




MACKENZIE COUNTY

# REGULAR COUNCIL MEETING

**MAY 09, 2023**  
**10:00 AM**

FORT VERMILION COUNCIL  
CHAMBERS

 780.927.3718

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

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**Mackenzie County**



**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Tuesday, May 9, 2023  
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 the April 26, 2023 Regular Council Meeting	7
		b) Business Arising out of the Minutes	
		c)	
<b>CLOSED MEETING:</b>		<i>Freedom of Information and Protection of Privacy Act Division 2, Part 1 Exceptions to Disclosure</i>	
	4.	a) 100 A Street Update ( <i>FOIP Sections 23, 24, 25 and 27</i> )	
		b) Town of High Level Annexation Application ( <i>FOIP Section 21 and 23</i> )	
		c) Lot Purchase ( <i>FOIP Sections 23, 24, 25 and 27</i> )	
		d) Out of Scope Contracts ( <i>FOIP Sections 23, 24 and 27</i> )	
<b>TENDERS:</b>		Tender openings are scheduled for 11:00 a.m.	
	5.	a) None	
<b>PUBLIC HEARINGS:</b>		Public Hearings are scheduled for 1:00 p.m.	
	6.	a) Bylaw 1284-23 Land Use Bylaw Amendment to Rezone Plan 952 3371, Block 11, Lot 16 from Hamlet Residential 1A "H-R1A" to Institutional "I"	27

	b)	Bylaw 1285-23 Land Use Bylaw Amendment to Rezone Plan 952 3371, Block 11, Lot 15 from Hamlet Residential 1A “H-R1A” to Institutional “I”	37
	c)	Bylaw 1286-23 Land Use Bylaw Amendment to Rezone Plan 952 3371, Block 11, Lot 14 from Hamlet Residential 1A “H-R1A” to Institutional “I”	47
	d)	Bylaw 1287-23 Land Use Bylaw Amendment to Rezone Plan 752 1580, Block 11, Lot 5 from Hamlet Residential 1B “H-R1B” to Institutional “I”	57
	e)	Bylaw 1289-23 Land Use Bylaw Amendment to Rezone Part of SE 10-106-15-W5M from Recreational 1 “REC1” to Hamlet Country Residential “H-CR”	67
	f)	Bylaw 1290-23 Land Use Bylaw Amendment to Rezone Part of SE 10-106-15-W5M from Recreational 1 “REC1” to Hamlet Country Residential “H-CR”	77
	g)	Bylaw 1292-23 Land Use Bylaw Amendment to Rezone Plan 132 1868, Block 02, Lot 21 from La Crete Light Industrial “LC-LI” to La Crete Highway Commercial “LC-HC”.	87
<b>DELEGATIONS</b>	7.	a) None	
		b)	
<b>GENERAL REPORTS:</b>	8.	a) CAO & Director Reports for January - April 2023	97
		b)	
<b>AGRICULTURE SERVICES:</b>	9.	a) None	
		b)	
<b>COMMUNITY SERVICES:</b>	10.	a) Spring Hamlet Clean-up Campaign	115
		b)	
		c)	
<b>FINANCE:</b>	11.	a) Uncollectible Taxes – Grants in Place of Taxes (GIPOT)	119



		b)	2023 Minimum Tax – Grazing Leases, Farmland Development Leases	125
		c)	2023 Mackenzie Agricultural Fair & Tradeshow	129
		d)	Amend Policy FIN003 Auditors	131
		e)	La Crete Recreation Society – Wheel Chair Lift Capital Project – 2023 Budget Amendment	135
		f)		
		g)		
		h)		
<b>PROJECTS &amp; INFRASTRUCTURE:</b>	12.	a)	2026 Alberta Games Bid Recommendation	137
		b)		
		c)		
<b>OPERATIONS:</b>	13.	a)	None	
		b)		
<b>UTILITIES:</b>	14.	a)	None	
		b)		
<b>PLANNING &amp; DEVELOPMENT:</b>	15.	a)	Municipal Development Plan Update	139
		b)		
<b>ADMINISTRATION</b>	16.	a)	None	
		b)		
<b>COMMITTEE OF THE WHOLE ITEMS:</b>	17.	a)	None	
		b)		
<b>COUNCIL COMMITTEE REPORTS:</b>	18.	a)	Council Committee Reports (verbal)	
		b)		
		c)		
<b>INFORMATION /</b>	19.	a)	Information/Correspondence	213

**CORRESPONDENCE:**

**NOTICE OF MOTION:** 20. a)

**NEXT MEETING DATES:** 21. a) Regular Council Meeting  
May 31, 2023  
10:00 a.m.  
Fort Vermilion Council Chambers

b) Regular Council Meeting  
June 6, 2023  
10:00 a.m.  
Fort Vermilion Council Chambers

**ADJOURNMENT:** 22. a) Adjournment



**Mackenzie County**

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>May 9, 2023</b>
<b>Presented By:</b>	<b>Byron Peters, Interim Chief Administrative Officer</b>
<b>Title:</b>	<b>Minutes of the April 26, 2023 Regular Council Meeting</b>

**BACKGROUND / PROPOSAL:**

Minutes of the April 26, 2023 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:** T. Thompson      **Reviewed by:** L. Flooren      **CAO:** \_\_\_\_\_

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That the minutes of the April 26, 2023 Regular Council Meeting be adopted as presented.

**Author:** T. Thompson      **Reviewed by:** L. Flooren      **CAO:** \_\_\_\_\_

**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Wednesday, April 26, 2023  
10:00 a.m.**

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

**PRESENT:**

Josh Knelsen	Reeve
Walter Sarapuk	Deputy Reeve
Jacque Bateman	Councillor
Peter F. Braun	Councillor
Cameron Cardinal	Councillor
Darrell Derksen	Councillor
David Driedger	Councillor
Garrell Smith	Councillor
Lisa Wardley	Councillor
Ernest Peters	Councillor (virtual arrived at 11:01 a.m. left the meeting at 1:55 p.m.)

**REGRETS:**

<b>ADMINISTRATION:</b> Byron Peters	Interim Chief Administrative Officer/ Director of Projects and Infrastructure
Don Roberts	Director of Community Services
Caitlin Smith	Director of Planning and Agriculture
John Zacharias	Director of Utilities
Michael Stamhuis	Interim Director of Operations
Louise Flooren	Manager of Legislative & Support Services/ Recording Secretary
Jannelle Veenstra	Finance Controller
Landon Driedger	Agricultural Fieldman

**ALSO PRESENT:** Grade 6 Students, Ridgeview School  
Members of the Public

Minutes of the Regular Council Meeting for Mackenzie County held on April 26, 2023 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.

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

**MOTION 23-04-361 MOVED** by Councillor Cardinal

That the agenda be approved with following additions:

- 8. a) Director Reports
- 15. b) Salvage Yard Development

**CARRIED**

**ADOPTION OF PREVIOUS MINUTES: 3. a) Minutes of the April 4, 2023 Regular Council Meeting**

**MOTION 23-04-362 MOVED** by Councillor Wardley

That the minutes of the April 4, 2023 Regular Council Meeting be adopted as presented.

**CARRIED**

**ADOPTION OF PREVIOUS MINUTES: 3. b) Business Arising out of the Minutes**

None.

**DELEGATIONS: 7. a) Ridgeview School – Grade 6 Students**

The Ridgeview Grade 6 class elected Hailey Peters as their Junior Reeve prior to attending the Regular Council Meeting.

The grade 6 students were given an opportunity to present questions to Council, these included:

- *What is the annual budget for Mackenzie County?*
- *What is the job of a councillor?*
- *How does the reeve get picked?*
- *Why is our county a Specialized Municipality?*
- *What jobs are available in the county right now?*
- *How old do you have to be to get a summer job with the county?*
- *How many people does each ward represent?*
- *What is the quorum for this council?*
- *Do you get paid to be a councillor?*
- *What projects are being worked on in the county and for La Crete right now?*

- *How do you figure out how much taxes people pay for their homes and businesses?*
- *Where does most of the money raised in taxes get spent?*
- *Can we start a petition to get a new addition to the skateboard park in La Crete?*
- *Do we have bylaw officers in this county?*
- *Is the building in front of the school going to be a restaurant?*
- *What are you going to do with the old subway?*
- *How much would it cost to make that new subway?*
- *Do you know when we are getting the hospital?*
- *Why do you want to become a Councillor?*
- *How hard would it be to get a Tim Horton's?*
- *What happened to the pool idea?*
- *How much will the hospital cost?*
- *If we got a pool would the taxes be raised and how much?*

Reeve Knelsen recessed the meeting at 11:09 a.m. and reconvened the meeting at 11:19 a.m.

**TENDERS:**

**5. a) Roadside Mowing**

**MOTION 23-04-363**

**MOVED** by Councillor Braun

That the Roadside Mowing Tenders – Envelope #1 be opened.

**CARRIED**

<b>Bidder</b>	<b>Qualifying Documents</b>
Northwest Mowing	All required documents included.
Cross Country Mowing	All required documents included.

**MOTION 23-04-364**

**MOVED** by Councillor Smith

That the Roadside Mowing Tenders - Envelope #2 be opened for the qualified bidders.

**CARRIED**

**Option 1: Alternating Full & Single Pass Mow**

Contractor		HL/Zama	RLN/FV	BHP/ Tompkins
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North West Mowing	2023	\$106,150	\$69,825	\$45,600
	2024	\$49,500	\$55,100	\$95,950
	2025	\$111,455	\$73,315	\$47,880
	2026	\$51,975	\$57,855	\$100,745
	Total	\$319,080	\$256,095	\$290,175
Cross Country Mowing	2023	\$129,000		
	2024	\$57,500		
	2025	\$129,000		
	2026	\$57,500		
	Total	\$373,000		

**Option 2: Single Pass Mow Only**

Contractor		HL/Zama	RLN/FV	BHP/ Tompkins
North West Mowing	2023	\$51,750		
	2024	\$53,045		
	2025	\$54,370		
	2026	\$55,730		
	Total	\$214,895		
Cross Country Mowing	2023	\$57,500	\$46,000	
	2024	\$57,500	\$46,000	
	2025	\$57,500	\$46,000	
	2026	\$57,500	\$46,000	
	Total	\$230,000	\$184,000	

**MOTION 23-04-365**

**MOVED** by Councillor Derksen

That administration review the Roadside Mowing Tender and bring back findings later in the meeting.

**CARRIED**

**TENDERS:**

**5. b) Machesis Lake Campground Caretaker**

None.

**MOTION 23-04-366**

**MOVED** by Councillor Derksen

That administration be authorized to hire/contract the Machesis Lake Campground Caretaker while staying within budget.

**CARRIED**

**TENDERS:**

**5. c) Wadlin Lake Campground Caretaker**

**MOTION 23-04-367**

**MOVED** by Councillor Driedger

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That Wadlin Lake Campground Caretaker Tender – Envelope 1 be opened.

**CARRIED**

<b>Bidder</b>	<b>Qualifying Documents</b>
Jake Gerbrandt	All required documents included.

**MOTION 23-04-368** **MOVED** by Councillor Smith

That the Wadlin Lake Campground Caretaker Tender be TABLED to later in the meeting.

**CARRIED**

**PUBLIC HEARINGS:** 6. a) None

**DELEGATIONS:** 7. b) Delegation - 2022 Audited Financial Statement (DRAFT)

**MOTION 23-04-369** **MOVED** by Deputy Reeve Sarapuk

That the 2022 Audited Financial Statements and Financial Information Return be approved as presented.

**CARRIED**

Reeve Knelsen recessed the meeting at 12:24 p.m. and reconvened the meeting at 1:21 p.m.

**TENDERS:** 5. a) Roadside Mowing

**MOTION 23-04-370** **MOVED** by Councillor Wardley

That the Roadside Mowing contract Option 1 be awarded to the lowest bidder while staying within budget.

**CARRIED**

**TENDERS:** 5. c) Wadlin Lake Campground Caretaker

**MOTION 23-04-371** **MOVED** by Councillor Derksen

That the Wadlin Lake Campground Caretaker Tender be awarded to the lowest qualified bidder for a one year term.

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**CARRIED**

**AGRICULTURE  
SERVICES:**

**9. a) None**

**COMMUNITY  
SERVICES:**

**10. a) Bylaw 1291-23 to Amend the Hamlet Residential  
Waste Collection Bylaw**

**MOTION 23-04-372**

**MOVED** by Councillor Wardley

That first reading be given to Bylaw 1291-23 being a Hamlet Residential Waste Collection bylaw Amendment to revise Schedule "1" La Crete residential map and the addition of Schedule "2" Fort Vermilion residential map.

**CARRIED**

**MOTION 23-04-373**

**MOVED** by Deputy Reeve Sarapuk

That second reading be given to Bylaw 1291-23 being a Hamlet Residential Waste Collection bylaw Amendment to revise Schedule "1" La Crete residential map and the addition of Schedule "2" Fort Vermilion residential map.

**CARRIED**

**MOTION 23-04-374**  
Requires Unanimous

**MOVED** by Councillor Braun

That consideration be given to go to third and final reading of Bylaw 1291-23 being a Hamlet Residential Waste Collection bylaw Amendment to revise Schedule "1" La Crete residential map and the addition of Schedule "2" Fort Vermilion residential map.

**CARRIED UNANIMOUSLY**

**MOTION 23-04-375**

**MOVED** by Councillor Cardinal

That third and final reading be given to Bylaw 1291-23 being a Hamlet Residential Waste Collection bylaw Amendment to revise Schedule "1" La Crete residential map and the addition of Schedule "2" Fort Vermilion residential map.

**CARRIED**

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**COMMUNITY SERVICES:**

**10. b) Fort Vermilion Recreation Society – Emergent Funding Request – Boiler**

**CLOSED MEETING:**

**4. Closed Meeting**

**MOTION 23-04-376**

**MOVED** by Councillor Wardley

That Council move into a closed meeting at 1:45 p.m. to discuss the following:

- 10.b) Fort Vermilion Recreation Society – Emergent Funding Request – Boiler *(FOIP Sections 23,24 and 17)*

**CARRIED**

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

- All Councillors Present
- Byron Peters, Interim Chief Administrative Officer/Director of Projects and Infrastructure
- Don Roberts, Director of Community Services
- Caitlin Smith, Director of Planning and Agriculture
- John Zacharias, Director of Utilities
- Michael Stamhuis, Interim Director of Operations
- Louise Flooren, Manager of Legislative & Support Services/ Recording Secretary

Councillor Peters left the meeting virtually at 1:55 p.m.

**MOTION 23-04-377**

**MOVED** by Councillor Derksen

That Council move out of a closed meeting at 2:13 p.m.

**CARRIED**

**MOTION 23-04-378**  
Requires 2/3

**MOVED** by Councillor Bateman

That the 2023 Capital budget be amended by \$13,474 for Boiler Replacement at the Fort Vermilion Complex with the funding coming from the General Capital Reserve.

**CARRIED**

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**MOTION 23-04-379**  
Requires 2/3

**MOVED** by Councillor Braun

That the 2023 One Time budget be amended by \$14,776 for the emergent repairs to the Fort Vermilion Boiler 2 with funding coming from the Grants to Other Organizations Reserve.

**CARRIED**

**MOTION 23-04-380**

**MOVED** by Councillor Bateman

That administration look at an alternative solution for the installation system of an enclosed heating system at the Fort Vermilion Recreation Center.

**CARRIED**

**COMMUNITY SERVICES:**

**10. c) Fort Vermilion Recreation Society - Emergent Funding Request – Compressor Repair**

**MOTION 23-04-381**  
Requires 2/3

**MOVED** by Councillor Wardley

That the 2023 One Time Project Budget be amended by \$16,144 for the Fort Vermilion Recreation Society Compressor repair, with funding coming from the Fort Vermilion Recreation Reserve.

**CARRIED**

**COMMUNITY SERVICES:**

**10. d) Spring Hamlet Clean-up Campaign**

**MOTION 23-04-382**

**MOVED** by Councillor Derksen

That Administration reach out to Non Profit Organizations requesting proposals for a Spring Hamlet Cleanup Campaign and offer a “One Day” Free disposal at all transfer stations including the Mackenzie Regional Landfill.

**CARRIED**

**FINANCE:**

**11. a) 2023 Operating Budget Amendment**

**MOTION 23-04-383**  
Requires 2/3

**MOVED** by Councillor Bateman

That the 2023 Operating Budget be amended to include various Tracking Sheet 8 changes.

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**CARRIED**

Reeve Knelsen recessed the meeting at 2:18 p.m. and reconvened the meeting at 2:26 p.m.

**UTILITIES:**

**14. a) Bylaw 1294-23 Water and Sewer Bylaw**

**MOTION 23-04-384**

**MOVED** by Councillor Wardley

That first reading be given to Bylaw 1294-23 being the Water and Sewer Bylaw for Mackenzie County.

**CARRIED**

**MOTION 23-04-385**

**MOVED** by Councillor Bateman

That second reading be given to Bylaw 1294-23 being the Water and Sewer Bylaw for Mackenzie County.

**CARRIED**

**MOTION 23-04-386**

Requires Unanimous

**MOVED** by Councillor Smith

That consideration be given to go to third reading of Bylaw 1294-23 being the Water and Sewer Bylaw for Mackenzie County.

**CARRIED UNANIMOUSLY**

**MOTION 23-04-387**

**MOVED** by Councillor Bateman

That third and final reading be given to Bylaw 1294-23 being the Water and Sewer Bylaw for Mackenzie County.

**CARRIED**

**UTILITIES:**

**14. b) Policy UT006 Rural Potable Water Servicing Agreement**

**MOTION 23-04-388**

**MOVED** by Councillor Bateman

That the Rural Potable Water Servicing Agreement be amended as presented.

**CARRIED**

**PLANNING &  
DEVELOPMENT:**

**15. a) Development Statistics Report – January to March 2023**

**MOTION 23-04-389**

**MOVED** by Councillor Wardley

That the development statistics report for January to March 2023 be received for information.

**CARRIED**

**GENERAL  
REPORTS:**

**8. a) Director Reports (ADDITION)**

**MOTION 23-04-390**  
Requires Unanimous

**MOVED** by Councillor Cardinal

That Director Reports be presented on a monthly basis.

**CARRIED UNANIMOUSLY**

**CLOSED MEETING:**

**4. Closed Meeting**

**MOTION 23-04-391**

**MOVED** by Councillor Driedger

That Council move into a closed meeting at 2:49 p.m. to discuss the following:

- 4.a) Town of High Level Annexation Application (*FOIP Section 21, and 23*)
- 4.b) TWP RD 1050 (27 Baseline) Road Reconstruction (*FOIP Section 23, and 24*)
- 4.c) Out of Scope Contracts (*FOIP Section 23, 24, & 27*)

**CARRIED**

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

- All Councillors Present excluding Councillor Peters
- Byron Peters, Interim Chief Administrative Officer/Director of Projects and Infrastructure
- Caitlin Smith, Director of Planning and Agriculture
- Michael Stamhuis, Interim Director of Operations
- Louise Flooren, Manager of Legislative & Support Services/ Recording Secretary

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Caitlin Smith, Director of Planning and Agriculture and Michael Stamhuis, Interim Director of Operations left the meeting at 3:12 p.m.

**MOTION 23-04-392**      **MOVED** by Deputy Reeve Sarapuk

That Council move out of a closed meeting at 3:34 p.m.

**CARRIED**

**CLOSED MEETING:**      **4. a) Town of High Level Annexation Application**

**MOTION 23-04-393**      **MOVED** by Councillor Bateman

That all references to protecting the tributary and outflows of Footner Lake be removed from the Town of High Level's Annexation Application.

**CARRIED**

**MOTION 23-04-394**      **MOVED** by Councillor Bateman

That Council confirms the Annexation Application accurately reflects the inter-municipal negotiations between Mackenzie County and the Town of High Level, which includes the Service Transition Plan and Conditions subject to the removal all references to protecting the tributary and outflows of Footner Lake.

**CARRIED**

**CLOSED MEETING:**      **4. b) TWP RD 1050 (27 Baseline) Road Reconstruction**

**MOTION 23-04-395**      **MOVED** by Councillor Braun

That administration be authorized to enter into a contract with Northern Road Builders Ltd. as discussed for the TWP RD 1050 (27 baseline) capital project.

**CARRIED**

**CLOSED MEETING**      **4.c) Out of Scope Contracts**

**MOTION 23-04-396**      **MOVED** by Councillor Wardley

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That the Out of Scope Contracts discussion be received for information.

**CARRIED**

**FINANCE:**

**11. b) Bylaw 1293-23 2023 Tax Rate**

**MOTION 23-04-397**  
Requires 2/3

**MOVED** by Councillor Wardley

That first reading be given to Bylaw 1293-23 being the 2023 Tax Rate bylaw for Mackenzie County.

**CARRIED**

**MOTION 23-04-398**  
Requires 2/3

**MOVED** by Councillor Braun

That second reading be given to Bylaw 1293-23 being the 2023 Tax Rate bylaw for Mackenzie County.

**CARRIED**

**MOTION 23-04-399**  
Requires Unanimous

**MOVED** by Councillor Driedger

That consideration be given to go to third reading of Bylaw 1293-23 being the 2023 Tax Rate bylaw for Mackenzie County, at this meeting.

**CARRIED UNANIMOUSLY**

**MOTION 23-04-400**  
Requires 2/3

**MOVED** by Councillor Cardinal

That third reading be given to Bylaw 1293-23 being the 2023 Tax Rate bylaw for Mackenzie County.

**CARRIED**

**FINANCE:**

**11. c) Quarterly Financial Reports – January 1 – March 31, 2023**

**MOTION 23-04-401**

**MOVED** by Councillor Braun

That the quarterly financial reports for January to March 31, 2023 be received for information.

**CARRIED**



**FINANCE: 11. d) Conditional Grant Agreement – Interest Revenue**

**MOTION 23-04-402** **MOVED** by Councillor Cardinal

Requires 2/3

That the 2023 Capital Budget be amended by \$103,316 for the FV – Flood Mitigation project for interest earned in the third quarter of 2022, and first quarter of 2023.

**CARRIED**

**FINANCE: 11. e) La Crete Recreation Society – Indoor Ice Arena Capital Projects**

**MOTION 23-04-403** **MOVED** by Councillor Braun

Requires 2/3

That the 2023 Capital Budget be amended by \$67,500 for the La Crete Recreation Society Indoor Ice Rink project with all funding coming from public donations.

**CARRIED**

**FINANCE: 11. f) Fort Vermilion Recreation Society Operating Grant Follow up**

**MOTION 23-04-404** **MOVED** by Councillor Cardinal

Requires 2/3

That \$7,914 be allocated to the Grants to Other Organization Reserve from the Fort Vermilion Recreation Board operating funding for 2023.

**CARRIED**

**FINANCE: 11. g) Councillor Expense Claims**

**MOTION 23-04-405** **MOVED** by Councillor Driedger

That the Councillor Expense Claims for March 2023 be received for information.

**CARRIED**

**FINANCE: 11. h) Members at Large Expense Claims**

**MOTION 23-04-406** **MOVED** by Councillor Wardley

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That the Member at Large Expense Claims for March 2023 be received for information.

**CARRIED**

**PROJECTS &  
 INFRASTRUCTURE:**

**12. a) Northern and Regional Economic Development (NRED) Program Funding Approval – 2023 Budget Amendment**

**MOTION 23-04-407**  
 Requires 2/3

**MOVED** by Councillor Wardley

That the 2023 One Time Projects budget be amended to include the Outdoor Recreation and Tourism Plan Project, in the amount of \$114,100 with funding of \$55,800 coming from the Northern and Regional Economic Development (NRED) Program, \$58,300 from Mackenzie County, and an in-kind donation of \$2,500 noted from each of the following:

- Mackenzie Frontier Tourism Association,
- La Crete Polar Cats Snowmobile Club,
- Regional Economic Development Agency of Northwest Alberta.

**CARRIED**

**PROJECTS &  
 INFRASTRUCTURE:**

**12. b) La Crete 101 Street/109 Ave Intersection Upgrade**

**MOTION 23-04-408**  
 Requires 2/3

**MOVED** by Councillor Bateman

That the 2023 Capital budget be amended by \$257,000 for the La Crete 101 Street/109 Ave Intersection Upgrade, with \$135,000 coming from La Crete CO-OP, and \$122,000 coming from the General Capital Reserve.

**CARRIED**

**OPERATIONS:**

**13. a) None**

**PLANNING &  
 DEVELOPMENT:**

**15. b) Salvage Yard Development (ADDITION)**

**MOTION 23-04-409**  
 Requires Unanimous

**MOVED** by Councillor Driedger

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That the Salvage Yard Development discussion be received for information.

**CARRIED UNANIMOUSLY**

**ADMINISTRATION: 16. a) None**

**COMMITTEE OF THE WHOLE ITEMS: 17. a) Business Arising out of Committee of the Whole**

**MOTION 23-04-410 MOVED** by Councillor Smith

That a letter of support be provided to Carson Flett for his Royal Visit request.

**CARRIED**

**MOTION 23-04-411 MOVED** by Councillor Wardley  
Requires 2/3

That administration be authorized to proceed with payment of \$1,500 to the Municipal District of Peace No. 135, as financial administrators of the Northern Alberta Elected Leaders (NAEL), in order to maintain membership in NAEL.

**CARRIED**

**MOTION 23-04-412 MOVED** by Councillor Braun  
Requires 2/3

That the 2023 One Time Project – Fireproof Safe be cancelled.

**CARRIED**

**MOTION 23-04-413 MOVED** by Deputy Reeve Sarapuk  
Requires 2/3

That the 2023 Operating Budget be amended by \$1,656.00 for the purchase of 3 shelving units.

**CARRIED**

**MOTION 23-04-414 MOVED** by Councillor Bateman

That Bylaws 1142-19 & 1180-20 to Amend the Tax Penalties be repealed.

**CARRIED**

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

**MOTION 23-04-415**      **MOVED** by Councillor Wardley

That Mackenzie County supports the High Level Agricultural Society's grant application to Farm Credit Canada.

**CARRIED**

**MOTION 23-04-416**      **MOVED** by Councillor Smith  
Requires 2/3

That funds of \$30,000 from the 2023 Capital Project Machesis Lake Campground be reallocated to a new 2023 One Time Project creating recreational fishing opportunities at the Mackenzie Applied Research Association and the Tompkins Twin ponds.

**CARRIED**

**COUNCIL  
COMMITTEE  
REPORTS:**

**18. a) Council Committee Reports (verbal)**

**MOTION 23-04-417**      **MOVED** by Councillor Cardinal

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

**CARRIED**

**INFORMATION/  
CORRESPONDENCE:**      **19. a) Information/Correspondence**

**MOTION 23-04-418**      **MOVED** by Councillor Wardley  
Requires 2/3

That Mackenzie County supports the Alberta Room at the Federation of Canadian Municipalities Convention in the amount of \$2,500.

**CARRIED**

**NOTICE OF MOTION:**      **20. a) None**

**NEXT MEETING  
DATES:**      **21. a) Next Meeting Dates**

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

Regular Council Meeting  
May 9, 2023  
10:00 a.m.  
Fort Vermilion Council Chambers

**ADJOURNMENT: 22. a) Adjournment**

**MOTION 23-04-419 MOVED** by Councillor Bateman

That the Council meeting be adjourned at 4:30 p.m.

**CARRIED**

These minutes will be presented for approval at the May 9, 2023 Regular Council Meeting.

---

Josh Knelsen  
Reeve

---

Byron Peters  
Interim Chief Administrative Officer

UNAPPROVED





**Mackenzie County**

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>May 9, 2023</b>
<b>Presented By:</b>	<b>Caitlin Smith, Director of Planning &amp; Agriculture</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 1284-23 Land Use Bylaw Amendment to Rezone Plan 952 3371, Block 11, Lot 16 from Hamlet Residential 1A “H-R1A” to Institutional “I”</b>

## BACKGROUND / PROPOSAL:

Administration has received a request to rezone Plan 952 3371, Block 11, Lot 16 from Hamlet Residential 1A “H-R1A” to Institutional “I”.

The purpose of the rezoning is to allow for future lot consolidation and expansion of the Heimstaed Lodge.

Currently there is a small shed on the property.

The rezoning application was presented to the Municipal Planning Commission on March 9, 2023 where the following motion was made:

**MPC 23-03-035**    **MOVED** by Andrew O’Rourke

*That the Municipal Planning Commission recommend to Council to approve Bylaw 1284-23 being a Land Use Bylaw Amendment to rezone Plan 952 3371, Block 11, Lot 16 from Hamlet Residential 1A “H-R1A” to Institutional “I”, subject to public hearing input.*

**CARRIED**

The proposed Bylaw was presented for first reading by Council on March 29, 2023 where the following motion was made:

**Author:** J Roberts    **Reviewed by:** C Smith    **CAO:** \_\_\_\_\_

**MOTION 23-03-306 MOVED** by Councillor Bateman

*That first reading be given to Bylaw 1284-23 being a Land Use Bylaw Amendment to rezone Plan 952 3371, Block 11, Lot 16 from Hamlet Residential 1A "H-R1A" to Institutional "I", subject to public hearing input.*

**CARRIED**

**OPTIONS & BENEFITS:**

Options are to pass, defeat or table second and third reading

**COSTS & SOURCE OF FUNDING:**

Costs consisted of advertising the Public Hearing and adjacent landowner letters which were borne by the applicant.

**SUSTAINABILITY PLAN:**

**Goal E19** That the quality of and access to health services offered in the county is comparable to or exceeds those of other rural health regions in the province.

**Strategy E19.1** Ensure Optimal use of existing facilities and resources.

**Strategy E19.3** Work towards the provision of Continuing Care and Health Services in each of the communities in the region by working with the applicable local and provincial agencies mandated to provide these services in the region.

**Strategy E19.4** Work together with the provincial government to ensure residents have access to doctors and other medical resources for non-urgent medical needs.

**Strategy E19.5** Work with the province to provide additional services in the region to improve access to emergency care, dental, vision, chiropractic etc. services.

**COMMUNICATION / PUBLIC PARTICIPATION:**

The Bylaw Amendment was advertised as per MGA requirements, this includes all adjacent landowners. The applicant was also required to display a sign on the subject property as per MGA requirements.

**POLICY REFERENCES:**

**Author:** J Roberts **Reviewed by:** C Smith **CAO:** \_\_\_\_\_



N/A

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That second reading be given to Bylaw 1284-23 being a Land Use Bylaw Amendment to rezone Plan 952 3371, Block 11, Lot 16 from Hamlet Residential 1A "H-R1A" to Institutional "I", to allow for future lot consolidation and expansion of the Heimstaed Lodge.

Simple Majority       Requires 2/3       Requires Unanimous

That third reading be given to Bylaw 1284-23 being a Land Use Bylaw Amendment to rezone Plan 952 3371, Block 11, Lot 16 from Hamlet Residential 1A "H-R1A" to Institutional "I", to allow for future lot consolidation and expansion of the Heimstaed Lodge.

**Author:** J Roberts      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_



**BYLAW NO. 1284-23**

**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 rezone Plan 952 3371, Block 11, Lot 16 from Hamlet Residential 1A “H-R1A” to Institutional “I”.

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

1. That the land use designation of the subject parcel known as:

Plan 952 3371, Block 11, Lot 16

Within Mackenzie County, be rezoned from Hamlet Residential 1A “H-R1A” to Institutional “I” as outlined in Schedule “A” hereto attached.

READ a first time this 29th day of March, 2023.

PUBLIC HEARING held this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2023.

---

Josh Knelsen  
Reeve

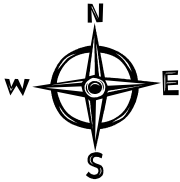
---

Byron Peters  
Interim Chief Administrative Officer

**BYLAW No. 1284-23**

**SCHEDULE "A"**

1. That the land use designation of the following property known as Plan 952 3371, Block 11, Lot 16 within Mackenzie County, be rezoned:



FROM: Hamlet Residential 1A "H-R1A"

TO: Institutional "I"

# LAND USE BYLAW AMENDMENT APPLICATION

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

COMPLETE ONLY IF DIFFERENT FROM APPLICANT

NAME OF APPLICANT La Crete Municipal Nursing Association		
ADDRESS		
CITY/TOWN		
POSTAL CODE (RES.)	PHONE	BUS.

NAME OF REGISTERED OWNER		
ADDRESS		
CITY/TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

**LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT**

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT
						P952337I	BII	I6

*10602 99 AVE*

**LAND USE CLASSIFICATION AMENDMENT PROPOSED:**

FROM: Residential H-R1A TO: Institutional I

**REASONS SUPPORTING PROPOSED AMENDMENT:**

This lot was previously residential and purchased by LCMNA for purpose of future expansion to Heimstaed Lodge. The lot is already bordered by the long term care facility, medical clinic and the Heimstaed Lodge. The future hospital location will also be in the near vicinity. This lot in combination with 5 other lots, will be used for the expansion of more space for the Heimstaed Lodge. The detailed plans of the expansion is still not completed.

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.

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 759.68 RECEIPT NO. 291815

APPLICANT SIGNATURE \_\_\_\_\_ DATE February 20, 2023

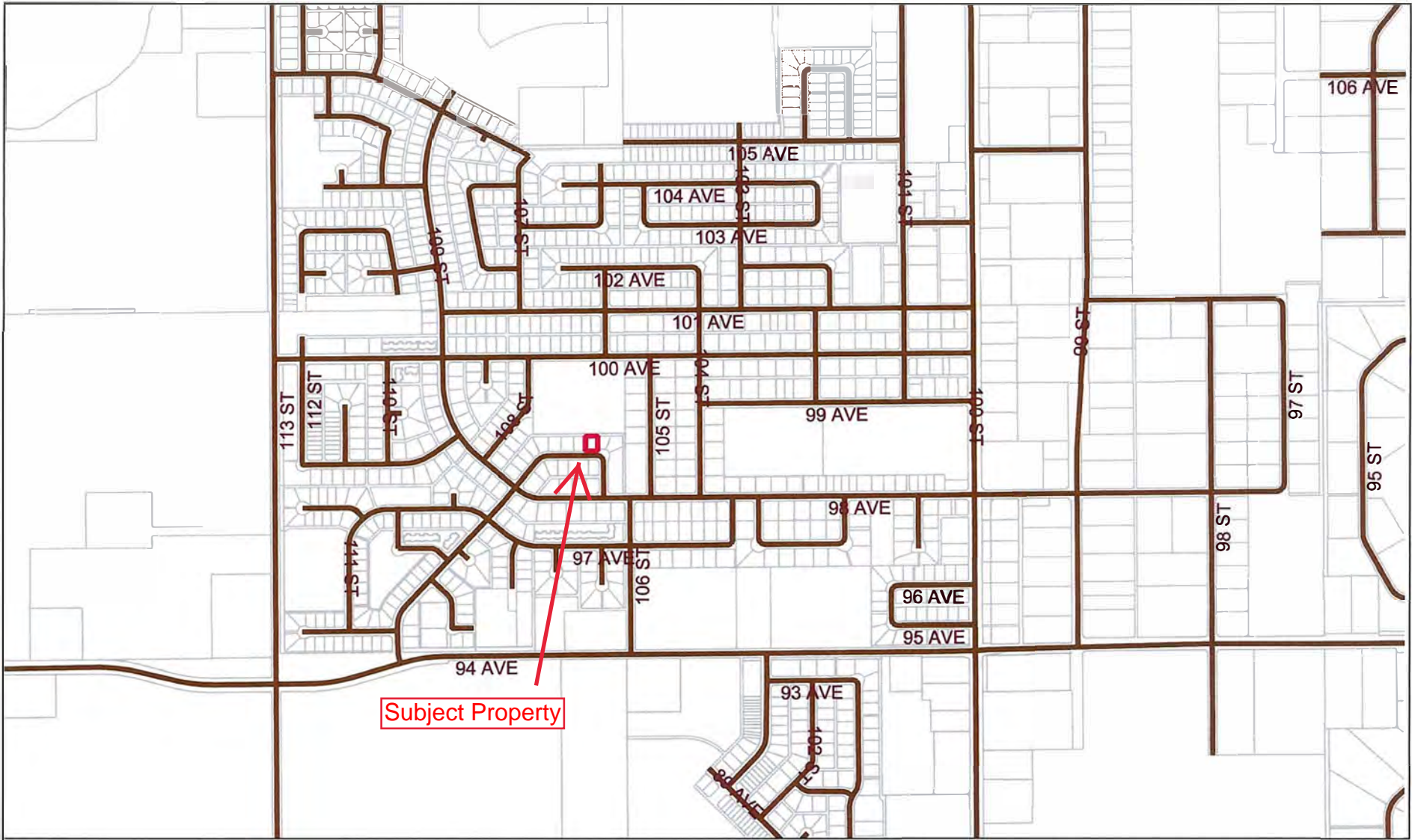
NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

REGISTERED OWNER SIGNATURE \_\_\_\_\_ DATE February 21, 2023

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

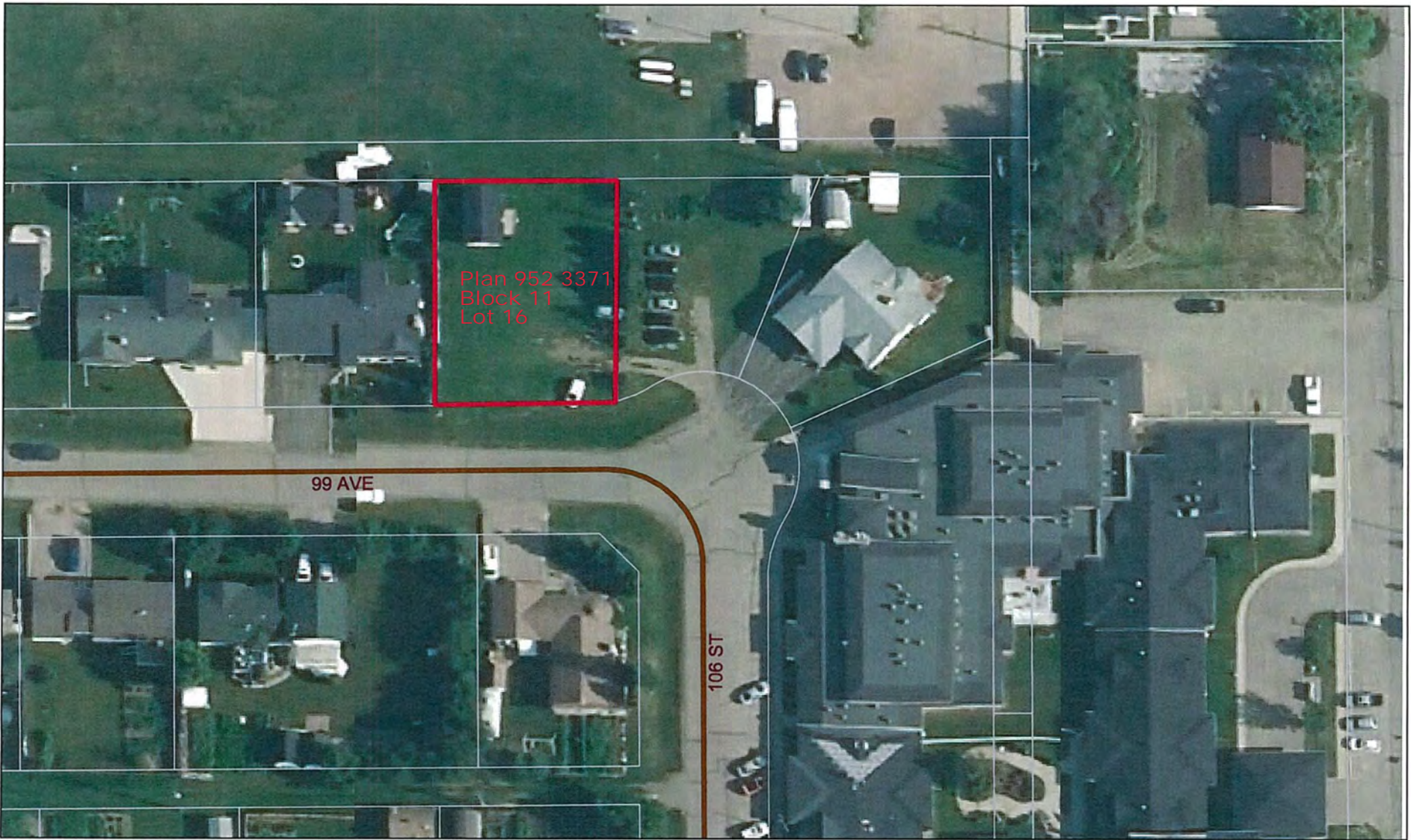


Scale 1: 12,831



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Mackenzie County



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**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT –  
REZONING**

**BYLAW 1284-23**

**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 – Rezoning and present their submission.

\_\_\_\_\_ Does the Council have any questions of the proposed Land Use Bylaw Amendment – Rezoning?

