

**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Wednesday, September 6, 2023  
10:00 a.m.**

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

- PRESENT:** Josh Knelsen Reeve (virtual)  
Walter Sarapuk Deputy Reeve  
Peter F. Braun Councillor  
Cameron Cardinal Councillor  
David Driedger Councillor  
Garrell Smith Councillor  
Lisa Wardley Councillor (virtual)  
Ernest Peters Councillor
- REGRETS:** Jacquie Bateman Councillor
- ADMINISTRATION:** Darrell Derksen Chief Administrative Officer  
Don Roberts Director of Community Services  
Jennifer Batt Director of Finance  
Caitlin Smith Director of Planning and Agriculture  
Byron Peters Director of Projects and Infrastructure  
John Zacharias Director of Utilities  
Louise Flooren Manager of Legislative & Support Services/  
Recording Secretary
- ALSO PRESENT:** Tom and Dawn Spicer Owners – Spicer Farms  
Members of the Public

Minutes of the Regular Council Meeting for Mackenzie County held on September 6, 2023 in the Council Chambers at the Fort Vermilion County Office.

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

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

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

**MOTION 23-09-665 MOVED** by Councillor Braun

That the agenda be adopted with the following additions:

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- 10. c) Forest Resource Improvement Association of Alberta (FRIAA) Grant Funding
- 13. a) Fidler Pit Sand
- 13. b) La Crete Arena Parking Lot

**CARRIED**

**ADOPTION OF PREVIOUS MINUTES:** 3. a) **Minutes of the August 2, 2023 Special Council Meeting**

**MOTION 23-09-666** **MOVED** by Councillor Wardley

That the minutes of the August 2, 2023 Special Council Meeting be adopted as presented.

**CARRIED**

**ADOPTION OF PREVIOUS MINUTES:** 3. b) **Minutes of the August 16, 2023 Regular Council Meeting**

**MOTION 23-09-667** **MOVED** by Councillor Smith

That the minutes of the August 16, 2023 Regular Council Meeting be adopted as presented.

**CARRIED**

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

None.

**CLOSED MEETING:** 4. **Closed Meeting**

**MOTION 23-09-668** **MOVED** by Councillor Cardinal

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

- 4.a) Offer of Land Purchase – 1039 Aspen Drive Lot 07, Blk 11, Plan 0926864 (*FOIP Sections 23, 24, 25 and 27*)
- 4.b) Tallahassee Tax Agreement (*FOIP Section 25*)
- 4.c) La Crete Stormwater Master Plan – Request for Proposals (*FOIP Section 25*)

4.d) Proposed Bridge Locations (FOIP Sections 21 and 23)

**CARRIED**

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

- All Councillors Present excluding Councillor Bateman
- Darrell Derksen, Chief Administrative Officer
- Don Roberts, Director of Community Services
- Jennifer Batt, Director of Finance
- Caitlin Smith, Director of Planning and Agriculture
- Byron Peters, Director of Projects and Infrastructure
- John Zacharias, Director of Utilities
- Louise Flooren, Manager of Legislative & Support Services/ Recording Secretary

**MOTION 23-09-669**      **MOVED** by Councillor Smith

That Council move out of a closed meeting at 11:01 a.m.

**CARRIED**

Deputy Reeve Sarapuk recessed the meeting at 11:01 a.m. and reconvened the meeting at 11:12 a.m.

**TENDERS:**                      **5. a) Fort Vermilion Flood Damage Underground Repairs Project No. 2320-009**

**MOTION 23-09-670**      **MOVED** by Councillor Smith

That the Fort Vermilion Flood Damage Underground Repairs Project No. 2320-009 Tender – Envelope #1 be opened.

**CARRIED**

<b>Bidder</b>	<b>Qualifying Documents</b>
Green Acre Ventures Ltd.	All required documents included.

**MOTION 23-09-671**      **MOVED** by Councillor Peters

That the Fort Vermilion Flood Damage Underground Repairs Project No. 2320-009 Tender – Envelope #2 be opened for the qualified bidder.

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**CARRIED**

<b>Bidder</b>	<b>Cost</b>
Green Acre Ventures Ltd.	\$770,000.00

**MOTION 23-09-672**      **MOVED** by Councillor Braun

That administration review tender submissions, and bring recommendation for awarding of the Fort Vermilion Flood Damage Underground Repairs Tenders later in the meeting.

