



# Mountain View C O U N T Y

## REGULAR COUNCIL MEETING AGENDA

The Municipal Council will hold a Regular Council Meeting on Wednesday, May 25, 2022, at 9:00 a.m., in the Council Chamber, 1408 Twp. Rd. 320, Didsbury, AB

1. Call to Order
2. AGENDA
  - 2.1 Adoption of Agenda
3. ADOPTION OF MINUTES
  - 3.1 Regular Council Meeting Minutes of May 11, 2022
4. BUSINESS ARISING
5. PUBLIC HEARINGS
  - 5.1 Bylaw No. LU 13 22 – NW 20-31-1-5
6. DELEGATIONS
  - 6.1 11:00 a.m. – Dr. Renate Weller, Faculty of Veterinary Medicine, UofC (Zoom)
  - 6.2 11:30 a.m. – Kevin Warren, Parkland Airshed Management Zone
  - 6.3 1:00 p.m. – Brian Boutin, Alberta Emergency Management Agency
7. BYLAWS
  - 7.1 Bylaw No LU 16 22 – SW 7-32-4-5
  - 7.2 Bylaw No LU 18 22 – NW 4-32-5-5
  - 7.3 Bylaw No 05 22 – Olds Intermunicipal Development Plan Amendment
  - 7.4 Bylaw No. 11/22 – Fee Schedule Bylaw
  - 7.5 Bylaw No. 10/22 – Fire Bylaw
8. DIRECTIVES  
Nil
9. OLD BUSINESS  
Nil
10. NEW BUSINESS
  - 10.1 Strategic Plan One Page Summary, and Delegation Requests
  - 10.2 Water Valley Bike Park Fill Request
  - 10.3 Intermunicipal Shared Facility Reporting
  - 10.4 2022 Gravel Haul Fuel Surcharge
  - 10.5 Gravel Crushing Fuel Surcharge
  - 10.6 BF 78115 Tender Results
  - 10.7 Road Use Agreement Review
11. COUNCILLOR REPORTS
  - 11.1 Councillor Reports – Verbal

12. CORRESPONDENCE

12.1 Information Items

- a. 2022-05-06 Contact Newsletter
- b. 2022-05-13 Contact Newsletter
- c. 2022-05-12 letter from Minister of Agriculture and Agri-Food
- d. 2022-05-12 letter from Minister of Finance

13. CONFIDENTIAL ITEMS

- 13.1 [Council Code of Conduct Bylaw 09-22](#) (hyperlink) – FOIP Act Section 24
- 13.2 Airports (Verbal) – FOIP Act Section 24
- 13.3 Mountain View Seniors Housing – FOIP Act Section 24
- 13.4 CAO Report – FOIP Act Section 24

14. ADJOURNMENT

## MINUTES

## REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, May 11, 2022, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB.

**PRESENT:**

Reeve A. Aalbers  
Deputy Reeve Councillor G. Harris  
Councillor A. Miller  
Councillor D. Fulton  
Councillor G. Krebs  
Councillor J. Lutz  
Councillor P. Johnson

**IN ATTENDANCE:**

J. Holmes, Chief Administrative Officer  
C. Atchison, Director, Legislative, Community, and Agricultural Services  
M. Bloem, Director, Planning and Development Services  
A. Wild, Communications Coordinator  
L McMillan, Executive Assistant

**CALL TO ORDER:**

Reeve Aalbers called the meeting to order at 9:00 a.m.

Reeve Aalbers acknowledged the passing of former Mountain View County Reeve Syd Vollmin. A moment of silence was held. Mountain View County's flags were lowered to half-mast in his remembrance.

Reeve Aalbers introduced Council and staff.

**AGENDA**

Reeve Aalbers advised of the following additions to the agenda:  
13.3 Mountain View Seniors Housing – FOIP Act Section 26  
13.4 Airports – FOIP Act Section 24

Moved by Councillor Harris  
RC22-239 That Council adopt the agenda of the Regular Council Meeting of May 11, 2022, as amended.  
Carried.

**MINUTES**

Moved by Councillor Krebs  
RC22-240 That Council adopt the Minutes of the Regular Council Meeting of April 27, 2022.  
Carried.

**PUBLIC HEARINGS**

5. 1 - Bylaw # 05/22  
Olds Intermunicipal  
Development Plan Amendment

Reeve Aalbers opened the Public Hearing regarding Bylaw #05/22 and read the Bylaw.

M. Bloem, Director of Planning and Development Services, introduced the application to amend the Olds Intermunicipal Development Plan as provided in the agenda package.

The Planning and Development Department recommended that Bylaw #05/22 be given second reading, amendment, and third reading.

The Planning and Development Department advised that all correspondence received was provided to Council.

Reeve Aalbers asked if there were any comments from the gallery. No one came forward.

Council questions resulted in the following information:

- All grammatical and spelling amendments must be made by council

The Planning and Development Department was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

RC22-241 Moved by Councillor Krebs  
That Council give second reading to Bylaw No. 05/22 Olds Intermunicipal Development Plan Amendment.

Motion not called.

RC22-242 Moved by Councillor Krebs  
That Council amend Bylaw No. 05/22 to correct the spelling error in Section J Referral Area 1) from "n" to "in".

Carried.

Reeve Aalbers called to question motion RC22-241.

Carried.

RC22-243 Moved by Councillor Krebs  
That Council defer third reading to Bylaw No. 05/22 Olds Intermunicipal Development Plan Amendment to May 25, 2022.

Carried.

5. 2 - Bylaw #LU 09/22  
NW 7-33-4-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 09/22 and read the Bylaw.

The application for redesignation of the NW 7-33-4-5, was introduced by T. Connatty, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To create a separate parcel that encompasses one of the dwellings closest to the north boundary of the quarter. The landowners live in the other dwelling
- Division 5



The Planning and Development Department recommended that Bylaw #LU 09/22 be given second reading.

The Planning and Development Department advised that all correspondence received was provided to Council.

Shauna Bartholow, owner, stated her personal reasons for the application.

Reeve Aalbers asked if there were any comments from the gallery. No one came forward.

Council questions resulted in the following information:

- There is a provision in the LUB for dugouts to be considered on county residential parcels.
- As a subdivision condition, an approach or widening of the existing approach, turning into a dual approach, would allow access directly into the parcel leaving the remaining access and existing driveway on the balance to be managed and used by the landowner on the balance of the quarter.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

The applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Fulton

RC22-244 That Council give second reading to Bylaw No. LU 09/22 redesignating the lands within the NW 7-33-4-5.

Carried.

Moved by Councillor Fulton

RC22-245 That Council give third reading to Bylaw No. LU 09/22 redesignating the lands within the NW 7-33-4-5.

Carried.

5. 3 - Bylaw #LU 12/22  
NE 35-30-28-4

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 12/22 and read the Bylaw.

The application for redesignation of the NE 35-30-28-4, was introduced by T. Connatty, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To create a separate parcel for the farmstead site.
- Division 3

The Planning and Development Department recommended that Bylaw #LU 12/22 be given second reading and third reading.

The Planning and Development Department advised that all correspondence received was provided to Council.

The Applicant did not attend the meeting, therefore was unable to provide any new or additional information.

Reeve Aalbers asked if there were any comments from the gallery. No one came forward.

Council questions resulted in the following information:

- The MDP allows for the consideration for two parcels on a property smaller than 80 acres when its farmstead separation first parcel out.
- The subdivision approving authority can consider the second dwelling a legally non-conforming structure.
- A condition for a subdivision of a developed parcel is the Applicant needs to have a real property report done. This will indicate the location of all structures and the septic system and show setbacks.
- The type of septic system will determine what the setback needs to be.
- 90 meters is the setback distance for an open discharged system.

Reeve Aalbers asked if there were any comments from the gallery. No one came forward.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Miller

RC22-246 That Council give second reading to Bylaw No. LU 12/22 redesignating the lands within the NE 35-30-28-4.

Carried.

Moved by Councillor Miller

RC22-247 That Council give third reading to Bylaw No. LU 12/22 redesignating the lands within the NE 35-30-28-4.

Carried.

## BYLAWS

7.1 - Bylaw #LU 15/22

NE 17-32-4-5

Moved by Councillor Fulton

RC22-248 That Council give first reading to Bylaw No. LU 15/22 redesignating the lands within the NE 17-32-4-5 as contained in the agenda package.

Carried.

Moved by Councillor Fulton

RC22-249 That Council set the Public Hearing for Bylaw No. LU 15/22 redesignating the lands within the NE 17-32-4-5 for June 8, 2022, at or after 9:00 a.m.

Carried.

7.2 - Bylaw #09/22  
Council Code of Conduct

Moved by Councillor Harris

RC22-250 That Council grant second reading to Bylaw No. 09/22 Council Code of Conduct.

Carried.

Moved by Councillor Harris

RC22-251 That Council grant third reading to Bylaw No. 09/22 Council Code of Conduct.

Carried.

7.3 - Bylaw #10/22  
Fire Bylaw

Moved by Councillor Harris

RC22-252 That Council grant first reading to Bylaw No. 10/22 Fire Bylaw.

Carried.

Moved by Councillor Harris

RC22-253 That Council request Administration to amend Bylaw No. 10/22 Fire Bylaw, as discussed, prior to receiving second reading.

Carried.

7.4 - Bylaw #11/22  
Fee Schedule

Moved by Councillor Krebs

RC22-254 That Council grant first reading to Bylaw No. 11/22 Fee Schedule.

Motion not called.

Councillor Lutz stepped away from the table at 10:32 a.m.

Reeve Aalbers called to question motion RC22-254.

Carried.

Moved by Councillor Johnson

RC22-255 That Council defer second reading to Bylaw 11/22 Fee Schedule to May 25, 2022, once discussed information has been added.

Carried.

Moved by Councillor Fulton

RC22-256 That Council approve a one (1) time extension for an additional three (3) year period to the existing contract with Superior Safety Codes inc. beginning October 1, 2022 and ending September 30, 2025.

Carried.

**RECESS AND RECONVENE:**

Reeve Aalbers recessed the meeting at 10:46 a.m. and reconvened at 10:58 a.m.

**DIRECTIVES**

Moved by Councillor Johnson

RC22-257 That Council receive the Council Directives as information.

Carried.

**OLD BUSINESS**

9.1 - Corporate Services  
Quarterly Report

Moved by Councillor Fulton

- RC22-258 That Council receive the Corporate Services Quarterly Report as information.
- Carried.
- 9.2 - Operational Services Quarterly Report
- Councillor Lutz re-joined the table at 11:14 a.m.
- Moved by Councillor Miller
- RC22-259 That Council receive Operational Services Quarterly Report as information.
- Carried.
- 9.3 - Planning & Development Services Quarterly Report
- Moved by Councillor Krebs
- RC22-260 That Council receive the Planning & Development Services Quarterly Report as information.
- Carried.
- 9.4 - Legislative, Community and Agricultural Services Quarterly Report
- Moved by Councillor Harris
- RC22-261 That Council receive the Legislative, Community and Agricultural Services Department Quarterly Report as information.
- Carried.
- 9.5 - CAO Services Quarterly Report
- Moved by Councillor Lutz
- RC22-262 That Council receive the CAO Services Quarterly Report as information.
- Carried.
- NEW BUSINESS**
- 10.1 – 2022 Market Summary Report
- Moved by Councillor Fulton
- RC22-263 That Council receive as information the 2022 Market Summary Report.
- Carried.
- RECESS AND RECONVENE:**
- Reeve Aalbers recessed the meeting at 12:20 p.m. and reconvened at 12:50 p.m.
- DELEGATION**
- 6.1 – RCMP
- Didsbury Detachment Commander Staff Sargent Stephen Browne, Olds Detachment Commander Staff Sargent Warren Wright, and Sundre Detachment Commander Sargent Trent Sperlie, introduced themselves.
- Reeve Aalbers introduced Council.
- The Detachment Commanders provided a policing update of their respective areas.
- A question-and-answer session was held.

Reeve Aalbers thanked the Detachment Commanders for their time.

- Moved by Councillor Johnson  
RC22-264 That Council receive the delegation from the RCMP as information.  
Carried.

## 6.2 – SunAlta

Jacob Goldmann and Jim Goldmann of SunAlta, introduced themselves and provided a progress review on the SunAlta Power McDougal Solar Project.

A question-and-answer session was held.

Reeve Aalbers thanked Jacob and Jim for their presentation.

- Moved by Councillor Lutz  
RC22-265 That Council receive the delegation from SunAlta as information.  
Carried.

## NEW BUSINESS CONT.

### 10.2 – Legacy Land Trust Society Sponsorship Request

- Moved by Councillor Johnson  
RC22-266 That Council purchase a Gold Level Sponsorship for the Legacy Land Trust Society 10th anniversary calendar.  
Carried.

### 10.3 – Health and Safety Day 2022

- Moved by Councillor Miller  
RC22-267 That Council direct Administration to close the office on June 24, 2022 from 11:00 a.m. until 4:00 p.m. to allow all Mountain View County staff to attend the annual Health and Safety day.  
Carried.

### 10.4 – McDougal Pit Solar Project/ Community Amenity Strategic Engagement Plan

- Moved by Councillor Harris  
RC22-268 That Council request that Administration begin public engagement on the proposed Community Amenity project component of the McDougal Pit Solar Project in accordance with the Strategic Engagement Plan presented.  
Carried.

### 10.5 – 2022 Crime Prevention Initiative Grant

- Moved by Councillor Harris  
RC22-269 That Council approves funding to the following organizations through the Crime Prevention Initiative grant, as follows:  
Olds Rural Crime watch: \$5200.00  
Sundre Citizens on Patrol Association: \$2600.00  
Carried.

- Moved by Councillor Krebs  
RC22-270 That Council approves funding to the following organization through the Crime Prevention Initiative grant, as follows:  
Mountain View Emergency Shelter Society: \$4600.00  
Carried.

### 10.6 – 2022 Cremona

& District Recreation  
Board Funding Approvals

RC22-271 Moved by Councillor Fulton  
That Council receives as information the 2022 Cremona & District Recreation Board Funding Approvals, as approved by the Cremona & District Recreation Board on April 26<sup>th</sup>, 2022, in the amount of \$239,600.00.

Carried.

10.7 – Business Support  
Pilot Project

RC22-272 Moved by Councillor Krebs  
That Council endorse the Business Support Pilot Project for unserved, overnight, self-contained accommodation, and additional events associated with approved uses, and direct Administration to implement the project.

Councillor Johnson requested a recorded vote.

Reeve Aalbers acknowledged the request.

**RECESS AND RECONVENE:**

Reeve Aalbers recessed the meeting at 3:10 p.m. and reconvened at 3:15 p.m.

Reeve Aalbers called to question motion RC22-272.

For:

Deputy Reeve Councillor G. Harris  
Councillor A. Miller  
Councillor D. Fulton  
Councillor G. Krebs

Against:

Reeve A. Aalbers  
Councillor J. Lutz  
Councillor P. Johnson

Carried.

**COUNCILLOR REPORTS**

Council discussed the following:

- Internal FOIP Presentation
- Strategic Planning Workshop
- MPC Meeting
- Mountain View Senior Housing Board Meeting
- Joint Council Cremona ICC Meeting
- Community Meetings
- Library Meetings
- BearSmart Meeting
- Mountain View Regional Waste Commission
- SRDRWC AGM
- ODFA Meeting
- Pinty's Grand Slam of Curling event in Olds
- Sundre Fly in Breakfast
- South McDougal ASP Meeting
- Aggie Days May 13-14
- Chili Cook Off
- GIS Training

- Vet funding announcement made
- Resident pleased with grader work done RR24 north of TWP 340
- PAMZ meeting
- Todd Hirsch lunch event
- RCMP rural crime watch meeting at James River
- Municipal Emergency Management Advisory Committee Meeting
- 4H clean up
- Volunteer gala in Olds
- Hike for hospice
- Reeve and administration meeting with MP Earl Dreesen
- Tour of West Fraser Mills being planned

Moved by Councillor Fulton

RC22-273 That Council receive the verbal Councillor Reports as information.  
Carried.

### INFORMATION ITEMS

Moved by Councillor Johnson

RC22-274 That Council receive the following items as information:  
a. 2022-04-22 Contact Newsletter  
b. 2022-04-29 Contact Newsletter

Carried.

### IN CAMERA

Moved by Councillor Harris

RC22-275 That the Regular Council Meeting of May 11, 2022 go into closed meeting at 3:40 p.m. to deal with items relative to the FOIP Act, Sections 17, 24 and 26.

Carried.

Moved by Councillor Harris

RC22-276 That the Regular Council Meeting of May 11, 2022 return to the open meeting at 4:50 p.m.

Carried.

10.8/13.1 – Citizenship  
Award Recipients/Citizenship  
Award Applications 2022

Moved by Councillor Harris

RC22-277 That Council approves the following 2022 Citizenship Awards from Mountain View County:  
Carstairs High School (Hugh Sutherland): Gracie Bobbie-Strelloff  
Cremona High School: Maxwell Olson  
Didsbury High School: Danielle Dick  
Olds Koinonia Christian School: Abigayle Dolinski  
Olds High School: Fallon Reberger  
Sundre High School: Rees Wilson

Carried.

Moved by Councillor Harris

RC22-278 That Council invites the recipients to attend a future Council Meeting to receive their award.

Carried.

ADJOURNMENT

Reeve Aalbers adjourned the Regular Council Meeting of May 11, 2022 at 4:52 p.m.

---

Chair

I hereby certify these minutes are correct.

---

Chief Administrative Officer



# Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OWO  
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754  
www.mountainviewcounty.com

SUBJECT: Bylaw No. LU 13/22  
SUBMISSION TO: Council Meeting  
MEETING DATE: May 25, 2022  
DEPARTMENT: Planning and Development Services  
FILE NO.: PLRDS20220011  
LEGAL: NW 20-31-1-5

REVIEWED AND APPROVED FOR SUBMISSION  
CAO: MANAGER:  
DIRECTOR: MB PREPARER: TC  
LEGAL/POLICY REVIEW:  
FINANCIAL REVIEW:

## ADMINISTRATIVE POSITION:

Administration supports a Council resolution based on Option Three.

## BACKGROUND / PROPOSAL:

Council is being asked to consider second and third readings of Bylaw No. LU 13/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate nine point zero three (9.03) acres within NW 20-31-1-5 from Agricultural District (A) to Country Residential District (R-CR).

## Application Overview

Applicant	DIETZ, Ryan & Lindsey G
Property Owner	Ybur Holdings Ltd. & DIETZ, Ryan & Lindsey G
Title Transfer Date	July 3, 2021
Existing Parcel Size	150.37 acres
Purpose of redesignation	To create new residential parcels in alignment with Low Density Residential Development policies.
Division	3
Rural Neighbourhood/Urban Centre	Rosebud
Bylaw given first reading	April 13, 2022
Bylaw advertised on	May 10, 2022 and May 17, 2022

## Key Dates, Communications and Information

Application Submitted	January 14, 2022
Application Circulation Period	January 28 to February 28, 2022
Supportive Information Requested/Submitted	No additional information was requested
Application Revised from Submission	No
Communications Received from Referrals	<p><u>Telus Communications</u> – No objections</p> <p><u>Foothills Natural Gas Co-op</u> – Conditionally approves the subdivision. They advise of their standard conditions including any existing right-of-way shall remain in effect and any installation of or improvement of natural gas service is the responsibility of the landowner. No secondary lines are permitted to supply natural gas service from one titled property to another</p> <p><u>MVC Operational Services</u> – A non-conforming road inspection was conducted for Township Road 314 and the report indicated that TWP 314 is a consistent 7.6m where the proposed subdivision is to take place narrowing to 7.0m approximately 300m east of the intersection with TWP 314. RR 15 conforms to County standards</p>

	Fortis Alberta – No easement is required Town of Didsbury - No comment on the file circulation.
Objections Received and Addressed	No objections received

#### Applicable Directions, Policy and Regulations

Didsbury Intermunicipal Development Plan Bylaw No. 20/21	The property is within the Town of Didsbury IDP in the Referral Area according to Figure 1. <b>4.0 Land Use and Growth Management</b> <b>Referral Area Policies</b> 4. Changes in land use designation and/or subdivision of lands identified as Referral Area on Figure 1 shall only be considered to facilitate low-density development that shall not exceed a maximum number of four (4) titles per quarter-section and shall comply with the applicable policies of the County's MDP, as amended from time to time.
Municipal Development Plan Bylaw No. 20/20	According to Figure 3 Growth Management Conceptual Strategy this property is with the Agricultural Preservation Area. <b>Section 3.0 Agricultural Land Use Policies</b> 3.3.5 <ul style="list-style-type: none"> <li>(a) The "first parcel out" of a previously unsubdivided quarter section may only be supported by the County for the creation of one additional parcel, subject to redesignation and subdivision application and the provisions of the Land Use Bylaw and the MDP.</li> <li>(b) A first parcel out subdivision within the Agricultural Preservation Area or the Potential Multi-Lot Residential Development Area shall be evaluated in accordance with section 3.0 of the MDP.</li> </ul> 3.3.6 The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section. 3.3.13 A Country Residential parcel may be permitted from an unsubdivided quarter subject to redesignation and subdivision in lieu of an agricultural parcel or farmstead separation. The parcel size should be two (2) to three (3) acres (0.81 to 1.21 ha). Lot sizes greater than three (3) acres (1.21 ha) (up to a maximum of five (5) acres (2.02 ha)) may be considered where setbacks, topography and easements prevent the creation of a reasonable building envelope.
Area Structure Plan	An ASP has not been developed for this area.
Land Use Bylaw No. 21/21	<b>Section 12.1 R-CR Country Residential District</b> <b>Purpose:</b> To accommodate low density, country residential uses on unserviced residential parcels and fragmented parcels by way of natural or man-made features of 1.21 - 2.02 ha (3.0 - 5.0 acres) in size that meet Municipal and Provincial servicing standards. Parcel size may increase to 6.07 ha (15.0 acres) when in compliance with an approved Area Structure Plan.
Policy and Procedures	N/A

#### DISCUSSION:

##### Land Use and Development

Predominant land use on property	The quarter is predominantly in agricultural production except for the yard within the proposed redesignation area. There is a parcel subdivided from the quarter that is a developed
----------------------------------	---

	residential site.
Predominant development on property	The proposed area contains a residential site with a dwelling and accessory buildings and an undeveloped area west and south of the yard.
Oil and gas facilities on property/adjacent	There are three natural gas pipelines bisecting the quarter and the subdivided parcel as well as the residential site within the proposed area is serviced with natural gas. There are three sour gas pipelines that cross the northeast corner of the quarter, these pipelines are well removed from the proposed area and should not impact the proposal. The oil and gas operators were circulated, and no concerns or objections were received.
Surrounding land uses	Two of the adjacent quarters within the County are unsubdivided and three have one subdivision. The Town of Didsbury boundary is adjacent to the west and south of the quarter.
Proximity to utilities	There is a developed serviced residential site within the proposed area.

#### Physical and Natural Features

Waterbodies and wetlands on property	There are no waterbodies within the quarter, according to the Alberta Merged Wetland data, there are two small areas identified as marsh and both are outside of the proposed area.
Topographical constraints on property	The quarter is mostly flat with very little topographical changes, no concerns were noted during the site visit.
ESA areas and classifications	There are no ESA areas within the quarter.
Drainage and Soil Characteristics	According to the Canada Land Inventory (CLI) there are three soil classifications within the quarter, 1,3,5 and the proposal is with the Class 3 area. AGRASID LSRS rating for this quarter identifies that the quarter is within two soil polygons, the northeast corner has Class 3H as the 1 <sup>st</sup> Dominant soil and two Co-Dominant soils, 4 and 5W. The second polygon is along the southwest side of the quarter and has Class 3H as the dominant soil type.
Potential for Flooding	No flood risk was noted during the site visit

#### Planning and Development History

Prior RD/SD/DP Applications	<u>SD 17/25</u> – Consideration for a 20-acre parcel, was refused Dec. 18, 1961. <u>SD 26/1179</u> – Proposal to create a 9.63-acre parcel containing the farmstead was refused by the Red Deer Regional Planning Commission on August 23, 1985. The refusal was appealed, and the appeal was upheld, and the subdivision was approved by the Alberta Planning Board on October 25, 1985. The parcel was registered May 15, 1987. <u>RD 93-002</u> – Proposal to redesignate approximately 40 acres to Agriculture & Associated Uses 'AAU' was defeated February 23, 1993. <u>LP 037-97</u> – Dwelling unit and shop issued June 4, 1997.
Encumbrances on title affecting application	The Mountain View Regional Water Services Commission has a utility right of way registered on title, they were circulated and did not respond with any concerns.

#### Servicing and Improvements Proposed

Water Services	Private proposed
Sewer Services	Private proposed
Stormwater/Drainage Improvements	No improvements proposed
Solid Waste Disposal	No improvements proposed

## Suitability Assessment

Land suitable for intended use	No, the land is currently used mostly for agricultural purposes
Compatible with surrounding land uses	No, the property is in the Agricultural Preservation area and surrounded by agricultural uses.
Appropriate legal and physical access	There is only one existing approach, a new second approach would need to be constructed.
Complies with MDP/LUB requirements	No, the proposal does not comply with the policies of the MDP.

## DISCUSSION:

The applicant proposes to redesignate approximately nine point zero three acres from Agricultural District A to Country Residential District R-CR. The applicant intends to create two Country Residential parcels within the proposed area. The subdivision would result in four titles within the quarter.

## BACKGROUND:

The property is adjacent to the northeast corner of the Town of Didsbury. The quarter is bordered on the north side by Township Road 314 and on the west side by Range Road 15. There is an existing access from Township Road 314 that services the developed yard within the proposed area, no access has been established for the remainder of the proposed area.

According to the Canada Land Inventory (CLI) the quarter has a combination of soils, the northwest corner has Class 3 soil, the southwest corner has Class 5 and the remainder of the quarter is Class 1 soil. AGRASID's Land Suitability Rating System (LSRS) shows that the quarter is within two polygons, the northeast side of the quarter has Class 3H as the dominant soil type and the first codominant soil is 4 and the second is 5W, the southwest side of the quarter has Class 3H as the dominant soil type. The limiting factors with these soils are, H – Inadequate heat units for the optimal growth, and W – Soils in which excess water (not due to inundation) limits the production.

The adjacent quarters within the County, two of them are unsubdivided and three have one parcel removed.

## PROPOSAL:

This is a proposal to redesignate an area to accommodate the creation of two new Country Residential parcels, one will encompass the existing developed residential site and is proposed to be five acres and the second is undeveloped and intended to be four point zero three acres.

The applicant did conduct a neighborhood consultation prior to the submission of the application and did not receive any concerns from adjacent landowners.

## APPLICATION HISTORY:

The applicant attended meetings with staff to review the policies that apply to this property prior to submitting the application. The IDP and the applicable MDP policies was discussed. The applicant was advised that the property is within the Didsbury IDP which has a policy that indicates changes in land use shall comply with the MDP. A review of the property shows that the land is within Agricultural Preservation according to the MDP which allows for consideration for the first parcel out of a quarter resulting in two titles. The applicant was advised that administration can't support further subdivision within the quarter as it is previously subdivided.

## CIRCULATIONS:

No objections or concerns were received from adjacent landowners or referral agencies.

## POLICY ANALYSIS:

### Didsbury Intermunicipal Development Plan Bylaw No. 20/21

This property is within the IDP Referral area and the policy for Land Use and Growth Management Referral Areas indicates that changes in land use designation shall comply with the applicable policies of the County's MDP. While the Referral Area is beyond the 40 year plan horizon for future annexation by the Town, the Referral Area policies aim to minimize the amount of land taken out of agricultural production by limiting the amount of potential subdivision.

### Municipal Development Plan Bylaw No. 20/20

According to Figure 3 Growth Management Conceptual Strategy this property is within the Agricultural Preservation Area. This area provides for the consideration of the first parcel out subdivision resulting in two titles. This application does

5 1 - RFD Bylaw No LU 13 22 PH (ID 574027)

not comply with this policy because the quarter is previously subdivided and already has two titles. This proposal does not comply with MDP Policies 3.3.5 and 3.3.6 for the Agricultural Preservation Area as the quarter already has two titles. This proposal also does not comply with MDP Policy 3.3.13 as this policy provides for the consideration of a new Country Residential parcel from an unsubdivided quarter and the proposal is for two country residential parcels in addition to the parcel that has already been subdivided from the quarter section. The MDP policies of Section 4 Residential Land Use Policies were not used in the evaluation of the proposal as the proposal is not located in the Potential Multi-Lot Residential Area of Figure 3.

Because the application is not in compliance with the MDP policies, it is also not in compliance with the IDP.

#### Applicant's justification

The applicant's position is that the proposal complies with the policies and intent of the IDP as it minimizes the amount of productive land taken out of agricultural production and intended for low density residential development. He indicates that the IDP allows for low-density development in the referral area and restricting the low-density development is in contradiction to the IDP. The applicant also points out that the first parcel out is over nine acres and should not count for the maximum nine acres for residential purposes.

In the hierarchy of statutory plans, the IDP prevails if there is a conflict in policy between an IDP and the MDP. There is no policy conflict as the IDP outlines the maximum number of titles in the IDP Referral Area as long as it complies with the MDP. Therefore, the maximum number of two titles in the MDP's Agricultural Preservation Area (that is more restrictive) is not contrary to the IDP's Section 4 Referral Area Policies.

When the Didsbury IDP was approved on August 11, 2021, there was no transition provision meaning that all active new applications would need to comply with the new IDP. The MDP was amended on October 13, 2021 to remove the Growth Centre around Didsbury and also had no transition provision.

#### **CONCLUSION:**

Administration cannot support approval of this application as it does not comply with the policies of the IDP or the MDP.

---

#### **OPTIONS / BENEFITS / DISADVANTAGES:**

Option One:  This motion indicates support	That the Reeve open and close the Public Hearing.  That Council give second reading to Bylaw No. LU 13/22 redesignating the lands within the NW 20-31-1-5. (Approval)  That Council give third reading to Bylaw No. LU 13/22 redesignating the lands within the NW 20-31-1-5. (Approval)
Option Two:  This motion indicates additional information required to render a decision on application	That Council defer Bylaw No. LU 13/22 to _____.
Option Three:  This motion indicates that the application is not deemed suitable	That the Reeve open and close the Public Hearing.  That Council give second reading to Bylaw No. LU 13/22 redesignating the lands within the NW 20-31-1-5. (Refusal)  That Council give third reading to Bylaw No. LU 13/22 redesignating the lands within the NW 20-31-1-5. (Refusal)

#### **ATTACHMENT(S)**

- 01 - Bylaw No. LU 13/22 and Schedule "A"
- 02 - Location, Land Use and Ownership Map
- 5 1 - RFD Bylaw No LU 13 22 PH (ID 574027)

- 03 - Proposed Redesignation Sketch
- 04 - Environmental Scan Maps
- 05 - Aerial Photograph
- 06 - Figure 3 MDP
- 07 - Correspondence with administration and applicant
- 08 - Applicant's justification submitted with Application
- 09 - Non-Conforming Road Inspection Form
- 10 - Council Presentation

BYLAW NO. LU 13/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NW 20-31-1-5 pursuant to the Municipal Government Act.