\_\_\_\_\_ Were any submissions received in regards to the proposed Land Use Bylaw Amendment – Rezoning? *If yes, please read them.*

\_\_\_\_\_ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment – Rezoning?

\_\_\_\_\_ 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>May 9, 2023</b>
<b>Presented By:</b>	<b>Caitlin Smith, Director of Planning &amp; Agriculture</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 1285-23 Land Use Bylaw Amendment to Rezone Plan 952 3371, Block 11, Lot 15 from Hamlet Residential 1A “H-R1A” to Institutional “I”</b>

**BACKGROUND / PROPOSAL:**

Administration has received a request to rezone Plan 952 3371, Block 11, Lot 15 from Hamlet Residential 1A “H-R1A” to Institutional “I”.

The purpose of the rezoning is to allow for future lot consolidation and expansion of the Heimstaed Lodge.

Currently the lot is empty.

The rezoning application was presented to the Municipal Planning Commission on March 9, 2023 where the following motion was made:

**MPC 23-03-036** ***MOVED** by Andrew O’Rourke*

*That the Municipal Planning Commission recommend to Council to approve Bylaw 1285-23 being a Land Use Bylaw Amendment to rezone Plan 952 3371, Block 11, Lot 15 from Hamlet Residential 1A “H-R1A” to Institutional “I”, subject to public hearing input.*

**CARRIED**

The proposed Bylaw was presented for first reading by Council on March 29, 2023 where the following motion was made:

**MOTION 23-03-307** ***MOVED** by Councillor Braun*

*That first reading be given to Bylaw 1285-23 being a Land Use Bylaw Amendment to rezone Plan 952 3371, Block 11, Lot 15*

**Author:** J Roberts      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_

*from Hamlet Residential 1A "H-R1A" to Institutional "I", subject to public hearing input.*

**CARRIED**

**OPTIONS & BENEFITS:**

Options are to pass, defeat or table second and third reading

**COSTS & SOURCE OF FUNDING:**

Costs consisted of advertising the Public Hearing and adjacent landowner letters which were borne by the applicant.

**SUSTAINABILITY PLAN:**

**Goal E19** That the quality of and access to health services offered in the county is comparable to or exceeds those of other rural health regions in the province.

**Strategy E19.1** Ensure Optimal use of existing facilities and resources.

**Strategy E19.3** Work towards the provision of Continuing Care and Health Services in each of the communities in the region by working with the applicable local and provincial agencies mandated to provide these services in the region.

**Strategy E19.4** Work together with the provincial government to ensure residents have access to doctors and other medical resources for non-urgent medical needs.

**Strategy E19.5** Work with the province to provide additional services in the region to improve access to emergency care, dental, vision, chiropractic etc. services.

**COMMUNICATION / PUBLIC PARTICIPATION:**

The Bylaw Amendment was advertised as per MGA requirements, this includes all adjacent landowners. The applicant was also required to display a sign on the subject property as per MGA requirements.

**POLICY REFERENCES:**

N/A

**RECOMMENDED ACTION:**

**Author:** J Roberts **Reviewed by:** C Smith **CAO:** \_\_\_\_\_

Simple Majority       Requires 2/3       Requires Unanimous

That second reading be given to Bylaw 1285-23 being a Land Use Bylaw Amendment to rezone Plan 952 3371, Block 11, Lot 15 from Hamlet Residential 1A "H-R1A" to Institutional "I", to allow for future lot consolidation and expansion of the Heimstaed Lodge.

Simple Majority       Requires 2/3       Requires Unanimous

That third reading be given to Bylaw 1285-23 being a Land Use Bylaw Amendment to rezone Plan 952 3371, Block 11, Lot 15 from Hamlet Residential 1A "H-R1A" to Institutional "I", to allow for future lot consolidation and expansion of the Heimstaed Lodge.

**Author:** J Roberts      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_



**BYLAW NO. 1285-23**  
**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 rezone Plan 952 3371, Block 11, Lot 15 from Hamlet Residential 1A “H-R1A” to Institutional “I”.

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

1. That the land use designation of the subject parcel known as:

Plan 952 3371, Block 11, Lot 15

Within Mackenzie County, be rezoned from Hamlet Residential 1A “H-R1A” to Institutional “I” as outlined in Schedule “A” hereto attached.

READ a first time this 29th day of March, 2023.

PUBLIC HEARING held this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2023.

---

Josh Knelsen  
Reeve

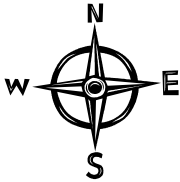
---

Byron Peters  
Interim Chief Administrative Officer

**BYLAW No. 1285-23**

**SCHEDULE "A"**

1. That the land use designation of the following property known as Plan 952 3371, Block 11, Lot 15 within Mackenzie County, be rezoned:



FROM: Hamlet Residential 1A "H-R1A"

TO: Institutional "I"

# LAND USE BYLAW AMENDMENT APPLICATION

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

NAME OF APPLICANT La Crete Municipal Nursing Association		
ADDRESS		
CITY/TOWN		
POSTAL CODE (RES.)	PHONE	BUS.

COMPLETE ONLY IF DIFFERENT FROM APPLICANT

NAME OF REGISTERED OWNER		
ADDRESS		
CITY/TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

**LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT**

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT
						P952337I	BII	15

9820 106 St.

**LAND USE CLASSIFICATION AMENDMENT PROPOSED:**

FROM: Residential H-R2A TO: Institutional I

**REASONS SUPPORTING PROPOSED AMENDMENT:**

This lot was previously residential and purchased by LCMNA for purpose of future expansion to Heimstaed Lodge. The lot is already bordered by the long term care facility, medical clinic and the Heimstaed Lodge. The future hospital location will also be in the near vicinity. This lot in combination with 5 other lots, will be used for the expansion of more space for the Heimstaed Lodge. The detailed plans of the expansion is still not completed.

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.

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 759.68

RECEIPT NO. 291815

\_\_\_\_\_  
APPLICANT SIGNATURE

February 20, 2023  
DATE

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

\_\_\_\_\_  
REGISTERED OWNER SIGNATURE

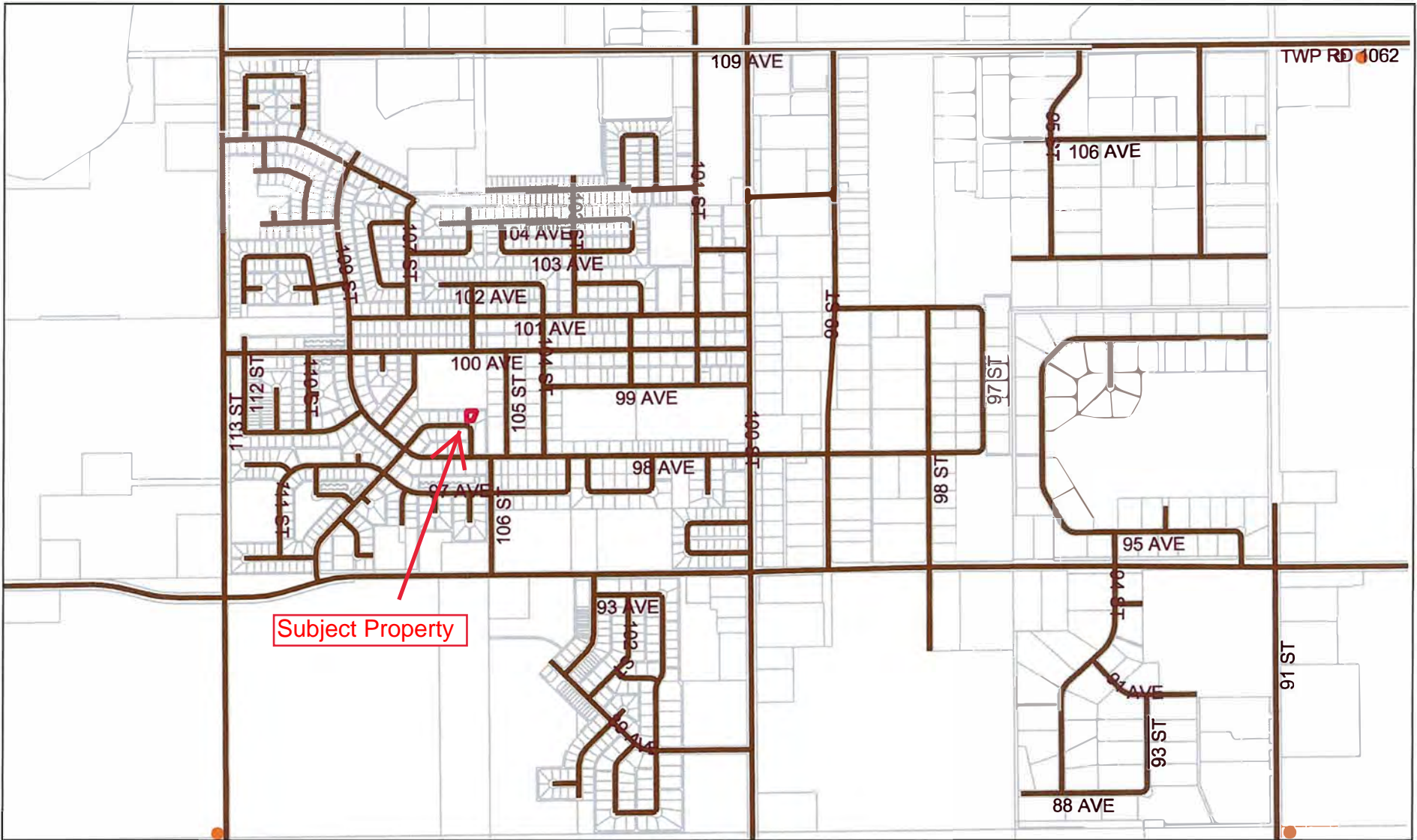
February 26, 2023  
DATE

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



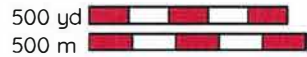
Subject Property



Mackenzie County



Scale 1: 17,108



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**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT –  
REZONING**

**BYLAW 1285-23**

**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 – Rezoning and present their submission.

\_\_\_\_\_ Does the Council have any questions of the proposed Land Use Bylaw Amendment – Rezoning?

\_\_\_\_\_ Were any submissions received in regards to the proposed Land Use Bylaw Amendment – Rezoning? *If yes, please read them.*

\_\_\_\_\_ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment – Rezoning?

\_\_\_\_\_ 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>May 9, 2023</b>
<b>Presented By:</b>	<b>Caitlin Smith, Director of Planning &amp; Agriculture</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 1286-23 Land Use Bylaw Amendment to Rezone Plan 952 3371, Block 11, Lot 14 from Hamlet Residential 1A “H-R1A” to Institutional “I”</b>

## BACKGROUND / PROPOSAL:

Administration has received a request to rezone Plan 952 3371, Block 11, Lot 14 from Hamlet Residential 1A “H-R1A” to Institutional “I”.

The purpose of the rezoning is to allow for future lot consolidation and expansion of the Heimstaed Lodge.

Currently the lot contains a residential home used for staff, but will be removed from the property prior to the Heimstaed Lodge expansion.

The rezoning application was presented to the Municipal Planning Commission on March 9, 2023 where the following motion was made:

**MPC 23-03-037** **MOVED** by Andrew O’Rourke

*That the Municipal Planning Commission recommend to Council to approve Bylaw 1286-23 being a Land Use Bylaw Amendment to rezone Plan 952 3371, Block 11, Lot 14 from Hamlet Residential 1A “H-R1A” to Institutional “I”, subject to public hearing input.*

**CARRIED**

The proposed Bylaw was presented for first reading by Council on March 29, 2023 where the following motion was made:

**Author:** J Roberts      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_

**MOTION 23-03-308 MOVED** by Councillor Braun

*That first reading be given to Bylaw 1286-23 being a Land Use Bylaw Amendment to rezone Plan 952 3371, Block 11, Lot 14 from Hamlet Residential 1A "H-R1A" to Institutional "I", subject to public hearing input.*

**CARRIED**

**OPTIONS & BENEFITS:**

Options are to pass, defeat or table second and third reading

**COSTS & SOURCE OF FUNDING:**

Costs consisted of advertising the Public Hearing and adjacent landowner letters which were borne by the applicant.

**SUSTAINABILITY PLAN:**

**Goal E19** That the quality of and access to health services offered in the county is comparable to or exceeds those of other rural health regions in the province.

**Strategy E19.1** Ensure Optimal use of existing facilities and resources.

**Strategy E19.3** Work towards the provision of Continuing Care and Health Services in each of the communities in the region by working with the applicable local and provincial agencies mandated to provide these services in the region.

**Strategy E19.4** Work together with the provincial government to ensure residents have access to doctors and other medical resources for non-urgent medical needs.

**Strategy E19.5** Work with the province to provide additional services in the region to improve access to emergency care, dental, vision, chiropractic etc. services.

**COMMUNICATION / PUBLIC PARTICIPATION:**

The Bylaw Amendment was advertised as per MGA requirements, this includes all adjacent landowners. The applicant was also required to display a sign on the subject property as per MGA requirements.

**Author:** J Roberts **Reviewed by:** C Smith **CAO:** \_\_\_\_\_

**POLICY REFERENCES:**

N/A

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That second reading be given to Bylaw 1286-23 being a Land Use Bylaw Amendment to rezone Plan 952 3371, Block 11, Lot 14 from Hamlet Residential 1A "H-R1A" to Institutional "I", to allow for future lot consolidation and expansion of the Heimstaed Lodge.

Simple Majority       Requires 2/3       Requires Unanimous

That third reading be given to Bylaw 1286-23 being a Land Use Bylaw Amendment to rezone Plan 952 3371, Block 11, Lot 14 from Hamlet Residential 1A "H-R1A" to Institutional "I", to allow for future lot consolidation and expansion of the Heimstaed Lodge.

**Author:** J Roberts      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_



**BYLAW NO. 1286-23**

**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 rezone Plan 952 3371, Block 11, Lot 14 from Hamlet Residential 1A “H-R1A” to Institutional “I”.

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

1. That the land use designation of the subject parcel known as:

Plan 952 3371, Block 11, Lot 14

Within Mackenzie County, be rezoned from Hamlet Residential 1A “H-R1A” to Institutional “I” as outlined in Schedule “A” hereto attached.

READ a first time this 29th day of March, 2023.

PUBLIC HEARING held this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2023.

---

Josh Knelsen  
Reeve

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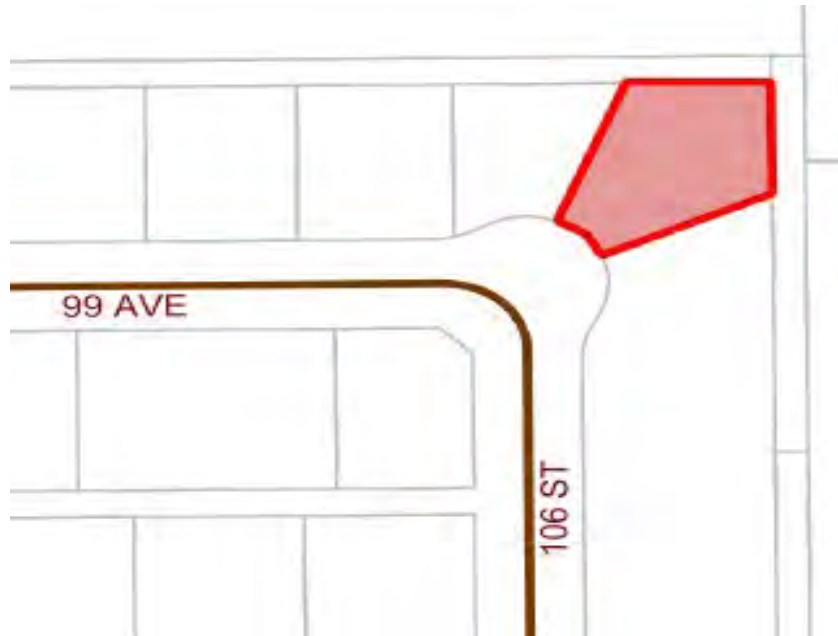
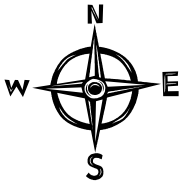
Byron Peters  
Interim Chief Administrative Officer



**BYLAW No. 1286-23**

**SCHEDULE "A"**

1. That the land use designation of the following property known as Plan 952 3371, Block 11, Lot 14 within Mackenzie County, be rezoned:



FROM: Hamlet Residential 1A "H-R1A"

TO: Institutional "I"



# LAND USE BYLAW AMENDMENT APPLICATION

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

NAME OF APPLICANT La Crete Municipal Nursing Association		
ADDRESS		
CITY/TOWN		
POSTAL CODE (RES.)	PHONE	BUS.

COMPLETE ONLY IF DIFFERENT FROM APPLICANT

NAME OF REGISTERED OWNER		
ADDRESS		
CITY/TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

**LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT**

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN	BLK	LOT
						P952337I	B11	I4

*9817 106 St.*

**LAND USE CLASSIFICATION AMENDMENT PROPOSED:**

FROM: Residential H-R1A TO: Institutional I

**REASONS SUPPORTING PROPOSED AMENDMENT:**

This lot is currently residential with a house and purchased by LCMNA for purpose of future expansion to Heimstaed Lodge. The house is being used by the Heimstaed to house clients that are dependent on the lodge services for support. The lot is bordered by the long term care facility, medical clinic and the Heimstaed Lodge. The future hospital location will also be in the near vicinity.

This lot in combination with 5 other lots, will be used for the expansion of more space for the Heimstaed Lodge. The detailed plans of the expansion is still not completed.

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.

WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 759.68

RECEIPT NO. 291815

\_\_\_\_\_  
APPLICANT SIGNATURE

\_\_\_\_\_  
DATE

*February 20, 2023*

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

\_\_\_\_\_  
REGISTERED OWNER SIGNATURE

\_\_\_\_\_  
DATE

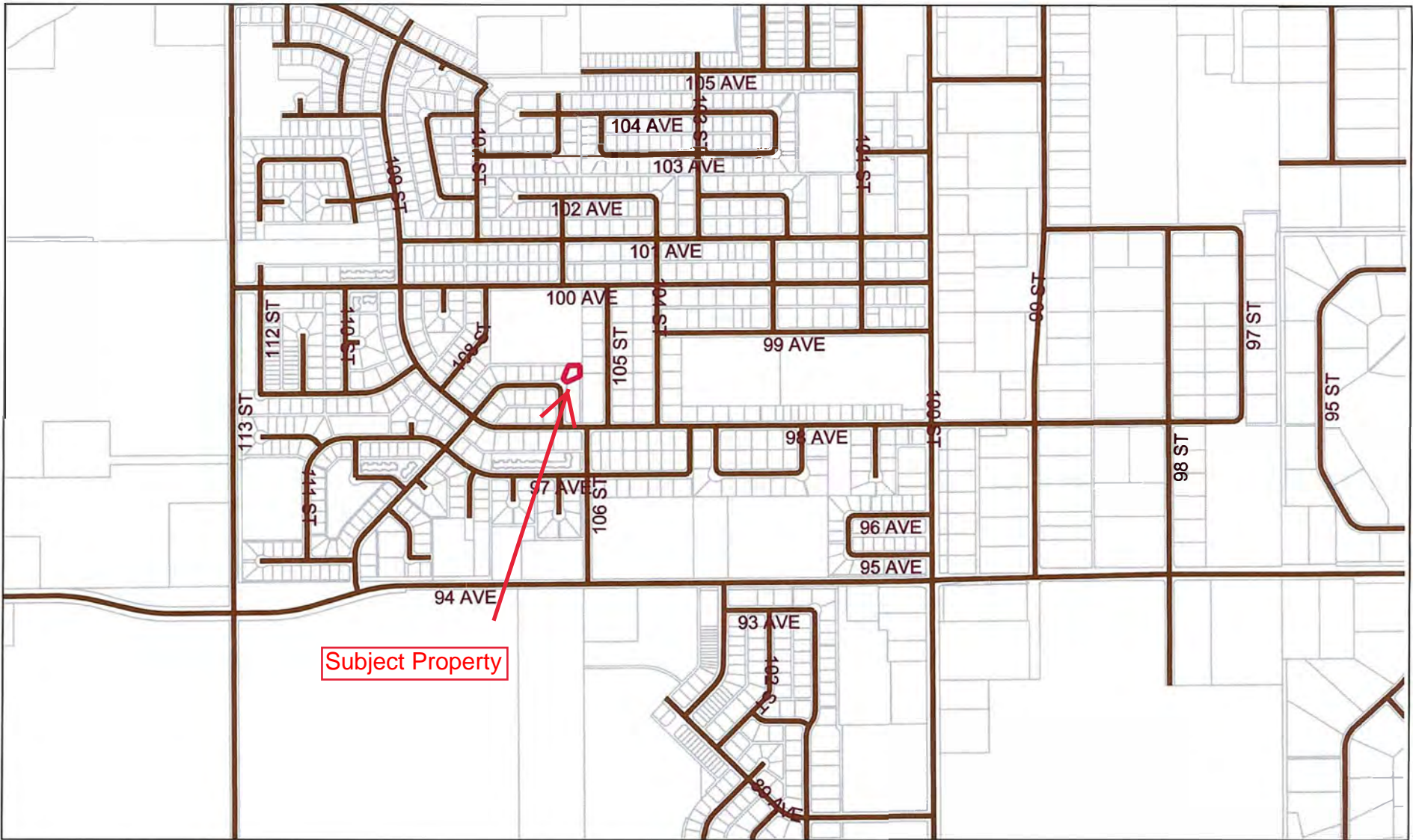
*February 21, 2023*

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](mailto:office@mackenziecounty.com)  
[www.mackenziecounty.com](http://www.mackenziecounty.com)



Mackenzie County



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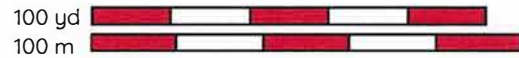




Mackenzie County



Scale 1: 1,711



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**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT –  
REZONING**

**BYLAW 1286-23**

**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 – Rezoning and present their submission.

\_\_\_\_\_ Does the Council have any questions of the proposed Land Use Bylaw Amendment – Rezoning?

\_\_\_\_\_ Were any submissions received in regards to the proposed Land Use Bylaw Amendment – Rezoning? *If yes, please read them.*

\_\_\_\_\_ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment – Rezoning?

\_\_\_\_\_ 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>May 9, 2023</b>
<b>Presented By:</b>	<b>Caitlin Smith, Director of Planning &amp; Agriculture</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 1287-23 Land Use Bylaw Amendment to Rezone Plan 752 1580, Block 11, Lot 5 from Hamlet Residential 1B “H-R1B” to Institutional “I”</b>

## **BACKGROUND / PROPOSAL:**

Administration has received a request to rezone Plan 752 1580, Block 11, Lot 5 from Hamlet Residential 1B “H-R1B” to Institutional “I”.

The purpose of the rezoning is to allow for future lot consolidation and expansion of the Heimstaed Lodge.

Currently the lot is empty.

The rezoning application was presented to the Municipal Planning Commission on March 9, 2023 where the following motion was made:

**MPC 23-03-038** **MOVED** by Andrew O’Rourke

*That the Municipal Planning Commission recommend to Council to approve Bylaw 1287-23 being a Land Use Bylaw Amendment to rezone Plan 752 1580, Block 11, Lot 5 from Hamlet Residential 1B “H-R1B” to Institutional “I”, subject to public hearing input.*

**CARRIED**

The proposed Bylaw was presented for first reading by Council on March 29, 2023 where the following motion was made:

**Author:** J Roberts      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_

**MOTION 23-03-309** *MOVED* by Councillor Wardley

*That first reading be given to Bylaw 1287-23 being a Land Use Bylaw Amendment to rezone Plan 752 1580, Block 11, Lot 5 from Hamlet Residential 1B "H-R1B" to Institutional "I", subject to public hearing input.*

**CARRIED**

**OPTIONS & BENEFITS:**

Options are to pass, defeat or table second and third reading

**COSTS & SOURCE OF FUNDING:**

Costs consisted of advertising the Public Hearing and adjacent landowner letters which were borne by the applicant.

**SUSTAINABILITY PLAN:**

**Goal E19** That the quality of and access to health services offered in the county is comparable to or exceeds those of other rural health regions in the province.

**Strategy E19.1** Ensure Optimal use of existing facilities and resources.

**Strategy E19.3** Work towards the provision of Continuing Care and Health Services in each of the communities in the region by working with the applicable local and provincial agencies mandated to provide these services in the region.

**Strategy E19.4** Work together with the provincial government to ensure residents have access to doctors and other medical resources for non-urgent medical needs.

**Strategy E19.5** Work with the province to provide additional services in the region to improve access to emergency care, dental, vision, chiropractic etc. services.

**COMMUNICATION / PUBLIC PARTICIPATION:**

The Bylaw Amendment was advertised as per MGA requirements, this includes all adjacent landowners. The applicant was also required to display a sign on the subject property as per MGA requirements.

**POLICY REFERENCES:**

**Author:** J Roberts **Reviewed by:** C Smith **CAO:** \_\_\_\_\_

N/A

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That second reading be given to Bylaw 1287-23 being a Land Use Bylaw Amendment to rezone Plan 752 1580, Block 11, Lot 5 from Hamlet Residential 1B "H-R1B" to Institutional "I", to allow for future lot consolidation and expansion of the Heimstaed Lodge.

Simple Majority       Requires 2/3       Requires Unanimous

That third reading be given to Bylaw 1287-23 being a Land Use Bylaw Amendment to rezone Plan 752 1580, Block 11, Lot 5 from Hamlet Residential 1B "H-R1B" to Institutional "I", to allow for future lot consolidation and expansion of the Heimstaed Lodge.

**Author:** J Roberts      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_





**BYLAW NO. 1287-23**  
**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 rezone Plan 752 1580, Block 11, Lot 5 from Hamlet Residential 1B “H-R1B” to Institutional “I”.

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

1. That the land use designation of the subject parcel known as:

Plan 752 1580, Block 11, Lot 5

Within Mackenzie County, be rezoned from Hamlet Residential 1B “H-R1B” to Institutional “I” as outlined in Schedule “A” hereto attached.

READ a first time this 29th day of March, 2023.

PUBLIC HEARING held this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2023.

---

Josh Knelsen  
Reeve

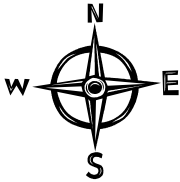
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Byron Peters  
Interim Chief Administrative Officer

**BYLAW No. 1287-23**

**SCHEDULE “A”**

1. That the land use designation of the following property known as Plan 752 1580, Block 11, Lot 5 within Mackenzie County, be rezoned:



FROM: Hamlet Residential 1B “H-R1B”

TO: Institutional “I”

# LAND USE BYLAW AMENDMENT APPLICATION

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

NAME OF APPLICANT La Crete Municipal Nursing Association		
ADDRESS		
CITY/TOWN		
POSTAL CODE (RES.)	PHONE	BUS.

COMPLETE ONLY IF DIFFERENT FROM APPLICANT

NAME OF REGISTERED OWNER		
ADDRESS		
CITY/TOWN		
POSTAL CODE	PHONE (RES.)	BUS.

**LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT**

QTR./LS.	SEC.	TWP.	RANGE	M.	OR	PLAN P7521580	BLK BII	LOT L05
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9814 105 st.

**LAND USE CLASSIFICATION AMENDMENT PROPOSED:**

FROM: Residential H-R1B TO: Institutional I

**REASONS SUPPORTING PROPOSED AMENDMENT:**

This lot was previously residential and purchased by LCMNA for purpose of future expansion to Heimstaed Lodge. The lot is already bordered by the long term care facility, medical clinic and the Heimstaed Lodge. The future hospital location will also be in the near vicinity. This lot in combination with 5 other lots, will be used for the expansion of more space for the Heimstaed Lodge. The detailed plans of the expansion is still not completed.

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I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ 759.68

RECEIPT NO. 291815

\_\_\_\_\_  
APPLICANT SIGNATURE

\_\_\_\_\_  
DATE

February 20, 2023

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

\_\_\_\_\_  
REGISTERED OWNER SIGNATURE

\_\_\_\_\_  
DATE

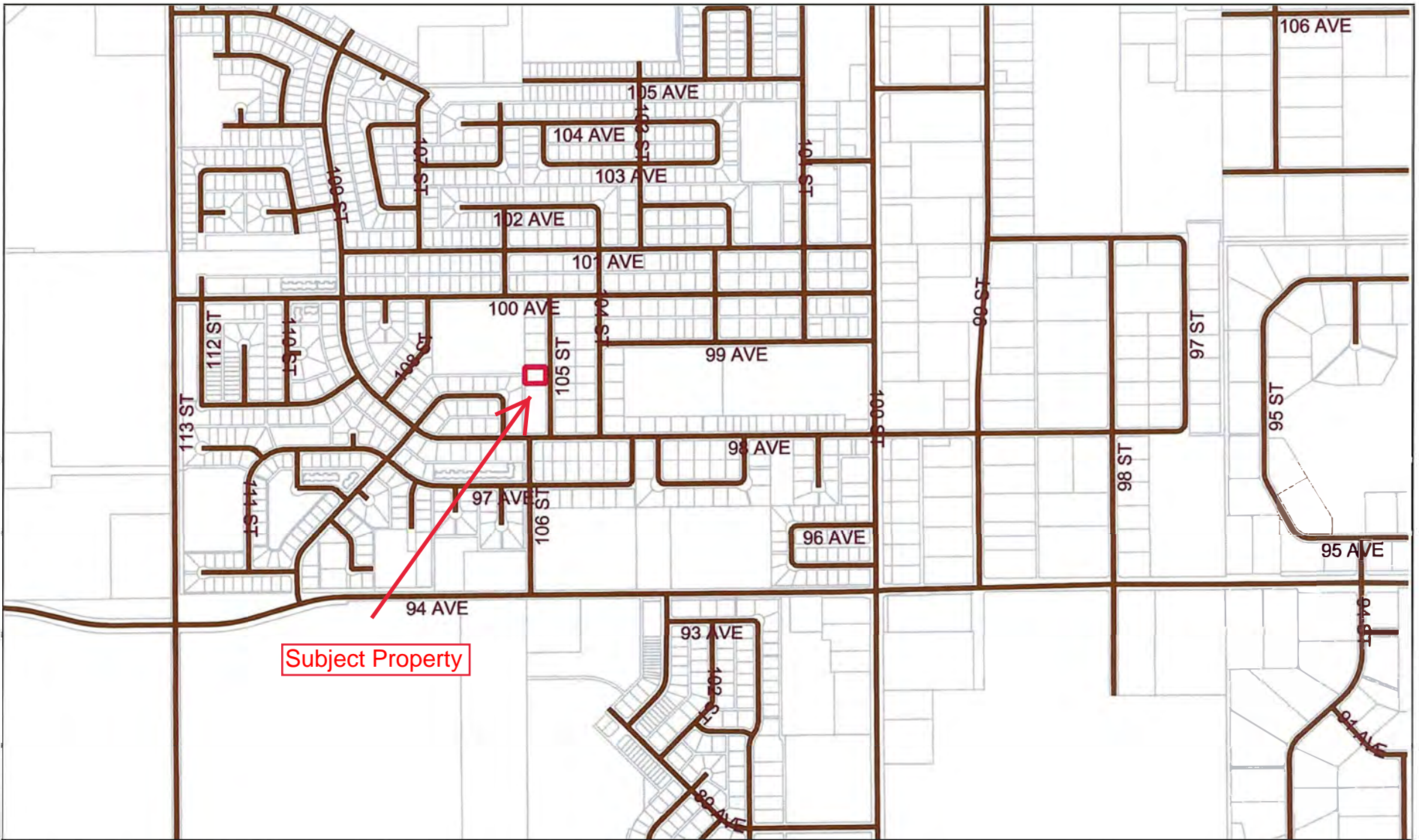
February 21, 2023

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



Subject Property



Mackenzie County

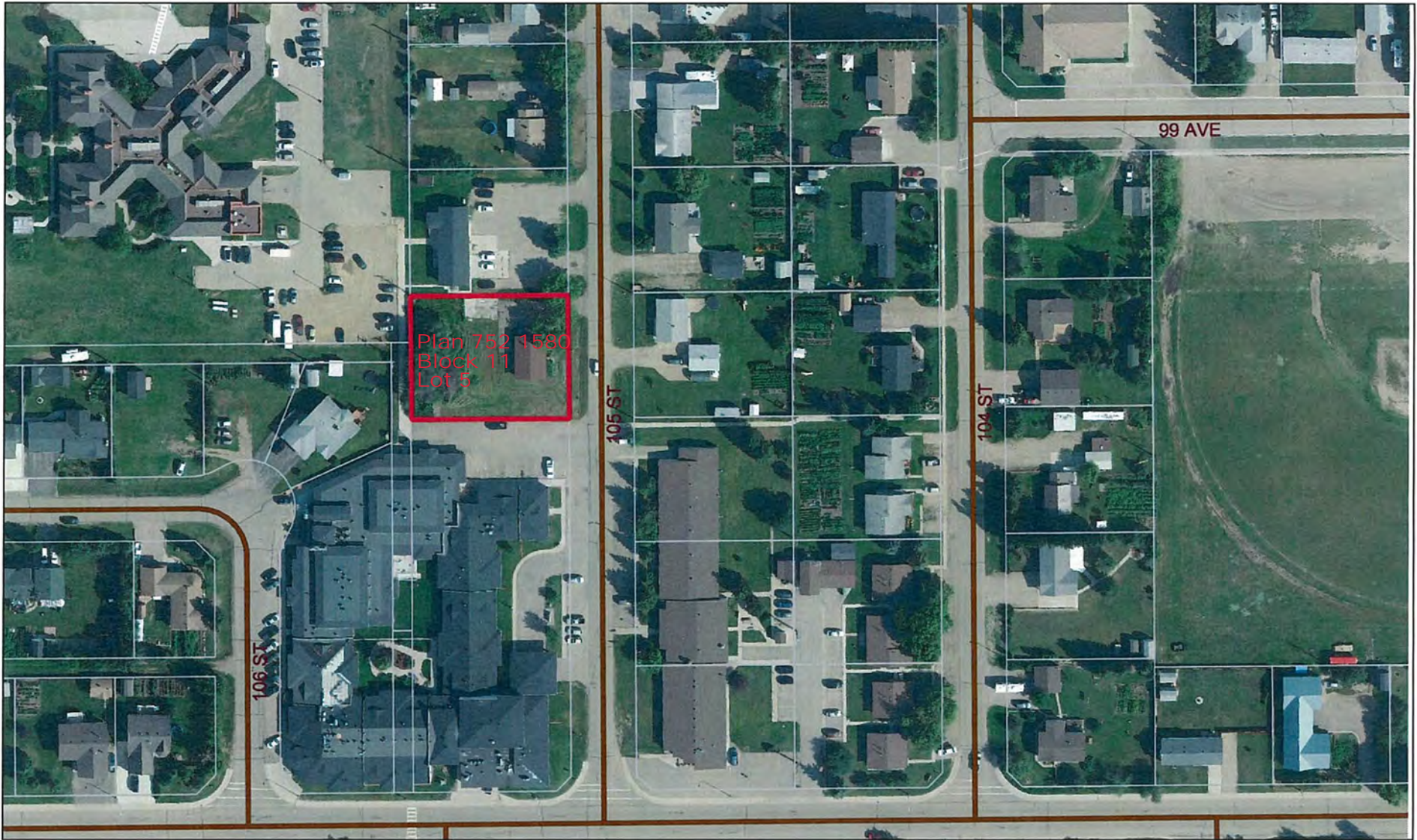


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Mackenzie County



Scale 1: 1,711

100 yd

100 m



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**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT –  
REZONING**

**BYLAW 1287-23**

**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 – Rezoning and present their submission.

\_\_\_\_\_ Does the Council have any questions of the proposed Land Use Bylaw Amendment – Rezoning?

\_\_\_\_\_ Were any submissions received in regards to the proposed Land Use Bylaw Amendment – Rezoning? *If yes, please read them.*

\_\_\_\_\_ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment – Rezoning?

\_\_\_\_\_ 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>May 9, 2023</b>
<b>Presented By:</b>	<b>Caitlin Smith, Director of Planning &amp; Agriculture</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 1289-23 Land Use Bylaw Amendment to Rezone Part of SE 10-106-15-W5M from Recreational 1 “REC1” to Hamlet Country Residential “H-CR”</b>

## **BACKGROUND / PROPOSAL:**

Administration has received a request to rezone Part of SE 10-106-15-W5M from Recreational 1 “REC1” to Hamlet Country Residential “H-CR”.

The rezoning of this lot was part of the conditions of approval for subdivision 52-SUB-22, which was approved by the Municipal Planning Commission on February 9, 2023:

*MPC 23-02-020      **MOVED by David Driedger***

*2. The applicant/developer shall enter into and abide by a Development Agreement with Mackenzie County which shall contain, but is not limited to:*

*a) **Proposed Lot 22 and proposed Lot 23 shall be rezoned from the land use designation Recreation 1 “REC1” to the land use designation Hamlet Country Residential “H-CR”.***

## **CARRIED**

It is important to note that Water Act Approval for Phase 2, in which this lot is located, was issued on November 30, 2022 at the developer’s expense.

The proposed Bylaw was presented for first reading by Council on where the following motion was made:

**Author:** J Roberts      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_

**MOTION 23-03-310** *MOVED* by Councillor Derksen

*That first reading be given to Bylaw 1289-23 being a Land Use Bylaw Amendment to rezone Part of SE 10-106-15-W5M, subject to public hearing input.*

**CARRIED**

**OPTIONS & BENEFITS:**

Options are to pass, defeat or table second and third reading

**COSTS & SOURCE OF FUNDING:**

Costs consisted of advertising the Public Hearing and adjacent landowner letters which were borne by the applicant.

**SUSTAINABILITY PLAN:**

N/A

**COMMUNICATION / PUBLIC PARTICIPATION:**

The Bylaw Amendment was advertised as per MGA requirements, this includes all adjacent landowners. The applicant was also required to display a sign on the subject property as per MGA requirements.

**POLICY REFERENCES:**

N/A

**RECOMMENDED ACTION:**

- Simple Majority
- Requires 2/3
- Requires Unanimous

That second reading be given to Bylaw 1289-23 being a Land Use Bylaw Amendment to rezone Part of SE 10-106-15-W5M from Recreational 1 "REC1" to Hamlet Country Residential "H-CR".

**Author:** J Roberts **Reviewed by:** C Smith **CAO:** \_\_\_\_\_



Simple Majority

Requires 2/3

Requires Unanimous

That third reading be given to Bylaw 1289-23 being a Land Use Bylaw Amendment to rezone Part of SE 10-106-15-W5M from Recreational 1 "REC1" to Hamlet Country Residential "H-CR".

**Author:** J Roberts **Reviewed by:** C Smith **CAO:** \_\_\_\_\_



**BYLAW NO. 1289-23**  
**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 rezone Part of SE 10-106-15-W5M from Recreation 1 “REC1” to Hamlet Country Residential “H-CR”.

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

1. That the land use designation of the subject parcel known as:

Part of SE 10-106-15-W5M

Within Mackenzie County, be rezoned from Recreation 1 “REC1” to Hamlet Country Residential “H-CR” as outlined in Schedule “A” hereto attached.

READ a first time this 29<sup>th</sup> day of March, 2023.

PUBLIC HEARING held this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2023.

