORAGE AND DISTRIBUTION
BUSINESS SUPPORT SERVICES	ENVIRO-TANK
CONTRACTOR, GENERAL	GRAIN ELEVATOR
CREMATORIUM	INDUSTRIAL USE, HEAVY
DUGOUT	NATURAL RESOURCE EXTRACTION
EQUIPMENT RENTAL FACILITY	NATURAL RESOURCE PROCESSING
MANUFACTURED HOME SALES AND SERVICE	OIL FIELD SERVICE
PUBLIC UTILITY	SELF-STORAGE 2
SALVAGE YARD	SHIPPING CONTAINER





Mackenzie County

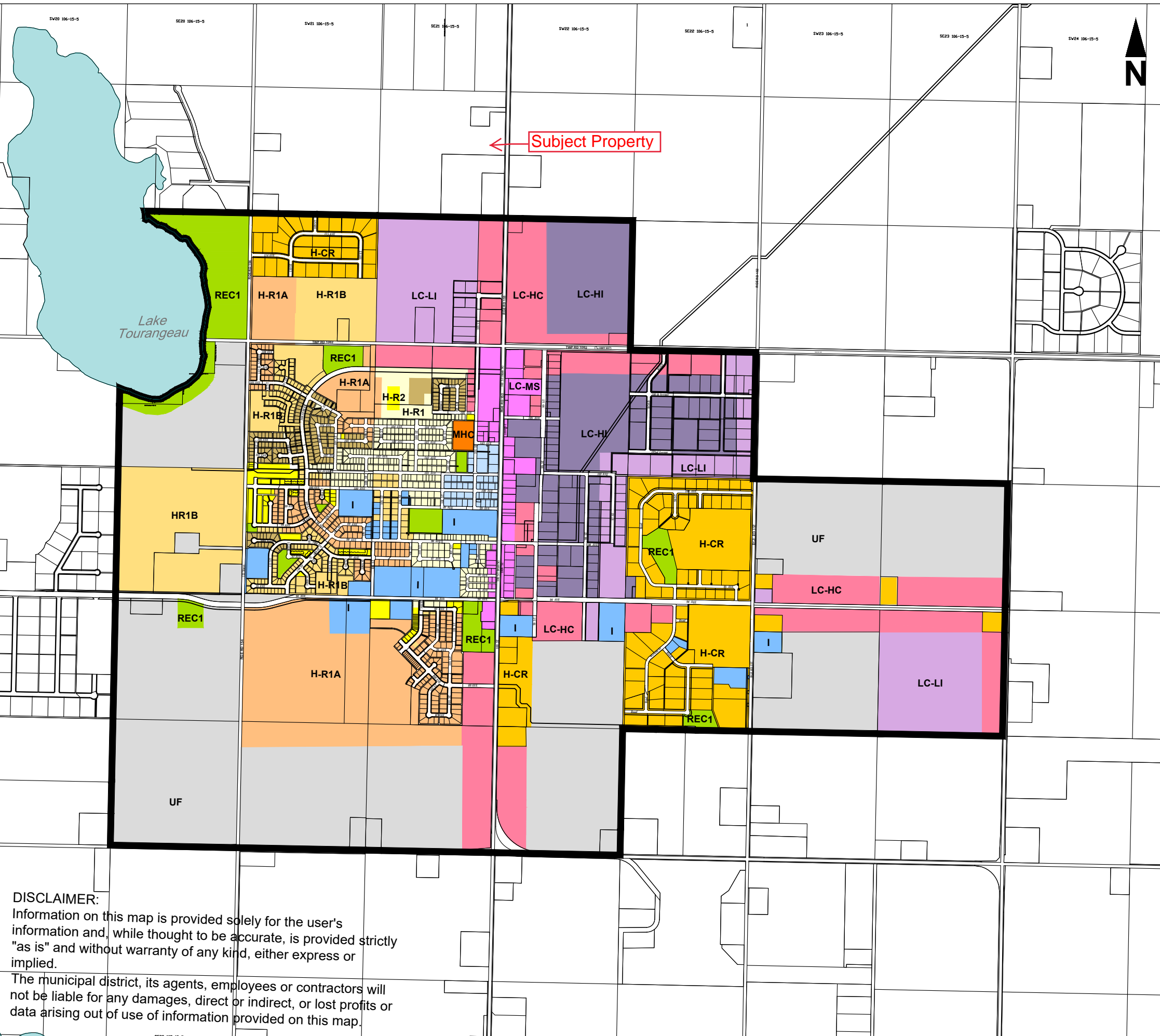
# Mackenzie County Land Use Bylaw

## LA CRETE LAND USE DISTRICTS

- H-R1 Hamlet Residential 1
- H-R1A Hamlet Residential 1A
- H-R1B Hamlet Residential 1B
- H-R2 Hamlet Residential 2
- H-CR Hamlet Country Residential
- MHS Manufactured Home Subdivision
- MHC Manufactured Home Community
- RCR1 Rural Country Residential 1
- LC-TC La Crete Town Centre
- LC-HC La Crete Highway Commercial
- LC-MS La Crete Main Street
- LC-LI La Crete Light Industrial
- LC-HI La Crete Heavy Industrial
- I Institutional
- REC1 Recreation 1
- UF Urban Fringe
- DC Direct Control
- A Agricultural
- Hamlet Boundary

0.5km      1.0km      2.0km

March 2020



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

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

**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 1223-21**

**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:**







**Mackenzie County**

**REQUEST FOR DECISION**

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>June 8, 2021</b>
<b>Presented By:</b>	<b>Caitlin Smith, Manager of Planning and Development</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 1224-21 Land Use Bylaw Amendment to Add Rural Country Residential 4 (RCR4) to Section 9</b>

**BACKGROUND / PROPOSAL:**

Administration has received a Land Use Bylaw amendment application from a local developer requesting to add a new zoning district that will accommodate smaller rural country residential multi-lot subdivisions adjacent to the hamlet boundary.

The developer has submitted an eighty (80) lot subdivision lot layout plan which is proposed to be half industrial lots and half country residential type lots with a 15m berm for buffer. Should this zoning district be approved, the developer would apply to rezone the residential portion to this new district.

Currently within the Land Use Bylaw there are two separate Rural Country Residential districts; one that allows all built types and the other is intended for houses. Lots sizes for both are 3-5 acres per lot.

The applicant would like to develop 0.8-1.5 acre rural country residential lots specifically adjacent to the La Crete hamlet boundary. These lots would be similar in size to the hamlet country residential lots in La Crete; the intension of the area would be estate living. Only dwelling-single family homes with attached garages would be permitted and the homes would be required to be a minimum of 1500 sq ft less the garage. The uses proposed in the district would be less rural type uses and more urban type uses.

The developer would like to have higher density lots adjacent to the hamlet that would eventually be within hamlet should boundaries change. This would be the first rural country residential with lots of this size.

Currently, there are no Area Structure Plan reference to this specific location other than the 2020 La Crete Industrial Lands strategy. This entire parcel has been identified as proposed light industrial pocket as La Crete expands.

**Author:**  N Friesen  **Reviewed by:**  C Smith  **CAO:**

The following are the recommendations and considerations within the Municipal Development Plan when approving rural country residential subdivisions.

The MDP recognizes that:

Development within Hamlets shall include a mix of residential types to accommodate different needs and tastes, a well-defined central commercial area, and industrial areas that are located in industrial parks and in identified development nodes.

#### General Development Objectives

- Accommodate growth and development that is orderly, meets County guidelines and standards, and enhances Mackenzie County.
- Maintain the rural character of the County.
- Involve the community in the planning process.
- Ensure an adequate and suitable land base exists to accommodate Hamlet growth.

Mackenzie County may require the adoption of an Area Structure Plan, to be prepared in accordance with Section 633 of the Municipal Government Act, or the approval of a Neighbourhood Structure Plan, or an Outline Plan prior to subdivision or development.

**These Plans shall address the following issues to the satisfaction of the County:**

- a) conformity with this Plan, other statutory plans and the Land Use Bylaw;**
- b) impacts on adjacent uses and mitigation methods, such as the provision of any suitable buffers or setbacks;**
- c) proposed land uses and population projections;**
- d) proposed methods of water supply, stormwater management and sewage disposal;**
- e) access and internal circulation;**
- f) allocation of municipal and environmental reserve;**
- g) suitability of the development site in terms of soil stability, groundwater level, and drainage;**
- h) a method by which developers pay for off-site costs; and**
- i) any other matters identified by the municipality.**

#### Section 5.1 Country Residential Objectives

- Recognize agriculture, its related activities and industries as the predominant land use in the rural area.
- Recognize country residential development as a legitimate land use in the rural area, while minimizing potential conflicts with non-residential uses.
- **Provide for the establishment of attractive, well-planned and properly serviced country residential development.**
- Maintain the rural character of the County and to allow for growth of the established urban areas.

#### Section 5.2 Country Residential Policies

Author: N Friesen Reviewed by: C Smith CAO: \_\_\_\_\_

5.2.1 To reduce conflicts with Hamlet growth and industrial and agricultural operations, and to minimize the cost of maintaining roads and other municipal services, country residential communities shall be located in a well-defined area, as shown on the maps within the Hamlet and Industrial Area Structure Plans, leaving the rest of the County primarily agricultural or Crown Land. These country residential areas are located in accordance with the following principles:

- a) have poor soils (CLI Class 5), except where the use of better soils may be justified because the land is adjacent to urban areas, recreational lakes or river valleys;
  - b) do not limit the logical expansion of the Town of High Level, or the Hamlet's of Fort Vermillion, La Crete or Zama City;**
  - c) located near existing or proposed recreation areas;
  - d) have potable water supply and are adequately serviced or where municipal servicing can be provided in an efficient and economical manner;**
  - e) have simple and direct access to paved roads and highways; and
  - f) will maintain the minimum separation distance from sour gas facilities, gas and oil wells, wastewater treatment plant, landfills, existing CFOs and existing sand and gravel extraction sites as defined by Municipal Government Act, AOPA, or any other relevant legislation.
  - g) Do not create potential land use conflicts by locating adjacent to areas which have existing or are proposed for heavy industrial uses.**
- Mackenzie County may consider locations outside of the designated areas provided they meet the conditions of the Policy 5.2.1.
  - Wherever possible, a landscaped or treed buffer should be provided along the boundaries of country residential lots that are located adjacent to non-residential uses.
  - If a quarter section being subdivided contains significant areas of Better Agricultural Land, those areas must normally be left as a single large parcel, with the residential lots concentrated on the poorer soil.
  - Mackenzie County shall discourage the expansion of rural agricultural settlements as these communities are not intended as nodes for future Hamlet locations or future intensive residential developments.

The following information is from the La Crete Area Structure Plan:

#### Country Residential Area

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

- *New country residential development should be consistent with existing country residential development in terms of servicing, lot areas, and landscaping.*

Author:  N Friesen  Reviewed by:  C Smith  CAO:

- *Wherever possible when there are existing trees on a property they should be preserved.*
- *No new country residential areas should be created other than those identified in the Land Use Concept.*

Administration has no concerns in terms of the new land use zoning district but is concerned about the future plans for lands surrounding the hamlet. Administration will need to determine servicing feasibility for this leapfrog parcel but also if this district is approved we need to be prepared for additional applications.

Bylaw 1224-21 was presented to Council on May 11, 2021 where the following motion was made:

**MOTION 21-05-410**      **MOVED** by Councillor E. Peters

*That first reading be given to Bylaw 1224-21 being a Land Use Bylaw Amendment to add Rural Country Residential 4 (RCR4) to Section 9, subject to public hearing input.*

**CARRIED**

Bylaw 1224-21 was presented to the Municipal Planning Commission on May 14, 2021 where the following motion was made:

**MPC 21-05-064**      **MOVED** by David Driedger

*That the Municipal Planning Commission recommend to Council to APPROVE Bylaw 1224-21 being a Land Use Bylaw Amendment to add Rural Country Residential 4 "RCR4" to Section 9, subject to public hearing input.*

**CARRIED**

**OPTIONS & BENEFITS:**

Options are to pass, defeat or table second & third reading of the bylaw.

**COSTS & SOURCE OF FUNDING:**

All costs associated with this amendment shall be borne by the applicant.

**SUSTAINABILITY PLAN:**

**Goal E26** That Mackenzie County is prepared with infrastructure and services for continually growing population.

**Author:** N Friesen      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_

**COMMUNICATION / PUBLIC PARTICIPATION:**

The bylaw amendment was advertised as per MGA requirements. Public Hearing is required prior to second & third reading.

**POLICY REFERENCES:**

DEV007 Rural Development Standards

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That second reading be given to Bylaw 1224-21 being a Land Use Bylaw Amendment to add Rural Country Residential 4 (RCR4) to Section 9.

Simple Majority       Requires 2/3       Requires Unanimous

That third reading be given to Bylaw 1224-21 being a Land Use Bylaw Amendment to add Rural Country Residential 4 (RCR4) to Section 9.

**Author:**  N Friesen       **Reviewed by:**  C Smith       **CAO:**



**BYLAW NO. 1224-21**  
**BEING A BYLAW OF**  
**MACKENZIE COUNTY**  
**IN THE PROVINCE OF ALBERTA**

**TO AMEND THE 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 2017, 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 add Rural Country Residential 4 (RCR4) to Section 9 of the Land Use Bylaw.

**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 1066-17, Section 9 be amended with the following addition:

**Rural Country Residential 4 (RCR4) Purpose**

9.5.1 The purpose of the Rural Country Residential 4 (RCR4) district is to allow for single family dwellings and associated uses on large serviced MULTI-LOT country residences adjacent to HAMLET boundary.

**Permitted and Discretionary Land Use Classes**

9.5.2 Land use classes within the following table shall be permitted or discretionary within the Rural Country Residential 4 (RCR4) district of this BYLAW.

Permitted	Discretionary
ACCESSORY BUILDING	BED AND BREAKFAST BUSINESS
DWELLING - SINGLE FAMILY WITH ATTACHED GARAGE	DAY CARE HOME
SHOP – PERSONAL	HOME BASED BUSINESS MINOR
	RESIDENTIAL SALES CENTRE
	SECONDARY SUITE

## Regulations

- 9.5.3 In addition to the regulations contained in Section 8, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

Regulation	Standard
<b>Lot Area</b>	
Min.	0.3ha (0.8 acre)
Max.	0.6ha (1.5 acres)
<b>Dwelling Size (excluding attached garage)</b>	
Min.	1500.0ft <sup>2</sup>
<b>Min. Setback from Highway, Road or Undeveloped Road Allowance</b>	
Right-of-way	41.2m (135.0ft)
Centre Line	64.0m (210.0ft)
Internal Subdivision Road	15.2 m (50 feet)
Or a greater distance as specified by Alberta Transportation	
<b>Min. Setback</b>	
Yard – Rear	7.6m (25.0ft)
Yard – Side	4.6m (15.0ft)

## Additional Regulations

- 9.5.4 In addition to Section 8.33 of this BYLAW, the Development Authority 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 Authority.
- 9.5.5 The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall complement the natural features and the character of the site to the satisfaction of the Development Authority.
- 9.5.6 The Development Authority may decide on such other requirements as are necessary having due regard to the nature of the proposed DEVELOPMENT and the purpose of this LAND USE DISTRICT.



9.5.7 Within the Rural Country Residential 4 (RCR4) district a SHOP-Personal shall have a maximum building:

- a. Area of 223.0 m<sup>2</sup> (2400.0ft<sup>2</sup>); and
- b. Height of 6.1m(20.0 ft)

2. This bylaw shall take effect on the date of the third and final reading thereof.

READ a first time this \_\_\_\_\_ day of May, 2021.

PUBLIC HEARING held this \_\_\_\_\_ day of June, 2021.

READ a second time this \_\_\_\_\_ day of June, 2021.

READ a third time and finally passed this \_\_\_\_\_ day of June, 2021.

---

Joshua Knelsen  
Reeve

---

Lenard Racher  
Chief Administrative Officer



Application No: \_\_\_\_\_

## Mackenzie County LAND USE BYLAW AMENDMENT APPLICATION

Complete only if different from Applicant

Name Of Applicant Paul Driedger (FTEN Group of Companies)		
Address: PO Box 1419		
City/Town La Crete, AB		
Postal Code T0H2H0	Phone	Cell

Name of Registered Owner Henry W Peters and Tina Peters		
Address: PO Box 1603		
City/Town La Crete, AB		
Postal Code T0H2H0	Phone	Cell

Legal Description of the Land Affected by the Proposed Amendment:

QTR./LS.	SEC.	TWP.	RANGE	M.	or	PLAN	BLK	LOT
NE	16	106	15	5				

Civic Address: \_\_\_\_\_

Land Use Classification Amendment Proposed:

From: Agricultural To: Rural County Residential 2

Reasons Supporting Proposed Amendment:

With the subject property being immediately adjacent to the Hamlet of La Crete north boundary we are requesting that a new district be adopted that is similar to the Hamlet Country Residential (H-CR) district with some differences being the lot size and uses (as per attached draft). This will accommodate higher density immediately adjacent to hamlet boundaries rather than the traditional Country Residential Lots which are larger in size and without those rural uses.

I have enclosed the required application fee of: \_\_\_\_\_ Receipt No.: \_\_\_\_\_

Applicant Signature \_\_\_\_\_

2021-05-05  
Date

Registered Owner Signature \_\_\_\_\_

2021-05-05  
Date

**NOTE: Registered Owner's signature required only if different from applicant**

*The personal information on this form is collected in accordance with Section 33 of the Freedom of Information and Protection of Privacy (FOIP) Act for the purpose of processing this application, issuing development permits and Land Use Bylaw Enforcement. The name of the permit holder and nature of the permit are available to the public upon request. If you have any questions regarding the collection, use or disclosure of this information, please contact the FOIP Coordinator or (780) 927-3718.*

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## 9.5 Rural Country Residential 2 (RCR2)

### Purpose

- 9.5.1 The purpose of the Rural Country Residential 2 (RCR2) district is to allow for single family dwellings and associated uses on large serviced LOTS adjacent to the HAMLET boundary.



### Permitted and Discretionary Land Use Classes

Land use classes within the following table shall be permitted or discretionary within the Rural Country Residential 2 (RCR2) district of this BYLAW.

Permitted	Discretionary
ACCESSORY BUILDING	BED AND BREAKFAST BUSINESS
DWELLING - SINGLE FAMILY WITH ATTACHED GARAGE	DAY CARE HOME
SHOP – PERSONAL	HOME BASED BUSINESS MINOR
	RESIDENTIAL SALES CENTRE
	SECONDARY SUITE

### Regulations

18.4.2 In addition to the regulations contained in Section 8, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

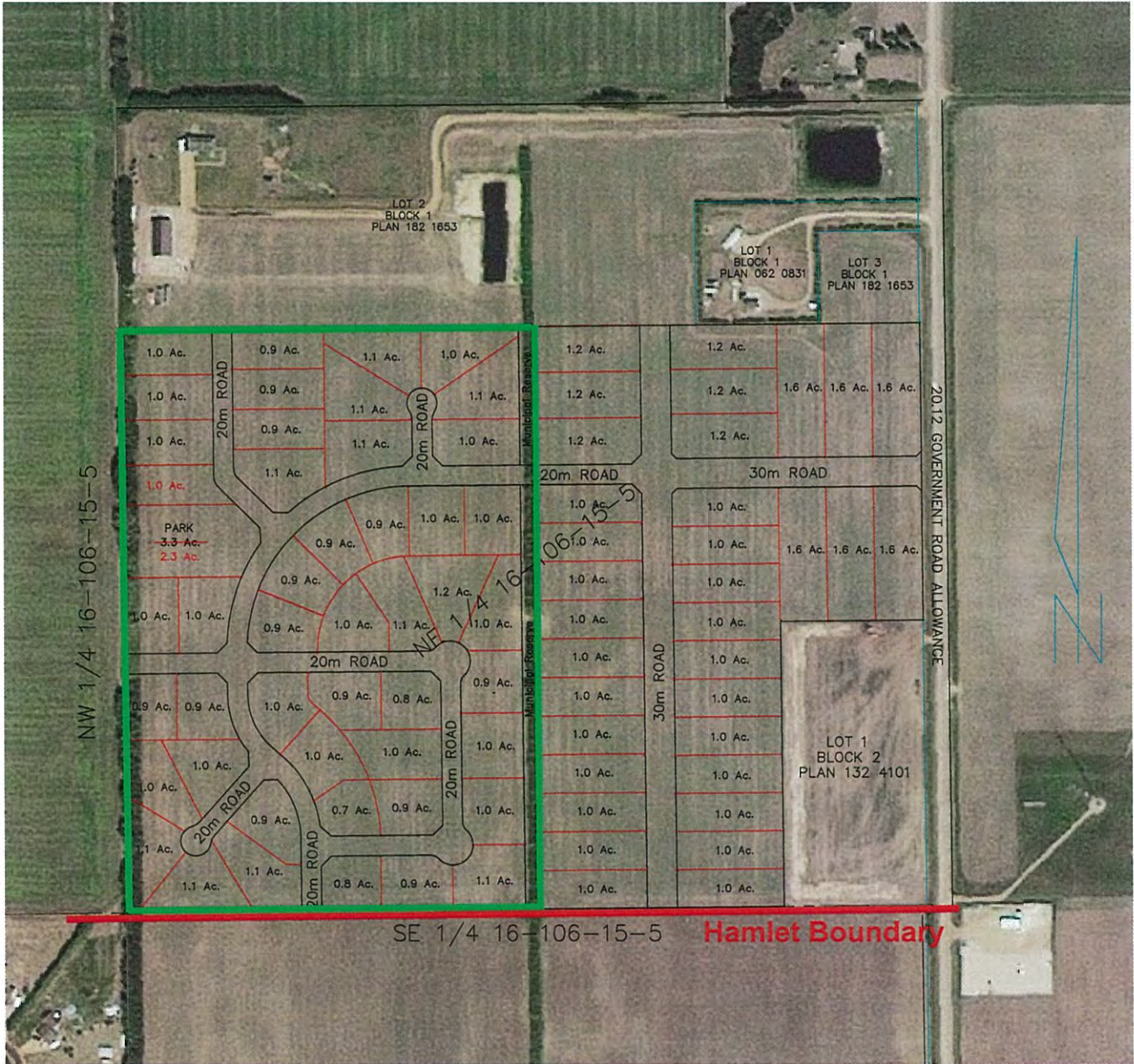
Regulation	Standard
<b>Lot Area</b>	
Min.	0.3ha (0.8 acre)
Max.	0.6ha (1.5 acres)
<b>Dwelling Size (excluding attached garage)</b>	
Min.	1500.0ft <sup>2</sup>
<b>Min. Setback from Highway, Road or Undeveloped Road Allowance</b>	
Right-of-way	41.2m (135.0ft)
Centre Line	64.0m (210.0ft)
Internal Subdivision Road	15.2 m (50 feet)

Or a greater distance as specified by Alberta Transportation

Regulation	Standard
<b>Min. Setback</b>	
Yard – Rear	7.6m (25.0ft)
Yard – Side	4.6m (15.0ft)

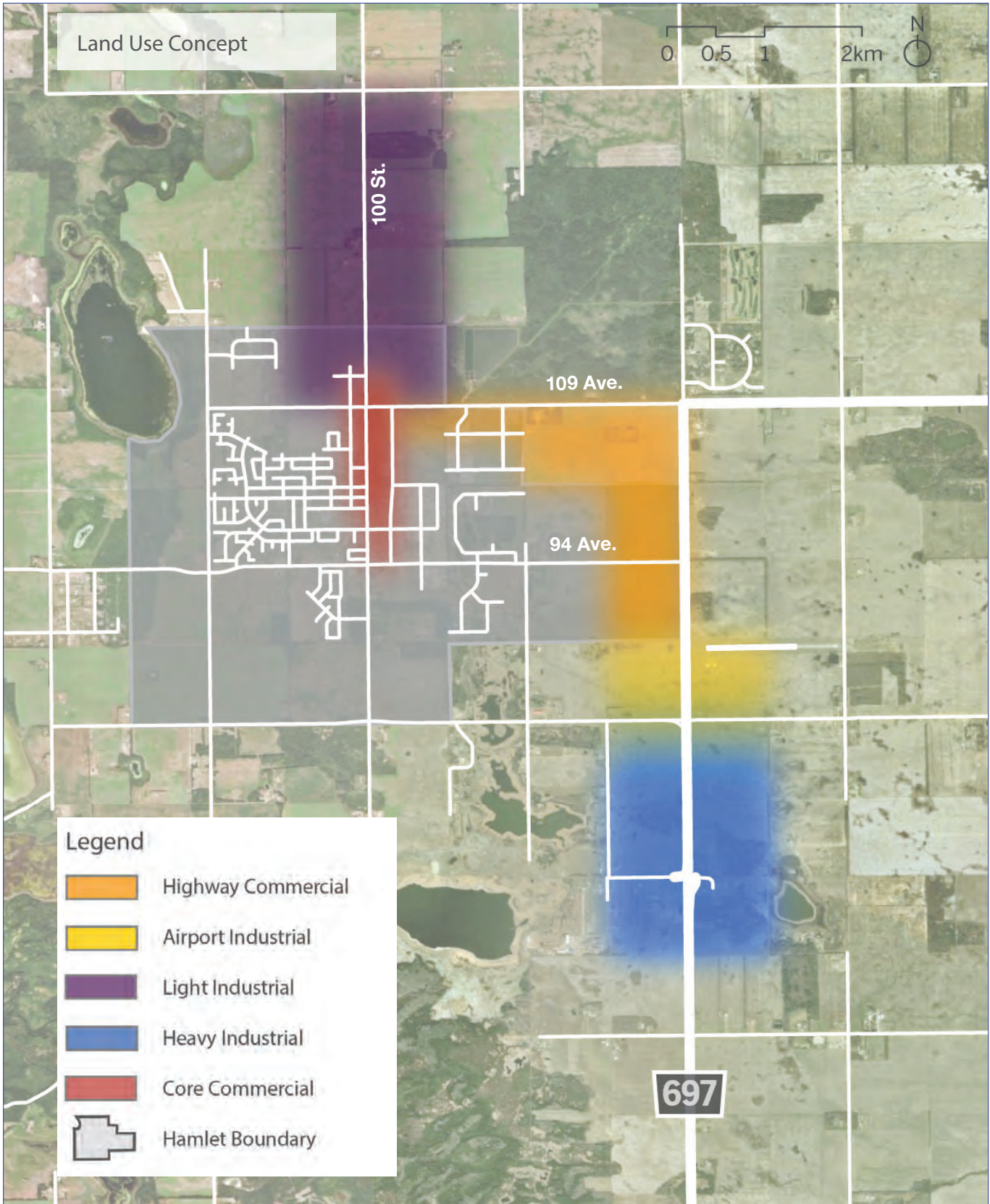
### Additional Regulations

- 18.4.3 In addition to Section 8.33 of this BYLAW, the Development Authority 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 Authority.
- 18.4.4 The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall complement the natural features and the character of the site to the satisfaction of the Development Authority.
- 18.4.5 The Development Authority may decide on such other requirements as are necessary having due regard to the nature of the proposed DEVELOPMENT and the purpose of this LAND USE DISTRICT.
- 18.4.6 Within the Rural Country Residential 2 (RCR2) district a SHOP-Personal shall have a maximum building:
  - a. Area of 223.0 m<sup>2</sup> (2400.0ft<sup>2</sup>); and
  - b. Height of 6.1m(20.0 ft)









The La Crete Industrial Growth Strategy's Land Use Concept.