---

The Council of Mountain View County, duly assembled, enacts that Bylaw No. 21/21 be amended as follows:

To redesignate from Agricultural District (A) to Country Residential District (R-CR) an approximate nine point zero-three (9.03) acres (3.65 hectares) in the Northwest (NW) Quarter of Section twenty (20), Township thirty-one (31), Range one (1), West of the fifth (5<sup>th</sup>) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading April 13, 2022,

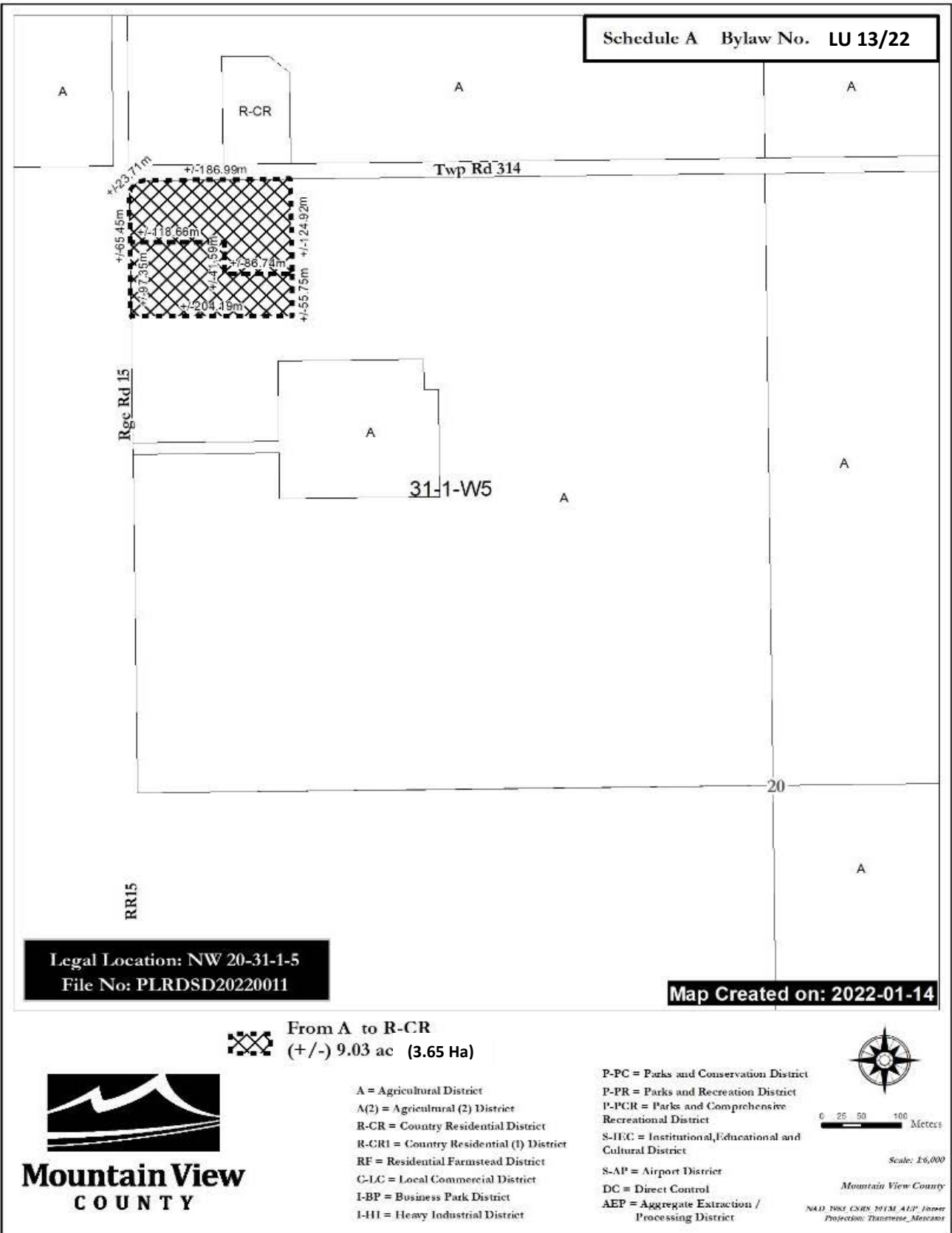
Received second reading \_\_\_\_\_,

Received third reading \_\_\_\_\_,

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date of Signing







# Mountain View COUNTY

## Location, Land Use, Ownership Legend & Circulation

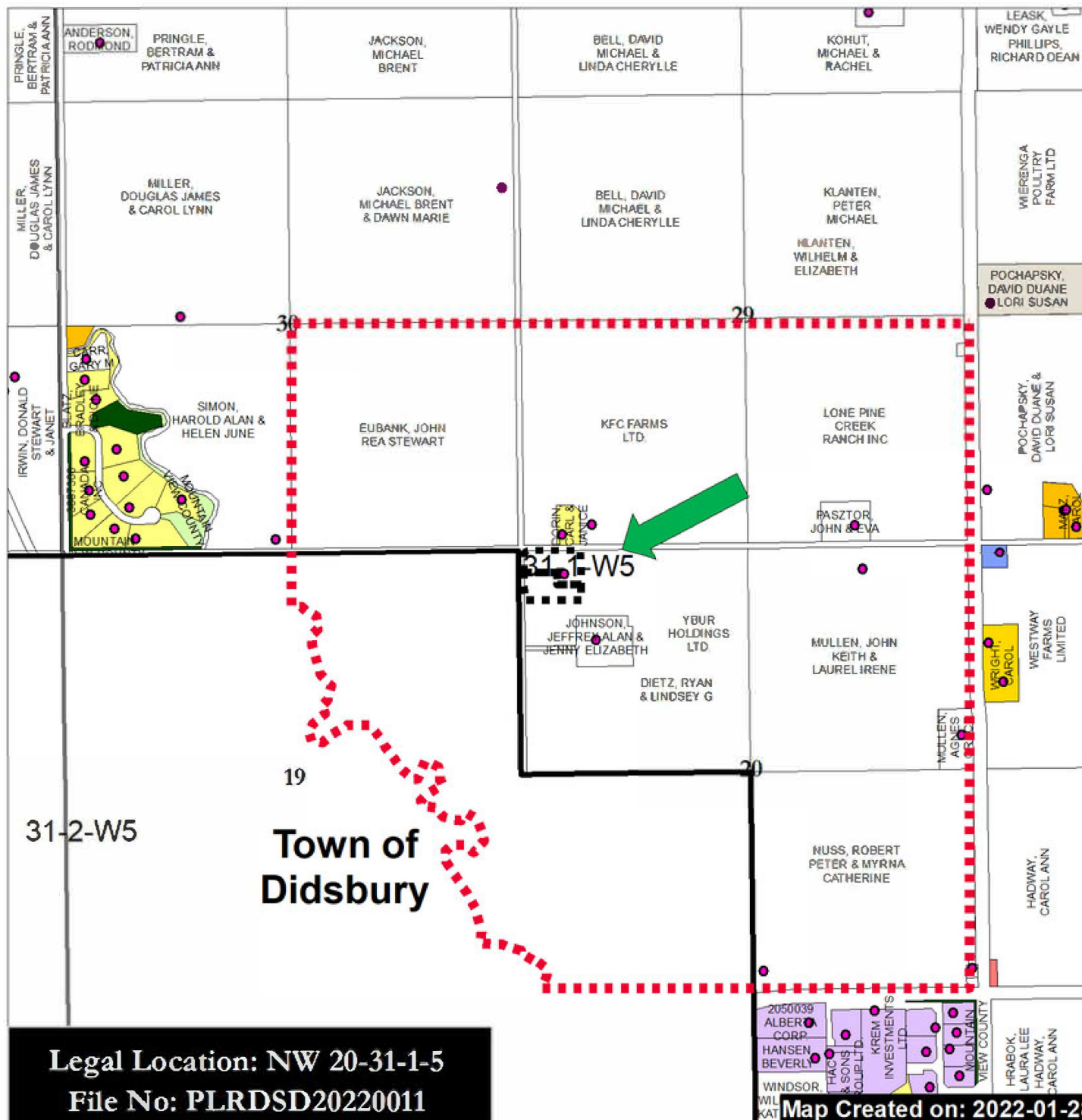
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (C-LC)
  - Business Park District (I-BP)
  - Heavy Industrial District (I-HI)
  - Aggregate Extraction/Processing District (AEP)
  - Parks and Conservation District (P-PC)
  - Parks and Recreation District (P-PR)
  - Parks and Comprehensive Recreational District (P-PCR)
  - Institutional, Educational and Cultural District (S-IEC)
  - Airport District (S-AP)
  - Direct Control
- Subject Land
- Landowners Circulated



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



## PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan **must** include all of the following information (if applicable) in order for it to be considered complete:

- ☐ Location, dimensions, and boundaries of the entire property and of the portion of the property to be redesignated/subdivided;
- ☐ Location and dimensions of existing buildings and structures on the property, including distances from property lines. Identify buildings that will be demolished or moved;
- ☐ Location and names of proposed and existing roadways, driveways and road approaches;
- ☐ Location of existing wells and septic systems;
- ☐ Location and description of natural site features such as steep slopes, water bodies or courses, woodlots and shelterbelts;
- ☐ Location and description of man made site features such as drainage ditches, wells and private sewage disposal systems, gravel working, etc.;
- ☐ Location, dimensions and boundaries of proposed lot boundaries and rights-of-way (if applicable).



The below square may be used to represent a 1/4 Section



	Indicate name of ROAD if applicable <span style="font-family: cursive;">TWP 34</span>																				
	<div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 10%; right: 10%; font-family: cursive; font-size: 1.2em;">APPROACH</div> <div style="position: absolute; top: 40%; left: 10%; font-family: cursive; font-size: 1.2em;">ROAD</div> <div style="position: absolute; top: 40%; right: 10%; font-family: cursive; font-size: 1.2em;">ROAD</div> <div style="position: absolute; top: 60%; left: 10%; font-family: cursive; font-size: 1.2em;">RR 15</div> <div style="position: absolute; top: 40%; left: 30%; font-family: cursive; font-size: 1.2em;">SHELTERBELTS</div> <div style="position: absolute; top: 40%; left: 10%; font-family: cursive; font-size: 1.2em;">PROPOSED APPROACH</div> </div>																				
	Indicate name of ROAD if applicable																				

Plan 101 3524

Plan 101 3525

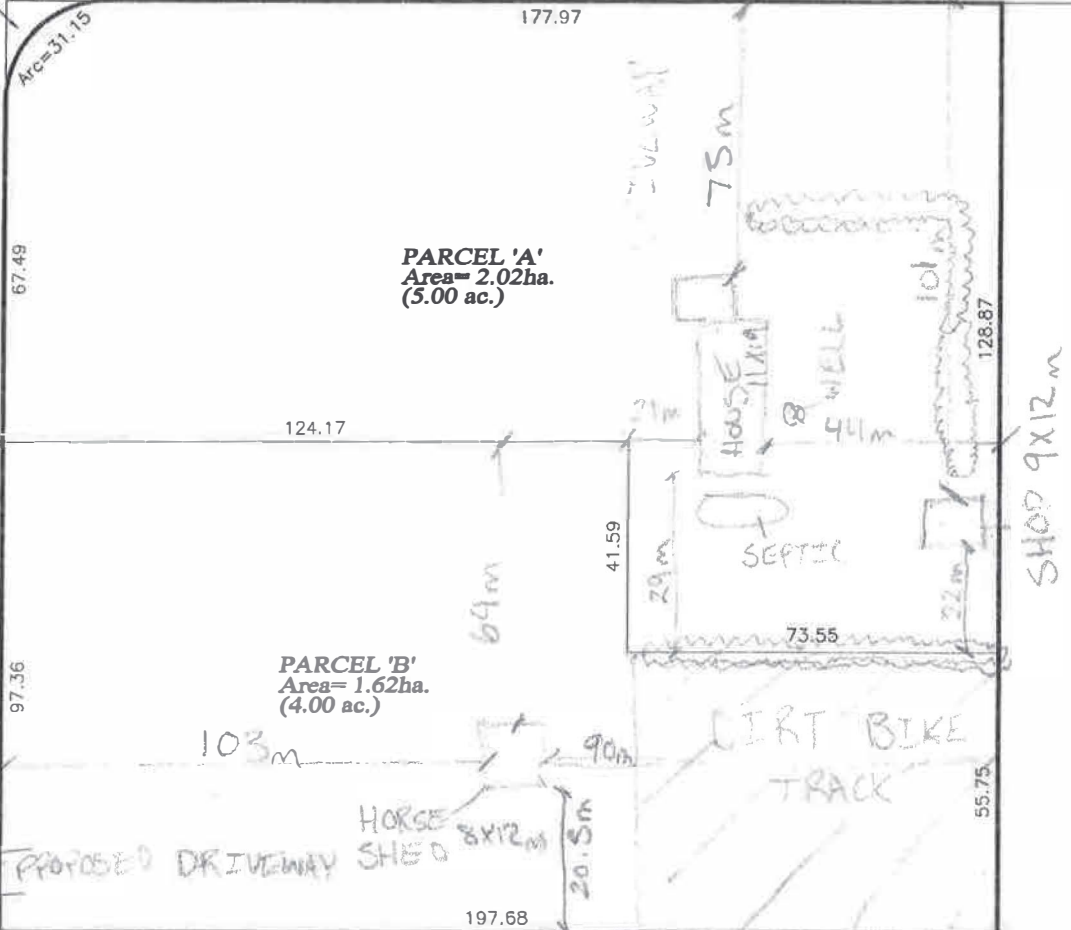
Road Plan  
3744 BM

TWP 314

ROAD ALLOWANCE

NE 1/4 Sec. 19-31-1-W5M

RR 15  
ROAD ALLOWANCE



- PROPOSED BOUNDARY  
- SHELTER BELT

NW 1/4 Sec. 20-31-1-W5M



Mountain View County - Sketch  
Showing  
Proposed Area  
within  
NW 1/4 Sec. 20-31-1-W5M

NOTE  
Dimensions are in metres  
and decimals thereof.

15 December, 2021 Scale 1:1500





## Mountain View County - Sketch

Showing  
Proposed Area  
within

NW 1/4 Sec. 20-31-1-W5M

### NOTE

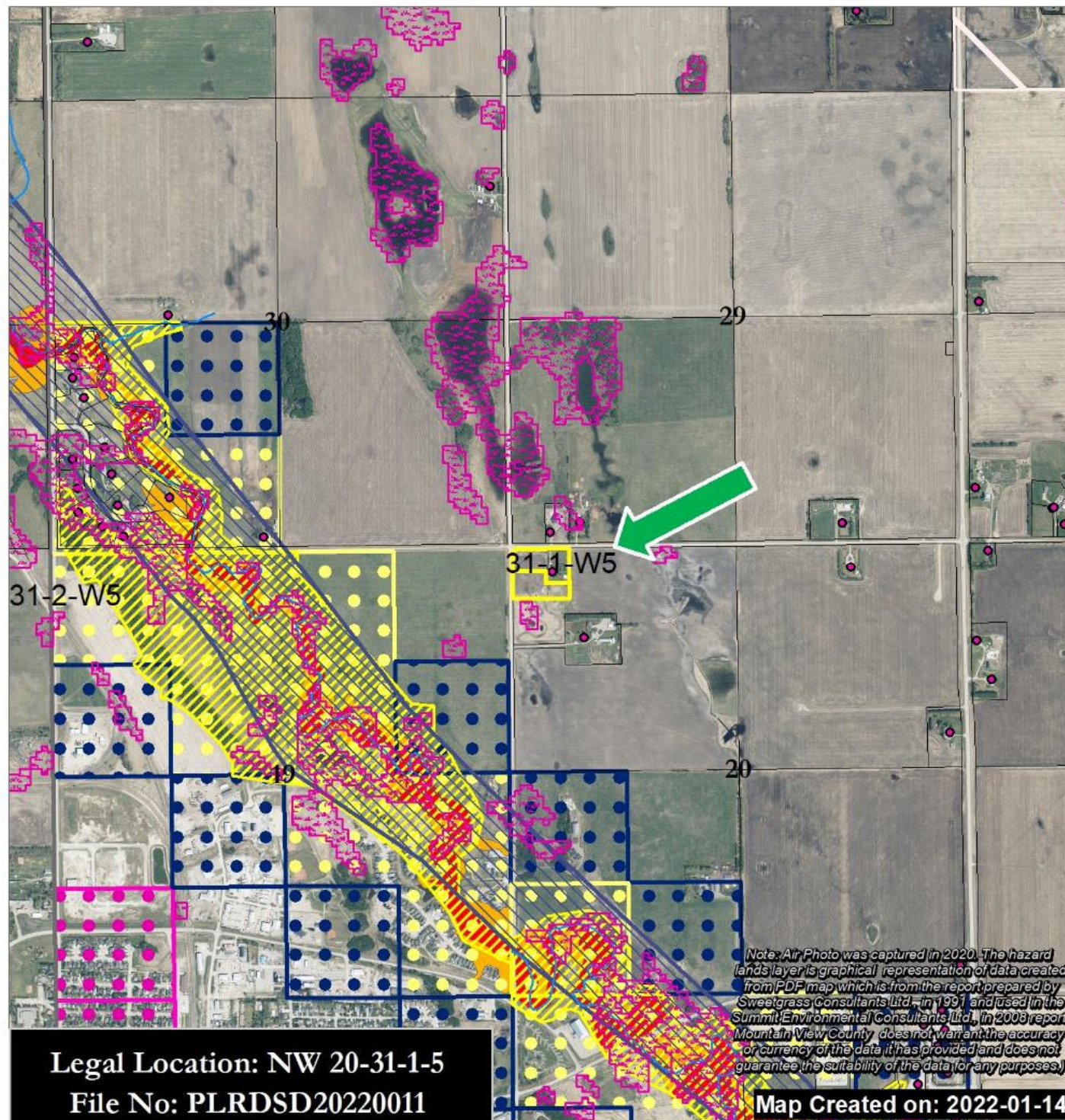
Dimensions are in metres  
and decimals thereof.





# Mountain View COUNTY

## Environmental Scan



### Legend

- Floodway
- Flood Funge
- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Provincial ESA (2014)
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Growth Centres
- Historical Resources
  - <all other values>
  - a-Archaeological Resources
  - a, p
  - h-Historical Sites
  - p-Paleontological Resources
- Environmentally Significant Areas
  - ESA\_number
    - 1 (Very High)
    - 2 (High)
    - 3 (Moderate)
    - 4 (Low)
- Alberta Merged Wetland
  - Bog
  - Fen
  - Marsh
  - Open Water
  - Swamp
- Nuisance Grounds
  - Landfills
  - Gravel Pits
  - Sewage Lagoons
  - CFO - NRCB Approved
- Subject Land

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd. in 1991 and used in the Summit Environmental Consultants Ltd. in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: NW 20-31-1-5  
File No: PLRDSD20220011

Map Created on: 2022-01-14



0 50 100 200 300 400 500 600 700 800  
Meters

Scale: 1:20,000  
Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator





## Mountain View COUNTY

### Environmental Scan

#### Legend

##### Provincial Flood Mapping

- Provincial Flood Mapping
- Floodway
- Flood Fringe

##### Environmental Scan

- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Provincial ESA (2014)

##### Environmentally Significant Areas

- ESA\_number
- 1 (Very High)
  - 2 (High)
  - 3 (Moderate)
  - 4 (Low)

##### Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

- Conservation Easement (Legacy Land Trust Society)
- Rural Address

- Proposed Redesignation Subdivision Boundary
- Growth Centres

##### Historical Resources

- <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Paleontological Resources

##### Nuisance Grounds

- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: NW 20-31-1-5  
File No: PLRDSD20220011

Map Created on: 2022-01-14



0 50 100  
Meters

Scale: 1:5,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



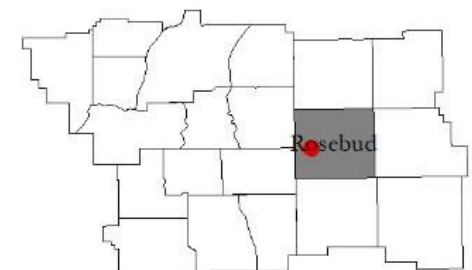


# Mountain View COUNTY

## Site Dimension

### Legend

- |   |                        |
|---|------------------------|
| Application Location                        | <b>Pipelines</b>       |
| Rural Address                               | --- <all other values> |
| <b>Gas Plants, Battery Sites, etc.</b>      | <b>SUBST_A</b>         |
| <all other values>                          | CRUDE OIL              |
| Gas Processing Plant                        | FRESH WATER            |
| Wells                                       | FUEL GAS               |
| Proposed Redesignation Subdivision Boundary | HVP PRODUCTS           |
| Altalink Powerline Buffer (30m)             | LVP PRODUCTS           |
| Streetlights - Fortis                       | MISCELLANEOUS LIQUIDS  |
| Power Poles - Fortis                        | NATURAL GAS            |
|   | OIL WELL EFFLUENT      |
|   | SALT WATER             |
|   | SOUR NATURAL GAS       |
|   | UNKNOWN                |



Scale: 1:1,500

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

NOTE: For Exact Wells Classification review  
its Attribute Table or Contact AER



Legal Location: NW 20-31-1-5  
File No: PLRDS20220011

Note: Air Photo was captured in 2020

Map Created on: 2022-01-14





## Mountain View COUNTY

### Growth Management Conceptual Strategy Figure 3

#### Legend

- Highway
- County Collector Network(CCN)
- Special Policy Area:
  - Highway 2/27  
(Concept Plans Required)
- Growth Centres  
(ASPs / Concept Plans Required)
- Economic Nodes  
(ASPs / Concept Plans Required)
- Towns/Village
- IDPs
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area

\*Adapted from the Canada Land Inventory Class 1,2 & 3 soils: AGRASID's Land Suitability Rating System (LSRS) Class 2 & 3 as the 1st Dominant or Co-Dominant; as well as Environmentally Significant Areas (ESA) are shown shaded. Boundaries are not exact and boundaries must be confirmed or corrected from municipal assessment maps and field investigation. \*

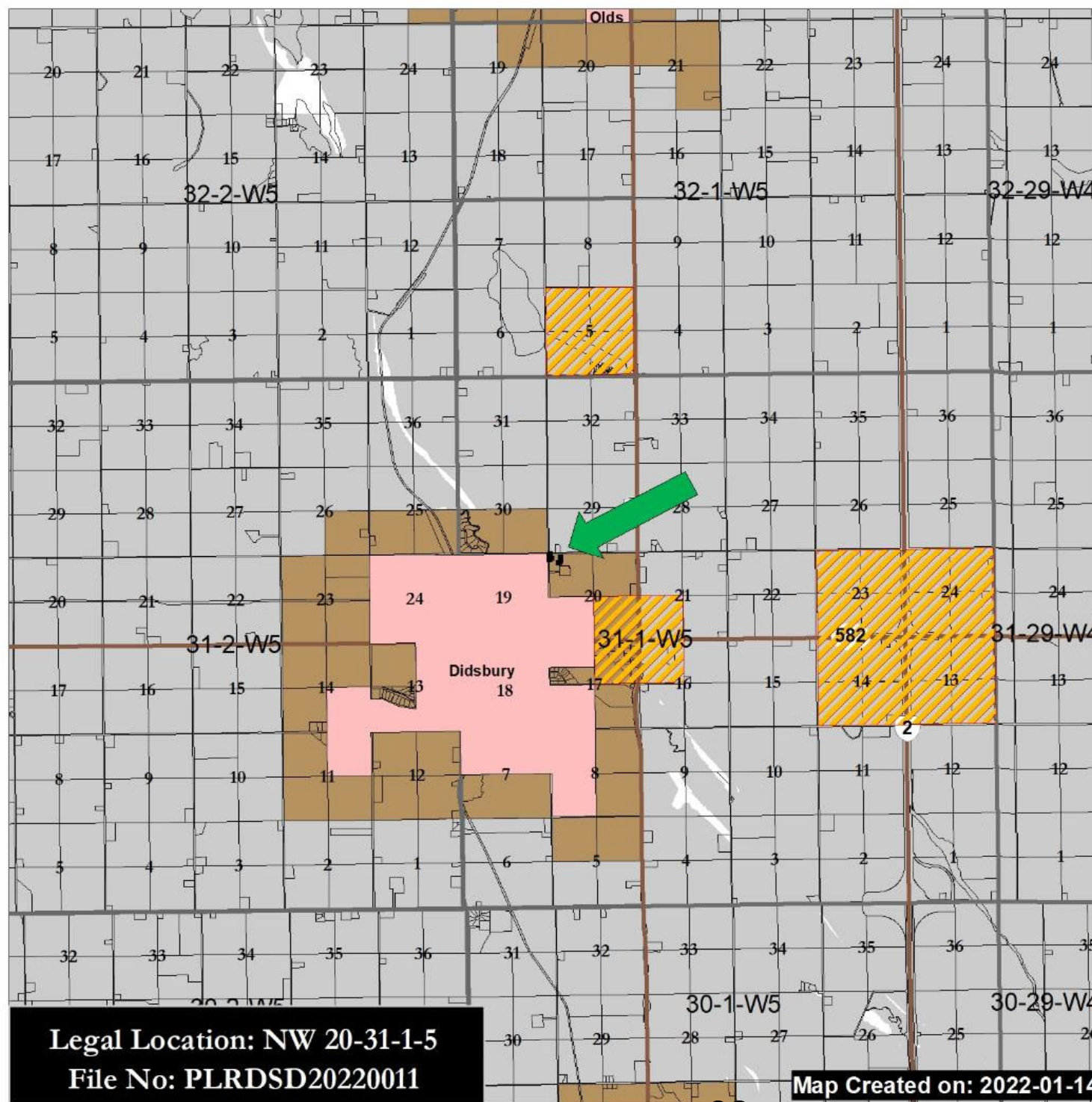


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse Mercator





## Tracey Connatty

---

**From:** Ryan Dietz [REDACTED]  
**Sent:** December 15, 2021 2:23 PM  
**To:** Tracey Connatty  
**Cc:** Margaretha Bloem  
**Subject:** RE: Dietz Subdivision

Hello Tracy, and Margaretha

Thank you for sending the information on staff's decision to not support our application.

I have a couple questions regarding the application itself. My wife Lindsey and I are minority owners of this quarter. Do we need the other owner to authorize me as the applicant and do you need his info in the "Landowners" section of the application? Also the AER abandoned well map shows no abandoned wells at this location. Is proof required or can I just check No?

Tracy, for the application fees, we will be applying for 2 lots. One five acres and one four.

Thank you,

Ryan Dietz  
[REDACTED]



TROFAST DEVELOPMENTS

---

**From:** Tracey Connatty <tconnatty@mvcounty.com>  
**Sent:** December 10, 2021 2:55 PM  
**To:** Ryan Dietz [REDACTED]  
**Subject:** RE: Dietz Subdivision

Good Afternoon Ryan;

The next step would be to apply for the Redesignation/Subdivision for your proposal.

In your application you could attach a letter that describes your proposal and outlines why you think it fits within the area. Be prepared to attend the Public Hearing meeting for your application so you can explain to Council your reasons why you think the application should be supported.

Once we receive the complete application it will be circulated for a period of 30 days to adjacent landowners and relevant agencies. During the circulation period is when a site visit is conducted.

At the completion of the circulation, you will receive a copy of all responses we have received. You will also be receiving correspondence from us outlining the non-support of the application.

The file will then be scheduled for First Reading and a Public Hearing. As I pointed out it would be important that you participate in the public hearing so you can explain your position to Council.

After the decision of Council, the next step is Subdivision, if Council does not approve the redesignation, we would look to you for direction whether you want to proceed to subdivision with the understanding that administration can't support the subdivision.

The decision of the subdivision authority is one that can be appealed by the applicant.

If you would like me to calculate the application fees just let me know how many parcels and what size they are.

I hope this helps you plan your next steps.

If you have more questions just let me know.

Sincerely;

Tracey Connatty BSc RPP MCIP | Planning

403-335-3311 ext. 225 | [tconnatty@mvcountry.com](mailto:tconnatty@mvcountry.com)



Mountain View County Office: 403-335-3311 | Fax: 403-335-9207  
1408 Twp Rd. 320 | Didsbury, AB | T0M 0W0

---

**From:** Ryan Dietz <[REDACTED]>  
**Sent:** December 10, 2021 2:43 PM  
**To:** Tracey Connatty <[tconnatty@mvcountry.com](mailto:tconnatty@mvcountry.com)>  
**Subject:** Dietz Subdivision

Hello Tracy

We have decided we would like to pursue this subdivision out here, even though staff can not support it. What is the process for getting this started?

Thank you,

Ryan Dietz  
[REDACTED]



TROFAST **DEVELOPMENTS**

## Tracey Connatty

---

**From:** Margaretha Bloem  
**Sent:** December 13, 2021 12:24 PM  
**To:** [REDACTED]  
**Cc:** Tracey Connatty  
**Subject:** RE: Dietz Subdivision

Good afternoon Ryan,

As discussed during the meeting on Thursday, the Didsbury IDP policies for the Referral Area do not support further redesignation and subdivision from the subject quarter NW 20-31-1-5 that already benefits from the first parcel out; and forms the basis for Administration not supporting an application.

In the IDP Referral Area: Policy 3 aims to minimize the amount of land taken out of agricultural production; while Policy 4 indicates that proposals shall not exceeding a maximum of 4 titles per quarter section and that proposals shall comply with the policies of the MDP.

In the MDP, the subject quarter is located in the Agricultural Preservation Area (Class 1-3 CLI soils and AGRASID's Land Suitability Rating System (LSRS) Class 2 and 3 as 1<sup>st</sup> Dominant or Co-Dominant and County Environmental Significant Areas (ESAs)) where Section 3 policies only support first parcel out. While not discussed during the meeting, Section 4 of the MDP deals with residential subdivisions that include applications beyond the first parcel out of a quarter section (that applies to the subject quarter) and policy 4.3.3 criteria will also be evaluated when we receive an application.

The Didsbury IDP and the County's MDP can be viewed on our website: <https://www.mountainviewcounty.com/council-boards-services/bylaws>

Regards,  
Margaretha

Margaretha Bloem | Director of Planning and Development Services  
[403-335-3311 ext. 166](tel:403-335-3311) | [mbloem@mvcounty.com](mailto:mbloem@mvcounty.com)

Mountain View County Office: [403-335-3311](tel:403-335-3311) | Fax: [403-335-9207](tel:403-335-9207)  
1408 Twp Rd. 320 | Didsbury, AB | T0M 0W0  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)

---

**From:** Ryan Dietz <[REDACTED]>  
**Sent:** December 10, 2021 3:59 PM  
**To:** Tracey Connatty <[tconnatty@mvcounty.com](mailto:tconnatty@mvcounty.com)>  
**Subject:** RE: Dietz Subdivision

That's great, thank you. Would you or Margareta be able to send me an email with the reason/reasons that staff is unable to support our application?

Ryan Dietz  
403-700-8496



TROFAST DEVELOPMENTS

---

**From:** Tracey Connatty <[tconnatty@mvcounty.com](mailto:tconnatty@mvcounty.com)>  
**Sent:** December 10, 2021 2:55 PM

**To:** Ryan Dietz <[REDACTED]>

**Subject:** RE: Dietz Subdivision

Good Afternoon Ryan;

The next step would be to apply for the Redesignation/Subdivision for your proposal.

In your application you could attach a letter that describes your proposal and outlines why you think it fits within the area. Be prepared to attend the Public Hearing meeting for your application so you can explain to Council your reasons why you think the application should be supported.

Once we receive the complete application it will be circulated for a period of 30 days to adjacent landowners and relevant agencies. During the circulation period is when a site visit is conducted.

At the completion of the circulation, you will receive a copy of all responses we have received. You will also be receiving correspondence from us outlining the non-support of the application.

The file will then be scheduled for First Reading and a Public Hearing. As I pointed out it would be important that you participate in the public hearing so you can explain your position to Council.

After the decision of Council, the next step is Subdivision, if Council does not approve the redesignation, we would look to you for direction whether you want to proceed to subdivision with the understanding that administration can't support the subdivision.

The decision of the subdivision authority is one that can be appealed by the applicant.

If you would like me to calculate the application fees just let me know how many parcels and what size they are.

I hope this helps you plan your next steps.

If you have more questions just let me know.

Sincerely;

Tracey Connatty BSc RPP MCIP | Planning

403-335-3311 ext. 225 | [tconnatty@mvcountry.com](mailto:tconnatty@mvcountry.com)



Mountain View County Office: 403-335-3311 | Fax: 403-335-9207  
1408 Twp Rd. 320 | Didsbury, AB | T0M 0W0

---

**From:** Ryan Dietz <[REDACTED]>

**Sent:** December 10, 2021 2:43 PM

**To:** Tracey Connatty <[tconnatty@mvcountry.com](mailto:tconnatty@mvcountry.com)>

**Subject:** Dietz Subdivision

Hello Tracy

We have decided we would like to pursue this subdivision out here, even though staff can not support it. What is the process for getting this started?

Thank you,

Ryan Dietz  
403-700-8496



TROFAST **DEVELOPMENTS**

\*\*\*\* IMPORTANT NOTICE \*\*\*\* This email originates from outside our organization so please proceed with caution and check the email and/or attachments for possible threats. \*\*\*\* IMPORTANT NOTICE \*\*\*\*

\*\*\*\* IMPORTANT NOTICE \*\*\*\* This email originates from outside our organization so please proceed with caution and check the email and/or attachments for possible threats. \*\*\*\* IMPORTANT NOTICE \*\*\*\*

## Reasons For Redesignation/Subdivision.

This application meets the requirements of the Didsbury Intermunicipal Development Plan (IDP) and the Municipal Development Plan (MDP). This application satisfies paragraph 3 from the IDP Referral Area Policies because it does minimize the amount of land taken out of production. The land in this application consists of an existing home site, a dirt bike track and low-lying pasture. No productive agricultural land would be lost through this application. This application also aligns with paragraph 4 from the IDP Referral Area Policies. The IDP, being the dominant plan, allows for low-density residential development in the referral area. The IDP states that the low-density development should comply with the applicable policies from the MDP. Any Policy in the MDP that wholly restricts the entire IDP referral area from low density development is in contradiction of the IDP development policy. The IDP referral area can not be designated for development in the IDP and, at the same time be rendered completely undevelopable by MDP policies. When this type of contradiction occurs the dominant plan (IDP) shall prevail. It is incorrect to include the Agricultural Preservation Area (APA) restrictions, including 4.3.3 (g), in the "applicable" policies of the County's MDP, because these policies create the previously mentioned contradiction. Including the APA restrictions is made even more inappropriate based on the public consultation process for the IDP. During the public consultation for the IDP I asked if low-density development would be allowed in the referral area. I was told, yes, as long as it meets the requirements from the MDP. If the county staff knew at that time that the APA restrictions were going to be applied against the Referral areas the answer should have been no, low-density multi lot development will not be allowed in the referral area. In addition, most of the areas designated as growth centers and economic nodes are also designated as APA. If these APAs can be designated for higher density development the APA designation should not restrict the low-density development allowed for in the IDP referral areas. Furthermore, the area for this specific application should be a preferred development sight because it contains no environmentally significant areas: unlike the majority of the MDP growth center designations.

