

**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Monday, February 22, 2016  
11:00 a.m.**

**Fort Vermilion Council Chambers  
Fort Vermilion, Alberta**

**PRESENT:**

|                  |              |
|------------------|--------------|
| Bill Neufeld     | Reeve        |
| Walter Sarapuk   | Deputy Reeve |
| Jacque Bateman   | Councillor   |
| Peter F. Braun   | Councillor   |
| Elmer Derksen    | Councillor   |
| John W. Driedger | Councillor   |
| Eric Jorgensen   | Councillor   |
| Josh Knelsen     | Councillor   |
| Ricky Paul       | Councillor   |
| Lisa Wardley     | Councillor   |

**REGRETS:**

**ADMINISTRATION:**

|                     |   |
|---------------------|---|
| Joulia Whittleton   | Chief Administrative Officer                          |
| Len Racher          | Director of Facilities & Operations (South)           |
| Byron Peters        | Director of Planning & Development                    |
| Mark Schonken       | Interim Director of Finance                           |
| Fred Wiebe          | Manager of Utilities                                  |
| Ron Pelensky        | Director of Community Services &<br>Operations        |
| Carrie Simpson      | Executive Assistant to the CAO/Recording<br>Secretary |
| Alexandra Codispodi | Municipal Intern                                      |

**ALSO PRESENT:** Members of the public and media.  
Marilee Toews – Concerned Citizen  
Greg Newman – Mackenzie Applied Research Association

Minutes of the Regular Council meeting for Mackenzie County held on February 22, 2016 in the Fort Vermilion Council Chambers.

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

Reeve Neufeld called the meeting to order at 11:02 a.m.

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

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**MOTION 16-02-104**      **MOVED** by Deputy Reeve Sarapuk

That the agenda be approved with the following additions/revisions:

14. f) AAMD&C Spring Convention

**CARRIED**

**ADOPTION OF PREVIOUS MINUTES:**      **3. a) Minutes of the February 9, 2016 Regular Council Meeting**

**MOTION 16-02-105**      **MOVED** by Councillor Wardley

That the minutes of the February 9, 2016 Regular Council Meeting be adopted as presented.

**CARRIED**

**COUNCIL COMMITTEE REPORTS:**      **5. a) Council Committee Reports (Verbal)**

**MOTION 16-02-106**      **MOVED** by Deputy Reeve Sarapuk

That the Council Committee verbal reports be received for information.

**CARRIED**

**5. b) Tompkins Crossing Committee Meeting Minutes**

**MOTION 16-02-107**      **MOVED** by Councillor Bateman

That the Tompkins Crossing Committee meeting minutes of February 8, 2016 be received for information.

**CARRIED**

**GENERAL REPORTS:**      **6. a) None.**

**UTILITIES:**      **10. a) Frozen Water Service Repairs**

**MOTION 16-02-108**      **MOVED** by Councillor Wardley

That the letter to residents in the Hamlet of Fort Vermilion who are affected by frozen water services repairs be received for

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information.

**CARRIED**

**10. b) Rural Potable Water Contract 2 Expression of Interest & Pre-qualification**

**MOTION 16-02-109**      **MOVED** by Councillor Braun

That administration proceed with advertising with the Rural Potable Water Contract 2 Expression of Interest document as amended.

**CARRIED**

**OPERATIONS:**      **11. a) Road Right-of-Ways (30 Meter vs. 20 Meter)**

**MOTION 16-02-110**      **MOVED** by Councillor Bateman

That Policy PW039 - Rural Road Access Construction and Surface Water Management and the Land Use Bylaw be brought back to Council to ensure that all new and reconstructed roads will be built to 30 meter right of ways.

**DEFEATED**

**MOTION 16-02-111**      **MOVED** by Councillor Wardley

That Policy PW039 – Rural Road Access Construction and Surface Water Management and the Land Use Bylaw be brought back to Council with options for more discussion regarding collector road right-of-ways, including sub-division and setback requirement options.

**CARRIED**

Reeve Neufeld recessed the meeting at 12:05 p.m. and reconvened the meeting at 12:53 p.m.

Councillor Jorgensen and Councillor Paul were not present when council reconvened.

**TENDERS:**      **7. a) Request for Proposal Opening – Hutch Lake Campground Caretaker**

**MOTION 16-02-112**      **MOVED** by Councillor Wardley

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That the Request for Proposals for the Hutch Lake Campground Caretaker be opened.