Helix Engineering is currently working on a project in the County of Grande Prairie for Aquatera utilities. The area is substantially built out industrial development that would be similar to the light industrial and airport zoning in the La Crete study area. The standard for sewage generation in the County for industrial is 26,000 l/ha/day and 10,000 l/ha/day for commercial. By pulling the water usage records for existing businesses it was determined that the average usage in the La Crete area was closer to 2,300 l/ha/day.

As the La Crete study area has large service areas and the anticipated coverage is light, based on local experience, it is recommend that 17,000 l/s/ha that would be a very high flow generation rate. For the purposes of preliminary sizing and cost estimates, the following rates were used:

- › Light Industrial: 3,000 l/ha/day
- › Highway Commercial and Airport Industrial: 10,000 l/ha/day
- › Heavy Industrial: Should be calculated on a site-specific basis

## Storm

There is some existing storm sewer servicing within the hamlet. Based on the IMP, this storm sewer infrastructure has been designed for a 2-year rainfall event. There are currently no storm water ponds controlling the peak or volume of runoff. Based on discussions with the County staff, there are areas in the hamlet that are experiencing drainage issues. It is assumed that all future development areas will be required to have stormwater management. This may include development ponds or, for large industrial sites, on-site detention. All flows from developed areas released to existing drainage courses should be restricted to pre-development flow rates.

## Growth Areas

### Light Industrial

The Light Industrial area is highlighted in Figure 2 of this brief. The lands comprise approximately 8 quarter

sections and are located at the north end of the hamlet. The site is bisected by the existing paved Range Road 153 which is an extension of 100 Street. The lands generally slopes from the west to the east and from the north to the south. The southwest quarter has some existing commercial and industrial development.

### Water

Modelling the water system was not part of this project's scope. However, a 400 mm water main is recommended to be extended from the existing pumphouse north to the subject property. This main would feed the light industrial area as well as provide looping for the general benefit of La Crete. It would also be able to feed a future reservoir or booster station in the north area should one be required. The light industrial area will be serviced with a 300 mm loop connecting to the 400 mm pipe. Internal piping is considered part of the development cost and therefore an estimate is not included. The 400 mm connection is estimated to cost \$1.40 million.

### Sanitary Sewer

The southern two quarter sections of the Light Industrial area have been included in an existing sanitary sewer design, while the remaining six quarter sections require new servicing. Based on spot elevations from Google Earth TM, it appears that the subject lands can be serviced with a gravity sewer connecting to the previously designed trunk system.

The land lends itself to a gravity trunk running along the eastern boundary. The trunk would range in size from 300 mm to 450 mm. Based on the existing ground elevations from Google Earth TM, it appears the land would drain west to east into the trunk, with the trunk draining from the north to the south. The trunk is estimated to cost \$1.65 million and the oversizing of the previously designed sewer is estimated at \$250,000. The system of 250 mm and 300 mm laterals to convey flows to the trunk are considered part of the development cost and are not estimated.

### Roads

Access for the developed site would be from 100 Street north. The existing road is paved but narrow. Development of the light industrial land may necessitate upgrading this road.

Upgrading to a 10 m paved rural road in this study area is estimated at \$2.24 million. It is also proposed that Township Road 1064 be upgraded to a 10 m paved rural road from Highway 697 to Range Road 153 in order to facilitate an alternative industrial access point to the hamlet. This would cost an addition \$16 million. Internal roads have not been detailed or estimated.

## Core Commercial

The Core Commercial area is outlined in Figure 3 of this brief, and contains approximately 71 ha of land located in the centre of the hamlet. Comprising the main commercial trade area of La Crete, future development in this area will be commercial land uses.

### Water

The water distribution is a mix of 150 mm, 200 mm and 250 mm watermains. It is likely that for a commercial area, the 150 mm watermains are not sufficient to provide the required fire flow of 190 l/s. These areas are highlighted in Figure 3 and at 250 mm mains have estimated replacement costs of:

- › 100 Street – 820 m \$1.06 million
- › 101 Street – 890 m \$1.15 million

### Sanitary Sewer

There were no issues reported with the existing sanitary sewers. No replacements or upgrades are contemplated to support the growth.

### Roads

Access is existing for the area and no further road improvements are contemplated to support the growth.

## Highway Commercial

The Highway Commercial area is illustrated in Figure 4 of this brief, and includes approximately 4.5 quarter sections, or 300 ha of land in the northeast part of the hamlet. The area is bounded on the north by 109 Avenue and the east by Highway 697. The land is relatively flat with elevations ranging from 317 m to 320 m, based on Google Earth™. Existing land uses are agricultural, commercial, and industrial.

### Water

Modelling the water system was not part of the scope for this project, however, a 400 mm water main will likely be required to extend from the existing pumphouse east to the subject area. This main would feed the Highway Commercial and Airport Industrial areas and may provide service to the Heavy Industrial area to the south. It would also be able to feed a future reservoir or booster station in the east area should one be required. The Highway Commercial area will be serviced with a 300 mm interior loop connecting to the 400 mm pipe. Internal piping is considered part of the development cost and therefore an estimate is not included. The 400 mm connection is estimated to cost \$1.18 million.

### Sanitary Sewer

The Highway Industrial area is proposed to be serviced by a gravity trunk. The trunk will extend from the Airport Industrial area to the south to the existing lift station located on 106 Avenue east of 92 Street. There is an existing pipe stub has an invert of 311.97 at the lift station and the forcemain is a 150 mm DR17.

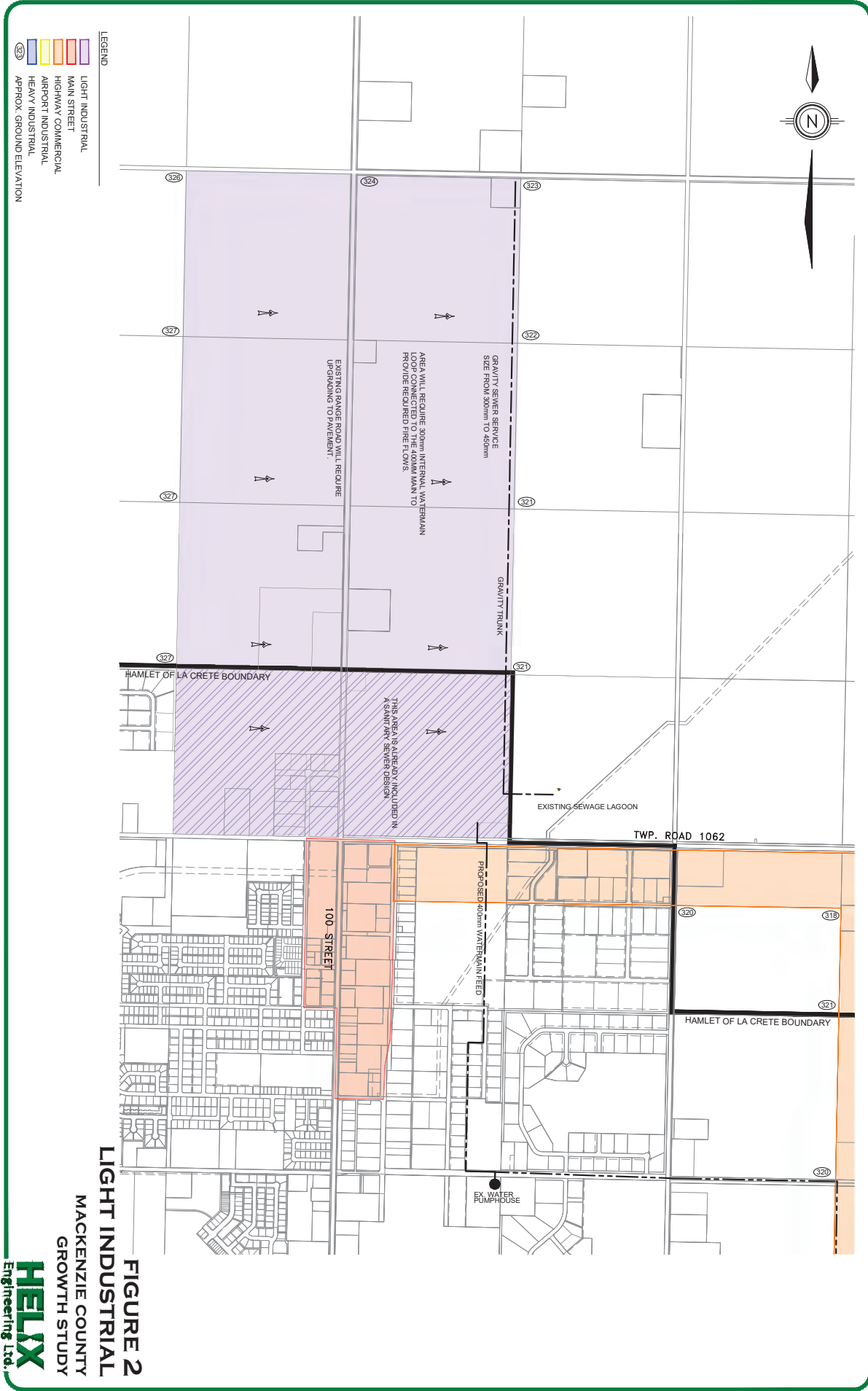
Based on preliminary sizing, the trunk would range in size from 300 mm to 450 mm and would connect at the lift station approximately 4 m below the existing stub. As a result, the lift station will likely need to be deepened to allow this land to be serviced. Additionally, the forcemain will require upsizing to 300 mm. The cost of this is estimated at \$5.33 million.

Connections from the lots to the trunk could be accomplished by gravity or by low pressure, as cover at the top end of the system may be an issue.

Should the area be serviced by a Low Pressure System (LPS), the mains replacing the trunk would range from 150 mm to 250 mm. The estimated cost for an LPS would be in the order of \$2.05 million. This system would by-pass the existing lift station and instead discharge directly to the lagoon site.

### Roads

Access for the developed site would be from limited intersections with Highway 697 and 94 Avenue. Access from the highway will likely be limited to one intersection



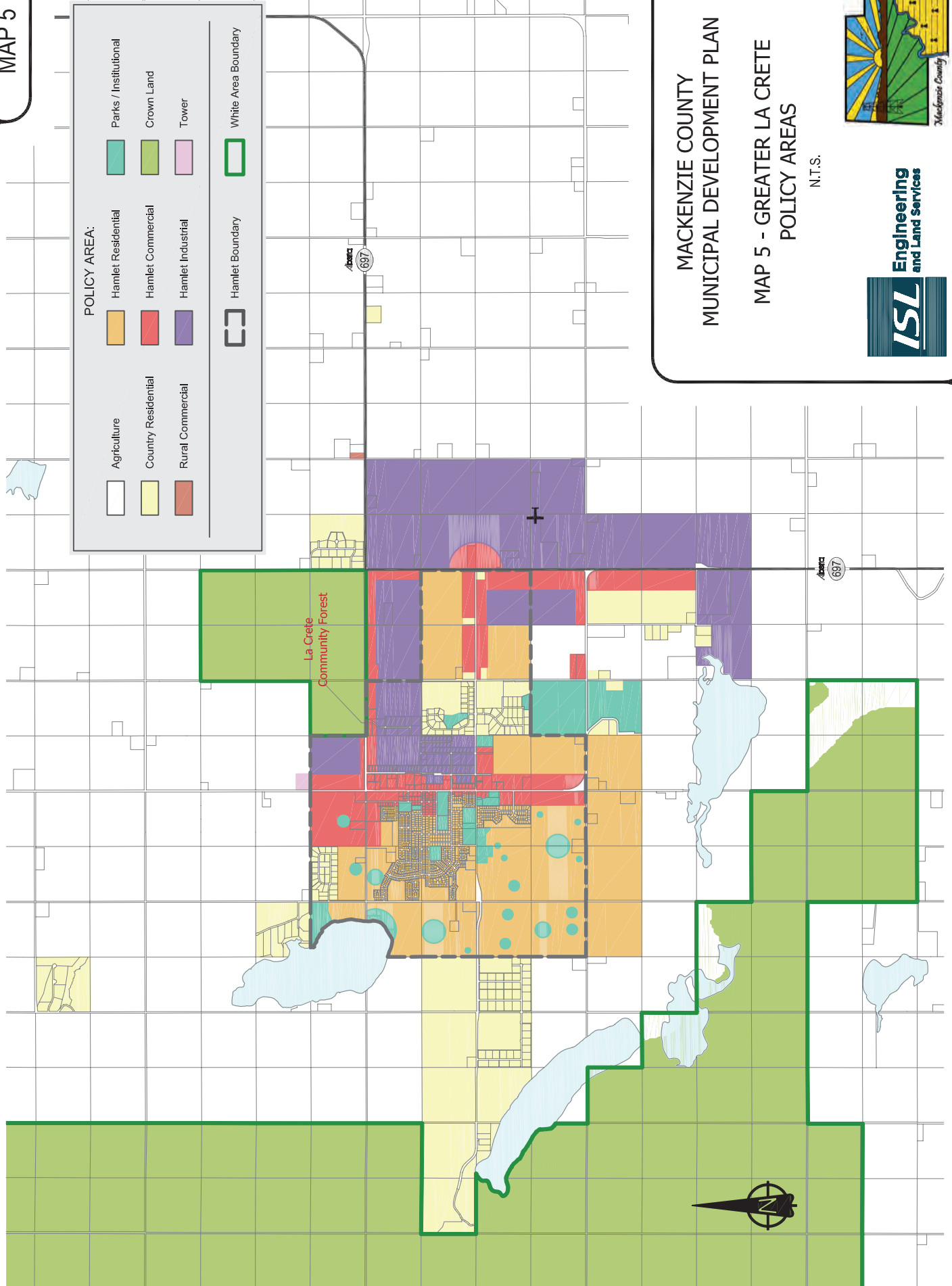


**LEGEND**

	HAMLET OF LA CRETE
	RESIDENTIAL - STAGE NUMBER
	COMMERCIAL - STAGE NUMBER
	FUTURE RESIDENTIAL

FIGURE 12  
 DEVELOPMENT STAGING  
 LA CRETE AREA STRUCTURE PLAN  
 NOT TO SCALE  
 MARCH 2013

MAP 5



POLICY AREA:					
	Agriculture		Hamlet Residential		Parks / Institutional
	Country Residential		Hamlet Commercial		Crown Land
	Rural Commercial		Hamlet Industrial		Tower
	Hamlet Boundary		White Area Boundary		

MACKENZIE COUNTY  
MUNICIPAL DEVELOPMENT PLAN

MAP 5 - GREATER LA CRETE  
POLICY AREAS

N.T.S.



**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 1224-21**

**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:**







Mackenzie County

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>June 8, 2021</b>
<b>Presented By:</b>	<b>Len Racher, Chief Administrative Officer</b>
<b>Title:</b>	<b>CAO &amp; Director Reports for May, 2021</b>

**BACKGROUND / PROPOSAL:**

The CAO and Director reports for May 2021 are attached for information.

**OPTIONS & BENEFITS:**

N/A

**COSTS & SOURCE OF FUNDING:**

N/A

**SUSTAINABILITY PLAN:**

N/A

**COMMUNICATION / PUBLIC PARTICIPATION:**

N/A

**POLICY REFERENCES:**

N/A

Author: C. Sarapuk Reviewed by: \_\_\_\_\_ CAO: \_\_\_\_\_

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That the CAO & Director reports for May 2021 be received for information.

Author: C. Sarapuk      Reviewed by: \_\_\_\_\_      CAO: \_\_\_\_\_

MONTHLY REPORT OF THE CHIEF ADMINISTRATIVE OFFICER

**Len Racher, CAO**

**Daily Activities Log for May, 2021**

<b>Date</b>	<b>Comments</b>
<b>May 1 - 17</b>	<b>Holidays</b>
<b>May 18</b>	<b>Meet with staff</b>
<b>May 20</b>	<b>Meet with staff</b>
<b>May 21</b>	<b>Performance reviews</b>
<b>May 25</b>	<b>Committee of the Whole Meeting</b>
<b>May 26</b>	<b>Regular Council Meeting</b>
<b>May 27</b>	<b>Directors Meeting</b>
<b>May 28</b>	<b>Meeting with Paddle Prairie CAO</b>
<b>May 31</b>	<b>CAMA Conference</b>

**Other:**

At the May 26, 2021 Council meeting, a motion was passed to bring options for CAO recruitment to the next council meeting. I have attached a list of Executive Recruitment Agencies to this report.

# EXECUTIVE RECRUITMENT AGENCIES

## HORIZON RECRUITMENT – CALGARY

510 5 St SW Suite 840, Calgary, AB T2P 3S2  
P: 403.452.8733  
E: info@horizonrecruit.com

Luke Morling, Manager, Recruitment  
E: lmorling@horizonrecruit.com

## HUMAN EDGE EXECUTIVE SEARCH

Edmonton  
Ken Glover  
Managing Partner  
P: 780.801.5342  
E: ken.glover@humanedgeglobal.com

Calgary  
Mark Hutchison  
Managing Partner  
P: 403.387.8015  
E: mark@humanedgeglobal.com

## DAVID APLIN GROUP

Danny Turchyn  
403-351-2463  
dturchyn@aplin.com

Edmonton, AB  
Suite 2200, TELUS House  
10020-100 Street  
Edmonton, AB T5J 0N3  
P: 780.428.6663  
F: 1.855.273.7393

David Simpson  
403-351-2445  
dsimpson@aplin.com

Calgary, AB  
Suite 500, Palliser South  
140-10 Ave SE  
Calgary, AB T2G 0R1  
P: 403.261.9000  
F: 1.855.273.7393

## Monthly Report to the CAO

For the month of May, 2021

From: Byron Peters,

Director of Projects & Infrastructure/Deputy CAO

### PLANNING, PROJECTS & INFRASTRUCTURE

#### Strategic Priorities

Program/Activity/Project	Timeline	Comments
Land Use Framework	TBA	The Access Management Plan (AMP) for Bistcho is in the early stages. Bistcho sub-regional plan has been released and we have provided feedback to the province.
Community Infrastructure Master Plans & Offsite Levies	IMPs complete Levies to be completed in Q2 2021	Public engagement held in late April. Draft report received June 4 <sup>th</sup> . Will present draft at next council meeting, and also schedule another engagement session.
Municipal Development Plan	Started Q3 2020	Joint project. See Caitlin's report for project update.
Asset Management	Ongoing	Working on the AM roadmap and strategy to further break it down into attainable pieces. Starting to work our way through data needs and priorities.

#### Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
Economic Development		Have not had the time/resources to focus on formal ec dev. Relying on REDI at this time.
101 Ave rebuild & pave		Project to begin soon, expected to take 2 weeks to complete site work. Will be a full road closure for a few days during construction.
100 St & 109 Ave Intersection Improvement		Project to begin soon, expected to take 2 weeks to complete site work. Walking trail will be closed during most of the construction.
100 St & 94 Ave Traffic Light		Tender closed, contract signed. Construction schedule states July & August for site works.
Gravel Crushing		Making progress on the plan for 2021 and 2022. On schedule to issue a tender for overburden removal later this year.

Fort Vermilion (Wop May) Airport Recovery		Expecting to tender the repairs within the next month. There will be a long lead time on some electrical components, so expect project completion in the fall.
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**Personnel Update:**

Summer employee for the GIS & Asset Management started May 31<sup>st</sup>. He's a SAIT graduate so has a high level of technical knowledge that we can benefit from.

**Other Comments:**

Most work has been completed to get the 2021 capital projects going. Some will be breaking ground within a week or two, some will take right until fall to get going/wrapped up.

Spring was hectic and there is still lots on the go, but it feels like the new items are starting to slow down and we can focus on proceeding with everything that is currently on our plate.

Flood mitigation continues to demand a lot of time, and will for the next few years. Current priorities include land procurement, engineering assessments and initial development concepts including density and costing scenarios, and public engagement. Working diligently to get various pieces wrapped up and others started.

With Fred's departure, I have assumed most of the capital projects that he was looking after. This includes a few items on the mitigation side, such as the CGA. The operations staff are all experienced and familiar with their roles, so I don't anticipate any challenges supporting them operationally.

## MONTHLY REPORT TO THE CAO

For the Month Ending May, 2021

**From:** Jennifer Batt  
Director of Finance

### Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
2021 Operating & Capital	Ongoing	Review Operating Budget to Actual. Review Capital Budget to Actual. Distribute reports to CAO & Directors for reporting. 5 year capital plan requirements to be brought to upcoming Committee of the Whole for discussion in June. 2021 Tax notices mailed.
MSI Reporting	Ongoing	2020 SFE submitted. Awaiting for approval of 2020
GAS Tax	Ongoing	Awaiting approval on 2019, 2020 projects submitted. Awaiting approval of 2019 project for SFE submissions.
Disaster Recovery Program  <i>2018 Peace River Ice Jam</i> <i>2019 Chuckegg Wildfire</i>  <i>2020 Peace River Ice Jam / Overland Flood</i>	Ongoing	Some projects ongoing.  2 Projects submitted under review.  Administration is still gathering requested information on road project.  Work w various GOA agencies on the flood recovery plan and funding streams available.  Attend conference call re: DRP applications and resident information updates.  Attend Disaster Recovery Team meetings.

<p><i>2021 Overland Flood</i></p>		<p>Meet with community support agencies to discuss assistance available to residence post flood and with Provincial restrictions in place. Collect names for one on one meetings.</p> <p>Continue final review of completed projects for submission to DRP.</p> <p>DRP Submission completed, and filed with back up.</p>
<p>Tax Collection – Lawyer</p>	<p>Ongoing</p>	<p>tax collection files currently</p> <p>1 – Working towards agreement with ratepayer.</p> <p>1 –Agreement signed.</p>
<p>Policy Review</p>		<p>Review and recommend amendments to various Policies.</p> <p>Finance Policy presented for May Council meeting. More Policies coming to future Council meetings.</p>
<p>Attend Various meeting</p>		<p>Regular Council meetings May 11, 26</p> <p>Special Council Meeting May 6</p> <p>Committee of the Whole May 25</p> <p>Managers Meeting May 6</p> <p>RSSA meetings May 3,5,20,26</p> <p>One on one Meetings – May 21,27,28,31</p> <p>DRP Related – County</p> <p>May 10, 27</p> <p>DRP Related – GOA</p> <p>May 6,12, 14,17,20,26,31</p>



## Monthly Report to the CAO

For the month of May, 2021

From: Jeff SIMPSON, B. Comm, GDM

Director of Operations

### Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
Administration	Ongoing	Capital Projects (Current and Carry Forward) awarded and proceeding as planned.  3 Year Review of Contract Services completed, with results and recommendations to be presented at future COW.
Airport Maintenance	Ongoing	Crack filling completed, as per tender.
Campgrounds / Lakes	Ongoing	Assisted with the installation of the docks at all County lakes and recreational areas.  Assisted with construction of new office for Hutch Lake.
Flood Mitigation Project	Ongoing	Management meetings held.  One on One Meetings commencing with the goal of having the majority completed by end of June.
Gravel Program (2021)	Ongoing	Re-gravelling program 65% completed for County.
Road Maintenance	Ongoing	Minor pothole repairs completed. Spot gravelling program started.  Calcium program 95% completed for County. Remaining portion to be completed in first week of June once road/culvert repairs are completed (Zama)  Spot graveling in progress throughout the County.
Spring Preparations / Overland Flooding	Ongoing	Final stages of overland flooding completed. Emergency road/culvert repairs undertaken in some instances to preserve road integrity. DRP application to be prepared relating to additional expenses incurred during 2021.