The existing agricultural first parcel out is over 9 acres so it should not count against the maximum 9, residential, acres allowed for in 4.3.3 (d). The lots in this application exceed the 4.3.3 (e) suggested size of 3 acres in order to create a useful building envelope for the second lot. The low-lying lands to the West of the existing yard and dirt bike track are unsuitable for a building site. If we were to move the second lot to the East, it would be taken out of productive farmland. This configuration is within the maximum sizes allowed for, is located on the periphery of the quarter, and will not remove any useful farmland from production.

We have not owned the land for five years as suggested by the MDP policy 4.3.3 (a); however, the directive in 4.3.3 (a) is **should** have owned the quarter for five years and as such, it is not mandatory. As this policy is discriminating against the landowners instead of the viability of the land, I would ask council to consider our history in dealing with the county. We have been landowners in the County for over 15 years. In that time, we have paid our taxes, and complied with all the county's requirements. For example, if we received a weed notice we sprayed or cut the weeds. We have also built several houses in the county and undertaken multiple renovations. We have always pulled the appropriate permits and done everything by the book. We have even successfully developed a low-density country residential "bulb" south of Didsbury. If this policy is aimed at deterring fly by night developers who may leave the

neighbours and the county with a half completed or poorly done project that is not us. I believe my wife and I have proven to be responsible residence and businesspeople within the county.

## Non-Conforming Road - Inspection

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0  
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754  
www.mountainviewcounty.com

Application #	PLRDSD20220011
Legal	NW 20-31-1 W5M
Inspection Date	Feb 17, 2022
Inspector	Will Jewson

Approved by	RM
Date	February 23, 2022

<b>Location Description</b>	<b>Range Road &amp; Township:</b> TWP 314 and RR 15 <b>Length of Road Inspected:</b> 800m South on RR15 and 800m East on TWP 314	
<b>Road Width</b>	Is the width consistent? <input checked="" type="checkbox"/> YES      Most Consistent Width in Meters: 7.0m <input type="checkbox"/> NO <b>Comments:</b> TWP 314 is a consistent 7.6m where the proposed subdivision is to take place narrowing to 7.0m approximately 300m east of the intersection with RR314. RR15 conforms to County standards	
<b>Surface Type</b>	<b>Comments:</b> Gravel for both	
<b>Ditch Condition</b>	<input checked="" type="checkbox"/> Typical County road conditions <input type="checkbox"/> Needs Improvement <b>Comments:</b> _____	
<b>Drainage</b>	<input type="checkbox"/> Well drained <input checked="" type="checkbox"/> Typical County road conditions <input type="checkbox"/> Not well drained <input type="checkbox"/> Needs Improvement <b>Comments:</b> _____	
<b>Brush / Trees</b>	<input type="checkbox"/> Close to road <input checked="" type="checkbox"/> Typical County road conditions <input type="checkbox"/> Excessive trees/brush <input type="checkbox"/> Needs Improvement <b>Comments:</b> Very Few trees in the Right of way	
<b>Maintenance</b>	<input checked="" type="checkbox"/> Regularly Maintained <input checked="" type="checkbox"/> Regular Snow Removal <b>Comments:</b> Its not one of the first roads plowed after a snow event	
<b>Maintenance Issues</b>	<input type="checkbox"/> Difficult snow removal <input type="checkbox"/> Soft Spots <input type="checkbox"/> Other <b>Comments:</b> As a narrow road, when attempting to pass maintenance or snow removal equipment it would be hazardous	
<b>Nearby Residences</b>	<input checked="" type="checkbox"/> YES – 2 homes on the north side TWP 314, 1 directly across, the other to the east ~150m <input type="checkbox"/> NO	
<b>Accessibility</b>	<input checked="" type="checkbox"/> Through access <input type="checkbox"/> Multiple road access <input type="checkbox"/> Dead End <b>Comments:</b> It would be tight to install a second access to the north subdivision from RR15	
<b>OVERALL</b>	<input checked="" type="checkbox"/> Acceptable for above application <input type="checkbox"/> Not acceptable for above application <b>Comments:</b> TWP 314 is currently being used to access other residential lots in the same area.	



# **PLRDSD20220011**

## **Bylaw No. LU 13/22**

Tracey Connatty

Planner

May 25, 2022

**APPLICANT: Dietz, Ryan & Lindsey**

**LANDOWNER: Ybur Holdings Ltd. And Ryan & Lindsey Dietz**

**LEGAL: NW 20-31-1-W5M**

**DIVISION: 3**

**ACRES: 9.03 ac.**

### **PROPOSED REDESIGNATION:**

To Redesignate from:

Agricultural District “A” to Country Residential District “R-CR” one (1), nine point zero three (9.03) +/- acre parcel within an existing 150.37 acre parcel.

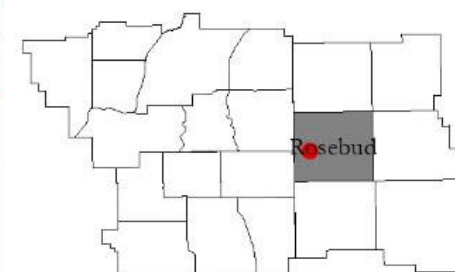


## Mountain View COUNTY

### Location

#### Legend

- Neighborhood Reference Points
- Proposed Redesignation Subdivision Boundary
- Highway Buffer (1.6 Km)
- Existing Features Crown Land (Prov. and Fed)
- County Land
- Towns/Village
- Roads**
  - chip sealed
  - gravel
  - paved
  - unimproved
  - CCN
- Subject Land

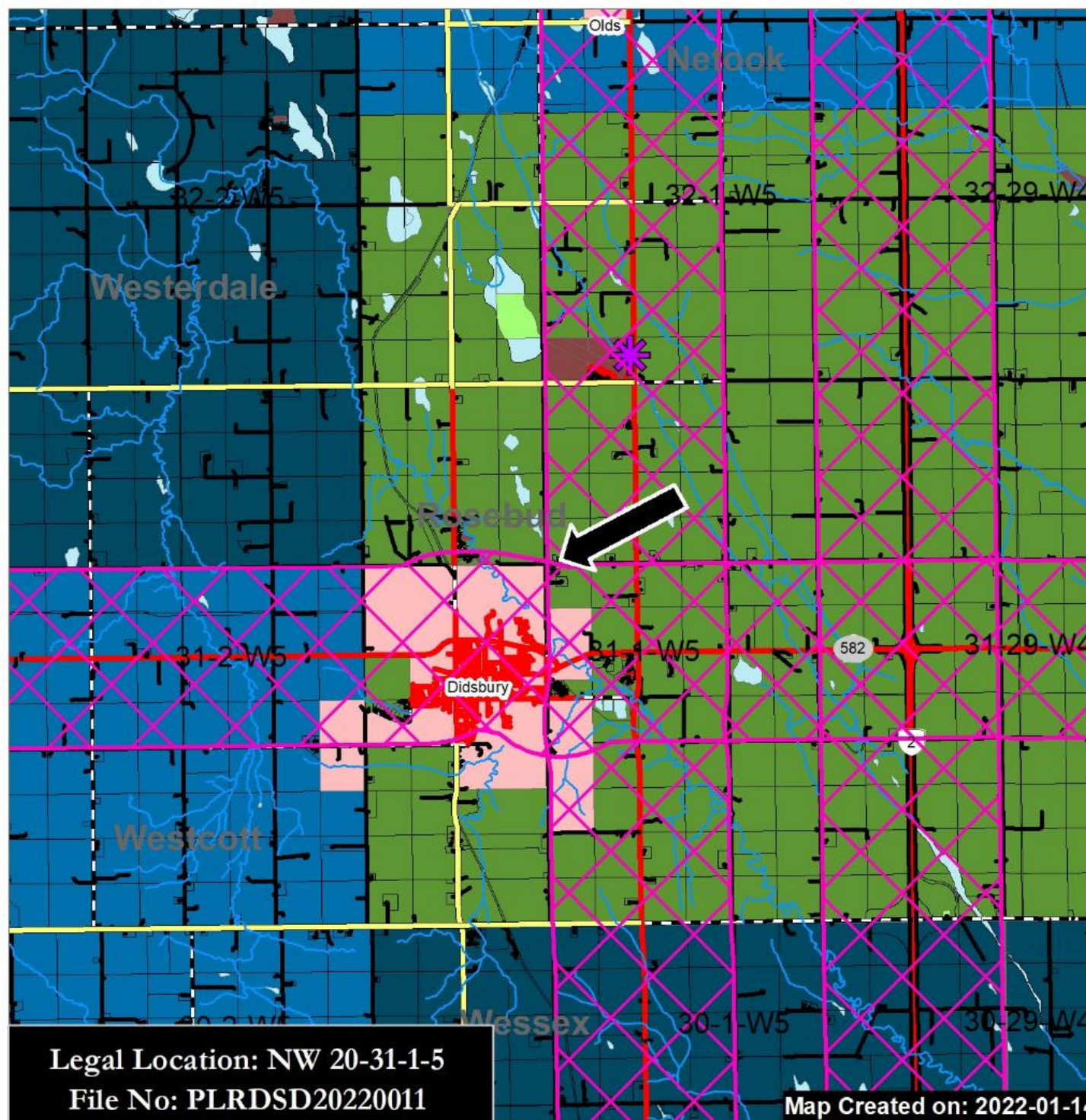


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



Legal Location: NW 20-31-1-5  
File No: PLRDSD20220011

Map Created on: 2022-01-14





## Mountain View COUNTY

### Growth Management Conceptual Strategy Figure 3

#### Legend

- Highway
- County Collector Network(CCN)
- Special Policy Area:
  - Highway 2/27  
(Concept Plans Required)
- Growth Centres  
(ASPs / Concept Plans Required)
- Economic Nodes  
(ASPs / Concept Plans Required)
- Towns/Village
- IDPs
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area

\*Adapted from the Canada Land Inventory Class 1,2 & 3 soils: AGRASID's Land Suitability Rating System (LSRS) Class 2 & 3 as the 1st Dominant or Co-Dominant; as well as Environmentally Significant Areas (ESA) are shown shaded. Boundaries are not exact and boundaries must be confirmed or corrected from municipal assessment maps and field investigation. \*

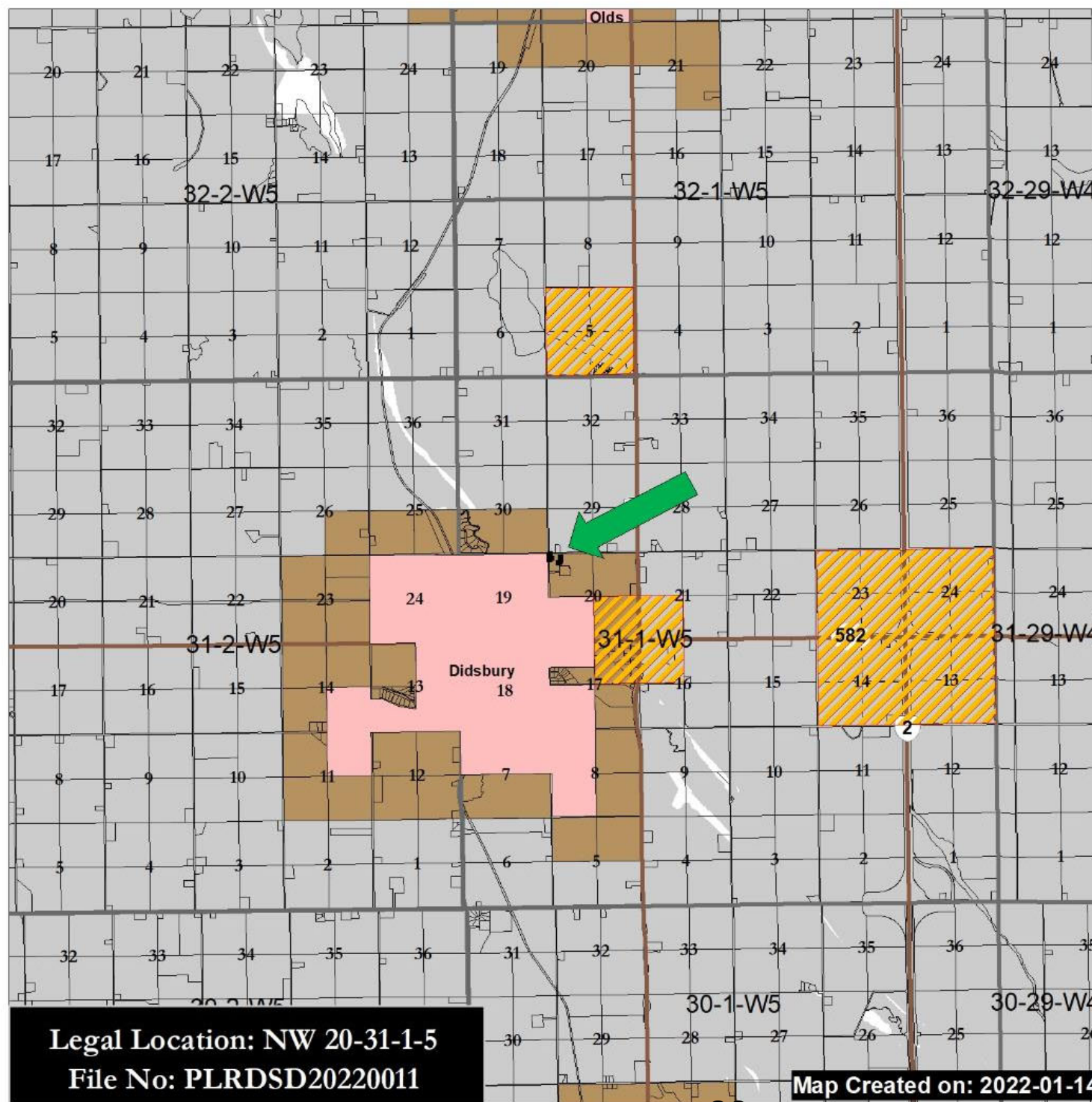


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

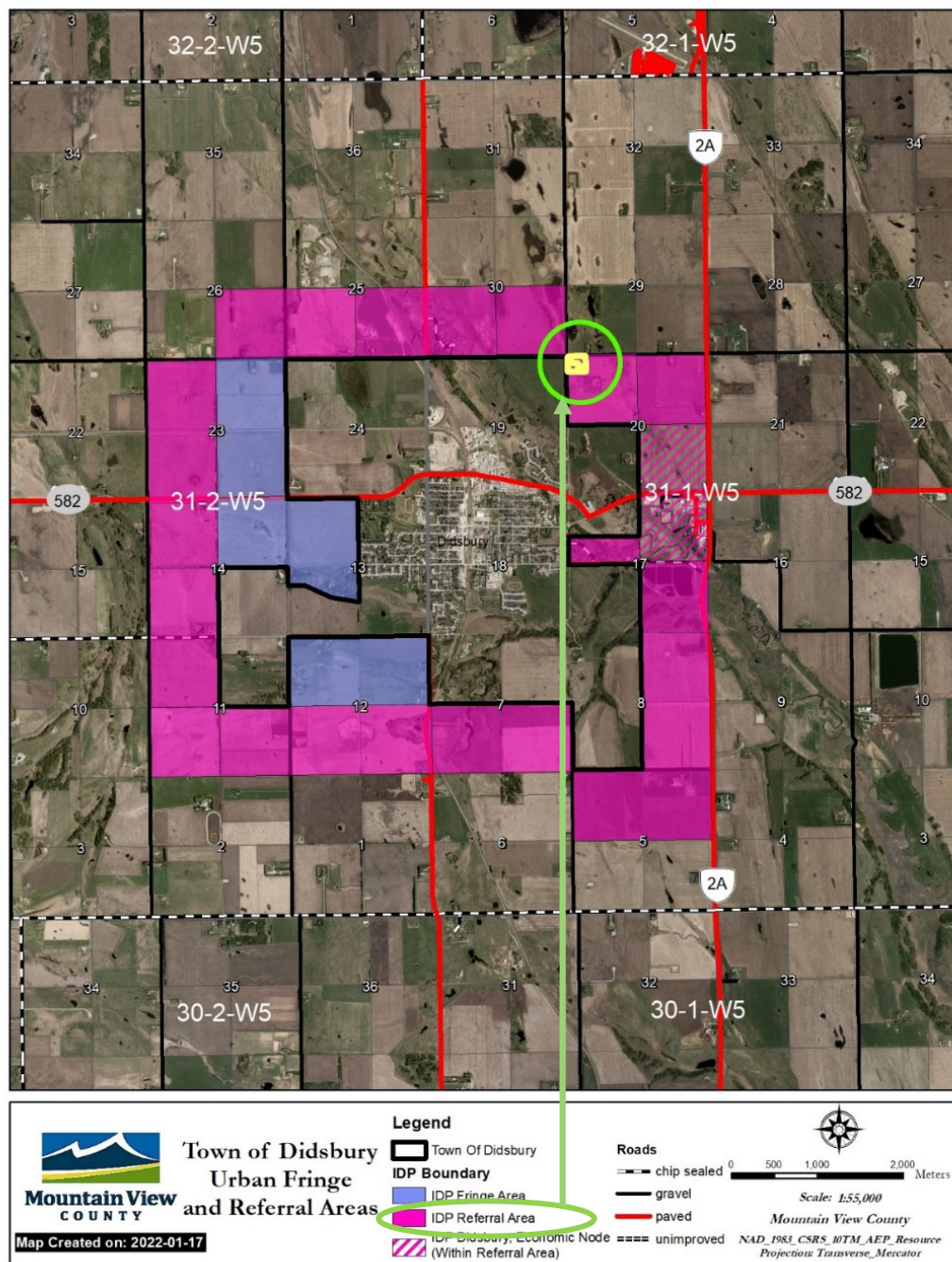
Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse Mercator



Legal Location: NW 20-31-1-5  
File No: PLRDS20220011

Map Created on: 2022-01-14



## Mountain View County-Didsbury Intermunicipal Development Plan Bylaw No. 20/21

### Referral Area Policies

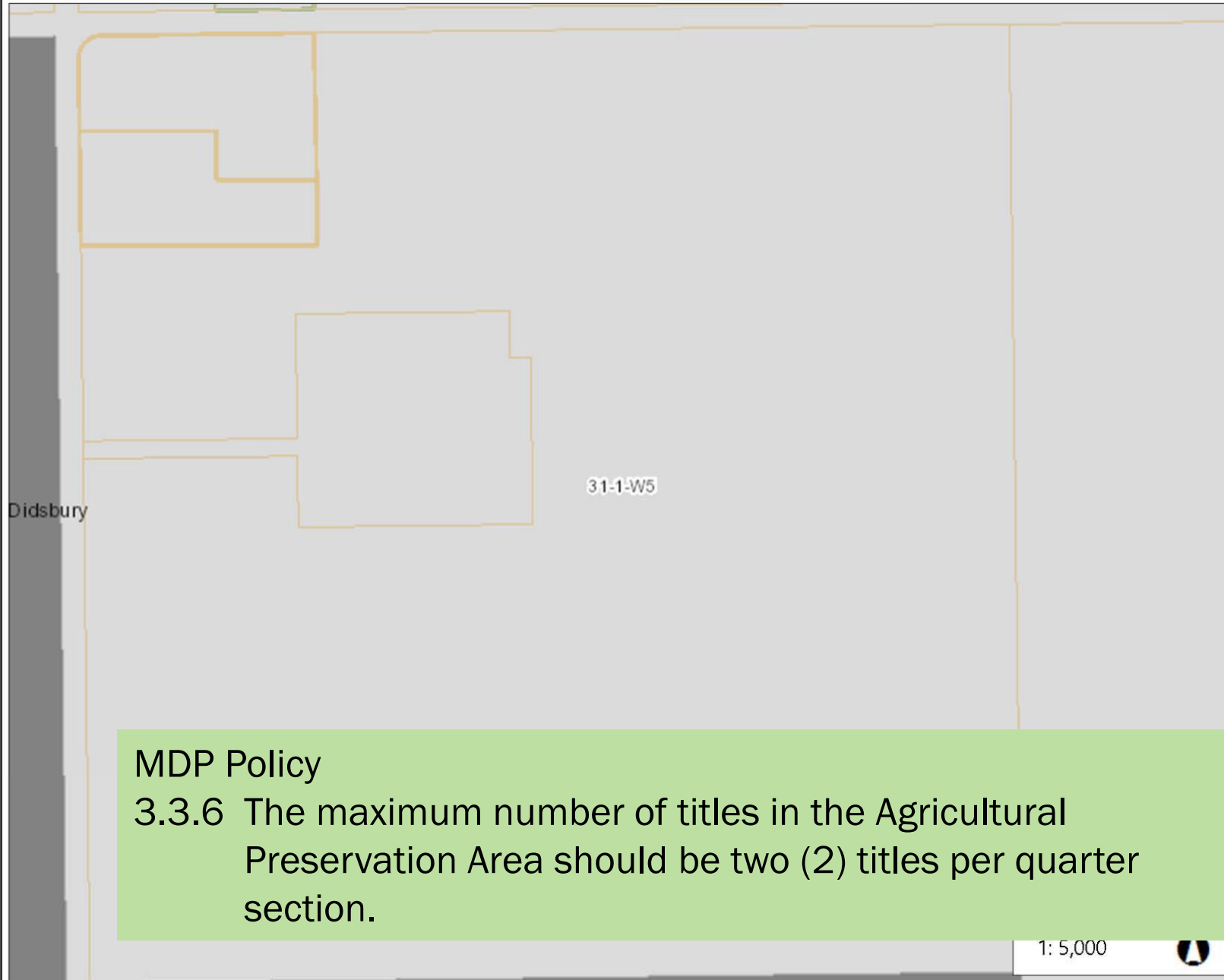
- Changes in land use designation and/or subdivision of lands identified as Referral Area on Figure 1 shall only be considered to facilitate low-density development that shall not exceed a maximum number of four (4) titles per quarter-section and shall comply with the applicable policies of the County's MDP, as amended from time to time.





#### Legend

- MVC Primary Secondary Highway
- ☒ Agriculture Preservation Area
- ☒ CFO NRCB Approved
- County Towns and Village
- Parcels (PGIS)
- SD Applications
  - ☐ <all other values>
  - ☐ SD - Approved
  - ☐ SD - Closed
  - ☒ SD - Conditionally Approved
  - ☐ SD - Endorsed
  - ☐ SD - Endorsed Closed
  - ☒ SD - Expired Application
  - ☒ SD - Refused
  - ☐ SD - Under Review
  - ☒ SD - Withdrawn
- Section Number Grid
- ☐ Township Grid



254.0 0 127.00 254.0 Meters

#### Notes

Not responsible for errors or omissions



## Mountain View COUNTY

### Site Sketch - Redesignation

#### Legend

- Application Location
- Rural Address
- • Pipelines
- AltaLink Power Line
- ▨ AltaLink Powerline Buffer (30m)
- ▤ Proposed Redesignation Boundary
- Road Width Less than 7 m
  - 5.4m
  - 6.2m



0 50 100 200 Meters

Scale: 1:5,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

NOTE: For Exact Wells Classification review  
its Attribute Table or Contact AER

Proposed Area to be Redesignated from  
Agricultural District (A) to  
Country Residential District (R-CR)  
nine point zero three (+/- 9.03) acres

5.0 acres

4.03 acres

31-1-W5

20

Legal Location: NW 20-31-1-5  
File No: PLRDSD20220011

Map Created on: 2022-01-14



## Mountain View COUNTY

### Location, Land Use, Ownership & Circulation

#### Legend

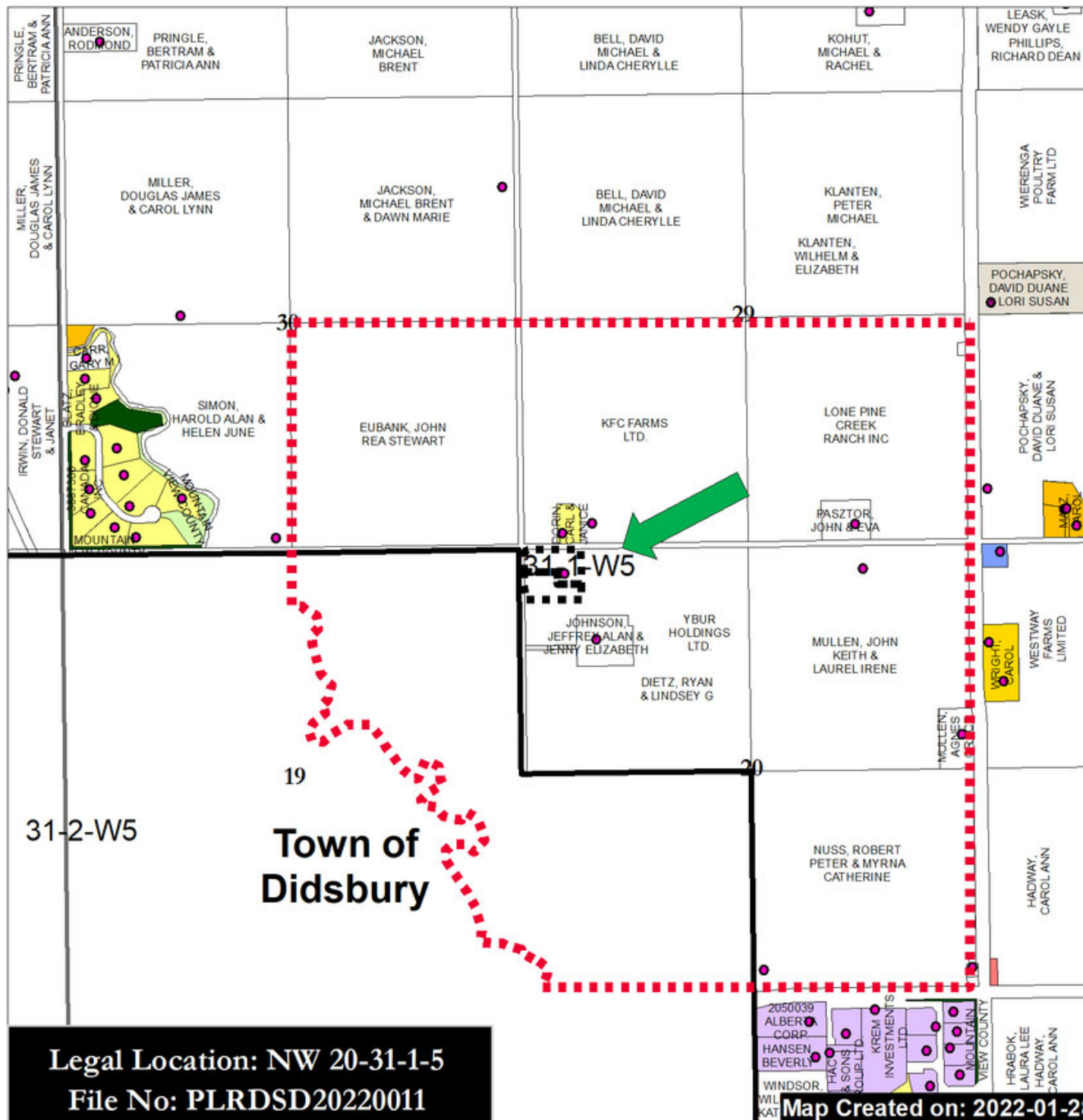
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (C-LC)
  - Business Park District (I-BP)
  - Heavy Industrial District (I-HI)
  - Aggregate Extraction/Processing District (AEP)
  - Parks and Conservation District (P-PC)
  - Parks and Recreation District (P-PR)
  - Parks and Comprehensive Recreational District (P-PCR)
  - Institutional, Educational and Cultural District (S-IEC)
  - Airport District (S-AP)
  - Direct Control
- Subject Land
- Landowners Circulated



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

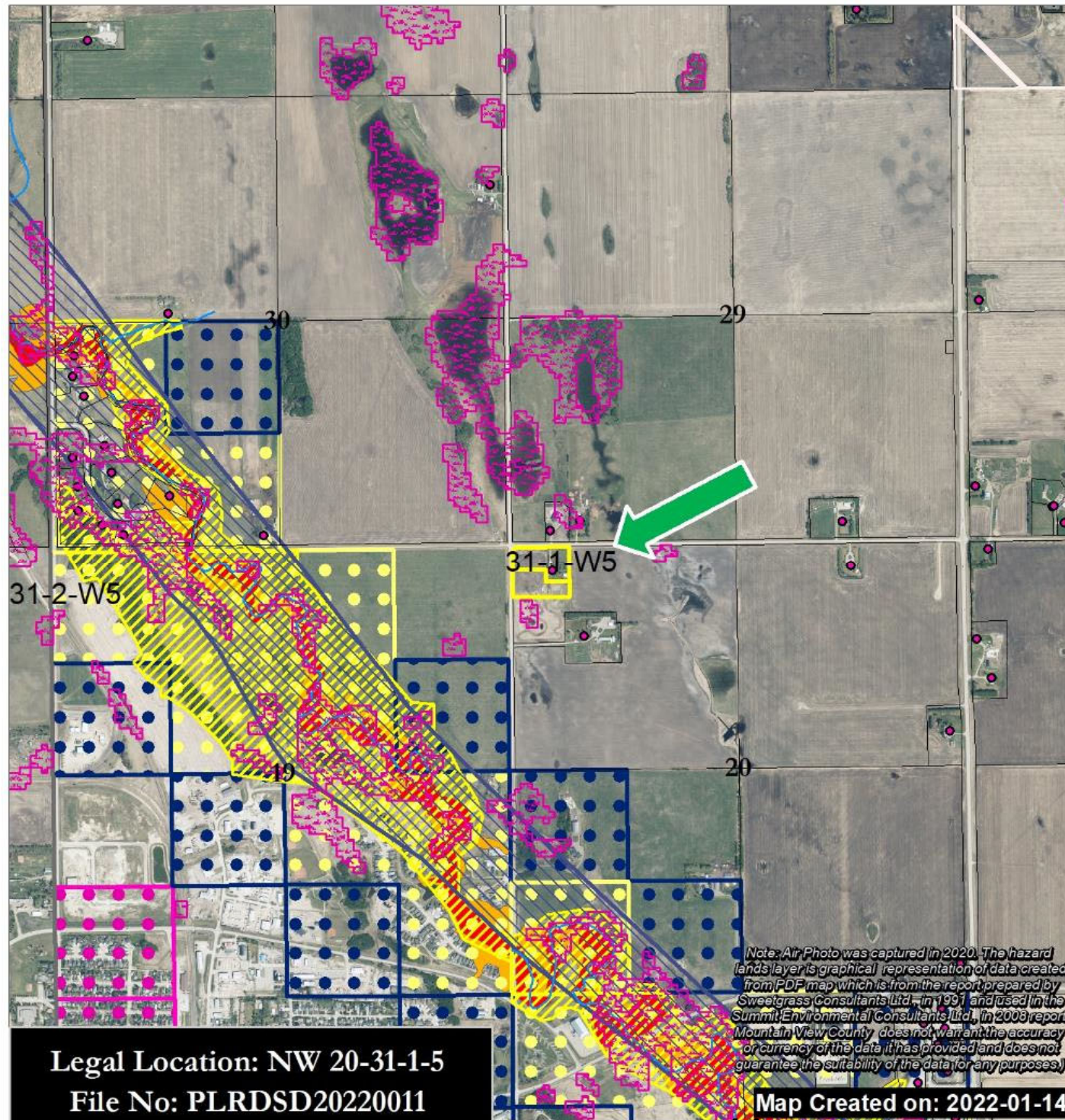






# Mountain View COUNTY

## Environmental Scan



### Legend

- Floodway
- Flood Funge
- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Provincial ESA (2014)
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Growth Centres
- Historical Resources
  - <all other values>
  - a-Archaeological Resources
  - a, p
  - h-Historical Sites
  - p-Paleontological Resources
- Environmentally Significant Areas
  - ESA\_number
    - 1 (Very High)
    - 2 (High)
    - 3 (Moderate)
    - 4 (Low)
- Alberta Merged Wetland
  - Bog
  - Fen
  - Marsh
  - Open Water
  - Swamp
- Nuisance Grounds
  - Landfills
  - Gravel Pits
  - Sewage Lagoons
  - CFO - NRCB Approved
- Subject Land

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd. in 1991 and used in the Summit Environmental Consultants Ltd. in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: NW 20-31-1-5  
File No: PLRDSD20220011

Map Created on: 2022-01-14



0 50 100 200 300 400 500 600 700 800  
Meters

Scale: 1:20,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator





# Mountain View COUNTY

## Environmental Scan

### Legend

#### Provincial Flood Mapping

- Provincial Flood Mapping
- Floodway
- Flood Fringe

#### Environmental Scan

- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Provincial ESA (2014)