**CARRIED**

**DELEGATIONS:**      **7. a) Fish Pond Supplier – Spicer Farms**

Deputy Reeve Sarapuk recessed the meeting at 11:59 a.m. and reconvened the meeting at 12:34 p.m.

**MOTION 23-09-673**      **MOVED** by Councillor Smith

That the Fish Pond Supplier – Spicer Farms report be received for information.

**CARRIED**

**GENERAL REPORTS:**      **8. a) Director and Manager Reports for August 2023**

**MOTION 23-09-674**      **MOVED** by Councillor Driedger

That the Director and Manager Reports for August 2023 be received for information.

**CARRIED**

**CLOSED MEETING:**      **4. a) Offer of Land Purchase – 1039 Aspen Drive Lot 07, Blk 11, Plan 0926864**

**MOTION 23-09-675**      **MOVED** by Councillor Peters

That the Offer of Land Purchase – 1039 Aspen Drive Lot 07, Blk 11, Plan 0926864 be received for information.

**CARRIED**

**CLOSED MEETING: 4. b) Tallahassee Tax Agreement**

**MOTION 23-09-676** **MOVED** by Councillor Braun

That administration enter in an amended tax agreement schedule with Tallahassee Exploration Inc. as discussed.

**CARRIED**

**CLOSED MEETING: 4. c) La Crete Stormwater Master Plan – Request for Proposals**

**MOTION 23-09-677** **MOVED** by Councillor Braun

That administration proceed with issuing Request for Proposals for the detailed plan for the Stormwater Master Plan for the Hamlet of La Crete.

**CARRIED**

**MOVED 23-09-678** **MOVED** by Councillor Braun

That the deadline for proposals be set for October 10, 2023 and administration be authorized to open and score each proposal for presentation and awarding at the October 11, 2023 Council Meeting.

**CARRIED**

**CLOSED MEETING: 4. d) Proposed Bridge Locations**

**MOTION 23-09-679** **MOVED** by Councillor Driedger

That a letter of support for the Proposed Bridge Locations be sent to the Minister of Transportation and Economic Corridors.

**CARRIED**

**FINANCE: 11. a) Budget Amendment – Mitigation Surplus Auction June 2023**

**MOTION 23-09-680** **MOVED** by Councillor Wardley  
Require 2/3

That the 2023 Capital Budget be amended by \$53,391 for the FV – Flood Mitigation project with funds coming from the June 2023 Auction proceeds.

**CARRIED**

**FINANCE: 11. b) Fort Vermilion Mitigation Construction Update August 2023 – 2020 Overland Flood**

**MOTION 23-09-681 MOVED** by Councillor Driedger

That the Fort Vermilion Mitigation Construction update August 2023 – 2020 Overland Flood report be received for information.

**CARRIED**

**PUBLIC HEARINGS: 6. a) Bylaw 1302-23 Land Use Bylaw Amendment to Rezone Part of SW-2-106-15-W5 from Agricultural “A” to Institutional “I”**

Deputy Reeve Sarapuk called the public hearing for Bylaw 1302-23 to order at 1:06 p.m.

Deputy Reeve Sarapuk asked if the public hearing for proposed Bylaw 1302-23 was properly advertised. Caitlin Smith, Director of Planning & Agriculture answered that the Bylaw was advertised in accordance with the Municipal Government Act.

Deputy Reeve Sarapuk asked the Development Authority to outline the proposed Bylaw 1302-23 Land Use Bylaw Amendment to Rezone Part of SW-2-106-15-W5 from Agricultural “A” to Institutional “I”.