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Josh Knelsen  
Reeve

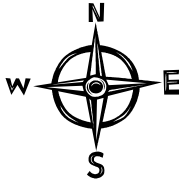
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Byron Peters  
Interim Chief Administrative Officer

**BYLAW No. 1289-23**

**SCHEDULE "A"**

1. That the land use designation of the following property known as Part of SE 10-106-15-W5M within Mackenzie County, be rezoned:



FROM: Recreation 1 "REC1"

TO: Hamlet Country Residential "H-CR"

## Mackenzie County LAND USE BYLAW AMENDMENT – REZONING APPLICATION

Name Of Applicant Select Developments Inc.		
Address:		
City/Town		
Postal Code	Phone	Cell
Applicant Email		

Complete only if different from Applicant

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

Legal Description of the Land Affected by the Proposed Amendment:  All or  Part of:

QTR./LS.	SEC.	TWP.	RANGE	M.	or	PLAN	BLK	LOT
SE	10	106	15	5				

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

Land Use Classification Amendment Proposed:

From: Recreation 1 "REC1" To: Hamlet Country Residential "H-CR"

Reasons Supporting Proposed Amendment:

Approved subdivision 52-SUB-22 has a condition of approval for proposed Lots 22 and 23 to be rezoned from REC1 to HCR.
--

I have enclosed the required application fee of: \$ 794.49 Receipt No.: 292092

\_\_\_\_\_  
Applicant Signature Date Mar 8 / 2023

\_\_\_\_\_  
Registered Owner Signature Date Mar 8 / 2023

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

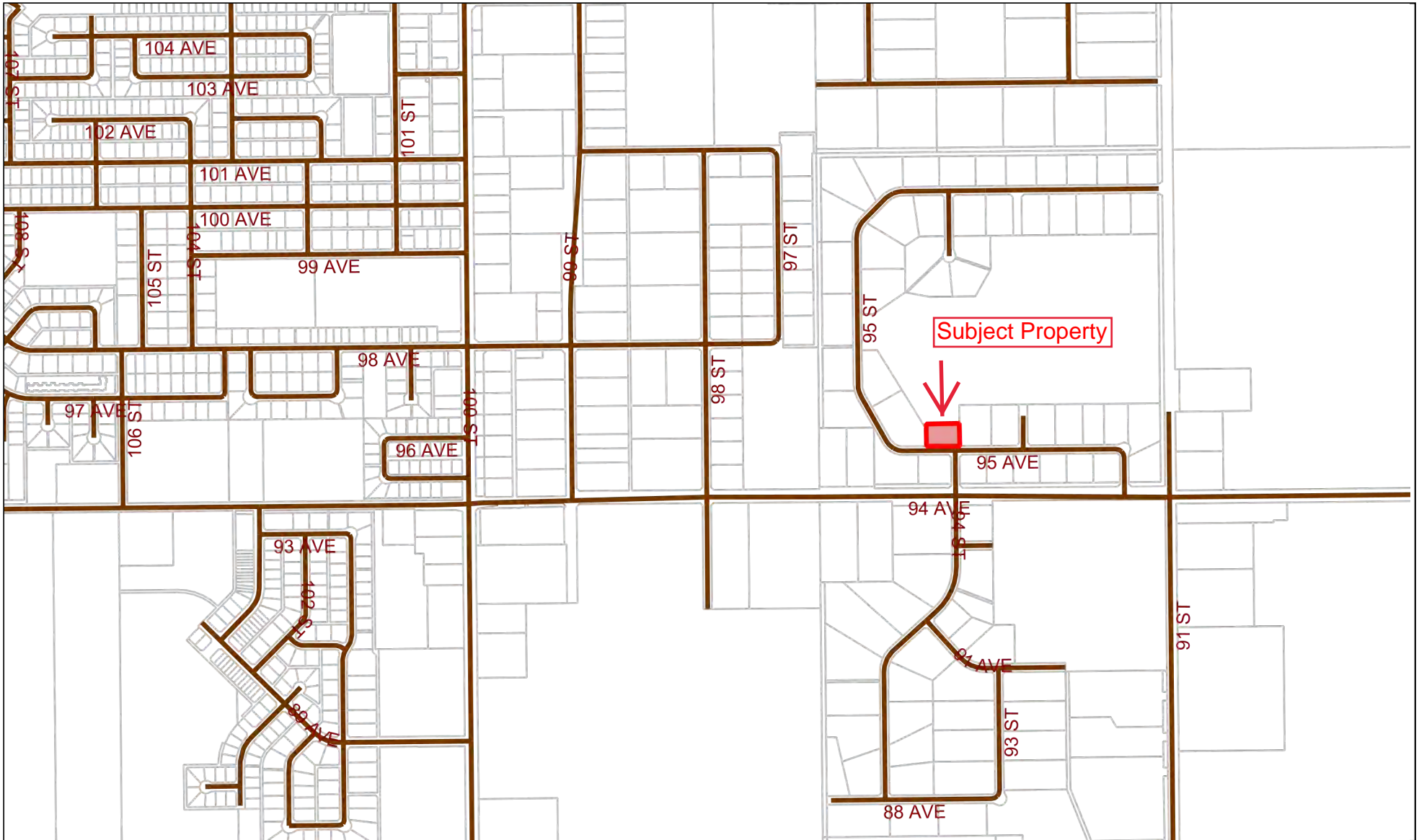
The personal information on this form is collected in accordance with Section 33 of the Freedom of Information and Protection of Privacy (FOIP) Act for the purpose of processing this application, issuing development permits and Land Use Bylaw Enforcement. The name of the permit holder and nature of the 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: [planning@mackenziecounty.com](mailto:planning@mackenziecounty.com)  
[www.mackenziecounty.com](http://www.mackenziecounty.com)

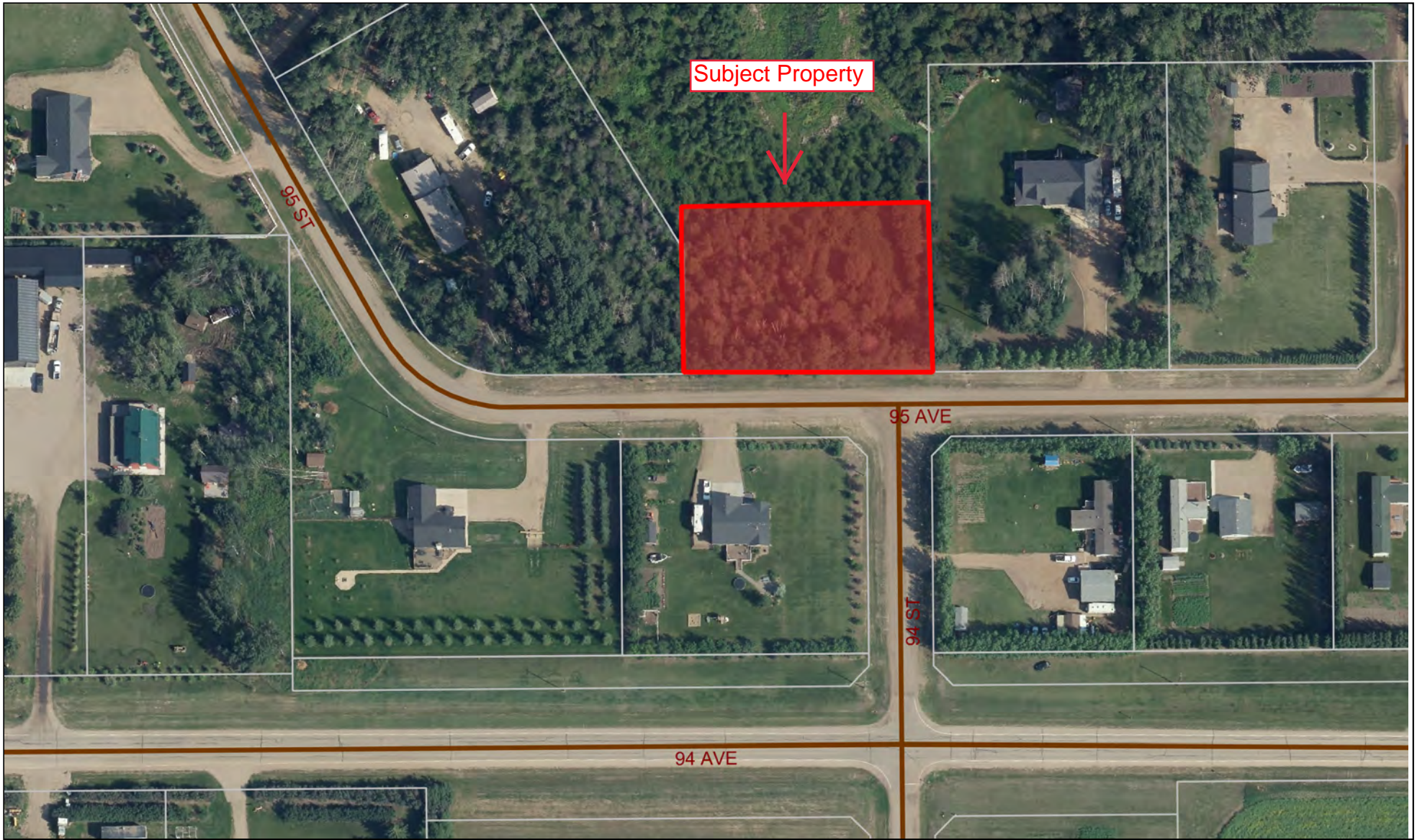


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Subject Property



95 ST

95 AVE

94 ST

94 AVE



Mackenzie County



Scale 1: 1,711



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**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT –  
REZONING**

**BYLAW 1289-23**

**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 – Rezoning and present their submission.

\_\_\_\_\_ Does the Council have any questions of the proposed Land Use Bylaw Amendment – Rezoning?

\_\_\_\_\_ Were any submissions received in regards to the proposed Land Use Bylaw Amendment – Rezoning? *If yes, please read them.*

\_\_\_\_\_ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment – Rezoning?

\_\_\_\_\_ 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>May 9, 2023</b>
<b>Presented By:</b>	<b>Caitlin Smith, Director of Planning &amp; Agriculture</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 1290-23 Land Use Bylaw Amendment to Rezone Part of SE 10-106-15-W5M from Recreational 1 “REC1” to Hamlet Country Residential “H-CR”</b>

## **BACKGROUND / PROPOSAL:**

Administration has received a request to rezone Part of SE 10-106-15-W5M from Recreational 1 “REC1” to Hamlet Country Residential “H-CR”.

The rezoning of this lot was part of the conditions of approval for subdivision 52-SUB-22, which was approved by the Municipal Planning Commission on February 9, 2023:

*MPC 23-02-020      **MOVED by David Driedger***

*2. The applicant/developer shall enter into and abide by a Development Agreement with Mackenzie County which shall contain, but is not limited to:*

*a) **Proposed Lot 22 and proposed Lot 23 shall be rezoned from the land use designation Recreation 1 “REC1” to the land use designation Hamlet Country Residential “H-CR”.***

## **CARRIED**

It is important to note that Water Act Approval for Phase 2, in which this lot is located, was issued on November 30, 2022 at the developer’s expense.

The proposed Bylaw was presented for first reading by Council on where the following motion was made:

**Author:** J Roberts      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_

**MOTION 23-03-311** **MOVED** by Councillor Peters

*That first reading be given to Bylaw 1290-23 being a Land Use Bylaw Amendment to rezone Part of SE 10-106-15-W5M, subject to public hearing input.*

**CARRIED**

**OPTIONS & BENEFITS:**

Options are to pass, defeat or table second and third reading

**COSTS & SOURCE OF FUNDING:**

Costs consisted of advertising the Public Hearing and adjacent landowner letters which were borne by the applicant.

**SUSTAINABILITY PLAN:**

N/A

**COMMUNICATION / PUBLIC PARTICIPATION:**

The Bylaw Amendment was advertised as per MGA requirements, this includes all adjacent landowners. The applicant was also required to display a sign on the subject property as per MGA requirements.

**POLICY REFERENCES:**

N/A

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That second reading be given to Bylaw 1290-23 being a Land Use Bylaw Amendment to rezone Part of SE 10-106-15-W5M from Recreational 1 "REC1" to Hamlet Country Residential "H-CR".

**Author:** J Roberts      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_

Simple Majority

Requires 2/3

Requires Unanimous

That third reading be given to Bylaw 1290-23 being a Land Use Bylaw Amendment to rezone Part of SE 10-106-15-W5M from Recreational 1 "REC1" to Hamlet Country Residential "H-CR".

**Author:** J Roberts **Reviewed by:** C Smith **CAO:** \_\_\_\_\_



**BYLAW NO. 1290-23**  
**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 rezone Part of SE 10-106-15-W5M from Recreation 1 “REC1” to Hamlet Country Residential “H-CR”.

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

1. That the land use designation of the subject parcel known as:

Part of SE 10-106-15-W5M

Within Mackenzie County, be rezoned from Recreation 1 “REC1” to Hamlet Country Residential “H-CR” as outlined in Schedule “A” hereto attached.

READ a first time this 29<sup>th</sup> day of March, 2023.

PUBLIC HEARING held this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2023.

---

Josh Knelsen  
Reeve

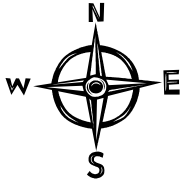
---

Byron Peters  
Interim Chief Administrative Officer

**BYLAW No. 1290-23**

**SCHEDULE "A"**

1. That the land use designation of the following property known as Part of SE 10-106-15-W5M within Mackenzie County, be rezoned:



FROM: Recreation 1 "REC1"

TO: Hamlet Country Residential "H-CR"

## Mackenzie County LAND USE BYLAW AMENDMENT – REZONING APPLICATION

Name Of Applicant Select Developments Inc.		
Address:		
City/Town		
Postal Code	Phone	Cell
Applicant Email		

Complete only if different from Applicant

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

Legal Description of the Land Affected by the Proposed Amendment:  All or  Part of:

QTR./LS.	SEC.	TWP.	RANGE	M.	or	PLAN	BLK	LOT
SE	10	106	15	5				

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

Land Use Classification Amendment Proposed:

From: Recreation 1 "REC1" To: Hamlet Country Residential "H-CR"

Reasons Supporting Proposed Amendment:

Approved subdivision 52-SUB-22 has a condition of approval for proposed Lots 22 and 23 to be rezoned from REC1 to HCR.

I have enclosed the required application fee of: \$ 794.49 Receipt No.: 292092

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

Mar 8 / 2023  
Date

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

Mar 8 / 2023  
Date

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

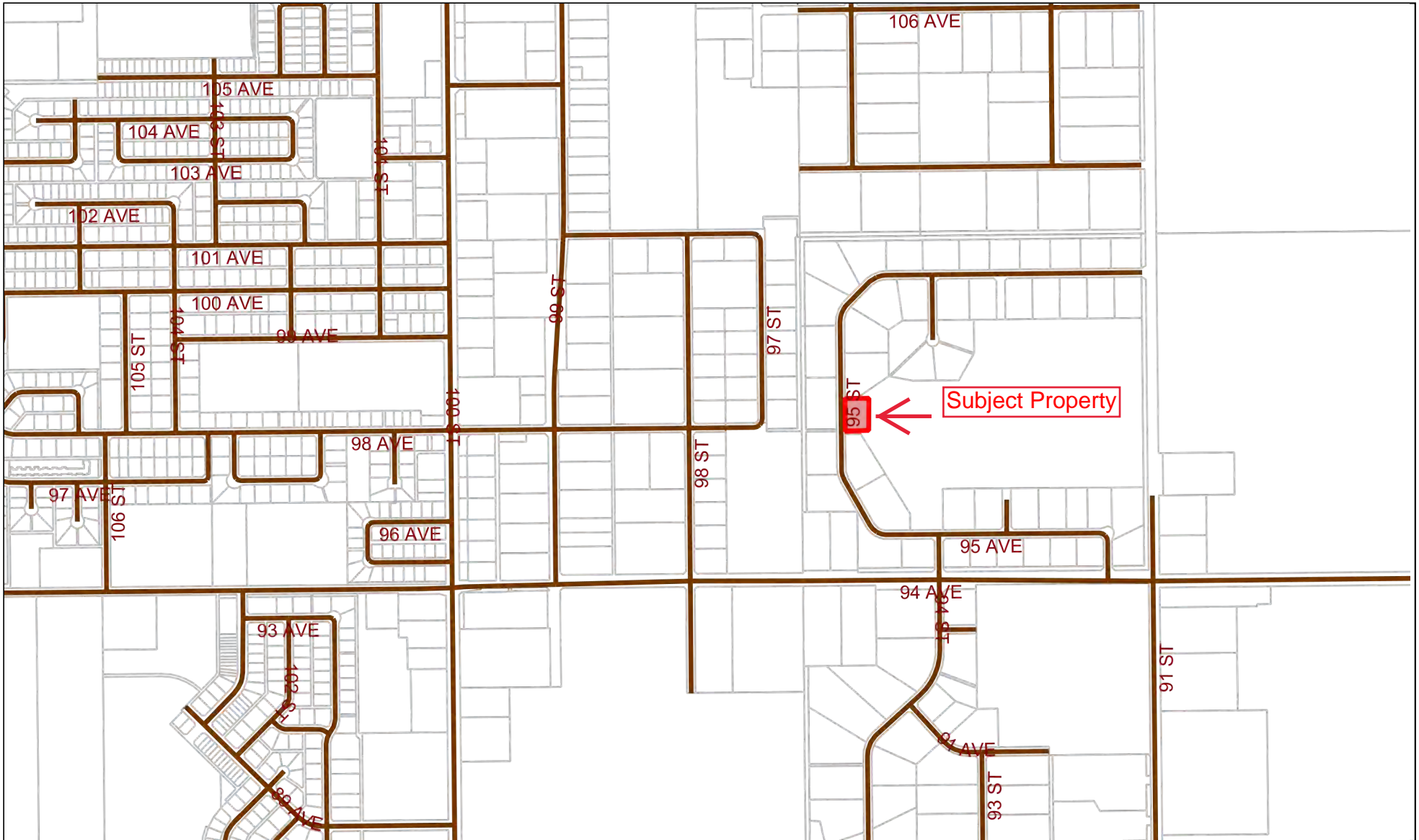
The personal information on this form is collected in accordance with Section 33 of the Freedom of Information and Protection of Privacy (FOIP) Act for the purpose of processing this application, issuing development permits and Land Use Bylaw Enforcement. The name of the permit holder and nature of the 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: [planning@mackenziecounty.com](mailto:planning@mackenziecounty.com)  
[www.mackenziecounty.com](http://www.mackenziecounty.com)

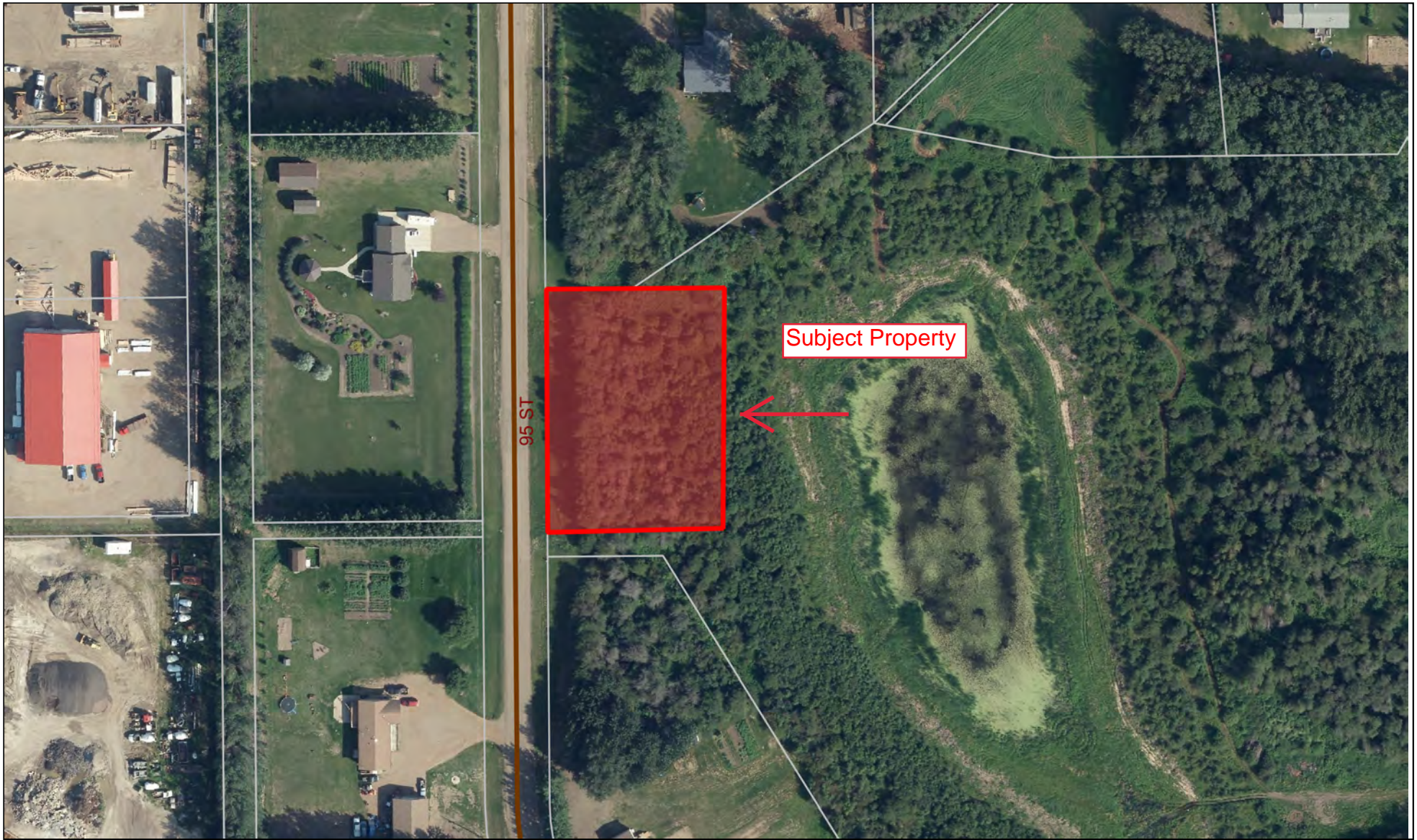


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 Scale 1: 1,711



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**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT –  
REZONING**

**BYLAW 1290-23**

**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 – Rezoning and present their submission.

\_\_\_\_\_ Does the Council have any questions of the proposed Land Use Bylaw Amendment – Rezoning?

\_\_\_\_\_ Were any submissions received in regards to the proposed Land Use Bylaw Amendment – Rezoning? *If yes, please read them.*

\_\_\_\_\_ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment – Rezoning?

\_\_\_\_\_ 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>May 9, 2023</b>
<b>Presented By:</b>	<b>Caitlin Smith, Director of Planning &amp; Agriculture</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 1292-23 Land Use Bylaw Amendment to Rezone Plan 132 1868, Block 02, Lot 21 from La Crete Light Industrial "LC-LI" to La Crete Highway Commercial "LC-HC".</b>

## **BACKGROUND / PROPOSAL:**

Administration has received a request to rezone Plan 132 1868, Block 02, Lot 21 from La Crete Light Industrial "LC-LI" to La Crete Highway Commercial "LC-HC". This lot is approximately 6.2 acres.

The purpose for the rezoning is to include an Automotive Sales and Rental business at this location. This proposed zone change to La Crete Highway Commercial would coincide with other commercial businesses in the area, one of which is an automotive sales business.

Currently, the lot contains an Agriculture Machinery Sales and Service business.

The rezoning application was presented to the Municipal Planning Commission on March 23, 2023 where the following motion was made:

**MPC 23-03-044** **MOVED** by Andrew O'Rourke

*That the Municipal Planning Commission recommend to Council to approve Bylaw 12xx-23 being a Land Use Bylaw Amendment to rezone Plan 132 1868, Block 02, Lot 21 from La Crete Light Industrial "LC-LI" to La Crete Highway Commercial "LC-HC", subject to public hearing input.*

## **CARRIED**

The proposed Bylaw was presented for first reading by Council on April 4, 2023 where the following motion was made:

**Author:** J Roberts **Reviewed by:** C Smith **CAO:** \_\_\_\_\_

**MOTION 23-04-351** *MOVED* by Councillor Wardley

*That first reading be given to Bylaw 1292-23 being a Land Use Bylaw Amendment to rezone Plan 132 1868, Block 02, Lot 21 from La Crete Light Industrial “LC-LI” to La Crete Highway Commercial “LC-HC”, subject to public hearing input.*

**CARRIED**

**OPTIONS & BENEFITS:**

Options are to pass, defeat or table second and third reading

**COSTS & SOURCE OF FUNDING:**

Costs consisted of advertising the Public Hearing and adjacent landowner letters which were borne by the applicant.

**SUSTAINABILITY PLAN:**

**Goal E23** Mackenzie County’s business communities can provide local products and services to meet consumer demand.

**COMMUNICATION / PUBLIC PARTICIPATION:**

The Bylaw Amendment was advertised as per MGA requirements, this includes all adjacent landowners. The applicant was also required to display a sign on the subject property as per MGA requirements.

**POLICY REFERENCES:**

N/A

**RECOMMENDED ACTION:**

- Simple Majority       Requires 2/3       Requires Unanimous

That second reading be given to Bylaw 1292-23 being a Land Use Bylaw Amendment to rezone Plan 132 1868, Block 02, Lot 21 from La Crete Light Industrial “LC-LI” to La Crete Highway Commercial “LC-HC” , to accommodate an Automotive Sales and Rental Business.

**Author:** J Roberts      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_



Simple Majority       Requires 2/3       Requires Unanimous

That third reading be given to Bylaw 1292-23 being a Land Use Bylaw Amendment to rezone Plan 132 1868, Block 02, Lot 21 from La Crete Light Industrial "LC-LI" to La Crete Highway Commercial "LC-HC" , to accommodate an Automotive Sales and Rental Business.

**Author:** J Roberts      **Reviewed by:** C Smith      **CAO:** \_\_\_\_\_



**BYLAW NO. 1292-23**  
**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 rezone Plan 132 1868, Block 02, Lot 21 from La Crete Light Industrial “LC-LI” to La Crete Highway Commercial “LC-HC” to accommodate an Automotive Sales and Rental Business.

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

1. That the land use designation of the subject parcel known as:

Plan 132 1868, Block 02, Lot 21

Within Mackenzie County, be rezoned from La Crete Light Industrial “LC-LI” to La Crete Highway Commercial “LC-HC” as outlined in Schedule “A” hereto attached.

READ a first time this 29th day of March, 2023.

PUBLIC HEARING held this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2023.

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Josh Knelsen  
Reeve

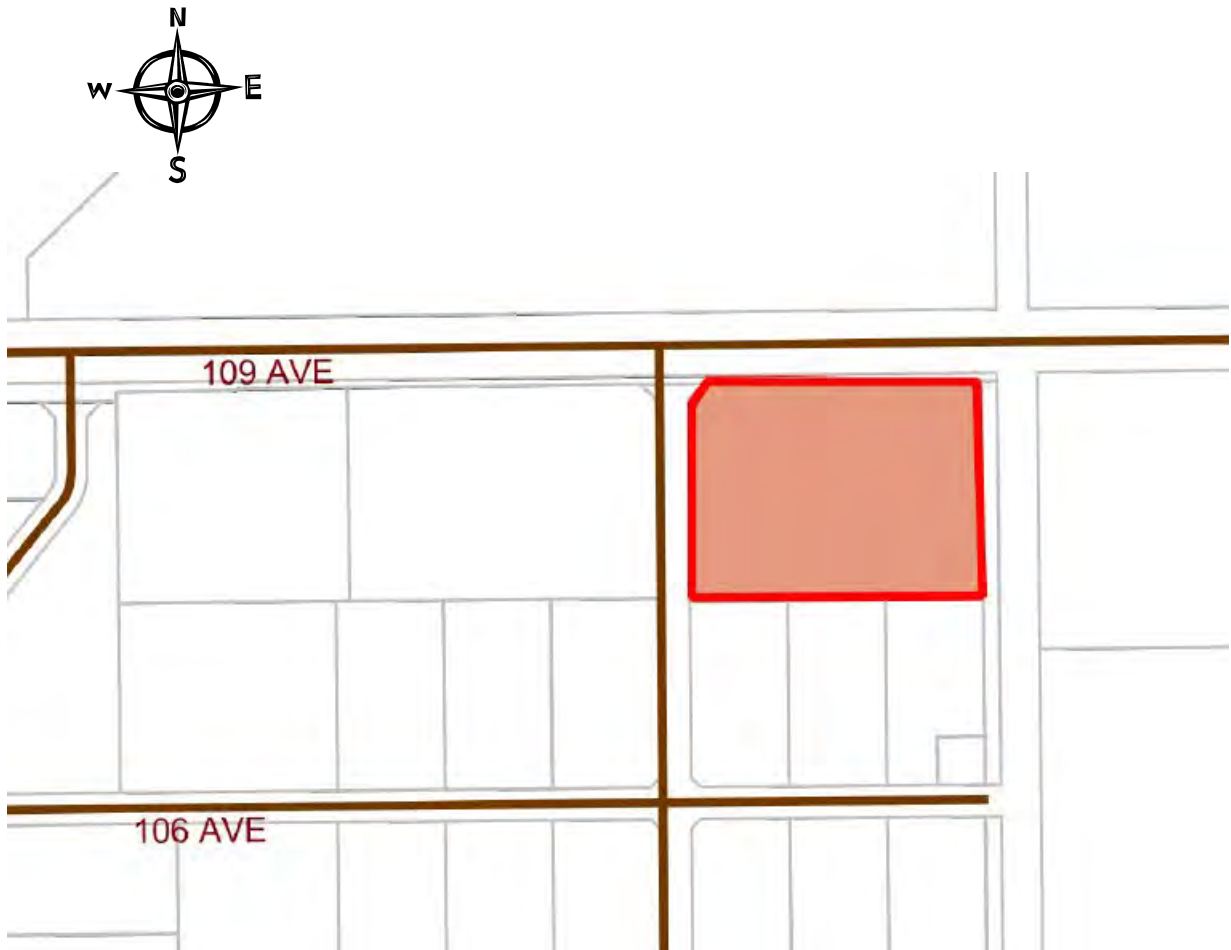
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Byron Peters  
Interim Chief Administrative Officer

**BYLAW No. 1292-23**

**SCHEDULE "A"**

1. That the land use designation of the following property known as Plan 132 1868, Block 02, Lot 21 within Mackenzie County, be rezoned:



FROM: La Crete Light Industrial "LC-LI"  
TO: La Crete Highway Commercial "LC-HC"



## Mackenzie County LAND USE BYLAW AMENDMENT – REZONING APPLICATION

Name Of Applicant		
123155 Alberta Ltd		
Address:		
City/Town		
Postal Code	Phone	Cell
Applicant Email		

Complete only if different from Applicant

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

Legal Description of the Land Affected by the Proposed Amendment:  All or  Part of:

QTR./LS.	SEC.	TWP.	RANGE	M.	or	PLAN	BLK	LOT
						1321868	02	21

Civic Address: 10821-9254

Land Use Classification Amendment Proposed: Machinery LC-L1 machinery LC-HC

From: Agriculture Sales + Service To: Agriculture Sales + Service +  
Automotive Sales

Reasons Supporting Proposed Amendment:

In order to purchase used automotive vehicle for our business through dealer auctions, AMVIC states that our Business license has to say "Used Sales - Automotive" Rent

I have enclosed the required application fee of: \$ 912.<sup>00</sup> Receipt No.: 291957

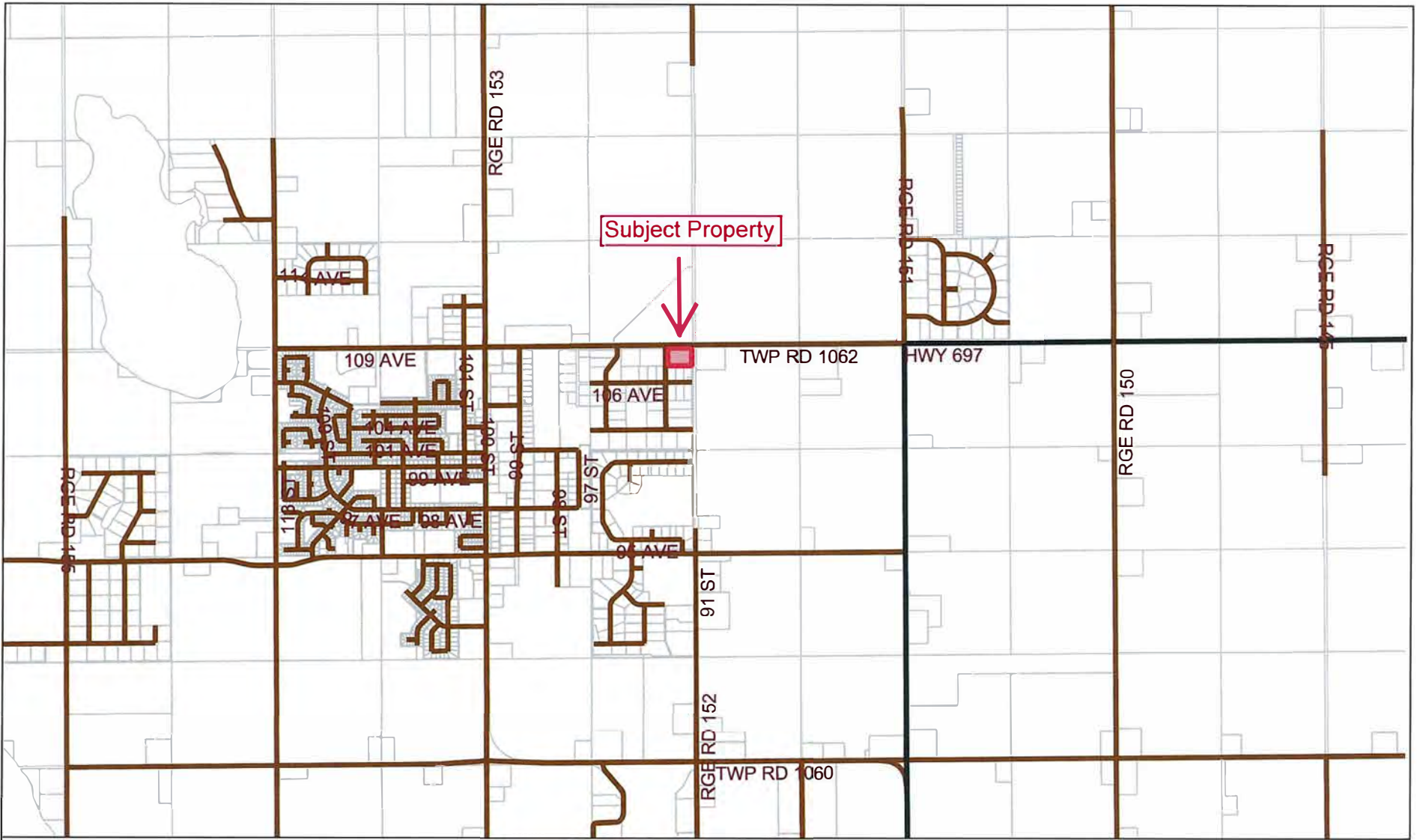
Applicant Signature \_\_\_\_\_ Date 03/01/2023

Registered Owner Signature \_\_\_\_\_ Date 03/01/2023

**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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1 Mi

1 Km



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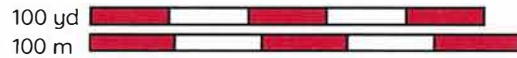




Mackenzie County



Scale 1: 1,711



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**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT –  
REZONING**

**BYLAW 1292-23**

**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 – Rezoning and present their submission.

\_\_\_\_\_ Does the Council have any questions of the proposed Land Use Bylaw Amendment – Rezoning?

\_\_\_\_\_ Were any submissions received in regards to the proposed Land Use Bylaw Amendment – Rezoning? *If yes, please read them.*

\_\_\_\_\_ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment – Rezoning?

\_\_\_\_\_ 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>May 9, 2023</b>
<b>Presented By:</b>	<b>Byron Peters, Interim Chief Administrative Officer</b>
<b>Title:</b>	<b>CAO &amp; Director Reports for January – April, 2023</b>

**BACKGROUND / PROPOSAL:**

The CAO and Director reports for January – April 2023 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:** L. Flooren      **Reviewed by:** \_\_\_\_\_      **CAO:** \_\_\_\_\_

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That the CAO & Director reports for January - April, 2023 be received for information.

**Author:** L. Flooren      **Reviewed by:** \_\_\_\_\_      **CAO:** \_\_\_\_\_

## Monthly Report to Council

For the month of April 2023

From: Byron Peters,

Interim CAO & Director of Projects & Infrastructure

### Council Priorities

Program/Activity/Project	Timeline	Comments
Recreation Dispositions	2023	Actively surveying and submitting applications. FNC ongoing for multiple projects. Lots of questions, follow up and coordination. We're learning a lot about the requirements, as is the GoA. Regular meetings with FPT staff, ACO staff and others. Development of these sites will be another project.
Offsite Levies/Municipal Infrastructure	2023	Consolidated offsite levy bylaw currently tabled. Ad-hoc committee currently exploring options on how to proceed Will explore options for grant funding for portions of the project.
Reclamation Projects (gravel and other old dispositions)		Advertised an Expression of Interest (EOI) for partnerships/rec opportunities for the Atlas pit. Crews will be starting with some general cleanup on a couple sites, getting them ready for dirtwork reclamation
Asset Management	Ongoing	Continue to slowly add and define assets. Exploring new ways of prioritizing data collection, and exploring opportunities for contractors to assist with data collection (like make it a condition of approvals for various things to collect and submit the data) Three summer staff will spend considerable time collecting data this year, with a focus on utilities and areas where we tend to have high amounts of incidents when clearing snow.
La Crete Airport Renaming	May 22	Renaming ceremony planned for May 22 <sup>nd</sup> , to Jake Fehr Memorial Airport

### Projects, Programs & Activities

Program/Activity/Project	Timeline	Comments
--------------------------	----------	----------



Economic Development	2023/24	<ol style="list-style-type: none"> <li>1. Finalized and approved the business incentive bylaw.</li> <li>2. Trying to identify ways in which our processes inhibit business and how to allow business to proceed in a way that benefits both them and the community.</li> <li>3. Received NRED grant to develop Outdoor Tourism &amp; Rec Strategy. Ph. 1 of this project has started</li> </ol>
Gravel – Crushing, prospecting, approvals		<p>Gravel has become a complex asset. Environmental regulations have become fairly restrictive, and archaeological and paleontological restrictions are ever increasing. Water act approvals are frequently needed, along with wetland assessments. Full depth of deposits need to be known before AEP will approve the CRP. Reclamation must be staged and completed in sync with crushing before being allowed to continue operations. We are working our way through these requirements on every pit, and making good progress, but it is a time-consuming and relatively expensive process. Because of this, we're looking at different ways to increase our efficiency in various aspects of gravel.</p>
Fort Vermilion (Wop May) Airport Recovery	June 2023	Project is nearly complete. Commissioning expected in June.
Storm Pond A (LC)	Completion Q4 2022	Project substantially complete. Some final landscaping/surface grading required.
LC North Sanitary	Engineering Q2 2023	Design effectively complete. Construction postponed to 2024.

**Personnel Update:**

The wave of staff turnover seems to be coming to an end (knock on wood) and we have a lot of great new employees in the organization. These new employees require support and mentorship in order to ensure that they will excel over the long term, but I truly believe that we're in a good place with the people we have.

In October I wrote:



*I appreciate the opportunity to have been the Interim CAO for the better part of a year, and I also appreciate the opportunity now to take a step back and support James in the role. I learned a lot, and now also have a better idea of what else to work on in order to be a more effective leader.*

Although James' tenure with the County was short-lived, there are several positive outcomes from his time here. He challenged me on how I/senior administration deals with all sorts of items, and I believe I am better for having been challenged in these areas.

**Other Comments:**

There was a miscommunication that lead to no Director/CAO reports for the last several months, but we will ensure that this becomes a monthly norm again. The focus of the reports will be tweaked a little bit, and will be intended to have the quarterly financial report (projects section) support these reports.

It's busy across the organization but I feel an optimism about the direction the County is heading and the approach to working through projects.

We are working our way through the nearly-completed 2022 projects, ensuring that they are all appropriately wrapped up. We have started with some 2023 projects, and going full steam ahead to get as many projects wrapped up as possible this year.

We have started to implement some revised ways of supervising/managing projects in operations. It will take some time to evaluate the success of this approach, but staff are on board with the approach.

I never previously appreciated just how awesome a boring river break-up could be, but I think everyone in the region appreciated how calmly the river broke up this year. The dry conditions are a concern for wild fires, but hopefully nothing gets out of hand.

