

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Wednesday, July 14, 2021
10:00 a.m.**

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

PRESENT:

Josh Knelsen	Reeve
Walter Sarapuk	Deputy Reeve -virtual – left at 12:00 p.m.
Peter F. Braun	Councillor
Cameron Cardinal	Councillor
David Driedger	Councillor
Eric Jorgensen	Councillor
Lisa Wardley	Councillor
Anthony Peters	Councillor
Ernest Peters	Councilor - virtual – left at 11:00 a.m.
Jacque Bateman	Councillor – virtual -joined meeting at 10:39 a.m.– left meeting 10:47 a.m.

REGRETS:

ADMINISTRATION:

Len Racher	Chief Administrative Officer
Byron Peters	Director of Projects and Infrastructure
Carrie Simpson	Director of Legislative Services/Recording Secretary
Jennifer Batt	Director of Finance
Jeff Simpson	Director of Operations
Don Roberts	Director of Community Services
Caitlin Smith	Manager of Planning and Development
Colleen Sarapuk	Administrative Officer
Willie Schmidt	Fleet Maintenance Manager - virtual
John Zacharias	Director of Utilities

ALSO PRESENT:

Minutes of the Regular Council meeting for Mackenzie County held on July 13, 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 21-07-511 MOVED by Councillor Braun

That the agenda be adopted with the additions:

- 4.b) Six Mile Road Budget Amendments
- 10.b) La Crete Walking Trail – LOC Salvage
- 10.c) Non Profit Grant Applications Letter of Support
- 11.b) Property Sale Zama
- 15.c) Appointment of Returning Officer

CARRIED

3. a) Minutes of the June 23, 2021 Regular Council Meeting

MOTION 21-07-512 **MOVED** by Councillor Wardley

That the minutes of the June 23, 2021 Regular Council Meeting be adopted as presented.

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

3. b) Business Arising out of the Minutes

CLOSED MEETING:

4. Closed Meeting

MOTION 21-07-513 **MOVED** by Councillor Driedger

That Council move into a closed meeting at 10:03 a.m. to discuss the following:

- 4.a) Street Rebuild Quote Negotiations (s. 21, 24, 25)
- 4.b) Six Mile Road Budget Amendment (s. 21, 24, 25)

CARRIED

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
- Jeff Simpson, Director of Operations
- Carrie Simpson, Director of Legislative Services
- Don Roberts, Director of Community Services
- Caitlin Smith, Manager of Planning & Development
- Colleen Sarapuk, Administrative Officer
- Willie Schmidt, Fleet Maintenance Manager

- John Zacharias, Director of Utilities

MOTION 21-07-514 **MOVED** by Councillor Wardley

That Council move out of a closed meeting at 10:47 a.m.

CARRIED

CLOSED MEETING: **4.b) Six Mile Road Budget Amendment (addition)**

MOTION 21-07-515 **MOVED** by Councillor Bateman
Requires Unanimous

That the 2021 budget for the Six Mile Road Rebuild Project be amended to \$517,000.00 with funding coming from Municipal Sustainability Initiative, to cover the extra cost of the change to the scope of work.

CARRIED

CLOSED MEETING: **4.a) Street Rebuild Quote Negotiations**

MOTION 21-07-516 **MOVED** by Councillor Jorgensen

That the 49th Street Rebuild be awarded to the lowest qualified bid.

CARRIED

Reeve Knelsen recessed the meeting at 10:56 a.m. and reconvened the meeting at 11:08 a.m.

TENDERS **5.a) Tender- La Crete North Sanitary Trunk Sewer Engineering**

MOTION 21-07-517 **MOVED** by Councillor Braun

That the 2021 Budget be amended for \$45,000.00 for the La Crete North Sanitary Sewer Engineering with funds coming from the General Operating Reserve.

CARRIED

COMMUNITY SERVICES: **10. a) Fort Vermilion Street Scape Dock Project**

MOTION 21-07-518 **MOVED** by Councillor Wardley

That the budget be amended with \$25,394 from the Fort Vermilion Street Scape project being allocated to a new project - Fort Vermilion Street Scape Second Dock project.