Caitlin Smith, Director of Planning & Agriculture presented the following:

*Administration has received a request to rezone Part of SW-2-106-15-W5M from Agricultural “A” to Institutional “I” to accommodate the construction of a church and school.*

*The purpose of the Institutional district is to allow for a variety of public and private uses that provide medical, public safety, religious and cultural services/amenities to the community. The proposed rezoning area is 13 acres.*

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*Currently there is one (1) residential yard site on this part of the quarter section. There are three (3) separate titles on the remainder of the quarter section, two (2) residential yard sites and one (1) commercial yard site.*

*According to the Hamlet of La Crete Area Structure Plan, Section 3.6 Institutional and Community Services Policies states:*

*Facilities A.*

- The County should encourage the development of institutional land uses that provide cultural, social or health services to residents. This includes a library and associated open space in the Town Centre Area and a new recreational center (as demand requires) located in a General Commercial Area.*

*The utilities department does not have any servicing concerns.*

*Proposed Bylaw 1302-23 was presented to the Municipal Planning Commission on July 13, 2023 where the following motion was made:*

**MPC 23-07-113**                      **MOVED by Tim Driedger**  
*Requires Unanimous*

*That the Municipal Planning Commission recommend to Council to approve Bylaw 1302-23 being a Land Use Bylaw Amendment to rezone Part of SW-2-106-15-W5M from Agricultural "A" to Institutional "I", subject to public hearing input.*

**CARRIED UNANIMOUSLY**

*Proposed Bylaw 1302-23 was presented to Council on August 16, 2023 where the following motion was made:*

**MOTION 23-08-637**                      **MOVED by Deputy Reeve**  
**Sarapuk**

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*That first reading be given to Bylaw 1302-23 being a Land Use Bylaw Amendment to rezone Part of SW-2-106-15-W5M from Agricultural "A" to Institutional "I", to accommodate a church and school, subject to public hearing input.*

**CARRIED**

Deputy Reeve Sarapuk asked if Council has any questions of the proposed Bylaw 1302-23 Land Use Bylaw Amendment to Rezone Part of SW-2-106-15-W5 from Agricultural "A" to Institutional "I".

Councillor Braun – At 1st reading was access and dust control discussed?

Administration – Yes.

Councillor Wardley – So as far as road upgrades or dust control, why does it have to wait until the development permit stage?

Administration – This item is brought to the Council only for land use rezoning, development specifications come at time of subdivision and development permit as conditions of approval.

Deputy Reeve Sarapuk asked if any submissions were received in regards to proposed Bylaw 1302-23. There were 4 submissions received which were included in the agenda package and were read by Caitlin Smith, Director of Planning & Agriculture.

Deputy Reeve Sarapuk asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1302-23. There were members of the public present to speak to the proposed bylaw.

Jonathan Goertzen – Asked if Council had any questions, concerns are clearly written in his submission. If the property is developed, will there be restrictions applied and will the road be upgraded at the cost of the County or developer and are not to have negative affects to surrounding people?

Council – yes, restrictions will need to be applied. This is at the discretion of the development authority.

Council - Did you just buy an acre or so and add it to your property?

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Jonathan Goertzen – Yes, just for a buffer zone, again I'm not against the rezoning. I just want to ensure that there are written conditions in the development stages, to ensure privacy, road upgrades, the intersection of TWP 1060 and RR152 needs to be upgraded.

Council – This is a large cost to the developer.

Jonathan Goertzen – Then there should be fair for the county to add to budget to upgrade the corner to minimum standards due to the amount of traffic. The Church is open for 5 days a week and the school as well. I'm not opposed to the rezoning restrictions need to be put in place, my neighbours are a closer distance from the road and already experience lots of dust. I do what I can for dust control at my place but with the amount of traffic =, the dust control doesn't do much. There is a steady hazard of dust, so something needs to be done and it's a huge expense.

Council – If we work with developer and County would the adjacent landowners be willing to pay a levy for paving?

Ryan Wolfe – My tax bill is a whole lot already, its not a fair expense for 6 landowners and a whole lot more users.

Council – I don't believe it is fair to put the whole expense on the few landowners on the road.

Ryan Wolfe – I stated my concerns in my letter as well, there's already dust coating my yard when there is an east wind. There's heavy traffic and no dust control and it will be a constant dust when you add a church and school. Even if its oiled up and down the road it will not last, so we can't go with that effort. I also ask for no driveway where it is currently located as it is dead center of my driveway and there will be headlights in my windows. I would like to see an access on the NW corner past my treeline for the school and church. The intersection of TWP1060 and RR152 you can hardly turn off the pavement cleanly without going off the curb into ditch with another vehicle waiting at the stop sign, it needs to be widened or upgraded. Now if there are school buses and individual traffic from kids being dropped off it will be full washboard.