## Monthly Report to the CAO

For the month of April 2023

From: Don Roberts,  
Director of Community Services

Program/Activity/Project	Comments
<b>Fort Vermilion Residential Waste Pickup</b>	<p>Program is scheduled to start 1st June</p> <p>The bins are manufactured. Administration has contacted the transportation company. They have informed us the delivery date is scheduled for May 19<sup>th</sup>.</p>
<b>Fish Ponds</b>	<p>Summer 2023</p> <p><u>88 Connector</u> Mackenzie County has acquired the lease from AEP expiring 2048. Administration has contacted members of the Mighty Peace Fish and Game Association to develop a rehabilitation plan. When plan is completed TFA will be requested from AEP.</p> <p><u>Twin Pond / Mara Pond</u> License was applied for on the 28<sup>th</sup> of April. Administration is investigating aeration pumps to ensure proper size is obtained for the size of water body. Mara Pond may require 2 aeration pumps. Fish suppliers were contacted. Quotes are being sent. Specialized transportation is required and cost to be incorporated into the budget. Delivery date is scheduled for the end of June</p>
<b>Janelle's Park</b>	<p>Summer 2023</p> <p>Administration reached out to non-profit group with a design for the "Janelle's Park" sign. Once finalized and date of the production of determined a Park Opening Ceremony will be conducted. Administration is exploring grant funding opportunities and will be working with the nonprofit.</p>
<b>La Crete Airport Shop</b>	<p>Summer 2023</p> <p>Development permits are approved. Ground work will be conducted internally. Administration is piecing the contract in order to reduce cost. Request for quotes were sent to Construction Contractors, Electrical Contractors and Heating Contractors. Deadline for all quotes, May 31.</p>

## MONTHLY REPORT TO THE CAO

For the Month Ending April 2023

**From:** Jennifer Batt  
Director of Finance

### Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
2022 Year end	Complete	Year end audit complete Presentation to Council April 26, 2023 SIR/FIR Submitted to Municipal Affairs Financials posted and available on County website
2023 Budget Development	Ongoing	2023 Budget development complete. In the process of completing budget book for presentation to Council & ratepayers  Continue to investigate funding sources, and opportunities for the County
Provincial Grant Reporting CCBF/MSI...	Ongoing	Statement of Funding Expenditures for 2022 projects submitted to various GOA agencies.
Accounts Payable	Ongoing	Electronic Funds Transfer tested and set up for monthly vendors. Ongoing updates, and additions as required. Payments for all authorized invoices received by April 30th completed.
Accounts Receivable	Ongoing	Invoices sent for all services up to and including April. Collection calls for outstanding accounts ongoing.
Taxation	Ongoing	Pre-authorized payment agreements continue to be advertised and entered into Large volume of title changes completed Land titles turn around is taking less time Update Diamond system for locations/zonings attached to tax rolls Update Diamond for 2023 mill rates & minimums
Utilities	Ongoing	Update move in/out Pre-authorized payment agreements Monthly billing and collections Ebiling module update complete Advertised ebiling via social media and website
Mitigation	Ongoing	Meet with residents, admin. re plot plans etc.. Enter into agreements for relocation Communicate with various GOA agencies Review contracts Communicate with legal for resident agreements

		Submit 2023 1st qtr financial reporting
<p>Disaster Recovery Program</p> <p><i>2020 Peace River Ice Jam / Overland Flood</i></p> <p>2021 Sever Storm Overland Flooding</p> <p>2022 Rapid Snowmelt – Overland flooding</p>	Ongoing	<p>Continue to complete projects, and gather documentation in preparation of submission to DRP once project complete.</p> <p>Reviewing Chateh road flooding damages and requirements for repair</p> <p>Application approved  Provide list of effected areas by project  Submit locations repaired and complete  On going documentation gathering for projects yet to be completed.</p>
<p>Supply staff to High Level Office every Tuesdays.  Assist departments with budget reporting, and questions.  Complete 2022 year end audit, and Financial Statement review  Continue to investigate 2023 grant funding sources and opportunities for the County.</p>		

## Monthly Report to the CAO

For the month of April, 2023

From: Caitlin Smith,  
Director of Planning and Agriculture

### 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	Q4 2023	O2 has been given direction to make changes as discussed with Council. Administration is actively working towards finishing the future lands map for the MDP and to have a Public Hearing in June. Council input is appreciated and is necessary in order to finalize this document.

### Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
La Crete Area Structure Plan	Q2 2023	Administration is creating a scope of work for the RFP.
100A Street Land Acquirement (Future Main Street Widening in La Crete)	Q2 2023	Administration is presenting an RFD for this project update in the closed meeting portion.

### Personnel Update:

The Planning and Development Admin Assistant position has been filled.

A Development Officer position is currently being advertised internally. The Environmental Planner has given her parental leave notice and this position will be advertised before June.

With the forthcoming vacancies, duties have been split throughout the department and myself while positions are being filled. All staff are cross trained to take on additional tasks. Once filled there will be a training period and I will continue to be the lead for all multi-lot subdivisions this summer.

### Other Comments:

April has been an extremely busy month for development; we have received and processed 60 Development Permits and 26 subdivision applications. Administration constantly relay calls and inquiries regarding all forms of development.

Administration is working on several disposition applications, renewals, and ensuring that all our lease agreements are up to date. This includes starting First Nation Consultation for certain sites. We are proceeding as directed. At this time there are 6 TCL applications submitted and all other disposition requests are waiting for FNC.

The South of High Level lands are being appraised and surveyed for sale. The North of Zama lands FNC has received adequacy; we are awaiting next steps to proceed.

I have had several meetings with developers this past month regarding multi-lot subdivisions. Most developers are interested in doing small phases of work in La Crete to keep costs at a minimum. We are planning to host our final Developer Ad Hoc meeting in June before school is out.

The department is working with REDI to support with their site readiness project by providing information on our municipal infrastructure and future planning.

We are also supporting a third party utility provider with their planned infrastructure upgrades.

The Ag department has been active in monitoring throughout the municipality for overland flooding concerns. We have been fortunate this past spring with few areas that required attention. The department as a whole has been out, ensuring we are all knowledgeable of our local hot spots and pinch points.

The watershed and irrigation open house hosted by the County was well received by participants, we had 74 attendees. The presenters had great information to share and the most interest was in the irrigation presentation by Peter Fehr.

## REPORT TO CAO

May 2023

From: Landon Driedger, Agricultural Fieldman

### Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
Roadside Spraying	June 2023	All roads south of the Peace River to TWP 106 will be sprayed. Spraying will commence on June 10.
Weed Inspection	Summer 2023	A seasonal weed inspector has been hired for the 2023 season. This inspector is a return hire from 2022.
Seed Cleaning Plant Inspections	2023	Inspections were completed on the Frontier Seed Cleaning Co-op, High Level Seed Cleaning plant, and two mobile seed cleaning plants. All plants passed the inspections.
Shelterbelt Program	2023	There was a decrease in shelterbelt tree orders from previous years approximately 8000 seedlings were ordered. Orders should be ready for pick up at the end of May. Notification was received that there may be a shortage of lilac.
Water Pumping Program	2023	Only 1 rental so far this year, generally the pump is busier in the fall. With a dry year, administration is anticipating a busy fall.
Roadside Mowing	July 2023	Roadside Mowing will commence on July 11 <sup>th</sup> , completion is August 15 <sup>th</sup> . All roads north of the Peace River will receive a full width cut, roads south of the Peace River will receive a single pass (15 ft.) cut
Beaver Control	2023	There have been a few concerns with beaver dams this spring. Dam removals have been done in house so far.

**Capital Projects**

Projects	Timeline	Comments

**Personnel Update:**

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**Other Comments:**

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## MONTHLY REPORT TO THE CAO

For the Month of January to April 2023

**From:** John Zacharias  
Director of Utilities

### Annual Operating Programs, Projects and Activities

Program/Activity/Project	Timeline	Comments
Water Distribution and Wastewater Collection Maintenance	Oct/23	These projects will be starting up very shortly and going through the summer months. Sewer flushing will be first on the list.

### Capital Projects

Projects	Timeline	Comments
FV-Frozen Water Service Repairs	Dec/22	Looking at using a new insulated pipe we found with option to put heat trace along it for these last few locations.
Potable Water Supply North of the Peace River	Dec/23	With new grant funds available, I will be looking at possibilities of grant applications.
Waterline Blue Hills	Dec/23	Going to look into getting grant funding options on this project as well.
Diversion License Review	May/24	Have licenses approved for the truckfills and the TDL for Norbord line. Working with AE to get that a permanent license on Norbord line.
La Crete Future Water Supply Concept	Dec/23	Have started Phase 1 of this project with AE. Supplying them with data to compile a report on future water source for La Crete.
LC – Well #4	June/23	Project has been waiting on electrical supplies. Mechanical to be installed May 8 <sup>th</sup> and the electrical end of May.
LC – North Sanitary Trunk Sewer	Dec/23	Have been in meetings with HELIX and Byron on project. Project on hold as per Council motion. Design almost complete.
ZA- Distribution Pump House Upgrades	Jun/23	Another slow moving project but almost complete. Waiting on a PLC card to arrive.

ZA- Lift Station Upgrades	Dec/23	Will apply for grant funding in a future year as per council motion.
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**Personal Update:**

Things are picking up as the winter ended and spring is showing up. Have had several meetings with projects that were dormant during the winter months. Got the Well 4 project moving again. Working with local prime contractor Hotflash has been a learning experience on both ends but I feel like it has been a good experience for all of us.

Had startup meeting for the LC Future Supply concept so good to see this moving ahead.

Have the last rural waterpoint building built for the replacement of the aging facilities we have currently. Will be installed in May.

Was good to call some projects complete in the last few months. FV truckfill pumps, some waterline policy changes, La Crete Motor starters/VFD project.

**Personnel Update:**

We were happy to fill the empty operator position in La Crete, not with a licensed person but someone who is energetic and willing to be trained. Did many interviews in the last few weeks to fill summer staff positions as best we can to get our summer maintenance program moving along.

Happy to see our Zama operator pass his Entry Level training and working towards his AEP license.

Respectfully submitted,

John Zacharias  
 Director of Utilities  
 Mackenzie County

## MONTHLY REPORT TO THE CAO

For the Month of April 2023

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

### Annual Operating Programs, Projects and Activities

Program/Project	Timeline	Comments
2022 Motor grader Replacement	On-order	1 <sup>st</sup> unit deliver date towards the end of May 2023. 2 <sup>nd</sup> -3 <sup>rd</sup> units estimated delivery June 2023 As planned and budgeted one replaced unit will be held back in our fleet for additional grader support in projects, possibly as a cover-off unit and simply grader support as needed. We are advertising 3 units for sale with the Zama Grader in the mix we will possibly upgrade the 2016 140M1 with one of the 2018 160M1. Closed bids to be opened at the May 31 2023 Council Meeting
2023 Motor Grader Replacement	On-order	3 New 160M3 Motor Graders on-order Estimate Delivery Late spring –early summer 2024.
New Vehicles for offices	complete	2022 Ford Escape SUV's for FV and LC offices for the Administration. Feedback from staff on the transition from trucks to small SUV is positive.
New Vehicles	complete	3 New 2022 Dodge Ram 1500 Trucks were purchased to continue our light vehicle replacement program. North star LC supplied the vehicles they were the low bid.
Vehicle Hoist Zama Shop	90% complete	Replaced 30 year old 9K sissorlift hoist that failed the annual inspection due to rust on main cross members, this unit sold at LC Auction Mart consignment sale in April 2023. New 12K 4 post Hofmann hoist with 2 axle air jacks as a complete package installed by the supplier.

		Its currently on a temporary power chord Anthony in Facilities will place a permanent power supply within the next month to complete this project.
Sidewalk Sweeper FV	On-order	New Bobcat L-28 Mini Loader on order from Tricat LaCrete, ETA May 2023. The replacement 2013 Bobcat 5610 Toolcat will be either consigned at Tricat or advertised and sold to highest bidder
Buffalo Poop Scooper Zama Parks	Complete	Fabricate pull type 48' scoop to hitch behind Zama parks Mower it could also be pulled with utility tractor or ATV. I haven't heard the performance results!

Activity		Timeline	Comments
Regular maintenance		On-going	Prepare all summer vehicle and equipment including the transition from winter to summer on trucks, Graders and tractors. CVIP's and PM's Including the day to day repairs.

Respectfully,

Willie Schmidt  
 Manager of Fleet Maintenance

## **REPORT TO THE CAO**

For January – April 2023

From: Louise Flooren, Manager of Legislative & Support Services

### **Council**

- Preparing for various meetings of Council, correspondence, conferences, etc.
- Growing the North Conference – February.
- Rural Municipalities of Alberta Convention – March.
- Coordinated multiple meetings with Ministers from January – April.

### **Appeal Boards**

- None at the time.

### **Bylaws/Policies/Reports/Publications:**

- Update of recent Policies, Bylaws as approved by Council.
- Reviewing Bylaws for accuracy and updating DocuShare and internal drives, working with departments to confirm status of Bylaws and policies.

### **Communications:**

- The Communication Coordinator position has been transferred to the Projects Coordinator position and the transition will be completed in June of 2023. Tasks including regularly scheduled postings for website, social media and newspaper articles will be transferred to the administrative assistant once the position has been filled. Departments now have access to create/author their advertisements for future postings.
- Wearing apparel program has commenced and has an end date of May 26, 2023;

### **Human Resources/Records/IT**

- Human Resources (HR) – Responding to employee inquiries, advertising for various positions, interviews and orientation.
- HR has been very productive over the last quarter filling vacant positions and completing multiple interviews and orientations including seasonal staff.
- Working on updating of forms for multiple departments.
- Two Temporary Administrative Assistants started with Mackenzie County as of March 1 and they have uploaded 675 Land Files to DocuShare.
- Records has received 10 boxes from departments which have been digitally scanned and filed accordingly.
- 12 boxes from Backlog have been digitally scanned and filed.
- Records has received 40 new boxes from multiple departments from January – April, during this time they have uploaded and maintained daily records.
- IT has been very busy with maintenance and connections. IT has assisted the Community Services department with the installation of their booking program and setting up Starlink and wireless access for campground attendants. Various help and support for zoom meetings, DocuShare & Folder Permissions, connection issues and providing IT assistance to employees on a daily basis.

**Other:**

- Welcome to Tanisha Thompson to the Administrative Assistant position for Legislative & Support Services in Fort Vermilion.
- Welcome to Lana Nanooch and Sydney McMann to the Temporary Administrative Assistant positions for Legislative & Support Services in Fort Vermilion.
- Training and Assisting the Human Resources Coordinator.
- Assisted with the Collective Bargaining Process at the end of January and beginning of February. Multiple tasks and communication over the last few months in regards to changes of benefits, Collective Agreement proofing and finalization have been completed, a few items are still in process. Collective Agreement was signed by both parties on April 5, 2023.
- I assisted with the COR audit for a few weeks in April. Interview scheduling, document preparation and assisting the auditor with requests from April 13 – April 20.



**Mackenzie County**

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>May 9th, 2023</b>
<b>Presented By:</b>	<b>Don Roberts, Director of Community Services</b>
<b>Title:</b>	<b>Spring Hamlet Clean-up Campaign</b>

**BACKGROUND / PROPOSAL:**

At the last Council meeting the following resolution was made:

**Motion 23-04-382**

That Administration reach out to Non Profit Organizations requesting proposals for a Spring Hamlet Cleanup Campaign and offer a “One Day” Free disposal at all transfer stations including the Mackenzie Regional Landfill.

Administration publically advertised (see attachment) and presented the ad to the groups that conducted the clean up last year.

Due to the closing date being the 8<sup>th</sup> of May, Administration will bring any outstanding proposals to Councils attention on the 9<sup>th</sup>.

**OPTIONS & BENEFITS:**

Option 1

Select a Non-Profit Organizations and offer them an agreement as per their proposal.

Option 2

Cancel the Hamlet cleanup campaign.

**COSTS & SOURCE OF FUNDING:**

\$10,000 – Operations

**COMMUNICATION / PUBLIC PARTICIPATION:**

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

Social Media  
Newspaper

**POLICY REFERENCES:**

Bylaw 893-13 Hamlet Residential Waste Collection

**PART 6 CLEAN – UP CAMPAIGN**

6.1 The Municipal Council of the Municipality may authorize a clean-up campaign in the spring and/or fall of each year at which time all refuse will be picked up to a maximum of one half ton truck load. Additional loads, car bodies will not be accepted as part of these clean-up campaigns.

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That the County accept the Zama Fire Department offer of \$700 to conduct Zama hamlet clean-up and the \_\_\_\_\_ offer of \$ \_\_\_\_\_ to conduct the La Crete hamlet clean-up and the \_\_\_\_\_ offer of \$ \_\_\_\_\_ to conduct the Fort Vermilion hamlet clean up and offer a “One Day” Free disposal at all transfer stations including the Mackenzie Regional Landfill for residents of Mackenzie County. .

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



# **\$ ATTENTION NON-PROFITS! \$**

**Are you a non-profit organization looking for a way to generate some extra income?**

Mackenzie County is calling on local non-profits to conduct 2023 **Spring Community Clean-Ups** which will allow for the collection of large refuse items such as old appliances and furniture. Organizations will not be expected to collect any bulk/loose items such as tree branches, renovation debris, or household waste.

If you are a non-profit interested in this opportunity, Mackenzie County invites you to submit your proposal. All submissions should include the proposed clean-up date(s) **preferred clean-up date range is May 15 - June 10**, clean-up location(s), and the cost/bid to complete the clean-up.

**Deadline to submit: 4:30 p.m. on Monday, May 08, 2023.**

**Submit proposals to:**

Don Roberts, Director of Community Services

Attn: Spring Community Clean-Up

Address: 4511-46 Avenue, Box 640,

Fort Vermilion, AB, T0H 1N0

Email: [droberts@mackenziecounty.com](mailto:droberts@mackenziecounty.com)

Phone: 780-927-3718 | Fax: 780-927-4266



Mackenzie County







**Mackenzie County**

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>May 9, 2023</b>
<b>Presented By:</b>	<b>Jennifer Batt, Director of Finance</b>
<b>Title:</b>	<b>Uncollectible Taxes – Grants in Place of Taxes (GIPOT)</b>

**BACKGROUND / PROPOSAL:**

The Provincial Government released at the end of 2019 that Grants in Place of Taxes funding would be reduced to 50% payment of taxes with a maximum of \$100. Administration has been working on collecting all outstanding GIPOT tax rolls, and have received confirmation of funds to be paid, and is requesting that the outstanding taxes that will not be paid be written off.

Currently there is \$1,000,000 in the 2023 Operating Budget identified for tax write offs, of which the 2022 GIPOT was included in this estimate.

**OPTIONS & BENEFITS:**

**COSTS & SOURCE OF FUNDING:**

2023 Operating Budget

**SUSTAINABILITY PLAN:**

N/A

**COMMUNICATION / PUBLIC PARTICIPATION:**

N/A

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

**POLICY REFERENCES:**

FIN009 – Payment, Refund and Cancellation of Taxes

**RECOMMENDED ACTION:**

**MOTION 1**

Simple Majority       Requires 2/3       Requires Unanimous

That the outstanding levies in the amount of \$80,858.47 for Grants in Place of Taxes identified in Schedule A be written off.

Author: J Batt      Reviewed by: \_\_\_\_\_      CAO: \_\_\_\_\_

### **Schedule A - 2022 GIPOT & PILT Adjustment**

<b>Roll</b>	<b>2022 Tax Levy</b>	<b>GOA Paid</b>	<b>Unpaid Levy for Adjustment</b>
074670	\$1,625.75	\$812.88	\$812.87
076658	\$470.29	\$235.15	\$235.14
076890	\$12,231.12	6115.56	\$6,115.56
076973	\$3,850.90	\$1,925.45	\$1,925.45
076984	\$9,256.44	4628.22	\$4,628.22
076985	\$218.78	\$109.39	\$109.39
076986	\$917.87	\$458.94	\$458.93
076987	\$917.87	\$458.94	\$458.93
076988	\$220.37	\$110.19	\$110.18
076994	\$757.63	\$378.82	\$378.81
076995	\$787.31	\$393.66	\$393.65
076996	\$757.63	\$378.82	\$378.81
076997	\$786.21	\$393.11	\$393.10
077119	\$1,266.66	\$633.33	\$633.33
077120	\$1,266.66	\$633.33	\$633.33
077121	\$1,266.66	\$633.33	\$633.33
077122	\$392.51	\$196.26	\$196.25
077123	\$1,073.00	\$536.50	\$536.50
077125	\$1,076.53	\$538.27	\$538.26
077126	\$200.00	\$89.50	\$110.50
083645	\$22,588.73	\$11,294.36	\$11,294.37
087250	\$11,324.46	5662.24	\$5,662.22
098336	\$6,586.95	\$3,293.48	\$3,293.47
101014	\$896.29	\$448.14	\$448.15
105937	\$1,199.19	\$599.60	\$599.59
106079	\$1,281.40	640.7	\$640.70
106081	\$1,070.44	\$535.22	\$535.22
106082	\$896.29	\$448.14	\$448.15
106086	\$4,060.19	\$2,030.10	\$2,030.09
106131	\$400.00	\$22.73	\$377.27
117451	\$1,073.16	\$529.16	\$544.00
117457	\$1,384.92	\$692.46	\$692.46
117459	\$761.47	\$380.98	\$380.49
117463	\$1,309.36	\$654.68	\$654.68
119334	\$2,056.17	1028.09	\$1,028.08
148103	\$579.67	289.84	\$289.83
159446	\$1,359.65	679.83	\$679.82
159449	\$1,175.88	\$587.95	\$587.93
191735	\$200.00	\$50.00	\$150.00
191736	\$200.00	\$50.00	\$150.00
191737	\$200.00	\$50.00	\$150.00
191738	\$200.00	\$50.00	\$150.00
191739	\$200.00	\$50.00	\$150.00

191740	\$200.00	\$50.00	\$150.00
191741	\$200.00	\$50.00	\$150.00
191742	\$200.00	\$50.00	\$150.00
191743	\$200.00	\$50.00	\$150.00
191744	\$200.00	\$50.00	\$150.00
191745	\$200.00	\$50.00	\$150.00
191746	\$200.00	\$50.00	\$150.00
191747	\$200.00	\$50.00	\$150.00
191748	\$200.00	\$50.00	\$150.00
191749	\$200.00	\$50.00	\$150.00
191750	\$200.00	\$50.00	\$150.00
191751	\$200.00	\$50.00	\$150.00
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191762	\$200.00	\$50.00	\$150.00
191763	\$200.00	\$50.00	\$150.00
191764	\$200.00	\$50.00	\$150.00
191765	\$200.00	\$50.00	\$150.00
191766	\$200.00	\$50.00	\$150.00
191767	\$200.00	\$50.00	\$150.00
191768	\$200.00	\$50.00	\$150.00
191769	\$200.00	\$50.00	\$150.00
191770	\$200.00	\$50.00	\$150.00
191771	\$200.00	\$50.00	\$150.00
191772	\$200.00	\$50.00	\$150.00
191773	\$200.00	\$50.00	\$150.00
191775	\$200.00	\$50.00	\$150.00
191776	\$200.00	\$50.00	\$150.00
191777	\$200.00	\$50.00	\$150.00
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191781	\$200.00	\$50.00	\$150.00
191782	\$200.00	\$50.00	\$150.00
191783	\$200.00	\$50.00	\$150.00
191784	\$200.00	\$50.00	\$150.00
191785	\$200.00	\$50.00	\$150.00
191786	\$200.00	\$50.00	\$150.00
191787	\$200.00	\$50.00	\$150.00

191788	\$200.00	\$50.00	\$150.00
191789	\$200.00	\$50.00	\$150.00
191790	\$200.00	\$50.00	\$150.00
191791	\$200.00	\$50.00	\$150.00
191792	\$200.00	\$50.00	\$150.00
191793	\$200.00	\$50.00	\$150.00
191794	\$200.00	\$50.00	\$150.00
191795	\$200.00	\$50.00	\$150.00
191796	\$200.00	\$50.00	\$150.00
191797	\$200.00	\$50.00	\$150.00
191798	\$200.00	\$72.58	\$127.42
191799	\$200.00	\$72.58	\$127.42
191800	\$200.00	\$72.58	\$127.42
191801	\$200.00	\$72.58	\$127.42
191802	\$200.00	\$50.00	\$150.00
191803	\$200.00	\$50.00	\$150.00
191804	\$200.00	\$50.00	\$150.00
191805	\$200.00	\$50.00	\$150.00
191806	\$200.00	\$50.00	\$150.00
191807	\$200.00	\$50.00	\$150.00
191808	\$200.00	\$50.00	\$150.00
191809	\$200.00	\$50.00	\$150.00
191811	\$200.00	\$50.00	\$150.00
191812	\$200.00	\$50.00	\$150.00
191813	\$200.00	\$50.00	\$150.00
191814	\$200.00	\$50.00	\$150.00
191815	\$200.00	\$50.00	\$150.00
191816	\$200.00	\$50.00	\$150.00
191817	\$200.00	\$50.00	\$150.00
191818	\$200.00	\$50.00	\$150.00
191819	\$200.00	\$50.00	\$150.00
191820	\$200.00	\$50.00	\$150.00
191821	\$200.00	\$50.00	\$150.00
191822	\$200.00	\$50.00	\$150.00
191823	\$200.00	\$50.00	\$150.00
191824	\$200.00	\$50.00	\$150.00
191825	\$200.00	\$50.00	\$150.00
191826	\$200.00	\$50.00	\$150.00
191827	\$200.00	\$50.00	\$150.00
191828	\$200.00	\$50.00	\$150.00
191829	\$200.00	\$50.00	\$150.00
191830	\$200.00	\$50.00	\$150.00
191831	\$200.00	\$50.00	\$150.00
191832	\$200.00	\$50.00	\$150.00
191833	\$200.00	\$50.00	\$150.00
191834	\$200.00	\$50.00	\$150.00
191835	\$200.00	\$50.00	\$150.00

191836	\$200.00	\$50.00	\$150.00
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191839	\$200.00	\$50.00	\$150.00
191840	\$200.00	\$50.00	\$150.00
191841	\$200.00	\$50.00	\$150.00
191842	\$200.00	\$50.00	\$150.00
191843	\$200.00	\$50.00	\$150.00
191844	\$200.00	\$50.00	\$150.00
191845	\$200.00	\$50.00	\$150.00
191846	\$200.00	\$50.00	\$150.00
191847	\$200.00	\$50.00	\$150.00
191848	\$200.00	\$50.00	\$150.00
191849	\$200.00	\$50.00	\$150.00
191850	\$200.00	\$50.00	\$150.00
191851	\$200.00	\$50.00	\$150.00
191852	\$200.00	\$50.00	\$150.00
191853	\$200.00	\$50.00	\$150.00
191854	\$200.00	\$50.00	\$150.00
192006	\$200.00	\$50.00	\$150.00
192035	\$200.00	\$50.00	\$150.00
192075	\$4,454.76	2227.38	\$2,227.38
192083	\$811.86	\$405.93	\$405.93
197559	\$498.84	144.87	\$353.97
197560	\$498.84	144.87	\$353.97
197561	\$498.84	144.87	\$353.97
197564	\$4,467.38	2233.69	\$2,233.69
208327	\$4,368.60	\$2,184.30	\$2,184.30
208328	\$818.87	\$409.44	\$409.43
208329	\$5,607.41	2803.71	\$2,803.70
214885	\$1,392.31	\$696.16	\$696.15
234231	\$1,359.96	\$679.98	\$679.98
<b>Totals</b>	<b>\$148,122.08</b>	<b>\$67,642.87</b>	<b>\$80,479.21</b>
<b>PILT</b>			
106094	\$273.29	\$256.30	\$16.99
313865	\$413.82	\$51.55	\$362.27
<b>Totals</b>	<b>\$687.11</b>	<b>\$307.85</b>	<b>\$379.26</b>

**Total Adjustment            \$80,858.47**





**Mackenzie County**

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>May 9, 2023</b>
<b>Presented By:</b>	<b>Jennifer Batt, Director of Finance</b>
<b>Title:</b>	<b>2023 Minimum Tax - Grazing Leases, Farmland Development Leases</b>

**BACKGROUND / PROPOSAL:**

A request was made that Grazing Leases and Farmland Development Leases under 40 acres be brought forward to Council for review, and possible exemption from the \$250 minimum, and be subject to \$100 minimum. All farmland development and grazing leases are under the same assessment class, and in order to amend these tax rolls Council would have to pass a motion as per the Municipal Government Act.

In 2022 Council reviewed properties under 80 acres, and have requested only properties under 40 be reviewed in 2023.

There are are a total of 387 Grazing Lease and Farmland Development Leases, of which 62 are under 40 acres.

Administration has compiled a list of the tax rolls “Schedule A” for the Grazing Leases, and Farmland Development Leases under 40 acres that would require a Council Motion.

Section 347(1) of the MGA reads as follows:

347(1) If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- (a) Cancel or reduce tax arrears;
- (b) Cancel or refund all or part of a tax;
- (c) Defer the collection of a tax.

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

Only tax arrears or current taxes may be the subject of relief under section 347. Section 347 does not empower municipalities to grant the specified relief on future taxes as this would fetter the discretion of future councils.

**OPTIONS & BENEFITS:**

That Grazing Lease and Farmland Development Leases tax rolls as per “Schedule A” be reduced to a \$100 minimum tax for 2023, and that \$9,300 in taxes be written off.

**OR**

Receive the Grazing Leases, Farmland Development Leases report for information.

**COSTS & SOURCE OF FUNDING:**

2023 Operating budget.

**SUSTAINABILITY PLAN:**

N/A

**COMMUNICATION / PUBLIC PARTICIPATION:**

Administration to communicate with all ratepayers if Schedule A is approved by Council motion.

**POLICY REFERENCES:**

N/A

**RECOMMENDED ACTION:**

Motion 1

Simple Majority       Requires 2/3       Requires Unanimous

That Grazing Lease and Farmland Development Leases tax rolls as per “Schedule A” be reduced to a \$100 minimum tax for 2023, and that \$9,300 in taxes be written off.

**OR**

That the Grazing Lease and Farmland Development Leases report be received for information.

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

**Schedule "A" - 2023 Grazing Leases - Under 40 acres**

<b>Roll #</b>	<b>Location</b>	<b>GRL</b>	<b>Acres</b>	<b>Levy @ \$250 Min</b>	<b>Levy @ \$100 Min</b>	<b>Adj Min Difference</b>
071086	NW 5-109-13-W5	GRL39936	9.90	250.00	100.00	-150.00
071087	SW 5-109-13-W5	GRL39936	9.15	250.00	100.00	-150.00
071133	NW 15 108 11 W5	039427	16.70	250.00	100.00	-150.00
071134	NW 16 108 11 W5	039427	17.60	250.00	100.00	-150.00
071135	NE 16 108 11 W5	039427	24.60	250.00	100.00	-150.00
071136	NW 17 108 11 W5	039427	3.50	250.00	100.00	-150.00
071137	NE 17 108 11 W5	039427	10.40	250.00	100.00	-150.00
074492	NW 9-109-12-W5	FDL438	35.75	250.00	100.00	-150.00
077000	SE 8-109-10-W5 LSD 7	GRL020052	40.00	250.00	100.00	-150.00
078170	NW 27-105-15-W5	GRL090028	34.70	250.00	100.00	-150.00
081700	NE 6-107-11-W5	GRL010035	2.80	250.00	100.00	-150.00
081880	NW 26 105 13 W5 (13)	030072	39.00	250.00	100.00	-150.00
081881	NW 26 105 13 W5 (14)	030072	40.00	250.00	100.00	-150.00
081882	NW 26 105 13 W5 (15)	030072	40.00	250.00	100.00	-150.00
081883	NW 27 105 13 W5 (13)	030072	39.00	250.00	100.00	-150.00
081884	NW 27 105 13 W5 (14)	030072	40.00	250.00	100.00	-150.00
081885	NW 27 105 13 W5 (15)	030072	40.00	250.00	100.00	-150.00
081886	NW 27 105 13 W5 (16)	030072	40.00	250.00	100.00	-150.00
082006	SW 01 108 18 W5	040361	22.00	250.00	100.00	-150.00
082474	NE 33-106-12-W5	CUP060004	13.43	250.00	100.00	-150.00
084126	SW 32 108 13 W5	860018	0.00	250.00	100.00	-150.00
105665	SE 11-109-13-W5	GRL780522	28.90	250.00	100.00	-150.00
105750	NW 36-106-15-W5	GRL3842	33.70	250.00	100.00	-150.00
105752	SW 36-106-15-W5	GRL3842	4.80	250.00	100.00	-150.00
105761	NE 06 107 15 W5	990001	17.40	250.00	100.00	-150.00
105764	SE 07 107 15 W5	990001	1.20	250.00	100.00	-150.00
105861	NW 22 105 16 W5	800171	19.70	250.00	100.00	-150.00
105864	SE 28 105 16 W5	800171	40.00	250.00	100.00	-150.00
154610	SE 17 108 17 W5	040361	14.60	250.00	100.00	-150.00
159249	NE 5-109-13-W5	GRL39936	27.74	250.00	100.00	-150.00
159250	NE 8-109-13-W5	GRL39936	21.80	250.00	100.00	-150.00
181141	SW 24-108-14-W5	GRL40353	6.70	250.00	100.00	-150.00
192243	NW 08-109-12-W5	GRL788268	19.00	250.00	100.00	-150.00
197445	SW 9-109-12-W5	GRL780049	28.90	250.00	100.00	-150.00
203539	NE 32-104-16-W5	FDL790115	26.90	250.00	100.00	-150.00
208110	SW 31-108-12-W5	CUP840115	8.00	250.00	100.00	-150.00
208134	SE 07 107 15 W5	790293	34.30	250.00	100.00	-150.00
208140	SE 19 107 15 W5	790293	24.60	250.00	100.00	-150.00
208150	NW 15 105 16 W5	800171	40.00	250.00	100.00	-150.00
208336	NE 21 105 16 W5	800171	3.40	250.00	100.00	-150.00
208342	SW 27 105 16 W5	800171	6.70	250.00	100.00	-150.00
208344	SW 28 105 16 W5	800171	3.50	250.00	100.00	-150.00
208345	NW 10 105 16 W5	800171	0.80	250.00	100.00	-150.00
208961	NW 11-107-15-W5	FDL800069	32.99	250.00	100.00	-150.00
214894	NE 29 108 13 W5	860018	30.80	250.00	100.00	-150.00
216681	NW 22 108 11 W5	039427	34.60	250.00	100.00	-150.00
221375	NE 26-106-13-W5 LSD 9	FDL820124	39.75	250.00	100.00	-150.00

229788	SE 16-109-13-W5	CUP190003	9.60	250.00	100.00	-150.00
230962	NE 8-109-13-W5	FDL840014	3.60	250.00	100.00	-150.00
230968	NE 11-108-14-W5	FDL840194	25.85	250.00	100.00	-150.00
234839	SW 5-108-14-W5	CUP870003	23.50	250.00	100.00	-150.00
234846	NW 11-108-14-W5	FDL870203	11.86	250.00	100.00	-150.00
236834	SW 31-106-15-W5	GRL860389	0.40	250.00	100.00	-150.00
238012	NW 11-110-15-W5	FDL860406	36.50	250.00	100.00	-150.00
238014	SW 11-110-15-W5	FDL860406	4.70	250.00	100.00	-150.00
289325	NW 26-108-13-W5	GRL860052	0.90	250.00	100.00	-150.00
296358	NW 29-108-12-W5	FDL960004	11.39	250.00	100.00	-150.00
307060	NW 18-109-10-W5	GRL800261	39.50	250.00	100.00	-150.00
307081	NE 27 108 13 W5	920087	8.50	250.00	100.00	-150.00
307156	SE 24 108 17 W5	037139	25.30	250.00	100.00	-150.00
313895	SE 35 108 13 W5	080024	21.70	250.00	100.00	-150.00
313901	NW 28 105 16 W5	800171	2.80	250.00	100.00	-150.00
	62		<b>Totals</b>	<b>15,500.00</b>	<b>6,200.00</b>	<b>-9,300.00</b>

Total GRL/FDL	387
Under 80	95
under 40	62



**Mackenzie County**

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>May 9, 2023</b>
<b>Presented by</b>	<b>Jennifer Batt – Director of Finance</b>
<b>Title:</b>	<b>2023 Mackenzie Agricultural Fair &amp; Tradeshow</b>

**BACKGROUND / PROPOSAL:**

The 2023 Mackenzie Agricultural Fair & Tradeshow is hosted by the Mackenzie Agricultural Research Association, and a local group of committee volunteers which fundraise by sponsorship for the event.

Lasts years event had a surplus of funds which Council allocated to the General Operating Reserve to assist with future years funding.

The committee has requested that the County allocate the surplus from previous years, and continue to assist with accepting donations, and ensuring invoices are paid as they are unable to open a bank account as the committee.

**OPTIONS & BENEFITS:**

N/A

**COSTS & SOURCE OF FUNDING:**

General Operating Reserve - previous years surplus  
Sponsorship - Donations

**SUSTAINABILITY PLAN:**

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

**COMMUNICATION / PUBLIC PARTICIPATION:**

**POLICY REFERENCES:**

**RECOMMENDED ACTION:**

- Simple Majority       Requires 2/3       Requires Unanimous

That the 2023 One Time project budget be amended by \$29,039 for the 2023 Mackenzie Agricultural Fair & Tradeshow, with funding in the amount of \$10,500 coming from donations, and \$18,539 coming from the General Operating Reserve – (previous years Agricultural Fair surplus).

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



**Mackenzie County**

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>May 9, 2023</b>
<b>Presented By:</b>	<b>Jennifer Batt, Director of Finance</b>
<b>Title:</b>	<b>Amend Policy FIN003 Auditors</b>

**BACKGROUND / PROPOSAL:**

Finance Policies are reviewed to ensure the policies are as per current practices, and to identify amendments that may be required. Administration has reviewed Policy FIN003 - Auditors, and are recommending some changes to the policy.

Attached is the amended Policy for review

**OPTIONS & BENEFITS:**

N/A

**COSTS & SOURCE OF FUNDING:**

N/A

**SUSTAINABILITY PLAN:**

N/A

**COMMUNICATION / PUBLIC PARTICIPATION:**

N/A

**POLICY REFERENCES:**

N/A

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

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That Policy FIN003 Auditors be amended as presented.

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



## Mackenzie County

<b>Title</b>	<b>AUDITORS</b>	<b>Policy No:</b>	<b>FIN003</b>
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<b>Legislation Reference</b>	<b>Municipal Government Act, Section 280</b>
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### **Purpose**

To establish the terms for appointment of auditors for the municipality.

### **Policy Statement and Guidelines**

Council shall appoint an auditor for a ~~three~~ **four** year term by June 1<sup>st</sup> of the **second** year following each general election.

The Chief Administrative Officer or designate shall, at the request of Council, solicit proposals for the provision of audit services prior to the selection.

	<b>Date</b>	<b>Resolution Number</b>
<b>Approved</b>	Oct 14/98	98-312
<b>Amended</b>	May 6, 2008	08-05-355
<b>Amended</b>		





**Mackenzie County**

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>May 9, 2023</b>
<b>Presented By:</b>	<b>Jennifer Batt – Director of Finance</b>
<b>Title:</b>	<b>La Crete Recreation Society – Wheel Chair Lift Capital Project – 2023 Budget Amendment</b>

**BACKGROUND / PROPOSAL:**

During the 2022 Budget development, Council approved a Wheel Chair Lift Project for the La Crete Recreation Society contingent on grant funding. The La Crete Recreation Society applied for grant funding through the Enabling Accessibility Fund Grant, and have been successful in receiving the grant in the amount of \$62,846 for the Wheel Chair Lift Project.

Administration is requesting a 2023 Capital Budget amendment to reflect the approved La Crete Recreation Society - Wheel Chair Lift with funding of \$62,846 from the Enabling Accessibility Fund Grant, \$8,154 from the La Crete Recreation Society, and \$25,000 from Mackenzie County.

**OPTIONS & BENEFITS:**

Option 1

That the 2023 Capital Budget be amendment by \$96,000 for the La Crete Recreation Society's - Wheel Chair Lift project

**COSTS & SOURCE OF FUNDING:**

Enabling Accessibility Fund Grant - \$62,846  
 La Crete Recreation Society - \$8,154  
 Mackenzie County General Capital Reserve - \$25,000

Total - \$96,000

**SUSTAINABILITY PLAN:**

N/A

**Author:** J. Veenstra      **Reviewed by:** \_\_\_\_\_      **CAO:** \_\_\_\_\_

**COMMUNICATION / PUBLIC PARTICIPATION:**

N/A

**POLICY REFERENCES:**

N/A

**RECOMMENDED ACTION:**

- Simple Majority       Requires 2/3       Requires Unanimous

That the 2023 Capital budget be amended to include the La Crete Recreation Society's - Wheel Chair Lift project in the amount of \$96,000 with \$62,846 in funding coming from the Enabling Accessibility Fund Grant, \$8,154 in funding coming from the La Crete Recreation Society, and the County's portion of \$25,000 in funding coming from the General Capital Reserve.

