MACKENZIE COUNTY REGULAR COUNCIL MEETING

Wednesday, July 17, 2024 10:00 a.m.

Fort Vermilion Council Chambers Fort Vermilion, AB

PRESENT: Joshua Knelsen Reeve

Walter Sarapuk Deputy Reeve Peter F. Braun Councillor

Cameron Cardinal Councillor (left the meeting at 1:22 p.m.)

David Driedger Councillor Ernest Peters Councillor Garrell Smith Councillor Lisa Wardley Councillor Dale Wiebe Councillor

REGRETS: Eileen Morris Councillor

ADMINISTRATION: Darrell Derksen Chief Administrative Officer

Don Roberts Director of Community Services

Jennifer Batt Director of Finance
Andy Banman Director of Operations

Caitlin Smith Director of Planning and Development

Willie Schmidt Fleet Maintenance Manager

Louise Flooren Manager of Legislative & Support Services/

Recording Secretary

Landon Driedger Agricultural Fieldman

ALSO PRESENT: Members of the Public

Telus - Tabitha Olson, Ward Scott and Tom Hovland

Minutes of the Regular Council Meeting for Mackenzie County held on July 17, 2024 in the Council Chambers at the Fort Vermilion County Office.

CALL TO ORDER: 1. a) Call to Order

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

AGENDA: 2. a) Adoption of Agenda

MOTION 24-07-523 MOVED by Councillor Braun

That the agenda be adopted with the following addition:

15. c) Seed Nursery

CARRIED

ADOPTION OF PREVIOUS MINUTES:

3. a) Minutes of the June 26, 2024 Regular Council Meeting

MOTION 24-07-524

MOVED by Councillor Wiebe

That the minutes of the June 26, 2024 Regular Council Meeting be adopted as presented.

CARRIED

ADOPTION OF PREVIOUS MINUTES:

3. b) Business Arising out of the Minutes

None.

CLOSED MEETING:

4. Closed Meeting

MOTION 24-07-525

MOVED by Deputy Reeve Sarapuk

That Council move into a closed meeting at 10:02 a.m. to discuss the following:

- 4.a) 2024 Bursary Application (FOIP Section 25)
- 4.b) Land Sale Mitigation Boreal Housing Foundation (FOIP Sections 23, 24, 25 and 27)
- 4.e) Dispositions Update (FOIP Sections 23, 24, 25 and 27) (from Committee of the Whole Meeting)

CARRIED

The following individuals were present during the closed meeting discussion. (MGA Section 197)

- All Councillors Present excluding Councillor Morris
- Darrell Derksen, Chief Administrative Officer
- Don Roberts, Director of Community Services
- Jennifer Batt, Director of Finance
- Andy Banman, Director of Operations
- Caitlin Smith, Director of Planning and Development

- Louise Flooren, Manager of Legislative & Support Services/ Recording Secretary
- · Landon Driedger, Agricultural Fieldman

Councillor Wardley declared pecuniary interest and left the meeting at 10:02 a.m.

Councillor Wardley returned to the meeting at 10:04 a.m.

Don Roberts, Director of Community Services, Andy Banman, Director of Operations, Landon Driedger and Agricultural Fieldman left the meeting at 10:31 a.m.

MOTION 24-07-526 MOVED by Councillor Wardley

That Council move out of a closed meeting at 11:08 a.m.

CARRIED

Reeve Knelsen recessed the meeting at 11:08 a.m. and reconvened the meeting at 11:21 a.m.

CLOSED MEETING: 4. Closed Meeting

MOTION 24-07-527 MOVED by Councillor Wardley

That Council move into a closed meeting at 11:21 a.m. to discuss the following:

- 4.b) Land Sale Mitigation Boreal Housing Foundation (FOIP Sections 23, 24, 25 and 27)
- 4.d) CAO Report (FOIP Sections 16, 17, 23 and 24)

CARRIED

The following individuals were present during the closed meeting discussion. (MGA Section 197)

- All Councillors Present excluding Councillor Morris
- Darrell Derksen, Chief Administrative Officer
- Jennifer Batt, Director of Finance
- Louise Flooren, Manager of Legislative & Support Services/Recording Secretary

Jennifer Batt, Director of Finance and Louise Flooren, Manager of Legislative & Support Services left the meeting at 11:37 a.m.