Deputy Reeve Sarapuk closed the public hearing for Bylaw 1302-23 at 1:26 p.m.

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**MOTION 23-09-682**      **MOVED** by Councillor Peters

That second reading be given to Bylaw 1302-23 being a Land Use Bylaw Amendment to rezone Part of SW-2-106-15-W5M from Agricultural "A" to Institutional "I", to accommodate a church and school.

**CARRIED**

**MOTION 23-09-683**      **MOVED** by Councillor Wardley

That the third reading of Bylaw 1302-23 being a Land Use Bylaw Amendment to rezone Part of SW-2-106-15-W5M from Agricultural "A" to Institutional "I", to accommodate a church and school be TABLED to a future Council Meeting.

**CARRIED**

Deputy Reeve Sarapuk recessed the meeting at 1:37 p.m. and reconvened the meeting at 1:54 p.m.

**TENDERS:**                      **5. a) Fort Vermilion Flood Damage Underground Repairs Project No. 2320-009**

**MOTION 23-09-684**      **MOVED** by Councillor Driedger  
Requires 2/3

That administration bring the Fort Vermilion Flood Damage Underground Repairs Project 2320-009 Tender Awarding to the September 19, 2023 Regular Council Meeting.

**CARRIED**

**AGRICULTURE SERVICES:**      **9. a) None**

**COMMUNITY SERVICES:**      **10. a) 2023 Capital Budget Amendment - La Crete Walking Trail 109 Ave to 113 Street - Extension**

**MOTION 23-09-685**      **MOVED** by Councillor Braun  
Requires 2/3

That the 2023 One Time project Budget be amended with the cancellation of the LC Walking Trail (2018) project and return \$6,000 to the General Operating Reserve.

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**CARRIED**

**MOTION 23-09-686**  
 Requires 2/3

**MOVED** by Councillor Driedger

That the 2023 Capital Budget for the La Crete Streetscape project be reduced by \$54,000 by returning \$25,000 to the General Capital Reserve and \$29,000 to the General Operating Reserve.

**CARRIED**

**MOTION 23-09-687**  
 Requires 2/3

**MOVED** by Reeve Knelsen

That the 2023 Capital Budget be amended to include the La Crete Walking Trail 109 avenue to 113 Street – Extension by \$64,000 with funding coming from the General Capital Reserve.

**CARRIED**

**COMMUNITY SERVICES:**

**10. b) 2023 One Time Project Funding Amendment - FV Fishing Opportunities (Mackenzie Applied Research Association, Tompkins Twin Ponds) (2023)**

**MOTION 23-09-688**  
 Requires 2/3

**MOVED** by Councillor Wardley

That the 2023 One Time project funding source budget be amended for the FV Fishing Opportunities (Mackenzie Applied Research Association, Tompkins Twin Ponds) with funding coming from Municipal Reserves.

**CARRIED**

**MOTION 23-09-689**  
 Requires 2/3

**MOVED** by Councillor Cardinal

That the 2023 Capital Budget be amended by \$30,000 for the Machesis Lake Campground project, with funding coming from Recreation and Parks Reserve.

**CARRIED**

**COMMUNITY SERVICES:**

**10. c) Forest Resource Improvement Association of Alberta (FRIAA) Grant Funding (ADDITION)**

**MOTION 23-09-690**  
 Requires Unanimous

**MOVED** by Councillor Peters

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That Council supports the submission of the Forest Resource Improvement Association of Alberta (FRIAA) grant funding proposal for Mackenzie County Wildfire Mitigation plans.

**CARRIED UNANIMOUSLY**

**FINANCE:**

**11. c) Funding Source Amendment – 2023 Capital County Vehicles**

**MOTION 23-09-691**  
Requires 2/3

**MOVED** by Councillor Driedger

That the 2023 Capital Budget funding sources be amended by \$70,000 for the LC & FV Office Vehicle projects, and \$63,000 for the Chief Administrative Officer vehicle, with funding coming from the Vehicle and Equipment Reserve, returning \$133,000 to the available balance of the Municipal Sustainability Initiative grant.