**CARRIED**

Proposals Received

|                          | Bid amount/month |
|--------------------------|------------------|
| Margaretha Peters        | \$5,500.00       |
| Vernon Shelton           | \$5,300.00       |
| Dale & Rachel Neustaeter | \$5,500.00       |

Councillor Jorgensen and Councillor Paul rejoined the meeting at 1:02 p.m.

**MOTION 16-02-113**      **MOVED** by Councillor Wardley

That administration review the Hutch Lake Campground Caretaker proposals and bring back a recommendation to council.

**CARRIED**

Councillor Wardley declared herself in conflict of interest and stepped out of the meeting at 1:08 p.m.

**7. b) Request for Proposal Opening – Machesis Lake Campground Caretaker**

**MOTION 16-02-114**      **MOVED** by Deputy Reeve Sarapuk

That the Request for Proposals for the Machesis Lake Campground Caretaker be opened.

**CARRIED**

Proposals Received:

|                   | Bid amount/month |
|-------------------|------------------|
| Kenneth Ward      | \$4,500.00       |
| Margaretha Peters | \$5,000.00       |

**MOTION 16-02-115**      **MOVED** by Councillor Braun

That administration review the Machesis Lake Campground

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Caretaker proposals and bring back a recommendation to council.

**CARRIED**

Councillor Wardley rejoined the meeting at 1:11 p.m.

**PLANNING &  
DEVELOPMENT:**

**12. a) Bylaw 1019-16 Land Use Bylaw Amendment to Rezone Plan 102 2773, Block 1, Lot 1 (Part of SE 17-104-15-W5M) from Agricultural "A" to Rural Country Residential District 3 "RC3"(La Crete Rural)**

**MOTION 16-02-116**

**MOVED** by Councillor Knelsen

That first reading be given to Bylaw 1019-16 being the rezoning of Plan 102 2773, Block 1, Lot 1 (Part of SE 17-104-15-W5M) from Agricultural "A" to Rural Country Residential District 3 "RC3" to allow for the development of multiple residential lots in the rural area, subject to public hearing input.

**CARRIED**

**PUBLIC HEARINGS:**

**8. a) Bylaw 1014-16 Land Use Bylaw Amendment to Rezone SE 08-106-15-W5M from Urban Fringe "UF" to Hamlet Residential District 1B "HR1B" (La Crete)**

Reeve Neufeld called the public hearing for Bylaw 1014-16 to order at 1:41 p.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 1014-16 was properly advertised. Byron Peters, Director of Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Neufeld asked the Development Authority to outline the proposed Land Use Bylaw Amendment. Byron Peters, Director of Planning & Development, presented the Development Authority's submission and indicated that first reading was given on January 29, 2016.

Reeve Neufeld asked if Council has any questions of the proposed land Use Bylaw Amendment.

- What kind of development is expected? Single family detached spec homes or larger with attached garage.
- Sewer services, are they dealt with at this stage? Next stage. Not a requirement before the rezoning but it would

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need to be dealt with during the subdivision process.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 1014-16. No submissions were received.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1014-16. There was no one present to speak to the proposed Bylaw.

Reeve Neufeld closed the public hearing for Bylaw 1014-16 at 1:47 p.m.

**MOTION 16-02-117**      **MOVED** by Councillor Braun

That second reading be given to Bylaw 1014-16 being the rezoning of Part of SE 08-106-15-W5M and Plan 102 2263, Block 1, Lot 3 from Urban Fringe "UF" to Hamlet Residential District 1B "HR1B" for the purpose of hamlet residential lots.

**CARRIED**

**MOTION 16-02-118**      **MOVED** by Councillor Derksen

That third reading be given to Bylaw 1014-16 being the rezoning of Part of SE 08-106-15-W5M and Plan 102 2263, Block 1, Lot 3 from Urban Fringe "UF" to Hamlet Residential District 1B "HR1B" for the purpose of hamlet residential lots.

**CARRIED**

**8. b) Bylaw 1015-16 Land Use Bylaw Amendment to Rezone Lot 2, Block 1, Plan 042 0507 from Public/Institutional "P" to Rural Country Residential District 1 "RC1"**

Reeve Neufeld called the public hearing for Bylaw 1015-16 to order at 1:48 p.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 1015-16 was properly advertised. Byron Peters, Director of Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Reeve Neufeld asked the Development Authority to outline the proposed Land Use Bylaw Amendment. Byron Peters, Director of Planning & Development, presented the Development Authority's submission and indicated that first reading was given on January

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29, 2016.