**Meetings Attended:**

<b>Date</b>	<b>Description</b>
May 6/21	Managers Meeting
May 11/21	Council Meeting
May 17/21	Flood Control / Ditch Identification Meeting w/Ag Services
May 17/21	Ag Services Video Interview
May 18/21	Eagles Nest Road Site Tour / Testing
May 19/21	Job Interviews (x 3) – Equipment Operator 1
May 21/21	Flood Mitigation Meetings – One on Ones
May 26/21	Council Meeting
May 27/21	Managers Meeting – Flood Mitigation
May 27/21	Flood Mitigation Meetings – One on Ones
May 28/21	Flood Mitigation Meetings – One on Ones
May 31/21	Job Interviews – Project Manager
May 31/21	Flood Mitigation Meetings – One on Ones

**Submitted by:**

**Jeff SIMPSON, B. Comm, GDM  
Director of Operations**

## Monthly Report to the CAO

For the month of May, 2021

From: Caitlin Smith,  
 Manager of Planning and Development

### Strategic Priorities for Planning & Development

Program/Activity/Project	Timeline	Comments
Land Use Framework	TBA	Joint project report; see Byron's report for project update
Municipal Development Plan, Land Use Bylaw, and Fort Vermilion Area Redevelopment Plan	Q3 2021	Administration meets with the consultant bi-weekly. O2 is actively updating the Land Use Bylaw and Municipal Development Plan. A Land Use Bylaw draft has been sent to administration for review.  The Fort Vermilion Area Redevelopment Plan public meeting dates should occur once one on one meetings are complete.

### Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
Airport Planning	Q3 2021	WSP has been engaged to update the AVPA for LC and FV airports, and to revise the airport development plans. Comments had been sent to WSP for final revision of the AVPA, plan to bring the final version forward at a Council meeting when completed.  FV airport development plan needs to be revised to account for the flooding. LC airport development plan will need to be revised again as the plan is outdated and doesn't reflect the proposed changes from Council.
La Crete Area Structure Plan Revision	Q2 2021	The new future transportation plan/network for the area west of 100 <sup>th</sup> Street and south of 109 <sup>th</sup> Avenue has been drafted and is being revised. The updated version will be advertised and brought back to Council for approval.

100A Street Land Acquirement (Future Main Street Widening in La Crete)	Q3 2021	Affected landowners have been approached by a land agent to discuss transfer of land and to collect signatures. Administration held a stakeholder meeting on June 3, 2021 to discuss the project and to answer questions.
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**Personnel Update:**

A Development Officer position is being advertised. Another department member has been on leave for the past 2 weeks due to illness. The remaining department staff including myself are covering multiple roles to keep operations going.

**Other Comments:**

Development is continuing but we do expect to slow down as summer approaches. Most of the urban multi-lot subdivisions should be starting construction in the next few weeks as they are submitting their engineered drawings, signing off development agreements, and paying their fees. Administration has been actively working with the developers to get things moving.

We are currently at 138 development permits which include 30 new home builds, and 32 subdivisions.

The Development team has been conducting more site inspections in rural areas prior to development approval. Our Environmental Planner and GIS Tech are focusing on mapping out flood affected lands with data provided by the Operations department.

The department is supporting the La Crete offsite levy project in conjunction with the Projects and Infrastructure department.

Administration expects to have the RFP for engineering services for the La Crete North Sanitary Sewer ready for next Council meeting. Helix Engineering is actively working on the design plans for the La Crete North Storm Pond. The land acquirement for the pond should be completed later this month due to the delay at the land titles office.

I am also supporting the Mitigation team with community planning, land acquirement, and legal review.

**REPORT TO CAO**

May, 2021

From: Grant Smith, Agricultural Fieldman

**Annual Operating Programs, Projects and Activities**

Program/Activity/Project	Timeline	Comments
Roadside Spraying	2021	Roadside Spraying contract was signed with Outback Ventures on June 2 <sup>nd</sup> . Commencement date is June 10 <sup>th</sup> . All roads south of 106-0 (Airport Road) will be sprayed in 2021. This includes Buffalo Head, Blue Hills and Tompkins areas.
Weed Inspection	2021	One Seasonal Weed Inspector has been hired. Commencement date is May 3 <sup>rd</sup> . Duties include Field Inspections, Roadside Grass Seeding, Beaver Dam removal, Clubroot Inspections, Shelter belt tree distribution, Water Pump rentals, etc.
Ag Land Development Proposals	2021	A land lease agreement was signed with Tom Braun of High Level on June 2 <sup>nd</sup> . Length of lease is 15 years. Expiry date is 2035.
Emergency Livestock Response Plan	2021	The Draft has been completed, and will be forwarded to AEMA for ratification.
Seed Cleaning Plant Inspections	2021	Seed Cleaning Plants were inspected on January 7 <sup>th</sup> . Frontier Seed Plant: 93% Sunrise Mobile Plant: 92% Both plants are maintained well and run efficiently. The High Level Plant was not inspected due to renovations.
Shelterbelt Program	June, 2021	Trees were picked up in Fairview on June 4 <sup>th</sup> .
VSI Program	2021	Mackenzie County is still participating in the program. Council agreed to continue at the current 50% rate.
Water Pumping Program	2021	The water pumping program commenced on April 1 <sup>st</sup> . To date there is one rental.
Roadside Mowing	2021	Commencement date is July 11 <sup>th</sup> . Administration will be meeting with

		Contractors prior to commencement date to update on requirements, culvert damage, etc. All mowing contracts will be publicly tendered in 2022.
Crop Pests	2020	Clubroot of Canola testing has begun. Around 75-100 fields will be tested. Suspicious samples were sent to a lab in Sherwood Park, the results were negative.
Spring Ditch Maintenance	March, 2021	Major problem areas in County Flood Control channels and road ditches will be opened to prepare for runoff to avoid flooding and avoid erosion damage to infrastructure. Areas to be monitored are Buffalo Head, Blue Hills, La Crete East, High Level. Local contractors will be utilized.

**Capital Projects**

Projects	Timeline	Comments

**Personnel Update:**

--

**Other Comments:**

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## MONTHLY REPORT TO THE CAO

For the Month of May 2021

**From:** Willie Schmidt  
 Manager of Fleet Maintenance

### Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
Fuel tank registration	100% completed	Reregister all fuel tanks on County property including motor grader private sites. With the province transitioning the control from private contractor PTMAA to ASCA Alberta Safety Codes Authority we had to resubmit new files that were lost in their transition, thanks to Krista Hiltz in our Zama office she's put in a lot of time to redue all tank files and store them in our system
Regular maintenance	ongoing	Services and repairs/ annual maintenance and CVIPS on fleet during off-season throughout all of our departments and areas.

Projects		Timeline	Comments
Plow truck replacement		ETA. Aug 2021	2021 T-800 chassis will be delivered June 4/21 in Edmonton at Viking Equipment to get rigged with plow and sander
Road Miller attachment		June 7 2021	The Miller attachment is at our shop in LaCrete and the tractor will be delivered June 7th

Respectfully,

Willie Schmidt  
 Manager of Fleet Maintenance







Mackenzie County

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>June 8, 2021</b>
<b>Presented By:</b>	<b>Don Roberts, Director of Community Services</b>
<b>Title:</b>	<b>La Crete Recreation Society – Capital Projects</b>

**BACKGROUND / PROPOSAL:**

Administration received a letter from the Northern Lights Recreation Manager informing us of two Capital Projects that the La Crete Recreation Society and the Business Community have initiated.

One project was to build a new facility on the south west side of the arena yard to include Tennis, Basketball and Pickle Ball Courts. This is also intended to be utilized as an outdoor Ice Rink in the winter. This project was contingent on 50/50 grant funding and Council has approved funding. *The attached letter shows a \$50,000 increase in this project since last approved but no extra funding has been requested.*

The second project is a new indoor ice rink on the east side of the existing recreation complex. As indicated in the attached letter this is a \$4,500,000 project with funding coming from the Business Community.

Past agreements with Mackenzie County and the Recreation Societies stated:

***Alterations***

*15.5 The Board shall not be entitled to make any changes, alterations, additions or improvements whatsoever to the structure, the electrical, mechanical (including heating), plumbing or telephone facilities, wiring, pipes, ducts or other paraphernalia of the County Facility without the prior written consent of the County, such consent may be arbitrarily withheld.*

The Societies felt this was an unreasonable clause in the agreement that tied their hands from doing any improvements to the facility. In 2020 the clause was change:

**Author:**  D. Roberts       **Reviewed by:** \_\_\_\_\_      **CAO:** \_\_\_\_\_

**Alterations and Capital Projects**

15.5 The Society shall annually establish a Capital Project List in consultation with the County to cover all anticipated Capital Repairs or Replacement for the coming year. The Society shall:

15.5.1 Ensure the Facility is operated on sound infrastructure and capital lifecycle principles with the objective of providing a legacy for the County and Community we serve.

15.5.2 Ensure that adequate financial resources are planned and placed in reserve for capital and ongoing operating equipment repair and replacement.

15.5.3 The Society shall be responsible for all Capital Repairs or replacement required on the Facility and shall conduct such repairs or replacement on a timely basis.

**OPTIONS & BENEFITS:**

**COSTS & SOURCE OF FUNDING:**

There are no extra costs at this time.

Other costs will be brought forward during budget deliberations and be incorporated in the "Operational Budget"

**SUSTAINABILITY PLAN:**

SUSTAINABILITY OF COMMUNITY INFRASTRUCTURE

Municipally-owned facilities and structures:

- operate at optimal usage levels given the size of the population
- have the capacity to absorb growth
- are well-maintained on a schedule that maximizes life expectancy

**COMMUNICATION / PUBLIC PARTICIPATION:**

Inform Recreation Board

**POLICY REFERENCES:**

Author: D. Roberts Reviewed by: \_\_\_\_\_ CAO: \_\_\_\_\_

**RECOMMENDED ACTION:**

- Simple Majority       Requires 2/3       Requires Unanimous

That Council approve the development of the Northern Lights Recreation Center as presented.

Author: D. Roberts      Reviewed by: \_\_\_\_\_      CAO: \_\_\_\_\_





# NORTHERN LIGHTS RECREATION CENTRE



Box 29

Date May 27, 2021

La Crete A.B.

T0H 2H0

Main, 780-926-0503

10201 – 99 avenue

[arenam@telus.net](mailto:arenam@telus.net)

[www.nlreccentre.com](http://www.nlreccentre.com)

To whom it may concern;

The Business community has joined forces to build a new fully functioning ice hockey arena in La Crete on the east side of the original building. We have 8 existing dressing rooms that both arenas with share.

This building will be 125' x 250' with an official size ice surface 85' x 200'.

There will be an upstairs viewing area with bleachers for about 200 people with an extended sitting area. The downstairs will have a lobby with tables and chairs, there will also be two more dressing rooms added. There will be grandstands for about 900 people on the east side of the ice surface. The top of the grand stands will have a joining entrance to the upstairs viewing area. This arena will have its Owen ice cooling ice plant along with a Zamboni room. The projected completion date is late in the fall of 2021 or early winter with an estimated cost of \$4,500,000.00.

The Rec Board approved to build a new outdoor ice surface. With the new arena being built where the outdoor ice rink was, we have decided to build a new outdoor ice surface on the west side of the existing arena. This ice surface will be a dual-purpose facility with ice in the winter and there will be 2 tennis courts, 3 pickle ball courts and 1 full size basketball court in the summer. This facility will be built on an asphalt pad. We have to build this facility over size (100' x 220') in order to fit all the courts inside the playing surface properly. We will be building a small dressing room attached to the bowling alley to serve this facility. Projected completion date is later this summer, estimated cost is \$350,000.00. Insurable items on this project would be the dressing room estimated cost at \$50,000.00

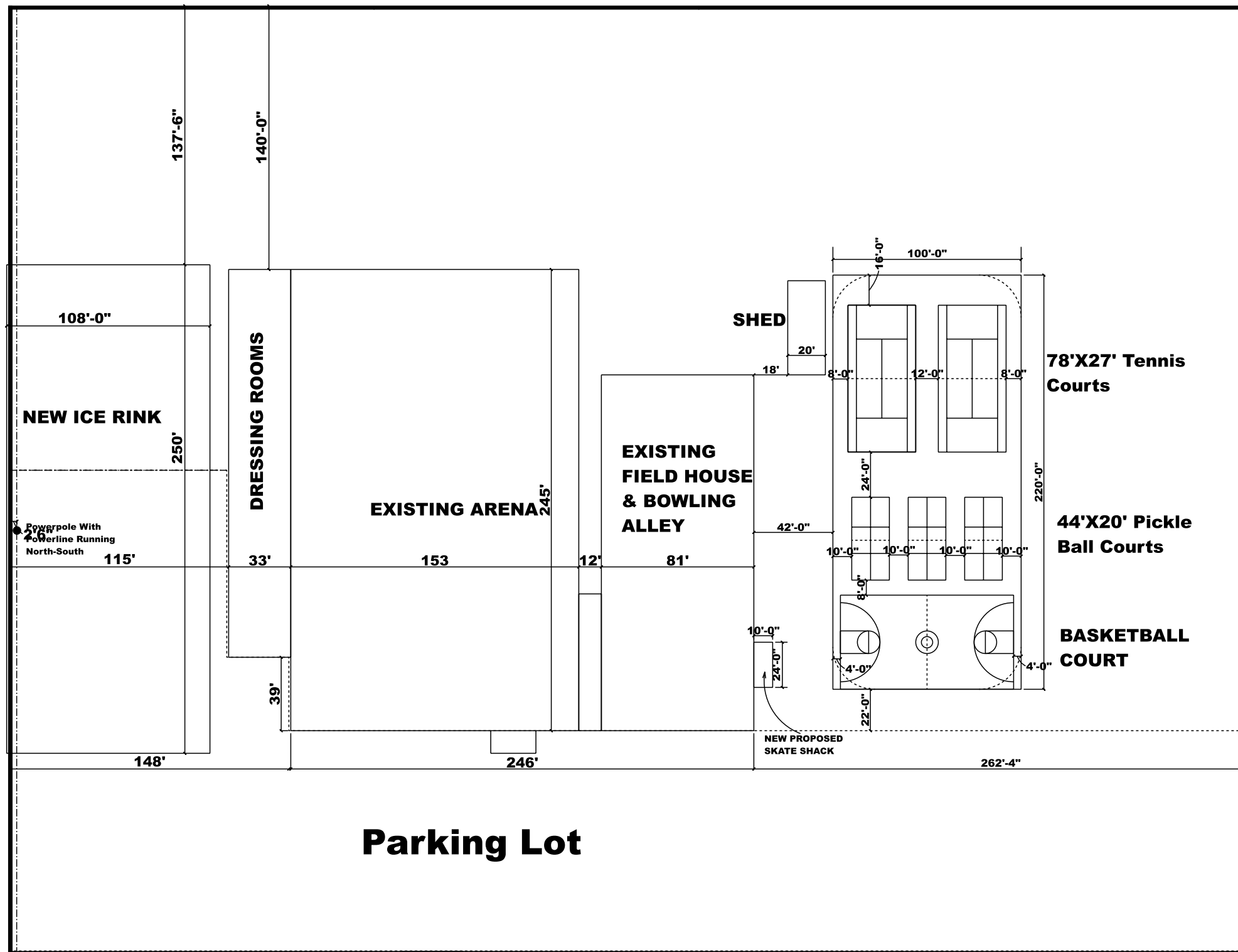
When this new facility is ready the old tennis courts will be turned into a parking lot.

Sincerely

Philip Doerksen

Arena Manager

Although every effort has been made to ensure accuracy and sufficient data on this set of plans it is up to the contractor to check and verify all dimensions and details. It is also the contractors responsibility to ensure all aspects meet Alberta & National Building code guidelines. The drafter shall not be held liable should there be an oversight on drafted plans. Contractor is also responsible that all load bearing points, window egress sizes and setbacks are done in accordance with all applicable building codes.



# SITE PLAN NEW OUTDOOR RINK

SCALE: 1/16" = 1'-0"



Specializing in Custom Blueprints  
 Joe Doerksen (780) 926-1813  
 Encrypted2019@hotmail.com  
 Box 3029 LaCrete AB T0H 2H0

Northern Lights Rec Centre

Philip Doerksen  
 780-926-0503  
 10201-99Ave Box 29  
 La Crete  
 Alberta  
 T0H 2H0

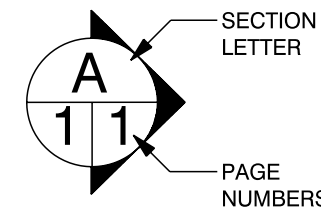
## Square Footages

Main Floor: N/A  
 Basement: N/A  
 2nd Floor: N/A  
 Garage: N/A  
 Covered Area: N/A



SCALE: 1/16" = 1'-0"

DATE: April 19, 2021



PAGE:

1 / 1

Proposed Site Plan For New Outdoor Rink

**COUNTY FACILITY AGREEMENT**

**THIS AGREEMENT MADE THIS 21 DAY OF July, 2020**

**BETWEEN:**

**MACKENZIE COUNTY**

**- and -**

**LA CRETE RECREATION SOCIETY**

1. The County is the owner of the County Facility.
2. The La Crete Recreation Society desires to operate the County Facility for the County as a benefit for the citizens of the Mackenzie County, in accordance with the terms and conditions contained in this Agreement.
3. The County is in agreement with the La Crete Recreation Society for the Recreation Society to operate the County Facility, in accordance with the terms and conditions contained in this Agreement.

IN consideration of the operation of the County Facility by the Society and the revenues to be derived by the La Crete Recreation Society from the operation of the County Facility pursuant to this Agreement, the County and the La Crete Recreation Society agree as follows:

**1. DEFINITIONS**

- 1.1 In this Agreement unless there is something in the subject matter or context inconsistent therewith:
  - 1.1.1 "Agreement" means this Agreement and Schedule "A" to this Agreement;
  - 1.1.2 "Applicable Laws" means all statutes, laws, bylaws, regulations, ordinances, orders and requirements of governmental or other public authorities having jurisdiction, and all amendments thereto, at any time and from time to time in force;
  - 1.1.3 "Society" means the La Crete Recreation Society;
  - 1.1.4 "Society's Representative" means the Chair of the La Crete Recreation Society or his or her designate;
  - 1.1.5 "Chief Administrative Officer" means the Chief Administrative Officer of the County or his or her designate;

- 1.1.6 "County" means Mackenzie County, a municipal corporation, and its successors and assigns;
- 1.1.7 "County Council" means the municipal council of the County;
- 1.1.8 "County Facility" means those lands which are legally described and listed in the attached Schedule "A", together with all buildings, structures and improvements thereon;
- 1.1.9 "Commencement Date" means the first day of January, 2020 or such other date as may be mutually agreed in writing by the Chief Administrative Officer and the La Crete Recreation Society;
- 1.1.10 "Commercial Activities" means any commercial, retail, business or merchandising activities or undertakings, professions, trades, occupations, or activities providing goods or services carried on or within the County Facility or any portions thereof;
- 1.1.11 "Department" means the Asset Management and Community Services Department of the County;
- 1.1.12 "Improvements" means any repairs, replacements or alterations of the Facility including any landscaping, permanent equipment, fixtures, or anything that affects the structure of the Facility or the operation of the mechanical systems in or connected to the Facility;
- 1.1.13 "Parties" means the parties to this Agreement and "Party" means any one of them;
- 1.1.14 "Person" means an individual, a partnership, a corporation, a trust, an unincorporated organization, a government, or any department or agency thereof, and the heirs, executors, administrators or other legal representatives of any individual; and
- 1.1.15 "Routine Maintenance" means all requirements necessary to take proper care of the Lands and Facility to keep the Facility in good working order and in good repair.
- 1.1.16 "Term" This agreement shall continue in perpetuity unless either party provides notice to the other of its intent to terminate or modify this agreement (as defined in Section 3).



## **2. SCHEDULES**

2.1 The Schedules to this Agreement are as follows:

Schedule "A" - Legal Description of County Facility;

## **3. TERM**

3.1 This Agreement shall be for the Term (as defined in Section 1.1.16).

3.2 Notwithstanding any other provision of this Agreement, the County or the Society shall each have the right to terminate this Agreement upon giving ninety (90) days prior written notice to the other Party and upon the expiry of the time stated in such notice, all interest of the Society in the County Facility and as created by this Agreement shall terminate without any legal proceedings being taken or other act being performed by the County, and the County or the Society shall not have any liability to the other Party for any damage or loss as a consequence of such termination.

3.3 In the event that the Agreement be terminated, then this Agreement shall be deemed mutually terminated and of no further force or effect.

## **4. USE OF COUNTY FACILITY**

4.1 The Society shall not use or permit the County Facility to be used for any performance, exhibition, entertainment or Commercial Activities which the County, in its sole and unfettered discretion, deems illegal, does not meet with community standards or which may cause public disorder in or near the County Facility.

4.2 The Society shall at all times observe and comply with, and cause its employees, agents and invitees to observe and comply with all provisions of law including (without limitation) federal and provincial legislative enactments, municipal bylaws and any other governmental regulations which relate to the use of the County Facility including but not limited to OHS regulations; human rights code of ethics; provincial and federal financial reporting guidelines; to observe and comply with all police, fire and health regulations imposed by any government authority or fire insurance underwriters; to observe and comply with all those terms and conditions of the insurance policies obtained pursuant to the Agreement which must be complied with in order to maintain such insurance policies in full force and effect; and, to observe and comply with statutory reporting requirements including, but not limited to payroll remittance and returns, Worker's Compensation Benefits, etc.

4.3 The Society shall not do or permit to have done upon the County Facility anything which, in the opinion of the County, shall:

4.5.1 result in the creation of a public disturbance or nuisance, except if

the nuisance is rectified by the Society within five (5) days of its receipt of a written notice from the County, in the manner provided for in this Agreement, advising the Society of the existence of a public disturbance or nuisance; or

4.5.2 cause the premiums for insurance held by or for the benefit of the County in respect of the County Facility to be increased unless the Society agrees to pay the amount of any such premium increase *(for example: the Society must exercise its diligence in requesting a Special Event and/or a Liquor insurance and licenses from third parties using the County Facility)*.

4.4 The Society shall, from and after the Commencement Date, abide by and observe all County policies which apply to County owned or operated lands and buildings.

## **5. SOCIETY'S OBJECTIVES**

5.1 The Society shall provide the general public with reasonable access to the County Facility during such hours of operations.

5.2 The Society shall cooperate with the County and its agencies and other tourism, entertainment and sporting groups to assist in the active promotion of recreational programs and activities at the County Facility.

5.3 The Society shall actively work to enhance the interest and understanding of the general public in the Hamlet of La Crete and area, and, wherever possible, reflecting their significance as to the quality of life in the Province of Alberta.

5.4 The County in discussion with the Society may impose rules and regulations regarding the County Facility and the Society shall consider such when making any decision regarding the operations of the County Facility.

5.5 The County shall have the right, without unduly interfering with the Society's business, to review and audit the operations of the County Facility as contemplated by this Agreement.

5.6 The Society shall provide its annual Review Engagement Reports/Financial Statements prepared by a certified professional accountant by October 15 (with annual grant application) of each year.

5.7 The Society agrees to provide a copy of the annual management letter (a letter provided to a Society from the engaged accounting firm upon completion of an annual review), supplemented by the Society's plan for implementation of the recommendations outlined in the management letter, by October 15 of each year.

## **6. OPERATION OF COUNTY FACILITY**

- 6.1 The County grants the Society the right to operate and/or utilize the facilities outlined in Schedule A. – 'List of Facilities'
- 6.2 The Society agrees to comply with all provisions of law, including federal and provincial enactments, County by-laws and other governmental regulations which relate to the use and occupation of the Lands and Facility.
- 6.3 The Society must comply with the County Land Use Bylaw as amended with respect to its use and occupation of the Lands and Facility.
- 6.4 The County specifically grants to the Society the right to sub-license the use of the facility for the purposes set out in Article 4.1.
- 6.5 Prior to the commencement of any improvements requiring a Building or Safety Codes permit, the Society agrees to abide by the conditions set out in the said permits.
- 6.6 Before and during the completion of any improvements, the Society agrees to also:
  - 6.6.1 Conduct and complete the improvements as soon as practicable;
- 6.7 The Society agrees to take proper care of the Lands and Facility and keep the Lands and Facility in good working order and in good repair including:
  - 6.7.1 The observance of all relevant regulations and directions of building inspectors, health, fire or other officers and County or provincial agencies or departments;
  - 6.7.2 Maintain the Lands and Facility in a tidy, clean and sanitary condition;
  - 6.7.3 Maintain in good working order every part of the Lands including keeping lands free of rubbish, removal ice and snow in excess of County basic snow clearing standard; and Facility including all fixtures, machinery, equipment, buildings, structures, heating and air conditioning.
  - 6.7.4 Ensure all heating and air conditioning equipment, water and sanitation lines and all utility lines are protected from frost and freezing; and
- 6.8 The Society agrees that the County, its officers, employees and agents may, at all reasonable times and upon reasonable notice enter and examine the condition of the Lands and Facility. The County may then notify the Society of

any necessary repairs for which the Society is responsible pursuant to this Agreement. The Society will complete the required repairs after receiving this notice according to the assigned time periods.

- a). within current operating budget,
- b). using 'emergent funding' system,
- c). defer the repair till next year's operating budget, or
- d). defer repairs to the following year capital budget plan.

6.9 The Society shall on or before the 15 day of October in each year of the Term, submit to County Council for approval, an annual operating budget identifying operations requirements and sources of funding for the particular year in regards to the County Facility. The operating budget shall be broken down into the following categories:

6.9.1 The Society Executive(s) Budget

6.9.2 The County Facility Budget – a separate statement for each;

6.9.3 Programs and Activities Budget;

6.10 The Society shall ensure all employees, and volunteers are covered by WCB insurance as per statutory regulations with the first 3 months of employment. Special projects which include volunteers will require a separate WCB's application as per statutory regulations.