MOTION 24-07-528 MOVED by Councillor Driedger

That Council move out of a closed meeting at 12:08 p.m.

CARRIED

Reeve Knelsen recessed the meeting at 12:08 p.m. and reconvened the meeting at 12:41 p.m.

CLOSED MEETING: 4. a) 2024 Bursary Application

MOTION 24-07-529 MOVED by Councillor Peters

That Council awards 3 bursary recipients as presented for the total amount of \$2,000, and allocate the balance remaining of \$4,000 to the Bursary Reserve for future allocations.

Councillor Wardley abstained from voting.

CARRIED

CLOSED MEETING: 4. b) Land Sale Mitigation – Boreal Housing Foundation

MOTION 24-07-530 MOVED by Councillor Wardley

That Mackenzie County recognizes the hardships that the flood affected residents have faced since the 2020 Fort Vermilion flood and in order to ensure the safe and efficient move of Boreal Housing Foundation flood affected residents, Mackenzie County will request from the ministry the remainder of the \$10.1 Million that was granted to them for the relocation of the 54 housing units and Mackenzie County will endeavor to assist Boreal clients in their timely relocation from the flood plain.

CARRIED

MOTION 24-07-531 MOVED by Councillor Smith

That Mackenzie County requests a meeting with the Minister of Seniors, Community & Social Services, Minister of Municipal Affairs, Minister of Public Safety & Emergency Services, Minister

of Mental Health & Addiction and Boreal Housing Foundation regarding Flood Mitigation in Fort Vermilion.

CARRIED

CLOSED MEETING: 4. d) CAO Report

MOTION 24-07-532 MOVED by Councillor Smith

That the CAO Report be received for information.

CARRIED

CLOSED MEETING: 4. e) Dispositions Update

Motion 24-07-533 MOVED by Deputy Reeve Sarapuk

That the Dispositions Update be received for information.

CARRIED

TENDERS: 5. a) None

DELEGATIONS: 7. a) None

GENERAL 8. a) None REPORTS:

AGRICULTURE SERVICES:

9. a) None

COMMUNITY SERVICES:

10. a) Request for Fire Invoice Reduction

MOTION 24-07-534 MOVED by Councillor Cardinal

That the request to reduce Fire invoice #IVC...39377 and Fire

Investigation Invoice # IVC...39130 be denied.

CARRIED

ADMINISTRATION: 15. a) Municipal Ward Boundary and Council Structure

Review

MOTION 24-07-535 MOVED by Councillor Wardley

That in order to provide the best possible Rural based governance structure within and for the largest rural municipality in the province, which has diverse cultures and communities, a substantial industrial tax base that supports the way of life for our communities, has a mix of urban and rural areas and a large developing land base. Mackenzie County's governance structure, ward boundaries and specialized municipality status stay as it is, and that the minister of municipal affairs be notified of this council motion.

Councillor Cardinal requested a recorded vote.

In Favor	Opposed
Deputy Reeve Sarapuk	Reeve Knelsen
Councillor Cardinal	Councillor Braun
Councillor Smith	Councillor Driedger
Councillor Wardley	Councillor Peters
	Councillor Wiebe

DEFEATED

PUBLIC HEARINGS:

6. a) Bylaw 1341-24 to Repeal Bylaw 1024-16 Road Closure West Side of NW 11-106-12-W5M for an Access Request

Reeve Knelsen called the public hearing for Bylaw 1341-24 to order at 1:19 p.m.

Reeve Knelsen asked if the public hearing for proposed Bylaw 1341-24 was properly advertised. Caitlin Smith, Director of Planning & Development answered that the Bylaw was advertised in accordance with the Municipal Government Act.

Reeve Knelsen asked the Development Authority to outline the proposed 1341-24 to Repeal Bylaw 1024-16 Road Closure West Side of NW 11-106-12-W5M For an Access Request.

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

An agreement had been made and the process started. Part of the process was to close the existing road allowance on the west side of NW 11-106-12-W5M and consolidate it into the quarter section.