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

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 1015-16. No submissions were received.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1015-16. There was no one present to speak to the proposed Bylaw.

Reeve Neufeld closed the public hearing for Bylaw 1015-16 at 1:49 p.m.

**MOTION 16-02-119**

**MOVED** by Councillor Derksen

That second reading be given to Bylaw 1015-16 being a Land Use Bylaw Amendment to rezone Lot 2, Block 1, Plan 042 0507 from Public/Institutional "P" to Rural Country Residential District 1 "RC1" for the purpose of residential development.

**CARRIED**

**MOTION 16-02-120**

**MOVED** by Councillor Wardley

That third reading be given to Bylaw 1015-16 being a Land Use Bylaw Amendment to rezone Lot 2, Block 1, Plan 042 0507 from Public/Institutional "P" to Rural Country Residential District 1 "RC1" for the purpose of residential development.

**CARRIED**

**8. c) Bylaw 1016-16 Land Use Bylaw Amendment to Rezone Lot 1, Block 3, Plan 580KS from Hamlet Residential District 1 "HR1" to Residential Condominium District "RCD"**

Reeve Neufeld called the public hearing for Bylaw 1016-16 to order at 1:50 p.m.

Reeve Neufeld asked if the public hearing for proposed Bylaw 1016-16 was properly advertised. Byron Peters, Director of Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

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Reeve Neufeld asked the Development Authority to outline the proposed Land Use Bylaw Amendment. Byron Peters, Director of Planning & Development, presented the Development Authority's submission and indicated that first reading was given on January 29, 2016.

Reeve Neufeld asked if Council has any questions of the proposed land Use Bylaw Amendment.

- Is there going to be an issue rezoning to a condominium district but they don't actually put in condominiums? No, there will not be with our current bylaws.

Reeve Neufeld asked if any submissions were received in regards to proposed Bylaw 1016-16. No submissions were received.

Reeve Neufeld asked if there was anyone present who would like to speak in regards to the proposed Bylaw 1016-16. There was no one present to speak to the proposed Bylaw.

Reeve Neufeld closed the public hearing for Bylaw 1016-16 at 1:52 p.m.

**MOTION 16-02-121**

**MOVED** by Councillor Paul

That second reading be given to Bylaw 1016-16, being a Land Use Bylaw amendment to rezone Lot 1, Block 3, Plan 580KS from Hamlet Residential District 1 "HR1" to Residential Condominium District "RCD" for the purpose of creating rental units.

**CARRIED**

**MOTION 16-02-122**

**MOVED** by Councillor Knelsen

That third reading be given to Bylaw 1016-16, being a Land Use Bylaw amendment to rezone Lot 1, Block 3, Plan 580KS from Hamlet Residential District 1 "HR1" to Residential Condominium District "RCD" for the purpose of creating rental units.

**CARRIED**

**PLANNING &  
DEVELOPMENT:**

**12. b) Bylaw 1020-16 Land Use Bylaw Amendment to Rezone Part of NE 26-106-15-W5M from Agricultural "A" to Rural Country Residential District 3 "RC3"(La Crete Rural)**

**MOTION 16-02-123**

**MOVED** by Councillor Derksen

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That first reading be given to Bylaw 1020-16 being the rezoning Part of NE 26-106-15-W5M from Agricultural “A” to Rural Country Residential District 3 “RC3” to allow for the development of multiple lots in the rural area, subject to public hearing input.

**CARRIED**

**TENDERS:**

**7. c) Rural Potable Water Infrastructure Contract 1 – Clearing**

**MOTION 16-02-124**

**MOVED** by Councillor Knelsen

That the tenders for the Rural Potable Water Infrastructure Contract 1 – Clearing be opened.

**CARRIED**

Proposals Received:

|                        | Option 1 (Clearing, Grubbing and Disposal) | Option 2 (Mulching) |
|------------------------|--|---------------------|
| Northern Road Builders | \$67,000.00                                | \$47,500.00         |
| 829659 Alberta Ltd.    | \$84,075.00                                | No price provided   |
| Driedger Construction  | \$85,000.00                                | \$68,000.00         |

**MOTION 16-02-125**  
 Requires 2/3

**MOVED** by Councillor Wardley

That the Rural Potable Water Infrastructure Contract 1 – Clearing tender be awarded to the lowest qualified bidder.