## **7. NON-PROFIT STATUS/OPERATION OF COUNTY FACILITY**

7.1 The Society shall throughout the Term:

7.1.1 Maintain in good standing its existence as a non-profit organization as such term is defined by the Societies Act; and

7.1.2 Do or cause to be done all things necessary to keep in full force and effect all rights, franchises, licenses and qualifications to carry on its business in the County Facility and to operate the County Facility for the benefit of the citizens of Mackenzie County.

7.2 The Society acknowledges that a breach of any requirement under this Section 7 shall be considered a fundamental breach of this Agreement, and the County may exercise any or all remedies available in the event of default by the Society.

## **8. INDEMNIFICATION**

8.1 The Society shall indemnify the County and all of its Councilors, servants, agents, employees, contractors, invitees and persons for whom the County is in law responsible and shall hold them and each of them harmless from and

against any and all liabilities, claims, damages, losses and expenses, including all legal costs and disbursements, due to, arising from or to the extent contributed to by:

- 8.1.1 any breach by the Society of any of the provisions of this Agreement;
- 8.1.2 any act or omission of the Society or any of its servants, agents, employees, invitees, licensees, contractors or persons for whom the Society is in law responsible on the County Facility;
- 8.1.3 any injury, death or damage to persons or property of the Society or its servants, agents, employees, customers, invitees, licensees, contractors or any other persons on the County Facility by or with the invitation, license or consent of the Society;
- 8.1.4 any damage, destruction or need of repair to any part of the County Facility caused by any act or omission of the Society or its servants, agents, employees, customers, invitees, licensees, contractors, or persons for whom the Society is in law responsible, notwithstanding any other provisions of this Agreement; and
- 8.1.5 any damage arising out of the use and occupation of the County Facility.

## **9. REMEDIES OF THE COUNTY**

- 9.1 If the Society is at any time in default in the observance of any terms and conditions of this Agreement the County shall:
  - a) Serve a written notice upon the Society specifying the default and requiring it to rectify the default.
  - b) If the Society cannot rectify the default within thirty (30) days than the County may terminate this agreement.
- 9.2 If and whenever the County terminates this Agreement, then in such event, the Society shall forthwith vacate and surrender the County Facility.
- 9.3 The Society shall pay to the County all costs and disbursements (including, without limitation, all legal costs on a solicitor-and-own-client basis) incurred by the County in enforcing the terms of this Agreement, or with respect to any matter or thing which is the obligation of the Society under this Agreement, or in respect of which the Society. The Society shall consult with the County on any legal matters that may result in legal actions prior to implementing. The Recreation Society shall be responsible for all costs incurred.

## **10. ASSIGNMENT**

The Society shall not, without the prior written consent of the Chief Administrative Officer having been obtained, sublet or assign the whole of or any part of this Agreement or any obligation contained in this Agreement. The Society expressly agrees with the County that in considering any request for assignment the Chief Administrative Officer may unreasonably and arbitrarily withhold its consent.

## **11. STATUTORY NON-WAIVER**

The Society hereby acknowledges to the County that the County, in entering into this Agreement, is doing so in its capacity as an owner of real property and not in its capacity as a regulatory, statutory or approving body pursuant to any law of the Province of Alberta. Further the Society acknowledges that this Agreement and anything herein contained shall not be deemed to constitute an approval or permit by the County of any approvals or permits as may be required pursuant to the *Municipal Government Act*, R.S.A. 2000, c. M-26, and any amendments thereto, or any repealing or replacement legislation, and any other legislation in force in the Province of Alberta. The Society further agrees with the County that nothing in this Agreement limits or restricts the County, the County Council, its officers, servants or agents in the full exercise of any and all powers and duties vested in them in their respective capacities as a municipal government, as a municipal council and as officers, servants and agents of a municipal government.

## **12. ADDRESSES FOR NOTICES**

- 12.1 All notices, demands, approvals, consents, agreements, offers, payments or requests (a "Notice") provided for in this Agreement shall be in writing and shall be given by personal delivery or by written telegraphic or electronic communication that results in a written or printed Notice being given to the applicable address set forth in this Section 12.1. Any Notice, if delivered, shall be deemed to have been validly and effectively given and received on the date of delivery. Any Notice, if sent by telegraphic or electronic communication, shall be deemed to have been validly and effectively given and received on the date of transmission. By giving to the other Party at least ten (10) days notice thereof, any Party may, at any time and from time to time change its address for delivery or communication for purposes of this Section 12.1.

The County's address is:

Mackenzie County  
P.O Box 640

Fort Vermilion, Alberta T0H 1N0  
ATTENTION: Chief Administrative Officer

The Society's address is:

La Crete Recreation Society  
P.O. Box 29  
La Crete, Alberta T0H 2H0  
ATTENTION: Chair

### **13 DISPUTE RESOLUTION**

- 13.1 In the event of a dispute arising between the County and the Society as to the proper interpretation or effect of any of the terms or conditions of this Agreement, such dispute shall be resolved in accordance with the following procedure:
- 13.1.1 The Party requesting that the matter in dispute be resolved in accordance with the provisions of this Section 13 (the "Disputing Party") shall notify the other Party (the "Defending Party") in writing of the details of the nature and extent of the dispute (the "Arbitration Notice").
  - 13.1.2 Within seven (7) days of the receipt of the Arbitration Notice, the Defending Party shall by written notice advise the disputing party that it disputes all matters referred to in the Arbitration Notice except those for which the Defending Party admits responsibility and proposes to take remedial action.
  - 13.1.3 The terms of reference for arbitration shall be those areas of dispute referred to in the Arbitration Notice with respect to which the Defending Party has not admitted or proposes to take remedial action.
  - 13.1.4 The County and the Society shall within ten (10) days after the date of receipt by the Disputing Party of the Defending Party's notice, appoint an arbitrator who shall be acceptable to both Parties (the "Arbitrator"). In the event that the Parties shall fail to appoint the Arbitrator, then either Party may, on written notice to the other, apply to the President of the Alberta Arbitration and Mediation Society to name the Arbitrator.
  - 13.1.5 Not later than twenty (20) days after the appointment of the Arbitrator, the Arbitrator shall make his written decision, and shall

give it to the Parties immediately.

13.1.6 Unless the Arbitrator orders otherwise, the County and the Society shall equally bear the costs of the arbitration.

13.1.7 The decision of the Arbitrator is final and binding on the Parties and there shall be no appeal of the decision to the courts.

Except as modified by this Agreement, the provisions of the *Arbitration Act* R.S.A. 2000 c. A-43, as amended, shall apply.

## 14 INSURANCE

14.1 The Society shall, through the County's insurance underwriter, maintain the following types of:

14.1.1 Commercial general liability insurance against claims for bodily injury, including death and property damage, or loss arising out of the use or occupation of the County Facility. Such insurance shall be in the joint name of the County and the Society so as to indemnify and protect both the County and the Society and shall contain a "cross-liability" or "severability of interest" clause so that the County and the Society may be insured in the same manner and to the same extent as if individual policies had been issued to each, and shall be for an amount of not less than \$2,000,000.00 combined single limit, or such other amount as may be reasonably required by the County from time to time.

14.1.2 All insurance upon its equipment, fixtures, improvements, stock-in-trade, furniture, and upon all other property in the County Facility owned by the County or for which the Society is legally liable, all in an amount equal to the full replacement value thereof, which amount in the event of a dispute shall be determined by the decision of the County.

14.1.3 Boiler and machinery insurance on such boilers and pressure vessels as may be installed by or under the exclusive control of the Society in the County Facility.

14.1.4 The Society shall ensure that the Society has current Director's liability insurance coverage.

14.1.5 The Society shall ensure that one of their members attends an Insurance workshop intended to train how to properly purchase insurance.

## 15 GENERAL

15.1 Time of the Essence



TIME IS TO BE CONSIDERED OF THE ESSENCE OF THIS AGREEMENT and therefore, whenever in this Agreement either the County or the Society is required to do something by a particular date, the time for the doing of the particular thing shall only be amended by written agreement of the County and the Society.

### **No Partnership or Joint Venture**

15.2 No term or condition in this Agreement shall be construed as in any way constituting a partnership or a joint venture by the County and the Society.

### **No Agency**

15.3 All contracts, whether of employment or otherwise, entered into by the Society with respect to this Agreement shall be made by the Society on its own behalf and not as agent of the County and the County shall have no liability for such contracts.

### **Liens and Caveats**

15.4 The Society shall not, under any circumstance, whether in respect of changes, alterations or improvements to the County Facility, permit any lien, caveat, encumbrance or charge to be filed against title to the County Facility lands, except with the prior written consent of the County, such consent to be arbitrarily withheld, and in the event the Society is in breach of the terms of this paragraph, the Society shall forthwith discharge any lien or charge which has been filed without the written approval of the County.

### **Alterations and Capital Projects**

15.5 The Society shall annually establish a Capital Project List in consultation with the County to cover all anticipated Capital Repairs or Replacement for the coming year. The Society shall:

15.5.1 Ensure the Facility is operated on sound infrastructure and capital lifecycle principles with the objective of providing a legacy for the County and Community we serve.

15.5.2 Ensure that adequate financial resources are planned and placed in reserve for capital and ongoing operating equipment repair and replacement.

15.5.3 The Society shall be responsible for all Capital Repairs or replacement required on the Facility and shall conduct such repairs or replacement on a timely basis.

- a). within current operating budget,
- b). using 'emergent funding' system,
- c). defer the repair till next year's operating budget, or
- d). defer repairs to the following year capital budget plan.

15.6 The County may elect to have such repairs or replacement carried out by the County.

15.7 Emergency Repairs: Emergency Repairs may be carried out as per County Policy ADM041:

- a) "Emergency" means an occurrence or situation which could jeopardize the immediate safety, health or welfare of people or the protection of property in the municipality.
- b) It is understood that such an occurrence or situation could not have been reasonably predicted or anticipated.
- c) The Society is responsible for budgeting for items taking into consideration preventative maintenance to avoid foreseeable breakdowns.
- d) Societies may decide to reallocate funds from a replacement project with Council (or designate Committee) approval prior to requesting for emergent funds above the current budget.
- e) The Society may then request funds if an emergency occurs and there are insufficient funds in their current budget to cover the expenditure(s).

### **Damage or Injury to County Facility**

15.9 The Society shall give the County prompt written notice of any accident to or defect in the plumbing, water pipes, heating and/or any electrical equipment, conduits, or wires, or of any damage or injury to the County Facility or any part thereof however caused; provided that nothing herein shall be construed so as to require repairs to be made by the County.

### **Severability**

15.10 Should any provision of this Agreement be illegal or unenforceable for any reason whatsoever, it shall be considered separate and severable from the remaining provisions of this Agreement, which shall remain in force and be binding as though such provision had not been included.

### **Governing Laws**

15.11 This Agreement shall be construed and governed by the laws of the Province of Alberta.

### **Gender**

15.12 All references shall be read with such changes in number and gender as may be appropriate according to whether the reference is to a male or female person, or a corporation or partnership.

### **Headings**

15.13 The insertion of headings is for convenience of reference only and shall not be construed so as to affect the interpretation or construction of this Agreement.

### **Legislative References**

15.14 The reference to any legislation in this Agreement shall be deemed to include all amendments thereto and all regulations thereunder and all statutes, including all amendments thereto and regulations thereunder, that may be substituted for that legislation.

### **Non-Waiver**

15.15 The waiver by the County or the Society of the strict performance of any term or condition in this Agreement shall not constitute a waiver of any other term or condition nor shall it be deemed a waiver of any subsequent breach of the same or of any other term or condition in this Agreement.

### **Inclusion of Schedules**

15.16 The County and the Society agree that all of the provisions contained in the Schedules attached to this Agreement are deemed to be incorporated as provisions of this Agreement and in the event that there is any conflict between the provisions of this Agreement and the provisions of any of the Schedules, the provisions of this Agreement shall prevail.

### **Amendment or Modification**

15.17 This Agreement shall not be modified, varied or amended except by the written agreement of the County and the Society Successors and Assigns

15.18 This Agreement shall be binding upon the County and the Society and their respective heirs, administrators, successors, including successors in title and assigns.

### **Interpretation**


15.19 In this Agreement:

15.19.1 the word "shall" is to be read and interpreted as mandatory; and

15.19.2 the word "may" is to be read and interpreted as permissive.

IN WITNESS WHEREOF the Parties hereto have set their hands and seals by their proper officers attested in that behalf on the day and year first above written.

MACKENZIE COUNTY


Signature 

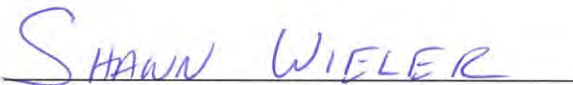
  
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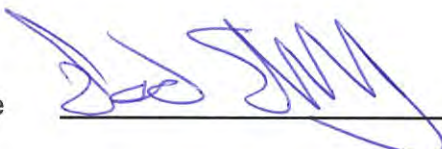
Signature 

  
CAO

LA CRETE RECREATION SOCIETY

Signature 

  
CHAIRPERSON

Signature 

  
VICE-CHAIRPERSON

**SCHEDULE A**

**LA CRETE RECREATIONAL SOCIETY FACILITIES**

PROPERTY LOCATED AT- 10201-99 Ave Lot R1, (Block 5, Plan 752-1580)

Includes:

LA CRETE ARENA

- One official size ice surface
- Three official size-curling sheets of ice
- Bowling Alley four lanes
- Outdoor skating rink with boards
- Baseball Diamond

PROPERTY LOCATED AT - 10001-99 Ave (Lot C, Plan 962-4008)

Includes:

- Tennis and Basketball Court with surrounding fence
- Park & Playground

PROPERTY LOCATED AT – Lot 1MR, Block 35, Plan 102-5530 (NW 9-106-15-W5M)

Includes:

- Baseball Park with two diamond and surrounding fence

PROPERTY LOCATED AT - Lot A, Plan 842-2079 (NE 4-23-107-14-W5M) Blumenort

Includes:

- Outdoor skating rink with boards and attached skate shack
- Tennis Court

PROPERTY LOCATED AT - Lot B, Plan 772-0005 (SE 4-104-15-W5M) Buffalo Head Prairie

Includes:

- Outdoor skate rink with boards and attached skate shack

PROPERTY LOCATED AT- SE 1-104-18-W5M Bluehills

Includes:

- Outdoor skate rink with boards and attached skate shack





Mackenzie County

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>June 8, 2021</b>
<b>Presented By:</b>	<b>Jeff Simpson, Director of Operations</b>
<b>Title:</b>	<b>Washout &amp; Culvert Repairs / Upgrades - Request for Additional Funds</b>

## **BACKGROUND / PROPOSAL:**

Administration received numerous calls this spring regarding flooding. There were 85 calls to the office during spring runoff. Calls directly to Supervisor was on average 200 per day for the same timeframe. These areas of concern were tracked; please see location map, Blue represents drainage and culvert issues, Yellow represents washouts.

With the substantial overland flooding this spring, many culverts require replacement or upgrading to a larger size. Administration is suggesting a budget amendment with the addition of a One Time Project for Washout & Culvert Repairs / Upgrades for \$500,000. This budget will be used to purchase additional culverts, culvert installations and fixing these washout areas and pay any County portion of any upgrade not covered by DRP if approved.

Administration has submitted a DRP application to assist with larger overland flooding, however, some additional sites were identified through site tours.

## **OPTIONS & BENEFITS:**

### Option 1:

Approve a Capital Project budget amount for \$500,000 to be used for addressing identified washout, culvert, and drainage concerns from overland flooding.

#### Benefit:

Helping to mitigate ratepayer concerns/requests. People would like to see that their concerns are important and we are endeavoring to meet some of these needs.

**Author:** S Wheeler      **Reviewed by:** J. Simpson      **CAO:** \_\_\_\_\_

Option 2:

Received for information.

No Benefit.

**COSTS & SOURCE OF FUNDING:**

If approved as requested, funding to come from MSI funding received.

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That the 2021 Capital Budget be amended to include \$500,000 from Municipal Sustainability Initiative (MSI) grant funding for the Washout & Culvert Upgrades project.

**Author:** S Wheeler      **Reviewed by:** J. Simpson      **CAO:** \_\_\_\_\_





Mackenzie County

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>June 8, 2021</b>
<b>Presented By:</b>	<b>Jeff Simpson, Director of Operations</b>
<b>Title:</b>	<b>Purchase of Ground Penetrating Radar Unit</b>

## **BACKGROUND / PROPOSAL:**

Administration would like to propose the purchase of a new Ground Penetrating Radar Unit (GPR). This past winter was especially trying with the function of our current unit. There were several incidents where the unit was brought to Tompkins Ice Bridge for measuring the ice thickness and the unit did not work.

The current unit was purchased in February of 2013 for \$33,127.50. After 2019/2020 winter, it was noted that the unit was not working normally. It was sent to Ontario in the summer for maintenance and returned to us in working order.

Several attempts were made this past winter by our IT department. It would work somewhat at times, although not in its regular operational mode.

Administration believes it necessary to have a dependable and accurate measuring tool for the operations of the Tompkins Ice Bridge. Administration received two quotes for the purchase of a new unit which would be needed to be ordered promptly to ensure delivery for the winter of 2021/2022. Without replacing this unit, public works would be required to manually measure the ice thickness weekly and increasing the risk to the integrity of the crossing for motorists.

## **OPTIONS & BENEFITS:**

### Option 1:

Approve the purchase of a new GPR Unit for measuring ice thickness as an additional Capital Budget item for 2021.

### Benefit:

Accurately measuring the ice thickness at Tompkins Crossing Ice Bridge.

**Author:** S Wheeler      **Reviewed by:** J. Simpson      **CAO:** \_\_\_\_\_

Option 2:

Receive this report for information purposes.

**COSTS & SOURCE OF FUNDING:**

General Capital Reserve

**SUSTAINABILITY PLAN:**

N/A

**COMMUNICATION / PUBLIC PARTICIPATION:**

N/A

**POLICY REFERENCES:**

N/A

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That the 2021 Capital Budget be amended by \$36,000 to include the purchase of a Ground Penetrating Radar Unit with funds coming from General Capital Reserve.

Author: S Wheeler      Reviewed by: \_\_\_\_\_      CAO: \_\_\_\_\_



Mackenzie County

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>June 8, 2021</b>
<b>Presented By:</b>	<b>Byron Peters, Director of Projects &amp; Infrastructure, Deputy Chief Administrative Officer Jeff Simpson, Director of Operations</b>
<b>Title:</b>	<b>Hamlet of La Crete Road Repairs</b>

## **BACKGROUND / PROPOSAL:**

Throughout the County there are numerous areas where segments of our roads are beginning to fail, and this includes within the hamlets. We had many dry years which often hide road failures. We have received much more precipitation in the last 1.5 years, and now we are seeing all of the roads that have failed over the last several years.

The two road improvement projects in La Crete came in significantly under budget, and with the discussion at the previous council meeting it is recommended that the extra project funds be reallocated to other road repairs within the hamlet. Some repairs are expected to be quite intensive and include base work, other repairs would be to fix localized soft spots and settlement issues.

Administration is still reviewing any repairs that may be required to the Hamlet of Fort Vermilion.

## **OPTIONS & BENEFITS:**

Due to the project bids coming in below the estimated costs, there are extra funds currently allocated to those projects. Administration recommends reallocating the extra funds to complete other required road repairs.

Reallocating the funds to complete repairs and fix low spots will extend the overall life of the municipal infrastructure.

**Author:** B Peters      **Reviewed by:** J. Batt      **CAO:** \_\_\_\_\_

**COSTS & SOURCE OF FUNDING:**

The 101 Ave rebuild & pave and the 100 St & 109 Ave intersection upgrade had a budget of \$880,000. Project cost (bid & engineering) is expected to be \$725,000.

The traffic light at 100 St & 94 Ave had a budget of \$400,000. Project cost (bid & engineering) is expected to be \$290,000.

The expected project costs do include a small additional contingency beyond the contingency included within the bids. This leaves \$265,000 remaining from those budgeted projects that is not required to complete the projects.

Administration recommends that the quantities for the 101 Ave rebuild & pave and the 100 St & 109 Ave intersection be extended to include additional road rebuild & paving within La Crete.

Administration recommends that the remaining \$110,000 from the traffic light project be reallocated to complete additional road, gutter & sidewalk repairs within La Crete. Once the Hamlet of Fort Vermilion roads review have been completed, administration may recommend funding be allocated from the Intersection upgrade project, subject to costs.

**RECOMMENDED ACTION:**

- Simple Majority       Requires 2/3       Requires Unanimous

That the 2021 Capital Budget be amended with \$110,000 from the 'LC - Intersection upgrade Traffic Lights 100 St & 94 Ave' Capital project being allocated to a new Hamlet of La Crete Road Repairs project in order to complete assorted road and sidewalk repairs in La Crete.

Author: B Peters      Reviewed by: J. Batt      CAO: \_\_\_\_\_



**Mackenzie County**

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>June 8, 2021</b>
<b>Presented By:</b>	<b>Caitlin Smith, Manager of Planning &amp; Development</b>
<b>Title:</b>	<b>Bylaw 1226-21 to Amend Bylaw 1210-21 Lane Closure Within Plan 082 6817</b>

**BACKGROUND / PROPOSAL:**

Bylaw 1210-21 being a Road Closure Bylaw to close the lane lying within Plan 082 6817 for the purpose of cancelling the plan and consolidating with the adjacent lots, received final reading by Council on March 24, 2021.

The Bylaw was rejected by Alberta Land Titles on May 20 due to an error in the description of the land which did not include the plan number containing the road.

Bylaw 1226-21 serves to amend this description from:

Area 'A' Plan 212 \_\_\_\_\_

As outlined on Plan 212 \_\_\_\_\_

To the following as suggested by Alberta Land Titles:

Plan 082 6817

All that portion of road and lane lying within Plan 082 6817

**OPTIONS & BENEFITS:**

A corrected description is required for the road closure to be registered at Alberta Land Titles.

**COSTS & SOURCE OF FUNDING:**

**Author:**  N Friesen  **Reviewed by:**  C Smith  **CAO:** \_\_\_\_\_

All cost will be borne by the applicant.

**SUSTAINABILITY PLAN:**

N/A

**COMMUNICATION / PUBLIC PARTICIPATION:**

This amendment does not change the intent of the Bylaw. The Bylaw does not need to be re-advertised or re-signed by the Minister of Transportation.

**POLICY REFERENCES:**

N/A

**RECOMMENDED ACTION:**

Motion 1

Simple Majority       Requires 2/3       Requires Unanimous

That first reading be given to Bylaw 1226-21 to amend the land description as required by Alberta Land titles.

Motion 2

Simple Majority       Requires 2/3       Requires Unanimous

That second reading be given to Bylaw 1226-21 to amend the land description as required by Alberta Land titles.

Motion 3

Simple Majority       Requires 2/3       Requires Unanimous

That consideration be given to go to third reading of Bylaw 1226-21 to amend the land description as required by Alberta Land titles.

Motion 4

Simple Majority       Requires 2/3       Requires Unanimous

**Author:** N Friesen      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_

That third reading be given to Bylaw 1226-21 to amend the land description as required by Alberta Land titles.

**Author:** N Friesen **Reviewed by:** C Smith **CAO:** \_\_\_\_\_

**BYLAW NO. 1226-21**  
**BEING A BYLAW OF**  
**MACKENZIE COUNTY**  
**IN THE PROVINCE OF ALBERTA**

**TO AMEND BYLAW 1210-21 BEING A BYLAW**  
**CLOSING A PORTION OF ROAD PLAN**

**WHEREAS**, pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, Sections 22, 24, and 606 and amendments thereto, Council may pass a bylaw for the purposes of closing a road;

**WHEREAS**, the Council of Mackenzie County passed all three readings of Bylaw 1210-21 closing a Public Lane as outlined in Schedule A attached hereto, and

**WHEREAS**, Bylaw 1210-21 required description amendments as specified by Alberta Land Titles Registries prior to registration, and

**NOW THEREFORE**, be it resolved that the Council of Mackenzie County does hereby amend the description in Bylaw 1210-21 to read as follows:

Plan 082 6871

All that portion of road and lane lying within Plan 082 6871

READ a first time this \_\_\_ day of \_\_\_\_\_, 2021.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2021.

READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2021.