#### Environmentally Significant Areas

- ESA\_number
- 1 (Very High)
  - 2 (High)
  - 3 (Moderate)
  - 4 (Low)

#### Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

- Conservation Easement (Legacy Land Trust Society)
- Rural Address

- Proposed Redesignation Subdivision Boundary
- Growth Centres

#### Historical Resources

- <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Paleontological Resources

#### Nuisance Grounds

- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: NW 20-31-1-5  
File No: PLRDSD20220011

Map Created on: 2022-01-14



0 50 100  
Meters

Scale: 1:5,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



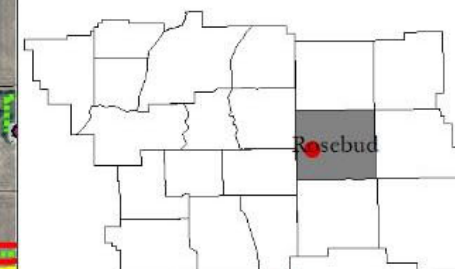


## Mountain View COUNTY

### Well & Pipeline Facilities

#### Legend

- |  |   |
|--|---|
| Application Location                               | Rural Address                               |
| Gas Plants, Battery Sites, etc. <all other values> | Gas Processing Plant                        |
| Wells  | Proposed Redesignation Subdivision Boundary |
| Altalink Powerline Buffer (30m)                    | TC Energy Notification Zone 200m            |
| TC Energy Notification Zone 750m                   | Subject Land                                |
- 
- | Pipelines          |                       |
|--------------------|-----------------------|
| <all other values> | <b>SUBST_A</b>        |
| CRUDE OIL          | FRESH WATER           |
| FUEL GAS           | HVP PRODUCTS          |
| LVP PRODUCTS       | MISCELLANEOUS LIQUIDS |
| NATURAL GAS        | OIL WELL EFFLUENT     |
| SALT WATER         | SOUR NATURAL GAS      |
| UNKNOWN            |                       |



0 125 250 500 Meters

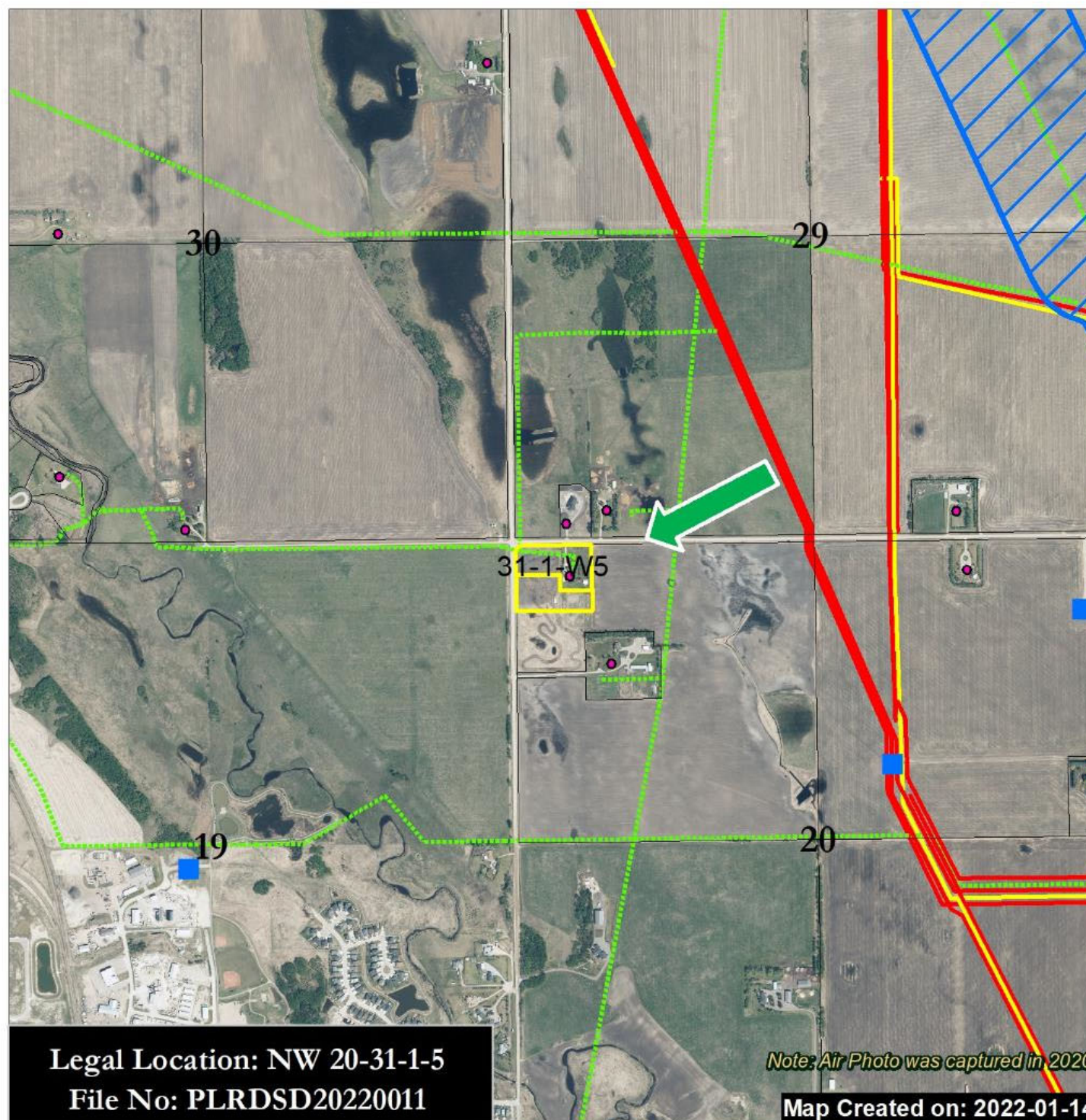
Scale: 1:15,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest

Projection: Transverse\_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER

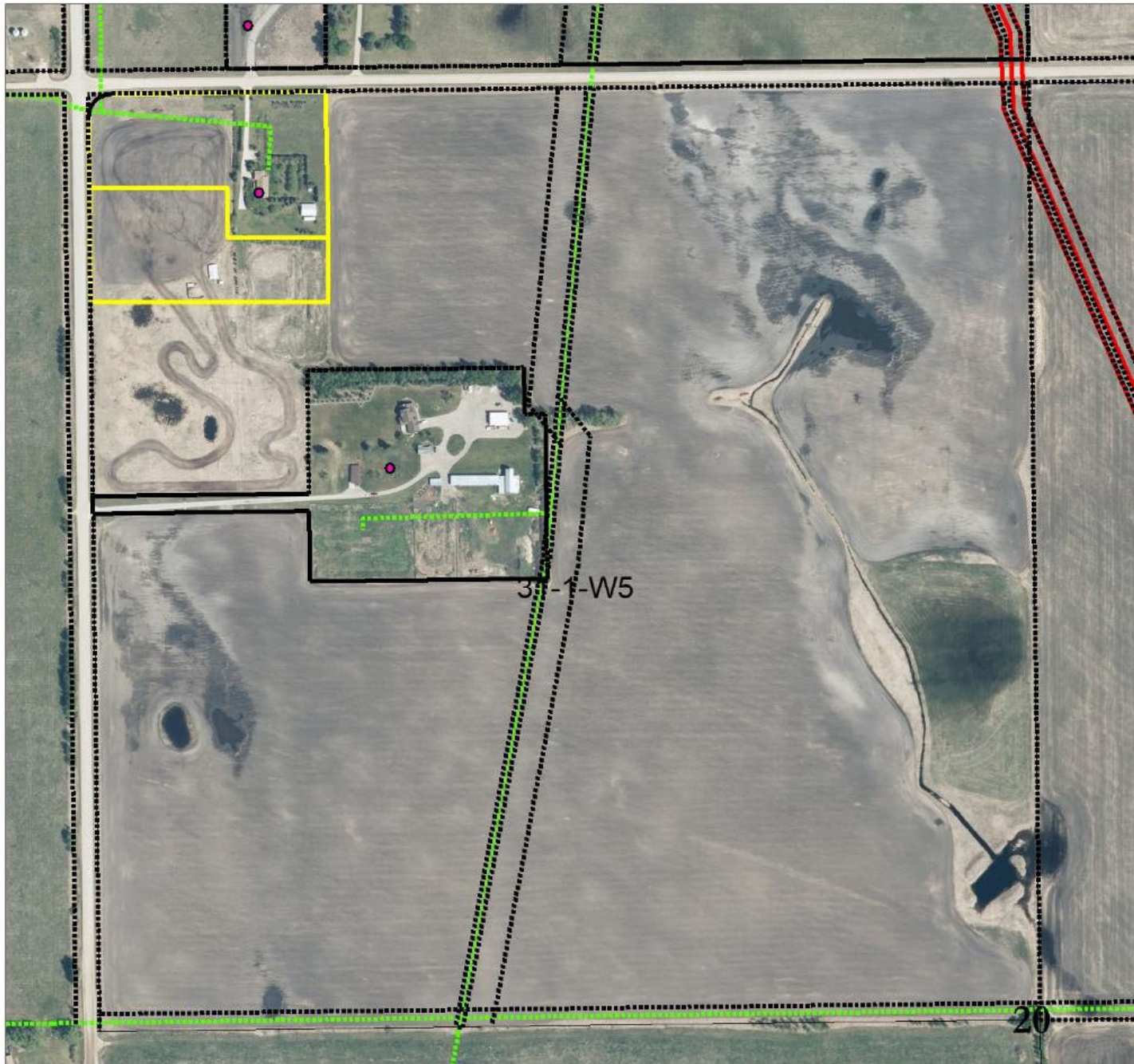


Legal Location: NW 20-31-1-5  
File No: PLRDS20220011

Note: Air Photo was captured in 2020

Map Created on: 2022-01-14



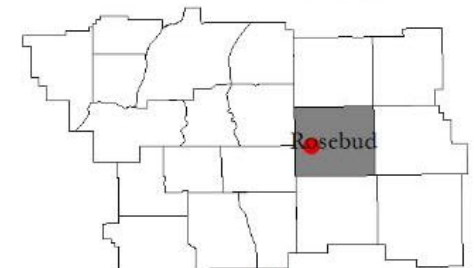


## Mountain View COUNTY

### Well & Pipeline Facilities

#### Legend

- |   |                          |
|---|--------------------------|
| ● Application Location                            | <b>Pipelines</b>         |
| ● Rural Address                                   | ■ ■ ■ <all other values> |
| ● Gas Plants, Battery Sites, etc.                 | <b>SUBST_A</b>           |
| ● <all other values>                              | ■ CRUDE OIL              |
| ■ Gas Processing Plant                            | ■ FRESH WATER            |
| ■ Wells   | ■ FUEL GAS               |
| ■ Proposed Redesignation Subdivision Boundary     | ■ HVP PRODUCTS           |
| ■ Altalink Powderline Buffer (30m)                | ■ LVP PRODUCTS           |
| ■ Cadastre Parcel Linework with Right of Way Info | ■ MISCELLANEOUS LIQUIDS  |
|   | ■ NATURAL GAS            |
|   | ■ OIL WELL EFFLUENT      |
|   | ■ SALT WATER             |
|   | ■ SOUR NATURAL GAS       |
|   | ■ UNKNOWN                |



Scale: 1:5,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest

Projection: Transverse\_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER

Legal Location: NW 20-31-1-5  
File No: PLRDS20220011

Note: Air Photo was captured in 2020

Map Created on: 2022-01-14



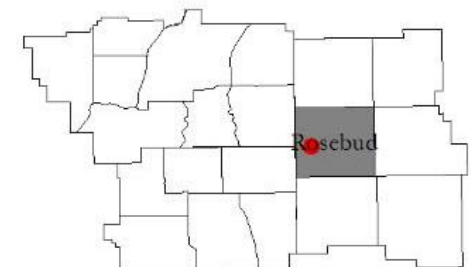


## Mountain View COUNTY

### Topography & Water

#### Legend

- Application Location
- Contours - 5m
- Rivers and Creeks**
- Unclassified
- mvc Stream Class**
- Activity Restrictions
- No Activity Restrictions
- Proposed Redesignation Subdivision Boundary
- Subject Land



0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator







Legal Location: NW 20-31-1-5  
File No: PLRDSD20220011

*Note: Air Photo was captured in 2020*

**Map Created on: 2022-01-14**

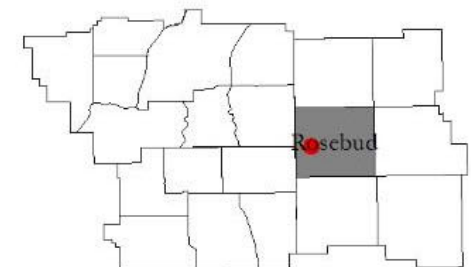


**Mountain View  
COUNTY**

## Topography & Water

### Legend

- Application Location
- Contours - 5m
- Rivers and Creeks**
- Unclassified
- mvc Stream Class**
- Activity Restrictions
- No Activity Restrictions
- Proposed Redesignation Subdivision Boundary



Scale: 1:5,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

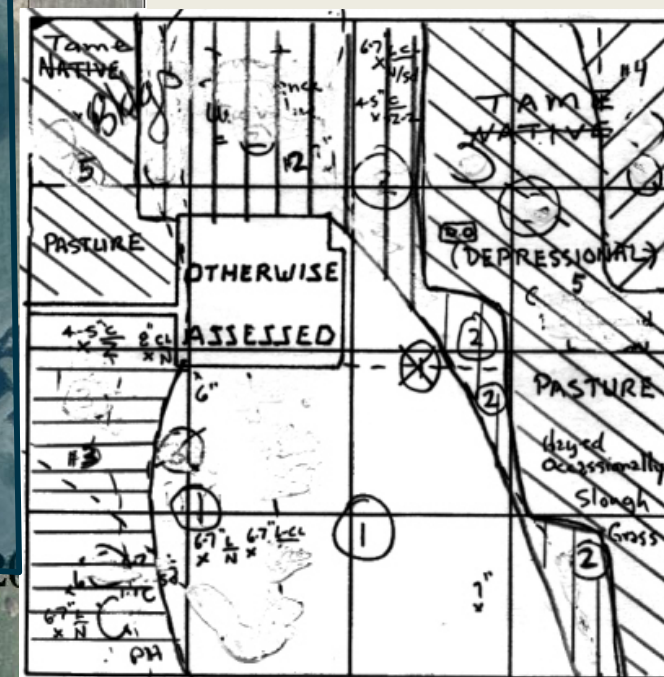
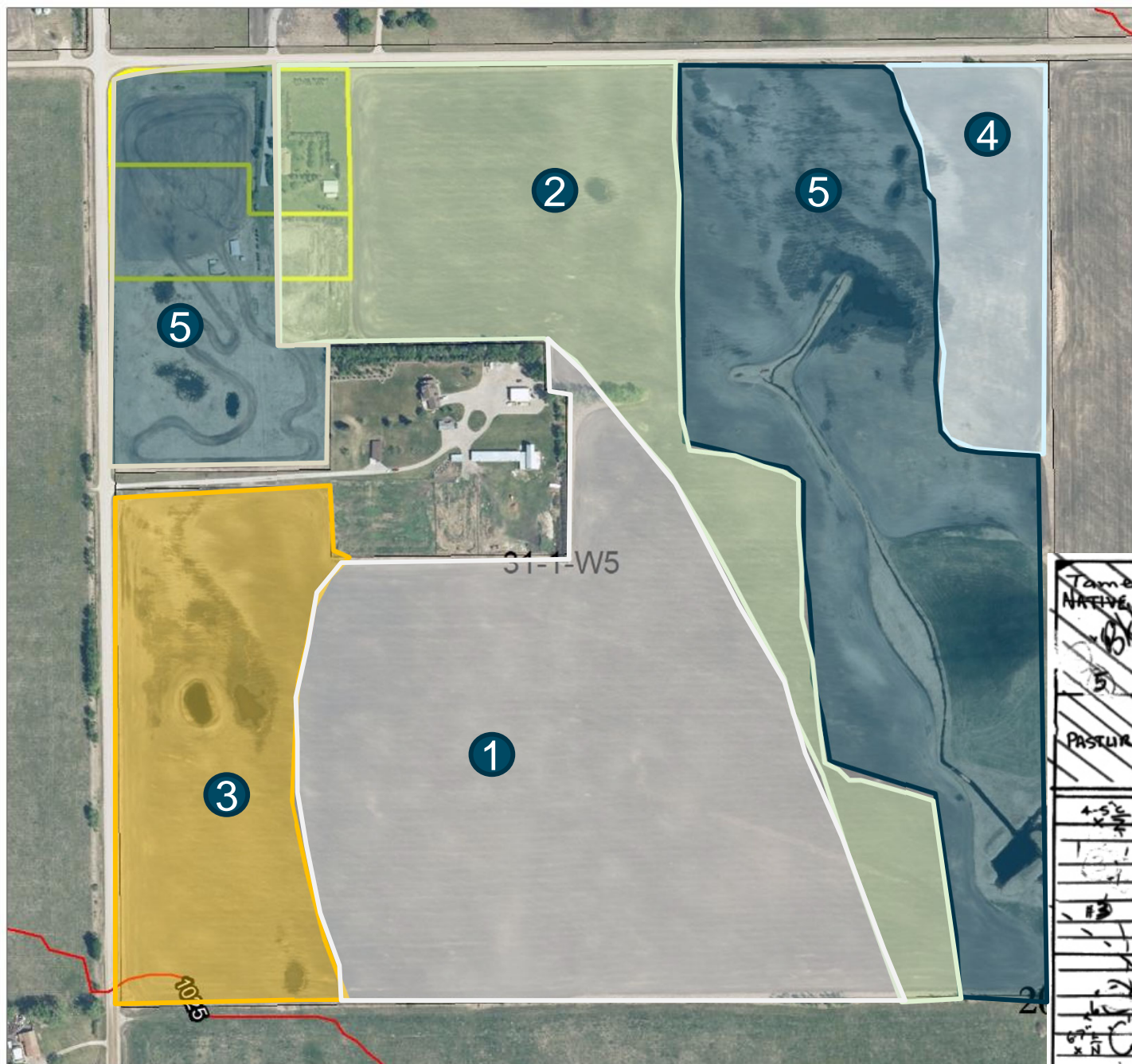




**Mountain View**  
COUNTY

### Farmland Calculation

- 1 – Dryland Arable 87.8 %
- 2 – Dryland Arable 70.7%
- 3 – Dryland Arable 60.4 %
- 4 – Dryland Pasture 48.0%
- 5 – Dryland Pasture 25.0%



**Legal Location: NW 20-31-1-5**  
**File No: PLRDS20220011**

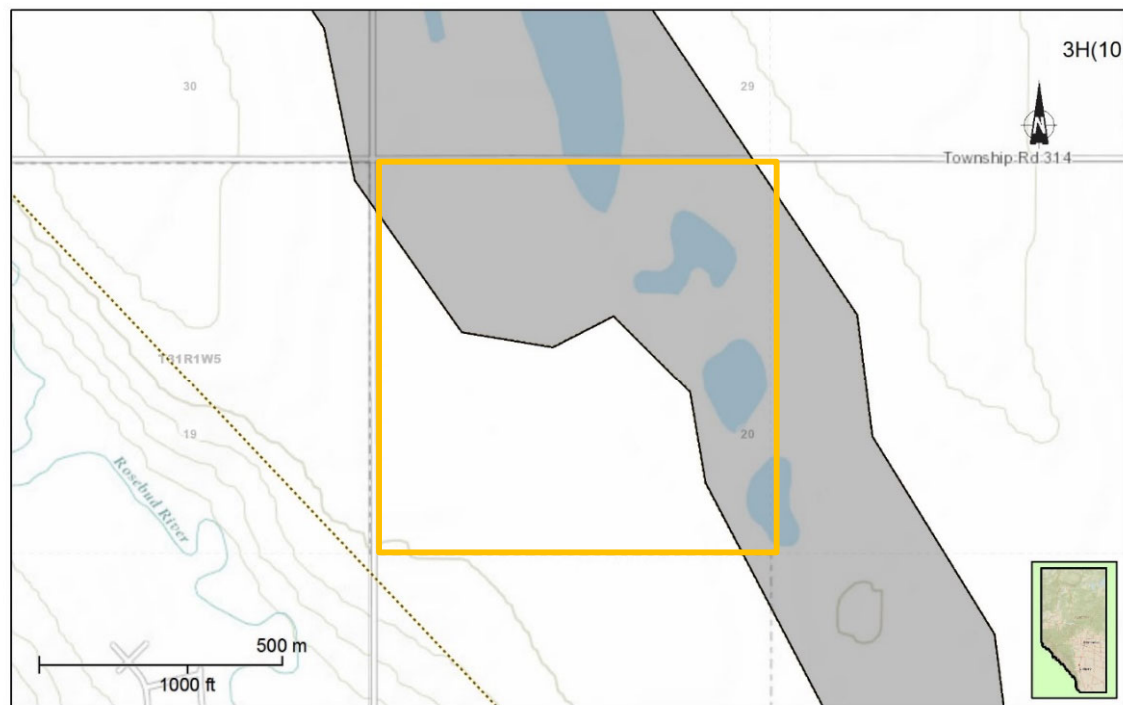
*Note: Air Photo was captured in 2020*

**Map Created on: 2022-01-14**

Scale: 1:5,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



Variable	Value
POLY ID	12840
Map Unit Name	ATL10/U1h
Landform	U1h - undulating - high relief
LSRS Rating (Spring Grains)	3H(6) - 4(2) - 5W(2)

### Landscape Model Descriptions:

Orthic Black Chernozem on medium textured (L, CL) till (ATL). The polygon includes poorly drained and Solonetzic soils (10). Undulating, high relief landform with a limiting slope of 4% (U1h).

November 23, 2021

Soil Landscape Polygons

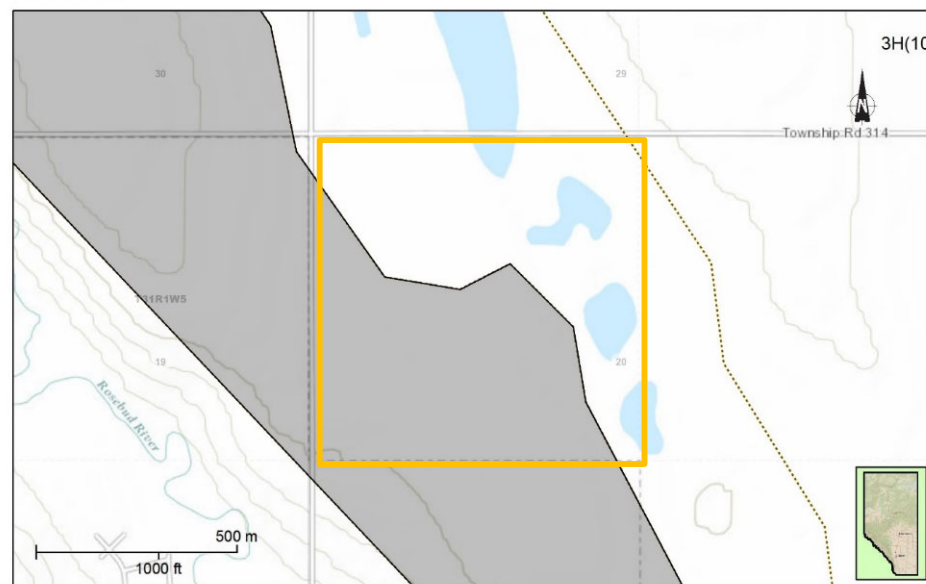
Scale 1:9,028  
1 inch = 752.33 feet  
1 cm = 90.28 metres  
Map centre at latitude +51.675°N and longitude -114.114°E

Sources: Esri, HERE, Garmin, Intermap, inc, GEBCO, USGS, FAO, NPS, NRCAN, GeoBos NL, Ordnance Survey, Esri Japan, METI, E. Kong, (c) OpenStreetMap contributors, and Community  
Alberta Agriculture and Forestry and Agriculture Canada  
Government of Alberta, Alberta Open Government

Variable	Value
POLY ID	12837
Map Unit Name	ATL1/U1hr
Landform	U1h - undulating - high relief
LSRS Rating (Spring Grains)	3H(10)

### Landscape Model Descriptions:

Orthic Black Chernozem on medium textured (L, CL) till (ATL). The polygon may include soils that are not strongly contrasting from the dominant or co-dominant soils (1). Undulating, high relief landform (bedrock within 5m) with a limiting slope of 4% (U1hr).



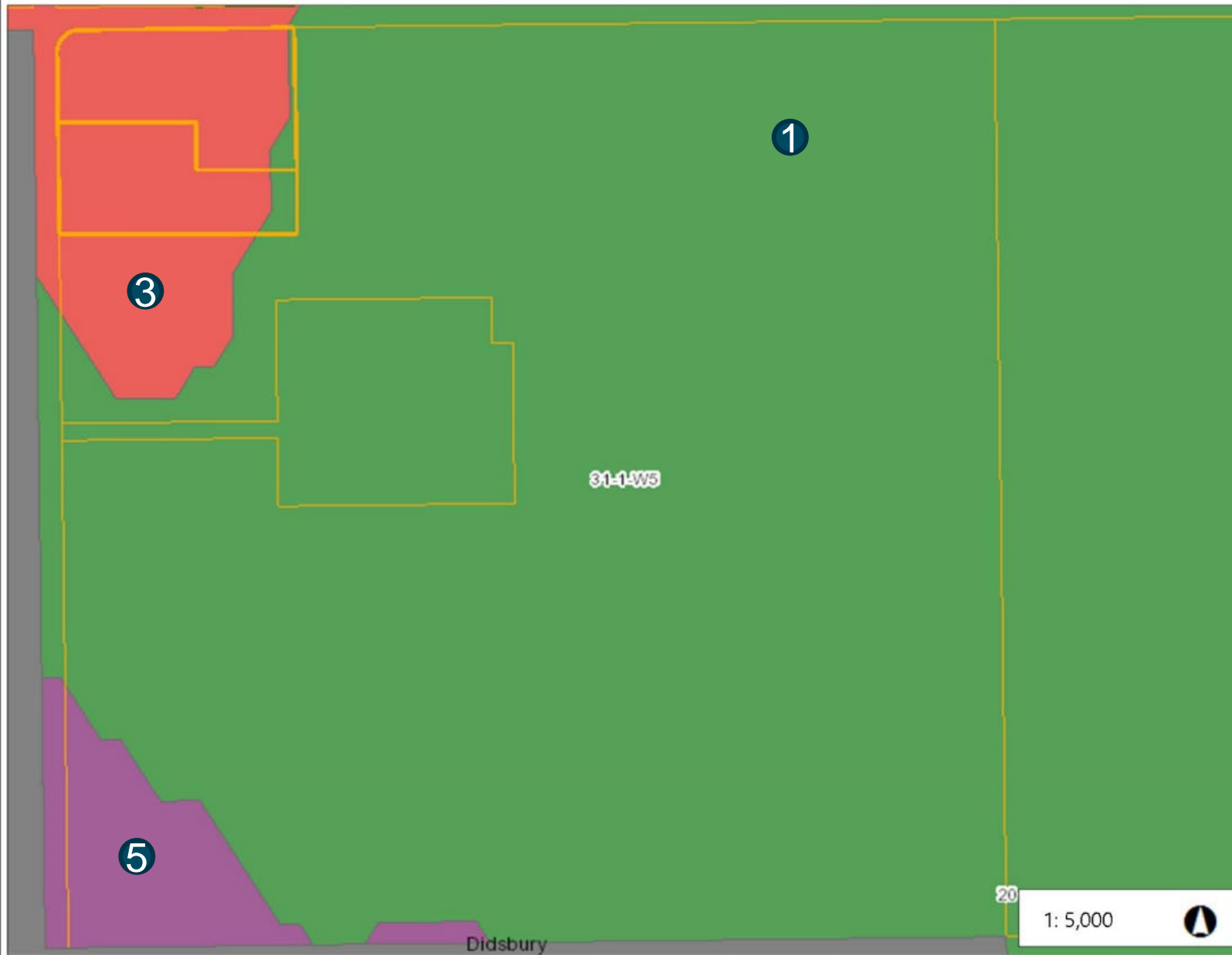
November 23, 2021

Soil Landscape Polygons

Scale 1:9,028  
1 inch = 752.33 feet  
1 cm = 90.28 metres  
Map centre at latitude +51.675°N and longitude -114.114°E

Sources: Esri, HERE, Garmin, Intermap, inc, GEBCO, USGS, FAO, NPS, NRCAN, GeoBos NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community  
Alberta Agriculture and Forestry and Agriculture and Agri-Food Canada  
Government of Alberta, Alberta Open Government Licence





#### Legend

- MVC Primary Secondary Highway
- County Towns and Village
- Parcels (PGIS)
- SD Applications
  - <all other values>
  - SD - Approved
  - SD - Closed
  - SD - Conditionally Approved
  - SD - Endorsed
  - SD - Endorsed Closed
  - SD - Expired Application
  - SD - Refused
  - SD - Under Review
  - SD - Withdrawn
- Section Number Grid
- Canada Land Inventory - Soils
  - 1
  - 2
  - 3
  - 4
  - 5
  - 6
  - 7
  - O
- Township Grid

#### Notes

Not responsible for errors or omissions

254.0 0 127.00 254.0 Meters

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
© Mountain View County

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



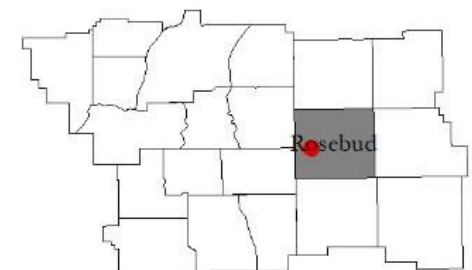


# Mountain View COUNTY

## Site Dimension

### Legend

- |  |  |
|--|--|
| <ul style="list-style-type: none"><li>● Application Location</li><li>● Rural Address</li><li>Gas Plants, Battery Sites, etc.<ul style="list-style-type: none"><li>● &lt;all other values&gt;</li></ul></li><li>Gas Processing Plant</li><li>Wells</li><li>Proposed Redesignation Subdivision Boundary</li><li>Altalink Powerline Buffer (30m)</li><li>Streetlights - Fortis</li><li>Power Poles - Fortis</li></ul> | <ul style="list-style-type: none"><li><b>Pipelines</b><ul style="list-style-type: none"><li>== &lt;all other values&gt;</li></ul></li><li><b>SUBST_A</b><ul style="list-style-type: none"><li>CRUDE OIL</li><li>FRESH WATER</li><li>FUEL GAS</li><li>HVP PRODUCTS</li><li>LVP PRODUCTS</li><li>MISCELLANEOUS LIQUIDS</li><li>NATURAL GAS</li><li>OIL WELL EFFLUENT</li><li>SALT WATER</li><li>SOUR NATURAL GAS</li><li>UNKNOWN</li></ul></li></ul> |
|--|--|



Scale: 1:1,500

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

NOTE: For Exact Wells Classification review  
its Attribute Table or Contact AER

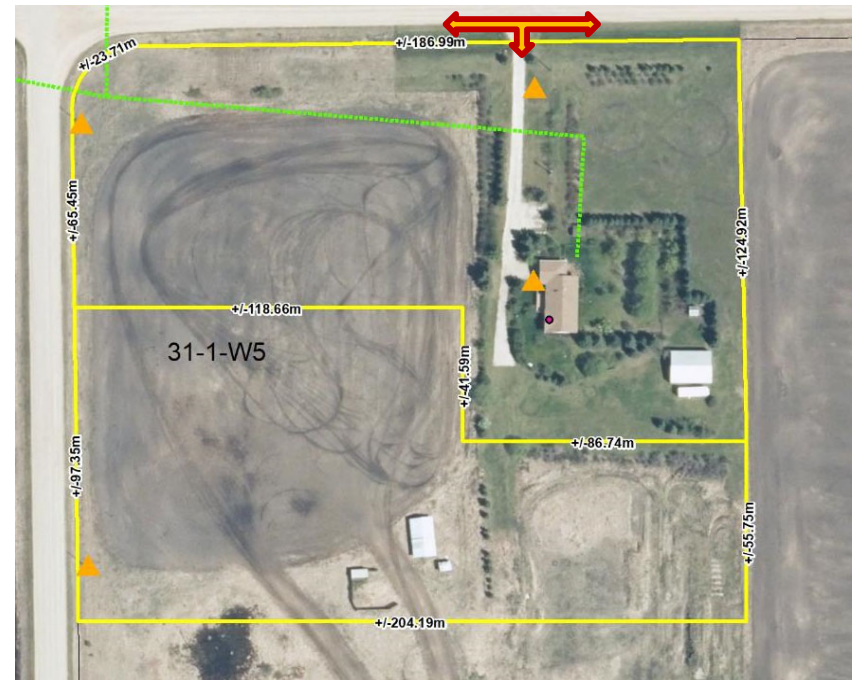


Legal Location: NW 20-31-1-5  
File No: PLRDS20220011

Note: Air Photo was captured in 2020

Map Created on: 2022-01-14









02/17/2022



02/17/2022



02/17/2022

## Dwelling and Accessory Buildings



1



02/17/2022



Southern part of the proposed area



02/17/2022

2

# Administrative Position

The Planning and Development Department supports Refusal for PLRDSD20220011, within the NW 20-31-1-W5M for the following reasons:

1. The proposal does not comply with the IDP.
2. The proposal does not comply with MDP policies as this is a subdivided quarter with two titles in the Agricultural Preservation area.