**CARRIED**

**DELEGATIONS:**

**4. a) O2 Design – Economic Development Streetscape Design Project**

**MOTION 16-02-126**

**MOVED** by Councillor Braun

That the presentation by O2 Design regarding the Economic Development Streetscape Design Project be accepted for

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information.

**CARRIED**

**4. b) Al Toews – Old Bay House Restoration Progress**

**MOTION 16-02-127** **MOVED** by Councillor Driedger

That the presentation regarding the Old Bay House Restoration project be accepted for information.

**CARRIED**

**MOTION 16-02-128** **MOVED** by Councillor Wardley

That administration bring back the initial request for funding for the Old Bay House Restoration project to the next budget review meeting.

**CARRIED**

**4. c) Marilee Toews and Greg Newman – Office Building on the Experimental Farm Grounds**

**MOTION 16-02-129** **MOVED** by Councillor Jorgensen

That administration and Mackenzie Applied Research Association (MARA) look into the safe removal of the office building on the experimental farm and bring back options to the March 8, 2016 Regular Council meeting.

**CARRIED**

Reeve Neufeld recessed the meeting at 4:15 p.m. and reconvened the meeting at 4:31 p.m.

**TENDERS:**

**7. d) Wooden Post Frame Sand Shed – La Crete**

**MOTION 16-02-130** **MOVED** by Councillor Driedger

That the tenders for the Wooden Post Frame Sand Shed be opened.

**CARRIED**

Tenders Received:

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|                             | Bid Amount   |
|-----------------------------|--------------|
| Alpine Builders             | \$210,700.00 |
| Vertical Building Solutions | \$288,724.00 |
| Mackenzie Custom Builders   | \$293,000.00 |
| Square D Construction       | \$356,889.60 |
| Advance Building Systems    | \$327,808.00 |

**MOTION 16-02-131**

**MOVED** by Councillor Wardley

That the Wooden Post Frame Sand Shed be awarded to the lowest qualified bidder.

**CARRIED**

**COMMUNITY  
SERVICES:**

**9. a) None**

**PLANNING &  
DEVELOPMENT:**

**12. c) Bylaw 1021-16 Land Use Bylaw Amendment to Rezone Plan 142 5001, Block 3, Lot 5 & 6 from Hamlet Country Residential District 1 "HCR1" to Public/Institutional "P"(La Crete)**

**MOTION 16-02-132**

**MOVED** by Councillor Bateman

That first reading be given to Bylaw 1021-16 being the rezoning of Plan 142 5001, Block 3, Lot 5 & 6 from Hamlet Country Residential District 1 "HCR1" to Public/Institutional "P" to allow for a church, subject to public hearing input.

**CARRIED**

**12. d) Bylaw 1022-16 Service Road Closure**

**MOTION 16-02-134**

**MOVED** by Deputy Reeve Sarapuk

That first reading be given to Bylaw 1022-16 being a Land Use Bylaw Amendment to Close the Service Road directly north of Plan 052 4622, Block 21, Lot 10 in the Hamlet of La Crete (excluding the utility right of ways on the east and the west) for the purpose of sale and consolidation, subject to public hearing input.

**CARRIED**

**12. e) Surveyor Cost Sharing Request for Plan 5999CL, Lot E**

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**(Fort Vermilion)**

**MOTION 16-02-135**      **MOVED** by Councillor Bateman

That the County covers the additional cost of the survey on Plan 5999CL, Lot E to date and that administration release a copy of the report to the landowner informing them that the initial investigation survey has been completed.

**CARRIED**

**FINANCE:**                      **13. a) Request to Waive Minimum Tax**

**MOTION 16-02-136**      **MOVED** by Councillor Braun  
Requires 2/3

That the remaining balances payable in Grant in Lieu of Property Taxes in the amount of \$300.00 on roll 076658 be waived.

**CARRIED**

**FINANCE:**                      **13. b) Land Titles Download Error**

**MOTION 16-02-137**      **MOVED** by Deputy Reeve Sarapuk  
Requires 2/3

That penalties on rolls 84016, 84056, 82086, 192431, 159318, 72018, 208242 totaling \$4,213.87 be waived and payments be requested from the registered land owners for the outstanding amounts on rolls 76824, 84016, 82086, 203505, 159318, 72018, 197730, 208242.

**CARRIED**

**ADMINISTRATION:**      **14. a) Appointment of Member-at-Large to Assessment Review Board**

**MOTION 16-02-138**      **MOVED** by Councillor Wardley

That Wally Schroeder be appointed as a Member at Large to the Assessment Review Board for a three year term ending October 2018.