**CARRIED**

**PROJECTS &  
INFRASTRUCTURE:**

**12. a) Gravel Pit Security Options Update**

**MOTION 23-09-692**

**MOVED** by Councillor Smith

That the Gravel Pit Security Update be received for information.

**CARRIED**

**OPERATIONS:**

**13. a) Filter Pit Sand (ADDITION)**

**MOTION 23-09-693**  
Requires Unanimous

**MOVED** by Councillor Cardinal

That the 500 cubic meters of sand from the Filter Pit be donated to the La Crete Equine Society.

**CARRIED UNANIMOUSLY**

Deputy Reeve Sarapuk recessed the meeting at 2:45 p.m. and reconvened the meeting at 2:56 p.m.

**OPERATIONS:**

**13. b) La Crete Arena Parking Lot (ADDITION)**

**MOTION 23-09-694**  
Requires Unanimous

**MOVED** by Councillor Peters

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That the La Crete Arena Parking Lot discussion be received for information.

**CARRIED UNANIMOUSLY**

**UTILITIES:** 14. a) None

**PLANNING & DEVELOPMENT:** 15. a) None

**ADMINISTRATION:** 16. a) 2016 140M AWD Grader Sale Date

**MOTION 23-09-695** **MOVED** by Councillor Smith

That administration be authorized to list the 2016 – 140M grader at the Ritchie Bros. Auctioneers heavy equipment sale on October 3 - 5, 2023.

**CARRIED**

**ADMINISTRATION:** 16. b) La Crete Agricultural Society - Request for Letter of Support

**MOTION 23-09-696** **MOVED** by Councillor Wardley

That a letter of support be provided to the La Crete Agricultural Society for their Community Facility Enhancement Program grant application for the Flour Mill Upgrade.

**CARRIED**

**COMMITTEE OF THE WHOLE ITEMS:** 17. a) None

**COUNCIL COMMITTEE REPORTS:** 18. a) Council Committee Reports (verbal)

**MOTION 23-09-697** **MOVED** by Councillor Driedger

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

**CARRIED**

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**COUNCIL  
COMMITTEE  
REPORTS:**

**18. b) Municipal Planning Commission Meeting Minutes**

**MOTION 23-09-698**

**MOVED** by Councillor Smith

That the approved Municipal Planning Commission meeting minutes of August 10, 2023 and the unapproved Municipal Planning Commission meeting minutes of August 24, 2023 be received for information.

**CARRIED**

**INFORMATION/  
CORRESPONDENCE:**

**19. a) Information/Correspondence**

**MOTION 23-09-699**

**MOVED** by Councillor Braun

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

**CARRIED**

**MOTION 23-09-700**

**MOVED** by Councillor Peters

That a letter addressing Mackenzie County's concerns regarding the impact of the Site C Dam on the Ice Bridge and Ferry Crossing be sent to the Minister of Transportation & Economic Corridors and BC Hydro.

**CARRIED**

**CLOSED MEETING:**

**4. Closed Meeting**

**MOTION 23-09-701**

**MOVED** by Councillor Cardinal

That Council move into a closed meeting at 3:30 p.m. to discuss the following:

- 4.e) CAO Report (*FOIP Section 16, 17, 23 and 24*)

**CARRIED**

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

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- All Councillors Present excluding Councillor Bateman
- Darrell Derksen, Chief Administrative Officer

**MOTION 23-09-702**      **MOVED** by Reeve Knelsen

That Council move out of a closed meeting at 3:56 p.m.

**CARRIED**

**CLOSED MEETING:**      **4. e) CAO Report**

**MOTION 23-09-703**      **MOVED** by Councillor Driedger

That the CAO Report be received for information.

**CARRIED**

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

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

Regular Council Meeting  
September 19, 2023  
10:00 a.m.  
Fort Vermilion Council Chambers

Regular Council Meeting  
October 11, 2023  
10:00 a.m.  
Fort Vermilion Council Chambers

**ADJOURNMENT:**      **22. a) Adjournment**

**MOTION 23-09-704**      **MOVED** by Reeve Knelsen

That the Council meeting be adjourned at 3:58 p.m.

**CARRIED**

These minutes were approved at the September 19, 2023 Regular Council Meeting.

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(original signed)

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Josh Knelsen  
Reeve

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Darrell Derksen  
Chief Administrative Officer

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