April 5, 2022

Via email

Dr. Renate Weller  
Dean, Faculty of Veterinary Medicine

Dear Dr. Weller:

This letter confirms an appointment for you to meet with County Council at **11:00 a.m., Wednesday, May 25, 2022**, in Council Chambers at 1408 Twp. Rd. 320, Didsbury, Alberta. As per County Bylaw #21/07 presentations should be kept to five (5) minutes in length, however, an extension of time may be granted by the Chair.

If you have information that could be included with the meeting agenda we would need to receive it prior to May 18, 2022 or you could e-mail a copy of any PowerPoint presentation to [lmcmillan@mvcountry.com](mailto:lmcmillan@mvcountry.com) prior to May 24, 2022.

If you require additional information to assist with your presentation, please feel free to contact me.

We look forward to your presentation.

Sincerely,

Laura McMillan  
Executive Assistant

/lm

pc      Reeve A. Aalbers  
         Jeff Holmes, Chief Administrative Officer



April 4, 2022

Via email

Kevin Warren  
Executive Director, PAMZ

Dear Kevin:

This letter confirms an appointment for you to meet with County Council at **11:30 a.m., Wednesday, May 25, 2022**, in Council Chambers at 1408 Twp. Rd. 32.0, Didsbury, Alberta to discuss. As per County Bylaw #21/07 presentations should be kept to five (5) minutes in length, however, an extension of time may be granted by the Chair.

If you have information that could be included with the meeting agenda we would need to receive it prior to May 18, 2022 or you could e-mail a copy of any PowerPoint presentation to [lmcmillan@mvcountry.com](mailto:lmcmillan@mvcountry.com) prior to May 24, 2022.

If you require additional information to assist with your presentation, please feel free to contact me.

We look forward to your presentation.

Sincerely,

Laura McMillan  
Executive Assistant

/lm

pc     Reeve A. Aalbers  
       Jeff Holmes, Chief Administrative Officer



# Parkland Airshed Management Zone (PAMZ)

Mountain View County  
May 25, 2022



# What is PAMZ?

- The Parkland Airshed Management Zone Association (PAMZ) is a non-profit society that monitors air quality and manages air quality issues in west central Alberta
- Representation from all three stakeholder groups – Industry, Government, & the Public/NGO
- Third provincial Airshed formed the guidelines of:
  - inclusiveness, collaboration and consensus
  - openness and transparency





- Formed in 1997, began monitoring in 1999
- 40,000 km<sup>2</sup>
- 2022 population ~ 275,000

# Airshed Model

- § There are currently 10 Airsheds, accounting for > 90% Alberta population
- § Airsheds are independent but share a common approach

Multi-Stakeholder  
Not-For-Profit  
Neutral

Place-Based  
Expertise  
Cooperation

- § The role of Airsheds include monitoring, engagement & education, and air quality management



# What does PAMZ do?

- Operates a regional air quality monitoring program that is aligned with the provincial network including other zones
- Interprets and reports on regional air quality & issues-based monitoring
- Maintains a process to identify and address air quality issues within the zone
- Secures its funding using fair and equitable emissions-based and per capita funding formulas
- Communicates to inform, educate and involve all stakeholders
- Represents the region on various Clean Air Strategic Alliance Project Teams, Provincial Government Ad Hoc Committees and the Alberta Airsheds Council

# Why do we need to monitor air quality?

- Air quality has major impacts on human health and the environment. PAMZ shares information to help people develop an understanding of air quality and how it impacts human health, and to encourage industry & the public to engage in clean air practices.
- Globally, air pollution is responsible for an estimated 6.5 million deaths annually. Health Canada estimates there are 14,000 to 15,000 deaths in Canada each year due to air pollution.
- Improved air quality reduces heart attacks and hospital visits, avoids hundreds of thousands of child asthma attacks, and prevents millions of lost school and work-days in Canada alone. Some air pollutants are also greenhouse gases or contribute to the formation of greenhouse gases.



# Why do we need to monitor air quality?

- Cleaner air can reduce damage to crops, forests, surface waters, and infrastructure such as buildings and bridges, and can also help address climate change impacts.
- Airsheds are crucial to the AQHI (Air Quality Health Index). Data collected by PAMZ contributes to the AQHI which is reported for over 50 locations in Alberta.









# Air Quality Monitoring Program

- **4 Continuous Stations**

- Each w/ SO<sub>2</sub>, TRS, NO<sub>2</sub>-NO-NO<sub>x</sub>, O<sub>3</sub>, THC-CH<sub>4</sub>, PM<sub>2.5</sub>  
(Red Deer H<sub>2</sub>S & CO) + Access to other eg. VOC and PAH
- 3 Permanent
  - Red Deer Lancaster & Riverside (urban) & Caroline, Clearwater County (rural)
- Dr. Martha Kostuch Portable
  - responds to regional air quality concerns and fills geographic and technical data gaps

- **26 Station Zone-Wide Passive Monitoring Network**

- SO<sub>2</sub>, NO<sub>2</sub> and both
- 10 located within Clearwater County



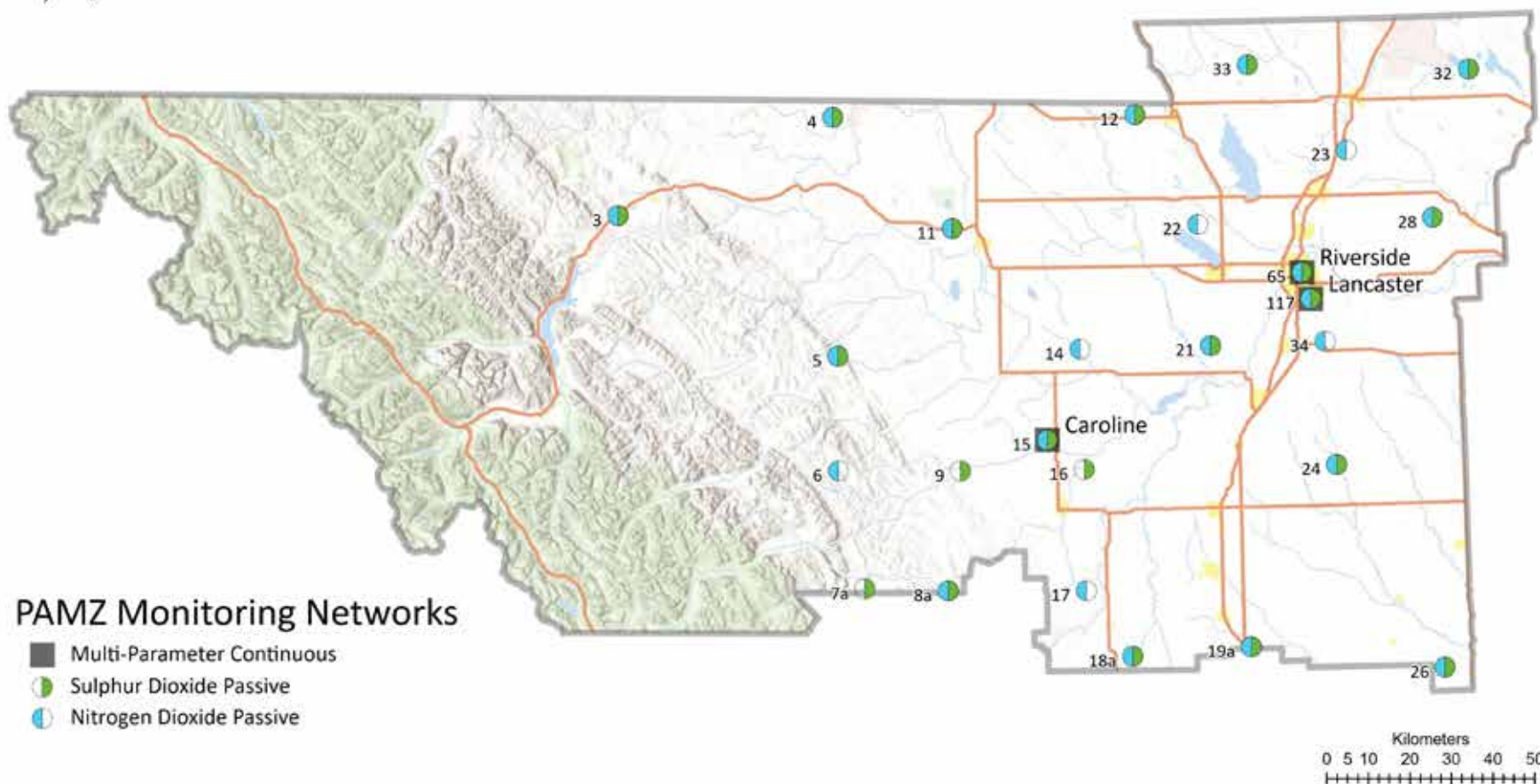


# PAMZ Monitoring Sites



**PAMZ**

Parkland Airshed  
Management Zone



# Monitoring Data



**Near live continuous monitoring data**

[www.pamz.org/air-quality-data/](http://www.pamz.org/air-quality-data/)



**Air Quality Health Index**



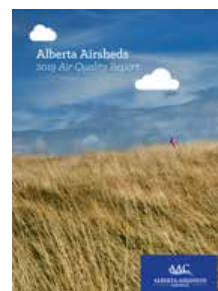
**Airshed Social media**



**Airshed Monthly Member Reports**

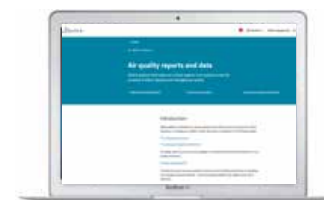


**Airshed Annual Reports**



**AAC AQ Report**

[albertaairshedsCouncil.ca](http://albertaairshedsCouncil.ca)



**Historical continuous monitoring data**

[airdata.alberta.ca](http://airdata.alberta.ca)





**PAMZ** | Parkland Airshed  
Management Zone

**AND**



**Mountain View**  
C O U N T Y



# PAMZ and Mountain View County

- Mountain View County was a founding member of PAMZ in 1997 and has participated in PAMZ ever since
- The county has had representation on the PAMZ Board of continuously since 1997 – Currently Peggy Johnson. Jack Peck was PAMZ's 1st Chair
- County Staff Member Lorelee Grattidge is the current chair of the PAMZ Communications Committee (revolving pos.)
- PAMZ has held its Annual General Meeting within Mountain View County twice
  - 2001        Didsbury
  - 2008        Olds
- PAMZ has held its Annual Issues Identification Meeting within Mountain View County three times
  - 2000        Eagle Hill
  - 2007        Neapolis
  - 2013        Didsbury

# PAMZ and Mountain View County

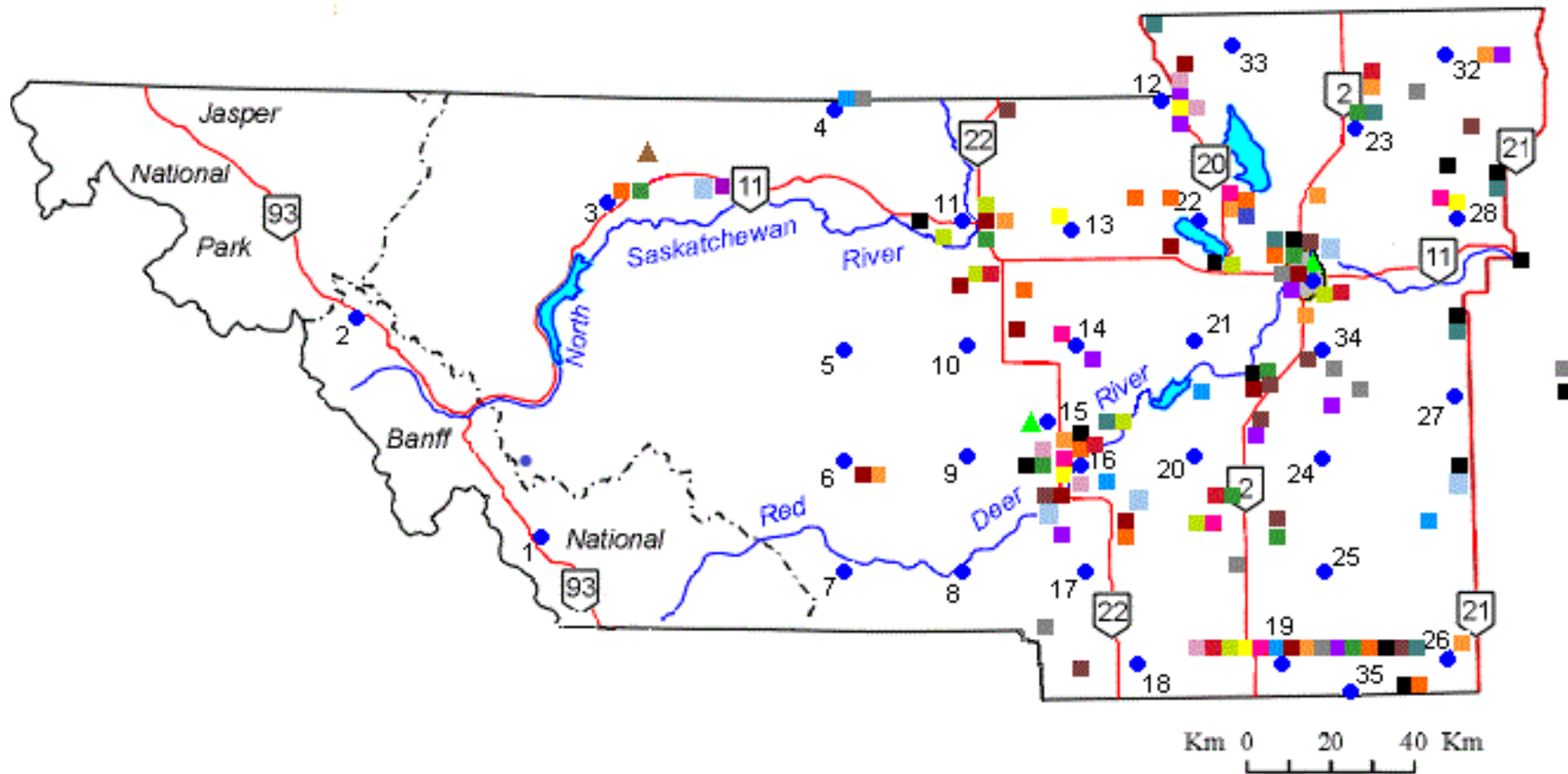
- 7 of PAMZ's 26 passive stations are located within Mountain View County
  - Long-term levels of SO<sub>2</sub> and NO<sub>2</sub> are well below applicable provincial air quality objectives
- PAMZ has conducted temporary Air Quality monitoring in Mountain View County with its portable continuous air quality monitoring station(s) on numerous occasions:
  - Jan & July 2001 Sundre
  - Jan & July 2002 Eagle Valley/Eagle Hill
  - Apr & Oct 2004 Zella-Bergen
  - Oct-Dec 2005 Sundre
  - Jan-Mar 2006 Water Valley

# PAMZ and Mountain View County

- Feb & Oct 2008 Betchton
- Apr-Jul 2008 Olds College
- Jan 2010 Jackson Creek
- May & Jun 2011 Dogpound
- Oct – Dec 2011 Sundre
- Jun 2013 Didsbury West
- Apr & Nov 2015 Eagle Hill South
- May & Dec 2015 Johnston Residence
- Apr 2017 Harmattan
- Sep & Oct 2017 South McDougall Flats
- Jun – Oct 2018 South McDougall Flats
- Apr – Jun 2017 Olds Fertilizer Plant



# PAMZ Monitoring Sites



# PAMZ 2021 Achievements and 2022 Plans

# 2021 Accomplishments

- Operated three permanent continuous monitoring stations and conducted monitoring with Dr. Martha Kostuch Portable at two sites:
  - April through June - Olds Northwest - Fertilizer Transfer Facility
  - July through September - Innisfail North - Community Health
- Began implementation of air quality (PM<sub>2.5</sub>) micro-sensor network in PAMZ Region - Rocky Mtn House, Three Hills, Lacombe and now Delburne
- Updated PAMZ Quality Assurance Plan
- Created AQM Station Tour Video (posted on YouTube)  
<https://youtu.be/ETw7shGn2DY>



# 2021 Accomplishments

- Held Blue Skies Awards Presentation Ceremony Virtually  
Recipients included:
  - Lacombe County – Environmental Stewardship
  - Town of Innisfail – Solar Farm Project
  - Ermineskin Cree Nation – Solar Farm Project
  - Red Deer Association for Bicycle Commuting – Cyclovia
- All board & committee meetings were held virtually using BlueJeans software
- Continued Participation in Alberta Airsheds Council
  - Chair AAC Technical Committee
  - Participating on AAC Communications Committee

# 2021 Accomplishments

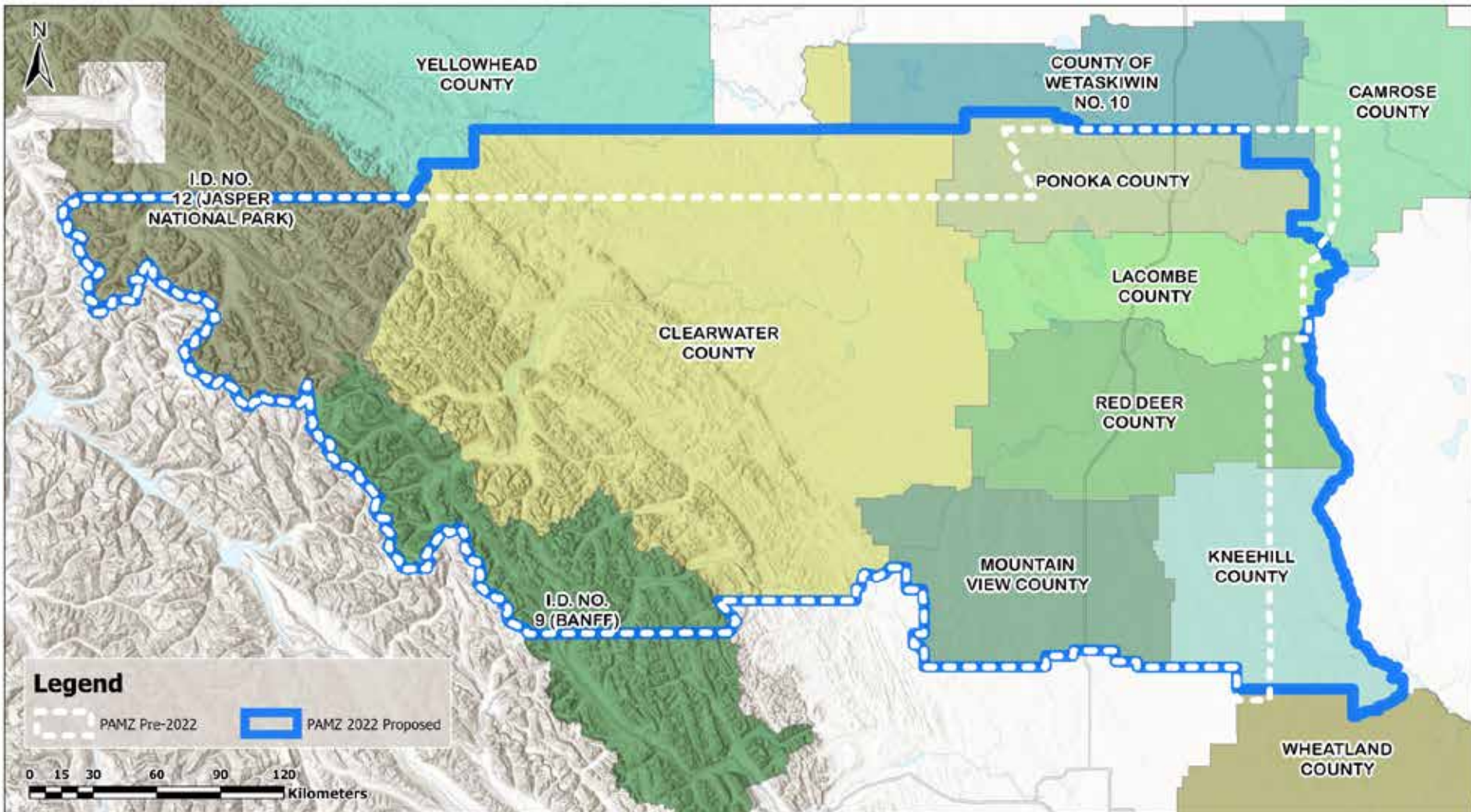
- Continued participation and support of Alberta Environment & Parks Red Deer Air Quality Advisory Group
- Continued Participation on Clean Air Strategic Alliance's IRTAQ (Impacts of Reduced Transportation on Air Quality) & Rover III Project, AAAQO Review Team finished
- The \$2500 Dr. Martha Kostuch Scholarship Program awarded to Rayelle Cooper, a 2021 graduate from David Thompson High School. Rayelle is attending Mount Royal University in Calgary, pursuing a Bachelor of Science Degree in Environmental Science.

Parkland Airshed Management Zone					
Financial Report* for the Year Ended December 31, 2021					
			2021		2020
Revenue:					
	Service Fees		358,417		381,767
	Contracted Services		209,753		205,878
	Grants		30,000		60,000
	Other Income		-		-
	Amortization of Deferred Contributions		3,743		3,743
	Gain on Disposal of Property & Equipment		-		-
	Interest Income		-		-
			601,913		651,388
Expenses:					
	Monitoring Contracts		447,233		440,144
	Consultant Fees & Reimbursements		103,066		101,187
	Amortization		38,715		38,637
	Meetings, Workshops & Committees		19,527		15,886
	Professional Fees		7,300		7,300
	Insurance		7,241		13,944
	Office		6,371		6,477
	Advertising & Website		5,001		5,914
	Secretarial		980		1,080
	Interest and Bank Charges		285		265
			635,719		630,834
Deficiency of Revenues over Expenses		\$	(33,806)		20,554
Net change in non-cash working capital			21,266		(22,364)
Cash from (used for) operating activities			22,432		33,084
Purchase of Capital Assets			(2,464)		(5,784)
Proceeds on Disposal of Capital Assets			-		-
Increase (Decrease) in Cash			19,968		27,300
Cash Beginning of Year			85,588		58,288
Cash, End of Year		\$	105,556		85,588
Capital Equipment Reserve			(40,367)		(367)
Operating Reserve			(40,000)		
Accounts Payable			(42,235)		(29,360)
Accounts Receivable			49,163		50,136
Balance Surplus/(Deficit)		\$	32,117		105,997



# 2022 Plans

- Operate three permanent continuous monitoring stations and conducted monitoring with Dr. Martha Kostuch Portable at two sites:
  - April through June – South McDougal Flats – Gravel Pit
  - July through September - Rimbey - Community Health Monitoring
- Continue implementation of air quality (PM<sub>2.5</sub>) micro-sensor network in PAMZ Region – Ponoka, & Olds
- Explore realignment of PAMZ Boundaries to be as much as possible coterminous with municipality boundaries
  - Would have little impact on Mountain View County all of its area currently is within PAMZ boundaries
  - 2022 Fees \$4,354, could fall 2%



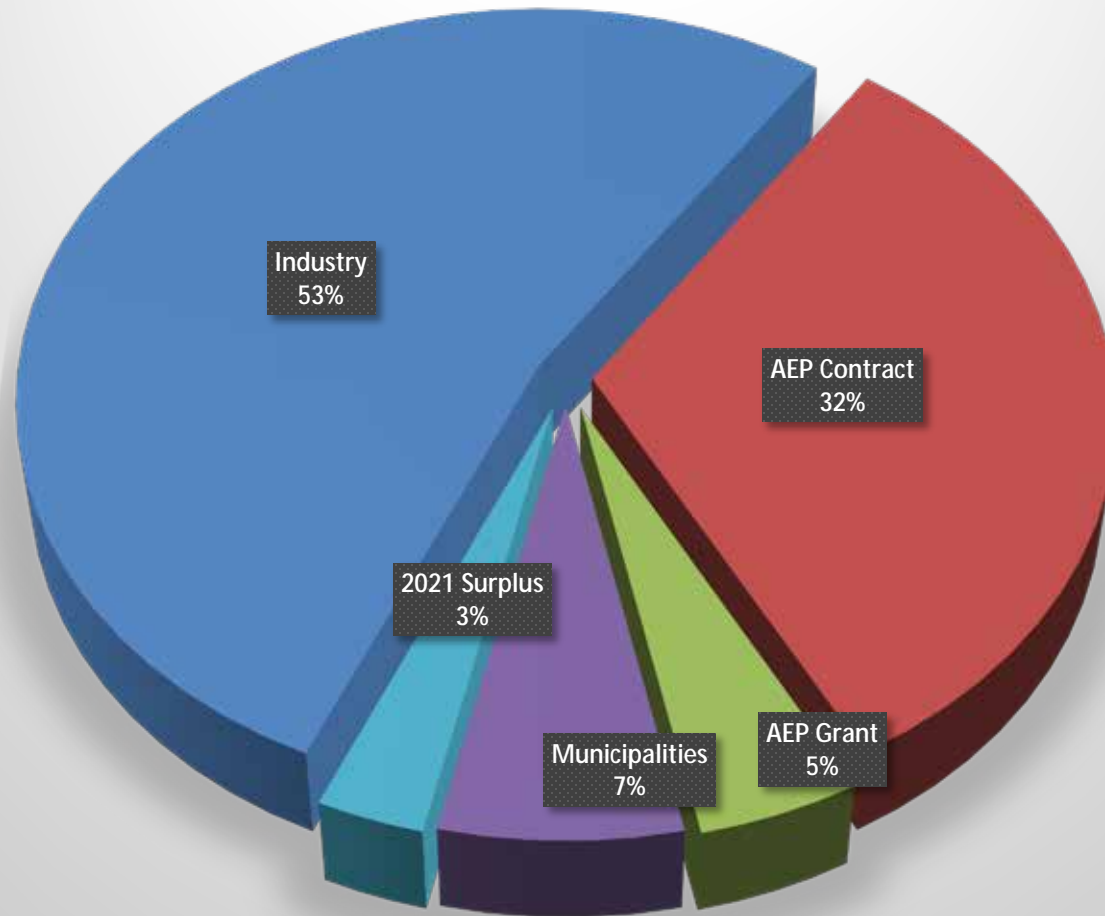
Scale: 1:1,638,333 Date Exported: 2022-04-18 5:32 PM

Service Layer Credit: Esri Canada, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada, Esri, CGIAR, USGS

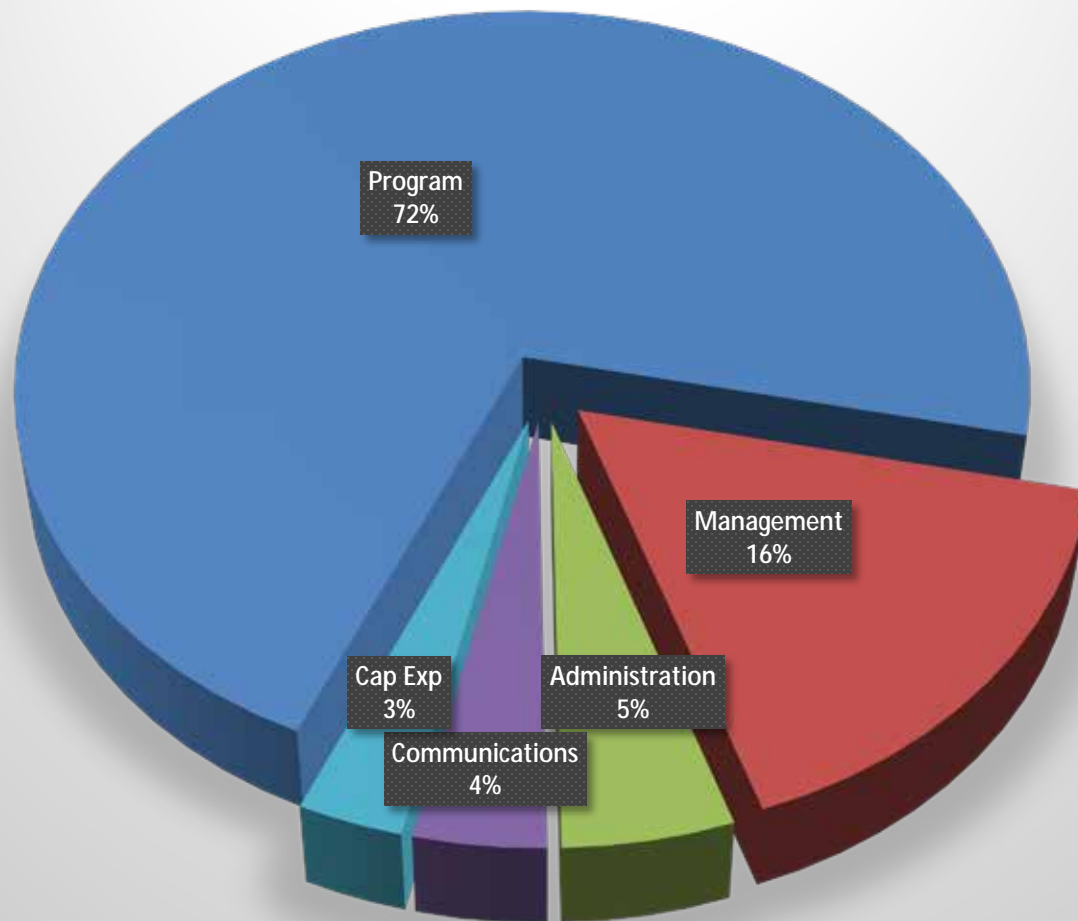
# 2022 Plans

- Board & committee meetings will be held virtually for first quarter and possibility of Face-to-Face meetings with virtual participation option will be reviewed for 2<sup>nd</sup> quarter
- Continue Participation in Alberta Airsheds Council
  - Chair AAC Technical Committee
  - Participating on AAC Communications Committee
- Continue participation and support of Alberta Environment & Parks Red Deer Air Quality Advisory Group
- Continue Participation on Clean Air Strategic Alliance's IRTAQ (Impacts of Reduced Transportation on Air Quality) & Rover III Project
- Continue the Dr. Martha Kostuch Scholarship Program





PAMZ 2022 Revenue - \$650,763



PAMZ 2022 Expenses - \$650,763

# SMFAPS Dust Monitoring Request

- Mountain View County approved the redesignation to Aggregate Extraction of a quarter section on the NW corner of RR 6-1 and Twp 325 in the summer of 2021
- At PAMZ's September 23, 2021 Board meeting, Jean Roberts of SMFAPS requested that the Martha Kostuch portable come to their area next summer to monitor airborne dust that would be associated with a new gravel facility that will be located next to residential lots. It was agreed the SMFAPS will send a written request to PAMZ for dust monitoring and the executive will then decide upon a path forward.





## Mountain View COUNTY

Location,  
Land Use, Ownership  
& Circulation

### Legend

- Rural Address
- Proposed Redesignation Boundary
- Land Use Zoning
  - Agricultural District (A)
  - Agricultural (7) District (A(7))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (C-LC)
  - Business Park District (B-SP)
  - Heavy Industrial District (I-HI)
  - Aggregate Extraction/Processing District (AEP)
  - Parks and Conservation District (P-PC)
  - Parks and Recreation District (P-PR)
  - Parks and Comprehensive Recreational District (P-PCR)
  - Institutional, Educational and Cultural District (I-EC)
  - Airport District (S-AP)
- Direct Control
- Subject Land
- Landowners Circulated



0 250 500 1,000 Meters

Scale: 1:24,000

Mountain View County

NAD 1983 CSRS RTM AEP Forest  
Projection Transverse\_Mercator



# SMFAPS Dust Monitoring Request

- At its November 4, 2021 meeting, after reviewing the SMFAPS written request, the PAMZ executive agreed that capability to undertake TSP & Wind monitoring only at a location within 26-32-6 W 5 will be included in the draft 2022 budget which will then be reviewed by the TWG on November 19.
- At its November 25, 2021 meeting the PAMZ Board passed its 2022 budget that included funds for possible monitoring of dust from the gravel pit. It was agreed that in 2022 the issue of the dust from the proposed gravel pit west of Sundre will be reviewed with possible monitoring if this pit goes into production.

# SMFAPS Dust Monitoring Request

- At its April 29 Meeting, the Board learned that work on a development permit is in progress but the permit has not been finalized.
- Adjacent land owners have received a letter seeking comments regarding the proposed development permit.
- PAMZ is not planning to conduct any monitoring before the pit goes into operation and any future monitoring would most likely be downwind of the operation and upwind of residences.
- It was recommended that if SMFAPS wants to see advance baseline monitoring they could write to the County requesting baseline monitoring as a permit condition.







