

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

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

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

PRESENT:

Josh Knelsen	Reeve
Ernest Peters	Councillor - left at 1:18 p.m.
Jacque Bateman	Councillor - virtual
Peter F. Braun	Councillor
Cameron Cardinal	Councillor
David Driedger	Councillor
Eric Jorgensen	Councillor
Lisa Wardley	Councillor – virtual – left at 12:56 p.m.
Walter Sarapuk	Councillor
Anthony Peters	Councillor

REGRETS:

ADMINISTRATION:

Len Racher	Chief Administrative Officer
Byron Peters	Director of Projects and Infrastructure
Jennifer Batt	Director of Finance
Carrie Simpson	Director of Legislative Services – virtual
Jeff Simpson	Director of Operations
Don Roberts	Director of Community Services
Caitlin Smith	Manager of Planning and Development
Grant Smith	Agricultural Fieldman
Colleen Sarapuk	Administrative Officer/Recording Secretary

ALSO PRESENT: Members of the Public

Minutes of the Regular Council meeting for Mackenzie County held on June 8, 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 21-06-481 MOVED by Councillor Braun

That the agenda be adopted as presented.

CARRIED

**ADOPTION OF
PREVIOUS
MINUTES:**

3. a) Minutes of the May 26, 2021 Regular Council Meeting

MOTION 21-06-482

MOVED by Councillor E. Peters

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

CARRIED

**ADOPTION OF
PREVIOUS
MINUTES:**

3. b) Business Arising out of the Minutes

DELEGATIONS:

4. a) None

**GENERAL
REPORTS:**

7. a) CAO & Director Reports

MOTION 21-06-483

MOVED by Deputy Reeve Sarapuk

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

CARRIED

**GENERAL
REPORTS:**

7. b) Disaster Recovery and Mitigation Update

MOTION 21-06-484

MOVED by Deputy Reeve Sarapuk

That the Disaster Recovery and Mitigation Update be received for information.

CARRIED

**AGRICULTURE
SERVICES:**

8. a) None

**COMMUNITY
SERVICES:**

9. a) La Crete Recreation Society – Capital Projects

MOTION 21-06-485 **MOVED** by Councillor Jorgensen

That Council approve the ice rink development project for the Northern Lights Recreation Center with funding coming by way of public donations to the Northern Lights Recreation Center.

CARRIED

Reeve Knelsen recessed the meeting at 10:56 a.m. and reconvened the meeting at 11:07 a.m.

FINANCE: **10. a) None**

OPERATIONS: **11. a) Washout & Culvert Repairs / Upgrades – Request for Additional Funds**

MOTION 21-06-486 **MOVED** by Councillor Bateman
 Requires 2/3

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

CARRIED

OPERATIONS: **11. b) Purchase of Ground Penetrating Radar Unit**

MOTION 21-06-487 **MOVED** by Councillor Wardley
 Requires 2/3

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.

CARRIED

MOTION 21-06-488 **MOVED** by Councillor Jorgensen

That consideration be given to providing the Ground Penetrating Radar Unit for other community needs.

CARRIED

OPERATIONS: **11. c) Hamlet of La Crete Road Repairs**

MOTION 21-06-489 **MOVED** by Councillor Driedger
 Requires 2/3

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.

CARRIED

UTILITIES:

12. a) None

**PLANNING &
DEVELOPMENT:**

**13. a) Bylaw 1226-21 to Amend Bylaw 1210-21 Lane Closure
Within Plan 082 6817**

MOTION 21-06-490

MOVED by Councillor Braun

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

CARRIED

MOTION 21-06-491

MOVED by Councillor Braun

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

CARRIED

MOTION 21-06-492
Requires Unanimous

MOVED by Deputy Reeve Sarapuk

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

CARRIED

MOTION 21-06-493

MOVED by Councillor Driedger

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

CARRIED

**PLANNING &
DEVELOPMENT:**

**13. 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"**

MOTION 21-06-494 MOVED by Councillor E. Peters

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.

CARRIED

**PLANNING &
DEVELOPMENT:**

13. 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”

MOTION 21-06-495 MOVED by Councillor Driedger

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.

CARRIED

ADMINISTRATION:

14. a) Senate Selection and Referenda Votes – Special Ballots

MOTION 21-06-496 MOVED by Councillor E. Peters

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

CARRIED

MOTION 21-06-497 MOVED by Councillor Jorgensen

That administration move forward to attempt to accommodate the Senate Selection and Referenda Votes, excluding the use of Special Ballots.

CARRIED

COUNCIL

15. a) Council Committee Reports (verbal)

**COMMITTEE
 REPORTS:**

MOTION 21-06-498 **MOVED** by Councillor Jorgensen

That Mackenzie County attempt to gain representation in the next policy framework replacing Canadian Agriculture Partnership.

CARRIED

MOTION 21-06-499 **MOVED** by Councillor Jorgensen

That the Council Committee Reports (verbal) be received for information.