Author: J. Veenstra      Reviewed by: \_\_\_\_\_      CAO: \_\_\_\_\_



**Mackenzie County**

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>May 9, 2023</b>
<b>Presented By:</b>	<b>Byron Peters, Interim Chief Administrative Officer</b>
<b>Title:</b>	<b>2026 Alberta Games Bid Recommendation</b>

**BACKGROUND / PROPOSAL:**

Administration forwarded the Alberta Games survey results to the Town of High Level, the Town of Rainbow Lake and to Mackenzie County council on March 21, 2023. Administration presented to Council at the Committee of the Whole Meeting on March 28, 2023, research information from discussions with the Town of Peace River on their previous experiences hosting the Games. Administration also consulted with the Fort Vermilion School Division on the amount of classroom/gym space they had.

The results of the survey were limited as few responses were received. The discussion with the town of Peace River confirmed that volunteers are an integral part of being able to operate the games successfully. Our region’s ability to provide the required sleeping accommodations for athletes and having enough facility space for events would be difficult.

**OPTIONS & BENEFITS:**

There are other Winter/Summer events that could be an alternative event to host in our region.

The Canada 55+ Games which is held over four days, may involve 2000+ participants and 400 non-participants from across Canada. The Host would need to recruit, train and supervise 500-600 volunteers. Bilingualism and accessibility are an important consideration for these Games.

Sport events have a mix of mandatory and optional events; ranging from events such as golf and ice hockey to Whist and table tennis.

The Alberta 55 plus Games are similar in nature to the Canada 55+ Games.

**Author:** S Gibson      **Reviewed by:** \_\_\_\_\_      **CAO:** B Peters

These events are less daunting logistically, as the athletes are responsible for booking their own lodging and buying most of their own meals.

Infrastructure and facilities still need to be in place to provide these accommodations for athletes and spectators, as well as adequate space for sports events.

**COSTS & SOURCE OF FUNDING:**

N/A

**SUSTAINABILITY PLAN:**

N/A

**COMMUNICATION / PUBLIC PARTICIPATION:**

N/A

**POLICY REFERENCES:**

N/A

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That the Alberta Games bid application be postponed to a future date of 2030 or until the region has acquired the necessary infrastructure and /or facilities to host such an event.

Author: S Gibson      Reviewed by: \_\_\_\_\_      CAO: B Peters



**Mackenzie County**

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>May 9, 2023</b>
<b>Presented By:</b>	<b>Caitlin Smith, Director of Planning and Agriculture</b>
<b>Title:</b>	<b>Municipal Development Plan Update</b>

**BACKGROUND / PROPOSAL:**

Administration presented the revised Municipal Development Plan (MDP) at the La Crete Trade Show. There were very few questions and no interest in providing responses or comments. The version of the MDP presented had been revised to capture Council’s comments from the previous meeting.

Since the last meeting, I have received additional comments from Council to be integrated which is currently being worked on.

We have since developed a growth node map to be included in the document to highlight areas of future medium density residential and commercial type uses.

Administration is looking for any additional input and direction prior to Public Hearing.

**OPTIONS & BENEFITS:**

Once approved, the MDP is good for a minimum of 5 years and will give administration and Council direction with land development.

**COSTS & SOURCE OF FUNDING:**

None at this time.

**SUSTAINABILITY PLAN:**

N/R

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

**COMMUNICATION / PUBLIC PARTICIPATION:**

Administration suggests a final round of online review via website. A public hearing will need to be scheduled prior to second reading.

**POLICY REFERENCES:**

N/R

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

That administration proceed as directed.

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



# MACKENZIE COUNTY MUNICIPAL DEVELOPMENT PLAN

2023 | 2ND READING VERSION



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## LAND ACKNOWLEDGMENT

Mackenzie County honours and acknowledges the land on which we recreate, work and live, is in Treaty Eight Territory. We would like to thank the diverse Indigenous Peoples whose ancestors' have marked this territory for centuries, the Beaver, Cree and Dene peoples. We acknowledge this as Métis' homeland and that we border the largest Métis Settlement in Alberta. We strive to be a welcoming place for all peoples who come from around the world to call Mackenzie County and region home. Together we can build a strong and diverse landscape for today and future generations.

# **PART I**

# **VISION AND CONTEXT**





# 1 INTRODUCTION

## 1.1 PURPOSE

Mackenzie County's Municipal Development Plan (MDP) is a document that provides clear direction for growth and development in the County over the next 20 years. Working in tandem with the Land Use Bylaw and other statutory plans, the MDP provides a framework for the County's future and is an important decision-making tool for Council, County Administration, developers, residents, and other stakeholders. The intent of this MDP is to support well-managed and fiscally sustainable growth and development that will ensure a high quality of life for all County residents now and in the future.

The County has grown substantially over the past several years and is anticipated to grow to 26,000 people over the next 20 years. However, this growth has occurred unevenly across the County, and it is important for the MDP to set a vision for how to accommodate this growth in a fiscally sustainable manner.

To ensure the County appropriately plans for this growth, this MDP:

- Updates the vision, policies, and actions of the 2009 MDP;

- Describes the County's preferred direction with respect to growth areas, land uses, infrastructure investments, business development, and provision of County services;
- Provides a comprehensive land use policy framework that outlines where and how development and growth may take place across the County;
- Informs County bylaws, policies, and programs; and
- Helps residents and landowners understand how their land may be used now and in the future.

This MDP update revisits the goals and vision of the 2009 MDP to build upon recent successes, but also recognizes and responds to the considerable changes that have occurred over the last 12 years. The MDP's vision, goals, and objectives were affirmed through County-wide public engagement to ensure that the vision and priorities of Mackenzie County residents and community leaders were accurately reflected.

# 1.2 AUTHORITY

The Municipal Development Plan is a statutory document required by the Province of Alberta as specified by the Municipal Government Act. The following section provides an overview of the legislative planning framework for Alberta, as well as provides guidance for interpreting the policies within the MDP.

## 1.2.1 PLANNING FRAMEWORK

The planning framework outlines the key planning documents that guide land use and development in Mackenzie County, providing context for how each document interacts and informs the others. Plans at the top of the framework, such as Intermunicipal Development Plans and the MDP, provide broad

high-level policy direction, while lower-level plans are subordinate to the plans above and must be consistent with the policies and direction of the higher-order plans. As part of the municipal planning process, the County may develop more specific Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) to provide detailed direction for smaller areas within the region. These ASPs and ARPs must be consistent with the policies and land use concept of the MDP. The level of detail and specificity in policies increases the further down the plan is in Figure 1, the County's planning framework diagram.

When there is no ASP or other subordinate plan, the MDP will determine whether a subordinate plan is required to provide greater planning detail.

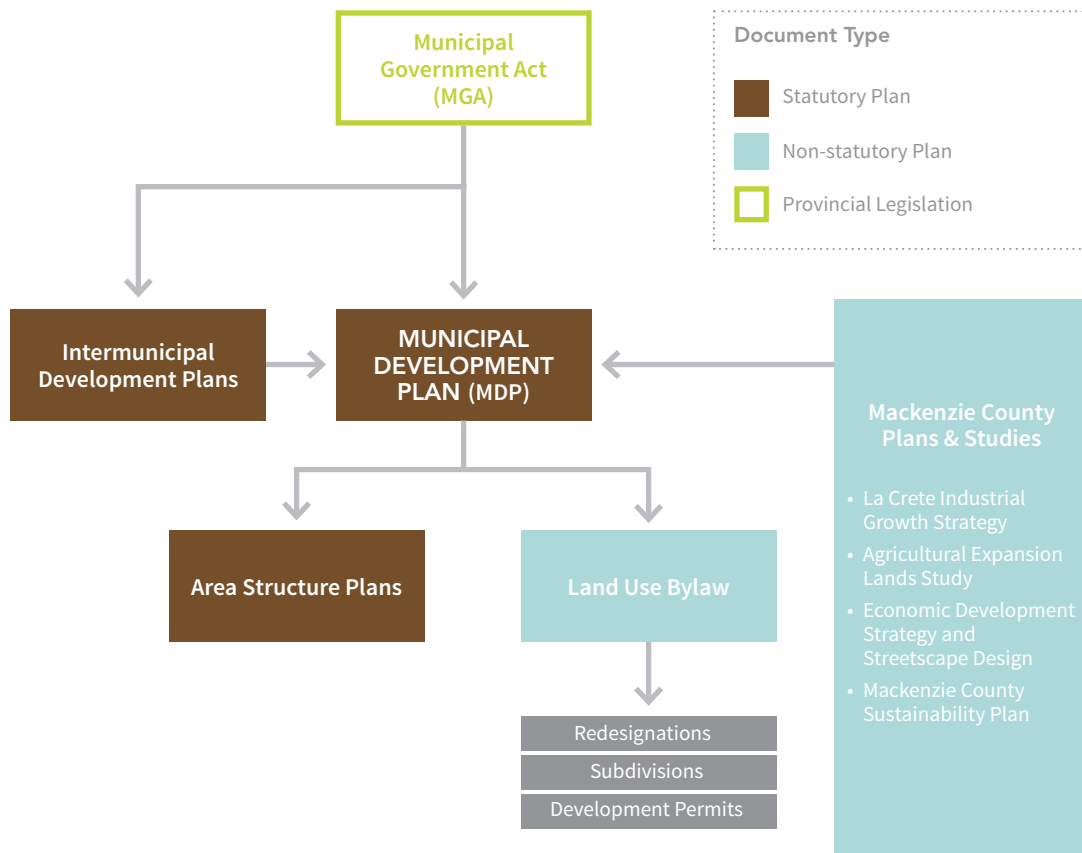


Figure 1: The Planning Framework in Mackenzie County



## MUNICIPAL GOVERNMENT ACT

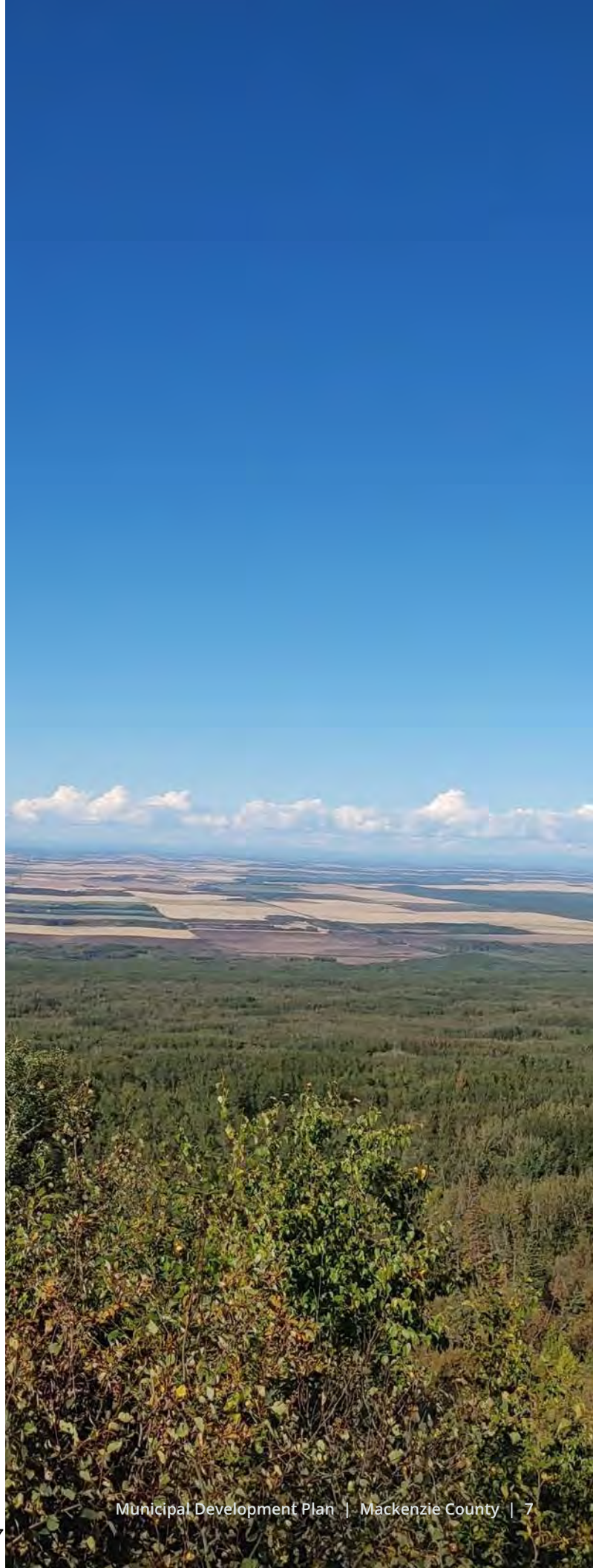
The Municipal Government Act (MGA) provides the legislative framework under which all municipalities must operate. The MGA states that the purpose of a municipality is to:

- Provide good government;
- Foster the well-being of the environment;
- Provide services, facilities, or other things that, in the opinion of Council, are necessary or desirable for all or a part of the municipality;
- Develop and maintain safe and viable communities; and
- Work collaboratively with neighbouring municipalities to plan, deliver, and fund intermunicipal services.

Part 17 of the Municipal Government Act regulates planning and development and empowers municipalities to prepare plans:

- To achieve the orderly, economical, and beneficial development, use of land and patterns of human settlement; and
- To maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta, without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

The MGA requires all municipalities to adopt and maintain a Municipal Development Plan. This Municipal Development Plan must be consistent with all Intermunicipal Development Plans established between the municipality and the municipalities adjacent to it.



## INTER-MUNICIPAL DEVELOPMENT PLAN

Inter-Municipal Development Plans (IDP) provide coordinating policies to guide land use and growth management between partnering municipalities that share a border. These plans may include how the two municipalities will work together, develop joint lands, and/or co-ordinate parks, open space, recreation, transportation, water, utilities, and other municipal services across boundaries. IDPs must be approved by Council in both partnering municipalities. Mackenzie County has an approved IDP with the Town of High Level.

An alternative to an IDP is an Inter-Municipal Collaboration Framework (ICF). These frameworks include how adjacent municipalities will work and communicate together on matters of interest and importance similar to an IDP. Inter-Municipal Collaboration Frameworks are non-statutory agreements. Mackenzie County has ICFs in place with all adjacent municipalities.

## MUNICIPAL DEVELOPMENT PLAN

The MDP is the County's principal statutory plan, providing strategic growth direction and overall guidance for land use planning policy. The MDP also provides specific policy guidance for areas that do not fall within the boundaries of an area structure plan or other subordinate plan. As identified in Section 632 of the MGA, Municipal Development Plans must provide policy direction for the following key items:

- Future land use throughout the County and how it is intended to be developed;
- Coordination of land use, growth, and infrastructure with adjoining municipalities;
- Policies regarding provision of transportation systems and municipal servicing;
- Guidance on land-use compatibility and regulation near sour gas facilities;
- Policies regarding municipal and school reserve; and
- Policies respecting the protection of agricultural operations.





## AREA STRUCTURE PLANS

ASPs are statutory plans that are subordinate to the MDP and provide more specific growth direction and land use policy for specific areas of land in the County. ASPs contain maps, goals, and policies that set out general locations for major land uses, major roadways, utility servicing, and open space.

## LAND USE BYLAW

The Land Use Bylaw is a regulatory bylaw of the County, required by the MGA, that implements the land use direction provided in the Municipal Development Plan. Every parcel of land in the County has a land use district, which specifies the permitted and discretionary uses in each district and regulates the development of land and buildings in the County.



## 1.2.2 PLAN INTERPRETATION

Interpretation of the MDP follows a broad hierarchy of plan outcomes, policies, terms, and definitions, as described here.

### Plan Outcomes and Policies

The MDP's vision, goals, and outcomes will be achieved through the application of the policies and objectives of each policy section. Policies provide guidance to decisionmakers and the public about how the County should grow and develop, while objectives are the targets for individual policy sections that achieve the County's vision and guiding principles.

### Policy Terms

The following key terms outline how policies should be interpreted and implemented by the County.

**Shall:** The MDP is intended to guide development through an understanding that flexibility is required. However, certain policies related to human safety, fiscal responsibility, legal obligations, and other factors are mandatory. In these contexts, the term 'shall' is used to indicate actions that must be complied with, without discretion, by administration, developers, Council, and any other authority involved in land use development approvals.

**Should:** Where policy is not mandatory but still relates to a strongly preferred course of action, the less restrictive term 'should' is used.

**May:** This term is used in policies that are discretionary in nature, meaning that the policy could be enforced by the County dependent on the circumstances of the proposal in question.

## 1.3 PLANNING PROCESS

The MDP's land use policies guide development throughout the County and identify growth areas for new residential, commercial, agricultural, and industrial development. These growth areas, presented as the MDP's Growth Concept, provide a planning framework that balances fiscally sustainable development with providing a high quality of life and diverse range of residential and economic opportunities for County residents.

County-wide policies within the MDP provide high level direction on County services and operations regardless of land use. They are intended to improve County services, enhance quality of life, and strengthen community identity.

Implementation of the MDP will occur through several mechanisms and processes, including:

- Ongoing administration of the development review process and periodically reviewing and amending area structure plans and the land use bylaw;

- Carrying out next steps required to implement the vision, goals, and objectives of the MDP; and
- Collaborating with neighbouring municipalities on planning and development matters.

The MDP will be monitored and regularly reviewed based on a series of performance measures to ensure development is being effectively guided. The responsibility for this implementation, monitoring, and review of the MDP rests with County Council, committees of Council, and administration.

The update of the MDP and Land Use Bylaw involved engagement with the public as well as stakeholders. The project team conducted on-line engagement to determine the vision, pillars, and guiding principles. Additional engagement was held virtually and in person in 2021 and 2022 to receive feedback on the ideas and on the draft document. Feedback was incorporated into the document prior to first and second readings.

## 1.4 HOW TO USE THE MDP

The Mackenzie County Municipal Development Plan consist of three parts:

**Part I – Vision and Context** provides the overall introduction, vision, and context for the County. It provides the introduction and current background of Mackenzie County, and the future vision over the next 20 years.

**Part II – Policies** contain the economic, agricultural and land use policies of the MDP. These policies describe how the County will achieve the vision as set out in part 1.

**Part III – Implementation** contains policies and directions for how to interpret and implement part 2 of the MDP. This section also describes the monitoring component of the MDP; monitoring is necessary to determine the effectiveness of the policies and to determine if the vision is being achieved.

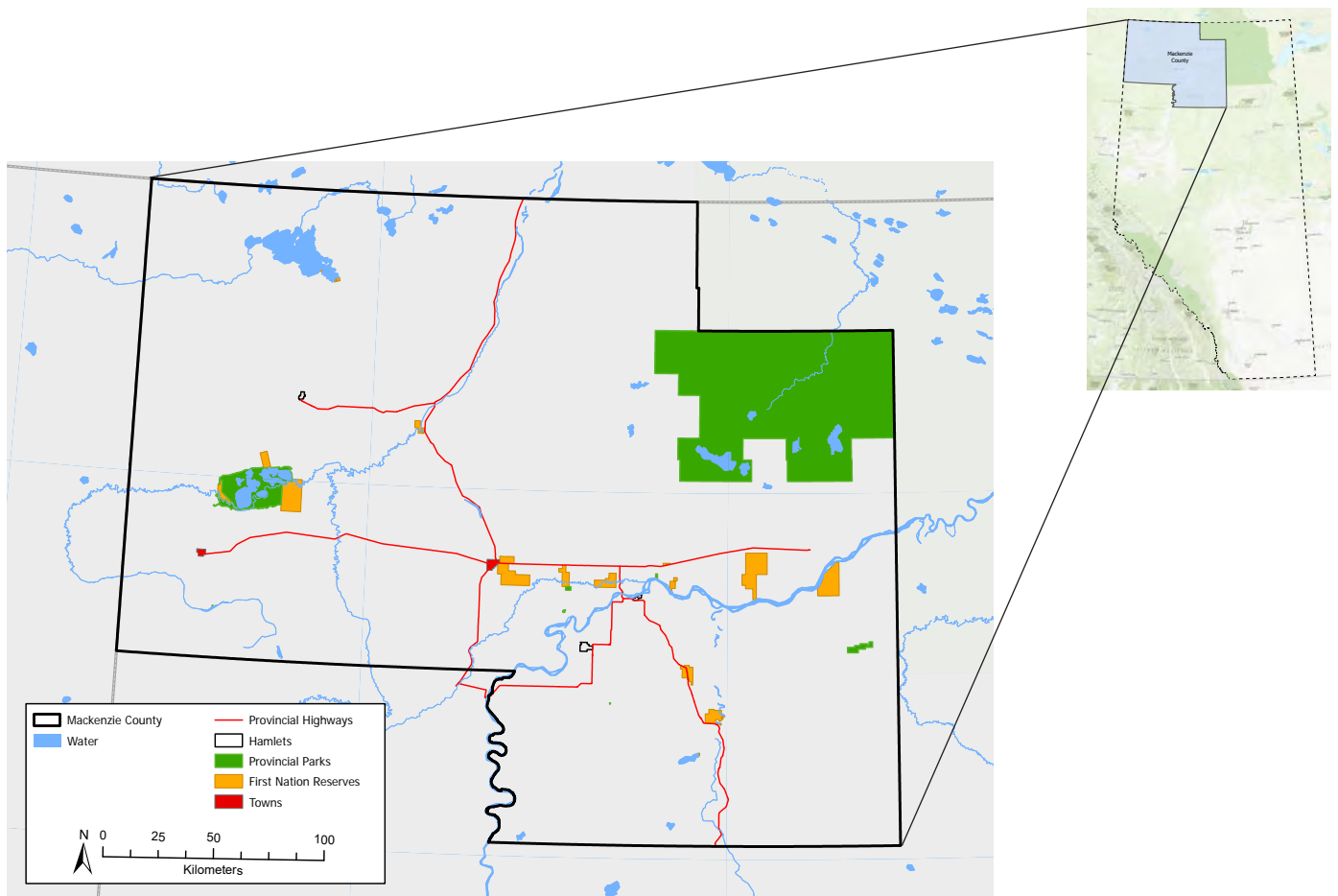
## 1.5 HISTORY AND CONTEXT

Mackenzie County is blessed with a variety of dramatic landscapes consisting of vast mixed wood and boreal forest to the north and west, and hills to the south and east. The Caribou Mountains, Cameron Hills, and Buffalo Head Hills are all part of Mackenzie County and provide Crown Land access to some of the last unspoiled natural beauty in Alberta. Rich agricultural lands are located north of the Peace River and in the south and eastern portions of the County, and many lakes and rivers, including the mighty Peace River, braid their way throughout the County.

All the lands in Mackenzie County are part of Treaty 8, the agreement signed on June 21, 1899, between the Indigenous peoples of North America and the Queen of England. Human settlement in Mackenzie County has existed since time immemorial, with the Beaver First Nation, Tallcree First Nation, Little Red

River Cree Nation, and Dene Tha First Nation all calling the region home. Western settlement in Mackenzie County began in the late 1700s, with Fort Vermilion being the oldest community in Alberta.

With a deep history, the County today is built on a solid economic foundation balanced between the agriculture, oil and gas, and forestry industries. Emerging light machining and secondary manufacturing industries also promise to provide future employment and economic growth throughout the County. While recent events have had profound impacts on the broader regional economy, with strong population growth and emerging opportunities across all sectors, the future of Mackenzie County is bright.



# 1.6 COMMUNITIES BUILT ON HISTORY AND HERITAGE

Mackenzie County has been an incorporated, locally managed municipality since 1995, but the County's history extends much further into the past. Each community in the County has a distinct story to tell and brings unique flavour and perspective to the region. Importantly, the County will only be able to realize its greatest potential if a culture of understanding and cooperation can be fostered between all of these communities. As such, the MDP seeks to establish a clear baseline understanding of each community's distinct needs and desires. These

needs and interests should be further articulated and clarified through local area planning where appropriate, but regardless are imperative for both County and broader societal success. Figure 2 illustrates the historical population back to the 1991 federal census year and the absolute and percentage change from the previous census.

FEDERAL CENSUS YEAR	POPULATION	NET CHANGE	PERCENT CHANGE
1991	7,260	N/A	N/A
1996	7,980	720	9.9%
2001	8,829	849	10.6%
2006	10,002	1,173	13.3%
2011	10,927	925	9.2%
2016	11,171	244	2.2%
2021	12,804	1,633	14.6%

Figure 2: Historical Population Source: Statistics Canada Census Data







## **Fort Vermilion**

The Hamlet of Fort Vermilion was founded in 1788 as a post for the North West Company, and has a history intrinsically tied to the Mighty Peace River. While the Beaver, Dene and the Cree have a long history of inhabiting the area, the onset of the fur trade in the late 1700's saw traditional ways of life shift to accommodate the new, burgeoning fur trade industry. As one of Alberta's oldest communities, Fort Vermilion has a wealth of historic buildings and artifacts that make it one of the most unique places in the province.

For most of its history, riverboats were the primary means of access to Fort Vermilion, remaining a vital transportation link until the final commercial riverboat ran in 1952. In 1974 the bridge across the Peace River was opened, creating a permanent and reliable link between Fort Vermilion and the rest of the region across the river. While from this time forward the river played a less integral role in the local economy of Fort Vermilion, it continues to shape and affect the community. Recent flooding events in 2018 and 2020 profoundly influenced the community, and while residents have been forced to overcome significant adversity, the future of Fort Vermilion remains as bright as ever. Recent funding announcements from the Provincial government have ensured the community is able to appropriately respond to the continued threat of floods from the Peace River, and with a new community plan in the works, Fort Vermilion is ready to face a new tomorrow.

## **La Crete**

The Hamlet of La Crete is a Mennonite community that has its origins in the 1930s. Surrounded by some of the County's most productive agricultural lands, La Crete is the economic and commercial heart of the region south-east of the Peace River. As the fastest growing community in the County, La Crete has an important role to play as industrial, commercial, and agricultural opportunities continue to come to the community. Despite this growth, at its heart La Crete remains a friendly, family-oriented community with a strong sense of pride in its heritage.



## Zama City

Located almost 150 kilometres northwest from the Town of High Level, the Hamlet of Zama City was founded in the late 1960's as a hub for the developing energy industry. The area is also home to the Hay-Zama Wood Bison Herd, which can be seen in and around the area and hamlet on a regular basis. Zama City is home to Alberta's most northern library, multiple recreation opportunities, and a vast wilderness to explore. Zamanites embrace living in a smaller community where everyone knows their neighbours. Zama's transient worker populations during busy times of the year dwarf the full-time population of roughly 100. Moving forward it will be important to explore economic opportunities outside of the oil and gas industry including increased tourism as the County continues to grow.

## Indigenous Communities

There are four First Nations communities across multiple Reserves that are located in the Mackenzie County area. These Nations are the Beaver First Nation, Tallcree First Nation, Little Red River Cree Nation, and the Dene Tha First Nation.

These Nations include approximately 9000 people that also use the amenities and services in Mackenzie County and support local development and expansion.



## 1.7 RECENT EVENTS SHAPING THE COUNTY

Several significant events have occurred that have shifted the way growth and development has happened throughout the County. The economic impacts to the oil and gas industries in late 2014 and 2015, the Caribou Range Planning affecting new oil and gas, mining and tourism projects, the 2018 and 2020 overland floods, and 2019 Chuckegg Creek wildfire have all had profound impacts on the entire municipality but have also impacted different parts of Mackenzie County separately.

### **Oil and Gas Economic Impact**

The decline of the global oil and gas industry's market prices in late 2014 and through 2015 have led to an economic situation where one of the County's core industries has been forced to significantly streamline and optimize operations in order to remain viable. As a result of these prolonged conditions, projections in the 2009 MDP about Zama City's future growth have not been realized. The changing energy needs in the world creates a new opportunity for the County to explore economic growth in other natural resource-based economies such as earth metal extraction and in brine-hosted mineral development. New alternative energy sources are increasing the demand for earth metals such as lithium.

### **Species at Risk Planning**

Woodland caribou in Alberta are designated as Threatened under Alberta's Wildlife Act. Four boreal caribou ranges are either wholly or partially located within Mackenzie County. The Province is in the process of creating a woodland caribou range plan to address the conservation of the species. In response to the species at risk planning the Province has currently implemented an interim restriction on provincial leases, including the sale of mineral rights, tourism, mining and energy leases within all caribou ranges in Alberta. This restriction primarily affects new oil and gas production in the County, however the caribou range plan will affect other important economic industries in the County such as the forestry and tourism industries moving forward. The Province established the Bistcho Lake Sub-Regional Task Force to develop recommendations for this

sub-regional area. The task force consists of local stakeholders including government officials, industry representatives and interest groups.

### **2018 and 2020 Ice Jam Floods**

The Peace River is a tremendous asset for the County, providing residents with clean drinking water, a stunning recreational amenity, and a storied history of exploration and adventure. However, life on the mighty Peace also comes with risk, and riverside communities throughout the County experienced these risks firsthand when the 2018 and 2020 ice jam floods hit. The impacts of these floods have been profound, with over 50 percent of Fort Vermilion residents evacuated during the 2020 floods, and the historic settlement of Buttertown almost completely inundated. As a result of changing environmental conditions, shifting policy for park management in Wood Buffalo National Park, and a revised framework for provincial and national disaster relief funding, the County must now critically reflect on the future of its riverfront communities. This MDP provides an opportunity to broadly implement high-level policy that empowers responsible development near the Peace River and enables local area planning to provide clear direction for future growth in these locations. While many difficult decisions and conversations must be had on this path to recovery, this plan ensures that a more resilient community will continue to develop into the future.

### **2019 Chuckegg Creek Wildfire**

The risk of wildfires throughout the County is high, as the entire municipality is surrounded by extensive natural boreal forests. While FireSmart measures have been employed in the past to protect the County's communities, the 2019 Chuckegg Creek wildfire exposed just how vulnerable the County truly is to this form of disaster. Many lessons have been learned from the 2019 fires, and this MDP incorporates new best practices and emerging approaches to fire risk management into municipal policy in order to keep residents safe from future wildfire risk without being overly burdensome and prescriptive.



## 1.8 OPPORTUNITY

With the County's northern and natural contexts, deep history, proud heritage, and emerging responses to a range of significant events that have impacted the municipality, there are a broad range of opportunities that can be acted on through the implementation of the MDP. With a rapidly growing population and local economy there exist substantial opportunities for agricultural expansion and recreation into Crown Land and emerging secondary industrial operations to support this growth. Flood recovery funding from senior levels of government also provide opportunities to rethink how Mackenzie County's riverfront communities look and feel today and will continue to grow into tomorrow. Finally, there exist many opportunities to partner and collaborate with local and regional neighbours to build meaningful relationships and find mutual benefit for all.

### Agricultural Expansion

Mackenzie County's agriculture industry is some of the northernmost in the country, and due to its plentiful sunlight throughout the summer months, boasts some of the highest quality crops anywhere in Canada. As the successes of existing farms as well as agricultural innovations in new, emerging high-demand crops place ever increasing demand on the existing opened farmland in the County, there exists a need to explore opportunities to expand the lands available to agriculture themselves.

The County has already undertaken considerable work identifying priority areas to responsibly open up new Crown Land in an environmentally conscious manner. This work should be leveraged in a coordinated way to ensure the Province is aware of the economic, social, and environmental opportunities that are just waiting to be seized upon by expanding Mackenzie County's agricultural areas.

### Industrial and Corridor Development

Part and parcel with the continued expansion of the agricultural sector in Mackenzie County is the growth of its industrial sector. With a range of agricultural, forestry, aggregate mining, and oil and gas industries existing throughout the County, the continued success of these sectors begets investment in both up and downstream operations to support them.

A large opportunity exists in the development of a multi-modal transportation system within the northwest Alberta economic region. Better transportation connectivity will help get products to market quicker and lead to increased investment and growth in the region. There is potential to connect these new multi-modal links to port facilities in Alaska and Prince Rupert.

Ensuring the work Mackenzie County has already done to coordinate ongoing industrial development is carefully considered and incorporated in the MDP is as important as providing a framework for





industrial development that leverages recent investments in critical servicing infrastructure throughout the County.

### **Population Growth**

Mackenzie County has been blessed with a population growth rate that is one of the highest in the country, driving knock-on growth effects in the education, healthcare, development, and other industries. While the growth rate is not evenly distributed throughout the County, areas that benefit from this growth must be provided a development framework that is simultaneously responsive to the intense pressures that can come with rapid population expansion while sensitive to the social and cultural needs of those who call these locales home.

Above and beyond being ready for growth and prepared to accommodate it, there must also be consideration given to ensuring those who are moving to the County or who are growing up here are provided plentiful opportunities to live, learn, and stay long-term. Expanding post-secondary educational options, further diversifying the job market, and more broadly creating the conditions that will make those in Mackenzie County choose to stay long-term are all important for capturing the maximum potential of the County's high growth rate.

### **Flood Recovery**

While massively impactful to those communities that directly experienced the floods in April 2020 and previous years, the recently announced Provincial recovery funding has the opportunity to profoundly shape the County's response in a way that could yield tremendous social, economic, and cultural benefits for generations to come. The MDP must make sure it works in tandem with ongoing planning work in flood-affected areas to enable a long-term solution to flooding that makes a better, stronger, and safer Mackenzie County for all.



# 2 VISION

*The MDP's vision statement and goals are built around the core values of Mackenzie County residents and guide the overall direction of the Plan. The vision outlines the ideal future for Mackenzie County while the goals provide themes for policy objectives that implement the priorities of the community. Developed through public and stakeholder engagement, the vision, goals, and objectives together inform the Plan's policies and framework for growth.*

## 2.1 VISION

This vision provides the inspiration in support of the implementation of the Municipal Development Plan and is unified by a community spirit that makes Mackenzie County a desirable place to live and to raise a family.

Mackenzie County with a unique cultural history is:

- an innovative and prosperous community located in a beautiful natural environment that is valued and protected for its recreational and economic opportunities;
- an inclusive place where people live, work and visit supporting a diverse local economy through all stages of life; and
- a resilient forward-thinking community that remains nimble and adaptable to a changing environment.

## 2.2 GOALS AND OBJECTIVES

There are five core goals/focus areas that the 2023 MDP uses to guide its policy and the development trajectory for Mackenzie County over the next 20 years. These goals are Agriculture, Growing Communities, Building Regional Partnerships, Responding to a Changing Environment, and Economic Expansion. These goals provide the framework for the MDP, acting as the main chapters of the document.

### Agriculture

The Agriculture goal is predicated on three key pillars that will ensure the County's farming community is provided the tools not only to continue over the next 20 years, but to expand and thrive. These pillars are:

- Intentional Expansion
- Supporting Diversification
- Protecting the Right to Farm



### **Growing Communities**

As Mackenzie County continues to grow it is critically important that the MDP respond accordingly, in a manner that supports all residents throughout Mackenzie, and all communities both small and large. This goal focuses on four key pillars:

- Enabling Housing Options
- Responsible Expansion
- New Approach to Country Residential
- Allocating Growth in Appropriate Location

### **Building Regional Partnerships**

Look at a municipality's ability to build partnerships and collaboration and you will find its ability to succeed. This is more true in the remote and northern context of Mackenzie County, and as such building new partnerships and expanding those that already exist is critically important for the County's long-term economic success. Three key pillars work to achieve this goal:

- Building Relationships within the County
- Building Relationships with Intermunicipal Partners for a strong region
- Building Relationship with Indigenous communities

### **Responding to a Changing Environment**

Natural disasters and a changing climate present significant challenges but also intriguing new opportunities for economic growth, revitalization, and expansion. Ensuring the County continues to grow responsibly in light of these challenges is of critical importance over the next 20 years, and the responses to these challenges are highlighted in these three key pillars:

- Fire Safety
- Flood Safety
- Seizing Environmental Economic Opportunities

### **Economic Expansion**

As the County's economy continues to grow, the MDP must chart a clear path forward that provides the necessary framework to enable long-term success. The key pillars that will support sustained economic expansion are:

- Clear Framework for Industrial Growth
- Pursuing Critical Infrastructure Opportunities
- Supporting Emerging Sectors



# PART II POLICIES

The image shows the exterior of a modern, dark-colored building with large windows. The sign above the entrance reads "Lime Blu" in large, stylized letters, with "Cafe • Ice Cream • Cakes" written in smaller text above it. To the right of the sign, it says "Est. 1897". In the foreground, there are several bright blue picnic tables on a gravel surface. A white pickup truck is parked on the right side of the building. The sky is overcast.

# 3 EXPANDING THE ECONOMY AND INDUSTRY

Mackenzie County residents are industrious and hard-working. Over the past several generations the County's communities have enjoyed the benefits of their labour, experiencing sustained economic growth alongside its expanding population. However, as the global economy continues to shift and the lasting impacts of the 2019 global pandemic continue to be felt, there is a necessity to reflect on the economic successes of the past and plan appropriately for lasting opportunity into the future.

As Mackenzie County continues to grow, it will be imperative that the County provides room for existing successful businesses to grow while at the same time supporting continued diversification.

Steps have been taken to develop new industries adjacent to the County's core agriculture, forestry, and gas sectors, while the opportunities associated with approaching tourism from a regional level are only beginning to be explored.

Seizing on these opportunities and emerging trends will help Mackenzie County continue to provide opportunity for all who are willing to work for it well into the future.



## 3.1 ECONOMIC DIVERSIFICATION

The world is changing faster than ever before, and nowhere is this truer than in our economy. Global perspectives on Mackenzie County's core industries have altered considerably over the past decade, but for the next 20 years it is certain that these sectors will continue to be the major economic drivers of the region. There is substantial opportunity to further diversify the local economy both within these industries and outside of them.

Policies in this MDP speak to many of these opportunities, including agricultural expansion, building the tourism industry, and providing employment lands for expanding and new businesses. Coordinating these endeavours is an important task for the County so that the greatest economic impact is felt from every municipal decision.

### Objectives

- Identify emerging economic sectors and provide a foundation that attracts them to Mackenzie County and support their development.
- Leverage and support existing hubs of economic development and diversification in the County.
- Leverage partnerships with organizations such as the Regional Economic Development Initiative (REDI) and Mackenzie Applied Research Association (MARA).

### Policies

- a) The County should update the County Economic Development Strategy to align with the Province's diversification goals as well as their own and formulate a clear framework for stimulating and providing economic initiatives.
  - b) The County should conduct an "Ease of Doing Business" check as part of developing the new Economic Development Strategy that identifies common barriers and challenges to expanding or diversifying faced by Mackenzie County businesses. The findings of this check should become priority action items for the County to address.
- c) As part of the Economic Development Strategy update, the County should prioritize its existing hubs of economic activity, development, and diversification, such as the Mackenzie Applied Research Association.
  - d) New and emerging technologies and industries not contemplated by County plans and policies should be interpreted in the most favourable lens possible within the existing planning framework.
  - e) The County should regularly reassess its economic priorities following government changes in senior levels of government to ensure that the County best positions its economic prerogatives to benefit from potential economic development funding streams.
  - f) The County will work closely with regional partners on major infrastructure projects that will increase the economic competitiveness of the entire region.
  - g) New and emerging forms of agriculture, particularly those that take advantage of the County's high crop quality and long summer days, should be embraced by the County.
  - h) The County should leverage opportunities or partner with other agencies to create a seed-funding program that offers micro loans or grants to residents with new business ideas, in order to support the development of entrepreneurs in the County.
  - i) Encourage the acquisition and development of Crown land where it may be utilized for economic activities, including tourism and recreation.
  - j) Ensure there is a supply of land to accommodate new and emerging commercial and industrial industries.

## 3.2 EMPLOYMENT GROWTH

With a range of agricultural, forestry, aggregate mining, and oil and gas industries throughout the County, the continued success of these sectors begets investment in both up and downstream operations to support them. Ensuring the work Mackenzie County has already done to coordinate ongoing industrial development is carefully considered and incorporated in the MDP is as important as providing a framework for industrial development that leverages recent investments in critical servicing infrastructure throughout the County.

Already Mackenzie County has developed an industrial growth strategy for La Crete, and sustained advocacy efforts by the County to senior levels of government have resulted in business-supporting investments in natural gas infrastructure that will benefit the County and County residents for decades to come. By committing to creating a municipal environment that recognizes the need to maintain the County's enviable quality of life while supporting industry, Mackenzie County will continue to achieve sustained business growth.