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Joshua Knelsen  
Reeve

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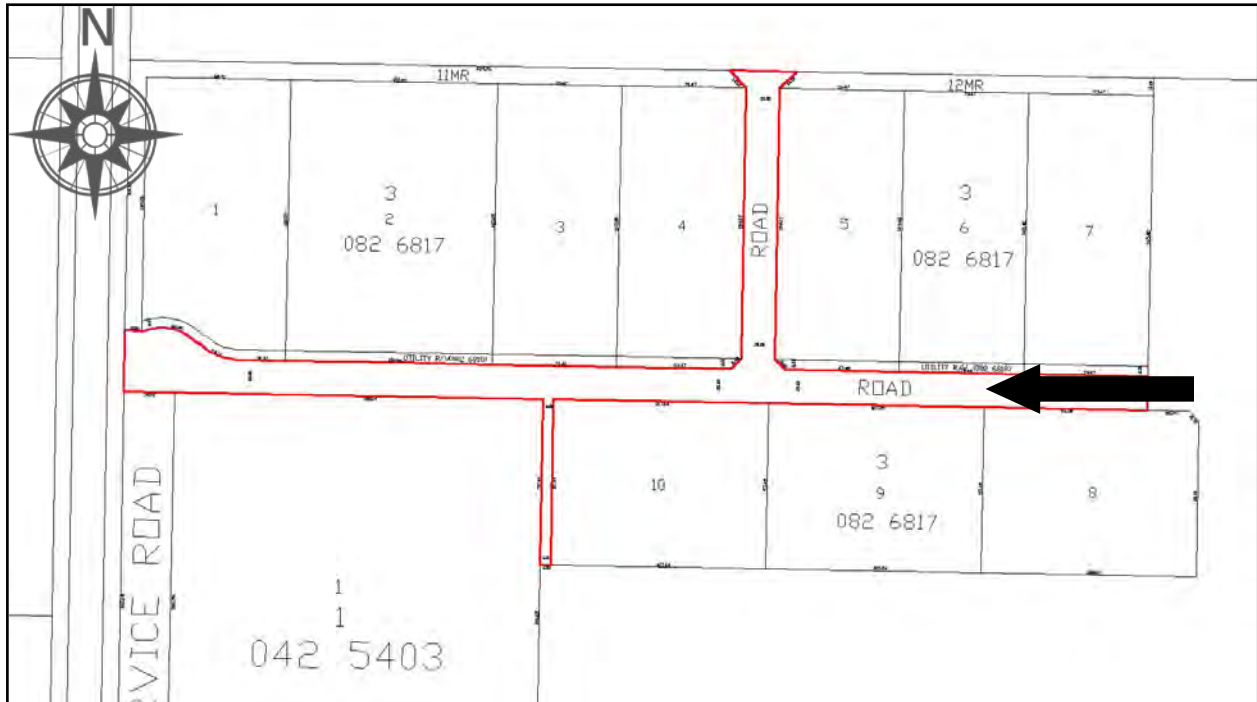
Lenard Racher  
Chief Administrative Officer



**SCHEDULE "A"**

**BYLAW No. 1226-21**

**Plan 082 6817**







Mackenzie County

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>June 8, 2021</b>
<b>Presented By:</b>	<b>Caitlin Smith, Manager of Planning &amp; Development</b>
<b>Title:</b>	<b>Bylaw 1227-21 Land Use Bylaw Amendment to Rezone Plan 072 5380, Block 3, Lot 1 from Fort Vermilion Highway Commercial “FV-HC” &amp; Fort Vermilion Light Industrial “FV-LI” to Fort Vermilion Heavy Industrial “FV-HI”</b>

## **BACKGROUND / PROPOSAL:**

Mackenzie County has received a request to rezone Plan 072 5380, Block 3, Lot 1 in the Hamlet of Fort Vermilion from Fort Vermilion Highway Commercial “FV-HC” and Fort Vermilion Light Industrial “FV-LI” to Fort Vermilion Heavy Industrial “FV-HI” to accommodate a truck wash and fuel station.

The subject parcel is adjacent to Highway 88 and located near an existing service station. The developer plans to construct a truck wash in the near future with a larger service station to follow with later development phases.

Administration will need to determine the servicing feasibility of the area.

The proposed bylaw was presented to the Municipal Planning Commission on May 27, 2021 where the following motion was made:

**MPC 21-05-076** *MOVED* by *Jacquie Bateman*

*That the Municipal Planning Commission recommend to Council to approve Bylaw 12xx-21 being a Land Use Bylaw Amendment to rezone Plan 072 5380, Block 3, Lot 1 from Fort Vermilion Highway Commercial “FV-HC” & Fort Vermilion Light Industrial “FV-LI” to Fort Vermilion Heavy Industrial “FV-HI” to accommodate a service station – major, subject to public hearing input.*

**CARRIED**

**Author:** N Friesen      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_

**OPTIONS & BENEFITS:**

Options are to pass, defeat, or table first reading of the bylaw.

**COSTS & SOURCE OF FUNDING:**

Current costs will consist of advertising the public hearing and adjacent landowner letters which will be borne by the applicant.

**SUSTAINABILITY PLAN:**

**Goal E26** That Mackenzie County is prepared with infrastructure and services for a continually growing population.

**COMMUNICATION/PUBLIC PARTICIPATION:**

The bylaw amendment will be advertised as per MGA requirements, this includes all adjacent landowners. A rezoning notification sign will also be required to be displayed on the property as per Mackenzie County Land Use Bylaw regulation.

**POLICY REFERENCES:**

Not applicable at this time.

**RECOMMENDED ACTION:**

- Simple Majority
- Requires 2/3
- Requires Unanimous

That first reading be given to Bylaw 1227-21 being a Land Use Bylaw Amendment to rezone Plan 072 5380, Block 3, Lot 1 from Fort Vermilion Highway Commercial “FV-HC” & Fort Vermilion Light Industrial “FV-LI” to Fort Vermilion Heavy Industrial “FV-HI” to accommodate a service station – major, subject to public hearing input.

**Author:**  N Friesen  **Reviewed by:**  C Smith  **CAO:**

**BYLAW NO. 1227-21**  
**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 2017, 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 Service Station – Major.

**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 parcels known as:

Plan 072 5380, Block 3, Lot 1

Within the Hamlet of Fort Vermilion, be rezoned from Fort Vermilion Highway Commercial “FV-HC” & Fort Vermilion Light Industrial “FV-LI” to Fort Vermilion Heavy Industrial “FV-HI” as outlined in Schedule “A” hereto attached.

READ a first time this \_\_\_\_ day of \_\_\_\_\_, 2021.

PUBLIC HEARING held this \_\_\_\_ day of \_\_\_\_\_, 2021

READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2021.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2021.

---

Josh Knelsen  
Reeve

---

Len Racher  
Chief Administrative Officer

**BYLAW No. 1227-21**

**SCHEDULE "A"**

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

Plan 072 5380, Block 3, Lot 1 within the Hamlet of Fort Vermilion, be rezoned from Fort Vermilion Highway Commercial "FV-HC" & Fort Vermilion Light Industrial "FV-LI" to Fort Vermilion Heavy Industrial "FV-HI".



**FROM:** Fort Vermilion Highway Commercial "FV-HC" & Fort Vermilion Light Industrial "FV-LI"

**TO:** Fort Vermilion Heavy Industrial "FV-HI"

## Mackenzie County LAND USE BYLAW AMENDMENT APPLICATION

Name Of Applicant		
Danny Friesen		
Address:		
P.O. Box 26		
City/Town		
Fort Vermilion		
Postal Code	Phone	Cell
T0H 1N0	7808411496	

Complete only if different from Applicant

Name of Registered Owner		
Address:		
City/Town		
Postal Code	Phone	Cell

Legal Description of the Land Affected by the Proposed Amendment:

QTR./LS.	SEC.	TWP.	RANGE	M.	or	PLAN	BLK	LOT
						072 5380	3	1

Civic Address: 4200 45 Street

Land Use Classification Amendment Proposed:

From: FV-LI & FV-HC To: Fort Vermilion Heavy Industrial

Reasons Supporting Proposed Amendment:

The intention is to develop an industrial subdivision to support heavy truck traffic. Potential developments include a truck wash and fuel station.

I have enclosed the required application fee of: 697.00 Receipt No.: 268773

Applicant Signature  \_\_\_\_\_ Date \_\_\_\_\_

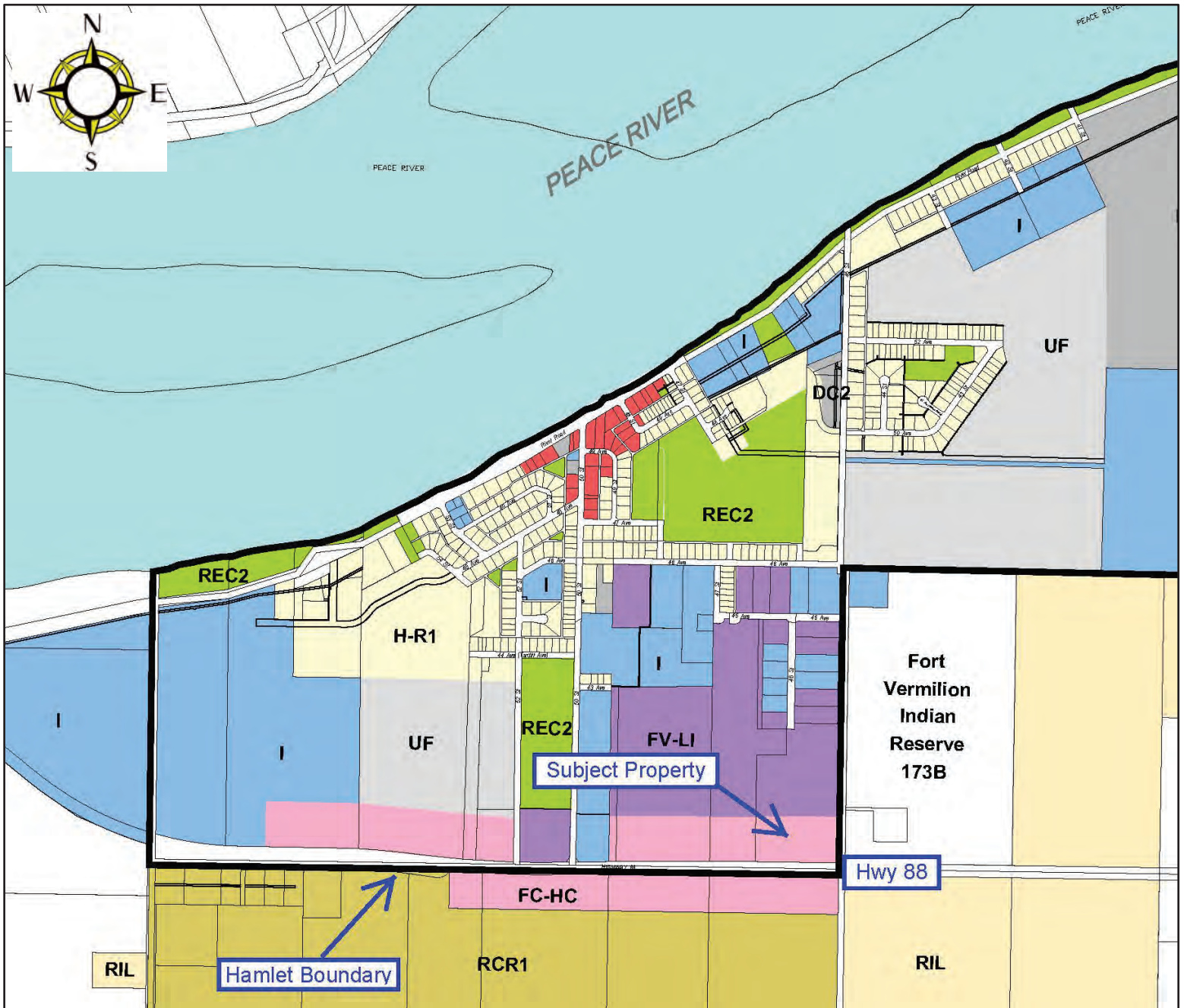
Registered Owner Signature  \_\_\_\_\_ Date May 21 2021

**NOTE: Registered Owner's signature required only if different from applicant**

The personal information on this form is collected in accordance with Section 33 of the Freedom of Information and Protection of Privacy (FOIP) Act for the purpose of processing this application, issuing development permits and Land Use Bylaw Enforcement. The name of the permit holder and nature of the permit are available to the public upon request. If you have any questions regarding the collection, use or disclosure of this information, please contact the FOIP Coordinator or (780) 927-3718.



# REZONING APPLICATION



File No. Bylaw 12xx-21

NOT TO SCALE

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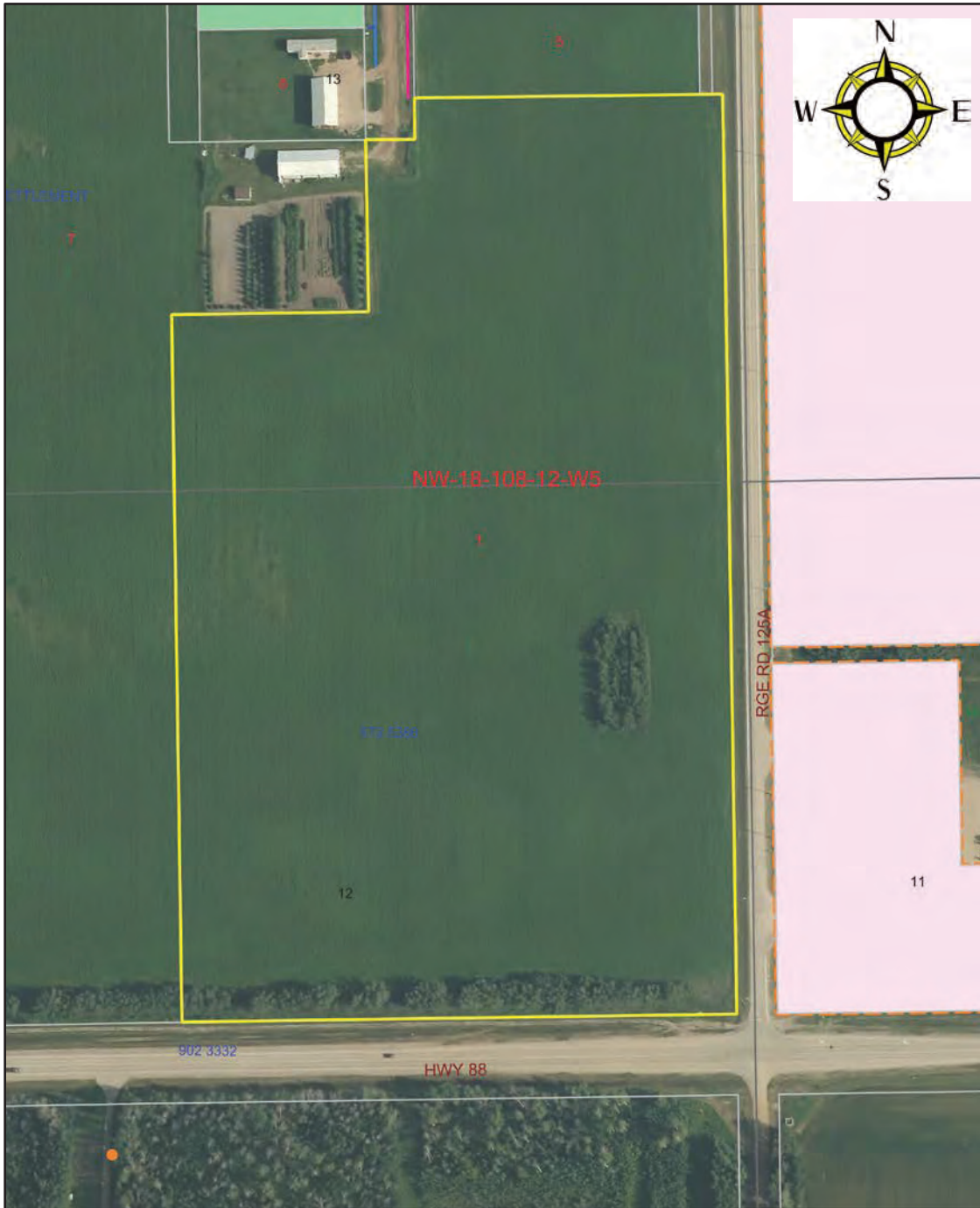
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**Mackenzie County**



# REZONING APPLICATION



File No. Bylaw 12xx-21

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**Mackenzie County**





Mackenzie County

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>June 8, 2021</b>
<b>Presented By:</b>	<b>Caitlin Smith, Manager of Planning &amp; Development</b>
<b>Title:</b>	<b>Bylaw 1228-21 Land Use Bylaw Amendment to Rezone Plan 072 1505, Block 12, Lot 1 from Fort Vermilion Light Industrial “FV-LI” to Hamlet Residential 1 “H-R1”</b>

## BACKGROUND / PROPOSAL:

Mackenzie County has received a request to rezone Plan 075 1505, Block 12, Lot 1 in the Hamlet of Fort Vermilion from Fort Vermilion Light Industrial “FV-LI” to Hamlet Residential 1 “H-R1” to accommodate a multi-family residence.

The subject parcel in approximately 2.0 hectares (4.99 acres) in size, there is no maximum lot size established for the Hamlet Residential 1 ‘H-R1” zoning district within the Land Use Bylaw.

The proposed bylaw was presented to the Municipal Planning Commission on May 27, 2021 where the following motion was made:

**MPC 21-05-075** *MOVED* by Beth Kappaler

*That the Municipal Planning Commission recommend to Council to approve Bylaw 12xx-21 being a Land Use Bylaw Amendment to rezone Plan 072 1505, Block 12, Lot 1 from Fort Vermilion Light Industrial “FV-LI” to Hamlet Residential 1 “H-R1” to accommodate a multi-family residence, subject to public hearing input.*

**CARRIED**

## OPTIONS & BENEFITS:

Options are to to pass, defeat, or table first reading of the bylaw.

**Author:** N Friesen **Reviewed by:** C Smith **CAO:** \_\_\_\_\_

**COSTS & SOURCE OF FUNDING:**

Current costs will consist of advertising the public hearing and adjacent landowner letters which will be borne by the applicant.

**SUSTAINABILITY PLAN:**

**Goal E26** That Mackenzie County is prepared with infrastructure and services for a continually growing population.

**COMMUNICATION/PUBLIC PARTICIPATION:**

The bylaw amendment will be advertised as per MGA requirements, this includes all adjacent landowners. A rezoning notification sign will also be required to be displayed on the property as per Mackenzie County Land Use Bylaw regulation.

**POLICY REFERENCES:**

Not applicable at this time.

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That first reading be given to Bylaw 1228-21 being a Land Use Bylaw Amendment to rezone Plan 072 1505, Block 12, Lot 1 from Fort Vermilion Light Industrial "FV-LI" to Hamlet Residential 1 "H-R1" to accommodate a multi-family residence, subject to public hearing input.

**Author:** N Friesen      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_

**BYLAW NO. 1228-21**  
**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 2017, 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 Dwelling-Multi-Family.

**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 parcels known as:

Plan 072 1050, Block 12, Lot 1

Within the Hamlet of Fort Vermilion, be rezoned from Fort Vermilion Light Industrial "FV-LI" to Hamlet Residential 1 "H-R1" as outlined in Schedule "A" hereto attached.

READ a first time this \_\_\_\_ day of \_\_\_\_\_, 2021.

PUBLIC HEARING held this \_\_\_\_ day of \_\_\_\_\_, 2021

READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2021.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2021.

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Josh Knelsen  
Reeve

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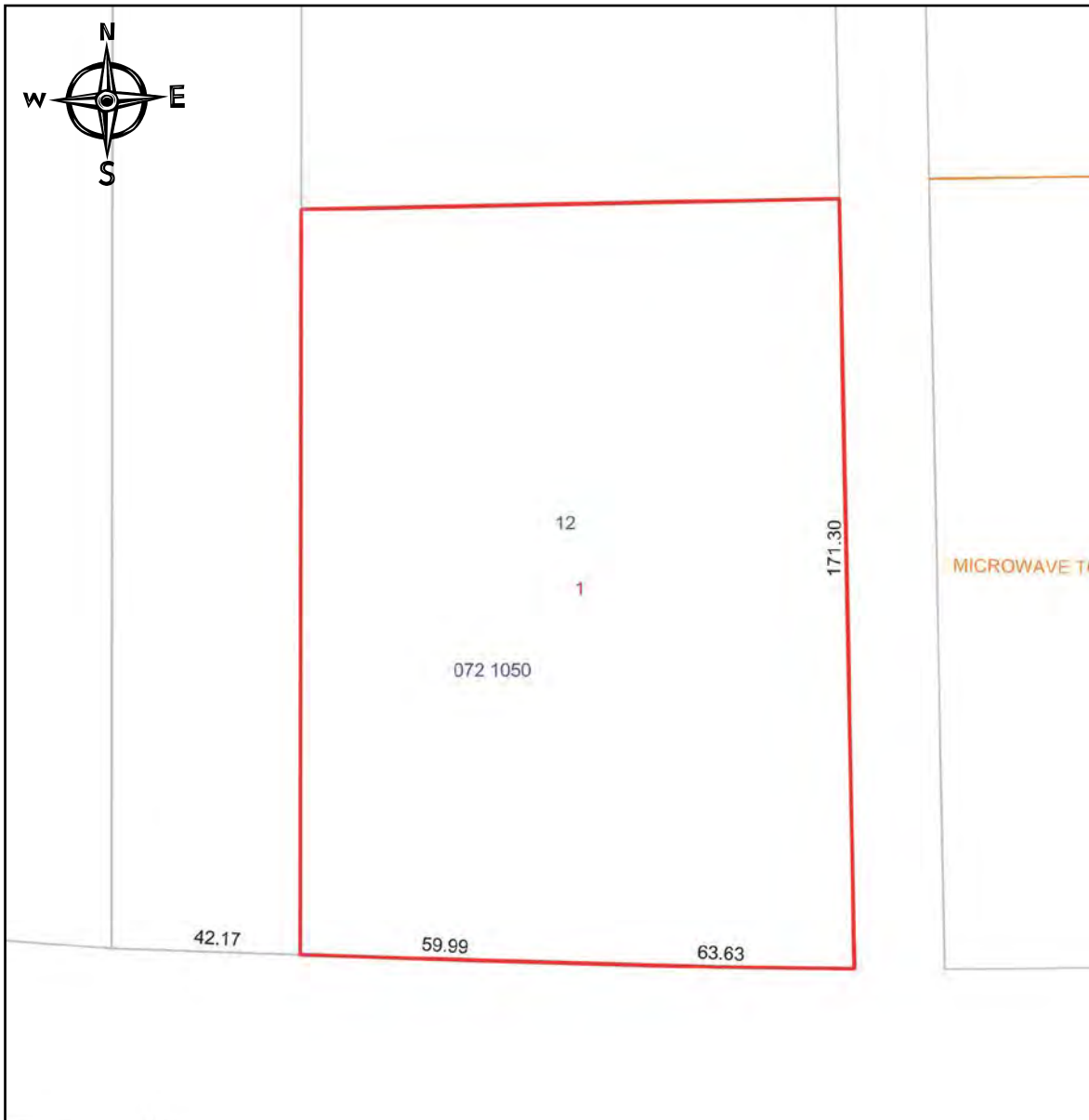
Len Racher  
Chief Administrative Officer

**BYLAW No. 1228-21**

**SCHEDULE "A"**

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

Plan 072 1050, Block 12, Lot 1 within the Hamlet of Fort Vermilion, be rezoned from Fort Vermilion Light Industrial "FV-LI" to Hamlet Residential 1 "H-R1".



FROM: Fort Vermilion Light Industrial "FV-LI"

TO: Hamlet Residential 1 "H-R1"

### Mackenzie County LAND USE BYLAW AMENDMENT APPLICATION

Complete only if different from Applicant

Name Of Applicant <u>Ace Shin</u>		
Address: <u>P.O. Box 961</u>		
City/Town <u>Fort Vermilion</u>		
Postal Code <u>T0H1N0</u>	Phone <u>780-921-5444</u>	Cell

Name of Registered Owner		
Address:		
City/Town		
Postal Code	Phone	Cell

Legal Description of the Land Affected by the Proposed Amendment:

QTR./LS.	SEC.	TWP.	RANGE	M.	or	PLAN	BLK	LOT
						<u>0721050</u>	<u>12</u>	<u>1</u>

Civic Address: \_\_\_\_\_

Land Use Classification Amendment Proposed:

From: Commercial To: Rural Country Residential

Reasons Supporting Proposed Amendment:

Flood Victim need to build new home

I have enclosed the required application fee of: 500 Receipt No.: \_\_\_\_\_

[Signature]  
Applicant Signature

May 18/21  
Date

[Signature]  
Registered Owner Signature

May 18/21  
Date

**NOTE: Registered Owner's signature required only if different from applicant**

*The personal information on this form is collected in accordance with Section 33 of the Freedom of Information and Protection of Privacy (FOIP) Act for the purpose of processing this application, issuing development permits and Land Use Bylaw Enforcement. The name of the permit holder and nature of the permit are available to the public upon request. If you have any questions regarding the collection, use or disclosure of this information, please contact the FOIP Coordinator or (780) 927-3718.*

Mackenzie County  
Box 640, 4511-46 Avenue  
Fort Vermilion, AB T0H 1N0



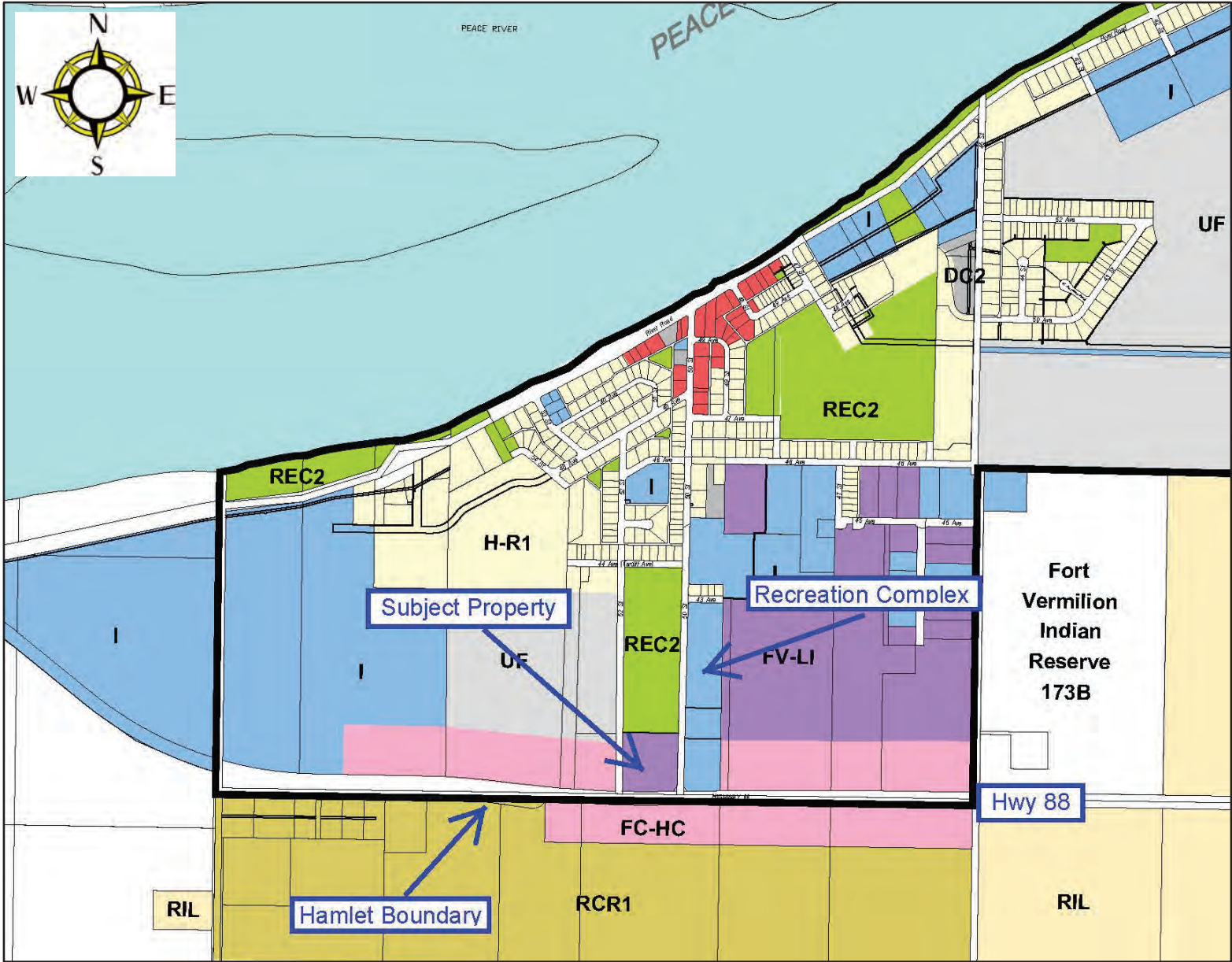
Mackenzie County

Phone: (780) 927-3718  
Fax: (780) 927-4266  
Email: office@mackenziecounty.com  
www.mackenziecounty.com





# REZONING APPLICATION



File No. Bylaw 12xx-21

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**Mackenzie County**

# REZONING APPLICATION



File No. Bylaw 12xx-21

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**Mackenzie County**

## Section 9 | Land Use District Regulations

### 9.17 Hamlet Residential 1 (H-R1)

#### Purpose

- 9.17.1 The purpose of the Hamlet Residential 1 (H-R1) district is to provide for single family dwellings, within all HAMLETS, through a variety of building forms while considering medium density residential forms permitted context compatibility.