CARRIED

MOTION 21-07-519 **MOVED** by Councillor Braun

That the engineering contract for the La Crete North Sanitary Trunk Sewer Phase 1 be awarded to Helix Engineering.

CARRIED

DELEGATIONS: **7. a) Glenn Newman -Wood – Mackenzie County Regional Waterline**

MOTION 21-07-520 **MOVED** by Councillor Jorgensen

That the presentation from Wood regarding the Mackenzie County Regional Waterline be received for information.

CARRIED

Reeve Knelsen recessed the meeting at 12:01 p.m. and reconvened the meeting at 12:46 p.m.

GENERAL REPORTS: **8. a) CAO & Director Reports for June, 2021**

MOTION 21-07-521 **MOVED** by Councillor Wardley

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

CARRIED

COMMUNITY SERVICES: **10. b) La Crete Walking Trail LOC Salvage (addition)**

MOTION 21-07-522 **MOVED** by Councillor Wardley
Requires Unanimous

That a letter requesting that the Municipality and or nonprofit for recreational usage that the Timber Salvage fees be waived.

CARRIED

PUBLIC HEARINGS: 6.a) 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”

Reeve Knelsen call the public hear for Bylaw 1227-21 to order at 1:03 p.m.

Reeve Knelsen asked if the public hearing for proposed bylaw 1227-21 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 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”.

Caitlin Smith, Manager of Planning & Development presented the following:

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.

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

Would the access be coming from the North?

The bottom portion would be coming from Range Road 125A.

Reeve Knelsen asked if any submissions were received in regards to proposed Bylaw 1227-21. No submissions were received.

Reeve Knelsen asked if there was anyone present who would like

to speak in regards to the proposed Bylaw 1227-21. There was no one present to speak to the proposed bylaw.

Reeve Knelsen closed the public hearing for Bylaw 1227-21 at 1:06 p.m.

MOTION 21-07-523 MOVED by Councillor Wardley

That second 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.

CARRIED

MOTION 21-07-524 MOVED by Councillor Braun

That third 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.

CARRIED

PUBLIC HEARINGS: 6.b) Bylaw 1228-21 Land Use Bylaw Amendment to Rezone Plan 072 1505, Block 12, Lot 1 from Fort Vermilion Highway Commercial “FV-HC” to Hamlet Residential 1 “H-R1”

Reeve Knelsen call the public hear for Bylaw 1228-21 to order at 1:07 p.m.

Reeve Knelsen asked if the public hearing for proposed bylaw 1228-21 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 Rezone Plan 072 1505, Block 12, Lot 1 from Fort Vermilion Highway Commercial “FV-HC” to Hamlet Residential 1 “H-R1”. Caitlin Smith, Manager of Planning & Development presented the following:

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.

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

Reeve Knelsen asked if any submissions were received in regards to proposed Bylaw 1228-21. No submissions were received.

Reeve Knelsen asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1228-21. There was no one present to speak to the proposed bylaw.

Reeve Knelsen closed the public hearing for Bylaw 1228-21 at 1:08 p.m.

MOTION 21-07-525

MOVED by Councillor A. Peters

That second 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 Highway Commercial "FV-HC" to Hamlet Residential 1 "H-R1" to accommodate a multi-family residence.

CARRIED

MOTION 21-07-526

MOVED by Councillor Braun

That third 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 Highway Commercial "FV-HC" to Hamlet Residential 1 "H-R1" to accommodate a multi-family residence.

CARRIED

PUBLIC HEARINGS:

6.c) Bylaw 1230-21 Land Use Bylaw Amendment to Rezone Part of Plan 182 1653, Block 2, Lot 4 from Rural Industrial General "RIG" to Rural Country Residential 4 "RCR4"

Reeve Knelsen call the public hear for Bylaw 1230-21 to order at 1:10 p.m.