### **Objectives**

- Build on the successes of the La Crete Industrial Growth Strategy and expand it into a County-wide framework for industrial growth.
- Ensure appropriate lands are provided to meet the growing needs of an ever-changing and growing local economy.
- Foster a municipal government that supports smart employment growth.

### **Policies**

- a) The County should endeavour to prepare a comprehensive Industrial Growth Strategy encompassing the entire County in partnership with REDI Northwest Alberta.
- b) A comprehensive Industrial Growth Strategy should include recommendations for short, medium, and long-term investments in infrastructure throughout the County that will support the greatest degree of economic growth.
- c) The Industrial Growth Strategy should include a detailed review of the County's existing businesses and industries and seek to identify the challenges and opportunities facing each, so that the County can appropriately plan to pre-emptively address these concerns.
- d) Following completion of the Industrial Growth Strategy the County should revisit and revise the MDP and local area plans to ensure that appropriate lands are provided to meet the County's projected need for different types of employment lands.
- e) Where municipal infrastructure may not be able to service potential future employment growth the County should develop a business case, supported by the Industrial Growth Strategy, that can be used to advocate to senior levels of government for support funding those projects.
- f) Mackenzie County should investigate opportunities to develop a streamlined or expedited approvals process for development applications that are well-aligned with the findings of the Industrial Growth Strategy and other relevant municipal policy.
- g) The County should develop a policy that prioritizes spending municipal funds within Mackenzie County to the greatest extent possible so that money spent in the County stays in the County, thereby supporting the local economy to the greatest extent possible.
- h) The County should investigate opportunities to provide economic development training to members of Council and employees of the County so that decision-making is well-informed from an economic growth and opportunities perspective.



## 3.3 TOURISM

Mackenzie County enjoys some of the best access to nature in all of Alberta, with pristine boreal forest and waterbodies found throughout. At the same time, a deep-rooted Indigenous presence and some of the earliest western settlement in the province has provided Mackenzie County with substantial cultural heritage. This combination of nature, unique cultures, and long and storied histories sets the stage for tourism potential that to date has not been fully leveraged.

As Mackenzie County continues to grow there is the potential to lay the groundwork for a successful tourism industry that builds on the assets it is already blessed with. Identifying and recognizing the potential of these assets is imperative, as is ensuring the County is working collaboratively with regional partners such as the Mackenzie Frontier Tourism Association (MFTA) to support this form of economic growth in a coordinated way across northwestern Alberta. With a clear sense of where this industry could go, the County can then appropriately allocate funds and apply for funding that will help spur on tourism in Mackenzie to new heights.

### Objectives

- Foster Mackenzie County's burgeoning tourism industry and support its growth into a new pillar of the County's economic portfolio.
- Identify along with the MFTA, key tourism and visitor experience focus areas for investment, protection, and promotion throughout the County.
- Ensure the growing tourism sector is appropriately considered and supported in the County's broader strategy for economic development in collaboration with the Regional Economic Development Initiative.

### Policies

- a) Mackenzie County should prepare a high level regional tourism plan in collaboration with MFTA, identifying core areas of focus the County should support to foster a growing tourism industry.
- b) As a component of the regional tourism plan, focus should be given to natural area and recreation tourism, identifying priority areas for investment in natural area enjoyment and recreation.





- c) The County should identify the development of undeveloped areas and natural features and recreational amenities as priority projects for tourism grant applications to senior levels of government.
- d) The County will work closely with local, regional and private partners from across northwestern Alberta when developing the regional tourism plan to ensure it is aligned with and supports existing initiatives in the area.
- e) Where hubs of tourism potential are identified in the regional tourism plan, the County should develop policies to protect the economic potential of these sites, including targeted investment in upgrades to support tourism activities and promotion of these areas through social media channels.
- f) Local area plans for Mackenzie County's communities should be revised where appropriate following development of the regional tourism plan to ensure that new and existing tourism businesses do not face unnecessary regulatory barriers to the success of their business.
- g) The County should include the core recommendations from the regional tourism plan in the Economic Development Strategy update.
- h) Vacation rental forms should be provided through a variety of accommodations such as hotels/motels, campgrounds, bed and breakfasts, Airbnb.
- i) The identification and marketing of trails and recreational access routes is encouraged to inform residents and tourists of County recreation opportunities.





# 4 SUPPORTING AGRICULTURE



Agricultural and farm practices are a significant economic and cultural driver in the County. Accounting for over 50 percent of Mackenzie County's non-Crown Land, farming is tightly intertwined with the region's identity, history, sense of community, and ebbs and flows of everyday life. As the seasons change, so does the pulse of Mackenzie County, from seeding to harvest.

Providing strong support for the County's agricultural industry today and ensuring its success in the future isn't just a matter of dollars and cents – it's a means for protecting and preserving a way of life and passing on the opportunities this land has provided us to another generation. Achieving these goals requires the County to maintain a clear approach to supporting agriculture over the next 20 years, and this approach is rooted on intentional expansion of agricultural lands, strong supports for agricultural growth and diversification, and protecting agricultural land from development.

## 4.1 AGRICULTURAL EXPANSION

Intentional and evidence-based expansion of agriculture into newly opened up Crown Land is critical to the long-term sustainability of the region's agriculture. Mackenzie County's agriculture industry is some of the northernmost in the country, and due to its plentiful sunlight throughout the summer months, boasts some of the highest quality crops anywhere in Canada. As the successes of existing farms as well as agricultural innovations in new, emerging high-demand crops place ever increasing demand on the existing opened farmland in the County, there exists a need to explore opportunities to expand the lands available to agriculture themselves.

Expansion improves economies of scale and reduces costs to all farmers in the County, while it simultaneously enables a new generation of farmers to be able to build their own life off the land. Mackenzie County has already put considerable thought into how and where the most appropriate expansion of agricultural lands should take place. This work should be leveraged in a coordinated way to ensure the Province is aware of the economic, social, and environmental opportunities that are just waiting to be seized upon by expanding Mackenzie County's agricultural areas.

### Objectives

- Expand agricultural lands in a logical way.
- Utilize resources wisely in the conversion of Crown land to Agricultural land.
- Consider broader objectives in the expansion of land, including economic goals, land fragmentation, and conversion of highest quality lands.

### Policies

- a) The County should develop a comprehensive Agricultural Lands Expansion Strategy that builds on the existing work conducted to prioritize lands for conversion of Green Area to White Area for the purposes of agriculture.
- b) The County should clearly develop as part of an Agricultural Lands Expansion Strategy the framework for preserving lands identified as ecologically important and that should not be converted to agricultural uses.
- c) The Agricultural Lands Expansion Strategy should contemplate not just where the best lands for agricultural uses are located, but also where new agricultural activity can best support overall County growth, industry, and economic development.
- d) The County will take a balanced approach to protecting the natural forests and wilderness landscapes that County residents value while strategically expanding the economic potential of the County's core industry.
- e) The County will actively advocate to the Provincial government to prioritize the conversion of the lands identified in the Agricultural Lands Expansion Strategy.
- f) Advocating for the expansion of grazing lands and reserves from the Province is encouraged.



## 4.2 PROTECTING AGRICULTURAL LAND

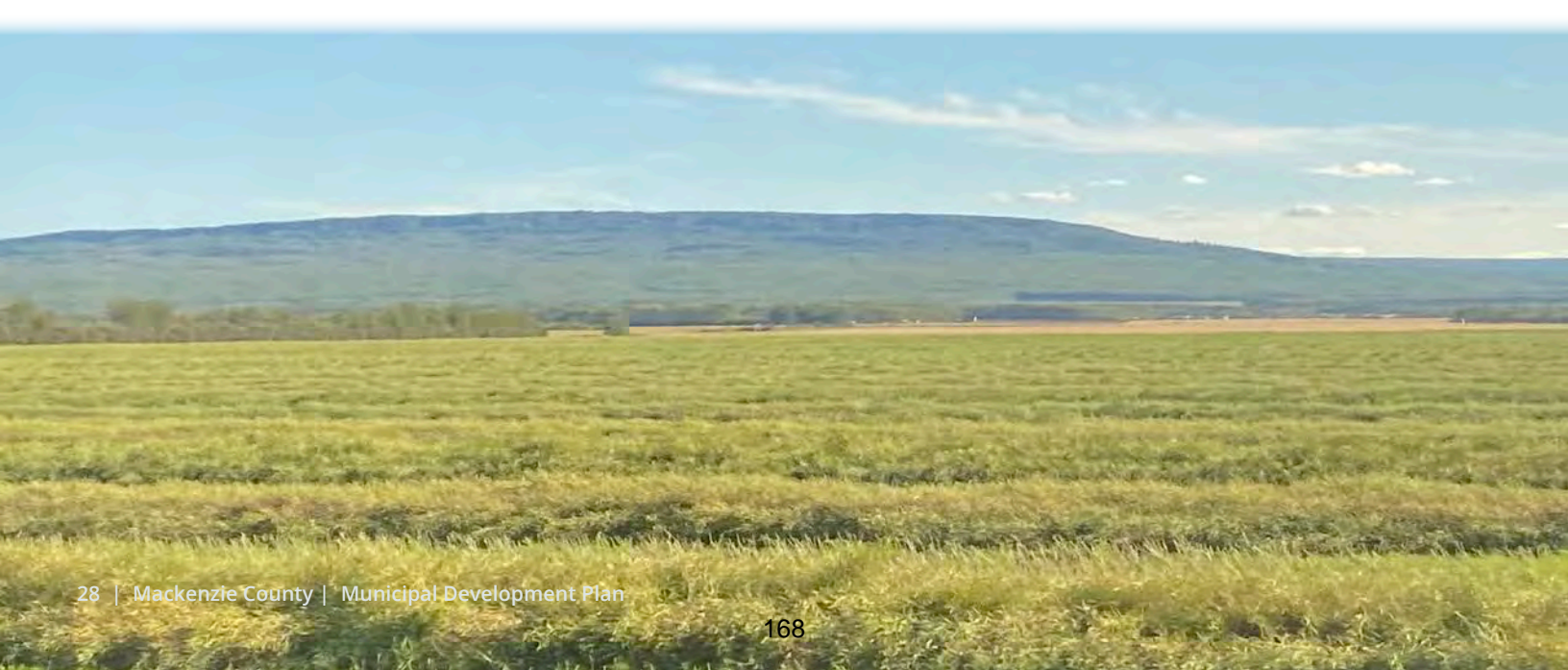
As Mackenzie County continues to grow, incremental urbanization will occur adjacent to existing agricultural lands. Creating an environment that is staunchly supportive of the right to farm and to engage in normal farming practices is critically important to the success of all agricultural operations in Mackenzie County. At the same time, it is also important that development does not actively contribute to furthering conflict points or creating unnecessary tension. Thoughtful planning around how and where development should occur, particularly when close by to existing agricultural lands, is required.

### Objectives

- Reduce friction between more intensive agricultural uses and residential development.
- Protect against the fragmentation of agricultural land.

### Policies

- a) While Mackenzie County is an overwhelmingly rural County and has largely avoided conflicts between residential areas and agricultural areas, the County maintains a position of support for the right to farm and protection of farmers when conducting normal farming practices.
- b) To avoid the encroachment of residential areas into agricultural land, multi-lot country residential subdivisions greater than three lots should be located within designated growth areas or areas with existing clustered residential development.
- c) Intensive agricultural uses such as confined feeding lots, seed cleaning, and rendering and processing operations must not locate within 3.2km (2 miles) of the surrounding Hamlet areas.
- d) Land uses incompatible with the operation of a confined feeding operation shall not be supported when proposed within the minimum distance of separation of the confined feeding operation.
- e) Better Agricultural Land shall be preserved for agriculture operations.
- i) Mackenzie County shall encourage the maintenance of the 64.8 ha (160 acre) quarter-section or river lot as the basic farm unit.
  - ii) Mackenzie County shall encourage the retention and/or development of windbreaks between agricultural parcels and shelterbelts around farmsteads.



## 4.3 AGRICULTURAL DIVERSIFICATION

While one of the oldest industries in the world, agriculture has modernized at a rapid pace over the past several decades. As the rate of change and impacts of technological innovation continue to increase, Mackenzie County is well-positioned to benefit from the opportunities for agricultural diversification that can arise from this changing landscape.

The County already has a distinct edge in trialling new best practices and emerging ideas at the Mackenzie Applied Research Association (MARA) site. The County should continue to actively advocate for recognition of and investment in agricultural applied research.

At the same time, farms themselves are becoming more diversified and vertically integrated than ever before. Agricultural operators seeking to incorporate on-farm diversified uses onto their property should be encouraged, with the County developing a clear roadmap for how and where these businesses can locate when they get to be too big for the farm.

### **Objectives**

- Build upon existing initiatives to support innovation and research in the agricultural sector.
- Support diversified agricultural practices.

### **Policies**

- a) Mackenzie County will prepare an Agricultural Diversification Strategy that is co-created with industry partners, local stakeholders, adjacent municipalities, and MARA.
- b) This Agricultural Diversification Strategy should prioritize provincial and federal funding opportunities, including research grants, for development and investment in northern agricultural research.
- c) The Agricultural Diversification Strategy should explore new economic opportunities related to local production, packaging, and marketing to get products direct to market and derive greater value from the local agricultural economy.
- d) The County should investigate opportunities to brand itself as a “Centre for Excellence in Northern Climate Agriculture,” and seek to partner with post-secondary academic institutions that are thought leaders in the agricultural industry.
- e) Encourage value-added agricultural industries and services to develop in proximity to complementary agricultural producers.
- f) Identify existing initiatives and emerging opportunities that would benefit from additional research, funding, and direction.
- g) The County will develop policy that permits subdivision for diversified, higher intensity, and/or higher yield agricultural operation that requires less land than an agricultural unit of land (quarter section).
- h) The development of agriculture beyond growing field crops is encouraged, such as confined feeding operations, peat farming, and fruit/vegetable greenhouses.



# 5 GROWING OUR COMMUNITIES

Continued economic prosperity in Mackenzie County requires growing our communities in a strategic and efficient manner. This includes a shared vision between stakeholders outlining the types of new communities desired, how existing communities can continue to grow, as well as support for the continued investment of infrastructure and amenities to create a high quality of life. Attractive communities attract new residents and new jobs to the area. The following general policies ensure the County achieves this shared vision.

## **Policies**

- a) Future development in Mackenzie County shall conform to the land use areas illustrated on Map 1, County Land Use.
- b) Mackenzie County encourages early dialogue with the public, development industry, and other affected stakeholders regarding municipal process and policy to ensure mutual understanding and to support shared goals and objectives.
- c) The Land Use Bylaw shall establish standards for development in Mackenzie County and implement the policies of this Plan.



## 5.1 STRATEGIC GROWTH

Mackenzie County has been experiencing growth in two main growth areas – La Crete and Rural residential areas. Along with community growth comes investment in amenities and services that attracts businesses to the area. The growth of Mackenzie County requires a partnership between the County, existing residents, and developers to share in and mitigate the risks of continued growth. Priority growth areas have been identified on Maps 5 and 6. The growth areas represent areas identified through previous studies and areas that reflect a contiguous and logically serviceable growth pattern that preserve agricultural land and natural features.

### 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.



### Policies

- a) The County shall monitor growth and maintain a corresponding infrastructure plan to service future growth opportunities.
- b) The County shall prioritize investment in infrastructure to support growth in the following order:
  - i) Development shall be focused within the hamlet boundaries;
  - ii) Development shall be focused within identified and planned growth corridors; and
  - iii) Development that is creating a new development node or is within the rural area.
- c) New development in the County should be contiguous to existing developed areas.
- d) Mackenzie County shall plan for development that contributes to its fiscal, social, and environmental well-being. The County shall monitor its growth of commercial, industrial, and residential land and adjust necessary bylaws and plans.
- e) Mackenzie County shall facilitate economic development through planning and implementation strategies developed in Inter-municipal Development Plans, joint agreements, and Area Structure Plans.

- f) Mackenzie County shall discourage the removal of Better Agricultural Land from production and protect from premature fragmentation through the orderly progression of development.
- g) The County shall prioritize infill development within existing serviced areas followed by areas where infrastructure can be economically extended. Development within hamlets shall be orderly, efficient, and contiguous.
- h) 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:
  - i) conformity with this Plan, other statutory plans, and the Land Use Bylaw;
  - ii) impacts on adjacent uses and mitigation methods, such as the provision of any suitable buffers or setbacks;
  - iii) proposed land uses and population projections;
  - iv) proposed methods of water supply, stormwater management and sewage disposal;
  - v) access and internal circulation;
  - vi) allocation of municipal and environmental reserve;
  - vii) suitability of the development site in terms of soil stability, groundwater level, and drainage;
  - viii) a method by which developers pay for off-site costs; and any other matters identified by the municipality.
- i) The County will work with the Province to promote access to Crown land through lease or purchase.
- j) The County shall be engaged in the provincial Land Use Framework and encourage development of the Lower Peace Regional Plan and sub-regional plans to address the sustainable use of Crown lands.
- k) A future growth node located at the community of Blue Hills may be considered.



## 5.2 LAND USE POLICIES

The County's general land use concept (Map 1, County Land Use) illustrates the general land use intent for Mackenzie County. The general land use concept reflects the constraints and opportunities, existing development patterns, the Green and White areas and future expansion areas. The general land use patterns within the three hamlets are illustrated in Maps 2 through 4 in more detail.

### 5.2.1 CROWN LAND

A majority of Mackenzie County is owned by the Provincial Crown and is commonly referred to as public lands. These lands shown in Map 1, are managed by the Province and the use of the land is also set forth by the Province. This area of Mackenzie County is commonly referred to as the Green lands. The remaining land in the County is commonly referred to as the White lands and is land primarily owned by private individuals and corporations. Mackenzie County will continue to work with the Province to advocate for the appropriate use of Crown Lands within the County.

#### Objectives

- Encourage the appropriate use of Crown Lands.
- Facilitate public access to Crown Land areas where deemed suitable, desirable, and economically feasible.

#### Policies

- a) Mackenzie County shall support the use of Crown Lands for renewable and non-renewable resource development, grazing, tourism, conservation, and recreational use.
- b) Mackenzie County shall pursue discussions with relevant government agencies to ensure that they are fully aware of any future proposed use of Crown Lands.
- c) Mackenzie County shall encourage the preparation of an integrated resource management plan between the municipality and the Province.

- d) Land owners shall work with the Province to determine any Crown interests in water bodies prior to any development activity.

### 5.2.2 AGRICULTURE

Agriculture is one of the main industries in Mackenzie County and is the primary use of land within the White Area outside of the hamlet and surrounding town boundaries. The agricultural areas face continued challenges from the location of other uses in close proximity. It is important to protect the agricultural area from premature fragmentation and non-compatible uses. As the County moves forward over the next 20 years, opportunities to grow the agricultural sector and diversify within the industry will become important to creating additional jobs for the growing population.

#### Objectives

- Preserve Better Agricultural Land for agricultural land uses.
- Encourage the diversification and sustainable intensification of agricultural practices.
- Minimize the impact of non-agricultural uses on existing agricultural operations.

#### Policies

- a) The primary use of lands in the White Area, illustrated on Map 1, shall be for agricultural purposes.
- b) In addition to agricultural uses, lands in the White Area may also be developed for highway commercial uses, home-based businesses, public uses and utilities, recreational uses, resource extraction industries, and rural industrial land provided that:
  - i) the proposal is in conformance with statutory plans and the Land Use Bylaw;
  - ii) they cannot logically be used for agricultural purposes;

- iii) they do not disrupt existing agricultural operations (i.e., creation of weed problems);
  - iv) they are suitable in terms of soil stability, groundwater level, and drainage;
  - v) they are accessible, serviced, or in serviceable locations; and
  - vi) they are not within identified natural features.
- c)** Mackenzie County supports and encourages sustainable agricultural practices which reduce impacts on the natural environment. These practices include nutrient management, sustainable grazing and riparian management, integrated crop management, responsible pest management and greenhouse gas awareness.
- d)** Confined feeding operations should be located in areas where there will be minimal conflict with existing land uses and will not conflict with future urban expansion areas and future country residential areas.
- e)** Confined feeding operations shall meet the minimum distance separation setback as set out in the *Standards and Administration Regulation, (Alta Reg 267/2001)* and shall not be located within
- i) 3.2 kilometres (km) from an adjacent municipality, hamlet, Indian Reserve, or a multi-lot country residential subdivision; and
  - ii) 1.6 km from any federal, provincial, or municipal park, water body, swamp, gully, ravine, coulee, or natural drainage course, and may not be located in an area subject to flooding.
- f)** In consultation with the NRCB, Mackenzie County shall maintain an inventory of all CFOs in the County.
- g)** The subdivision of land for specialized or intensive agricultural operations, such as greenhouses and other horticultural businesses, may be considered if the following criteria are met:
- i) a detailed description of the operation, such as a business plan and any other information deemed necessary by the County; and
  - ii) the proposed lot is greater than 4.05 hectares (10 acres) in size.
- h)** The subdivision of land to accommodate a farmstead separation may be permitted if:
- i) the parcel contains an existing, habitable residence; and
  - ii) the proposed parcel size can accommodate a sewer system which complies with Provincial regulations.
- i)** The subdivision of an unsubdivided quarter section is discouraged under the Agriculture land use designation. The County may consider an application to subdivide a quarter section once into a maximum of three parcels of land if the new proposed parcels will be:
- i) located on poor agricultural soils and not subject to flooding. No structure should be located below the grade of the road surface;
  - ii) severed from the balance or otherwise not viable to farm;
  - iii) able to accommodate on-site amenities and services and is not below the elevation of the road;
  - iv) not interfere with existing agricultural operations both on the balance and on adjacent lands; and
  - v) able to provide legal and physical access and clustered together.

- j) A farmstead separation or a vacant first parcel out of an unsubdivided quarter section may be refused if it interferes or conflicts with:
  - i) agricultural operations in the area;
  - ii) existing or future roads or utilities; or
  - iii) the logical and economic expansion of a nearby urban area.
- k) One dwelling unit is permitted per parcel in the Agriculture zone. When a parcel is located on marginal soils, additional dwellings may be permitted at the discretion of the Approving Authority in accordance with the provisions of the Land Use Bylaw.
- l) In the Agricultural area, land owners may receive Municipal Reserve credit for the dedication of road widening at time of development.

### 5.2.3 COUNTRY RESIDENTIAL

Mackenzie County continues to face country residential development pressure in the areas surrounding La Crete and Fort Vermilion. The policies in this section look to guide rural residential development in a manner that promotes natural features and protects Better Agricultural Land from fragmentation.

#### 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.

#### Policies

- a) 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:
  - i) 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;
  - ii) do not limit the logical expansion of the Town of High Level, or the hamlets of Fort Vermilion, La Crete or Zama City;
  - iii) located near existing or proposed recreation areas;
  - iv) have potable water supply and are adequately serviced or where municipal servicing can be provided in an efficient and economical manner;
  - v) will maintain the minimum separation distance from sour gas facilities, gas and oil wells, wastewater treatment plants, landfills, existing CFOs and existing sand and gravel extraction sites as defined by Municipal Government Act, AOPA, or any other relevant legislation; and
  - vi) do not create potential land use conflicts by locating adjacent to areas which have existing or are proposed for heavy industrial uses.
- b) Mackenzie County shall require that bareland condominium residential developments meet the same requirements and standards as conventional country residential subdivisions.



- c) 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.
- d) 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.
- e) Mackenzie County supports home-based businesses in residential areas provided that the residential character of the home and the area is maintained.
- f) Mackenzie County shall discourage the expansion of rural country residential settlements that are not identified in an area structure plan.
- g) Any future subdivisions located adjacent to a highway shall take place in a manner that protects the integrity of the highway corridor and may require a service road, subject to the requirements of Alberta Transportation.
- h) The number and type of livestock allowed in country residential neighbourhoods shall be controlled through the Land Use Bylaw.
- i) Rural residential development should tie into municipal servicing where possible.
- j) Redesignation of an agriculture parcel greater than 4 hectares (9.9 acres) in size to a residential use should be discouraged if not located on poor agricultural land.
- k) The Land Use Bylaw will consider larger sized multi-lot development as suitable locations for hobby farms in specific areas of the municipality as a way to reduce agricultural land fragmentation.

## 5.2.4 HAMLET RESIDENTIAL

Hamlets should be the priority location for new residential development over the next 20 years. This development pattern would ensure protection of agricultural land and be a more efficient development pattern to service with municipal infrastructure. Hamlets should become the location where a range of housing choice is provided to a diverse demographic through well connected residential neighbourhoods. The ability for people to age in place will become important to maintaining a high quality of life for residents. Residential development that is constructed with durable, resilient materials provides for more cost-efficient homes over the life of the building.

### Objectives

- To provide for orderly and staged residential growth.
- To allow a full range of housing types to meet the demands of various income groups and lifestyles.
- To promote high standards of design, safety, convenience, and amenity in all residential areas.

### Policies

- a) Mackenzie County shall develop residential neighbourhoods in general accordance with the area structure plans for the hamlets of La Crete, Fort Vermilion and Zama City.
- b) All new residential development must be connected to municipal services.
- c) The County will encourage the provision of a mix of residential unit types and sizes within developments and on the same street.
- d) Secondary suites may be supported on large lots in existing residential areas if parking is accommodated on site. Garden suites may be considered where appropriate.



- e) The County will ensure that complete community design principles are incorporated in area structure plans, outline plans, and plans of subdivision including:
  - i) The designation of local commercial nodes and services where appropriate;
  - ii) The provision of complete streets that encourage different modes of travel;
  - iii) A well-connected network of local streets; and
  - iv) High quality parks, open spaces, and the preservation of natural features.
- f) Developers should use current best practices and industry standards when preparing Area Structure Plans or Outline Plans to ensure that development improves the economy, the community, and the environment. Mackenzie County should encourage that the design of neighbourhoods include:
  - i) distinguishable boundaries, recognizable entrances, and one or more neighbourhood focal points to give neighbourhoods distinct identities;
  - ii) varying housing styles and front yard setbacks to generate visual diversity;
  - iii) the provision of deeper lots on collector roads and corner lots to allow greater housing setback to reduce visual and noise intrusion;
  - iv) provide a variety of park types and sizes to meet the neighbourhoods needs;
  - v) orienting as many lots as possible adjacent to and within reasonable walking distance of schools, open spaces, and other amenities to permit simple access from residences to neighbourhood amenities;
  - vi) providing an internal trail system linking residential uses with adjacent development and connecting to Mackenzie County's trail system;
  - vii) designing gradual curves in road alignments to reduce vehicular speeds, coincide with natural contours, and add to neighbourhood attractiveness; and
  - viii) preservation and integration of open space and natural features.
- g) The County shall support infill housing on underutilized sites provided:
  - i) the development is attuned to the height, mass, scale, and appearance of existing adjacent housing;
  - ii) the development is compatible with adjacent uses;
  - iii) infrastructure capacity is not compromised; and
  - iv) the County provides opportunity for public input.
- h) Mackenzie County shall ensure that the provision of all neighbourhood amenities and infrastructure in manufactured home parks is to the same standard as in conventional residential areas.
- i) Mackenzie County shall work with Boreal Housing Foundation and stakeholders to identify appropriate sites for affordable housing, and medium and high density housing. When determining whether a site proposed for medium or high density residential uses is suitable for such use, the County shall use the following criteria as a guide:
  - i) adjacent to collector roads, or in convenient proximity to community amenities, schools, recreation opportunities, and commercial

areas where the greater amenity and infrastructure capacity can afford to sustain higher densities;

- ii) dispersed throughout a neighbourhood; and,
  - iii) attuned to the height, mass, scale, and appearance of existing adjacent housing and other lands uses.
- j) Provision shall be made in the Land Use Bylaw to ensure that medium and high density residential uses provide adequate amenity areas that serve the specific density, location, and type of multiple family development.
- k) Home based businesses shall be supported provided they:
- i) meet the intent of the Land Use Bylaw; and;
  - ii) have no significant off-site effects, or those effects are reduced or managed to the satisfaction of the neighbours.

### 5.2.5 COMMERCIAL

Commercial development within the County has primarily been located within the hamlet boundaries. Commercial areas are important to provide jobs and services to residents and visitors to the County. Over the next 20 years commercial development will continue to be primarily located within the hamlets and in the designated highway corridor areas. The following policies direct where and how commercial areas will be developed.

#### Objectives

- Provide suitable and appropriately located areas for urban and rural commercial activities.
- Emphasize each hamlet as principal retail and service centres in Mackenzie County.
- Minimize conflict between rural and urban commercial operations.

- Broaden the County's economic base by taking advantage of retail opportunities.
- Ensure that Mackenzie County's commercial areas are attractive to tourist, regional, and local customers.

#### Policies

- a) The location of commercial uses shall be limited to existing commercial areas, the junction of Highway 58 and Highway 88, and the locations shown in the area structure plans for the hamlets of La Crete, Fort Vermilion and Zama City or in the commercial land use areas shown outside the hamlets on Map 1.
- b) Mackenzie County shall promote the development of a compact, viable central business district within each hamlet, as illustrated in each of the Area Structure Plans for the hamlets of La Crete, Fort Vermilion and Zama City.
  - i) Mackenzie County shall consider the implementation of a hamlet design concept to give a theme to each central business district and may undertake the necessary steps to implement such a theme.
- c) Except for agricultural industries, highway commercial uses, home-based businesses, public uses and utilities, recreational uses, resource extraction industries, and rural industrial land uses, commercial uses shall not be permitted to locate on Better Agricultural Land, unless no suitable alternative location is available.
- d) All commercial developments proposed in the agricultural area shall be evaluated according to the following:
  - i) conformity with relevant statutory plans and the Land Use Bylaw;
  - ii) quality of agricultural land;

- iii) the location and impacts of the proposed development in relationship to other commercial uses in the hamlets, the Town of High Level, or the Town of Rainbow Lake;
  - iv) the servicing requirements of the proposal;
  - v) suitability of the site in terms of soil stability, groundwater level, and drainage; and
  - vi) provisions for access and impacts on the transportation network.
- e) Any proposed commercial development adjacent to Provincial highways shall be referred to Alberta Transportation for review and comment prior to a decision being issued by the County.
- f) At the time of development, the developer shall pay special attention to the scale, design, and colour of commercial uses to maximize the compatibility of development with adjacent uses, and may require the provision of buffers, such as landscaping, fences, and berms.
- g) Commercial uses catering to large vehicles shall be located outside of the main street or commercial core areas.
- h) Local commercial uses should be provided in proximity to residential neighbourhoods to support the day-to-day needs of residents.
- i) Highway commercial uses should be located in areas that do not compete from the commercial uses provided within the hamlets.
- j) Commercial uses within hamlets shall be concentrated to the main streets and commercial core of the hamlets.
- k) Commercial development located along a main street or within the commercial core shall be of high quality urban design that:
- i) Contributes to a sense of place;

- ii) Creates a pedestrian friendly environment and streetscape;
- iii) Provides parking to the rear or side of buildings; and
- iv) Aligns with the Streetscape Design Plan in place for the hamlets of Fort Vermilion and La Crete.

## 5.2.6 INDUSTRIAL

Industrial development within Mackenzie County is an important source of employment and the economy. While oil and gas are the main industry occupying industrial lands, providing industrial land for the agricultural and forestry sectors is also key to the economic stability of Mackenzie County. The following policies ensure industrial development is provided in a manner that is compatible with adjacent uses and can accommodate and attract a variety of industrial development in the future.

### Objectives

- Facilitate industrial developments that support agriculture.
- Support a concentrated pattern of industrial development.
- Emphasize the forestry sector as a key component of Mackenzie County's economy and to facilitate its continued growth and diversification.
- Support Mackenzie County's role as a centre for oil and gas exploration and development in the surrounding fields.
- Promote and diversify Mackenzie County's economy by emphasizing manufacturing, transportation, and the supply of industrial goods and services.
- Minimize the negative impacts of rural industrial development.
- Ensure all industrial areas in Mackenzie County are attractive as feasible.

## **Policies**

- a) The location of urban and rural industrial uses, apart from farm-based industries and resource extraction operations, shall be limited to existing industrial areas, industrial parks, and the industrial policy areas shown in the hamlet and industrial Area Structure Plans.
- i) Mackenzie County shall support farm-based industries in agricultural areas which include but are not limited to livestock auction marts; concentrated livestock feed operations; grain elevators and feed mills; bulk fertilizer and/or bulk agricultural chemical distribution plants; implement dealerships; crop spraying; greenhouses; and accessory commercial operations.
  - ii) Mackenzie County may support resource extraction operations in agricultural areas, which include, but are not limited to the following: cement plants, sand and gravel operations, extraction and processing of natural gas and petroleum, logging and forestry operations, and coal or mineral extraction.
  - iii) Support for mineral extraction operations shall be contingent on the mitigation or minimization of the impacts upon adjacent land uses and soil, water, and farming operations.
- b) Industrial development may be allowed in locations other than those described in Policy 5.2.6a provided they meet the following criteria:
- i) caters to the needs of agriculture, forestry, or natural resource extraction;
  - ii) is not suited to an urban area;
  - iii) nuisance impacts to adjacent parcels, such as emissions, noise and traffic generation can be mitigated;
  - iv) the site is suitable for the proposed development in terms of soil stability, groundwater level, and drainage;
  - v) has minimal transportation and utility servicing requirements; and
  - vi) the County provides opportunity for public input.
- c) Industrial parks or industrial uses shall:
- i) conform to relevant statutory plans;
  - ii) minimize impacts on the surrounding agricultural activities and urban areas;
  - iii) have adequate separation distances and transition between industrial and non-industrial uses;
  - iv) have simple and direct access to truck routes, highways, or rail networks;
  - v) are suitable to the provision of required infrastructure and services;
  - vi) have sufficient on-site water storage for the fire protection purposes; and
  - vii) can accommodate a variety of types and sizes of industries.
- d) Through provisions in the Land Use Bylaw, the County shall ensure that adequate buffers or transitional land uses are maintained between industrial and non-industrial uses when the potential exists for significant land use conflicts regarding noise, vibration, dust, odour, environmental hazards or other safety risks.
- e) Except for home-based businesses and farm subsidiary occupations, rural industrial development shall not be permitted to locate on Better Agricultural Land, unless no suitable alternative location is available.

- f) Mackenzie County may require the preparation of a risk assessment at the cost of the developer, when considering an industrial use or determining the location of a potentially noxious industry that may pose potential environmental contamination or cause nuisance.
- g) Mackenzie County shall require that development and subdivision applications near sour gas facilities meet the standards of the *Subdivision and Development Regulation (Alberta Regulation 43/2002)* and Alberta Energy Regulator guidelines, with respect to minimum separation distances, between sour gas facilities and other land uses.
- h) Proposals to develop industrial sites immediately adjacent to the Town of High Level shall be approved only in accordance with the Town of High Level and Mackenzie County Inter-Municipal Development Plan.
- i) The County shall ensure an adequate inventory of industrial sites of various lot sizes and type to meet the needs of business and industry.
- j) The County shall encourage value-added manufacturing and the diversification of industrial uses.
- k) Heavy industrial uses involving dangerous goods shall be located in areas where impacts to commercial and residential uses can be mitigated.
- l) Light industrial uses that are contained wholly within a building may be located adjacent to existing and planned residential development.
- m) Outdoor storage should be appropriately screened or buffered from adjacent roads, highways, and non-industrial land uses.

## 5.2.7 MIXED USE EMPLOYMENT

Along major roadway corridors there is an opportunity to attract higher density employment uses that may include a mix of commercial and industrial development. The policies in this section encourage development to be more sensitive in design to the prominent location along corridors.

### Objectives

- Facilitate employment uses in a more compact form.
- Outline the requirements for improved urban design standards.

### Policies

- a) Development should consist of higher quality building materials and urban design that contributes to the public realm and street.
- b) Promote a mix of commercial and light industrial development at higher intensities.
- c) Heavy industrial uses should not locate along major roads.
- d) Outdoor storage shall be screened from the adjacent roadway so as to not be visible to passing motorists and pedestrians.

### 5.2.8 SPECIAL PLANNING AREA

A special planning area overlay exists over a portion of Fort Vermilion as illustrated on Map 2, Fort Vermilion Land Use. Lands within the special planning area are subject to flooding by the Peace River and development within this area should proceed only after thorough assessment of all flood hazard impacts.

#### Objectives

- Enable flood risk mitigation.
- Establish a future land use plan for the area subject to flooding and determine an appropriate density.

#### Policies

- a) The County and Province should explore opportunities to relocate existing development within the flood hazard area to undeveloped areas within Fort Vermilion outside of the flood hazard area.
- b) A comprehensive land use plan should be developed for the area identified as Special Planning Area to determine appropriate future development.
- c) The County should explore opportunities to expand the open space network along the river and River road.



## 5.3 UNDEVELOPED AREAS AND NATURAL FEATURES

The enjoyment of undeveloped areas and natural features by residents of Mackenzie County for a variety of recreation, tourism and economic development pursuits is a priority. Natural features exist throughout the County and provide a benefit to the residents of Mackenzie County through the provision of ecological functions such as water regeneration areas and wildlife corridors. Ensuring a light footprint on the landscape is an important aspect of ensuring these areas continue to provide value to residents for generations to come. The policies in this section strike to maintain this balance of recreational, tourism and economic development opportunities with sustainable environmental management practices.

### Objectives

- Outline the requirements for the planning and development of land within or adjacent to natural features.
- Identify and mitigate against areas susceptible to flooding, and other significant erosion prone areas.
- Sustainably manage wildlife, waterfowl staging areas, lakes, river shore-lands, valley slopes, unique topographic features, and vegetative types which may be considered environmentally sensitive.
- Maintain public accessibility to lakes and major rivers through the use of reserves at the time of subdivision.
- Reduce the risk of wildfire, loss of property or loss of life from wildfires.

### Policies

- a) Area Structure Plans, Outline Plans, or subdivision applications, as Mackenzie County deems appropriate, shall:
  - i) confirm the location and geographic extent of any natural features, hazard lands, or historic or archaeological sites. A detailed analysis shall be undertaken by a qualified consultant with all costs borne to the developer.
  - ii) integrate natural features into the design of developments to form part of the linked and integrated parks and open space system, including the retention of forests, wildlife corridors, muskeg areas, and the provision of stormwater ponds and parks to form continuous open spaces.
- b) The conservation of natural features by dedication of Environmental Reserve and Municipal Reserve, the provision of Environmental Reserve easements and conservation easements, or by other statutory means as defined by the Municipal Government Act should be encouraged.
- c) The Peace River is an important natural feature, wildlife corridor and habitat. Recreation uses such as pathways, trails, campgrounds, and river access for boats should be developed in a manner that maintains the function of the Peace River as an important wildlife corridor and habitat
- d) Mitigation measures should be implemented to prevent the contamination of groundwater and elimination of environmentally significant areas as determined by the County.

- e) Wherever possible, continuous greenways with enhanced public access should be created.
- f) In keeping with Alberta’s “Water for Life” strategy, Mackenzie County shall work with provincial agencies and neighbouring municipalities to protect watershed functions and maintain the water quality of surface and groundwater systems.
- g) Emergency response plans should be developed in partnership with industry where there are potential impacts to source water protection.
- h) Mackenzie County shall manage the land surrounding lakes to preserve the quality and quantity of water to support the needs of fish and wildlife and recreation opportunities. Thurston Lake, Bistcho Lake, Margaret Lake, Pitchimi Lake, Semo Lake, Eva Lake, Rocky Island Lake, Wentzel Lake, Platapus (Johnson) Lake, Wadlin Lake, Hutch Lake and Machesis Lake are regarded as recreational lakes and shall be managed to maximize the recreational value of the lake.
- i) Natural features should be accessible to people through the incorporation of trails, pathways, and benches.



## 5.4 OPEN SPACE, RECREATION AND TRAILS

Open spaces and parks are vital to the quality of life in Mackenzie County. They provide an opportunity for passive and active recreation uses and contribute to attracting new residents, businesses, and guests to the County. Cooperation among different partners is key to allowing and promoting the use and maintenance of Crown land for recreational opportunities that will benefit all residents of the region. Continued investment in recreation opportunities will be required for the duration of this plan to promote a health lifestyle. The policies in this section are intended to support the creation and promotion of an integrated network of open spaces and parks that provide the enjoyment during all seasons.

### Objectives

- Support an integrated network of open spaces, parks, and pathways within Mackenzie County.
- Promote four season use through a variety of activities and ensure the development and design of open spaces and parks allow for all people in all stages of life to enjoy.
- Support and promote the use of the vast undeveloped public open space occupying the County for recreational opportunities.