BLUE  
SKIES.  
BRIGHT  
FUTURE.



April 12, 2022

Via email

Brian Boutin  
Field Officer, Central Region  
Alberta Emergency Management Agency  
Ministry of Municipal Affairs

Dear Brian:

This letter confirms an appointment for you to meet with County Council at **1:00 p.m., Wednesday, May 25, 2022**, in Council Chambers at 1408 Twp. Rd. 32.0, Didsbury, Alberta. As per County Bylaw #21/07 presentations should be kept to five (5) minutes in length, however, an extension of time may be granted by the Chair.

If you have information that could be included with the meeting agenda we would need to receive it prior to May 18, 2022 or you could e-mail a copy of any PowerPoint presentation to [lmcmillan@mvcountry.com](mailto:lmcmillan@mvcountry.com) prior to May 24, 2022.

If you require additional information to assist with your presentation, please feel free to contact me.

We look forward to your presentation.

Sincerely,

Laura McMillan  
Executive Assistant

/lm

pc     Reeve A. Aalbers  
         Jeff Holmes, Chief Administrative Officer



# Local Authority Emergency Management Regulation Summary

---

## When will the Local Authority Emergency Management Regulation come into force?

The regulation will come into force on January 1, 2020. Local authorities must meet the requirements for emergency advisory committees, emergency management agencies, regional collaboration, and emergency management plans by January 1, 2020.

Specific timelines for training and exercise requirements are outlined below.

## Emergency Advisory Committees

The emergency advisory committee must be appointed by bylaw, and that bylaw must at a minimum:

- Set out the purpose of the committee both during and outside emergencies.
- Establish that the committee provides guidance and direction to the emergency management agency.
- Establish procedures that must be followed when declaring a state of local emergency.
- Identify the committee membership and chair by title or position.
- Set out a minimum meeting frequency, which must be at least once per year.
- Outline quorum and procedural requirements for decision making, unless they are set out in another bylaw.

## Emergency Management Agencies

The emergency management agency must be established by bylaw, and that bylaw must at a minimum:

- Set out the responsibilities of the agency.
- Appoint a person as the director of emergency management, or state that a person who holds a specified position or title is appointed as the director of emergency management by virtue of holding that title or position.
- State that the agency is responsible for the administration of the local authority's emergency management program.
- Identify how often the agency must report to the emergency advisory committee on agency activities, which must be at least once per year and include an update on the agency's review of the emergency plan.
- State that the command, control, and coordination system prescribed by the Managing Director will be used by the agency.
- Indicate if the agency is acting on behalf of more than one local authority, and identify these local authorities.

The Managing Director of Alberta Emergency Management Agency will prescribe a command, control, and coordination system that must be used by emergency management agencies. This system will be identified through a notice posted at [aema.alberta.ca](http://aema.alberta.ca).

## Regional Collaboration

- If a local authority has delegated some or all of their powers under the *Emergency Management Act* to a regional services commission or joint committee, the local authority must establish a bylaw setting out the powers and duties which have been delegated.
- If the local authority has delegated powers to a regional services commission, their bylaw must indicate whether the local authority will maintain an independent emergency management agency.
- When summer villages delegate powers and duties under the *Emergency Management Act* to another local authority, the local authority accepting the delegation of the summer village may delegate the powers to a council committee.
- When a summer village delegates powers and duties under the *Emergency Management Act* to another local authority, the summer village and the local authority must establish in bylaw which powers and duties have been delegated and accepted.

## Training Requirements

Training requirements will be prescribed by the Managing Director by posting a notice at [aema.alberta.ca](http://aema.alberta.ca). The requirements are as follows:

### Elected Officials

Must complete the following course within 90 days of taking their official oath, or by January 1, 2021:

- The Municipal Elected Officials Course

### Directors of Emergency Management

Must complete the following courses within 18 months of being appointed, or by July 1, 2020:

- Basic Emergency Management,
- Incident Command System (ICS) 100, 200, and 300
- The Director of Emergency Management Course

### Municipal Staff

Staff who have been assigned responsibilities respecting the implementation of the emergency plan must complete the following courses within six months of being identified for this role, or by January 1, 2020:

- Basic Emergency Management
- ICS 100

The Managing Director of Alberta Emergency Management Agency may grant exemptions or extensions in some exceptional cases, and may approve alternative courses. For more information, please visit [aema.alberta.ca](http://aema.alberta.ca) or speak to your field officer.

## Emergency Management Plans

The emergency management agency must review the emergency plan at least once per year, and make that plan available to the Alberta Emergency Management Agency for review and comment annually.

A local authority's emergency management plan must include the following:

- A description of the local authority's emergency management program.
- The procedures for implementing the plan during an emergency or exercise response.
- The local authority's plan for preparedness, response, and recovery activities.

- A hazard and risk assessment.
- Emergency management program exercises the local authority will engage in.
- The plan for regular review and maintenance of the emergency plan, and the plan for the review and maintenance of the plan after an exercise, emergency or disaster.
- How the command, control and coordination system prescribed by the Managing Director of the Alberta Emergency Management Agency will be used by the emergency management agency.
- Assignment of responsibilities respecting the implementation of the emergency plan to employees and elected officials by position.
- A training plan for staff assigned responsibilities in the emergency plan.
- The mechanisms used to prepare and maintain contact lists for those assigned responsibilities respecting implementation of the emergency plan.
- The plan for communications, public alerts, and notifications during exercises, emergencies and disasters.
- The plan for providing emergency social services during an emergency or disaster.

## Emergency Management Exercises

Local Authorities must complete the following:

- A table top exercise within one year from January 1, 2020, and annually after the regulation is in force.
- A functional exercise within four years from January 1, 2020, and at least once every four years after the regulation is in force.
- Participation in a regional exercise that utilizes the local authority's emergency plan meets this requirement.
- If a community experienced an emergency or disaster in the previous four years that utilized the emergency plan and resulted in a written post-incident assessment that includes observations and recommendations for improvement and corrective action, the requirement for the conduct of a functional exercise will be met.
- Local authorities must submit an exercise notification to Alberta Emergency Management Agency 90 days before the functional exercise, which includes the exercise date, scenario, objectives and participant list.

# Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0  
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754  
www.mountainviewcounty.com

SUBJECT: Bylaw No. LU 16/22  
SUBMISSION TO: Council Meeting  
MEETING DATE: May 25, 2022  
DEPARTMENT: Planning and Development Services  
FILE NO.: PLRDS20220077  
LEGAL: SW 7-32-4-5

REVIEWED AND APPROVED FOR SUBMISSION  
CAO: MANAGER:  
DIRECTOR: MB PREPARER: DMG  
LEGAL/POLICY REVIEW:  
FINANCIAL REVIEW:

## ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 16/22 redesignating the lands within the SW 7-32-4-5 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 16/22 redesignating the lands within the SW 7-32-4-5 for June 22, 2022 at or after 9:00 a.m.

## BACKGROUND / PROPOSAL:

To redesignate an approximate five point zero zero (5.00) acres from Agricultural District (A) to Country Residential District (R-CR).

## Application Overview

Applicant	MAES, Micheline
Property Owner	MAES, Micheline
Title Transfer Date	August 23, 2021
Existing Parcel Size	160.0 acres
Purpose of redesignation	For subdivision – first parcel out from previously unsubdivided quarter section.
Division	4
Rural Neighbourhood/Urban Centre	The subject property is in the rural community of Bergen, southeast from the Town of Sundre

## Key Dates, Communications and Information

Application Submitted	February 24, 2022
Application Circulation Period	From March 16, 2022, to April 16, 2022
Supportive Information Requested/Submitted	The applicant submitted letters of support from adjacent landowners, as attached in this report.
Application Revised from Submission	No
Communications Received from Referrals	<u>Fortis Alberta Inc.</u> : No easement is required.  <u>Foothills Natural Gas Co-op Limited</u> : Any existing Foothills Natural Gas Co-op Utility Right of Way concerning the said lands shall remain in effect and be registered to the subdivision parcel and the remaining parcel.  <u>Telus Communications Inc.</u> : No objections.
Objections Received and Addressed	A letter of concern from Jonathan Wright was received regarding



	impact to wildlife, especially grizzly bears. The applicant provided a response to the concern and the correspondence is attached to this report.
--	---

### ***Applicable Directions, Policy and Regulations***

Intermunicipal Development Plan (IDP)	The subject property is not within an IDP area
Municipal Development Plan Bylaw No. 20/20	In accordance with <b><i>Figure 3: Growth Management Conceptual Strategy</i></b> , as attached, the subject property has split land use policies areas: Agricultural Preservation Area and Multi-Lot Residential Development Area. The application is for the consideration of first parcel out, as such the provisions of Section 3.0 have been considered in the evaluation of this application.  The interpretation of applicable policies against this application will be provided at the Public Hearing stage.
Area Structure Plan (ASP)	The subject property is not within an approved ASP.
Land Use Bylaw No. 21/21	<b>11.1 Agricultural District (A)</b> <u>Purpose:</u> To accommodate and promote agriculture land uses on larger parcels while having regard for the rural, agricultural character of the area.  <u>Parcel Area:</u> Minimum 32.37 ha (80.0 ac) or the area in title at the time of passage of this Bylaw.  <b>12.1 Country Residential District (R-CR)</b> <u>Purpose:</u> To accommodate low density, country residential uses on unserviced residential and fragmented parcels by way of natural or man-made features of 1.21 - 2.02 ha (3.0 - 5.0 acres) in size that meet Municipal and Provincial servicing standards. Parcel size may increase to 6.07 ha (15.0 acres) when in compliance with an approved Area Structure Plan.  <u>Parcel Area:</u> Minimum 1.21 ha (3.0 ac) Maximum 2.02 ha (5.0 ac) unless a larger area was approved as part of the redesignation to accommodate setbacks, topography, easements, and a suitable building envelope; or the area in title at the time of passage of this Bylaw.
Policy and Procedures	<a href="#">6009-01: Environmental Protection Guidelines for the Evaluation of Redesignation, Subdivision and Development Applications</a>  <a href="#">6012-01: Guidelines for the Identification of Environmentally Significant Areas</a>

### ***Land Use and Development***

Predominant land Use on property	The subject property is zoned Agricultural District (A)
Predominant development on property	A newly yard site is in the process to be developed towards the western, north/centre area.
Oil and gas facilities on property/adjacent	Oil and gas activity within this property and vicinity includes natural gas lines, salt water and oil well effluent lines. In addition there is a well, suspended water disposal, in the southeast portion of the subject quarter. There are no concerns with the proposal in relation to oil and gas facilities on this property.
Surrounding land uses	Surrounding land uses are predominantly agricultural with the

	exception of some residential development northwest from this proposal.
Proximity to utilities	Although the proposal is undeveloped there is development within the subject property and vicinity.

### ***Physical and Natural Features***

Waterbodies and wetlands on property	In accordance with Policy 6012 there is an unnamed, unclassified, and unrestricted creek on the north - easterly side of the subject property. There are no concerns.
Topographical constraints on property	There are no topographical constraints as the terrain moderately slopes southwest – northeast direction
ESA areas and classifications	The 2008 Summit study identifies the woodland area within this property and adjacent properties to the south and southeast as Level 3 (Moderate) Environmentally Significant Areas. In addition, on the subject property, specifically on LSD (Legal Subdivision Description) 3 & 6, Historical Resources classifies it as a (archaeological) potential, with an HRV (Historical Resources Value) of 5. The department of Historical Resources, AEP, was circulated to provide comments and no response was received.
Drainage and Soil Characteristics	Natural drainage in a west-northeast direction. Ditches north/south direction along Range Road 50
Potential for Flooding	There is no historical records nor evidence of potential for flooding.

### ***Planning and Development History***

Prior RD/SD/DP Applications	PLDP20210290: permit issued on July 06, 2021, for a Dwelling, Single Detached & Temporary RV Living. A condition of approval outlines that the temporary RV living accommodation will cease in 24 months from the approval date or upon final inspection of the dwelling, whichever comes first.
Encumbrances on title affecting application	No relevant encumbrances on title

### ***Servicing and Improvements Proposed***

Water Services	Private – in future at the development and permitting stages
Sewer Services	Private – in future at the development and permitting stages
Stormwater/Drainage Improvements	Not required for this application
Solid Waste Disposal	N/A

***Suitability Assessment:*** Site assessment evaluation to be done at time of Public Hearing.

**OPTIONS / BENEFITS / DISADVANTAGES:** N/A

### **ATTACHMENT(S):**

- 01 - Bylaw No. LU 16/22 and Schedule "A"
- 02 - Location, Land Use and Ownership Map
- 03 - Proposed Redesignation Sketch
- 04 - Environmental Scan Maps
- 05 - Aerial Photographs
- 06 - Figure 3 MDP
- 07 - Historical Aerial Photographs
- 08 - Farm Land Assessment Map
- 09 - Letters in Support of Application
- 10 - Letter of Concern and Applicant's Response

BYLAW NO. LU 16/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SW 7-32-4-5 pursuant to the Municipal Government Act.

---

The Council of Mountain View County, duly assembled, enacts that Bylaw No. 21/21 be amended as follows:

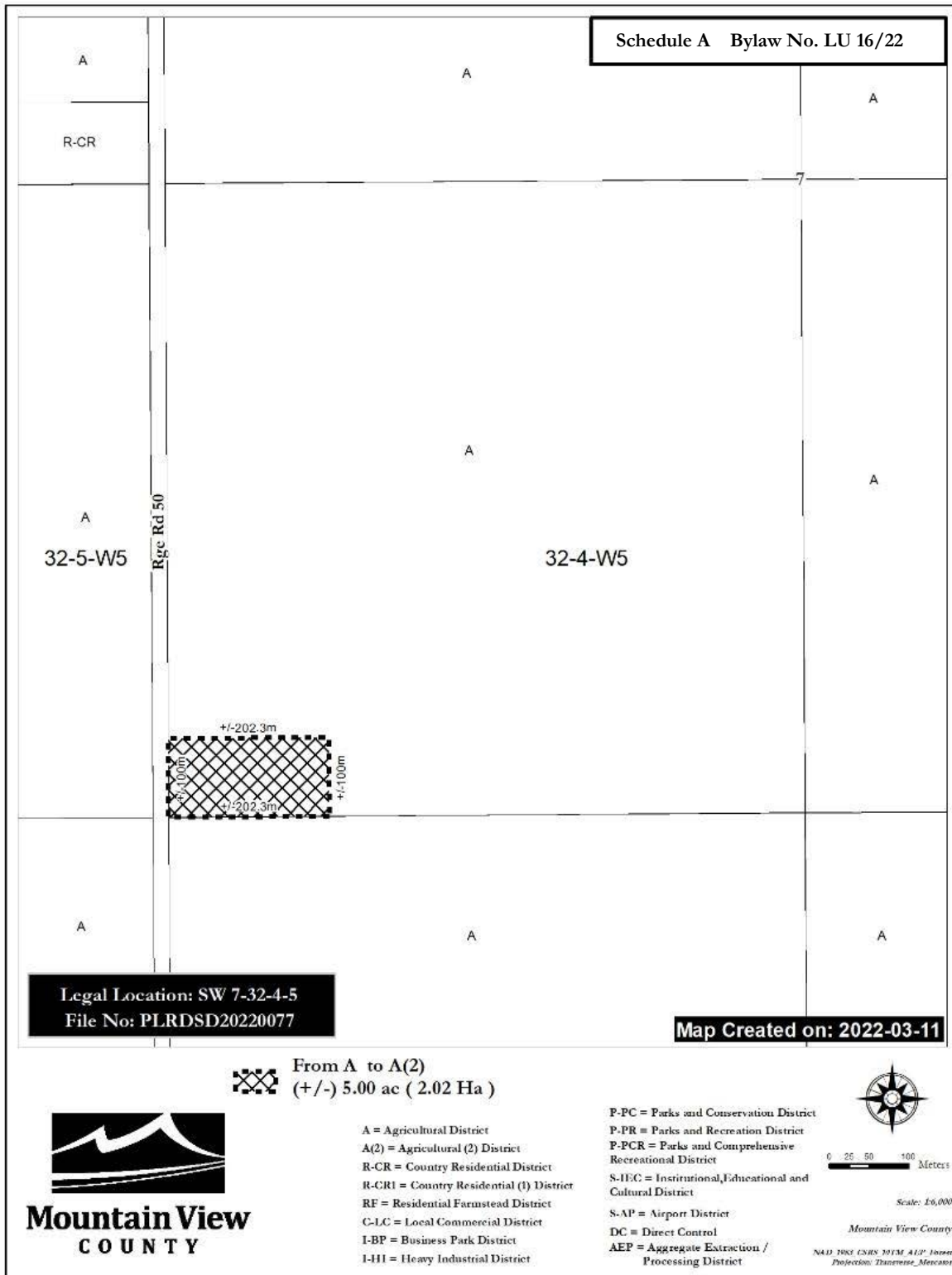
To redesignate from Agricultural District (A) to Country Residential District (R-CR) an approximate five point zero zero (5.00) acres (2.02 hectares) in the Southwest (SW) Quarter of Section seven (7), Township thirty-two (32), Range four (4), West of the fifth (5<sup>th</sup>) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading \_\_\_\_\_,

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date of Signing







## Mountain View COUNTY

### Location, Land Use, Ownership & Circulation

#### Legend

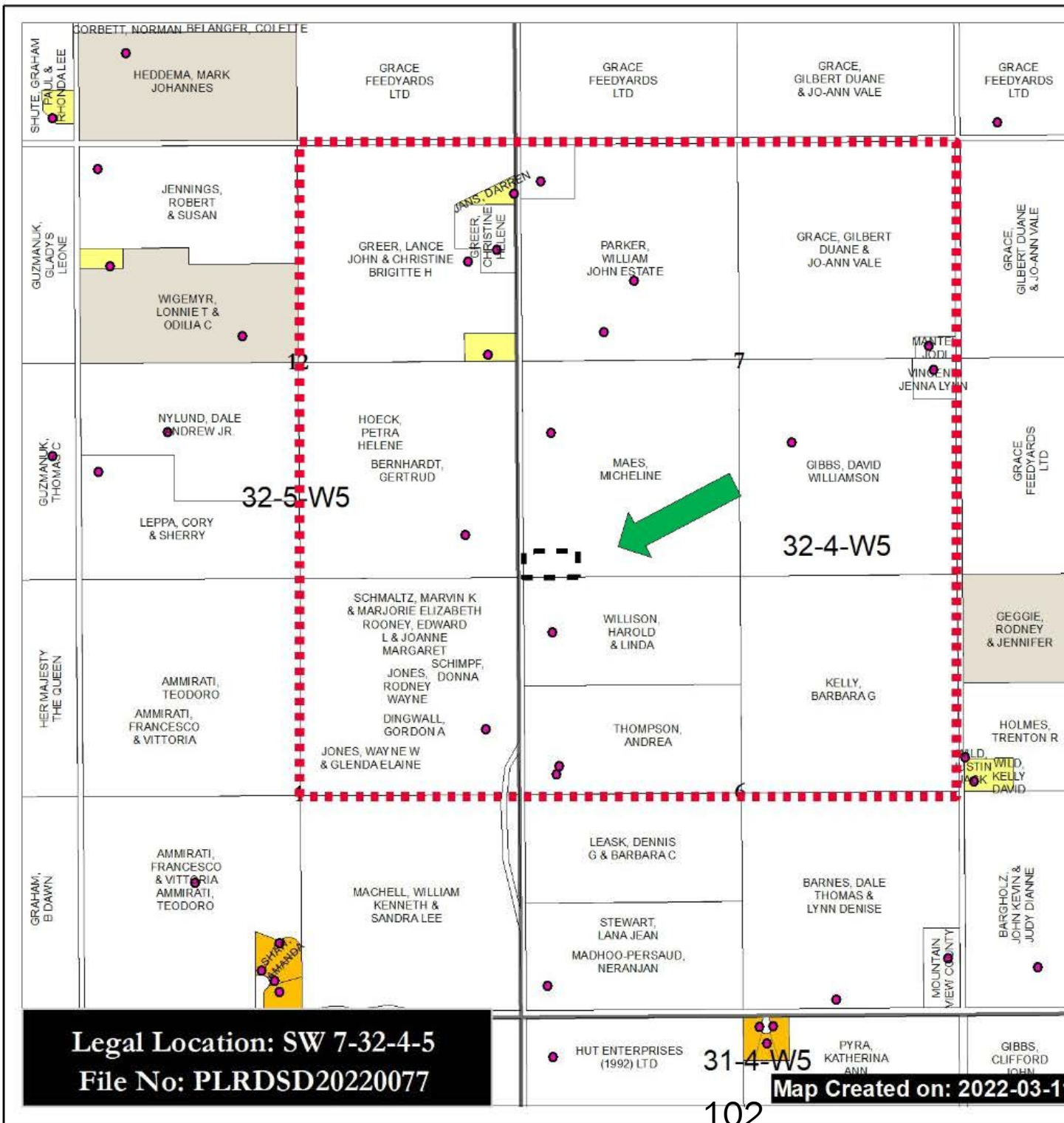
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (C-LC)
  - Business Park District (I-BP)
  - Heavy Industrial District (I-HI)
  - Aggregate Extraction/Processing District (AEP)
  - Parks and Conservation District (P-PC)
  - Parks and Recreation District (P-PR)
  - Parks and Comprehensive Recreational District (P-PCR)
  - Institutional, Educational and Cultural District (S-IEC)
  - Airport District (S-AP)
  - Direct Control
- Subject Land
- Landowners Circulated

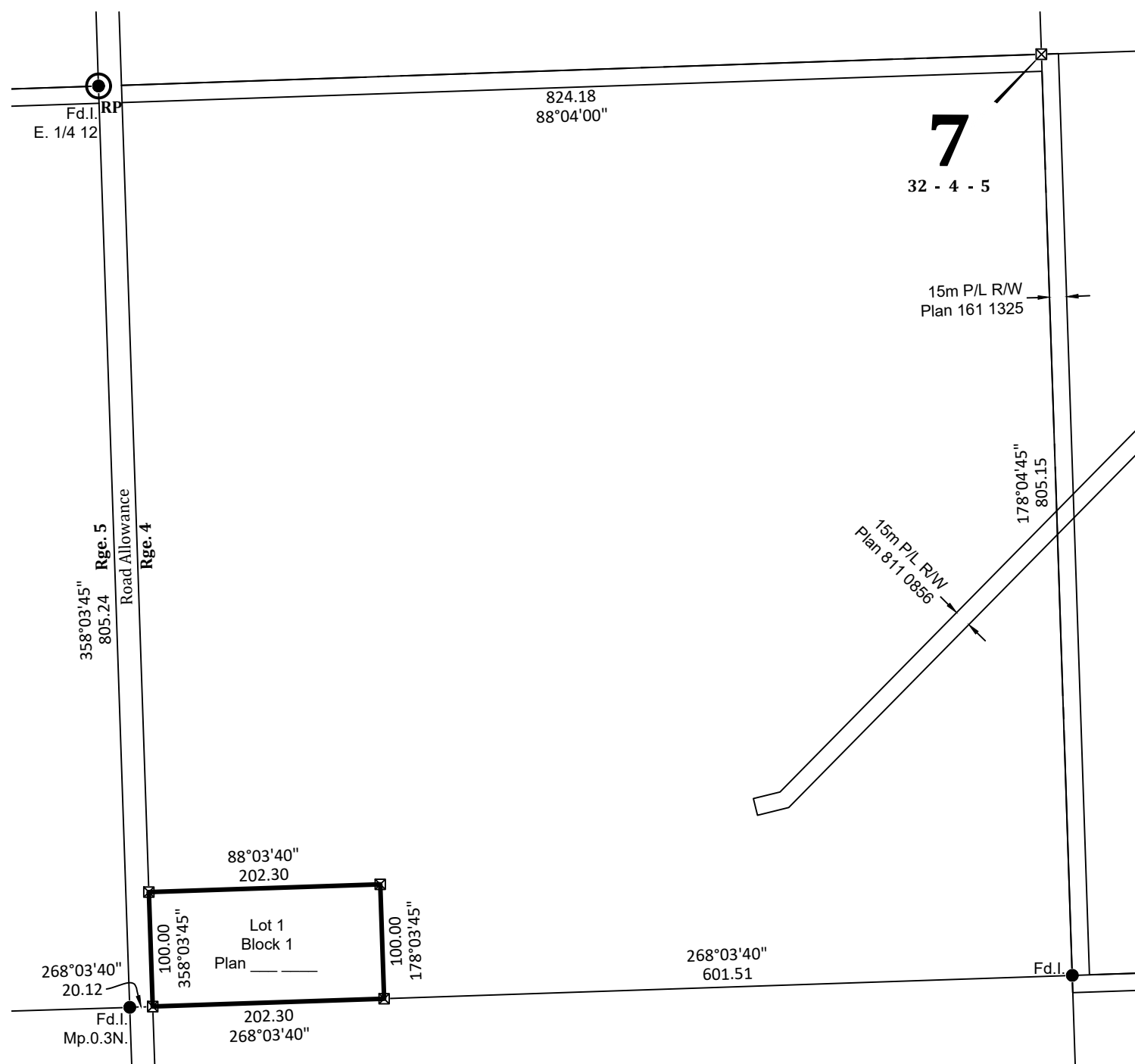


0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County  
NAD 1983 CSRS 10TM AEP Forest  
Projection: Transverse\_Mercator





PLAN No. \_\_\_\_\_  
ENTERED AND REGISTERED  
ON \_\_\_\_\_  
INSTRUMENT No. \_\_\_\_\_  
A.D. REGISTRAR  
LAND TITLES OFFICE

AREAS
Within S.W. 1/4 7-32-4-5 = 2.023 ha

REGISTERED OWNER
Micheline Maes C. of T. ***

SUBDIVISION AUTHORITY
MOUNTAIN VIEW COUNTY Mountain View File No: Client File No:

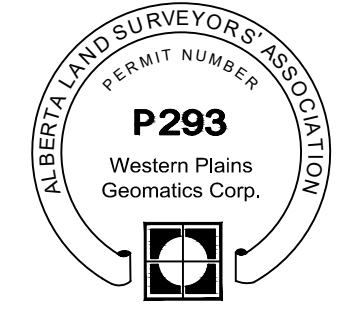
LEGEND
Statutory iron posts found shown thus: ..... Statutory iron posts placed shown thus: ..... Placed statutory iron posts marked thus: ..... 30cm iron spikes placed shown thus: ..... Portions referred to shown thus: ..... Geo-referenced points shown thus:.....

ABBREVIATIONS
c.s. Counter Sunk CSRS Canadian Spatial Reference System Fd. Found GNSS Global Navigation Satellite System ha Hectares I. Statutory Iron Post m Metres M. Mound or Meridian N.E.,S.,W. North, East, South, West NAD North American Datum P/L Pipeline R/W Right-of-way Res. Restored Rge. Range RP Geo-Reference Point Sec. Section Twp. Township UTM Universal Transverse Mercator

NOTES
> Distances are ground, in metres and decimals thereof and are from post to post, unless shown otherwise. > Geo-referenced point coordinates: N= 5733747.97, E= 667906.86 (Fd.I, E. 1/4 12-32-4-5) > Combined Scale Factor = 0.999807. > Bearings and coordinates are grid , UTM NAD83 (CSRS, Epoch 2002), reference meridian 117° W. (Zone 11), derived by G.N.S.S.

Surveyor: Dennis E. Regan, ALS

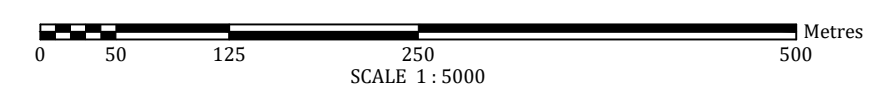
Surveyed between the dates of April 19, 2021 in accordance with the provisions of the surveys act.



Plan of Survey Showing  
**SUBDIVISION**  
within

S.W.1/4 Sec.7,  
Twp.32 Rge.4 W.5 M.

Mountain View County - Alberta  
**2021**

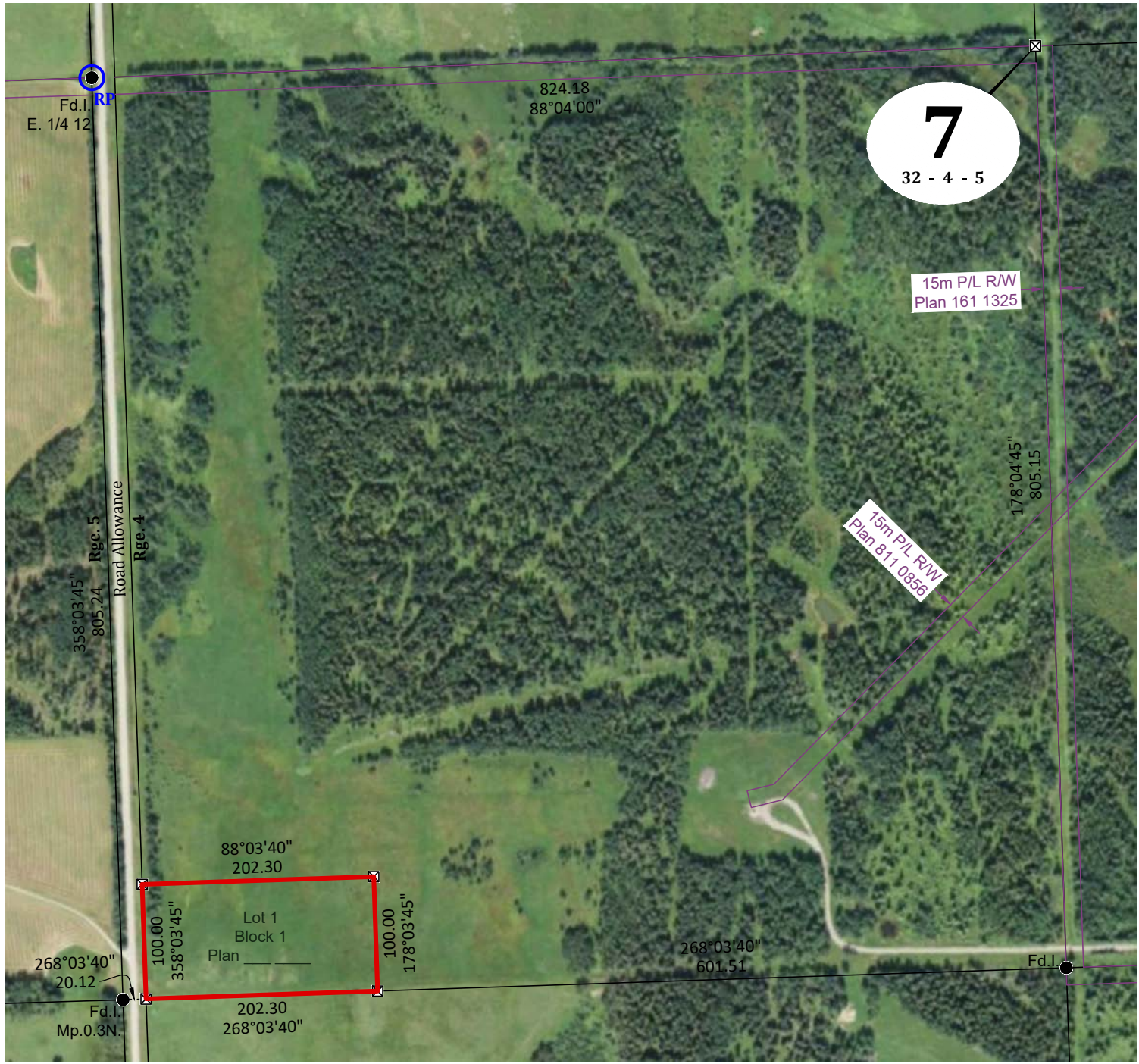


**Western Plains Geomatics Corp.**  
47 Springshire Place  
Calgary, Alberta, T3Z 3L2  
Phone 403-831-7030  
westernplains.ca

WPG File: 000799_SUB
Client File: - -
Plan Date: April 29, 2021
Initials: DR - TY - DR

REV.
0





PLAN No. \_\_\_\_\_  
ENTERED AND REGISTERED  
ON \_\_\_\_\_  
INSTRUMENT No. \_\_\_\_\_  
A.D. REGISTRAR  
LAND TITLES OFFICE

AREAS
Within S.W. 1/4 7-32-4-5 = 2.023 ha

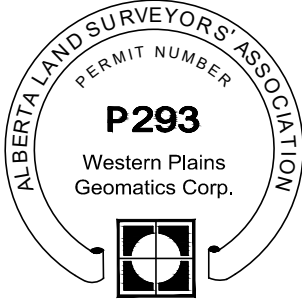
REGISTERED OWNER
Micheline Maes C. of T. ***

SUBDIVISION AUTHORITY
MOUNTAIN VIEW COUNTY Mountain View File No: Client File No:

LEGEND	ABBREVIATIONS
Statutory iron posts found shown thus: ..... Statutory iron posts placed shown thus: ..... Placed statutory iron posts marked thus: ..... 30cm iron spikes placed shown thus: ..... Portions referred to shown thus: ..... Geo-referenced points shown thus:.....	c.s. Counter Sunk CSRS Canadian Spatial Reference System Fd. Found GNSS Global Navigation Satellite System ha Hectares I. Statutory Iron Post m Metres M. Mound or Meridian N.E.,S.,W. North, East, South, West NAD North American Datum P/L Pipeline R/W Right-of-way Res. Restored Rge. Range RP Geo-Reference Point Sec. Section Twp. Township UTM Universal Transverse Mercator
NOTES	
> Distances are ground, in metres and decimals thereof and are from post to post, unless shown otherwise. > Geo-referenced point coordinates: N= 5733747.97, E= 667906.86 (Fd.I, E. 1/4 12-32-4-5) > Combined Scale Factor = 0.999807. > Bearings and coordinates are grid , UTM NAD83 (CSRS, Epoch 2002), reference meridian 117° W. (Zone 11), derived by G.N.S.S.	