On June 14, 2016 a public hearing was held for Bylaw 1024-16 being a Road Closure Bylaw to close a portion of government road allowance adjoining the west boundary of NW 11-106-12-W5M for the purpose of consolidation.

Prior to the 2nd and 3rd reading of a road closure bylaw, a public hearing was held in accordance to the Municipal Government Act. Once the public hearing had been held, the bylaw was sent to the Minister of Transportation for an approval before it could proceed.

Administration received approval and the bylaw passed 2nd and 3rd reading.

The bylaw was not submitted to land titles. On April 30, 2024, Administration received a letter from Alberta Transportation and Economic Corridors stating Bylaw 1024-16 Road Closure for the West Side of NW-11-106-12-W5M, approved by Alberta Transportation and Economic Corridors has yet to be registered with the Land Titles Office.

Administration reviewed correspondence from the original applicant dated December 17, 2016. The applicant stated their objection to proceeding forward with Bylaw 1024-16 and proposed the County leave the road allowance where it was and grant the applicants drive-way be personal property.

Administration called the applicant and the applicant confirmed that he still wanted Bylaw 1024-16 cancelled.

This Bylaw is intended to repeal Bylaw 1024-16, so that Alberta Transportation and Economic Corridors can be notified and close the file.

The rezoning application was presented to the Mackenzie County Council on June 11, 2024 where the following motion was made:

Reeve Knelsen asked if Council has any questions of the proposed Bylaw 1341-24 to Repeal Bylaw 1024-16 Road Closure West Side of NW 11-106-12-W5M for an Access Request . There were no questions.

Reeve Knelsen asked if any submissions were received in regards to proposed Bylaw 1341-24. There were no submissions.

Reeve Knelsen asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1341-24 There was no one present to speak to the proposed bylaw.

Reeve Knelsen closed the public hearing for Bylaw 1341-24 at 1:20 p.m.

MOTION 24-07-536 MOVED by Councillor Wiebe

That second reading be given to Bylaw 1341-24 to repeal Bylaw 1024-16 being a Road Closure Bylaw for road allowance located on the West Side of NW 11-106-12-W5M for Access Request.

CARRIED

MOTION 24-07-537 MOVED by Councillor Braun

That third reading be given to Bylaw 1341-24 to repeal Bylaw 1024-16 being a Road Closure Bylaw for road allowance located on the West Side of NW 11-106-12-W5M for Access Request.

CARRIED

Councillor Cardinal left the meeting at 1:22 p.m.

PUBLIC HEARINGS:

6. b) Bylaw 1342-24 Land Use Bylaw Amendment to Rezone Part of NW 12-105-15-W5M from Agriculture "A" to Rural Country Residential 3 "RCR3"

Reeve Knelsen called the public hearing for Bylaw 1342-24 to order at 1:22 p.m.

Reeve Knelsen asked if the public hearing for proposed Bylaw 1342-24 was properly advertised. Caitlin Smith, Director of Planning & Development answered that the Bylaw was advertised in accordance with the Municipal Government Act.

Reeve Knelsen asked the Development Authority to outline the proposed Bylaw 1342-24 Land Use Bylaw Amendment to

Rezone Part of NW 12-105-15-W5M from Agriculture "A" to Rural Country Residential 3 "RCR3"

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

On October 19, 2022, Administration received a request to rezone part of NW 12-105-15-W5M from Agriculture "A" to Rural Country Residential "RCR3".

The reason for the rezoning was that the landowner wanted to develop eleven (11) estate-like residential lots, which was not a use in the current zoning district. The proposed individual lots are approximately 3 acres in size.

Proposed Bylaw 1266-22 was presented for public hearing on November 15, 2022. After the Public Hearing was closed, the following motion was made:

MOTION 22-11-793

MOVED by Councillor Wardley

That Bylaw 1266-22 Land Use Bylaw Amendment to Rezone Part of NW 12-105-15-W5M from Agriculture "A" to Rural Country Residential 3 "RCR3" be TABLED to a future Regular Council meeting.

CARRIED

Administration was directed to send a letter to Alberta Transportation requesting formal comments regarding the proposed rezoning and multi-lot subdivision. The response from Alberta Transportation is attached.