**CARRIED**

**14. b) Lithium Formations Discovery**

**MOTION 16-02-139**      **MOVED** by Councillor Wardley

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That administration send a letter to Apache Canada Ltd. with a copy to the Ministers of Economic Development, Environment and Energy, encouraging industrial development for lithium research and request Apache Canada Ltd. to waive all road use charges on LOC roads for businesses involved with the lithium development project for the next two years.

**CARRIED**

**14. c) 2016 Growing the North Conference**

**MOTION 16-02-140**      **MOVED** by Deputy Reeve Sarapuk

That Reeve Neufeld and Councillor Driedger be authorized to receive honorariums and expenses for their attendance at the 2016 Growing the North Conference in Grande Prairie on February 17 – 18, 2016.

**CARRIED**

**14. d) Mackenzie County Public Land Sale**

**MOTION 16-02-141**      **MOVED** by Councillor Driedger

That administration send a letter to the Provincial government requesting a follow through on the farmland sale of 136,200 acres commitment in the Mackenzie County Public Land Sale as advertised by Alberta Environment and Parks.

**CARRIED**

**14. e) Nomination Information for Consultation Working Groups – Enhanced Protections for Farm and Workers Act**

**MOTION 16-02-142**      **MOVED** by Councillor Wardley

That a letter be sent to the Provincial government regarding the inconvenience of having a local farmer serve as part of the Consultation Working Group – Enhanced Protection for Farm and Workers Act.

**CARRIED**

**MOTION 16-02-143**      **MOVED** by Councillor Jorgensen

That a successful Mackenzie County nominee be entitled to

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receive financial support for participating and attending the Enhanced Protection for Farm and Workers Act – Consultation Working Group meetings.

**CARRIED**

**14. f) AAMD&C Spring Convention (ADDITION)**

**MOTION 16-02-144**

Requires unanimous

**MOVED** by Councillor Derksen

That Councillor Derksen be authorized to attend the AAMD&C Spring convention.

**DEFEATED**

**INFORMATION/  
CORRESPONDENCE:**

**15. a) Information/Correspondence**

**MOTION 16-02-145**

**MOVED** by Councillor Braun

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

**CARRIED**

**IN-CAMERA  
SESSION:**

**16. In-Camera Session**

**MOTION 16-02-146**

**MOVED** by Councillor Driedger

That Council move in-camera to discuss issues under the Freedom of Information and Protection of Privacy Regulations 18 (1) at 5:43 p.m.

16. a) Legal

16. b) Labour

16. c) Land

- Buffalo Head Prairie Rural Truckfill Land Purchase
- Option to Purchase Mackenzie County Lands (near High Level)

**CARRIED**

**MOTION 16-02-147**

**MOVED** by Councillor Wardley

That Council move out of camera at 6:19 p.m.

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**CARRIED**

**16. c) Land – Buffalo Head Prairie Rural Truckfill Land Purchase**

**MOTION 16-02-148**      **MOVED** by Councillor Knelsen

That administration be authorized to negotiate the Buffalo Head Prairie Rural Truckfill land purchase with the property owner of Plan 102 0707, Block 01, Lot 02 as discussed.

**CARRIED**

**16. b) Land – Option to Purchase Mackenzie County Lands (near High Level)**

**MOTION 16-02-149**      **MOVED** by Councillor Bateman

That administration be authorized to proceed with negotiating the Option to Purchase with Power Wood Canada Corp. for the south 79 acres of NW6-109-19-W5M and North 79 acres of NW6-109-15-W5M as discussed.

**CARRIED**

**NOTICE OF MOTION:**      **17. a) Notice of Motion**

**NEXT MEETING DATES:**

- 18. a) Regular Council Meeting  
Tuesday, March 8, 2016  
10:00 a.m.  
Fort Vermilion Council Chambers
- b) Committee of the Whole  
Tuesday, March 22, 2016  
10:00 a.m.  
Fort Vermilion Council Chambers
- b) Regular Council Meeting  
Wednesday, March 23, 2016  
10:00 a.m.  
Fort Vermilion Council Chambers

**ADJOURNMENT:**      **19. a) Adjournment**

**MOTION 16-02-150**      **MOVED** by Councillor Jorgensen

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That the council meeting be adjourned at 6:20:p.m.

**CARRIED**

These minutes were approved by Council on March 8, 2016.

(original signed)

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Bill Neufeld  
Reeve

(original signed)

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Joulia Whittleton  
Chief Administrative Officer

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