Surveyor: Dennis E. Regan, ALS

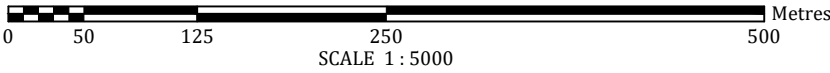
Surveyed between the dates of April 19, 2021 in accordance with the provisions of the surveys act.



Plan of Survey Showing  
**SUBDIVISION**  
within

S.W.1/4 Sec.7,  
Twp.32 Rge.4 W.5 M.

Mountain View County - Alberta  
**2021**



**Western Plains Geomatics Corp.**  
47 Springshire Place  
Calgary, Alberta, T3Z 3L2  
Phone 403-831-7030  
westernplains.ca

WPG File: 000799_SUB
Client File: - -
Plan Date: April 29, 2021
Initials: DR - TY - DR

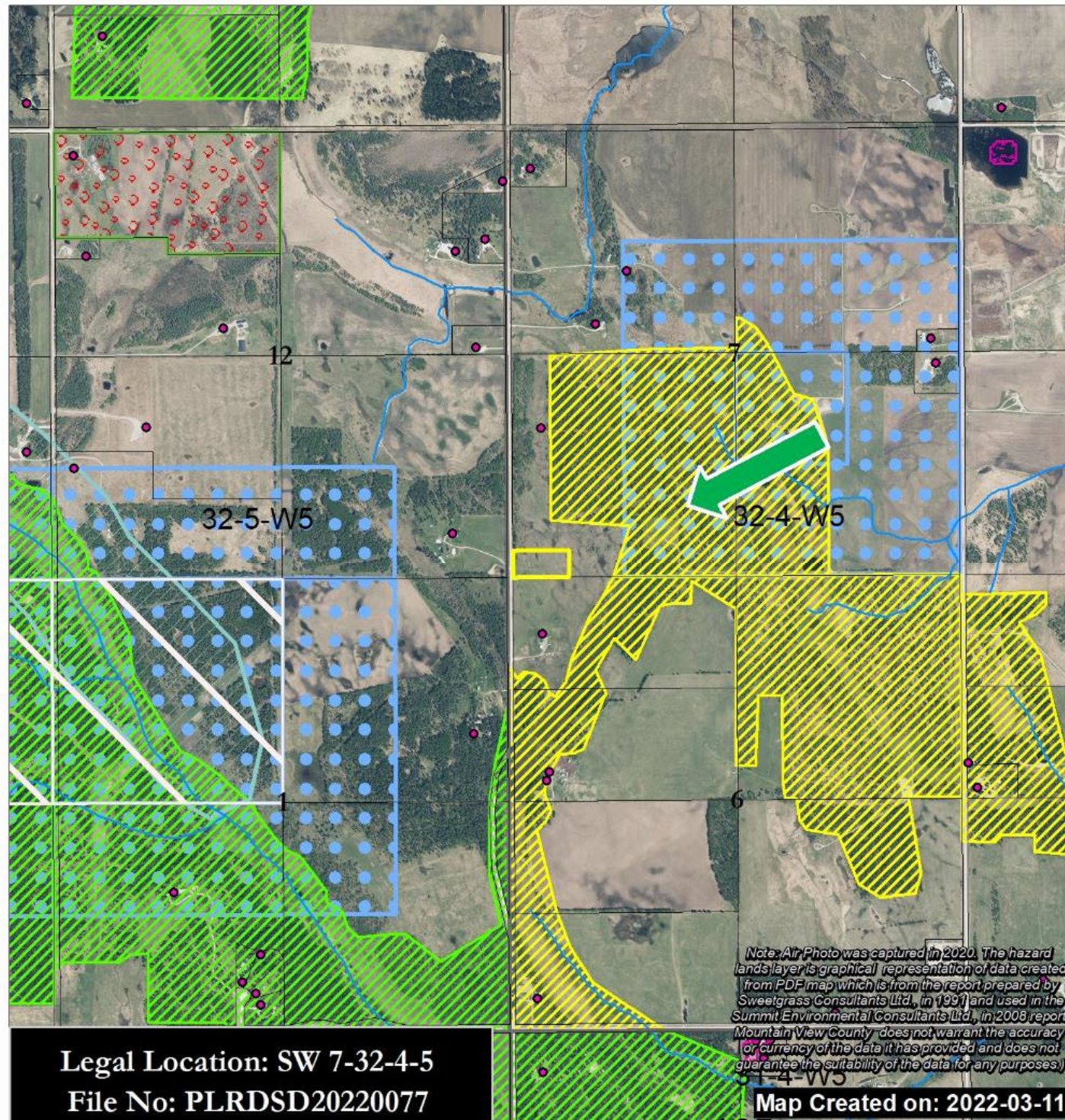
REV.
0





# Mountain View COUNTY

## Environmental Scan



### Legend

- Floodway
- Flood Funge
- Environmental Scan
- Rivers and Creeks
- Floodplain
- Aolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Provincial ESA (2014)
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Growth Centres
- Historical Resources
  - <all other values>
  - a-Archaeological Resources
  - a, p
  - h-Historical Sites
  - p-Paleontological Resources
- Nuisance Grounds
  - Landfills
  - Gravel Pits
  - Sewage Lagoons
  - CFO - NRCB Approved
- Subject Land

### Environmentally Significant Areas

- ESA\_number
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)
- Alberta Merged Wetland
  - Bog
  - Fen
  - Marsh
  - Open Water
  - Swamp

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy for currency of the data it has provided and does not guarantee the suitability of the data for any purposes.



0 50 00 200 300 400 500 600 700 800  
Meters

Scale: 1:20,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

Legal Location: SW 7-32-4-5  
File No: PLRDSD20220077

Map Created on: 2022-03-11





## Mountain View COUNTY

### Environmental Scan

#### Legend

##### Provincial Flood Mapping

- Provincial Flood Mapping
- Floodway
- Flood Fringe

##### Environmental Scan

- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Provincial ESA (2014)

##### Environmentally Significant Areas

- ESA\_number
- 1 (Very High)
  - 2 (High)
  - 3 (Moderate)
  - 4 (Low)

##### Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

- Conservation Easement (Legacy Land Trust Society)
- Rural Address

- Proposed Redesignation Subdivision Boundary
- Growth Centres

##### Historical Resources

- <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Palaeontological Resources

##### Nuisance Grounds

- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: SW 7-32-4-5  
File No: PLRDSD20220077

Map Created on: 2022-03-11



0 50 100  
Meters

Scale: 1:5,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator





## Mountain View COUNTY

### Well & Pipeline Facilities

#### Legend

- |  |   |
|--|---|
| Application Location                   | Rural Address                               |
| <b>Gas Plants, Battery Sites, etc.</b> |   |
| <all other values>                     | Gas Processing Plant                        |
| Wells                                  | Proposed Redesignation Subdivision Boundary |
| Altalink Powerline Buffer (30m)        | TC Energy Notification Zone 200m            |
| TC Energy Notification Zone 750m       | Subject Land                                |
| <b>Pipelines</b>                       |   |
| <all other values>                     |   |
| <b>SUBST_A</b>                         |   |
| CRUDE OIL                              | FRESH WATER                                 |
| FUEL GAS                               | HVP PRODUCTS                                |
| LVP PRODUCTS                           | MISCELLANEOUS LIQUIDS                       |
| NATURAL GAS                            | OIL WELL EFFLUENT                           |
| SALT WATER                             | SOUR NATURAL GAS                            |
| UNKNOWN                                |   |



0 125 250 500 Meters

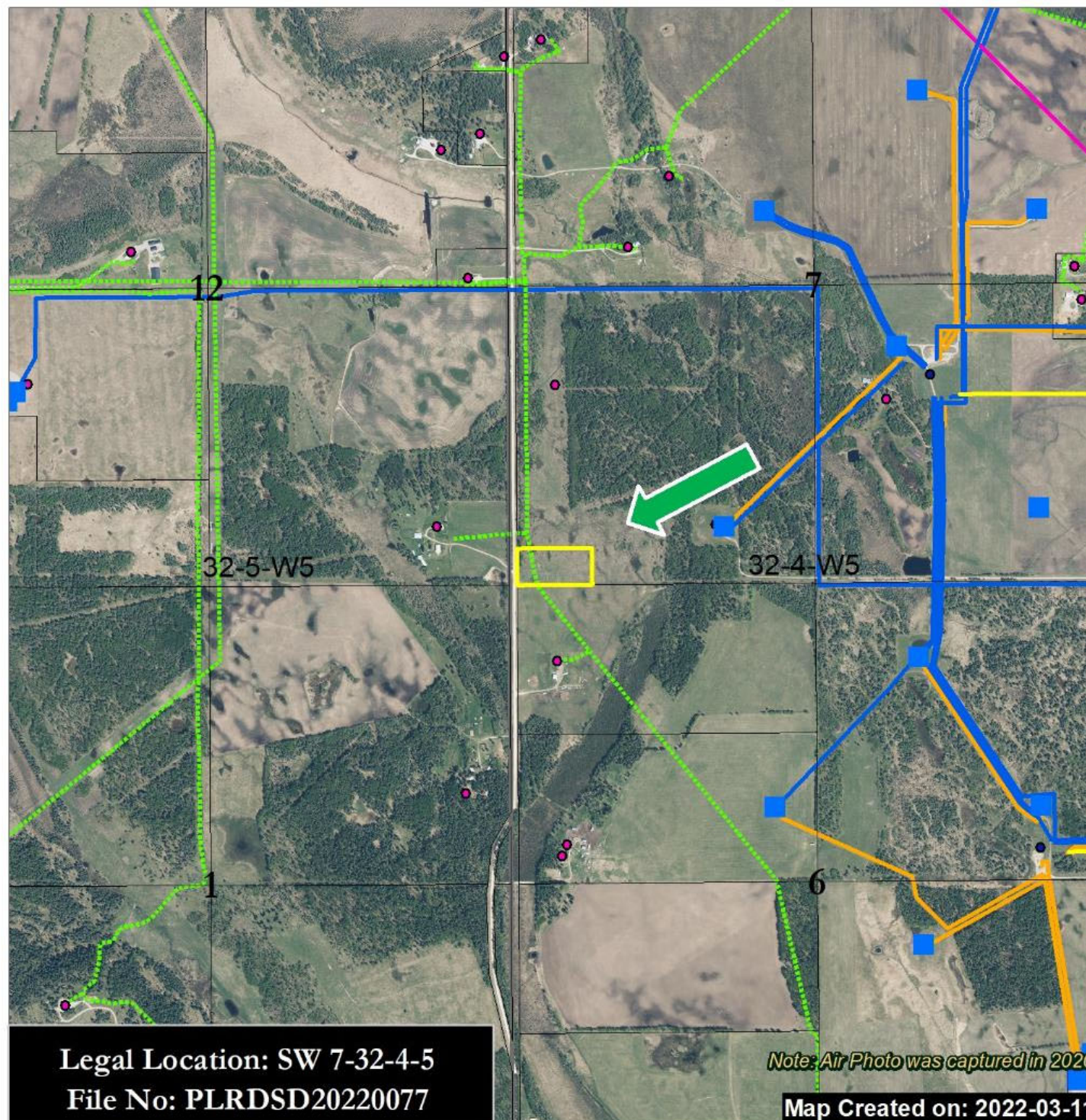
Scale: 1:15,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest

Projection: Transverse\_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER



Legal Location: SW 7-32-4-5  
File No: PLRDS20220077

Note: Air Photo was captured in 2020

Map Created on: 2022-03-11





## Mountain View COUNTY

### Topography & Water

#### Legend

- Application Location
- Contours - 5m
- Rivers and Creeks**
- Unclassified
- mvc Stream Class
- Activity Restrictions
- No Activity Restrictions
- Proposed Redesignation Subdivision Boundary
- Subject Land

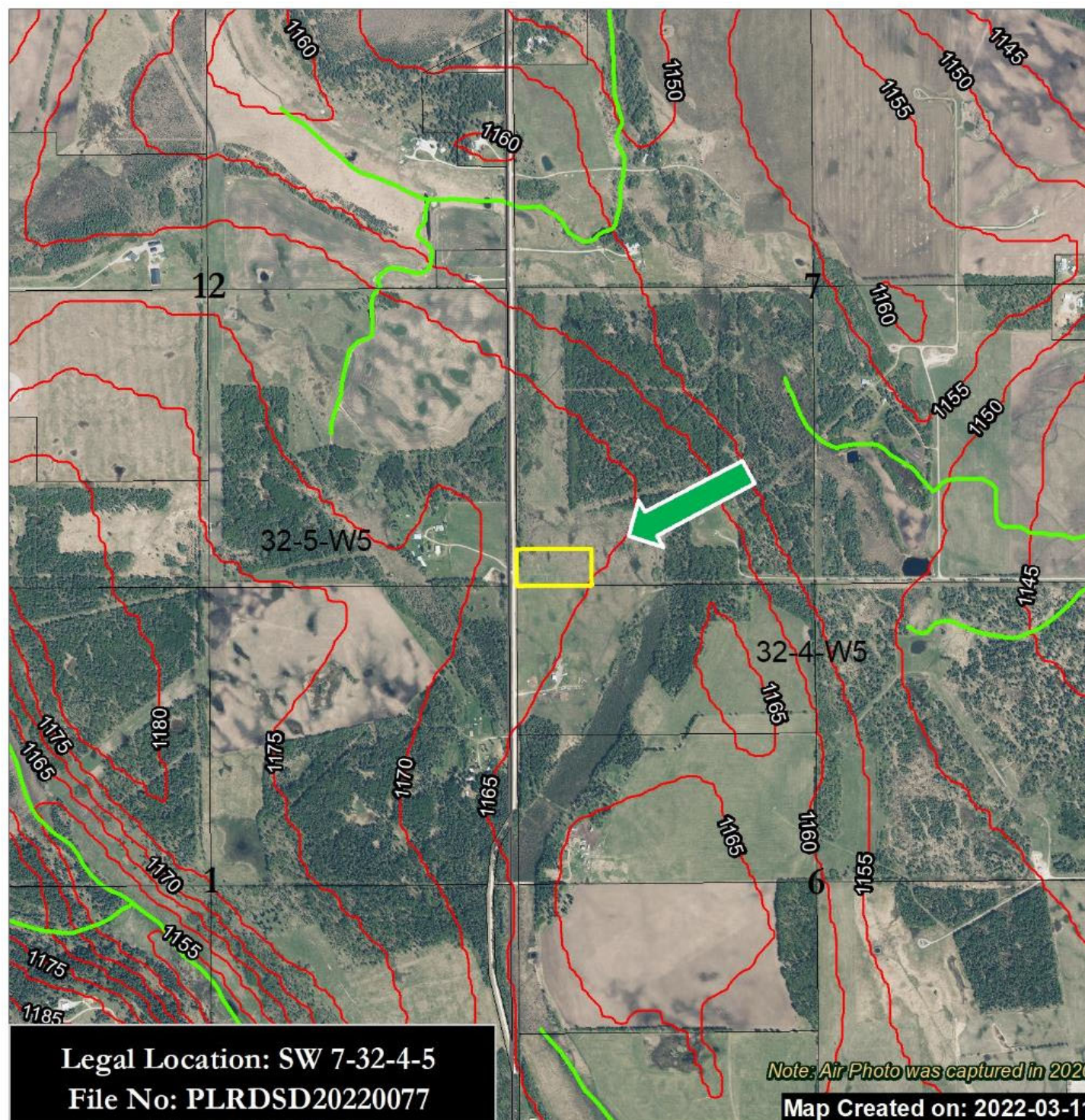


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator





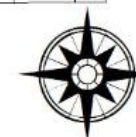


## Mountain View COUNTY

### Site Dimension

#### Legend

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>Application Location</li><li>Rural Address</li><li>Gas Plants, Battery Sites, etc.<ul style="list-style-type: none"><li>&lt;all other values&gt;</li><li>Gas Processing Plant</li><li>Wells</li><li>Proposed Redesignation Subdivision Boundary</li><li>Altalink Powerline Buffer (30m)</li><li>Streetslights - Fortis</li><li>Power Poles - Fortis</li></ul></li></ul> | <ul style="list-style-type: none"><li>Pipelines<ul style="list-style-type: none"><li>&lt;all other values&gt;</li><li>SUBST_A<ul style="list-style-type: none"><li>CRUDE OIL</li><li>FRESH WATER</li><li>FUEL GAS</li><li>HVP PRODUCTS</li><li>LVP PRODUCTS</li><li>MISCELLANEOUS LIQUIDS</li><li>NATURAL GAS</li><li>OIL WELL EFFLUENT</li><li>SALT WATER</li><li>SOUR NATURAL GAS</li><li>UNKNOWN</li></ul></li></ul></li></ul> |
|---|---|

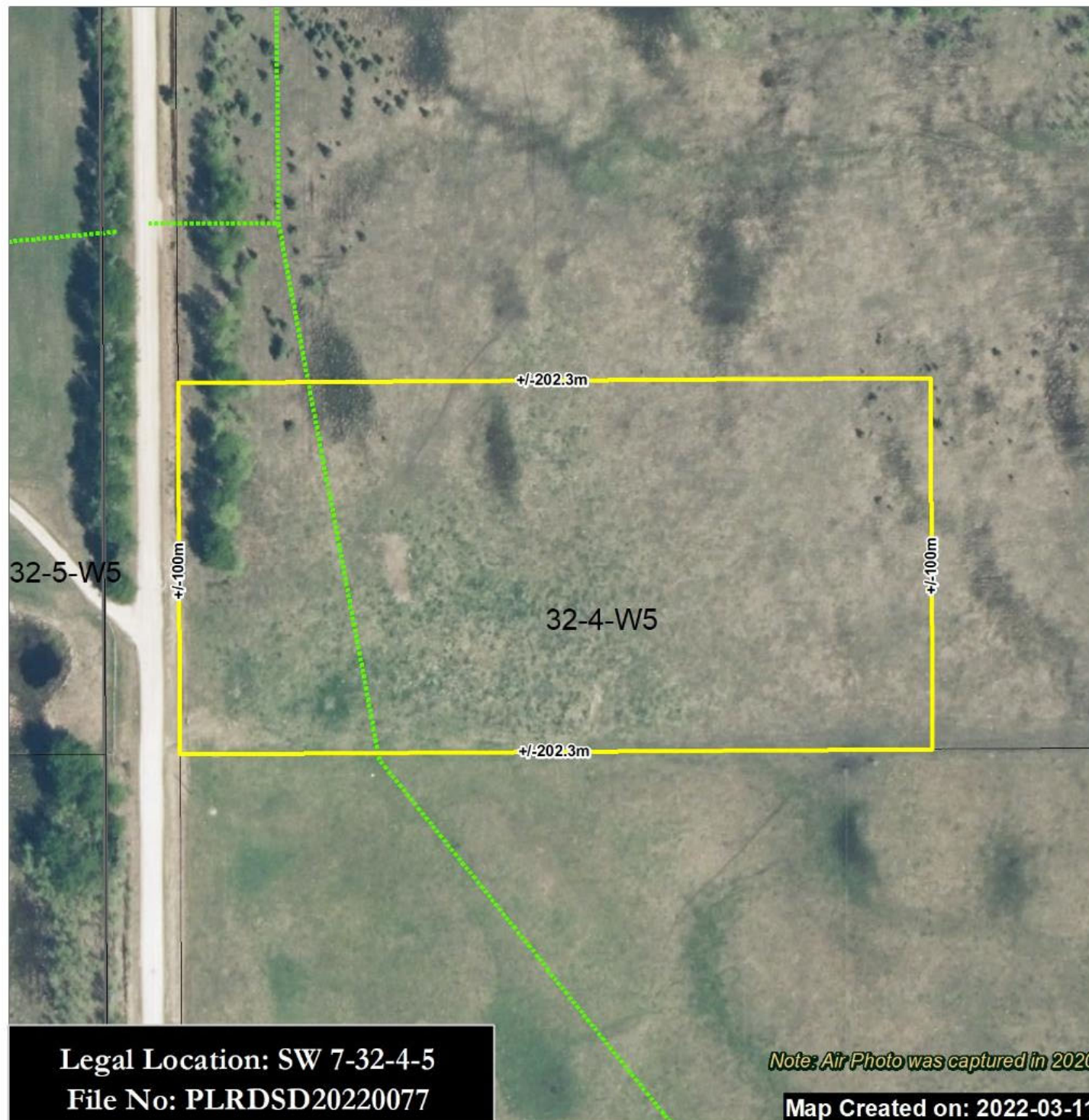


Scale: 1:1,500

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

NOTE: For Exact Wells Classification review  
its Attribute Table or Contact AER







## Mountain View COUNTY

### Growth Management Conceptual Strategy Figure 3

#### Legend

- Highway
- County Collector Network(CCN)
- Special Policy Area:
  - Highway 2/27  
(Concept Plans Required)
- Growth Centres  
(ASPs / Concept Plans Required)
- Economic Nodes  
(ASPs / Concept Plans Required)
- Towns/Village
- IDPs
- Agricultural Preservation Area
- Potential Multi-Lot Residential  
Development Area

\*Adapted from the Canada Land Inventory Class 1,2 & 3 soils: AGRASID's Land Suitability Rating System (LSRS) Class 2 & 3 as the 1st Dominant or Co-Dominant; as well as Environmentally Significant Areas (ESA) are shown shaded. Boundaries are not exact and boundaries must be confirmed or corrected from municipal assessment maps and field investigation. \*

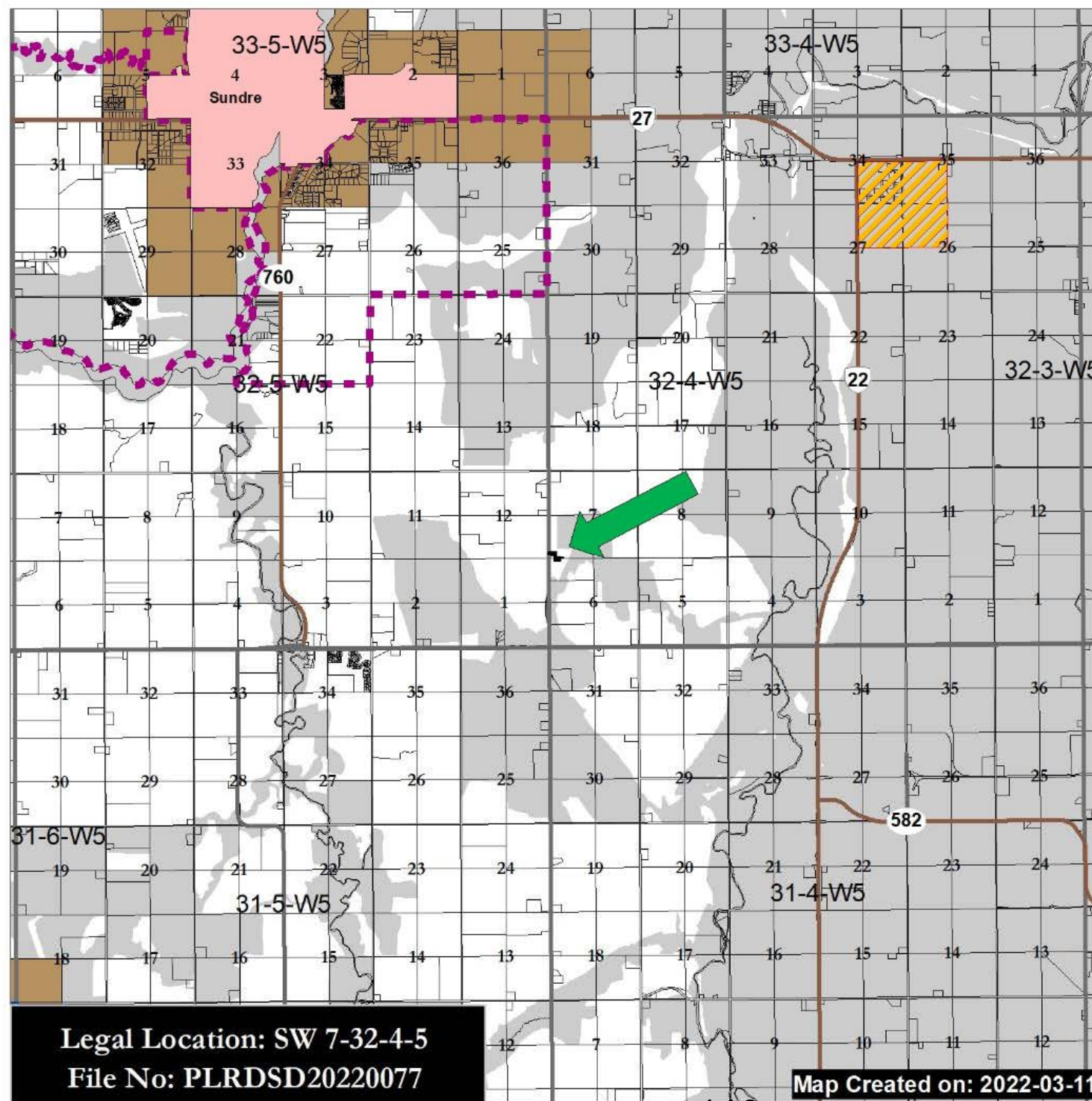


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse Mercator



Legal Location: SW 7-32-4-5

File No: PLRDS20220077

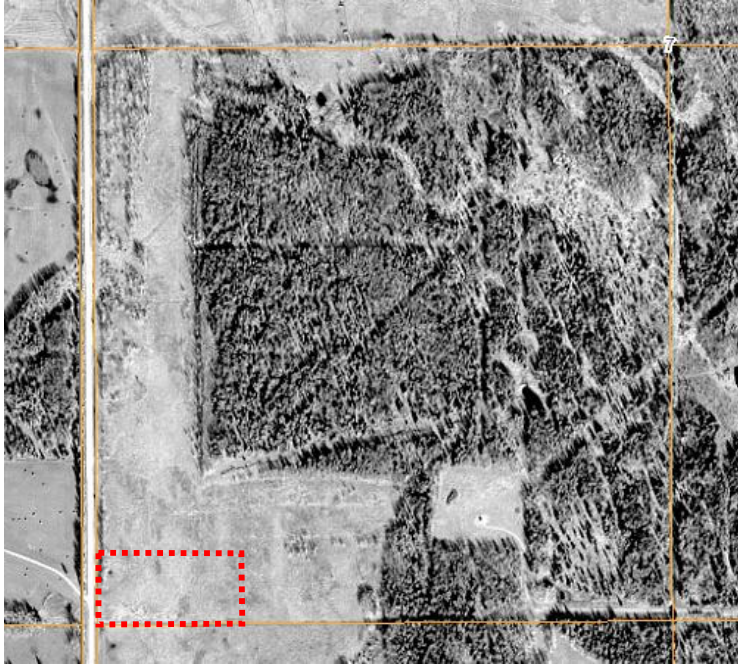
Map Created on: 2022-03-11





# Historical Aerial Photographs

## SW 7-32-4 W5M



**2005**



**2008**

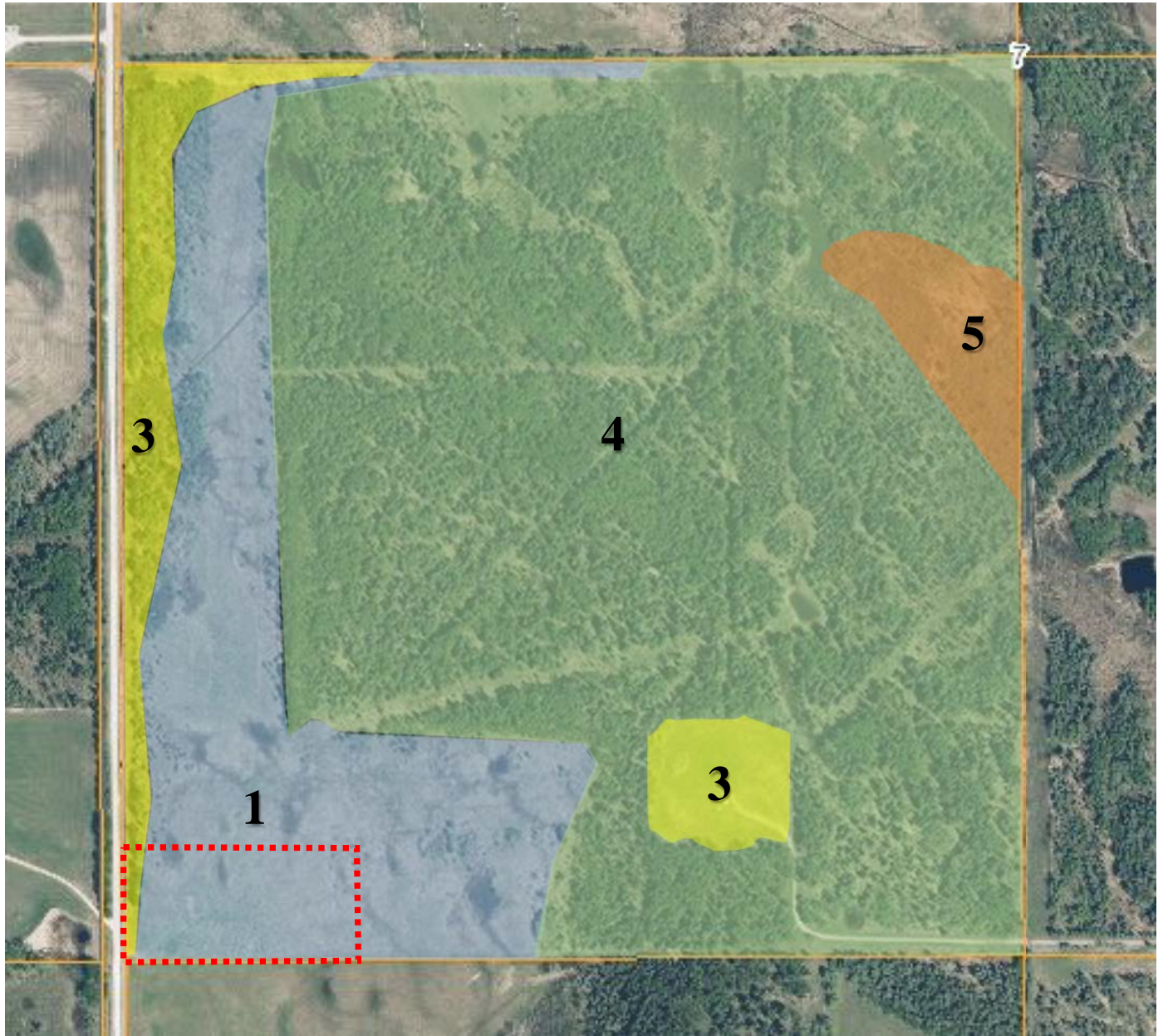


**2014**



**2018**






## Farm Land Assessment: SW 7-32-4 W5M

### Legend

- 1** 41.70 ac – 34.0%  
Fair to Fairly Good Arable
- 3** 10.00 ac – 19.0%  
Poor to Fair Arable
- 4** 98.00 ac – 9.5%  
Good to Very Good Pasture

- 5** 6.00 ac – 6.0%  
Fair to Good Pasture

 Proposal = ±5.00 ac

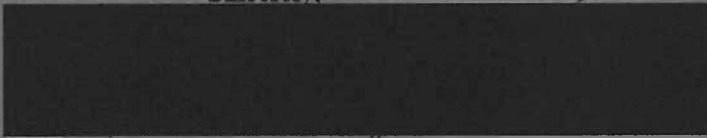


February , 2022

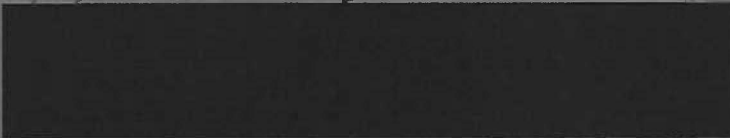
TO WHOM IT MAY CONCERN

This letter is to advise that Micheline Maes approached us to advise us of her intent to subdivide 5 acres as a first parcel out of SW7 - 32 - 4 - W5. The undersigned have no objection to the proposed subdivision.