#### Permitted and Discretionary Land Use Classes

- 9.17.2 Land use classes within the following table shall be permitted or discretionary within the Hamlet Residential 1 (H-R1) district of this BYLAW.

Permitted	Discretionary
ACCESSORY BUILDING	BED AND BREAKFAST BUSINESS
BUILDING DEMOLITION OF REMOVAL	DAY CARE FACILITY
DWELLING - SINGLE FAMILY	DAY CARE HOME
GARAGE - ATTACHED	DWELLING – DUPLEX
GARAGE - DETACHED	DWELLING – GROUP HOME
MANUFACTURED HOME - MOBILE	DWELLING – MULTI-FAMILY
MANUFACTURED HOME - MODULAR	DWELLING – ROW
SECONDARY SUITE	DWELLING – STACKED ROW HOUSING
	HOME BASED BUSINESS MEDIUM
	HOME BASED BUSINESS MINOR
	RESIDENTIAL SALES CENTRE
	TOURIST HOME

## Section 9 | Land Use District Regulations

### Regulations

- 9.17.3 In addition to the regulations contained in Section 8, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

Regulation	Standard
<b>Max. Lot Area</b>	
<b>Min. Lot Dimensions</b>	
Width	16.8m (55.0ft)
Depth	33.5m (110.0ft)
<b>Min. Setback</b>	
Yard – Front	7.6m (25.0ft)
Yard – Interior Side	1.5m (5.0ft)
Yard – Exterior Side	3.1m (10.0ft)
Yard – Rear	2.4m (8.0ft) with overhead utility servicing 1.5m (5.0ft) with underground utility servicing

### Additional Regulations

- 9.17.4 All new subdivisions shall have underground servicing.
- 9.17.5 In addition to Section 8.33 of this BYLAW, the Development Authority 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 Authority.
- 9.17.6 The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall complement the natural features and character of the site to the satisfaction of the Development Authority.
- 9.17.7 The Development Authority may decide on such other requirements as are necessary having due regard to the nature of the proposed DEVELOPMENT and the purpose of this LAND USE DISTRICT.



Mackenzie County

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>June 8, 2021</b>
<b>Presented By:</b>	<b>Len Racher, Chief Administrative Officer</b>
<b>Title:</b>	<b>Senate Selection and Referenda Votes – Special Ballots</b>

**BACKGROUND / PROPOSAL:**

Municipal Affairs has asked to enter into an agreement with Mackenzie County to conduct the Senate Selection and Referenda Votes for the First Nation communities in our area in conjunction with our own 2021 Municipal Elections.

Bylaw 1206-21 Elections Bylaw authorized the Returning Officer to enter into agreements on behalf of the Municipality to conduct elections on behalf of other elected authorities. Mackenzie County has done this in the past with Fort Vermilion School Division.

Municipal Affairs is also asking for Council to pass a resolution prior to nomination day to provide Special Ballots for the Senate Selection and Referenda.

In the past Council has discussed the option of special ballots for the voting residents of Mackenzie County. This was not an option at that time as it creates a tremendous workload.

If provisions are made for the mail in process of Special Ballots for the Senate Selection and Referenda Votes, they will also have to be made available for the Municipal Elections as well.

All of the First Nations communities will have the option to vote at any of Mackenzie County’s voting stations as well as the Town of High Level. If Municipal Affairs wishes to add their Senate and Referenda votes at our polling stations we are willing to accommodate this.

Offering a special ballot option involves communications to all Mackenzie County residents and First Nations that this option is available. Residents will have to apply to Mackenzie County requesting the special ballot. Ballot will have to be mailed out to each

**Author:** \_\_\_\_\_ **Reviewed by:** \_\_\_\_\_ **CAO:** \_\_\_\_\_

individual requesting the ballot. Ballots are returned by mailed, collected and counted. As you can see this will require a lot more time and staff to accommodate this.

Our current elections bylaw does not include an option for a special ballot at this time.

Letters from Municipal Affairs are attached.

**OPTIONS & BENEFITS:**

**COSTS & SOURCE OF FUNDING:**

A payment will be made to Mackenzie County to assist with any additional costs incurred. This payment will be in addition to any payments Mackenzie County is entitled to for conducting the provincial votes for municipal electors. All payments will be in accordance with the provisions of the Senate Elections Grant Regulation and Referendum Payments Regulation.

This will still require extra staff time to manage and be successful.

**SUSTAINABILITY PLAN:**

**COMMUNICATION / PUBLIC PARTICIPATION:**

**POLICY REFERENCES:**

Bylaw 1206-21 Elections Bylaw

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That the Senate Selection and Referenda Votes – Special Ballots be received for information.

Author: \_\_\_\_\_ Reviewed by: \_\_\_\_\_ CAO: \_\_\_\_\_

March 24, 2021

Mr. Lenard Racher  
Chief Administrative Officer  
Mackenzie County  
PO Box 640  
Fort Vermilion, AB T0H 1N0

Dear Mr. Racher:

As you may be aware, the Government of Alberta has indicated the intent to conduct province wide Senate selection as well as referenda votes on issues of concern to Albertans in conjunction with the October 18, 2021 general municipal election.

Alberta Municipal Affairs is responsible for ensuring the conduct of the vote for electors residing in improvement districts, summer villages, special areas, the City of Lloydminster (Alberta side) and Indian Reserves (First Nations) as these communities do not hold municipal elections on October 18, 2021, the date when the senate and referenda votes must take place. As the department does not have sufficient resources to directly conduct these votes, we will be partnering with neighboring municipalities to ensure all Albertans have the ability to participate in the vote. Accordingly, Municipal Affairs would like to enter into an agreement with your municipality to conduct the Senate selection and referenda votes as you are the nearest municipality to the First Nations communities listed in the attached table.

In accepting this request, electors from the neighbouring jurisdiction would vote at your polling stations for the provincial ballots only, in conjunction with the election in your own local jurisdiction. There will be no need for separate ballot boxes for the ballots. Elections Alberta will provide ballots to your municipality, or if you use a tabulator they will provide the information to be printed on the ballot for your tabulator vendor. Elections Alberta has compiled an information sheet you may wish to review for further information, which can be accessed at [www.elections.ab.ca/wp-content/uploads/Senate-Information-for-Municipalities-October-2020.pdf](http://www.elections.ab.ca/wp-content/uploads/Senate-Information-for-Municipalities-October-2020.pdf).

In exchange for your support of this important voting opportunity, a payment will be made to your municipality to assist with any additional costs incurred. This payment will be in addition to any payments your municipality is entitled to for conducting the provincial votes for your municipal electors. All payments will be in accordance with the provisions of the *Senate Elections Grant Regulation* and *Referendum Payments Regulation*.

.../2

Please respond to Andrew Wood at [Andrew.Wood@gov.ab.ca](mailto:Andrew.Wood@gov.ab.ca) by April 9, 2021 to confirm your willingness to hold the Senate selection and referenda votes for the attached communities.

Thank you for supporting the democratic process by helping to ensure all Albertans can participate in these important decisions.

Thank you,



Cathy Maniego  
Executive Director  
Municipal Capacity and Sustainability Branch

Attachment – First Nation Communities

First Nation	Reservation
Beaver First Nation	• Boyer 164
Beaver First Nation	• Child Lake 164A
Dene Tha' First Nation	• Amber River 211
Dene Tha' First Nation	• Bistcho Lake 213
Dene Tha' First Nation	• Bushe River 207
Dene Tha' First Nation	• Hay Lake 209
Dene Tha' First Nation	• Jackfish Point 214
Dene Tha' First Nation	• Upper Hay River 212
Dene Tha' First Nation	• Zama Lake 210
Little Red River Cree Nation	• Fox Lake 162
Little Red River Cree Nation	• John D'Or Prairie 215
Tallcree First Nation	• Beaver Ranch 163
Tallcree First Nation	• Beaver Ranch 163A
Tallcree First Nation	• Beaver Ranch 163B
Tallcree First Nation	• Fort Vermilion 173B
Tallcree First Nation	• Tallcree 173
Tallcree First Nation	• Tallcree 173A
Tallcree First Nation	• Wadlin Lake 173C



April 30, 2021

Mr. Lenard Racher  
Chief Administrative Officer  
Mackenzie County  
[cao@mackenziecounty.com](mailto:cao@mackenziecounty.com)

Dear Mr. Racher:

I am writing as a follow-up to my letter of March 24, 2021, regarding the conduct of Senate and referenda votes for electors residing on First Nations reserves. In response to the letter, several municipalities have raised concerns regarding the level of consultation with First Nation communities.

We appreciate and value your thoughtful feedback as we plan for the Senate selection and referenda votes. In response to your concerns, the Ministry of Indigenous Relations will be reaching out to First Nations representatives to assess their preferred method of participating in the election. Following those discussions in early May, additional information will be provided detailing our next steps. During this interim period, I encourage you to set aside planning for on-reserve First Nations until such time as we have determined the path forward that meets the needs of all respective stakeholders.

Some of you have already agreed to participate in this important initiative and we are deeply grateful for your support. I expect the engagement efforts undertaken by Indigenous Relations will address your concerns and will provide an opportunity to adjust the process to suit the needs of our municipal partners and First Nations.

If you have any additional questions or concerns, please contact [Andrew.Wood@gov.ab.ca](mailto:Andrew.Wood@gov.ab.ca).

Thank you,



Cathy Maniego  
Executive Director  
Municipal Capacity and Sustainability Branch

For election staff who are looking for additional training on managing special ballots, we are pleased to offer a supplemental session covering the process, from authorizing special ballots through to receiving and counting special ballots received. As part of this session, the physical assembly of special ballot packages will be covered. A list of supplies required will be provided prior to the session dates so that participants may follow along and assemble a special ballot package.

Supplemental Special Ballot Training Sessions:

- Thursday, May 27, 2021 9:00 a.m. – 10:30 a.m. or
- Tuesday, June 1, 2021 1:30 p.m. – 3:00 p.m.

The registration link for the sessions can be found at: <https://www.eventbrite.ca/e/laea-training-special-ballot-session-tickets-151135465245>. After registering for a session, you will receive a confirmation email that includes information on how to access the Zoom meeting. If you fail to receive confirmation after registration, please check your junk or spam inbox before contacting us prior to the session date.

For municipalities who have outstanding concerns and questions prior to committing, I encourage you to remain in contact with Andrew Wood, Municipal Advisor, who is our lead for this initiative. Please forward any questions or concerns to him by emailing [Andrew.Wood@gov.ab.ca](mailto:Andrew.Wood@gov.ab.ca).

Finally, for municipalities who have not responded or agreed to conduct the votes, as the deadline to make arrangements is fast approaching, please respond to Mr. Wood by June 4, 2021, indicating whether you are able to assist or are declining participation. If we do not receive a response by June 4, we will proceed as though your community has declined.

Thank you for your patience and assistance as we navigate this important initiative. Once again, if you have any additional questions, please contact Mr. Wood at the email address listed above.

Thank you,



Cathy Maniego  
Executive Director  
Municipal Capacity and Sustainability Branch



**Mackenzie County**

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>June 8, 2021</b>
<b>Presented By:</b>	<b>Caitlin Smith, Manager of Planning &amp; Development</b>
<b>Title:</b>	<b>Municipal Planning Commission Meeting Minutes</b>

## **BACKGROUND / PROPOSAL:**

The approved minutes of the May 27, 2021 Municipal Planning Commission meeting are attached.

## **OPTIONS & BENEFITS:**

N/A

## **COSTS & SOURCE OF FUNDING:**

N/A

## **SUSTAINABILITY PLAN:**

N/A

## **COMMUNICATION / PUBLIC PARTICIPATION:**

N/A

## **POLICY REFERENCES:**

**Author:** K Unrau      **Reviewed by:** \_\_\_\_\_      **CAO:** \_\_\_\_\_

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That the approved Municipal Planning Commission meeting minutes of May 27, 2021 be received for information.

**Author:**     K Unrau          **Reviewed by:** \_\_\_\_\_      **CAO:** \_\_\_\_\_

**MACKENZIE COUNTY  
Municipal Planning Commission Meeting**

**Mackenzie County Office  
Fort Vermilion, AB**

**Thursday, May 27, 2021 @ 10:00 a.m.**

**PRESENT:** Erick Carter Chair, MPC Member  
Beth Kappelar Vice Chair, MPC Member  
David Driedger Councillor, MPC Member  
Jacquie Bateman Councillor, MPC Member (virtual)  
Tim Driedger MPC Member

**ADMINISTRATION:** Caitlin Smith Manager of Planning and Development  
Nicole Friesen Development Officer  
Kristyn Unrau Administrative Assistant/Recording Secretary

**MOTION 1. CALL TO ORDER**

Erick Carter called the meeting to order at 10:02 a.m.

**2. ADOPTION OF AGENDA**

**MPC 21-05-066 MOVED** by Beth Kappelar

That the agenda be adopted as presented.

**CARRIED**

**3. MINUTES**

**a) Adoption of Minutes**

**MPC 21-05-067 MOVED** by David Driedger

That the minutes of the May 14, 2021 Municipal Planning Commission meeting be adopted as presented.

**CARRIED**

**4. TERMS OF REFERENCE**

For Information.

**5. DEVELOPMENT**

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

- a) **117-DP-21 Benny Driedger  
Shop-Personal with a 20% Height Variance (4 feet)  
Plan 052 0560, Block 4, Lot 8 (8912-93 Street) (Isaac Dyck  
Subdivision)**

**MPC 21-05-068 MOVED** by Tim Driedger

That Development Permit 117-DP-21 on Plan 052 0560, Block 04, Lot 08 in the name of Benny Driedger 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. **15.2 meters (50 feet) front yard;**
  - b. **4.6 meters (15 feet) side yards;**
  - c. **7.6 meters (25 feet) rear yard; from the property lines.**
2. A **20% Height Variance** for the Shop – Personal is hereby granted. The maximum interior ceiling height shall not exceed 7.3 meters (24 feet) in height.
3. **The Shop-Personal shall meet all National Building Code 2019 Alberta Edition requirements for Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.**
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 and the aesthetics of the neighbouring residences to the satisfaction of the Development Authority.
5. **The Shop – Personal is approved for personal purposes only and no commercial activity is permitted in this building. Should the applicant change the intention of the building, a new development permit is required.**
6. The maximum area of the Shop shall be 223 square meters (2,400 square feet)
7. All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2015.
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. 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. 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**

- b) 125-DP-21 Gabriel Bear  
Home BASED Business, Minor in "HR-1"  
Plan 952 3854, Block 21, Lot 5 (10610 100 Avenue) (La Crete)**

### **MPC 21-05-069 MOVED** by Beth Kappelar

That Development Permit 125-DP-21 on Plan 952 3854, Block 21, Lot 05 in the name of Gabriel Baer 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 is for the APPROVAL of a Home Based Minor (Baer Cycles) in the existing Garage.**
- 2. This development permit may be revoked at any time, if, in the opinion of the Development Authority, the Home Based Business Minor has become detrimental or otherwise incompatible with the amenities of the neighborhood.**
- 3. This development permit will expire upon the expiration, cancellation or revocation of your business license. This development permit shall become null and void if a county business license is not maintained in good standing.**
- 4. 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,**

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**traffic, congestion, late visitations by clients.**

5. **The business shall be operated by the resident of the principal dwelling and may include one (1) non-resident employee.**
6. The Home Based Business shall not involve client and customer visits outside of the hours of 8:00 a.m. – 6:00 p.m.
7. The Municipality has assigned the following address to the noted property (**10610-100 Avenue**). You are required to display the address (**10610**) 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. Home Based Business Minor requires 1 space per 37.2m<sup>2</sup> (400.0ft<sup>2</sup>) of gross FLOOR AREA. This work area is 400 square feet, so that would constitute one (1) off street parking spots.
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. Home Based Businesses are limited to one sign not exceeding 1.1 square meters (12 square feet) in area.
11. The sign shall not be placed within the Road Right of Way.
12. The site and sign shall be kept in a safe, clean, and tidy condition, or may be required to be renovated or removed.
13. 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.
14. Illumination of any signs must not negatively affect, nor pose a safety hazard to, an adjacent site or street.
15. Wiring and conduits of any signs must be concealed from view.
16. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.



17. 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**

**6. SUBDIVISIONS**

- a) **21-SUB-21 Abraham Peters  
10.00 acre Subdivision (2 lots)  
SW 24-104-16-W5M (Buffalo Head Prairie)**

**MPC 21-05-070 MOVED** by Beth Kappelar

That Subdivision Application 21-SUB-21 in the name of Abraham Peters on SW 24-104-16-W5M be APPROVED with the following conditions:

1. This approval is for two subdivisions 10.00 acres (4.05 hectares) each in size.
2. Applicant/developer shall enter into and abide by a Development Agreement with 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,
    - I. Any permanent buildings on the property must be constructed 2% above the grade of the road.
  - b) Mitigation measure must be in place in order to avoid water damage from potential pluvial flooding,
  - c) A caveat will be registered on the title of this property,
  - d) Provision of a road and access to both the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense,
  - e) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2015,
  - f) **Provision of a storm water management plan. Contact Planning and Development staff at (780) 928-3983 to**

**discuss the requirements for your subdivision,**

- g) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration,
- h) Provision of utility rights-of-way as required by ATCO Electric, TELUS, Northern Lights Gas Co-op, and others,
- i) 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 in accordance with Policy DEV006. The current market value for this property is \$7,000 per acre. Municipal reserve is charged at 10%, which is \$ 700 per subdivided acre. **10.00 acres times \$ 700 equals \$7,000.00.**
- j) **The Developer has the option to provide a market value appraisal of the existing parcel of land as of a specified date occurring within the 35-day period following the date on which the application for subdivision approval is made in accordance to the *Municipal Government Act* Section 667(1)(a).**
- k) 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,
- l) **Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the dwellings/basement and/or flooding of the basement, and/or any ancillary buildings.**

**CARRIED**

- b) **22-SUB-21 Edward & Lyvelle Driedger  
10.00 acre Subdivision (1 lot)  
SW 6-104-14-W5M (Buffalo Head Prairie)**

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**MPC 21-05-071    MOVED** by Jacquie Bateman

That Subdivision Application 22-SUB-21 in the name of Edward & Lyvelle Driedger on SW 6-104-14-W5M be APPROVED with the following conditions:

1. This approval is for a **TYPE B** subdivisions 10.00 acres (4.05 hectares) each in size.
2. Applicant/developer shall enter into and abide by a Development Agreement with Mackenzie County which shall contain, but is not limited to:
  - m) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality,
    - I. Any permanent buildings on the property must be constructed 2% above the grade of the road.
  - n) Mitigation measure must be in place in order to avoid water damage from potential pluvial flooding,
  - o) A caveat will be registered on the title of this property,
  - p) Provision of a road and access to both the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense,
  - q) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2015,
  - r) **Provision of a storm water management plan. Contact Planning and Development staff at (780) 928-3983 to discuss the requirements for your subdivision.**
  - s) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration,
  - t) Provision of utility rights-of-way as required by ATCO Electric, TELUS, Northern Lights Gas Co-op, and others,
  - u) 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

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

- v) **Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the dwellings/basement and/or flooding of the basement, and/or any ancillary buildings.**

**CARRIED**

- c) **23-SUB-21 Peter Wolfe, David Wolfe, Philip Wolfe  
10.00 acre Subdivision (1 lot)  
NE 20-104-14-W5M (Buffalo Head Prairie)**

**MPC 21-05-072** **MOVED** by David Driedger

That Subdivision Application 23-SUB-21 in the name of Peter Wolfe on NE 20-104-14-W5M be APPROVED with the following conditions:

1. This approval is for a **TYPE B** subdivisions 10.00 acres (4.05 hectares) each in size.
2. Applicant/developer shall enter into and abide by a Development Agreement with Mackenzie County which shall contain, but is not limited to:
  - w) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality,
    - I. Any permanent buildings on the property must be constructed 2% above the grade of the road.
  - x) Mitigation measure must be in place in order to avoid water damage from potential pluvial flooding,
  - y) Provision of a road and access to both the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense,

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z) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2015,

**a) Provision of a storm water management plan. Contact Planning and Development staff at (780) 928-3983 to discuss the requirements for your subdivision,**

b) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration,

c) Provision of utility rights-of-way as required by ATCO Electric, TELUS, Northern Lights Gas Co-op, and others,

d) 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,

**e) Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the dwellings/basement and/or flooding of the basement, and/or any ancillary buildings.**

**CARRIED**

**d) 24-SUB-21 Frank & Katherine Martens  
15.00 acre Subdivision (1 lot)  
NW 8-104-17-W5M (Blue Hills)**

**MPC 21-05-073** **MOVED** by Beth Kappelar

That Subdivision Application 24-SUB-21 in the name of Frank & Katherine Martens on NW 8-104-17-W5M be APPROVED with the following conditions:

1. This approval is for a **TYPE B** subdivisions 15.00 acres (6.07 hectares) each in size.

2. Applicant/developer shall enter into and abide by a Development

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\_\_\_\_\_

Agreement with Mackenzie County which shall contain, but is not limited to:

f) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality,

I. Any permanent buildings on the property must be constructed 2% above the grade of the road.

g) Mitigation measure must be in place in order to avoid water damage from potential pluvial flooding,

h) Provision of a road and access to both the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense,

II. Access to the balance of the quarter section is to be provided via the Range Road 175 road right of way.

i) Dedication of a 30 meter service road right-of-way across the highway frontage of the proposed parcel, at no cost to the department (Alberta Transportation). Alberta Transportation is willing to accept the service road by caveat,

j) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2015,

i. The existing pumpout sewer discharge line shall be relocated, as shown on the Tentative Plan drafted by Borderline Surveys JOB # 210060 to meet the current Alberta Private Sewage Systems Standards of Practice 2015, or the installation of a new sewer system that meets the setback regulation will be accepted. Proof of either the relocation of the existing line is required or an Approved Sewer permit for a new system. **This shall be completed prior to registration of the subdivision at Alberta Land Titles.**

**k) Provision of a storm water management plan. Contact Planning and Development staff at (780) 928-3983 to discuss the requirements for your subdivision,**

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l) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration,

m) Provision of utility rights-of-way as required by ATCO Electric, TELUS, Northern Lights Gas Co-op, and others,

n) 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,

**o) Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the dwellings/basement and/or flooding of the basement, and/or any ancillary buildings.**

**CARRIED**

**e) 25-SUB-21 Matthew & Elsie Croy  
Boundary Adjustment  
NW 17-108-16-W5M (Rocky Lane)**

**MPC 21-05-074** **MOVED** by Tim Driedger

That Boundary Adjustment Application 25-SUB-21 in the name of Matthew & Elise Croy on Plan 002 3440, Block 1, Lot 1 & NE 17-108-16-W5M be APPROVED with the following conditions:

1. This approval is for a **BOUNDARY ADJUSTMENT** totalling 12.01 acres (4.86 hectares) each in size.
2. Applicant/developer shall enter into and abide by a Development Agreement with Mackenzie County which shall contain, but is not limited to:

p) Prior to any development on the proposed subdivision, the developer shall obtain a development permit from the Municipality,

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\_\_\_\_\_

III. Any permanent buildings on the property must be constructed 2% above the grade of the road.

q) Mitigation measure must be in place in order to avoid water damage from potential pluvial flooding,

r) Provision of a road and access to both the subdivision and the balance of the lands in accordance with Mackenzie County standards at the developer's expense,

s) All sewage disposals shall conform to the Alberta Private Sewage Systems Standard of Practice 2015,

**t) Provision of a storm water management plan. Contact Planning and Development staff at (780) 928-3983 to discuss the requirements for your subdivision.**

u) Any outstanding property taxes are to be paid on the land proposed to be subdivided prior to registration,

v) Provision of utility rights-of-way as required by ATCO Electric, TELUS, Northern Lights Gas Co-op, and others,

w) 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,

**x) Mackenzie County shall not be held liable for any concerns, issues or damages related to and/or resulting from the water tables and any other water problems as a result of any low land levels of the proposed development. It is the responsibility of the developer to ensure that adequate drainage and other precautions are taken to avoid water seepage into the dwellings/basement and/or flooding of the basement, and/or any ancillary buildings.**

**CARRIED**

**7. MISCELLANEOUS ITEMS**

**a) Bylaw 12xx-21 Land Use Bylaw Amendment  
Rezone Plan 072 1505, Block 12, Lot 1**

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



**From Fort Vermilion Light Industrial “FV-LI”  
To Hamlet country Residential 1 “H-R1”**

**MPC 21-05-075** **MOVED** by Beth Kappaler

That the Municipal Planning Commission recommend to Council to approve Bylaw 12xx-21 being a Land Use Bylaw Amendment to rezone Plan 072 1505, Block 12, Lot 1 from Fort Vermilion Light Industrial “FV-LI” to Hamlet Residential 1 “H-R1” to accommodate a multi-family residence, subject to public hearing input.