The response included the requirement of a Traffic Impact Assessment, dedication of a 30-meter wide service road right of way required along the highway frontage on the north-west corner of the section and that existing direct highway accesses may remain on a temporary basis.

Proposed Bylaw 1266-22 was presented to Council on January 10, 2023 where the following motion was made:

MOTION 23-01-029 MOVED by Councillor Bateman

That second reading be given to Bylaw 1266-22 being a Land Use

Bylaw Amendment to Rezone Part of NW 12-105-15-W5M from Agriculture "A" to Rural Country Residential 3 "RCR3" to accommodate eleven (11) estate-like residential lots.

DEFEATED

On June 03, 2024, administration received an application from the developer requesting to rezone part of NW 12-105-15-W5M from Agriculture "A" to Rural Country Residential "RCR3" for a second time.

The area to be rezoned is 40.0 acres.

It is the developer's responsibility to adhere to Alberta Transportation's requirements and negotiate with Alberta Transportation.

The proposed bylaw is not located within a rural growth node found within the Municipal Development Plan. (Please see map attached).

According to Bylaw 1066-17, Mackenzie County's Land Use Bylaw, Section 3, under Administration and Procedures, sub-section 3.1.6 states:

A minimum of 10 parcels per rezoning application, or where the total area to be rezoned is less than 20.2 hectares (50 acres), the total developable area must be subdivided. The current area of lots within the proposed sub-division is 16.2 hectares (40.0 acres).

Administration sent the utilities department the proposed rezoning to see if there was any concerns with servicing. Utilities has stated if the developer wishes to service the subdivision with water, they would have more difficulties due to the distance of the Rural Waterline (Please see attached). A lateral waterline would need to be installed (at their cost) in the north Road ROW and either run along Highway 697 to the subdivision (Alberta Transportation is unlikely to approve this as they prefer

that waterlines do not run along the highways) or run through NW-12-105-15-W5M to the subdivision. This would require a Utility ROW to ensure the Utilities Department would have access to the waterline.

Utilities has also stated that there is a water model being created which also looked into the Rural Waterline. The water model does not see any issues with servicing more rural properties such as the proposed lands however, the subdivision would be on a trickle fill system and the area would not meet fire flows.

These items will need to be determined at the time of subdivision.

The rezoning application was presented to the Mackenzie County Council on June 11, 2024 where the following motion was made:

MOTION 24-06-480
MOVED by Councillor Peters

That first reading be given to Bylaw 1342-24 being a Land Use Bylaw Amendment to Rezone Part of NW 12-105-15-W5M from Agriculture "A" to Rural Country Residential 3 "RCR3", subject to public hearing input.

CARRIED

Reeve Knelsen asked if Council has any questions of the proposed Bylaw 1343-24 Land Use Bylaw Amendment.

Reeve Knelsen - How would they do their sewer?

Director of Planning & Development – They would have to do private sewer systems for each lot or a lagoon if they so choose.

Reeve Knelsen asked if any submissions were received in regards to proposed Bylaw 1342-24. There were three (3) submissions received.

Reeve Knelsen asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1342-24 There was no one present to speak to the proposed bylaw.

Reeve Knelsen closed the public hearing for Bylaw 1342-24 at 1:31 p.m.

MOTION 24-07-538 MOVED by Councillor Wardley

That second reading be given to Bylaw 1342-24 being a Land Use Bylaw Amendment to Rezone Part of NW 12-105-15-W5M from Agriculture "A" to Rural Country Residential 3 "RCR3".

DEFEATED

PUBLIC HEARINGS:

6. c) Bylaw 1343-24

Land Use Bylaw Amendment to Rezone part of NW-04-106-15-W5M from Hamlet Residential 1A "H-R1A" to Hamlet Residential 2 "H-R2"

Reeve Knelsen called the public hearing for Bylaw 1343-24 to order at 1:34 p.m.

Reeve Knelsen asked if the public hearing for proposed Bylaw 1343-24 was properly advertised. Caitlin Smith, Director of Planning & Development answered that the Bylaw was advertised in accordance with the Municipal Government Act.