CARRIED

CLOSED MEETING: **17. Closed Meeting**

MOTION 21-06-500 **MOVED** by Councillor Jorgensen

That Council move into a closed meeting at 12:02 p.m. to discuss the following:

- 17.a) Road Recovery Projects RFP (*FOIP,27*)
- 17.b) Proposed New Time for Closed Meeting

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

- All Members of Council
- Len Racher, Chief Administrative Officer
- Byron Peters, Director of Projects & Infrastructure
- Jennifer Batt, Director of Finance
- Carrie Simpson, Director of Legislative Services
- Jeff Simpson, Director of Operations
- Don Roberts, Director of Community Services
- Caitlin Smith, Manager of Planning & Development
- Colleen Sarapuk, Administrative Officer/Recording Secretary
- Grant Smith, Agricultural Fieldman

Administration left the closed meeting at 12:25 p.m.

MOTION 21-06-501 **MOVED** by Councillor Jorgensen

That Council move out of a closed meeting at 12:56 p.m.

CARRIED

Reeve Knelsen recessed the meeting at 12:57 p.m. and reconvened the meeting at 1:10 p.m.

CLOSED MEETING: 17. a) Road Recovery Projects RFP

MOTION 21-06-502 MOVED by Councillor Driedger

That the Road Recovery Project RFP move forward as discussed.

CARRIED

CLOSED MEETING: 17. b) Proposed New Time for Closed Meeting

MOTION 21-06-503 MOVED by Councillor Braun

That the Closed Meeting portion of the Regular Council Meetings be moved to 10:00 a.m.

CARRIED

PUBLIC HEARINGS: 6. a) Bylaw 1223-21 Land Use Bylaw Amendment to Reduce the Minimum Lot Size in the Rural Industrial General Zoning District

Reeve Knelsen called the public hear for Bylaw 1223-21 to order at 1:10 p.m.

Reeve Knelsen asked if the public hearing for proposed Bylaw 1223-21 was properly advertised. Caitlin Smith, Manager or Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Knelsen asked the Development Authority to outline the proposed Amendment to Reduce the Minimum Lot Size in the Rural Industrial General Zoning District". Caitlin Smith, Manager of Planning & Development presented the following:

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.

Reeve Knelsen asked if Council has any questions of the proposed Land Use Bylaw Amendment.

What is the purpose of the 15 meter berm?

The 15 meter berm will serve as a sound buffer and esthetics. How will this affect drainage?

It will be addressed at the time of development and should not negatively affect drainage.

Reeve Knelsen asked if any submissions were received in regards to proposed Bylaw 1223-21. No submissions were received.

Reeve Knelsen asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1223-21. There was no one present to speak to the proposed bylaw.

Reeve Knelsen closed the public hearing for Bylaw 1223-21 at 1:13 p.m.

MOTION 21-06-504

MOVED by Councillor E. Peters

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.

CARRIED

MOTION 21-06-505

MOVED by Councillor Braun

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.

CARRIED

PUBLIC HEARINGS: 6. b) Bylaw 1224-21 Land Use Bylaw Amendment to Add Rural County Residential 4 (RCR4) to Section 9

Reeve Knelsen called the public hear for Bylaw 1224-21 to order at 1:13 p.m.

Reeve Knelsen asked if the public hearing for proposed bylaw 1224-21 was properly advertised. Caitlin Smith, Manager or Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Knelsen asked the Development Authority to outline the proposed Amendment Add Rural County Residential 4 (RCR4) to Section 9". Caitlin Smith, Manager of Planning & Development presented the following:

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.

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

The county is moving forward with the North Sanitary bylaw.

Reeve Knelsen asked if Council has any questions of the proposed Land Use Bylaw Amendment.

Can the berm can be used to move water east?
A swale can be constructed to divert the water.

Reeve Knelsen asked if any submissions were received in regards to proposed Bylaw 1224-21. No submissions were received.

Reeve Knelsen asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1224-21. There was no one present to speak to the proposed bylaw.

Reeve Knelsen closed the public hearing for Bylaw 1224-21 at 1:17 p.m.

MOTION 21-06-506 **MOVED** by Councillor Braun

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.

CARRIED

MOTION 21-06-507 **MOVED** by Councillor A. Peters

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.

CARRIED

Reeve Knelsen recessed the meeting at 1:18 p.m. and reconvened at 1:25 p.m.

**COUNCIL
COMMITTEE
REPORTS:**

15. b) Municipal Planning Commission Meeting Minutes

MOTION 21-06-508

MOVED by Councillor Cardinal

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

CARRIED

**INFORMATION/COR
RESPONDENCE:**

16. a) Information / Correspondence

MOTION 21-06-509

MOVED by Deputy Reeve Sarapuk

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

CARRIED

NOTICE OF MOTION:

18. a)

**NEXT MEETING
DATE:**

19. a) Next Meeting Dates

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

Regular Council Meeting
June 23, 2021
10:00 a.m.
Fort Vermilion Council Chambers

ADJOURNMENT:

20. a) Adjournment

MOTION 21-06-510

MOVED by Councillor Jorgensen

That the council meeting be adjourned at 1:32 p.m.

CARRIED

These minutes were approved at the June 23, 2021 Council Meeting.

(original signed) _____
Joshua Knelsen
Reeve

(original signed) _____
Lenard Racher
Chief Administrative Officer