**CARRIED**

- b) Bylaw 12xx-21 Land use Bylaw Amendment  
Rezone Plan 072 5380, Block 3, Lot 1  
From Fort Vermilion Highway Commercial “FV-HC” & Fort  
Vermilion Light Industrial “FV-LI” To Fort Vermilion  
Heavy Industrial “FV-HI”**

**MPC 21-05-076** **MOVED** by Jacquie Bateman

That the Municipal Planning Commission recommend to Council to approve Bylaw 12xx-21 being a Land Use Bylaw Amendment to rezone Plan 072 5380, Block 3, Lot 1 from Fort Vermilion Highway Commercial “FV-HC” & Fort Vermilion Light Industrial “FV-LI” to Fort Vermilion Heavy Industrial “FV-HI” to accommodate a service station – major, subject to public hearing input.

**CARRIED**

**8. IN CAMERA**

- a) None**

**9. MEETING DATES**

- ❖ Thursday, June 10<sup>th</sup>, 2021 @ 10:00 a.m. in La Crete
- ❖ Thursday, June 24<sup>th</sup>, 2021 @ 10:00 a.m. in Fort Vermilion
- ❖ Thursday, July 15<sup>th</sup>, 2021 @ 10:00 a.m. in La Crete
- ❖ Thursday, July 29<sup>th</sup>, 2021 @ 10:00 a.m. in Fort Vermilion

**10. ADJOURNMENT**

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\_\_\_\_\_

**MPC 21-05-077 MOVED** by Beth Kappelar

That the Municipal Planning Commission Meeting be adjourned at 10:37 a.m.

**CARRIED**

These minutes were adopted this 10<sup>th</sup> day of June, 2021.

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Erick Carter, Chair



**Mackenzie County**

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>June 8, 2021</b>
<b>Presented By:</b>	<b>Len Racher, Chief Administrative Officer</b>
<b>Title:</b>	<b>Information/Correspondence</b>

**BACKGROUND / PROPOSAL:**

The following items are attached for your information, review, and action if required.

- Council Action List
- 2021-05-28 – Shannon Stubbs, MP Lakeland – Bill C-21
- Bill C-21 Kingsville Resolution – Bill C-21
- 2021-05-31 ID9 Provincial Policing
- 2021-05-31 Smoky Lake County Provincial Policing
- Fish Habitat Signage
- 2021-04-28 REDI Meeting Minutes

**OPTIONS & BENEFITS:**

**COSTS & SOURCE OF FUNDING:**

**SUSTAINABILITY PLAN:**

**COMMUNICATION / PUBLIC PARTICIPATION:**

**POLICY REFERENCES:**

Author: C. Sarapuk Reviewed by: C. Sarapuk CAO: \_\_\_\_\_

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

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

Author: C. Sarapuk      Reviewed by: \_\_\_\_\_      CAO: \_\_\_\_\_

## Mackenzie County Action List as of May 26, 2021

### *Council and Committee of the Whole Meeting Motions Requiring Action*

Motion	Action Required	Action By	Status
<b>February 22, 2016 Council Meeting</b>			
16-02-135	That the County covers the additional cost of the survey on Plan 5999CL, Lot E to date and have administration release a copy of the report to the landowner informing them that the initial investigation survey has been completed.	Byron	Refer to Motion 18-06-411  In progress. Meeting with landowners.  Impacted by 2020 flood.
<b>May 10, 2016 Regular Council Meeting</b>			
16-05-354	That administration be authorized to proceed as follows in regards to the Zama Crown Land Procurement: <ul style="list-style-type: none"> <li>• cancel PLS 080023;</li> <li>• <b>pursue acquisition of land parcels as identified on the map presented in red;</b></li> <li>• identify a parcel of land to be subdivided from Title Number 102 145 574 +1 (Short Legal 0923884; 21; 1) and offered for trade or sale to Alberta Environment and Parks due to its unsuitability for a hamlet development , specifically the land use restrictions per Alberta Energy Regulator.</li> </ul>	Don	PLS Cancelled.  Asset list with all leases, caveats, dispositions, easements, etc.  Response Received from AEP 2017-11-27.  Application submitted.  RFD to Council once response is received to our application.
<b>July 12, 2016 Regular Council Meeting</b>			
16-07-526	That the County pursue purchasing the leased lands at the Hutch Lake campground.	Don Len	Application for purchase of Hutch Lake has been filed.
<b>April 25, 2018 Council Meeting</b>			
18-04-314	That administration be authorized to proceed with a Department License of Occupation (DLO) for existing and future walking trail expansion on SE 14-106-15-W5 once the title transfer has been completed for SE 15-106-15-W5.	Don	Application submitted. FNC process
18-04-315	That administration move forward in purchasing more land north of the existing Hutch Lake Cabins and that final costs be brought back to Council for decision.	Don	Sketch plan completed. Application to purchase is in submitted
<b>June 12, 2018 Council Meeting</b>			
18-06-432	That the County apply to Alberta Environment & Parks for a bank stabilization and clean-up along the Peace River in the Hamlet of Fort Vermilion as a result of the ice jam flooding event.	Byron	In progress. Engineering report received. (WSP) Working on application.  2020 Flood Mitigation

Motion	Action Required	Action By	Status
October 9, 2018 Regular Council Meeting			
18-10-763	That administration proceeds with the water diversion license's as discussed.	Fred	Received some follow-up from Ministers Office. Continue to follow-up.
November 13, 2018 Regular Council Meeting			
18-11-885	That the Zama Water Treatment Improvements Project be retendered with a project scope change.	Fred	In progress 2021-03-09 Council
February 27, 2019 Regular Council Meeting			
19-01-117	That administration proceed with Plan 5999CL in Fort Vermilion as discussed.	Byron	See CM 21-04-377 Completed
October 8, 2019 Regular Council Meeting			
19-10-559	That administration enter into an agreement with the owners of Tax Roll 155377 as discussed.	Jennifer	Completed
November 5, 2019 Regular Council Meeting			
19-11-676	That Mackenzie County representatives appointed to a provincial task force must provide regular written reports to council, shall immediately forward all task force material and information to council and CAO, and shall receive specific, prior approval from council to represent views or negotiate on behalf of the County.	Council	Discussed at COW
January 29, 2020 Regular Council Meeting			
20-01-055	That Administration move forward with applying for Recreational Leases for the Bistcho Lake cabin areas and consideration be given to the work being done by the Caribou Sub-regional Task Force.	Don	On hold. Pursuing reinstatement of commercial fishing.
20-01-067	That a letter be sent to the Minister of Municipal Affairs in regards to the Section 627(3) of the Municipal Government Act that relates to the number of councillor's on a Subdivision and Development Appeal Board.	Byron	In progress CC:RMA & AUMA
April 22, 2020 Regular Council Meeting			
20-04-265	That the County and applicable developers co-develop a storm water management plan for the La Crete North Storm Catchment area (as delineated in red on the attached map), and that a storm water management fee of \$4,000/ha be applied effective immediately to subdivision applications within the defined catchment area, with a fee adjustment to be completed once detailed construction costs are finalized.	Byron	In progress
20-04-266	That an offsite levy bylaw be established for the La Crete North Storm Catchment area as soon as detailed construction costs are finalized.	Byron Fred Jennifer	Costs finalized. Working on draft offsite levy bylaw.
June 5, 2020 Special Council Meeting			

<b>Motion</b>	<b>Action Required</b>	<b>Action By</b>	<b>Status</b>
20-06-334	That administration continues to support a community recovery plan that includes a community engagement component.	DRT	Ongoing
June 15, 2020 Special Council Meeting			
20-06-373	That the Fort Vermilion future development continue to be investigated.	DRT	Ongoing
June 24, 2020 Regular Council Meeting			
20-06-383	That applications be submitted for the three boat launch locations and that the Mackenzie County Search and Rescue River Access Plan be amended to include the additional access sites as identified in the 1991 Recreation Sites in the Lower Peace River Valley Report and be brought back to Council for approval.	Don	Application submitted for three boat launches.  River Access Plan in progress.
20-06-396	That second reading of Bylaw 1181-20 being a Land Use Bylaw Amendment to rezone Plan 2938RS, Block 02, Lots 15 & 16 from Fort Vermilion Commercial Centre "FV-CC" to Hamlet Residential 1 "H-R1" to accommodate a Manufactured Home-Mobile be TABLED.	Caitlin	Tabled due to flood recovery process.
July 15, 2020 Regular Council Meeting			
20-07-438	That Administration proceed with the one-year extension and creating a two-year sub-contract request for proposals for the Construction and Maintenance of the Tompkins Crossing Ice Bridge.	Jeff	RFP – August 2021
20-11-744	That the concepts and guidance provided within the La Crete Industrial Growth Strategy be incorporated into County planning documents.	Byron	Incorporated into the MDP 2022 Budget
November 25, 2020 Regular Council Meeting			
20-11-742	That Administration be authorized to proceed in developing an Offsite Levy Bylaw for the benefitting area of the La Crete North Sanitary Trunk Sewer, for the purpose of recovering all costs associated with the improvements.	Byron	Working on draft offsite levy bylaw.
20-11-748	That Administration proceed in developing an offsite levy bylaw for the benefitting area of the La Crete South Sanitary Trunk Sewer for the purpose in recovering all costs associated with the sanitary sewer trunk improvements.	Byron	Working on draft offsite levy bylaw.
20-11-759	That administration proceed with developing consolidated offsite levy bylaws on a per improvement basis.	Byron	May 2021
20-11-774	That a letter be sent to Alberta Health Services regarding critical staff shortages in Northwest Alberta.	Len	In progress
December 16, 2020 Budget Council Meeting			

Motion	Action Required	Action By	Status																
20-12-799	That the County lobby the provincial government (Red Tape Reduction) to consolidate grazing leases into a single tax roll to assist the province and the municipality to reduce red tape.	Len	In progress																
20-12-805	That administration request that the province waive/reimburse fees associated with the River Search & Rescue Access Plan approvals.	Don	Drafting a letter to AEP																
20-12-806	That administration investigate implementing a Local Improvement on the 101 Avenue Asphalt project in the Hamlet of La Crete.	Jeff	Complete																
20-12-808	Administration bring forward a policy review at each Committee of the Whole Meeting.	Len	Ongoing																
<b>January 12, 2021 Regular Council Meeting</b>																			
21-01-033	That administration request meetings with the following Ministries during the 2021 Rural Municipalities of Alberta (RMA) Spring Convention to discuss the following policy items or issues: <table border="1" data-bbox="321 871 979 1470"> <thead> <tr> <th>Ministry:</th> <th>Priority Topics:</th> </tr> </thead> <tbody> <tr> <td>Municipal Affairs</td> <td>Disaster Recovery Petition to Form a New Municipality</td> </tr> <tr> <td>Transportation</td> <td>Bridge at Tompkins Landing High Wide Load Corridor</td> </tr> <tr> <td>Agriculture &amp; Forestry</td> <td>Farmland Expansion Fire Ban Exemption Request Agricultural Land Sales Natural Gas Line Update</td> </tr> <tr> <td>Health</td> <td>La Crete Birthing Centre</td> </tr> <tr> <td>Environment &amp; Parks</td> <td>Agricultural Land Sales Recreation Leases – First Nation Consultation Water Diversion Licenses Northwest Bison</td> </tr> <tr> <td>Energy</td> <td>Transportation Corridor</td> </tr> <tr> <td>Solicitor General</td> <td>Fort Vermilion Courthouse</td> </tr> </tbody> </table>	Ministry:	Priority Topics:	Municipal Affairs	Disaster Recovery Petition to Form a New Municipality	Transportation	Bridge at Tompkins Landing High Wide Load Corridor	Agriculture & Forestry	Farmland Expansion Fire Ban Exemption Request Agricultural Land Sales Natural Gas Line Update	Health	La Crete Birthing Centre	Environment & Parks	Agricultural Land Sales Recreation Leases – First Nation Consultation Water Diversion Licenses Northwest Bison	Energy	Transportation Corridor	Solicitor General	Fort Vermilion Courthouse	Collen Len	In progress
Ministry:	Priority Topics:																		
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Energy	Transportation Corridor																		
Solicitor General	Fort Vermilion Courthouse																		
<b>January 26, 2021 Committee of the Whole Meeting</b>																			
COW-21-01-007	That administration work with the landowner for farmland access options and bring a recommendation to Council.	Byron																	
<b>January 27, 2021 Regular Council Meeting</b>																			
21-01-052	That administration investigate all costs associated with the ownership of the Fire Truck unit #9132, purchased under Section 10.11 of the Regional Service Sharing Agreement and that the transfer of ownership be TABLED.	Jennifer	Ongoing																



<b>Motion</b>	<b>Action Required</b>	<b>Action By</b>	<b>Status</b>
21-01-058	That administration proceed with negotiations to purchase the required land for the La Crete North Storm project and report back to Council prior to submitting an offer to purchase.	Byron Fred	In progress
21-01-075	That administration proceed with the land sale of Plan 082 6817, Block 3, Lots 11MR & 12MR for the purpose of consolidation.	Caitlin	Waiting on designation removal at land titles
<b>February 9, 2021 Regular Council Meeting</b>			
21-02-111	That administration work with the Fort Vermilion School Division to complete a trade and land transfer for properties adjacent to the Blue Hills Community School, La Crete Public School and Fort Vermilion Public School.	Byron	In progress
21-02-115	That administration prepare a new Land Use Bylaw Amendment to further restrict non-compatible uses near Mackenzie County airports	Caitlin	In Progress
21-02-141	That Mackenzie County enter into an agreement for the payment of outstanding taxes with Long Run Exploration as discussed.	Jennifer	See CM 21-04-375
<b>February 24, Regular Council Meeting</b>			
21-02-146	That the Agricultural Land Development & Lease Proposals for NW 6 & SW 7-109-19-W5 be TABLED until further discussion with bidder.	Grant	Drafting
<b>March 9, 2021 Regular Council Meeting</b>			
21-03-185	That administration include Option 4 - being place a new building on higher ground (new location) in the flood recovery work for the Fort Vermilion Airport, and that a detailed budget amendment to fund the works be presented to council prior to issuing a tender for the recovery/mitigation works.	Byron	Working with engineers
<b>March 24, 2021 Regular Council Meeting</b>			
21-03-212	That the Caretaking – Fort Vermilion Waste Transfer Station Tenders be retendered.	Don	
21-03-213	That the hours are changed to 5:00 p.m. to 9:00 p.m. on Tuesdays and Thursdays at the Fort Vermilion Transfer Station.	Don	
21-03-240	That the 2021 Capital budget be amended to include \$1,100,000 for the La Crete North Storm – Pond A, with funding coming from Debenture, and future off-site levies.	Fred Jen	Budget amended As contingent
21-03-241	That a borrowing bylaw, and off-site levy bylaw be developed for the purpose of funding La Crete North Storm – Pond A project.	Fred Jen Byron	1 <sup>st</sup> Reading

<b>Motion</b>	<b>Action Required</b>	<b>Action By</b>	<b>Status</b>
21-03-242	That Administration proceed with issuing a Request for Proposals for La Crete North Storm – Pond A engineering services.	Fred Byron	Tendered – Closing 2021-04-28 See Council Motion 21-05-390
21-03-246	That administration be authorized to proceed with the sale of the land and transfer of title for amalgamation back into the quarter.	Caitlin	In Progress
<b>April 13, 2021 Regular Council Meeting</b>			
21-04-275	That the Caretaking – Buffalo Head Prairie Waste Transfer Station contract be awarded to the lowest qualified bidder, and that the operating budget be amended by \$3200 with the funds coming from the General Operating Reserve.	Don/Jen	Complete
21-04-279	That the organizational chart be amended to include a part time summer staff employee for the Fort Vermilion Waste Transfer Station until September 2021, and the Caretaking contract be retendered after September.	Len	
21-04-313	That administration proceed with further developing the Offsite levy bylaw taking into consideration the average Canadian offsite levy is 2.5% –5 %.	Byron	
<b>April 28, 2021 Regular Council Meeting</b>			
21-04-337	That Mackenzie County support and submit the 2021 FRIAA grant funding proposal for Mackenzie County FireSmart Home Assessments (EOI-21-13) project.	Don	
21-04-347	That Grazing Lease and Farmland Development Leases tax rolls as per Schedule “A” be reduced to a \$50 minimum tax for 2021, and that \$40,489.54 in taxes be written off.	Jen	Complete
21-04-353	That administration provide a summary for the next Council meeting of the proposals received and the successful proponent for the Request for Proposals for the Engineering Consulting Services for the La Crete North Storm Pond “A” project.	Byron	
21-04-375	That Mackenzie County enter into an agreement for the payment of outstanding taxes with Long Run Exploration as discussed.	Jen	
<b>May 11, 2018 Regular Council Meeting</b>			
21-05-391	That administration reach out to non-profit organizations for proposals to proceed with a “Fall Community Clean-up” and bring back findings to Council.	Don	
21-05-394	That the 30 Meter Right-of-Way for Road Widening project be forwarded to a Committee of the Whole meeting for discussion.		

Motion	Action Required	Action By	Status
21-05-396	That the remaining funds available in the Site Tour Projects be brought to a future council meeting in conjunction with washout and culvert repairs/ditch maintenance.	Jeff	Complete
21-05-398	That the 2021 budget be amended to include \$75,000 for the Fort Vermilion Rural Truckfill Pump Install project with funding coming from the Municipal Sustainability Initiative funding.	Jen	Completed
21-05-400	That the 2021 budget be amended to include the La Crete Recreation Boards -Tennis, Basketball, and Pickle Ball Court project in the amount of \$299,106 with \$149,553 in funding provided by the La Crete Recreation Society, and the County's portion of \$149,553 in funding from Municipal Sustainability Initiative (MSI).	Jen	Completed
21-05-404	That the 2020 Surplus of \$1,265,362 be allocated as per Policy RESV01 – General Operating Reserve, and Policy RESV02 – General Capital Reserve: - General Operating Reserve \$632,681. - General Capital Reserve \$632,681.	Jen	Completed
21-05-411	That a letter be sent to the Minister of Alberta Environment & Parks expressing Mackenzie County's concerns regarding the DRAFT Bistcho Lake Sub-regional plan, and clearly identifying all recommendations after the May 26, 2021 Regular Council Meeting.	Byron	
21-05-412	That administration amend the lease agreement with Arrow Technology Group to include the fibre shack.	Caitlin	Complete
21-05-413	That administration enter into negotiations with Telus regarding a lease agreement for the Telecommunication Tower.	Caitlin	Complete
21-05-418	That administration be authorized to establish a trust fund and issue charitable donation receipts for donations received for the new La Crete tennis, basketball and pickle ball courts, and the new ice surface addition.		
21-05-419	That administration develop a Charitable Donations Policy.	Jen	
21-05-429	That administration proceed with submitting an offer to purchase for the land required for Storm Pond "A" as per policy and discussion.	Byron	
<b>May 12, 2021 Special Council Meeting</b>			
21-05-432	That a letter be sent to the Minister of Municipal Affairs requesting they look at a larger area to create a new municipality with or without the Town of Rainbow Lake.	Len	

Motion	Action Required	Action By	Status
May 26, 2021 Regular Council Meeting			
21-05-443	That 2021 levies in the amount of \$150 be written off for Tax Roll # 289789 due to location, and land size.	Jen	
21-05-444	That the 2021 operating budget be amended by \$7,200, with funding coming from the Family and Community Support Services of Alberta COVID-19 grant.	Jen	
21-05-447	That Council allows for a possible scope change to some or all of the Site Tour Projects by extending the meters for road repairs pertaining to the locations approved and based on need, while remaining within budget	Jeff	
21-05-448	That bylaw 1196-20 Section 6 seizure of off Highway Vehicle be amend as follows: A Peace Officer who, on reasonable and probable grounds, believes that an offense under the provisions of this Bylaw has been committed will result in a minimum 30 day Off-highway vehicle seizure on their first offence and a minimum 60 day seizure on their second and subsequent offenses.	Colleen	Complete
21-05-453	That the 2021budget be amended to include the NW 10-106-15-W5M-La Crete North Waterline Oversizing project with \$200,000 in funding coming from the Water/Sewer Infrastructure Reserve to cost share the upsizing of the waterline from 200 mm to 300mm to assist with future water demands north of 109 Avenue in the Hamlet of La Crete.	Jen	
21-05-460	That a letter be sent to the Minister of Alberta Environment & Parks expressing Mackenzie County's concerns regarding the DRAFT Bistcho Lake Subregional plan, and clearly identifying all recommendations.	Byron	
21-05-460	That the 2021 Capital budget be amended to include \$235,000.00 for the La Crete North Sanitary Trunk Sewer – Detailed Design & Tendering, with funding coming from the General Operating Reserve, and future off-site levies.	Jen	
21-05-462	That Administration proceed with issuing a Request for Proposals for the detail design and construction engineering for the La Crete North Sanitary Trunk Sewer.	Byron	In progress
21-05-463	That administration enter into a lease agreement with TELUS communications with the new annual fee.	Caitlin	

Motion	Action Required	Action By	Status
21-05-464	That administration proceed with upgrading the airport lighting at the Fort Vermilion (Wop May) Airport from halogen to LED.	Byron	
21-05-465	That the 2021 Capital budget be amended to include \$100,000 for the Fort Vermilion (Wop May) Airport Recovery, with funding coming from the General Operating Reserve.	Jen	
21-05-468	That Mackenzie County send a letter to the Minister of Justice and Solicitor General regarding the Proposed Provincial Police Service.	Len	
21-05-470	That a letter be sent to the Minister of Environment and Parks requesting the details on notice and justification regarding the burning of the cabins at Bistcho Lake.	Len	
21-05-479	That administration bring back options for CAO recruitment consultants to the next council meeting.	Len	



Shannon Stubbs, MP  
Lakeland

May 28, 2021

Mayor and Council/Reeve and Council,

On February 16, 2021 Bill C-21, a bill that makes changes to the Criminal Code and the Firearms Act, and targets law abiding firearms owners, was introduced and is being debated in the House of Commons. Conservatives constitutently call for cracking down on illegal gun smuggling, trading, gang and crime gun use, but Bill C-21 misses the mark if the aim really is to improve and protect the personal and public safety of Canadians. Bill C-21 focuses on the wrong people and groups, while also creating uncertainty and adding undo pressure on other levels of government.

Bill C-21 includes provision to allow municipalities to create handgun bylaws, which would place conditions on federal firearms licenses relating to handgun use, storage, or transportation within municipalities that have passed such bylaws.

Residents in cities and other places, with ever increasing gang shootings and violence rightfully expect their government ought to be taking action to keep them safe, but a regulation that gives municipalities the ability to pass bylaws does not do that. The municipal provision in Bill C-21 would be a bylaw on licenses, so this measure literally, specifically, and only targets Canadians who have licenses. This does nothing to stop dangerous criminals who certainly would never comply with a municipal bylaw when they do not obtain their guns legally, do not get licenses and who frankly do not care about criminal laws. What this purposed municipal bylaw section would do is lead to yet another layer of confusing, overlapping regulations and a patchwork of rules for already law-abiding Canadians within and between communities, while violations could result in two years imprisonment or permanent license revocations.

I have been hearing from municipalities concerned with being tasked by the Federal government to create these types of bylaws. They are sharing fears about economic and housing impacts by the perception that one community has higher safety standards than others, or that law-abiding firearms citizens will literally be unaware they are in violation just by crossing a municipal boundary that has different bylaws.