Reeve Knelsen asked if the public hearing for proposed bylaw 1230-21 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 Rezone Part of Plan 182 1653, Block 2, Lot 4 from Rural Industrial General "RIG" to Rural Country Residential 4 "RCR4". Caitlin Smith, Manager of Planning & Development presented the following:

Administration has received a Land Use Bylaw Amendment application to rezone a portion of Plan 182 1653, Block 2, Lot 4 from Rural Industrial General "RIG" to Rural Country Residential 4 "RCR4". The subject lot is adjacent to the north boundary of the Hamlet of La Crete.

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 industrial portion (32-SUB-21) was approved by the Municipal Planning Commission on June 10, 2021.

The applicant would like to develop 0.8-1.5 acre rural country residential lots, 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 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 subdivision 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.

Administration and the developer have come to a temporary servicing solution until municipal sanitary sewer can be installed.

Reeve Knelsen asked if Council has any questions of the proposed Land Use Bylaw Amendment. There were no questions.

Reeve Knelsen asked if any submissions were received in regards to proposed Bylaw 1230-21. No submissions were received.

Reeve Knelsen asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1230-21. There was

no one present to speak to the proposed bylaw.

Reeve Knelsen closed the public hearing for Bylaw 1230-21 at 1:13 p.m.

MOTION 21-07-527

MOVED by Councillor Driedger

That second reading be given to Bylaw 1230-21 being a Land Use Bylaw Amendment to Rezone Part of Plan 182 1653, Block 2, Lot 4 from Rural Industrial General "RIG" to Rural Country Residential 4 "RCR4".

CARRIED

MOTION 21-07-528

MOVED by Councillor Braun

That third reading be given to Bylaw 1230-21 being a Land Use Bylaw Amendment to Rezone Part of Plan 182 1653, Block 2, Lot 4 from Rural Industrial General "RIG" to Rural Country Residential 4 "RCR4".

CARRIED

AGRICULTURE SERVICES:

9. a) None

COMMUNITY SERVICES:

10. c) Non Profit Grant Application Letter of Support (addition)

MOTION 21-07-529
Requires Unanimous

MOVED by Councillor Wardley

That Mackenzie County send letters of support for the grant applications the La Crete Agricultural Society and the Zama Recreational Society organizations.

CARRIED

FINANCE:

11. a) Financial Reports – January 1 – June 30, 2021

MOTION 21-07-530

MOVED by Councillor Braun

That the financial reports for January to June 30, 2021 be received for information.

CARRIED

FINANCE:**11. b) Property Sale in Zama (addition)**

MOTION 21-07-531
 Requires Unanimous

MOVED by Councillor Wardley

That the property at 1030 Tower Road in Zama be publicly advertised and put up for sale with a closing date of August 14, 2021.

CARRIED

OPERATIONS:**12. a) Vehicle Disposal**

MOTION 21-07-532

MOVED by Councillor Driedger

That Unit 1051 be sent to La Crete Auction Mart for the July 24, 2021 consignment sale.

CARRIED

Reeve Knelsen recessed the meeting at 1:47 p.m. and reconvened the meeting at 2:03 p.m.

UTILITIES:**13. a) Storm Pond "A" for the hamlet of La Crete**

MOTION 21-07-533
 Requires 2/3

MOVED by Councillor Driedger

That the 2021 budget be amended to include North Storm Pond "A" project with \$1,100,000.00 with funding coming from debenture borrowing.

CARRIED

PLANNING & DEVELOPMENT:

14. a) Bylaw 1232-21 Land Use Bylaw Amendment to Rezone Plan 2938RS, Block 2, Lots 2-7 & 9 and Plan 2938RS, Block 3, Lot 11 from Hamlet Residential 1 "H-R1" to Fort Vermilion Commercial Centre "FV-CC"

MOTION 21-07-534

MOVED by Councillor Wardley

That first reading be given to Bylaw 1232-21 being a Land Use Bylaw Amendment to rezone Plan 2938RS, Block 2, Lots 2- 9 and Plan 2938RS, Block 3, Lot 11 from Hamlet Residential 1 "H-R1" to Fort Vermilion Commercial Centre "FV-CC" to accommodate commercial development, subject to public hearing input.