Reeve Knelsen asked the Development Authority to outline the proposed Bylaw 1343-24 Land Use Bylaw Amendment to Rezone part of NW-04-106-15-W5M from Hamlet Residential 1A "H-R1A" to Hamlet Residential 2 "H-R2"

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

Administration has received a request to rezone part of NW-04-106-15-W5M from Hamlet Residential 1A "H-R1A" to Hamlet Residential 2 "H-R2".

The landowner would like to rezone these properties to provide for row housing and duplexes. The landowner has also submitted an application for subdivision for these future lots.

The purpose of the Hamlet Residential 2 (H-R2) district is to provide for a mix of medium and high-density residential forms within HAMLETS.

Reeve Knelsen asked if Council has any questions of the proposed Bylaw 1343-24 Land Use Bylaw Amendment There were no questions.

Reeve Knelsen asked if any submissions were received in regards to proposed Bylaw 1343-24. There was (1) one submission received.

Reeve Knelsen asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1343-24 There was no one present to speak to the proposed bylaw.

Reeve Knelsen closed the public hearing for Bylaw 1343-24 at 1:36 p.m.

MOTION 24-07-539 MOVED by Councillor Braun

That second reading be given to Bylaw 1343-24 being a Land Use Bylaw Amendment to rezone part of NW-04-106-15-W5M from Hamlet Residential 1A "H-R1A" to Hamlet Residential 2 "H-R2" to accommodate the construction of row housing and duplexes.

CARRIED

MOTION 24-07-540 MOVED by Councillor Smith

That third reading be given to Bylaw 1343-24 being a Land Use Bylaw Amendment to rezone part of NW-04-106-15-W5M from Hamlet Residential 1A "H-R1A" to Hamlet Residential 2 "H-R2" to accommodate the construction of row housing and duplexes.

CARRIED

CLOSED MEETING: 4. Closed Meeting

MOTION 24-07-541 MOVED by Councillor Smith

That Council move into a closed meeting at 1:37 p.m. to discuss the following:

4.c) Telus Fibre Rollout Update (FOIP Sections 23, 24, 25 and 27)

CARRIED

The following individuals were present during the closed meeting discussion. (MGA Section 197)

- All Councillors Present excluding Councillor Cardinal and Councillor Morris
- Darrell Derksen, Chief Administrative Officer
- Don Roberts, Director of Community Services
- Andy Banman, Director of Operations
- Louise Flooren, Manager of Legislative & Support Services/Recording Secretary

Landon Driedger, Agricultural Fieldman joined the meeting at 1:56 p.m.

MOTION 24-07-542 N

MOVED by Councillor Braun

That Council move out of a closed meeting at 2:01 p.m.

CARRIED

Reeve Knelsen recessed the meeting at 2:01 p.m. and reconvened the meeting at 2:14 p.m.

CLOSED MEETING:

4. c) Telus Fibre Rollout Update

MOTION 24-07-543

MOVED by Councillor Driedger

That the Telus Fibre Rollout Update be received for information.

CARRIED

FINANCE:

11. a) Borrowing Bylaw 1346-24 – La Crete North Sanitary
Trunk Sewer Project

MOTION 24-07-544

Requires 2/3

MOVED by Councillor Wardley

That first reading be given to Bylaw 1346-24 being the borrowing bylaw for La Crete North Sanitary Trunk Sewer Project.

CARRIED

FINANCE:

11. b) 2024 Mackenzie Agricultural Fair & Tradeshow

MOTION 24-07-545

MOVED by Councillor Wardley

Requires 2/3

That the 2024 One Time project budget for the 2024 Mackenzie Agricultural Fair & Tradeshow be amended in the amount of

\$30,260 with funding coming from donations.

CARRIED

FINANCE: 11. c) Financial Reports – January – June 2024

MOTION 24-07-546 MOVED by Councillor Braun

That the financial reports for January to June 2024 be received

for information

CARRIED

FINANCE: 11. d) Councillor Expense Claims

MOTION 24-07-547 MOVED by Councillor Peters

That the Councillor Expense Claims for June 2024 be received

for information.

CARRIED

FINANCE: 11. e) Members at Large Expense Claims

MOTION 24-07-548 MOVED by Deputy Reeve Sarapuk

That the Member at Large Expense Claims for June 2024 be

received for information.