Some municipalities are saying that they do not have the expertise to create these bylaws and certainly would not have the resources to enforce such regulations. They are also concerned these bylaws potentially violate their own provinces' jurisdiction. Some provinces in opposition to the federal legislation have already passed or are proposing laws that would prohibit this type of power to shift to individual municipalities. Saskatchewan has already passed such a provincial law, and Alberta's bill received royal assent on April 29, 2021.

Due to these concerns, some municipalities have already opposed Bill C-21 and have taken the steps to pass resolutions in opposition to this potential new power that they neither requested, nor have the resources to impose and enforce.

I have attached a copy of the resolution passed by the council in Kingsville, Ontario. I encourage you to seek feedback from your rate payers, and to discuss this issue in council. You may decide to pass a similar resolution on behalf of your community. Please feel free to advise my office if you do so, and to reach out if you require any additional information on Bill C-21.

Sincerely,

Thank you

A handwritten signature in blue ink that reads "Shannon Stubbs". The signature is written in a cursive style.

Shannon Stubbs, MP  
Lakeland



2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
Phone: (519) 733-2305  
www.kingsville.ca  
kingsvilleworks@kingsville.ca

Sub-Item 3

**SENT VIA EMAIL**

March 25, 2021

The Right Honourable Justin Trudeau, MP  
Prime Minister of Canada  
Langevin Block  
Ottawa, Ontario K1A 0A2

Prime Minister:

**RE: Bill C-21, An Act to amend certain Acts and to make certain consequential amendments (firearms)**

At its Regular Meeting held on March 8, 2021 Council of the Town of Kingsville passed the following Resolution:

**"205-2021**

**Moved By** Councillor Thomas Neufeld, **Seconded By** Councillor Larry Patterson

A Resolution concerning Bill C-21, An Act to amend certain Acts and to make certain consequential amendments (firearms), specifically Amendment 26, Section (58.01 (1-8), Conditions-by-law.

WHEREAS municipalities have never been responsible for gun control laws in Canada;

AND WHEREAS law abiding Kingsville residents who own legal handguns have already been thoroughly vetted through the CFSC, PAL and ATT applications;

AND WHEREAS illegal gun owners and smugglers do not respect postal codes;

AND WHEREAS if one municipality enacts a ban and not a neighbouring municipality, this will create a patchwork of by-laws;

AND WHEREAS a municipal ban would be difficult to enforce and easy to get around.

NOW THEREFORE BE IT RESOLVED that The Corporation of the Town of Kingsville is OPPOSED to the adoption of any by-laws restricting the possession, storage and transportation of legally obtained handguns;

AND BE IT FURTHER RESOLVED that this resolution be forwarded to the following public officials: MP Chris Lewis-Essex, MPP Taras Natyshak-Essex, Premier of Ontario The Honourable Doug Ford, Leader of the Official Opposition Andrea Horwath, Prime Minister of Canada The Honourable Justin Trudeau, and Leader of Official Opposition The Honourable Erin O'Toole."

..2/



If you require any further information, please contact the undersigned.

Yours very truly,



Sandra Kitchen  
Deputy Clerk-Council Services  
Legislative Services Department  
skitchen@kingsville.ca

cc: Hon. Doug Ford, Premier  
cc: Hon. Andrea Horwath, Official Leader of the Opposition  
cc: Hon. Erin O'Toole, Official Leader of the Opposition  
cc: MP Chris Lewis- Essex  
cc: MPP Taras Natyshak-Essex  
cc: Hon. Bill Blair, Minister of Public Safety and Emergency Preparedness  
cc: MP Shannon Stubbs  
cc: Mayor Aldo DiCarlo, Town of Amherstburg  
cc: Mayor Larry Snively, Town of Essex  
cc: Mayor Tom Bain, Town of Lakeshore  
cc: Mayor Marc Bondy, Town of LaSalle  
cc: Mayor Hilda MacDonald, Municipality of Leamington  
cc: Mayor Gary McNamara, Town of Tecumseh  
cc: all Municipalities in Ontario

[premier@ontario.ca](mailto:premier@ontario.ca)  
[horwatha-qp@ndp.on.ca](mailto:horwatha-qp@ndp.on.ca)  
[erin.otoole@parl.gc.ca](mailto:erin.otoole@parl.gc.ca)



May 31<sup>st</sup>, 2021

Honourable Kaycee Madu  
Minister Justice and Solicitor General  
Office of the Minister  
#424 Legislature Building, 10800 97 Ave, Edmonton AB T5K 2B6

Dear Minister Madu,

Re: Alberta Provincial Police Service (APPS)

At the Regular Council meeting for Improvement District No. 9 on May 13<sup>th</sup>, 2021, Council reviewed the plan proposed by the Government of Alberta to replace the RCMP in Alberta with a Provincial Police Service. Please be advised that the Municipal Council for ID9 is strongly opposed to the creation of this proposal. After reviewing the Fair Deal Panel's Report to Government (as well as the many letters currently circulating from Municipal elected officials) ID9 Council is voicing its firm opposition to the APPS. There are several particularly concerning items identified in the Fair Deal Panel's report, namely:

- the Fair Deal Panel's recommendation to proceed with developing a proposal for a Provincial Police Force, despite only 35% of Albertans believing the police force would contribute to the desired outcome of helping Alberta better assert itself with the Canadian federation.
- Provincial and municipal governments possibly absorbing \$112.4 million policing costs currently covered by the federal government (which would be in addition to the increasing policing costs incurred by municipalities under the Police Funding Model).

Furthermore, and perhaps most importantly, we have an excellent relationship with our local RCMP detachment and feel no need to replace them with a Provincial force. The RCMP in Lake Louise and Banff have always been responsive to community needs and feedback, and have consistently delivered professional, quality public safety services in our communities. In addition, ongoing collaboration between both Detachments and ID9 Council has resulted in a positive and adaptive presence in the region.

We have not been provided with adequate proof that the formation of the APPS would result in better outcomes for Albertans, especially when considering the increased costs to our rate payers. ID9 Council is urging the Government of Alberta to listen to Municipal Leaders as well as the results of the Fair Deal Panel's report and shift efforts to improving RCMP relationships and resources in the Province. Please do not hesitate to contact me with any comments or concerns.

Respectfully,

Chair Dave Schebek

CC: *Honourable Jason Kenney, Premier*  
*MLA Miranda Rosin*  
*AUMA & RMA Memberships*

DAVE SCHEBEK, CHAIR  
Improvement District No. 9, Banff National Park  
[daveschebek@improvementdistrict9.ca](mailto:daveschebek@improvementdistrict9.ca)  
PO Box 58, Lake Louise AB | TOL 1E0



# Smoky Lake County

P.O. Box 310  
4612 McDougall Drive  
Smoky Lake, Alberta T0A 3C0

Phone: 780-656-3730  
1-888-656-3730

Fax: 780-656-3768  
[www.smokylakecounty.ab.ca](http://www.smokylakecounty.ab.ca)

May 31, 2021

Hon. Kaycee Madu  
Minister of Justice and Solicitor General, Deputy House Leader  
424 Legislature Building  
10800 - 97 Avenue  
Edmonton, AB T5K 2B6

Email: [ministryofjustice@gov.ab.ca](mailto:ministryofjustice@gov.ab.ca)

Sent Via: E-Mail

**Re: Letter of Support to retain the Royal Canadian Mounted Police (RCMP) in Alberta**

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Minister,

On behalf of Smoky Lake County Council, I am writing to express our ongoing support for the Royal Canadian Mounted Police (RCMP) as our province's police force. In doing so, I note that we are joining dozens of other rural and urban municipalities in expressing deep concern at the prospect of replacing the same with an Alberta provincial police service (APPS), which the province is currently studying.

During your presentation at the AUMA/RMA Policing Summit in February of 2021, you spoke of Albertans "*demanding democratic, community—based policing, a renewed commitment to improving policing in the province, and the need for police to work with community partners and citizens to ensure effective community policing.*" Minister, I am pleased to say that our community enjoys democratic, community—based policing. Our local RCMP detachment meets with us regularly as part of their commitment to optimal two—way communication that invites, welcomes, and listens to our input, and our detachment also works with our municipality and our citizens as community partners.

The Policing Transition Study being undertaken by our province is in response to the Fair Deal Panel's (FDP recommendation #14: Create an APS to replace RCMP. The FDP reported that 68.5% of respondents were) from Calgary and Edmonton regions. Calgary and Edmonton have their own police services, which should be considered when studying the transition from the RCMP. Another FDP finding was that only 35% of respondents supported the idea of creating an APS.

Finally, in the Alberta Police Federation survey from October of 2020, it was found that "replacing the RCMP is viewed as a least helpful measure tested to improve Alberta's place in Canada." Only 8% say replacing the RCMP helps a lot, only 6% support replacing the RCMP, 81% of Albertans

served by RCMP are satisfied with the service they receive, and 70% of Albertans oppose replacing the RCMP with an expensive new provincial police service.

There is so much convincing support for the RCMP in Alberta, and, with the strong and effective RCMP that serve us well in Alberta. Our Council supports the programs, initiatives, and progress of the RCMP in meeting our community's policing demands. We certainly have not seen compelling evidence that replacing the RCMP would result in better outcomes, particularly considering potentially increased operational (and transitional) costs.

Direct consultation with municipalities regarding the creation of an APPS has been inadequate. If municipalities who are served by RCMP detachments are excluded from this conversation, valuable information and feedback is left.

The Alberta Government already implemented a new police funding model which requires that communities under 5,000 such as ours are already increasingly paying substantially more for policing. Continually doing more with less is untenable.

In closing, I again reiterate our Council's support for the RCMP remaining as Alberta's police force. Smoky Lake County enjoys a positive and collaborative relationship with our local RCMP detachment, and we hope that the province will heed the concerns of many communities, rescind the ongoing study, and instead focus on other more productive options moving forward.

If we can provide any further clarity on this matter, please do not hesitate to contact myself, or Smoky Lake County CAO Gene Sobolewski at 780-656-3730.

Sincerely,



**Craig Lukinuk, Reeve  
Smoky Lake County**

p: 780-656-3730 / c: 780-656-5449

e: [clukinuk@smokylakecounty.ab.ca](mailto:clukinuk@smokylakecounty.ab.ca)

cc: Hon. Jason Kenney, Alberta Premier <[premier@gov.ab.ca](mailto:premier@gov.ab.ca)>  
Hon. Rick McIver, Interim Minister of Municipal Affairs <[minister.municipalaffairs@gov.ab.ca](mailto:minister.municipalaffairs@gov.ab.ca)>  
Glen vanDijken, MLA for Barrhead-Athabasca-Westlock <[Athabasca.Barrhead.Westlock@assembly.ab.ca](mailto:Athabasca.Barrhead.Westlock@assembly.ab.ca)>  
Frank Bosscha, QC, Deputy Minister, Justice & Solicitor General <[JSG.DMO@gov.ab.ca](mailto:JSG.DMO@gov.ab.ca)>  
Douglas Morgan, Project Principal, Alberta Provincial Police Service Transition Study, <[douglas.morgan@gov.ab.ca](mailto:douglas.morgan@gov.ab.ca)>  
Cheryl Beck, Director, Contract Policing and Policing Oversight <[cheryl.beck@gov.ab.ca](mailto:cheryl.beck@gov.ab.ca)>  
Smoky Lake County Council <[council@smokylakecounty.ab.ca](mailto:council@smokylakecounty.ab.ca)>  
Gene Sobolewski, CAO, Smoky Lake County <[cao@smokylakecounty.ab.ca](mailto:cao@smokylakecounty.ab.ca)>  
Mr. Curtis Zablocki, Commanding Officer for Alberta, RCMP  
RMA & AUMA Members

## Colleen Sarapuk

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**Subject:** FW: Fish habitat signage  
**Attachments:** NTC 24x30 Full Colour Concept.jpg

**From:** Adam Norris <[mpwa.coordinator@telus.net](mailto:mpwa.coordinator@telus.net)>  
**Sent:** May 3, 2021 10:13 AM  
**To:** Eric Jorgensen <[eric@mackenziecounty.com](mailto:eric@mackenziecounty.com)>  
**Cc:** Len Racher <[lracher@mackenziecounty.com](mailto:lracher@mackenziecounty.com)>; Josh Knelsen <[josh@mackenziecounty.com](mailto:josh@mackenziecounty.com)>  
**Subject:** Re: Fish habitat signage

Hello Reeve Knelsen and CAO Racher, the Mighty Peace Watershed Alliance is working Trout Unlimited to provide signage about native fish habitat with a focus on the trout family (includes Arctic Grayling and Whitefish). A sample sign is attached. The intent is to make people more aware that our water bodies support fish and to be good stewards of these water bodies.

Would Mackenzie County like to support this by installing signs at selected locations? The projects is simply:

- TUC and partners pay for signage and hardware
- TUC and partners identify signage locations
- Signs are printed, materials distributed to County or partners
- County and/or partners install the signs on either side of roadway stream crossings (bridges, culverts, etc.)

Please let me know if Mackenzie County is interested or if you have any questions.

Thanks,

On Fri, Apr 30, 2021 at 9:40 AM Eric Jorgensen <[eric@mackenziecounty.com](mailto:eric@mackenziecounty.com)> wrote:

I would suggest you follow up with Reeve Knelsen and CAO Len Racher. A Council discussion would probably be next. Ej

Sent from my smartphone

---

**From:** Adam Norris <[mpwa.coordinator@telus.net](mailto:mpwa.coordinator@telus.net)>  
**Sent:** Thursday, April 29, 2021 7:14:33 AM  
**To:** Eric Jorgensen <[eric@mackenziecounty.com](mailto:eric@mackenziecounty.com)>  
**Subject:** Fish habitat signage

Hi Eric, Trout Unlimited has developed some signs about native fish habitat (see attached for an example). We are working with them to identify sites for installation. Is Mackenzie County interested in doing this? Would Mackenzie County be willing to install some of the signs? Who do I talk to?

Thanks,

--

Adam Norris, M.Sc., P.Biol.

Watershed Coordinator

Mighty Peace Watershed Alliance

Box 217, McLennan, AB T0H 2L0

Office: 780-324-3355

Cell: 780-552-4354

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Website: <http://www.mightypeacewatershedalliance.org><<http://www.mightypeacewatershedalliance.org/>>

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# ALFORD CREEK

**you're in  
native trout  
country!**



**Respect sensitive  
fish habitat**





**Board Meeting**  
**REDI Northwest Alberta**  
**APPROVED MINUTES**  
*Video Conference Call - Zoom*  
*April 28, 2021*  
*6:00 REDI Meeting*

**MEETING MINUTES**

**REDI Board Members Present**

Lisa Wardley, Chair, Mackenzie County  
Boyd Langford, Vice-Chair, Town of High Level  
Michelle Farris, Secretary/Treasurer, Town of Rainbow Lake  
Peter Braun, Mackenzie County  
Crystal McAteer, Town of High Level  
Mike Osborn, Community Futures Northwest Alberta  
Greg McIvor, Zama Chamber Committee  
Cheryll Welke, High Level Chamber of Commerce  
Alden Armstrong, Paddle Prairie Metis Settlement

**Staff & Guests**

Andrew O'Rourke, REDI Manager  
Kamie Currie, Manager, Northwest Region, JEI  
Jordan Asels, Dene Tha' First Nation, Economic Development  
Roxane Tarr, Zama City

**1. CALL TO ORDER**

Vice-Chair Boyd Langford called the meeting to order and declared quorum at 6:03 pm.

**2. REVIEW & ADOPTION OF THE AGENDA**

**Motion:**

**Moved by Crystal McAteer**

That REDI accept the agenda as amended to include: Old Business, IV. REDI Meeting Time

**Carried**

**3. MINUTES OF MARCH 24, 2021 MEETING**

**Motion:**

**Moved by Michelle Farris**

That the minutes of March 24, 2021, REDI Meeting be accepted as presented.

**Carried**

**4. YEAR-END FINANCIALS REPORT YTD MARCH 31, 2021**

**Motion:**

**Moved by Boyd Langford**

That REDI accepts the Year-End Financials to March 31, 2021, for Information.

**Carried**



## 6. MANAGERS REPORT

REDI sent out an official invitation to the Dene Tha' First Nation to become members at the beginning of April, The chair recently signed the CanExport Grant, which kickstarted that project into action. Canadian Greenfield Technology, located in Calgary is selling a Hemp decortication plant along with the full rights to produce NFORCE hemp fibre for concrete. I attended the High Level AGM and am currently working with the Chamber to create a shop local campaign. I participated at the REDA manager's meeting on April 15. Since our last REDI meeting, I've had multiple conversations about the Federal Census. I attended the Bistcho Lake Sub-Regional tourism and recreation stakeholder meeting. Also, I wanted to bring to your attention that there was an article in the Edmonton Journal indicating that the Plant Protein Alliance of Alberta will cease operations after it could not obtain grant funding from the Provincial Government.

**Motion:**

**Moved by Peter Braun**

That the Managers verbal reports be accepted as presented.

**Carried**

## 7. NEW BUSINESS

### i. Community Futures – CanExport Agreement

The Agreement outlines that Community Futures Northwest Alberta will be contracted the translation of documents, graphic design and marketing component of the CanExport Grant. The total cost of this component of the CanExport project is \$11,200 and falls within the budget passed previously.

**Motion:**

**Moved by Cheryll Welke**

That REDI enters into an agreement with Community Futures Northwest Alberta and authorizes the Chair or member of the Executive to sign the Agreement.

**Carried**

### ii. Long Sleeve Productions

Long Sleeve Productions (LSP) will create Two short videos introducing A2A to the REDI region. LSP will come to the REDI region at the end of August or early September. This quotation also includes Long Sleeve Productions meeting with JP Gladu in Toronto to undertake an interview. The entire cost of the quote, which provides for the translation into two languages, is \$12,337.50 + Hotel and Millage expenses.

**Motion:**

**Moved by Greg McIvor**

That REDI accepts the quotation and enters into an agreement with Long Sleeve Productions and authorizes the Chair or member of the Executive to sign an Agreement.

**Carried**

### iii. Consultant Agreement – Randy Balwin, Acornhill Partners Inc.

Acornhill Partners Inc. will undertake the research component of the CanExport Grant, which will include researching all the commodities currently produced along the CN line between Edmonton and High Level. Investigate value-added commodities that REDI has not yet investigated that could be transported to Asia via A2A. Also, a look at The oil and gas produced in the region and the Plains Midstream and Norman Wells Pipelines. The total cost of the report is \$9,000 + GST.

**Motion:****Moved by Mike Osborn**

That REDI accepts the quotation and enters into an agreement with Acornhill Partners Inc. and authorizes the Chair or member of the Executive to sign an Agreement.

**Carried****iv. Quotes for Printing – Snapshots**

Printing of the recently created 2020/2021 economic snapshots for the region and two-page snapshots for A2A rail and Pea Processing report. REDI would like to print documents professionally in quantities of 500 to be distributed to municipalities and have available for REDI board members. Four quotations were provided.

**Motion:****Moved by Michelle Farris**

That REDI gets snapshots printing through Fully Promoted, the lowest local business quotation.

**Carried****v. Prince Rupert Port**

A recent presentation by the director of Prince Rupert Port was attended by High Level Councillor and REDI board member Boyd Langford. The presentation outlined the future expansion plan of Prince Rupert Port and highlighted the significant role and contribution that Northwest Alberta makes the port. Over the past year, Prince Rupert Port has significantly increased the quantity of wood pellets exported. This would be in part to the new pellet plant opened at High Level and increased production from La Crete Sawmills. CN Rail has upgraded the mainline to Prince Rupert, so there is less of a bottleneck and allows the port to continue expansion. The port has a 250 thousand dollar fund available for economic development to promote exporters to ship through their gateway.

**10. OLD BUSINESS****i. Chief Louie Final Report**

Tabled until next meeting on May 26, 2021

**ii. Federal Census Update**

The Federal Census day is May 11, 2021. Before that date, a team of local census takers leave door knockers and can provide paper census if requested. Northwest Alberta is split into two districts (High Level, Rainbow Lake, Zama and Fort Vermilion). The second district is (Manning, Keg River, and La Crete and rural areas). Statistics Canada requires ten enumerators for each district. To date, there are only six recruited for High Level district and three for the Manning – La Crete district. If local census takers are not found, then a team will come from Grande Prairie and Edmonton. Suggests of increased REDI compensation or assistance to local enumerators along with providing a talking point/fact sheet. The recent changes by the Provincial government will not allow the region to undertake a municipal census if unsatisfied with the results of the Federal Census. It is crucial to get the message out to people about what the Federal Census means to the region and encourage participation. The idea of creating a REDI campaign to educate the region on what it means to fill out the Federal Census was put forward and discussed.

**Lisa Wardley joined @ 6:43 pm and was handed chair of the meeting.**

**Motion:****Moved by Mike Osborn**

That REDI assigns an initial budget of \$1,500 for advertisement in the Echo Pioneer to promote the importance of the Federal Census.

**Carried**

### **iii. Digital Economy Program – Stakeholder Meeting – April 27, 2021**

On April 27, the REDI manager attended the Digital Economy Program with the CAO of the Business Link. Initially, the Digital Main Street program was presented at the October 2020 REDI meeting; at that time, it would have cost REDI \$9,000 to assist in developing 30 local digital e-commerce websites for our local businesses. Now the Provincial government has contracted the Business Link to roll out the program in Alberta. The Business Link – Digital Main Street program will recruit students from Alberta and create a ‘Digital Service Squad’ team to assist and train SMEs to be proficient with eCommerce. The launch of this program will be at the end of May, and REDI is prepared to champion the program locally.

### **iv. REDI Meeting Times**

REDI will move the meeting start time to 7 pm and continue with existing meeting dates of the fourth Wednesday of each month.

## **9. ROUNDTABLE**

**Cheryll Welke** – The High Level Chamber is working on their Shop Local campaign with support from Community Futures. There are four strong candidates for my position at the Rural Health Professions Action Plan, which is exciting as it means I can be at the committee grassroots level.

**Kamie Currie** – SMERG 3.0 (Small and medium enterprise grant) was launched on Friday, April 23. The portal is open to applications. If there are businesses that are in need of assistance, please let them know. Included in the package is the new regional map that outlines the extended boundary of my district. I have inherited the MD of Opportunity, Big Lakes County, Woodland County and Lesser Slave Lake River.

**Roxane Tarr** – I’m disappointed in the lack of uptake in Census takers in the High Level area.

**Greg McIver** – We are definitely going through spring breakup here in Zama. Paramount said It's going to be a good summer for the businesses in town. Is there anyone in La Crete or High Level that is influential in the region to ramble up some interest on TikTok to get Census out there to younger people.

**Jordan Asels** – It’s nearly the election period for Dene Tha’ First Nation, allot of items are either getting put on hold or rushed through right now. The nation is getting a plan together for the remediation work that was recently done. The hiring of new staff for the hotel that was freshly renovated. The CEDI graduation with the Town of High Level is also coming up in May.

**Crystal McAteer** – I’m sure everyone knows that High Level was hit pretty hard with COVID, and our frontline workers were affected. Some of our businesses like KFC, Pizzahut closed, and Tim Hortons was down to minimal hours. Apparently, Dairy Queen is going to open up next week, as they have been ramping up for the past couple of weeks

**Peter Braun** – I just shared the Federal Census with local Facebook groups in the La Crete area again. Hopefully, that will drum up support.

**Larry Neufeld** – Growing memberships at the Chamber, no tradeshow this year due to ice still in until the end of April. I am concentrating on Shop Local Campaign with funding from Community Futures.

**Mike Osborn** – Getting ready for our year-end and auditors next week. The RRRF may be resurrected for another round of funding. It's getting a little better out there, hearing some relatively positive things from some of our clients. Whatever we can do with the Census, we will try as well.

**Alden Armstrong** – There was some localized flooding. With the underbrush gone since the fire, and different runoff from previous years. As a consequence, there was a train derailment in Mackenzie County. CN used local PP access road to get to the situation. I've been informed that the cargo is only wooden pallets, so no chemicals or anything of that nature. What caused the derailment was a washout of spring runoff. Still dealing with the fallout, as it relates to the fire, PP lost 130,000 Acres of forest in the fire. There are some locals in PP who have taken up the cause to block the bridge; there will be some future local consultation.

**Lisa Wardley** – Zama Rec Board's new website is coming together with backend additions to allow for online shopping. Mackenzie County has acquired camping frames from Alberta Wildfire, Two of which will be coming to Zama to create glamping and another three at Machesis lake campsite. Rumble Alberta is a new MFTA initiative for 2021. It is a Provincial wide rubber tire, tourism, grassroots initiative. Our region has four routes out of the 44 throughout the Province. MFTA is partnering with Might Peace Tourism for this year's Travel Alberta Grant to build out a more extensive circle tour of Red Earth, Fort Vermilion, High Level and Peace River. The REDI-CF-MFTA survey is going well; there are currently 202 respondents, The next phase is to get the three non-profits to start with paper surveys in each of their regions. The Zama community had a land-use bylaw consultation to pivot itself from an oilfield community to a community with an off-grid feel but is still connected and has the conveniences of the grid. The Bistcho lake sub-regional plan is out for engagement right now, the Provincial task force will start shortly for the Chinchaga sub-regional plan. On the County side, we are dealing with some overland flooding.

## **10. ADJOURNMENT & NEXT MEETING**

The next REDI meeting will take place on May 26, 2021, at 7:00 pm

### **Motion:**

That the REDI meeting be adjourned at 7:38 pm.

### **Carried**

**Moved by Peter Braun**

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Lisa Wardley Chair

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REDI Manager