### Policies

- a) Ensure that the design and development of parks, open space and recreation areas are suited to the goals of the community and within the financial limitations of the County.
- b) An open space plan should be developed for Mackenzie County and the hamlets to identify recreation opportunities and sites.
- c) The Plan may include, but not be limited to, the identification of recreation sites and the identification of all-terrain vehicle and snowmobile trail systems, or marina's and/or docks linking recreation sites and urban centres.
- d) Mackenzie County shall require 10% of the gross developable area of a subdivision be dedicated for Municipal Reserves or School Reserves or any combination of as a condition of subdivision approval to ensure that community open space requirements for neighbourhood, hamlet, and County level facilities are provided. Municipal Reserve shall be provided in the form of land unless otherwise determined by the Subdivision Authority.





- e) Where possible, Municipal Reserve should be allocated to lands adjacent to natural features and stormwater management facilities to facilitate public access to these areas.
- f) Mackenzie County shall not accept land as either Municipal Reserve or School Reserve, or any combination of both, that by virtue of its characteristics is more appropriately designated as Environmental Reserve as defined by the Municipal Government Act.
- g) Where there is no need for park space in an area that is the subject of a subdivision, cash in lieu of reserve may be required in accordance with the Act.
- h) Municipal Reserve dedication in a subdivision that borders a lake shall be configured in such a manner that approximately 20% of the lakeshore frontage forms part of the municipal reserve parcel.
- i) Partnerships should be formed to develop recreation opportunities throughout the County. This could include recreation centres, arenas, sports facilities, trails, etc.
- j) Mackenzie County shall locate parks so that open space is easily accessible from every residence and the site maximizes opportunities for pedestrian access and connectivity to other amenities and uses.
- k) Provide an appropriate mix of small, medium, and large parks to meet the varied needs of the County's population.
- l) Design parks to ensure visibility and safety, according to Crime Prevention Through Environmental Design principles.
- m) Prioritize investment in recreational infrastructure based on identified population needs.
- n) Partner with adjacent municipalities in the provision of community and recreation services where mutual benefit can be achieved.
- o) Prioritize the investment in community infrastructure that will provide a multi-purpose function.
- p) When new County facilities are constructed, they shall be designed as barrier free. The County should examine existing County facilities and if feasible add barrier free access.
- q) Abandoned oil and gas dispositions that may be used for public recreation should be acquired for public use.
- r) Public access should be acquired and constructed to connect residents and tourists to recreational opportunities and locations as identified by Mackenzie County.
- s) Promote and include recreation opportunities as a key attraction when developing a tourism plan with the Mackenzie Frontier Tourism Association (MFTA).

## 5.5 CULTURAL AND COMMUNITY SERVICES

Mackenzie County supports a variety of recreational and cultural amenities in partnership with the hard work and dedication of non-profit and volunteer groups across the region that contribute to the quality of life of residents in the County. These amenities include the historic sites across the County, the community recreation centres, schools, libraries, museums and other community services. In addition, a large array of outdoor activities is available in Mackenzie County that draw tourists from all areas of Alberta and beyond.

### Objectives

- Support the preservation of historic resources within Mackenzie County.
- Promote Mackenzie County's historic sites and recreation areas as tourist destinations.
- Continue to grow partnerships with non-profit and volunteer organizations to provide these recreational and cultural services.

### Policies

- a) Mackenzie County shall:
- i) Ensure that identified and designated federal, provincial, and municipal historic resources are protected from adverse impacts associated with on-site development and adjacent land uses;
  - ii) Collaborate with communities, community groups, organizations, and individuals to promote the preservation of historic resources; and
  - iii) Work with the Province for advice and information regarding existing and/or potential historic sites.
- b) Encourage the adaptive reuse of existing heritage structures.
- c) Support and promote cultural programs and activities that create a sense of pride and local identity.

- d) Preserve and promote historically significant buildings and support local initiatives that promote culture and heritage.
- e) Mackenzie County should:
- i. promote and celebrate areas which have been identified as having significant historic or recreation potential.
  - ii. prepare or amend management plans for historic or recreational areas; and
  - iii. prepare economic development plans to help ensure the long term viability of historic sites and recreation areas.





## 5.6 MOBILITY AND SERVICING

### 5.6.1 TRANSPORTATION

Mackenzie County's roads, railways and airports are integral to how people move within and to and from the region. The rural road network in Mackenzie County mostly utilizes the Provincial Highway network. Highways 35, 58, 88 and 697 link Fort Vermilion, La Crete and Zama City to the Towns of Rainbow Lake and High Level and to the Northwest Territories and the rest of Alberta. Mackenzie County's rural nature limits active transportation modes to primarily within the hamlets. The intent of the policies in this section is to provide for the efficient movement of people and goods.

#### Objectives

- Provide an efficient and effective transportation network for the movement of people and goods in Mackenzie County.
- Guarantee sufficient right-of-way provision for roads to allow their expansion in the future, if necessary.
- Strive for an attractive roadside environment.
- Increase active transportation modes over time within hamlets.

#### Policies

- a) Mackenzie County shall prepare and maintain a Transportation Master Plan to guide future improvements and additions to the County's transportation system.
- b) Mackenzie County shall work with Provincial and Federal governments to secure funding for the maintenance and enhancement of the highway network, including a bridge at Tompkins Landing.
- c) Mackenzie County shall refer all Area Structure Plans, Outline Plans, rezoning, subdivision and development applications that include land located within 1.6 kilometers of a highway to Alberta Transportation for comment.
- d) In the evaluation of subdivision and development proposals, the need for widening and/or upgrading of any roads adjacent to the proposal shall be determined at the time of development application. All road upgrades are to be included as part of the development.



- e) All rural roads should have a 30 metre road-right-way.
- f) Mackenzie County shall not approve a subdivision or issue a development permit unless the lot has access to a maintained public road. Access through an easement is not preferred.
- g) Mackenzie County shall encourage the incorporation of pedestrian and bicycle paths designed as integral parts of municipal parks and neighbourhoods.
- h) The County shall explore opportunities to increase active modes within the hamlets.
- i) Where a subdivision or development is proposed within 100m of a railway line, the County may require the developer to build berms and/or fences to separate residences from railway lines;
- j) Mackenzie County shall cooperate with adjacent municipalities and interested government agencies regarding protecting the railway, airport, road network and other transportation facilities.
- k) Area structure plans and outline plans should provide the minimum building setback and buffering from active rail lines in accordance with best practices and the land use bylaw.
- l) Mackenzie County shall support the expansion and increased usage of the airports and aerodromes.
- m) The following land uses may develop adjacent to an airport if the use does not adversely affect the airport operation:
  - i) General agricultural operations;
  - ii) Recreational land uses; and
  - iii) Airport industrial lands.
- n) Potential new rail and highway corridors should be identified and protected from non-compatible development.

## 5.6.2 UTILITIES

Utilities, such as waste, water, and power, are essential to support businesses and residents in Mackenzie County. Utilities should be well planned and integrated with future growth areas, as well as consider the impacts of a changing climate and economy. The intent of the policies in this section is to provide quality, safe, and efficient utilities to serve the needs of Mackenzie County.

### Objectives

- Ensure the efficient and effective provision of water supply, sewage treatment, stormwater run-off control, and sanitary waste disposal facilities to County residents.
- Responsibly maintain and upgrade existing utility systems as budgets allow.

### Policies

- a) Mackenzie County shall maintain and implement a comprehensive long-term plan to upgrade and expand its water supply and sewage treatment systems and establish budget priorities.
- b) When locating water and sewer mains, and when consulted by external agencies regarding oil or gas pipeline or major power transmission line routes, the County shall emphasize the location of these in common corridors wherever possible.
- c) Mackenzie County requires that all lots of a proposed subdivision be connected to municipal water and sewer systems when the lots are developed except where, in the County's opinion, the proposed subdivision is far enough away from existing trunk mains that extension of the mains is not economically feasible. In this context, the County shall recommend against the approval of any proposed subdivision for which connection of the new lots to municipal water and sewage systems is not intended, yet where, in the County's opinion, such connection is desirable and feasible.
- d) Mackenzie County shall provide additional water points and water fill stations in strategic locations.

- e) Mackenzie County shall support water conservation measures which may reduce or eliminate water utilities expansion requirements.
- f) Land developers should identify wetland areas as part of their subdivision applications. Mackenzie County may negotiate conservation easements or require Municipal or Environmental Reserve and/or Environmental Reserve Easements covering wetland areas.
- g) Mackenzie County shall ensure that parcel sizes are able to accommodate on-site services such as water distribution and sewage collection where necessary.
- h) Mackenzie County shall discourage drainage schemes that may increase the intensity of runoff.
- i) Mackenzie County shall not approve any multi-lot development which depends on a private water system unless it meets the full standards of regulatory agencies, and no contingent liability falls upon the municipality.
  - i) Any private water system serving multiple lots must be capable of supporting itself financially through the contributions of the landowners who benefit from it and must be set up on a proper legal basis.
  - ii) Any private water system must be owned and operated by an organization which has the legal right to levy charges on its customers.
- j) Mackenzie County shall consider the use of low pressure sewer systems in low density developments as a cost-effective alternative to gravity lines.
- k) When a lot containing an existing house is to be subdivided from a larger parcel, the County will require all new and existing lots as part of the subdivision application to comply with servicing standards in place at the time of subdivision.
- l) Mackenzie County intends to maintain its commitment to the disposal of solid waste through the regional sanitary landfill system.
- m) Mackenzie County should ensure that solid waste disposal sites are located and developed in a manner that shall minimize any impacts on surrounding land uses.
- n) Mackenzie County shall support the recycling and composting of waste where appropriate and financially feasible.
- o) Mackenzie County shall maintain the integrity of pipelines and utility corridors, and create shared corridors where possible, while planning for growth and development.
- p) Large utility structures, such as cellular towers, microwave towers, radio towers, wind turbines or similar infrastructure, shall be located in non-residential areas. Small cellular towers that do not extend beyond the height of a principal structure may be located in residential areas.
- q) Mackenzie County shall apply guidelines with respect to minimum separation distances between sour gas facilities and other land uses through the subdivision and development process as determined by the Alberta Energy Regulator (AER).
- r) Pipeline easements or rights-of-way in a proposed subdivision shall only be accepted as Municipal Reserve if it can be shown that the easements or rights-of-way shall form part of a trail system which is integral to a residential subdivision.





# 6 RESPONDING TO A CHANGING ENVIRONMENT

## 6.1 SAFE & RESILIENT COMMUNITIES

The ability of municipalities to respond to external factors is becoming more important to ensure safe and resilient communities. External factors directly affecting Mackenzie County include a changing climate and natural hazards, changes in the energy sector and changes in technology. The County has very little control on these external factors but can prepare resilience plans, construct new infrastructure, and adjust operationally to help mitigate negative impacts from these external forces. The following policies guide the County in how to adapt and respond to a changing environment and remain resilient.

### Objectives

- Establish natural hazard, economic and technological resiliency to ensure safe communities.
- Mitigate against a changing environment through the design of County infrastructure and County operational practices.

- Identify and support resilience within at risk local communities.

### Policies

- a) The County shall create a resilience plan that addresses the potential hazards, probability of occurrence and mitigative action over the life of this plan.
- b) Consider natural features as green infrastructure, recognizing the economic, social, and environmental benefits that they provide to the community.
- c) Encourage developers to retain existing wetlands rather than providing compensation to the Province.
- d) Naturalize stormwater management facilities wherever possible to enhance their ecological value and recreational benefits.

- e) Increase the use of native, low-maintenance, and low-water species in the design and maintenance of parks.
- f) Encourage durable building materials and energy efficiency in building design.
- g) The County shall promote natural hazard awareness and solutions to mitigate against those hazards where appropriate.
- h) Infrastructure plans should consider the long term financial impacts to the County.
- i) Work with federal and provincial governments and external partners to ensure environmental and economic sustainability are considered in decisions affecting the County.
- j) Work with other levels of government to secure sustainable sources of municipal funding for both the capital and operational needs of the County.
- k) Accommodate growth through the optimization and use of existing infrastructure and services. New infrastructure should be provided and managed in an affordable and cost-effective manner over the long-term life cycle of the asset.

## 6.2 FLOOD HAZARD RESILIENCY

Due to recent flood events that have impacted the County's communities, in particular Fort Vermilion, a rational and responsible approach to land use management is required. To protect the residents of the County, their homes, and their livelihoods, additional policy is provided to provide clear direction for land use and structural setbacks in accordance with Provincial flood hazard mapping.

### Objectives

- Establish safe setback areas that respond to recent flood events and Provincial Flood Hazard Maps.
- Identify and promote, where appropriate, limited and low-impact recreational amenities within flood hazard areas.
- Support the relocation of flood impacted residents within Fort Vermilion.

### Policies

- a) Incorporate updated Provincial hazard area mapping into County planning processes as it becomes available.
- b) Provide appropriate direction and development restrictions within the Land Use Bylaw that recognize the Floodway and Flood Fringe areas, as determined by the latest Province of Alberta Flood Hazard mapping.
- c) No development shall take place within the floodway or flood fringe, with the following exceptions:
  - i) Essential roads and bridges that must cross the flood risk area;
  - ii) Flood or erosion protection measures or devices;
  - iii) Pathways that are constructed level with the existing natural grades;
  - iv) Recreation facilities, provided there are no buildings, structures, or other obstructions to flow within the floodway; and
  - v) Essential utility infrastructure that is required to be located in the flood risk area for operational reasons.
- d) Update existing ARPs and ASPs to conform to the new flood mitigation policies within the MDP and the Land Use Bylaw.
- e) Proposed development within the floodway or flood fringe areas should provide a flood hazard risk study, including hazard mapping where appropriate and prepared by a qualified professional. The study should:

- i) Identify areas at a flood risk of 1:100 or greater, and those having a lesser flood risk between 1:100 and 1:1000
  - ii) Demonstrate that there is sufficient developable area for the proposal after excluding flood way and flood fringe areas.
  - iii) Provide recommendations on locating more vulnerable developments towards lower flood risk areas (greater than 1:500, where possible) and on implementing other measures that would limit flood risk.
- f) Mackenzie County shall consider the use of flood hazard lands for such uses as recreational, agricultural, or similar such uses not requiring permanent structures, providing the developer:
- i) submits a geotechnical study regarding the subject land;
  - ii) uses appropriate flood-proofing techniques as described in the Canada-Alberta Flood Damage Reduction Program;
  - iii) indicates to the satisfaction of the County that the flood hazard has been mitigated; and
  - iv) notwithstanding the above policies, development associated with substances of a chemical, hazardous, or toxic nature, which would be an unacceptable threat to public safety if damaged as a result of flooding, shall not be permitted to locate in the 1:100 year flood hazard area.
- g) Mackenzie County shall maintain appropriate development setbacks from lake shores, river valley breaks, an escarpment or other critical slopes as identified by Alberta Environment and Parks and/or geotechnical studies provided by the developer, to the satisfaction of the County that development can be safely undertaken.
- h) Mackenzie County should, as a condition of subdivision approval, require an environmental reserve or environmental reserve easement from the high water mark of waterbodies and/or the top of bank of watercourses to protect development from flooding and waterbodies from source water protection.
- i) The County shall monitor flood activity over time with the latest information from the Province of Alberta, and amend all relevant policies within the MDP, ARPs, and ASPs, as well as the Land Use Bylaw, in order to comply with Provincial regulations and ensure that County residents are provided with clear land use and development direction as well as protected from future impacts of flood events.
- j) The use of shelterbelts and treed buffers is promoted in low lying areas to mitigate against the risk of flooding.
- k) All rural lots should be developed in a manner that creates positive surface water drainage, to avoid flooding of structures.



## 6.3 FIRE HAZARD RESILIENCY

Mackenzie County's location in the boreal forest makes the County susceptible to wildfire hazards annually. In the County this risk includes forest fires and grassland fires. Wildfires can impact human health, wildlife habitat, infrastructure, and buildings. To protect the residents of the County, the policies included in this section are to help prevent and mitigate the impacts of wildfires when they occur.

### Objectives

- Protect communities against wildfire hazards.
- Identify and promote FireSmart principles across the County.

### Policies

- a) The County will adapt existing development and infrastructure in accordance with FireSmart principles to reduce the risk of future wildfire hazards.
  - b) The County should prepare a county-wide and inter-municipal fire protection plan.
  - c) Multi-lot residential development should be discouraged in areas of high wildfire risk.
  - d) Approvals of proposals within or adjacent to high and moderate wildfire risk areas may include conditions that require the implementation of FireSmart principles and fire prevention measures.
- e) Mackenzie County shall require developers to recognize FireSmart: Protecting Your Community from Wildfire design principles when preparing Area Structure Plans, Outline Plans, and subdivisions, and minimize the potential for wildfire damage through:
    - i) the provision of recreational facilities along the outer perimeter of the community so that the developed portions may be separated from undeveloped areas;
    - ii) the provision of a fire guard which will serve as a buffer between communities and the surrounding natural area; and
    - iii) the development of trails between developments and surrounding forested lands which may be used in an emergency for fire prevention purposes.
  - f) Mackenzie County shall require the following as conditions for approval for residential development which is too remote to be adequately protected by existing fire fighting services:
    - i) the provision of adequate water supplies for fire fighting purposes;
    - ii) the use of fire resistant building methods;
    - iii) the installation of spark arresters on all chimneys; and
    - iv) the provision of an emergency access to developments to help prevent property damage and the potential for loss of life.





# 7 BUILDING PARTNERSHIPS

Building strong relationships with neighbouring First Nations, Métis communities and adjacent municipalities can contribute to collaborative planning and economic outcomes that are mutually beneficial to all. The development of strong partnerships with local associations such as the Mackenzie Frontier Tourism Association and the Regional Economic Development Initiative are also important to create a singular voice when targeting strategic directives. Strategic partnerships can lead to greater advocacy about the benefits of living, working, and playing in Mackenzie County.

One of those strong relationships is with the Town of High Level. The Mackenzie County – Town of High Level Inter-Municipal Development Plan recognizes that inter-municipal cooperation is necessary to attract private investment, enhance economic activity and ensure that land for new development is viable and sustainable. Each municipality has a mutual interest in planning and development proposals near their shared boundaries and ensures that each have an interdependent role in rendering decisions for such proposals. The policies in this section provide direction on cooperative efforts between

municipalities and other jurisdictions to achieve mutual objectives that benefit the residents and businesses in Mackenzie County.

## **Objectives**

- Maintain mutually beneficial relationships with adjacent municipalities, First Nations, or other stakeholders to achieve the objective of regional cooperation and regional planning.
- Facilitate intermunicipal communication and referral of planning and development applications.
- To encourage the preparation of Inter-Municipal Development Plans and joint agreements between Mackenzie County and adjacent municipalities or other stakeholders to provide infrastructure services.
- The range of facilities and services available to residents through partnerships with adjacent neighbours and other levels of government is expanded.

## **Policies**

- a) County administration shall communicate and co-ordinate on a regular basis with adjacent administrations to recognize and address matters of mutual interest.
- b) Mackenzie County shall have regard for regional planning by reviewing the policies of the Province of Alberta, the Provincial Land-use Framework, approved inter-municipal development plans or joint inter-municipal agreements when considering Municipal Development Plan amendments, Land Use Bylaw amendments or other development proposals.
- c) Mackenzie County, when deemed necessary, shall work with adjacent municipalities to prepare new inter-municipal development plans or joint intermunicipal agreements and subsequently review or update the Plan or agreements accordingly.
- d) Planning and development applications that are subject to the Mackenzie County – Town of High Level Inter-Municipal Development Plan and are located within the area shown in Figure 4, shall be directed by the policies of the Inter-Municipal Development Plan.
- e) Mackenzie County shall refer the following development proposals to adjacent municipalities:
  - i) matters of future annexation;
  - ii) the adoption or amendment to an inter-municipal development plan, or this Municipal Development Plan;
  - iii) a proposed Land Use Bylaw, proposed amendments to the Land Use Bylaw;
  - iv) a proposed Area Structure Plan within one kilometre of a shared boundary; and
  - v) any referral as set out in an inter-municipal development plan.
- f) Mackenzie County shall use its authority to prohibit development near existing and proposed sewer lagoons and waste handling facilities in order to protect the public investment in these facilities.
- g) Mackenzie County shall examine the means of sharing the costs of development for infrastructure and services with adjacent municipalities.
- h) Mutual notification frameworks should be developed with adjacent communities and neighbours to identify if, when and how notification should be provided when development is proposed in proximity of jurisdictional boundaries.
- i) Partnerships should be maintained with non-profit community groups and new partnerships should be explored to further services provided in the community.

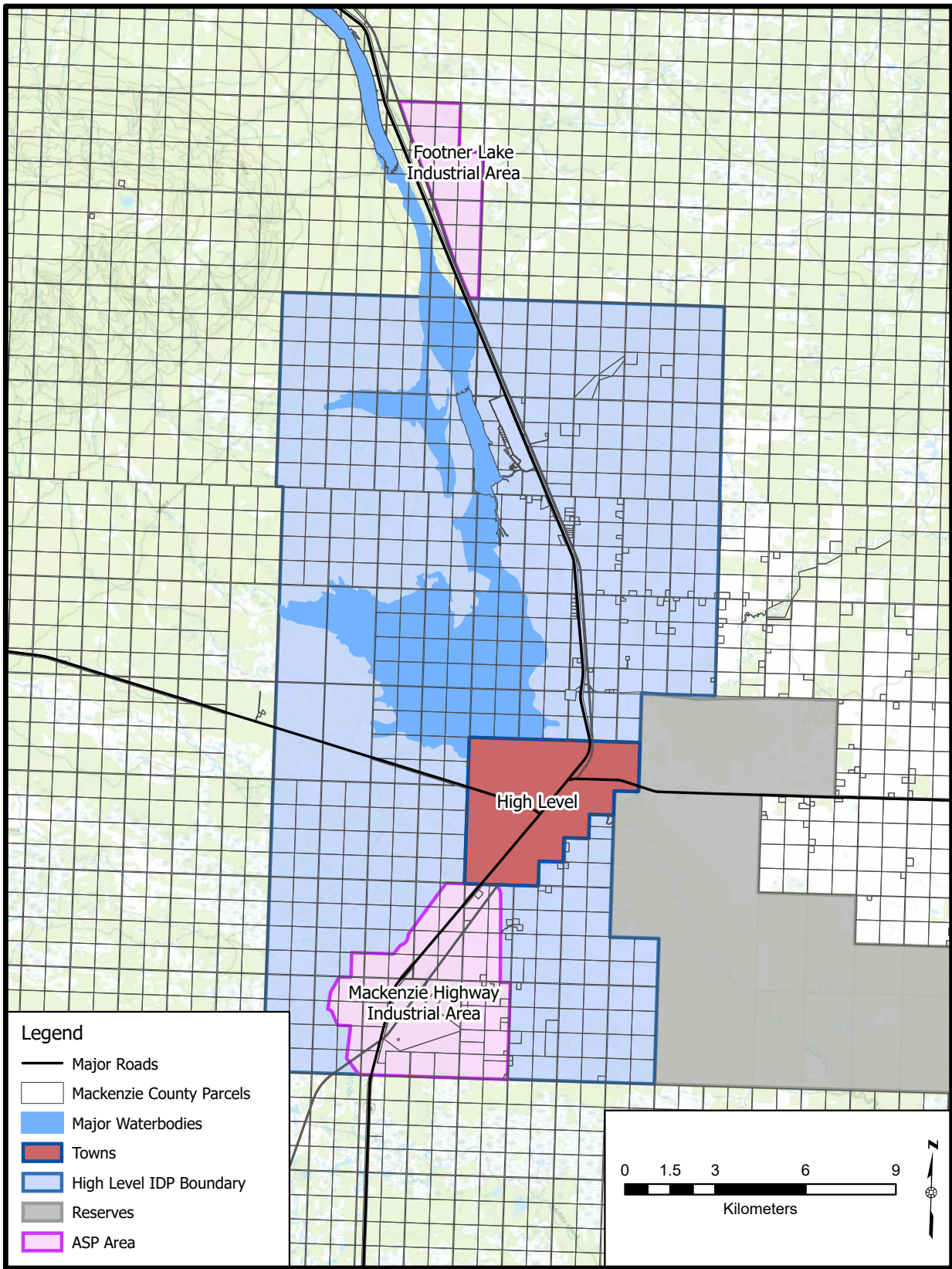


Figure 3: High Level Intermunicipal Development Plan Boundary

# **PART III**

# **IMPLEMENTATION**

# 8 IMPLEMENTATION

## 8.1 PLAN IMPLEMENTATION

The Municipal Development Plan (MDP) is a dynamic document that guides strategic decisions about the future growth and development of Mackenzie County. As such, when priorities and conditions change in the County, the MDP should be kept current and up to date through amendments to the plan and implementation of its policies.

### Policies

- a) The County through their budget process will determine the timing of investment required to implement the MDP's policies.
- b) All statutory plans adopted by the County shall be consistent with the Municipal Development Plan.
- c) The policies of the MDP shall be implemented through the adoption of an Area Structure Plan or other statutory plan, an outline plan or other non-statutory plan and through the Land Use Bylaw.
- d) The policies of the MDP should be considered comprehensively and a single policy is not intended to take priority over another in the implementation of this plan.
- e) Area Structure Plans may be initiated by the County or by a private landowner and shall follow the appropriate procedures as outlined in the Municipal Government Act.
- f) If amendments are required, they shall be carried out through a transparent public consultation process.

## 8.2 MONITORING AND REVIEW

On-going monitoring is necessary to ensure the policies within the MDP are achieving the County's strategic outcomes. A comprehensive review of the MDP should occur every ten years with a targeted review of select policies occurring every five years. The policies below are intended to help keep the MDP current and able to address land use policy issues that arise as Mackenzie County moves forward with this plan.

### Policies

- a) A comprehensive review of the Municipal Development Plan shall be undertaken every five years to consider administrative updates, emerging trends, implementation progress, and policy gaps.



# 9 GLOSSARY

## 9.1 GLOSSARY

**Active Transportation Modes** includes walking and cycling, as well as other forms of human powered transportation, including rollerblading, longboarding, skateboarding, jogging, among others.

**Barrier Free** is the design of buildings and public spaces that remove or mitigate physical accessibility barriers for persons with vision, hearing, communication, mobility, or cognition challenges.

**Better Agricultural Land** are those lands that are designated as Class 1, 2, 3 or 4 by the Canadian Land Inventory Soil Capability for Agriculture and may be confirmed through site inspections and/or independent soils analysis.

**Complete Streets** are streets that are designed to enable safe access for pedestrians, cyclists, motorists, and transit.

**Confined Feeding Operation** means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks, or exhibition grounds.

**Gross Developable Area (GDA)** is defined, for the purpose of this Plan, as the total area of the parcel of land less the land required for environmental reserve and/or environmental reserve easement.

**Land Use Framework** is the regional planning approach being undertaken by the Province to establish an eventual regional plan for the Lower Peace Region.

**Minimum Distance of Separation** is the provincially regulated setback established between a confined feeding operation and the neighbouring residence that is in existence at the time the application is submitted, and is intended to minimize the impacts of odour. Minimum distance of separation is measured from the outside walls of neighbouring

residences to the point closest to the confined feeding operation's manure storage facilities or manure collection areas.

**Natural Features** are unmodified landscapes that may include environmentally significant areas such as rivers, waterbodies, hill country, cliffs, mountains that have not been impacted by human development.

**Secondary Suite** is a second dwelling unit wholly contained within a single-detached or duplex building or garage.

**Statutory Plan** is a plan adopted by bylaw by a municipality under Division 4 of the Municipal Government Act.

**Farmstead Separation** is the subdivision of a secondary farm residence from the larger quarter section and principal farm residence.

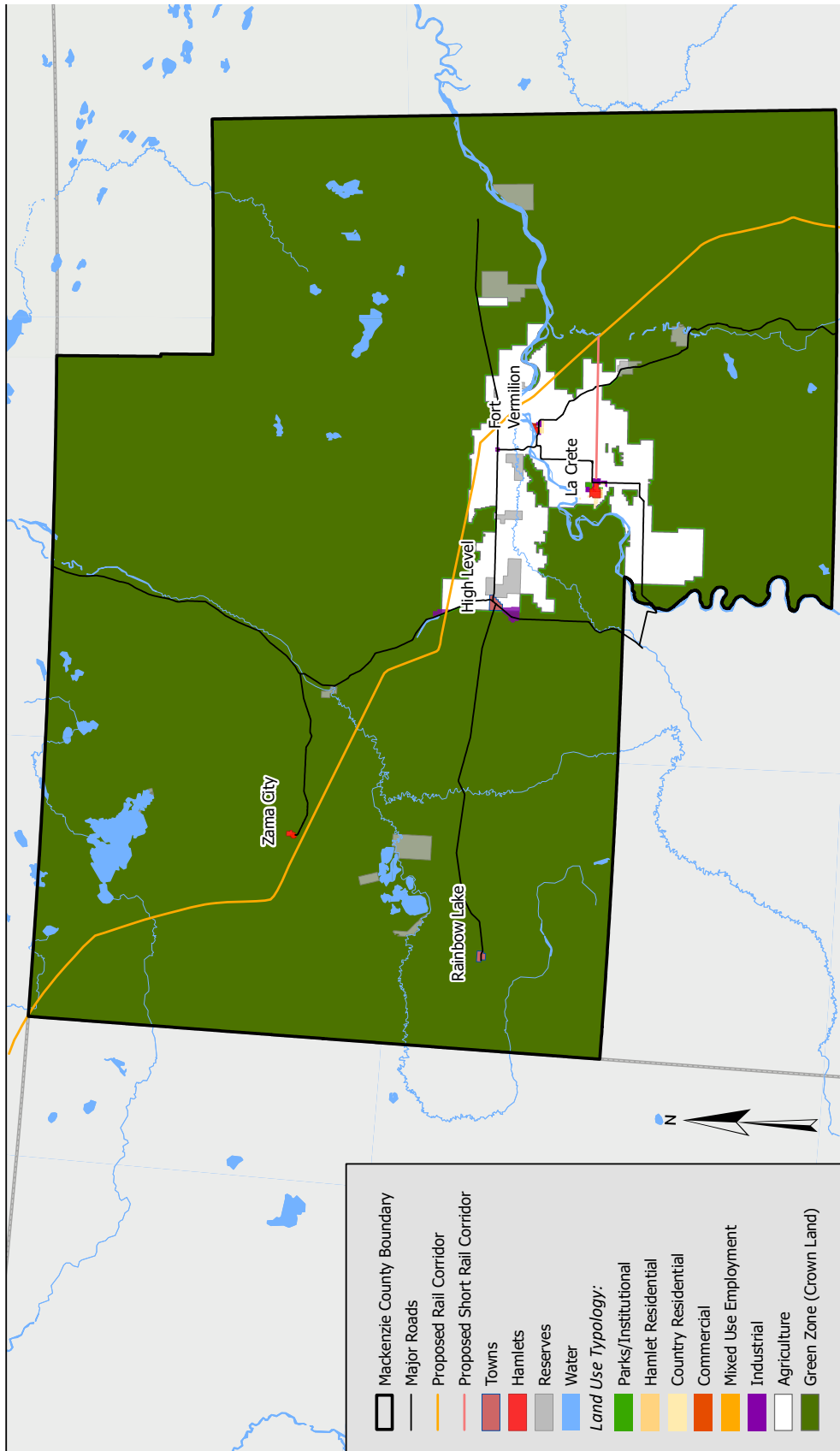
**Un-Subdivided Quarter Section** is a titled area of:

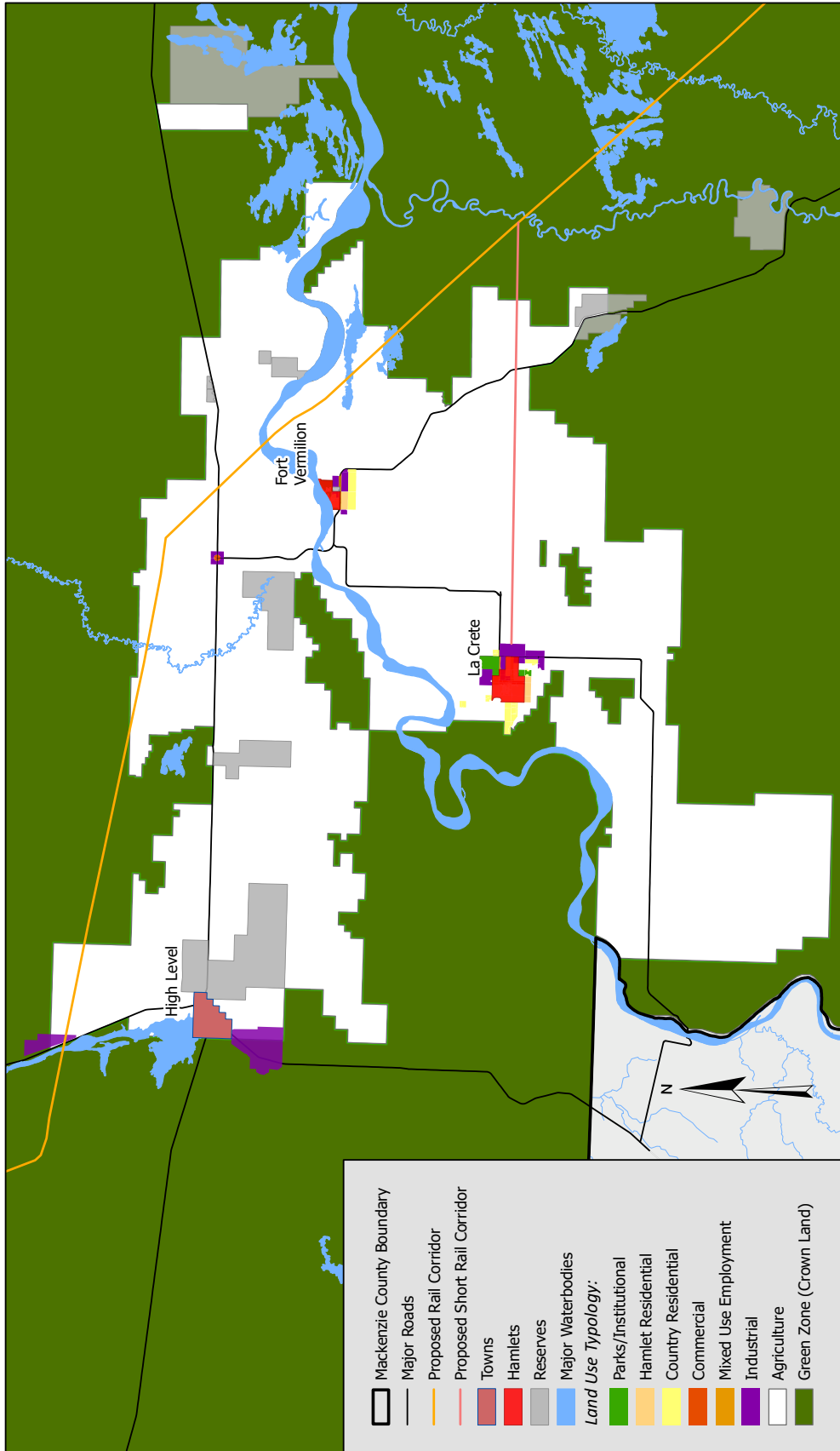
1. 64.7 hectares (160 acres) more or less;
2. Lake lot, river lot or settlement lot that has not been subdivided except for public use; or
3. A gore strip greater than 32.38 hectares (80 acres) in size, that has not been subdivided, excluding subdivisions for boundary adjustments, road widening, and public uses such as a school site, community hall, and rights of way of roads, railroads, and canals.