CARRIED

**PLANNING &
DEVELOPMENT:**

**14. b) Bylaw 1233-21 Partial Plan Cancellation and
Consolidation of Plan 2983RS, Block 2, Lots 5 & 6**

MOTION 21-07-535

MOVED by Councillor Cardinal

That first reading be given to Bylaw 1233-21 being a Partial Plan Cancellation and Consolidation Bylaw for Plan 2938RS, Block 2, Lots 5 & 6, subject to public hearing input.

CARRIED

**PLANNING &
DEVELOPMENT:**

14. c) Rural Development Standards DEV007

MOTION 21-07-536

MOVED by Councillor Wardley

That the Rural Development Standards Policy DEV007 be amended as presented.

CARRIED

**PLANNING &
DEVELOPMENT:**

14. d) General Municipal Improvement Standards DEV008

MOTION 21-07-537

MOVED by Councillor Braun

That the General Municipal Improvement Standards Policy DEV008 be amended as presented.

CARRIED

**PLANNING &
DEVELOPMENT:**

14. e) Off-Site Levy Fee and Municipal Reserve Deferral

MOTION 21-07-538

MOVED by Councillor A. Peters

That Mackenzie County allow deferral of Off-Site Levy Fees and Municipal Reserve for large subdivisions within Hamlet boundaries.

CARRIED

**PLANNING &
DEVELOPMENT:**

14. f) Development Statistics Report – January to June 2021

MOTION 21-07-539 **MOVED** by Councillor Wardley

That the development statistics report for January - June 2021, be received for information.

CARRIED

**PLANNING &
DEVELOPMENT:** **14. g) Public Engagement Draft Conservation Agreement for
Wood Bison**

MOTION 21-07-540 **MOVED** by Councillor Jorgensen

That Councillor Jorgensen works with administration on submitting comments regarding the Draft Conservation Agreement for Wood Bison.

CARRIED

ADMINISTRATION: **15. a) Canada Community Revitalization Fund**

MOTION-21-07-541 **MOVED** by Councillor Wardley

That Mackenzie County apply for the Canada Community Revitalization Fund in the amount of \$500,000 to fund downtown improvements for Fort Vermilion.

CARRIED

ADMINISTRATION: **15. b) 2021 Conventions**

MOTION-21-07-542 **MOVED** by Councillor Wardley

That all Council be authorized to attend the Fall RMA Convention November 23 - 26, 2021.

CARRIED

MOTION-21-07-543 **MOVED** by Councillor Jorgensen

That all Council be authorized to attend the Alberta Forest Products Association convention on September 29 – October 1, 2021.

CARRIED

MOTION-21-07-544 **MOVED** by Councillor Braun

That all Council be authorized to attend the RMA Zone Meeting on August 13, 2021.

CARRIED

ADMINISTRATION: **15. c) Appointment of Returning Officer (addition)**

MOTION-21-07-545 **MOVED** by Councillor Jorgensen
Requires Unanimous

That Carrie Simpson be appointed the Returning Officer for Mackenzie County.

CARRIED

COUNCIL COMMITTEE REPORTS: **16. a) Council Committee Reports (verbal)**

MOTION 21-07-546 **MOVED** by Councillor Driedger

That the Council Committee Reports be received for information.

CARRIED

INFORMATION / CORRESPONDENCE: **17. a) Information/Correspondence**

MOTION 21-07-547 **MOVED** by Councillor Jorgensen

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
August 17, 2021
10:00 a.m.
Fort Vermilion Council Chambers

Regular Council Meeting
August 18, 2021
10:00 a.m.
Fort Vermilion Council Chambers

ADJOURNMENT: 20. a) Adjournment

MOTION 21-07-548 MOVED by Councillor Jorgensen

That the council meeting be adjourned at 3:37 p.m.

CARRIED

These minutes were approved at the August 18, 2021 Regular Council Meeting.

(original signed)

Joshua Knelsen
Reeve

(original signed)

Lenard Racher
Chief Administrative Officer