CARRIED

OPERATIONS: 12. a) None

UTILITIES: 13. a) None

PLANNING & 14. a) Bylaw 1345-24 Partial Plan Cancellation and Lot DEVELOPMENT: Consolidation of Plan 962 4275, Block 04, Lots 13-17.

MOTION 24-07-549 MOVED by Councillor Wardley

That first reading be given to Bylaw 1345-24 being a Partial Plan Cancellation and Lot Consolidation of Plan 962 4275, Block 04, Lots 13-17, subject to public hearing input.

CARRIED

PLANNING & DEVELOPMENT:

14. b) Development Statistics Report – January to June 2024

MOTION 24-07-550

MOVED by Councillor Driedger

That the development statistics report for January to June 2024 be received for information.

CARRIED

ADMINISTRATION:

15. b) Rural Health Professions Action Plan (RhPAP) 2024 Community Attraction and Retention Conference

MOTION 24-07-551

MOVED by Councillor Wardley

That the following Councillors be authorized to attend the RhPAP 2024 Community Attraction and Retention Conference from October 8-10, 2024 in Wainwright, Alberta:

- 1. Councillor Cardinal
- 2. Councillor Smith
- 3. Councillor Peters

CARRIED

ADMINISTRATION:

15. c) Seed Nursery (ADDITION)

MOTION 24-07-552

MOVED by Councillor Wardley

Requires Unanimous

That a proposal be developed for the seed orchard.

CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE ITEMS:

16. a) FoodCyler Municipal Solutions

MOTION 24-07-553

MOVED by Councillor Wardley

That the FoodCycler Municipal Solutions Pilot Project be implemented for 100 units to start.

CARRIED

COMMITTEE OF THE WHOLE ITEMS:

16. b) Peace River Boat Guide

MOTION 24-07-554

MOVED by Councillor Smith

That Mackenzie County collaborate with Mackenzie Frontier Tourism Association and other organizations through the Community Services Committee to provide input for the Peace River Boat Guide.

Triver Boat Gai

CARRIED

COMMITTEE OF THE WHOLE ITEMS:

16. c) Field of Dreams Stampede Donation

MOTION 24-07-555

MOVED by Councillor Braun

That a donation be made to the 2024 Field of Dreams Stampede in the amount of \$1,000

in the amount of \$1,000.

CARRIED

COMMITTEE OF THE WHOLE ITEMS:

16. d) Emergency Advisory Committee Meeting Date

MOTION 24-07-556

MOVED by Councillor Smith

That the Emergency Advisory Committee Meeting be scheduled

for August 13, 2024.

CARRIED

COUNCIL COMMITTEE REPORTS: 17. a) Council Committee Reports (verbal)

MOTION 24-07-557

MOVED by Deputy Reeve Sarapuk

That the Council Committee Reports (verbal) be received for

information.

CARRIED

COUNCIL COMMITTEE REPORTS: 17. b) Municipal Planning Commission Meeting Minutes

MOTION 24-07-558 MO

MOVED by Councillor Braun

That the approved Municipal Planning Commission meeting minutes of June 13, 2024 and the unapproved minutes of June 27, 2024 be received for information.

27, 2024 be received for information.

CARRIED

INFORMATION/ CORRESPONDENCE: 18. a) Information/Correspondence

MOTION 24-07-559

MOVED by Councillor Wardley

That the information/correspondence items be accepted for

information purposes.

CARRIED

NOTICE OF MOTION: 19. a) None

NEXT MEETING DATES:

20. a) Next Meeting Dates

Committee of the Whole Meeting

August 13, 2024

10:00 a.m.

Fort Vermilion Council Chambers

Regular Council Meeting

August 14, 2024

10:00 a.m.

Fort Vermilion Council Chambers

ADJOURNMENT: 21. a) Adjournment

MOTION 24-07-560 MOVED by Councillor Smith

That the Council meeting be adjourned at 3:11 p.m.

CARRI	ED
These minutes were approved at the August 14, 2024 Regular Council Meeting.	
(original signed) Joshua Knelsen Reeve	(original signed) Darrell Derksen Chief Administrative Officer