**Value-Added Agriculture** is the processing of primary agricultural products and services into secondary products to increase overall product value

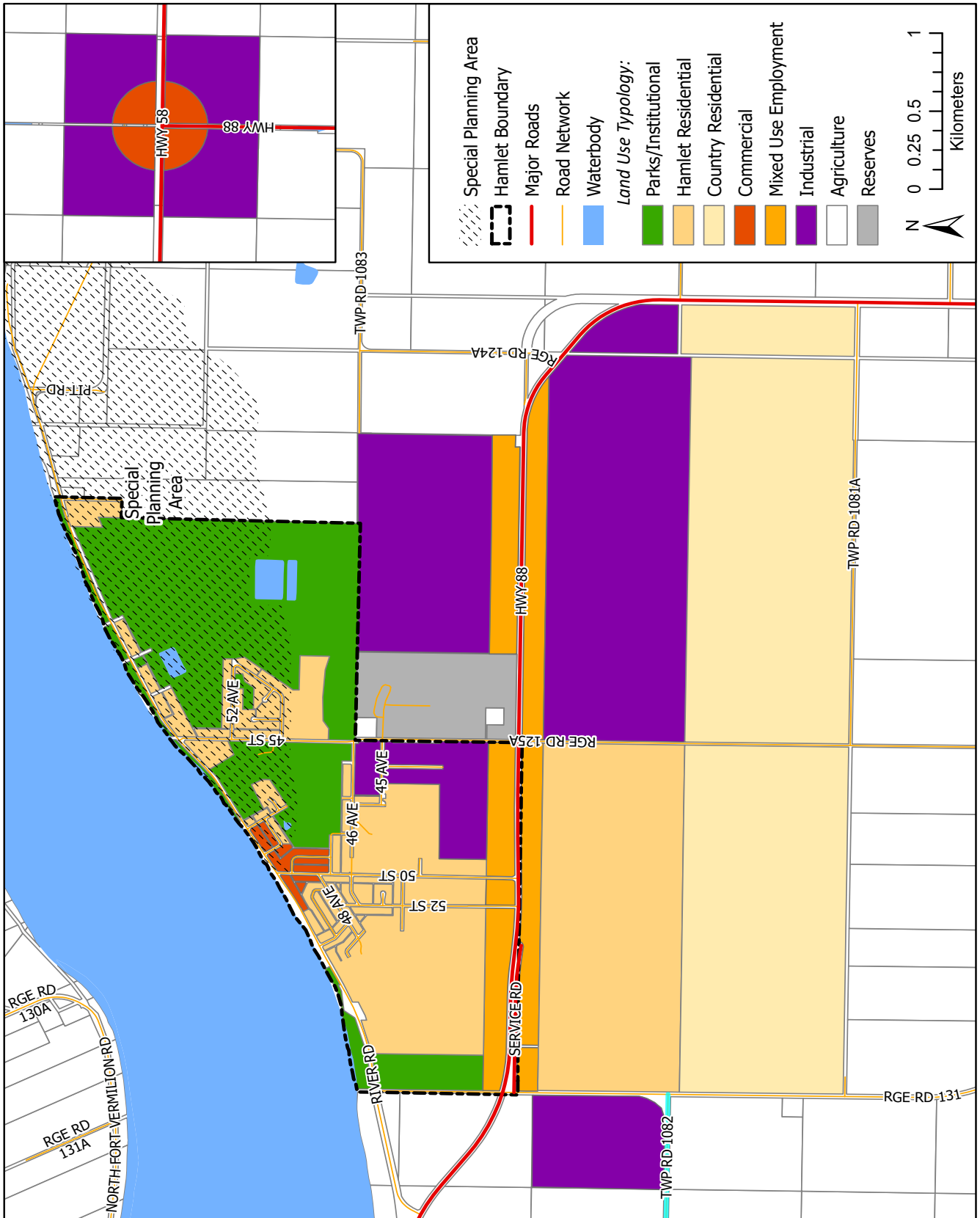
# 10 MAPS

Map 1 - County Land Use



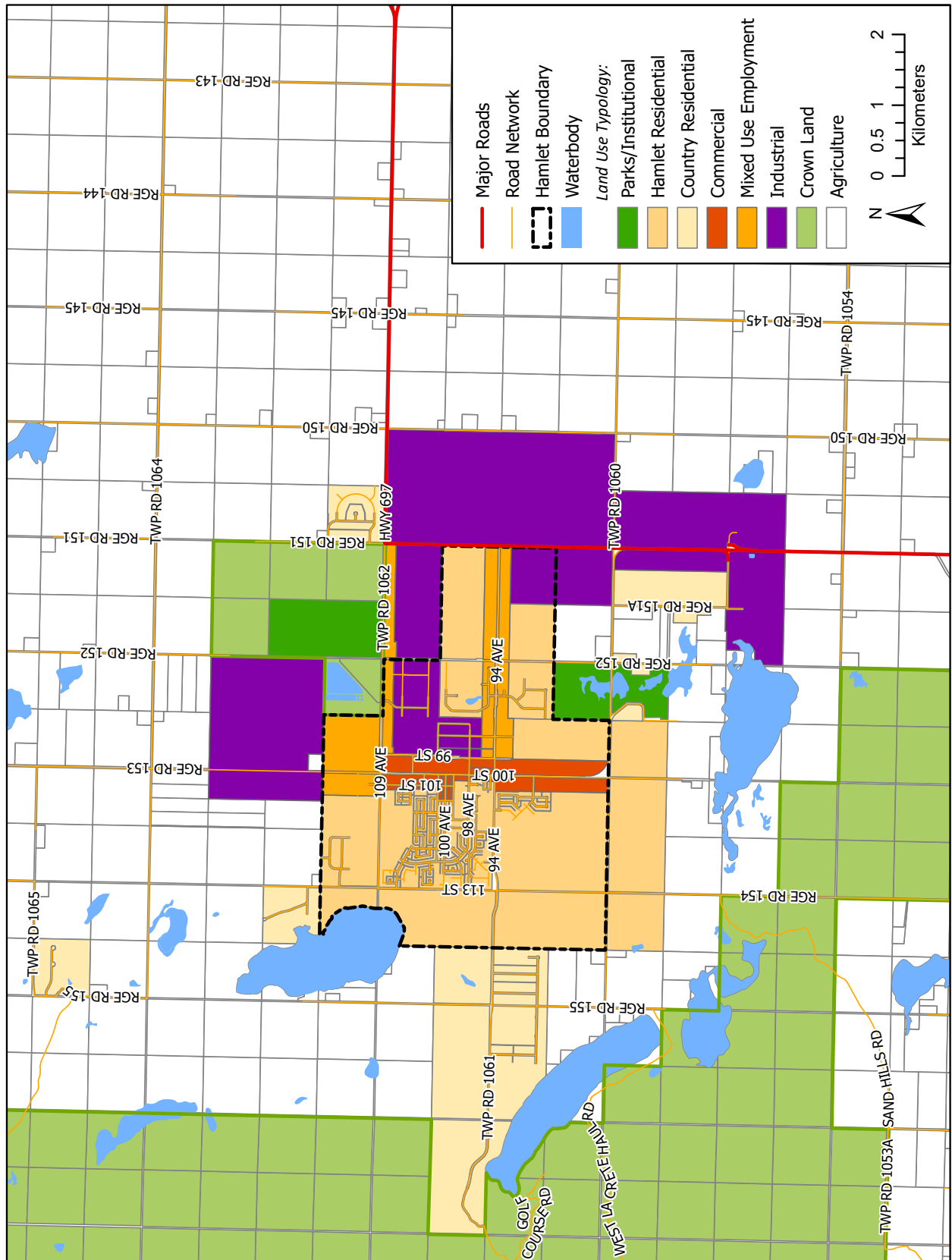


Map 2 - Fort Vermilion Land Use

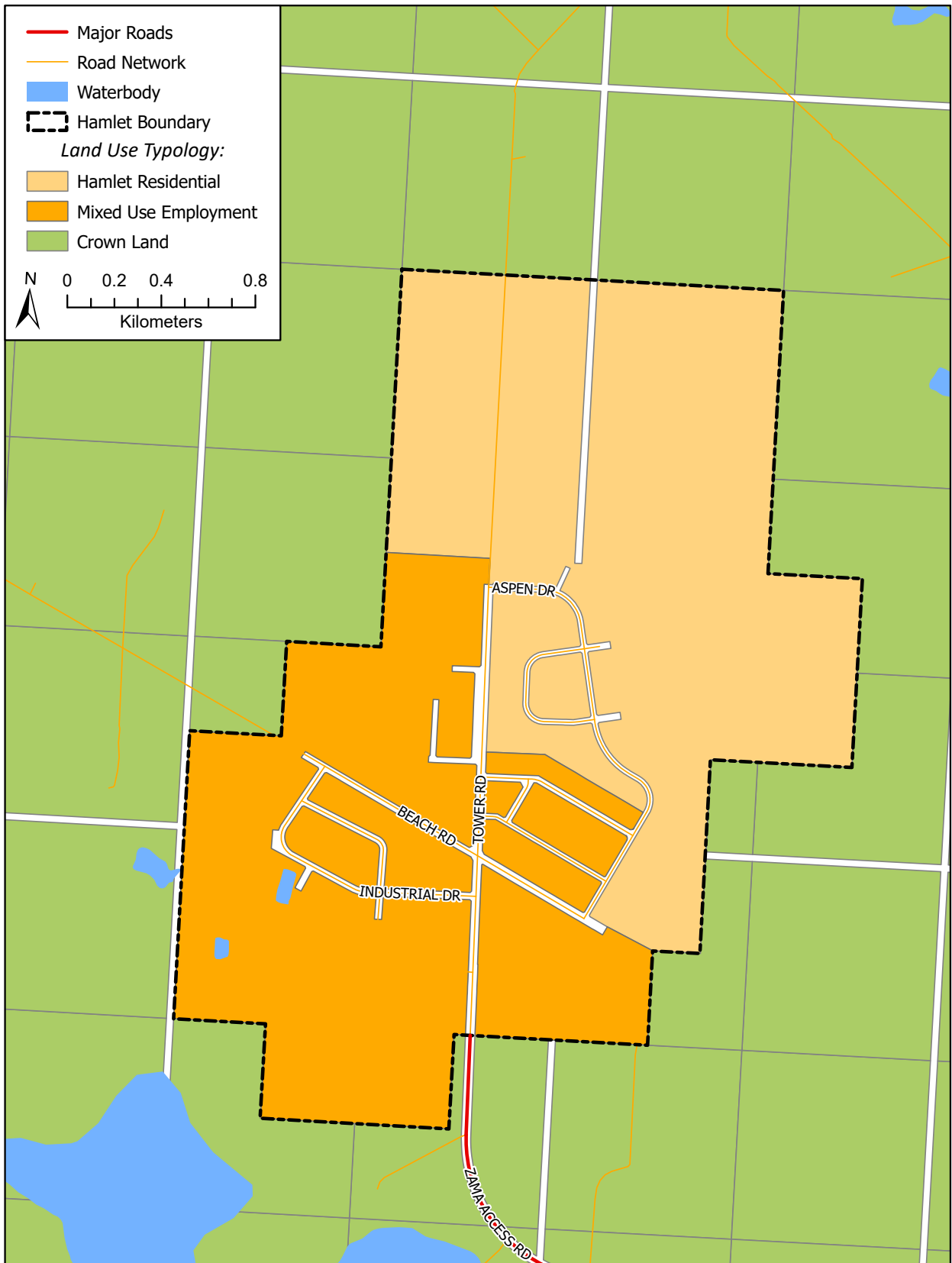




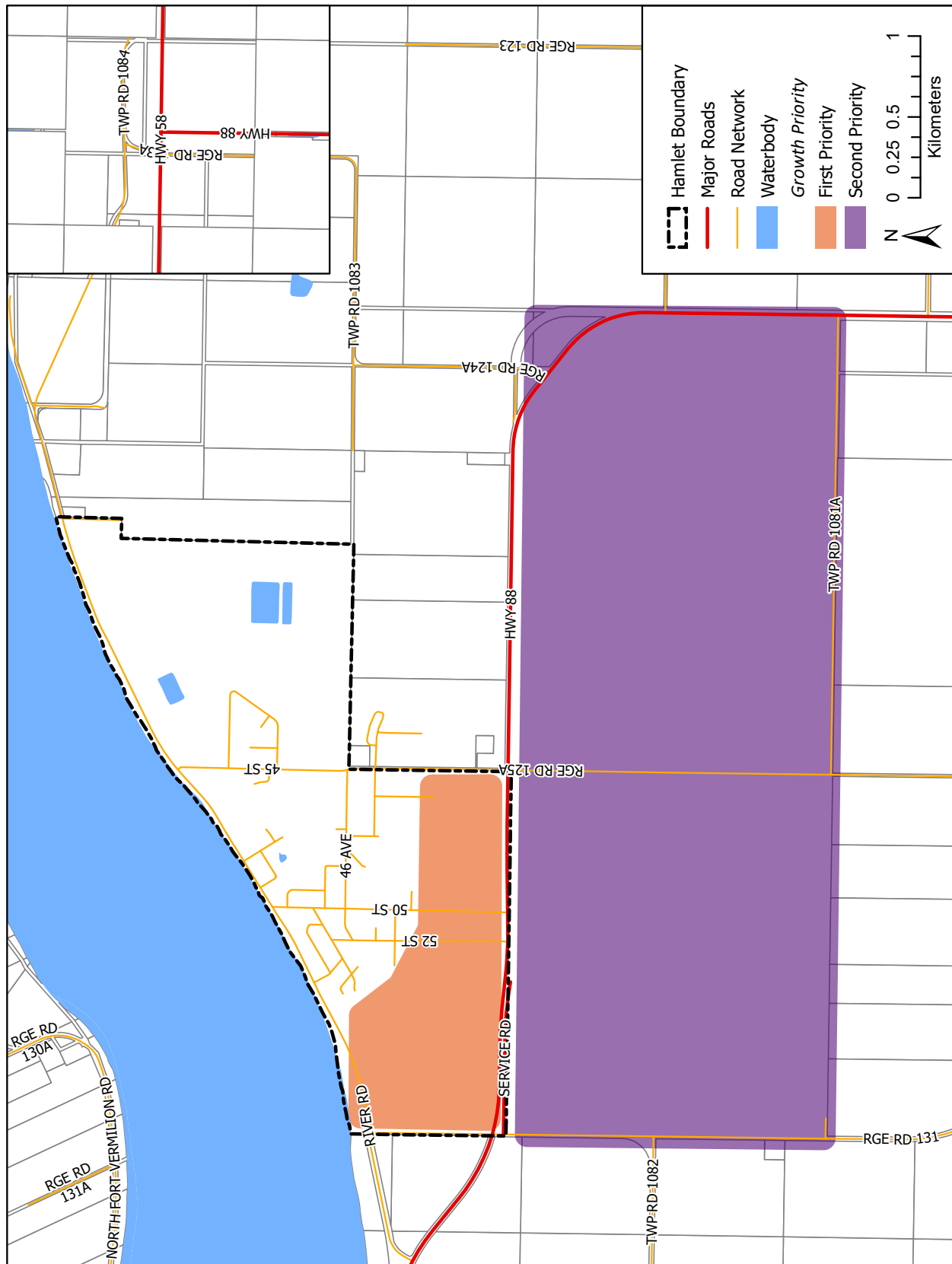
Map 3 - La Crete Land Use



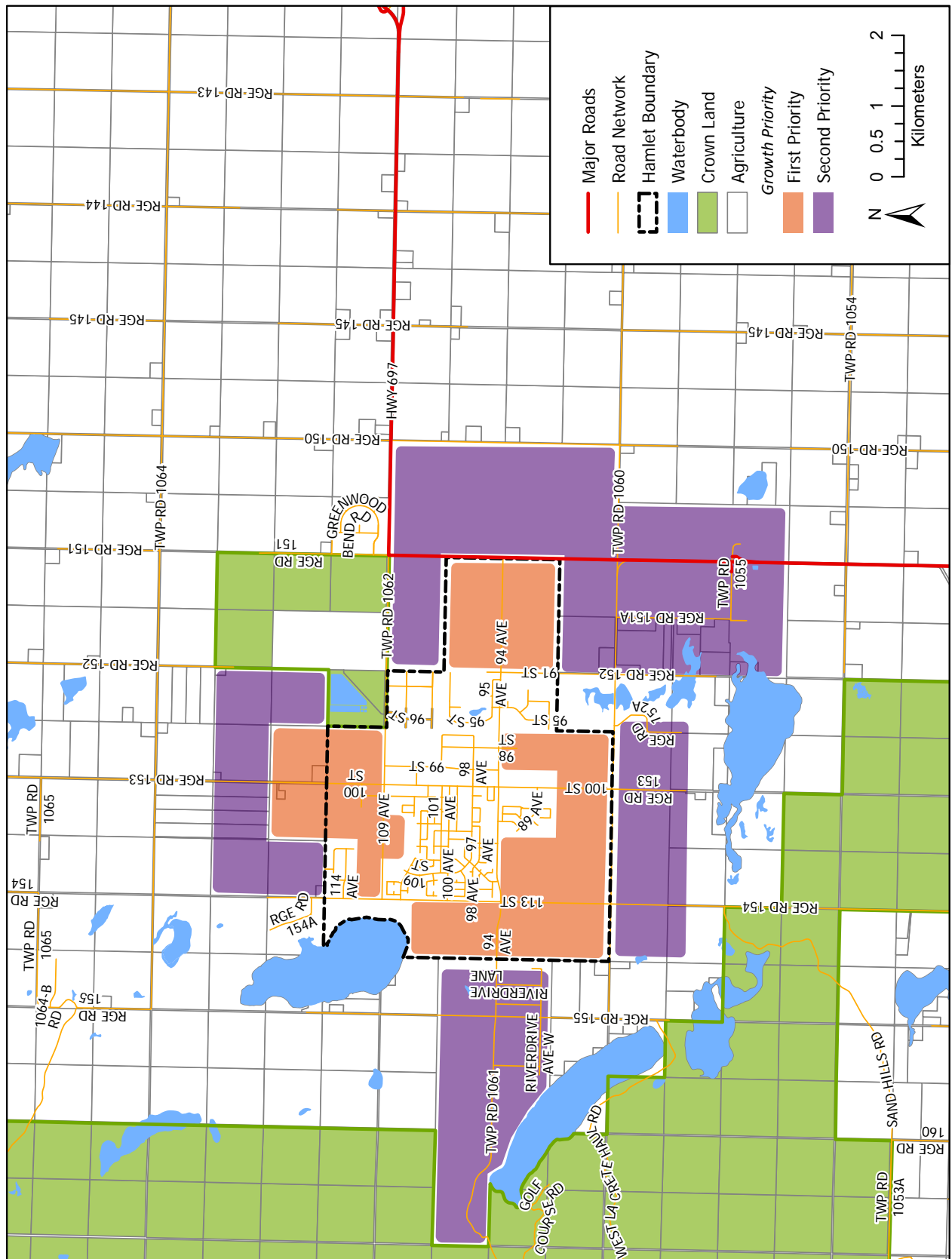
**Map 4 - Zama City Land Use**



Map 5 - Fort Vermilion Priority Growth Areas

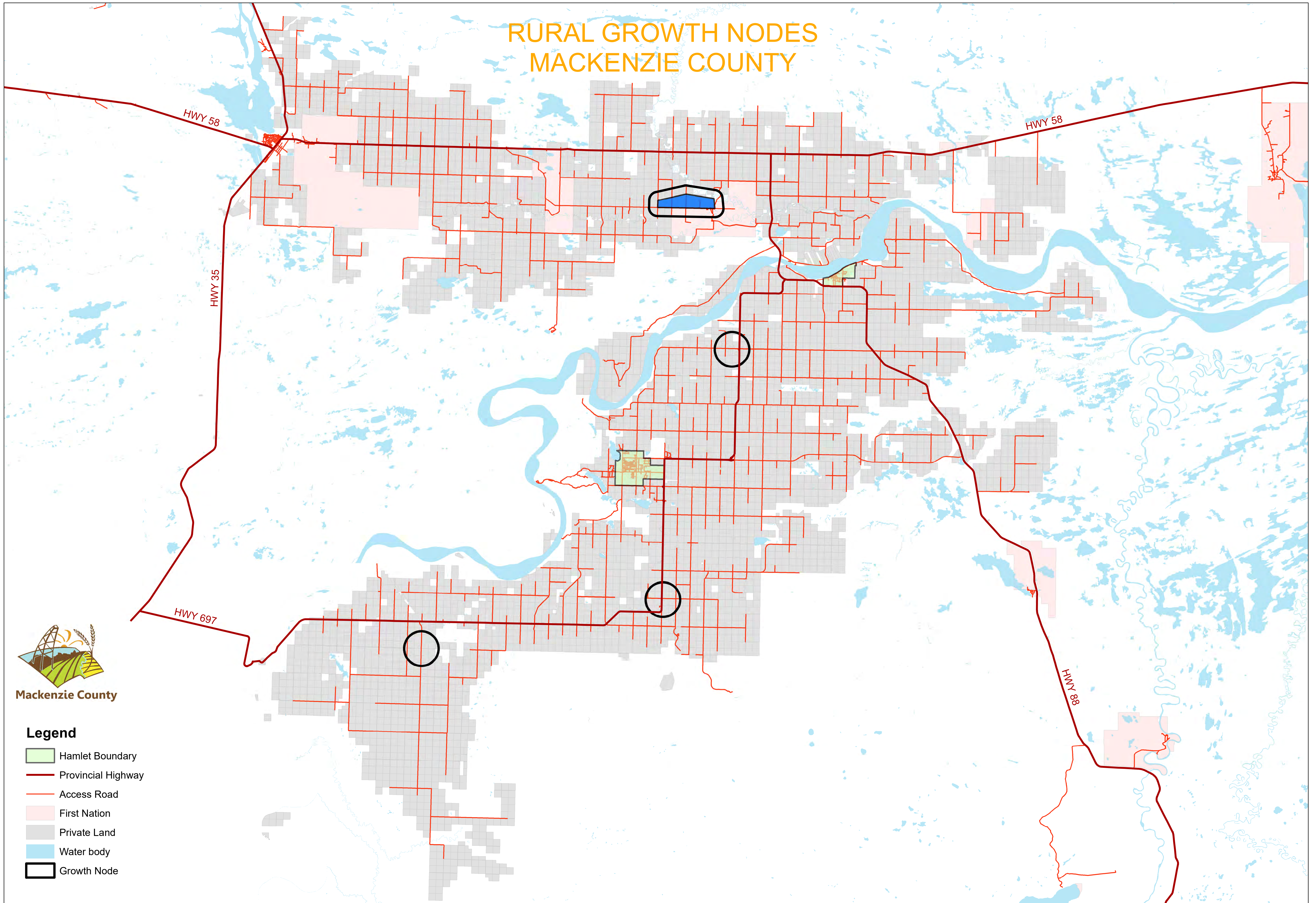


# Map 6 - La Crete Priority Growth Areas





# RURAL GROWTH NODES MACKENZIE COUNTY











**Mackenzie County**

# REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>May 9, 2023</b>
<b>Presented By:</b>	<b>Byron Peters, Interim 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
- Royal Canadian Mounted Police – RMA Convention – Spring 2023 Follow-Up Letter
- 2023-05-05 – Premier Smith – Activation of Emergency Management Cabinet Committee
- 
- 
- 
- 
- 
- 

## **OPTIONS & BENEFITS:**

N/A

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

N/A

## **SUSTAINABILITY PLAN:**

N/A

## **COMMUNICATION / PUBLIC PARTICIPATION:**

Author: L. Flooren Reviewed by: \_\_\_\_\_ CAO: \_\_\_\_\_

N/A

**POLICY REFERENCES:**

N/A

**RECOMMENDED ACTION:**

Simple Majority       Requires 2/3       Requires Unanimous

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

**Author:** L. Flooren      **Reviewed by:** \_\_\_\_\_      **CAO:** \_\_\_\_\_

## Mackenzie County Action List as of April 26, 2023

### *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>• pursue acquisition of land parcels as identified on the map presented in red;</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>	Caitlin	Asset list with all leases, caveats, dispositions, easements, etc.  Response Received from AEP 2017-11-27.  Application submitted.  PLS180027  FNC received adequacy Next steps
<b>October 9, 2018 Regular Council Meeting</b>			
18-10-763	That administration proceeds with the water diversion license's as discussed.	John	Will receive TDL for another year. Permanent License in progress.
<b>June 5, 2020 Special Council Meeting</b>			
20-06-334	That administration continues to support a community recovery plan that includes a community engagement component.	DRT	Ongoing
<b>July 15, 2020 Regular Council Meeting</b>			
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 Drafting ASP RFP
<b>November 25, 2020 Regular Council Meeting</b>			
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. Ad Hoc Development Committee

Motion	Action Required	Action By	Status
<b>September 14, 2021 Regular Council Meeting</b>			
21-09-623	That second reading be given to Bylaw 1231-21 being the La Crete Offsite Levy Bylaw be tabled until further date.	Byron	TABLED AD Hoc Committee
21-09-658	That administration work with the Fort Vermilion School Division to complete a trade and land transfer for properties adjacent to the La Crete Distribution Pumphouse and Fort Vermilion Public School.	Byron	Ongoing Awaiting Land Titles
<b>October 12, 2021 Budget Council Meeting</b>			
21-10-696	That Administration proceed with the sale of the closed portions of 100A Street to adjacent landowners at assessed value with all associated costs being borne by the buyer with the exception of those costs associated with registration of a waterline URW where required.	Caitlin	4 lots sold; remaining have not decided their options. Final follow up this week with purchasers.
21-10-697	That the north portions of 100A Street (adjacent landowners) be sold back for the same price it was originally purchased to the adjacent landowners with all associated costs being borne by the applicant.	Caitlin	In Progress
<b>December 14, 2021 Regular Council Meeting</b>			
21-12-854	That Policy DEV001 & DEV007 be brought back to Council for review.	Caitlin	Administration to research options for ROW urban standard development Bring to Developers AD-HOC for discussion. In Progress
<b>February 2, 2022 Regular Council Meeting</b>			
22-02-085	That administration move forward with the application process to purchase the following and bring back to Council any future costs related to the purchase such as FNC, survey and assessed value for deliberation and approval.  PLS140031 PLS170002 PLS180022 PLS180027 PLS190005 La Crete Ferry Campground Atlas Landing Area Bridge Campsite Machesis Lake Campground Wadlin Lake Campground	Don/Caitlin	COW 22-06-073 The TCL Leases that are in the process are as follows:  DML170039 FV Bridge campground REC2621 FV Rodeo grounds REC030012 LA Ferry campground REC090007 & 100003 Hutch Lake campground REC880027 Wadlin Lake campground  PLS140031 Appraisal and survey in progress.
<b>February 16, 2022 Regular Council Meeting</b>			
22-02-137	That Mackenzie County prepare to put in a regional bid to host the 2026 Alberta Winter or Summer Games.	Byron	Started Data Gathering Refer to Motion 22-08-569
<b>March 22, 2022 Committee of the Whole Meeting</b>			

<b>Motion</b>	<b>Action Required</b>	<b>Action By</b>	<b>Status</b>
COW-22-03-019	That the Committee of the Whole receive the Municipal Development Plan Overview as discussed and a recommendation be made to bring back an updated draft for review to a future Council meeting.	Byron/Caitlin	May 2023
<b>March 23, 2022 Committee of the Whole Meeting</b>			
22-03-222	That administration communicate with the Recreation Boards regarding backup generators and bring back recommendations to council.	Don	Looking for grant funding. 2024 Budget deliberations
<b>April 27, 2022 Regular Council Meeting</b>			
22-04-325	That Council direct administration to bring back Bylaw 908-13 – Unsightly Premises Bylaw for review to a future Council meeting.	Don	Community Services Review 2023-05-04
<b>May 25, 2022 Regular Council Meeting</b>			
22-05-391	That administration proceed with charging those that removed gravel from the Mackenzie County gravel stockpiles at market price, plus 20% including a penalty.	Byron	On going Refer to Motion 22-09-632 Thefts cannot be proven. Gate has been repaired at Tompkins Pit
22-05-406	That administration advertise the 140M AWD Grader publicly for sale with a reserve bid of \$ 225,000.	Willie	Pending Delivery Date April 2023
22-05-407	That administration advertise the 160M AWD Grader publicly for sale with a reserve bid of \$ 270,000.	Willie	Pending Delivery Date April 2023
22-05-408	That the County enter into a ten-year lease for the trailer being used by the Fort Vermilion Royal Canadian Mounted Police (RCMP) as discussed.	Don	Awaiting signed agreement
22-05-411	That administration work with the Royal Canadian Mounted Police (RCMP) in renewing the Memorandum of Understanding Agreement for the Enhanced Policing Agreement between Mackenzie County and the RCMP and bring back the draft agreement with changes as discussed.	Don	Awaiting signed agreement
<b>June 22, 2022 Regular Council Meeting</b>			
22-06-465	That administration draft a policy combining PW018 Hiring of Private Equipment, ADM015 Hiring Contract Suppliers and FIN 025 Purchasing Policy and bring back to future Council Meeting.	Byron	In Progress
<b>June 23, 2022 Committee of the Whole Meeting</b>			
22-06-073	That administration proceed with Public Land Sales as discussed.	Don	Refer to Motion 22-02-085 In Progress
<b>July 13, 2022 Regular Council Meeting</b>			
22-07-496	That administration work with the developer to purchase land adequate for relocation.	Byron	Waiting on Land Titles

Motion	Action Required	Action By	Status
22-07-513	That Mackenzie County is unsure at this time whether or not to continue with the subscription and advertising contract with Mackenzie Report past the expiry of 2023.	Caitlin/Louise	Emailed Letter to Mackenzie Report
<b>August 17, 2022 Regular Council Meeting</b>			
22-08-556	That administration proceed with cost sharing discussions for the 101 Street/109 Avenue intersection improvement with La Crete Co-op, and begin planning for the relocation and changes to utilities to accommodate an intersection upgrade and bring project forward to the 2023 Budget deliberations.	Byron	Regular Council Meeting 2023-04-26
<b>September 26, 2022 Regular Council Meeting</b>			
22-09-632	That administration continue to investigate the missing gravel and take appropriate legal action.	Byron	Refer to Motion 22-05-391
22-09-641	That administration request a culvert be installed under Highway 35 North to allow the water to flow under it, before spring thaw 2023.	Byron/Don	AT Surveying Area
<b>October 26, 2022 Budget Council Meeting</b>			
22-10-755	That administration continue to investigate options for a Special Tax Bylaw for any identified projects incorporated into the 2023 Operating and Capital Budget as approved by Council.	Jen	In Progress
<b>November 1, 2022 Budget Council Meeting</b>			
22-11-762	That administration review all rental agreements upon renewal and ensure that there is a cost of living clause included.	All Admin	
<b>November 2, 2022 Budget Council Meeting</b>			
22-11-774	That the Policy PW039 Rural Road, Access Construction and Surface Water Management - Cost Implications be brought back to a future Council meeting for amendments.	Byron/Don	In Progress
<b>November 15, 2022 Regular Council Meeting</b>			
22-11-785	That Mackenzie County sell the lots for value established by assessment combined with all associated costs excluding the land transfer fees and lot consolidation.	Caitlin	In progress Refer to Motion 21-10-969 Letters have been sent
<b>November 29, 2022 Regular Council Meeting</b>			
22-11-840	That the Name That Neighbourhood Contest be TABLED.	Jen	In Progress
<b>December 13, 2022 Regular Council Meeting</b>			
22-12-900	That the Flood Plain sale of assets be publically advertised for April 2023.	Jen	Silverstar Auction booked for June 13-15 online auction



Motion	Action Required	Action By	Status
22-12-904	That administration apply for the fish pond lease, formally MLL/DML000070 and continue to work with the Mighty Peace Fish and Game Association to rehabilitate the site.	Don	Lease 15 Approved DML 230016
22-12-908	That Council approve the Fort Vermilion Bridge Campground and Recreational Area Plan as amended and to submit the Plan to Forestry, Parks and Tourism for their approval.	Don	In Progress Plan is submitted Waiting for Approval
<b>January 10, 2023 Regular Council Meeting</b>			
23-01-028	That administration look into the Power Pole issue as discussed.	Michael/Byron	Estimate Received, seeking out revised costs
23-01-034	That the 2023 One Time Project be amended by \$200,000, with 50% of the funding coming from the Northern and Regional Economic Development (NRED) grant and 50% of the funding coming from the General Operating Reserve, subject to receiving the grant funding.	Jen	<b>COMPLETE</b> <b>See Motion 23-04-407</b>
<b>January 25, 2023 Regular Council Meeting</b>			
23-01-050	That the Agricultural Service Board review the possibilities of a bylaw prohibiting the transference of horses from the Chateh area unless they have been Coggins tested.	Caitlin	<b>COMPLETE</b>
23-01-051	That administration research options for charging user fees for municipal road allowances that are already cleared and farmed for profit.	Caitlin	Being brought back to next ASB meeting
23-01-067	That administration use Camp Reservations Canada for the campground online booking program.	Don	Will be in place May 15, 2023
23-01-074	That the Municipal Planning Commission look at obtaining land in lieu of cash on rural subdivisions.	Caitlin	Update the MR Policy to reflect road widening option
<b>February 7, 2023 Regular Council Meeting</b>			
23-02-106	That Mackenzie County commit to \$5M in municipal funding by means of Borrowing Bylaw towards local funding required to complete this project as per motion18-06-472 to complete the Mackenzie Community Recreation Center project.	Byron/Don/Jen	Awaiting grant approval and funding allocation
23-02-133	That administration create a new zoning district to alleviate concerns regarding agricultural use on residential acreages.	Caitlin	In Progress
23-02-138	That Mackenzie County initiate an application for the Forest Capital of Canada 2024: Call for Proposals.	Byron	In Progress
<b>March 7, 2023 Regular Council Meeting</b>			

Motion	Action Required	Action By	Status
23-03-250	That administration investigate options to secure County owned and leased gravel pits, and provide an update at a future Committee of the Whole meeting.	Byron	In Progress
<b>March 29, 2023 Regular Council Meeting</b>			
23-03-272	That the Agricultural Land Lease for NW 14-106-15-W5M (La Crete Lagoon) be awarded to the highest bidder.	Caitlin	<b>COMPLETE</b>
<b>April 4, 2023 Regular Council Meeting</b>			
23-04-326	That the 27 <sup>th</sup> Baseline Road Reconstruction be negotiated as discussed.	Michael	Terms of Contract Agreed and presented to Council at the 2023-04-26 Meeting.
23-04-330	That the Roadside Mowing Tenders be advertised for the remaining areas with an August 30 annual completion date to be opened at the April 26, 2023 Regular Council Meeting.	Caitlin/Landon	<b>COMPLETE</b>
23-04-333	That no refunds for cancellations be available for online bookings at Camp Reservations Canada.	Don	<b>COMPLETE</b>
23-04-336	That administration work with Tallahassee Exploration Inc. on agreements.	Jen	In Progress
23-04-338	That the Water Well at Jubilee Park Project be renamed the Water Line Extension – Jubilee Park.	Don/Jen	Project to be completed Summer 2023
23-04-340	That Mackenzie County supports the renaming ceremony of the La Crete Airport up to a maximum of \$10,000.	Byron	In Progress
23-04-343	That administration write a letter to Alberta Works to request that a part time office be established in Fort Vermilion and La Crete.	Byron	In Progress
<b>April 26, 2023 Regular Council Meeting</b>			
23-04-366	That administration be authorized to hire/contract the Machesis Lake Campground Caretaker while staying within budget.	Don	<b>COMPLETE</b> <b>Gerald Fehr</b> <b>Contractor</b>
23-04-369	That the 2022 Audited Financial Statements and Financial Information Return be approved as presented.	Jen	<b>COMPLETE</b> <b>SIR/FIR Files</b>
23-04-370	That the Roadside Mowing contract Option 1 be awarded to the lowest bidder while staying within budget.	Caitlin	<b>COMPLETE</b>
23-04-371	That the Wadlin Lake Campground Caretaker Tender be awarded to the lowest qualified bidder for a one year term.	Don	<b>COMPLETE</b>

<b>Motion</b>	<b>Action Required</b>	<b>Action By</b>	<b>Status</b>
23-04-375	That third and final reading be given to Bylaw 1291-23 being a Hamlet Residential Waste Collection bylaw Amendment to revise Schedule "1" La Crete residential map and the addition of Schedule "2" Fort Vermilion residential map.	Louise/Don	<b>COMPLETE</b>
23-04-378	That the 2023 Capital budget be amended by \$13,474 for Boiler Replacement at the Fort Vermilion Complex with the funding coming from the General Capital Reserve.	Jen	<b>COMPLETE</b>
23-04-379	That the 2023 One Time budget be amended by \$14,776 for the emergent repairs to the Fort Vermilion Boiler 2 with funding coming from the Grants to Other Organizations Reserve.	Jen	<b>COMPLETE</b>
23-04-380	That administration look at an alternative solution for the installation system of an enclosed heating system at the Fort Vermilion Recreation Center.	Don	<b>In Progress</b>
23-04-381	That the 2023 One Time Project Budget be amended by \$16,144 for the Fort Vermilion Recreation Society Compressor repair, with funding coming from the Fort Vermilion Recreation Reserve.	Jen	<b>COMPLETE</b>
23-04-382	That Administration reach out to Non Profit Organizations requesting proposals for a Spring Hamlet Cleanup Campaign and offer a "One Day" Free disposal at all transfer stations including the Mackenzie Regional Landfill.	Don	<b>Closing date May 8, 2023</b>
23-04-383	That the 2023 Operating Budget be amended to include various Tracking Sheet 8 changes.	Jen	<b>COMPLETE</b>
23-04-387	That third and final reading be given to Bylaw 1294-23 being the Water and Sewer Bylaw for Mackenzie County.	John/Louise	<b>COMPLETE</b>
23-04-388	That the Rural Potable Water Servicing Agreement be amended as presented.	John	<b>COMPLETE</b>
23-04-390	That Director Reports be presented on a monthly basis.	All Directors	
23-04-393	That all references to protecting the tributary and outflows of Footner Lake be removed from the Town of High Level's Annexation Application.	Byron	<b>COMPLETE</b>
23-04-394	That Council confirms the Annexation Application accurately reflects the inter-municipal negotiations between Mackenzie County and the Town of High Level, which includes the Service Transition Plan and Conditions subject to the removal all references to protecting the tributary and outflows of Footner Lake.	Byron	<b>COMPLETE</b>

<b>Motion</b>	<b>Action Required</b>	<b>Action By</b>	<b>Status</b>
23-04-396	That administration be authorized to enter into a contract with Northern Road Builders Ltd. as discussed for the TWP RD 1050 (27 baseline) capital project.	Michael	<b>Contracts Being Prepared for Signing.</b>
23-04-400	That third reading be given to Bylaw 1293-23 being the 2023 Tax Rate bylaw for Mackenzie County.	Jen/Louise	<b>COMPLETE</b>
23-04-402	That the 2023 Capital Budget be amended by \$103,316 for the FV – Flood Mitigation project for interest earned in the third quarter of 2022, and first quarter of 2023.	Jen	<b>COMPLETE</b>
23-04-403	That the 2023 Capital Budget be amended by \$67,500 for the La Crete Recreation Society Indoor Ice Rink project with all funding coming from public donations.	Jen	<b>COMPLETE</b>
23-04-404	That \$7,914 be allocated to the Grants to Other Organization Reserve from the Fort Vermilion Recreation Board operating funding for 2023.	Jen	<b>COMPLETE</b>
23-04-407	That the 2023 One Time Projects budget be amended to include the Outdoor Recreation and Tourism Plan Project, in the amount of \$114,100 with funding of \$55,800 coming from the Northern and Regional Economic Development (NRED) Program, \$58,300 from Mackenzie County, and an in-kind donation of \$2,500 noted from each of the following: <ul style="list-style-type: none"> <li>- Mackenzie Frontier Tourism Association,</li> <li>- La Crete Polar Cats Snowmobile Club,</li> <li>- Regional Economic Development Agency of Northwest Alberta.</li> </ul>	Byron/Jen	<b>Finance - COMPLETE</b>
23-04-408	That the 2023 Capital budget be amended by \$257,000 for the La Crete 101 Street/109 Ave Intersection Upgrade, with \$135,000 coming from La Crete CO-OP, and \$122,000 coming from the General Capital Reserve.	Jen	<b>COMPLETE</b>
23-04-410	That a letter of support be provided to Carson Flett for his Royal Visit request.	Louise	<b>Awaiting Information</b>
23-04-411	That administration be authorized to proceed with payment of \$1,500 to the Municipal District of Peace No. 135, as financial administrators of the Northern Alberta Elected Leaders (NAEL), in order to maintain membership in NAEL.	Louise	<b>COMPLETE</b>
23-04-412	That the 2023 One Time Project – Fireproof Safe be cancelled and funding returned to the General Operating Reserve.	Louise/Jen	<b>COMPLETE</b>

Motion	Action Required	Action By	Status
23-04-413	That the 2023 Operating Budget be amended by \$1,656.00 for the purchase of 3 shelving units and funding coming from the General Operating Reserve.	Louise/Jen	<b>COMPLETE</b>
23-04-414	That Bylaws 1142-19 & 1180-20 to Amend the Tax Penalties be repealed.	Louise/Jen	<b>COMPLETE</b>
23-04-416	That funds of \$30,000 from the 2023 Capital Project Machesis Lake Campground be reallocated to a new 2023 One Time Project creating recreational fishing opportunities at the Mackenzie Applied Research Association and the Tompkins Twin ponds.	Jen/Don	<b>Finance - COMPLETE</b>
23-04-418	That Mackenzie County supports the Alberta Room at Federation of Canadian Municipalities Convention in the amount of \$2,500.	Louise	<b>COMPLETE</b>

Royal Canadian Mounted Police



Gendarmerie royale du Canada

Commanding Officer  
Alberta

Commandant  
de l'Alberta

April 25, 2023

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

Dear Reeve Knelsen:

**RE: Rural Municipalities of Alberta (RMA) Convention – Spring 2023**

Thank you for sending your council representatives to meet with me and my Senior Leadership Team at the recent Spring 2023 RMA Convention in Edmonton. These meetings are important opportunities for me to hear about any questions, concerns or comments your team may have with respect to the Alberta RCMP in your area.

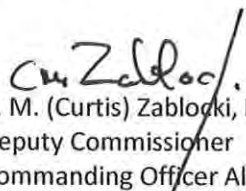
I appreciated the great feedback on the work being done by Staff Sergeant Steve Butt, and I have shared those sentiments with him. Community engagement is vital to strengthening community relationships and building trust among citizens. Detachment commanders and members are encouraged to attend community activities and events, and to be an active part of the communities they serve.

Your team also inquired on the status of two different Memorandum of Understanding agreements, one for a trailer that was purchased for RCMP use, and another specific to an Enhanced Policing position. I can report that Chief Superintendent Sean Curry, District Officer for Western Alberta, has committed to gathering additional information and following up with you on both of these documents.

I appreciate the time we have to discuss the service delivery needs in your community. We remain committed to working collaboratively with you to shape our service delivery strategies in ways that best serve the citizens you represent. Thank you for your time, energy and shared commitment to keeping Alberta safe and strong.

Should any questions or concerns arise before our next meeting, please do not hesitate to contact me at 780-412-5444 or [curtis.zablocki@rcmp-grc.gc.ca](mailto:curtis.zablocki@rcmp-grc.gc.ca); or our RMA Liaison Officer, Inspector Ed Moreland at 780-412-5259 or [edward.moreland@rcmp-grc.gc.ca](mailto:edward.moreland@rcmp-grc.gc.ca).

Yours truly,

  
C. M. (Curtis) Zablocki, M.O.M  
Deputy Commissioner  
Commanding Officer Alberta RCMP

11140 - 109 Street  
Edmonton, AB T5G 2T4

Telephone: 780-412-5444  
Fax: 780-412-5445



Cc: Chief Superintendent Sean Curry, District Officer, Western Alberta District, Alberta Royal Canadian Mounted Police  
Inspector Ed Moreland, Client Services Officer, Operations Strategy Branch, Alberta Royal Canadian Mounted Police

**From:** [Alberta News](#)  
**To:** [Louise Flooren](#)  
**Subject:** Statement: Premier activates Emergency Management Cabinet Committee  
**Date:** May 5, 2023 1:01:56 PM

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# Premier activates Emergency Management Cabinet Committee

May 05, 2023 [Media inquiries](#)

The following statement was issued by the Premier's Office on the current wildfire situation in Alberta:

"The Emergency Management Cabinet Committee will meet today at 2:30 p.m. in response to the current wildfire situations across the province.

"To date, the Premier and the minister of Public Safety and Emergency Services, who serves as vice-chair of the committee, have been briefed by department officials on the state of the situation. Department officials will also provide daily technical briefings to the media and the public as Alberta's government continues to respond to the evolving situation.

"Cabinet continues to be kept up to date on the wildfire situation – as is the leader of the Opposition per the Premier's request. Cabinet continues to have decision-making abilities to deal with emergency decisions.

"This is a very serious ongoing situation, and Alberta's government will continue to monitor and provide Albertans with the most up-to-date information.

"Albertans are encouraged to download the Alberta Emergency Alert mobile app, which immediately pushes all emergency alerts out to subscribers. For up-to-the-minute Alberta Emergency Alert information, visit [Alberta Emergency Alert](#)."

## Media inquiries

[Colin Aitchison](#)

587-783-2653

Acting Director of Government Communications, Office of the Premier

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