Sincerely,

A black rectangular redaction box covering the signature of Linda Willison.

*Linda Willison*

A black rectangular redaction box covering the signature of Harold Willison.

*Harold Willison*

February<sup>24</sup>, 2022

TO WHOM IT MAY CONCERN

This letter is to advise that Micheline Maes approached us to advise us of her intent to subdivide 5 acres as a first parcel out of SW7 – 32 – 4 – W5. The undersigned have no objection to the proposed subdivision.

Sincerely,



Petra Hock



Gertrud Bernhardt



February , 2022

TO WHOM IT MAY CONCERN

This letter is to advise that Micheline Maes approached us to advise us of her intent to subdivide 5 acres as a first parcel out of SW7 – 32 – 4 – W5. The undersigned has no objection to the proposed subdivision.

Sincerely,

A large black rectangular redaction box covering the signature area.A black rectangular redaction box covering the signature area.

*Christine Green*

A large black rectangular redaction box covering the signature area.



## Dolu Gonzalez

---

**From:** Jonathan Wright [REDACTED]  
**Sent:** April 12, 2022 8:55 AM  
**To:** Dolu Gonzalez  
**Subject:** Maes proposed redesignation/subdivision file: PLRDSD20220077

Hello Dolu -

Just writing to you about a concern over the proposed subdivision of Micheline Maes, SW 7-32-4-5 on Range Road 50.

I have been tracking the local grizzly bears for several years now in the Bergen area (we live about a half mile south of this proposal on the 50) and have been getting their DNA analyzed from the many hair samples I've been collecting from the neighborhood. We know from this that there are at least six grizzly bears using a travel corridor north of the Bergen Road that is about 2 kilometers deep here max. They cross the 50 and the 45 from west to east and back but not so much the 44 as their destination is the Grace Feedlot. I continue to monitor them.

Their main trail crosses the 50 just south within 100 meters I would estimate of where Maes is already developing her own place and now there is this current additional proposal from her which I imagine will sit right on top of their trail. This trail is well enough used that segments of it can be seen from Google Earth if you know where to look and such that by setting a remote camera on it adjacent the development area (with landowner permission) I have during peak periods gotten over 40 separate images of various grizzly bears coming and going in a matter of a week, including sows with cubs. That's a LOT of bear activity for anywhere they are found.

You can see how the goals of the varied interest groups out here (let the grizzlies do what they want; pack as many new people into the county as possible) can lead to conflicts of interest and potentially dangerous situations here. So I just thought having this specific knowledge I'd better pipe-in.

Last spring in fact I was tracking a grizzly while Micheline was on her new property with developers. I introduced myself and let them know there was a grizzly right there in her woods (a very popular daily retreat for the bears, by the way) at that very moment and to be careful. She told me she "liked bears" and I offered to fill her in on the habits and travels of the animals in the area and specific to her property for her's and the bear's safety's sake. She took my phone number saying she was eager to talk to me about this but has not followed-up since.

Hopefully the bears will be as enthusiastic about these new folks developing properties right in their path(s) as we always seem to be about developing new properties. I have my doubts they will be, though. I would suggest given the unique and potentially dangerous nature of this situation that before this development be allowed to go through, other bear experts and the official bodies that govern the grizzlies are consulted. I am willing to contribute to this process if you'd like.

Thanks, Dolu -

Jon Wright, Bergen

[REDACTED]

[REDACTED]

## Dolu Gonzalez

---

**From:** Micheline Maes [REDACTED]  
**Sent:** April 25, 2022 12:05 PM  
**To:** Dolu Gonzalez  
**Subject:** Re: Letters Received from Circulation process

Hi Dolu,

Thank you.

With regards to the bear concern, Lorrence and I have taken the time to observe wildlife crossings from July onwards and have noted that moose, deer and black bear are crossing on the ridge halfway on the property.

I have not observed any bears or any bear tracks on the SW corner of the property. We walk the West and Southwest area several times a week. Jon mentioned that he thought they crossed there, which is why I paid special attention. Based on my observations, the tracks and the sightings were North of the proposed SW corner subdivision.

I notified the bear sighting group of the black bear seen running East. This observation was made from my shop door.

On Mon, Apr 25, 2022 at 11:47 AM Dolu Gonzalez <[dgonzalez@mvcountry.com](mailto:dgonzalez@mvcountry.com)> wrote:

# Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0  
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754  
www.mountainviewcounty.com

SUBJECT: Bylaw No. LU 18/22  
SUBMISSION TO: Council Meeting  
MEETING DATE: May 25, 2022  
DEPARTMENT: Planning and Development Services  
FILE NO.: PLRDS20220093  
LEGAL: NW 4-32-5-5

REVIEWED AND APPROVED FOR SUBMISSION  
CAO: MANAGER:  
DIRECTOR: MB PREPARER: RP  
LEGAL/POLICY REVIEW:  
FINANCIAL REVIEW:

## ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 18/22 redesignating the lands within the NW 4-32-5-5 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 18/22 redesignating the lands within the NW 4-32-5-5 for June 22, 2022, at or after 9:00 a.m.

## BACKGROUND / PROPOSAL:

To redesignate an approximate two point three three (2.33) acres from Agricultural District (A) to Country Residential (1) District (R-CR1).

### Application Overview:

Applicant	WRAYTON, Jamie
Property Owner	WRAYTON, Jamie
Title Transfer Date	July 30, 2007
Existing Parcel Size	137.2 acres
Purpose of redesignation	The applicant would like to create a new residential parcel surrounding an existing dwelling site for his daughter and her family. The applicant is constructing a new dwelling within the balance of the quarter, south of the proposed parcel.
Division	4
Rural Neighbourhood/Urban Centre	Bergen

### Key Dates, Communications, and Information

Application Submitted	March 04, 2022
Application Circulation Period	March 28, 2022 to April 27, 2022
Supportive Information Requested/Submitted	None
Application Revised from Submission	No
Communications Received from Referrals	<p><u>Alberta Transportation (AT)</u>: The requirements of Sections 14 and 15 of the Regulation has been met. Any appeals can be heard by the SDAB.</p> <p><u>AltaLink</u>: No comments received.</p> <p><u>Chinook's Edge School Division</u>: No comments received.</p> <p><u>Environmental Public Health</u>: No comments received.</p> <p><u>EQUS</u>: <i>Utility Right of Way must be registered before the land is subdivided.</i></p> <p><u>Fortis Alberta</u>: <i>No easement is required.</i></p> <p><u>Foothills Gas Co-op Ltd</u>: No objections to the subdivision.</p>



	<u>Sundre Fire Department</u> : No comments received. <u>Telus Communications</u> : No objection. <u>NAL Resources Ltd.</u> : No comments received. <u>Whitecap Resources Inc.</u> : No comments received. <u>Adjacent Landowners</u> : No comments received.
Objections Received and Addressed	N/A

***Applicable Directions, Policy and Regulations:***

Intermunicipal Development Plan	Not in an IDP area.
Municipal Development Plan Bylaw No. 20/20	<p>According to Figure 3 Growth Management Conceptual Strategy, this property is within the Potential Multi-Lot Residential Development Area.</p> <p><b>4.0 Residential Land Use Policies</b></p> <p>4.3.1 Land Use Redesignation shall be required for new rural residential subdivision/development.</p> <p>4.3.2 Land Use Redesignation and Subdivision applications shall be submitted simultaneously for consideration.</p> <p>4.3.3 Low density residential subdivision/development of up to three (3) titled lots, retaining the balance of the quarter as the fourth (4th) title, including single lot applications beyond the first parcel out, may be supported if the following criteria are met:</p> <ol style="list-style-type: none"> <li>Low density residential subdivision should only be permitted if the landowner has held title to the quarter section for at least five (5) years and the location of new lots should be directed to the least productive site on the quarter section.</li> <li>Low density residential subdivision (up to three (3) lots with the balance of the quarter as the fourth lot) should generally occur within the areas identified as Potential Multi-lot Residential Development Areas within Figure 3 – Growth Management Conceptual Strategy.</li> <li>The subdivision shall not result in more than four (4) titles in the quarter section.</li> <li>The maximum total area taken from a quarter section for residential subdivision shall not exceed nine (9) acres (3.64 ha) including agricultural subdivisions smaller than nine (9) acres (3.64 ha). Larger areas may be considered where setbacks, topography and easements prevent the creation of reasonable building envelopes.</li> <li>The minimum lot size is two (2) acres (0.81 ha). Parcel sizes should be two (2) to three (3) acres (0.81 to 1.21 ha) however, larger lots may be considered (up to a maximum of five (5) acres (2.02 ha)) where setbacks, topography and easements prevent the creation of reasonable building envelopes.</li> <li>Lands in the Potential Multi-Lot Residential Development Area that are considered high quality forage lands shall not be subdivided for low density residential development. A site assessment will be done on the proposed area of subdivision looking at the permanent limitations to productivity on the property. The evaluation will include consultation</li> </ol>

	<p>with the Canadian Land Inventory (CLI) and Agricultural Regions of Alberta Soil Inventory Database (AGRASID) Land Suitability Rating System (LSRS) Class 2 and 3 soils as the 1st Dominant, or Co Dominant, the farmland assessment records, historical and current on-site management practices to guide the evaluation of land which will not be based on short term limitations.</p> <ul style="list-style-type: none"> <li>h. The development should be located on the periphery of the quarter section to minimize access roads, to discourage panhandle roads, and to minimize the use of agricultural land for roads.</li> <li>k. Residential development shall be designed in accordance with the County's access management policy.</li> <li>m. The subdivision shall not result in more than the maximum allowable dwelling units per quarter section as set out in the Land Use Bylaw.</li> </ul> <p><b>10.0 Reserve Lands</b></p> <p>10.3.2 The full 10% reserve allowable under the Municipal Government Act will be taken to ensure the recreational and operational needs of the community are met.</p> <p>10.3.6 All cash-in-lieu for municipal reserves shall be paid to the County to be held and used for the same purposes as municipal reserve land could be used.</p>
<p>Bergen Area Structure Plan Bylaw No. 03/15</p>	<p>According to Figure 6 Bergen Land Use Policy Areas map, this property is within the Agriculture Land Use Policy Area.</p> <p><b>6.3 Agriculture</b></p> <ul style="list-style-type: none"> <li>6.3.1 The use of land within the Agriculture area will be primarily for agricultural operations.</li> <li>6.3.3 Non-agricultural land uses may be allowed within the Agriculture area in accordance with the provisions of Sections 7 and 8 of this plan and the Municipal Development Plan.</li> <li>6.3.4 When considering approval of a proposed non-agricultural use, one of the factors to be considered is the effects of the use on adjacent farming operations, being mindful of the community's desire that the area retain a predominantly rural, agricultural character.</li> </ul> <p><b>7.4 Residential Development</b></p> <ul style="list-style-type: none"> <li>7.4.2 Land use redesignation shall be required for new residential subdivision. In keeping with the rural nature of the plan area, only detached homes are permissible.</li> <li>7.4.3 Within the Potential Multi-Lot Residential Development Area, a low density rural residential development may be allowed in accordance with the provisions of the Municipal Development Plan. This provides for a low density residential subdivision of up to three (3) titled lots with the balance of the quarter as the fourth titled lot, if the following criteria are met: <ul style="list-style-type: none"> <li>(a) The subdivision shall not result in more than three (3) titled lots with the balance of the quarter as the fourth titled lot.</li> <li>(b) The maximum total area taken from a quarter section for residential subdivision shall not exceed nine (9)</li> </ul> </li> </ul>

	<p>acres (3.64 ha) including agricultural subdivisions smaller than nine (9) acres (3.64 ha). Larger areas may be considered where setbacks, topography and easements prevent the creation of reasonable building envelopes. (Bylaw No. 10/21)</p> <p>(c) Where previous subdivision has occurred in the quarter section, and subject to Policy 7.4.3 (a), the minimum lot size shall be 2 acres (0.81 ha) and the maximum lot size for new residential development shall be 3 acres (1.21 ha); larger lots up to a maximum of 5 acres may be considered where setbacks and easements prevent the creation of a reasonable building envelope.</p> <p>(d) The lots shall be concentrated in an area that allows the balance of the quarter section to remain in agricultural operation.</p> <p>(e) The development should be proposed adjacent to any existing residential development or approved subdivision on contiguous neighbouring quarter sections.</p> <p>(f) The development should be located on the periphery of the quarter section to minimize access roads, to discourage panhandle roads, and to minimize the use of agricultural land for roads.</p>
Land Use Bylaw No. 21/21	<p><b>9.1. Aerodrome Protection Zone Overlay</b></p> <p>1. The purpose of the Aerodrome Protection Zone Overlay is to reflect the extent of the noise exposure forecast areas, and height limitations affecting aerodrome in the County.</p> <p>2. Note: Since there are no federally registered Aerodrome Protection Zone Overlays for Sundre Airport, the Aerodrome Protection Zone Overlay shall encompass all lands within the Outer Surface and Flight Glide Path as shown on Map 3, Schedule 2a.</p> <p><b>11.1 Agricultural District (A)</b>  <b>Purpose:</b> To accommodate and promote agriculture land uses on larger parcels while having regard for the rural, agricultural character of the area.  <b>Parcel Area:</b> Minimum 80.0 acres</p> <p><b>12.2 Country Residential (1) District (R-CR1)</b>  <b>Purpose:</b> To accommodate clustering of residential uses on smaller parcels that encourage the preservation of ecologically significant areas, historical sites, and agricultural land.  <b>Parcel Area:</b> Minimum 2.0 ac; Maximum 2.99 ac.</p>
Policy and Procedures	N/A

DISCUSSION:

***Land Use and Development***

Predominant land use on property	The predominant land use within the subject quarter is agricultural. There is also a residential site.
Predominant development on property	The proposal contains a dwelling, a shed and greenhouse, a playhouse and swing set. The balance of the quarter contains a farm building, a chicken coop, paddocks, an animal shelter, a few sheds and a travel trailer. The landowner also intends on constructing a new dwelling south of the proposed parcel. There is also some development related to oil and gas activity.



Oil and gas facilities on property/adjacent	<p>Oil and gas facilities within the subject quarter consists of two operating natural gas pipelines. One of these pipelines runs along the east side of the subject quarter and proposal area. The second pipeline is located over 130 metres north of the proposal. There is also a Foothills Natural Gas Co-op Line that is used to service the surrounding residential sites.</p> <p>There are also a few other oil and gas facilities surrounding the subject quarter and are summarized in the table below:</p> <table><tr><th>Amount</th><th>Type of Facility</th><th>Facility Status</th></tr><tr><td>1</td><td>Oil Well</td><td>Pumping</td></tr><tr><td>1</td><td>Oil Well Effluent Pipeline</td><td>Operating</td></tr><tr><td>2</td><td>Battery Site (Regulation Station)</td><td>2 Operating;</td></tr><tr><td>1</td><td>Battery Site (Gas Gathering System)</td><td>Active</td></tr></table> <p>The closest facility from the neighbouring quarters is an operating battery site located in the quarter to the north (SW 9-32-5-5). This facility is over 430 metres north of the proposal.</p>	Amount	Type of Facility	Facility Status	1	Oil Well	Pumping	1	Oil Well Effluent Pipeline	Operating	2	Battery Site (Regulation Station)	2 Operating;	1	Battery Site (Gas Gathering System)	Active
Amount	Type of Facility	Facility Status														
1	Oil Well	Pumping														
1	Oil Well Effluent Pipeline	Operating														
2	Battery Site (Regulation Station)	2 Operating;														
1	Battery Site (Gas Gathering System)	Active														
Surrounding land uses	<p>The subject quarter is predominantly surrounded by agricultural zoned land. Five of the neighbouring quarter sections are currently unsubdivided, two have two titles and one has three titles. The quarters to the northeast (SE 9-32-5-5) and southeast (SE 4-32-5-5) each contain one residential zoned lot. The quarter to the southwest (SE 5-32-5-5) contains the Bergen Missionary Church Fellowship, which is zoned Institutional, Educational &amp; Cultural District (S-IEC).</p> <p>The subject quarter has already had one 22.8 acre agricultural parcel that was subdivided in 1992, which also contains one residential site.</p> <p>The east portion of the subject quarter is within the Sundre Airport's glide path as identified in the Land Use Bylaw; however, the proposal is located outside of the glide path. The subject quarter is over 4.9 kilometres southeast of the Sundre Airport.</p>															
Proximity to utilities	<p>The proposal contains an established residential site with existing utilities.</p>															

### ***Physical and Natural Features***

Waterbodies and wetlands on property	There are no waterbodies, streams or wetlands that have been identified within the subject quarter. Fallentimber Creek meanders in the quarters to the southeast (SE 4-32-5-5), east (NE 4-32-5-5) and northeast (SE 9-32-5-5) and is over 430 metres east of the subject quarter. There is also an unclassified creek, located over 150 metres west of the proposal.
Topographical constraints on property	The subject quarter appears relatively flat with little topographic relief, but generally slopes down to the northeast. The proposal also appears relatively flat. According to AGRASID, the landform model is considered <i>undulating, high relief</i> .
ESA areas and classifications	<p>There are no ESAs that have been identified within the subject quarter. According to the Summit Report, there is a Level 2 ESA that surrounds Fallentimber Creek to the east and is considered to have high environmental significance.</p> <p>The provincial Fiera Report also identifies the quarter to the east as being environmentally significant, as this quarter contains areas with ecological integrity that also contributes to the area's water quality and quantity.</p>

	The proposal is located over 630 metres from the closest ESA area.
Drainage and Soil Characteristics	<p>According to Canada Land Inventory (CLI) data, the subject quarter contains predominantly Class 5 soils.</p> <p>According to AGRASID's Land Suitability Rating System (LSRS), the subject quarter, including the proposal area, mostly contains soils with an LSRS Rating of 4H(8) – 5W(2). This means that 80% of the soils have severe limitations due to a lack of heat units, while 20% of the soils have very severe limitations due to drainage. The western edge of the subject quarter has soils with an LSRS Rating of 4H and has severe limitations due to temperature.</p> <p>According to the Farmland Field Sheet, the subject quarter contains soils with four varying levels of productivity. The soils with the highest Farmland Assessment Rating (FAR) of 39.0% are located along the subject quarter's western edge. The remaining cleared areas within the quarter have FARs that range from 27.0% to 32.0%. The least productive soils have a FAR of 7.5% and surround the treed areas.</p>
Potential for Flooding	The proposal appears to be at no risk for flooding.

### ***Planning and Development History***

Prior RD/SD/DP Applications	<p><b>BP 04-103:</b> Building Permit for <i>Dwelling Unit and Ancillary Building – Detached Garage</i> was issued by MVC on June 01, 2004.</p> <p><b>LP 04-055:</b> Location Permit for <i>Dwelling Unit &amp; Ancillary Building – Detached Garage</i> was issued by MVC on May 12, 2004.</p> <p><b>SD 129-91:</b> Proposed subdivision to create one twenty-two point eight (22.8) acre lot as a first parcel out was approved by MPC on February 20, 1992. One of the Conditions of Subdivision was to provide a road-widening-agreement along the westerly portion of the quarter, which was signed on May 20, 1992.</p>
Encumbrances on title affecting application	None affecting the proposed parcel.

### ***Servicing and Improvements Proposed***

Water Services	The proposal contains an established residential site with an existing water well.
Sewer Services	The proposal contains an established residential site with an existing septic system.
Stormwater/Drainage Improvements	No improvements proposed.
Solid Waste Disposal	No improvements proposed.

Suitability Assessment: Site assessment evaluation to be done at time of Public Hearing.

### **OPTIONS / BENEFITS / DISADVANTAGES:**

#### **ATTACHMENT(S):**

- 01 - Bylaw No. LU 18/22 and Schedule "A"
- 02 - Growth Management Conceptual Strategy Figure 3
- 03 - Bergen Area Structure Plan Policy Areas
- 04 - Location, Land Use, Ownership & Circulation Map
- 05 - Application Site Sketch
- 06 - Aerial Photographs
- 07 - Soils Information Maps

BYLAW NO. LU 18/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NW 4-32-5-5 pursuant to the Municipal Government Act.

---

The Council of Mountain View County, duly assembled, enacts that Bylaw No. 21/21 be amended as follows:

To redesignate from Agricultural District (A) to Country Residential (1) District (R-CR1) an approximate two point three three (2.33) acres (0.94 hectares) in the Northwest (NW) Quarter of Section four (4), Township thirty-two (32), Range five (5), West of the fifth (5<sup>th</sup>) Meridian, as outlined on Schedule "A" attached hereto.

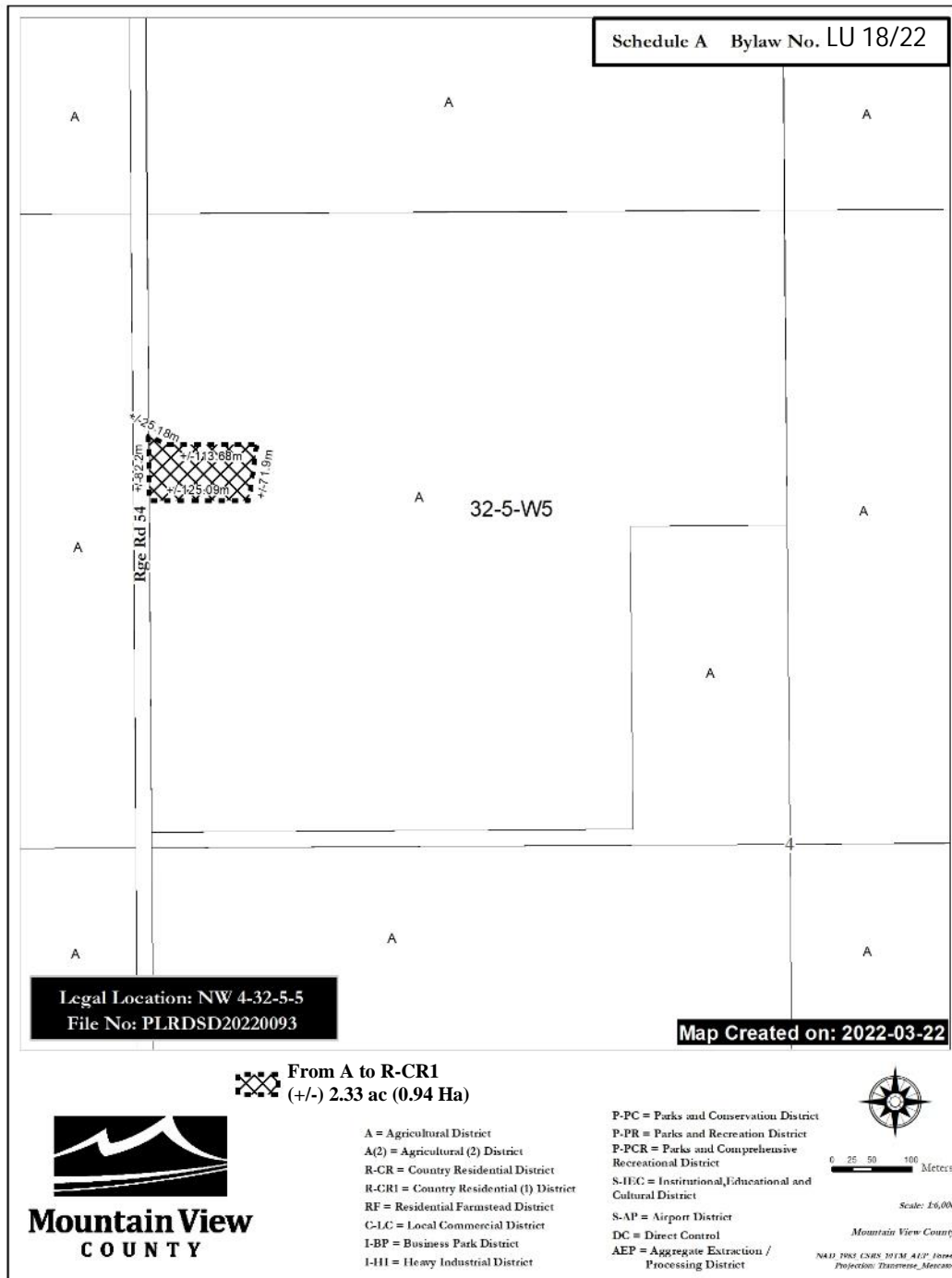
Received first reading \_\_\_\_\_,

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date of Signing







## Mountain View COUNTY

### Growth Management Conceptual Strategy Figure 3

#### Legend

- Highway
- County Collector Network (CCN)
- Special Policy Area:
  - Highway 2/27 (Concept Plans Required)
- Growth Centres (ASP's / Concept Plans Required)
- Economic Nodes (ASP's / Concept Plans Required)
- Towns/Village
- IDPs
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area

\*Adapted from the Canada Land Inventory Class 1,2 & 3 soils; AGRASID's Land Suitability Rating System (LSRS) Class 2 & 3 as the 1st Dominant or Co-Dominant; as well as Environmentally Significant Areas (ESA) are shown shaded. Boundaries are not exact and boundaries must be confirmed or corrected from municipal assessment maps and field investigation.\*

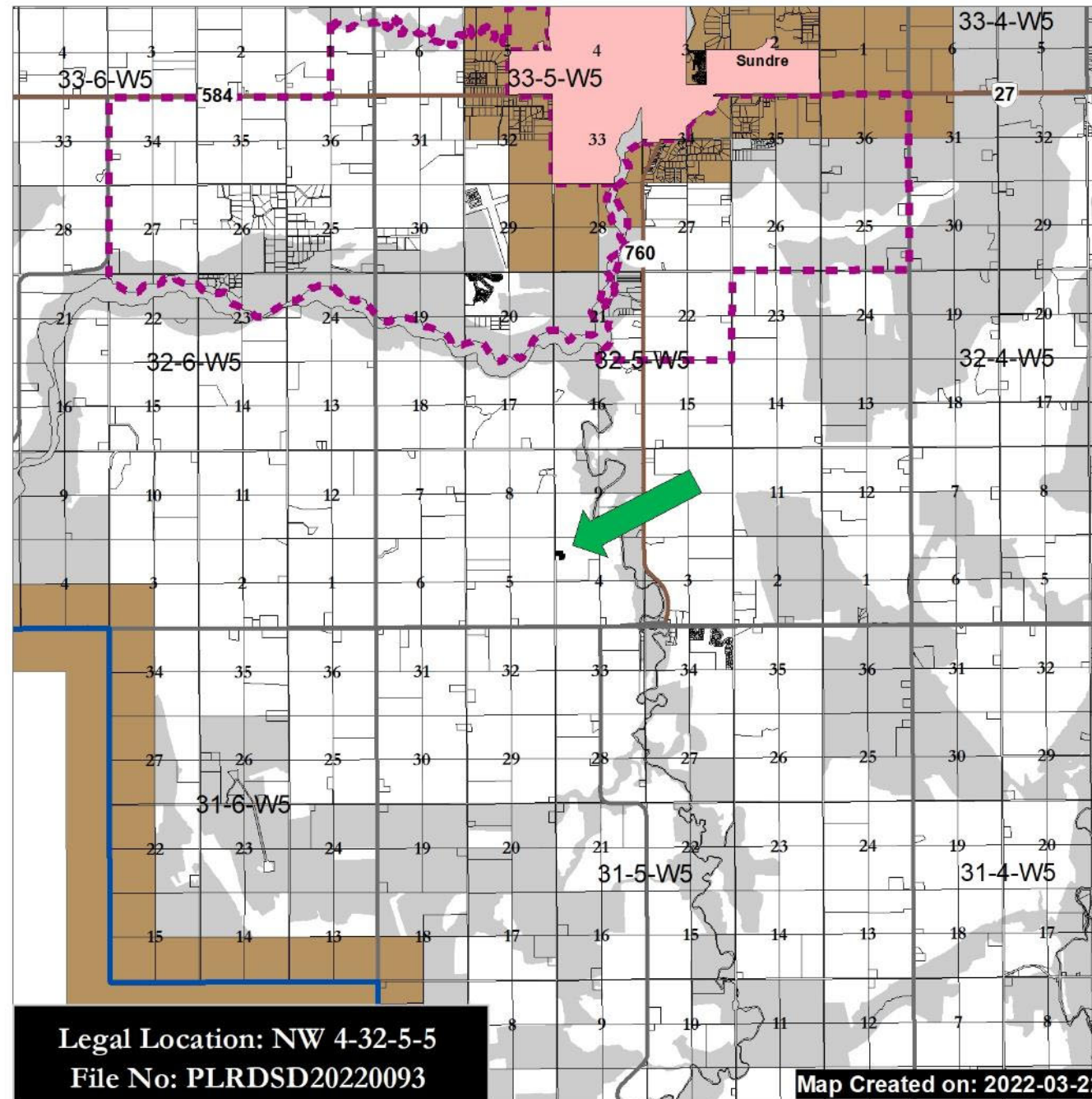


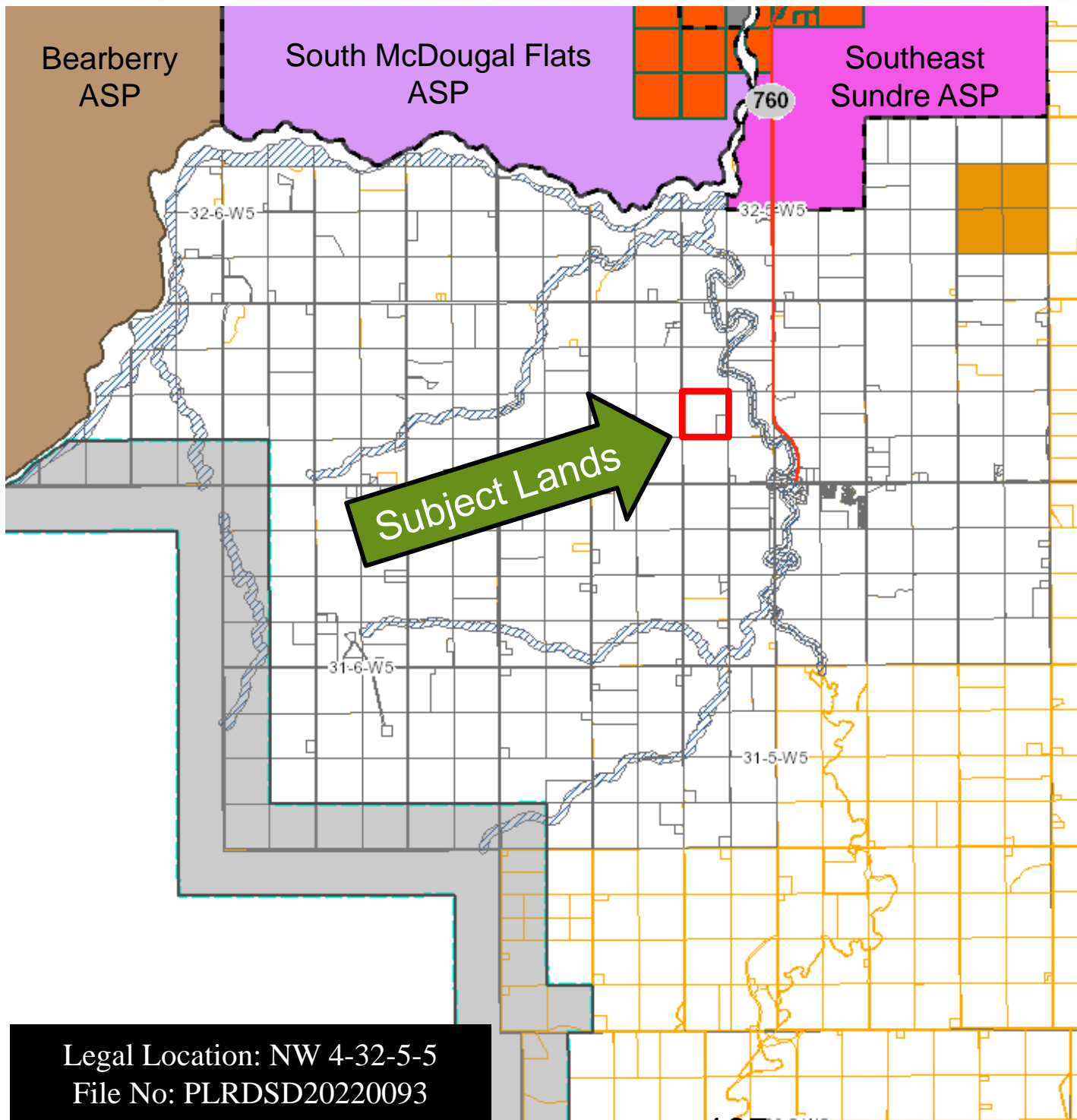
0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse Mercator





**Mountain View**  
COUNTY

## **Bergen Area Structure Plan Policy Areas**

-  Subject Quarter
-  Agriculture
-  Jackson Lake
-  Stream Corridor
-  IDP Area



0 125 250 500 Meters

Scale: 1:15,000  
Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator





# Mountain View COUNTY

## Location, Land Use, Ownership & Circulation

### Legend

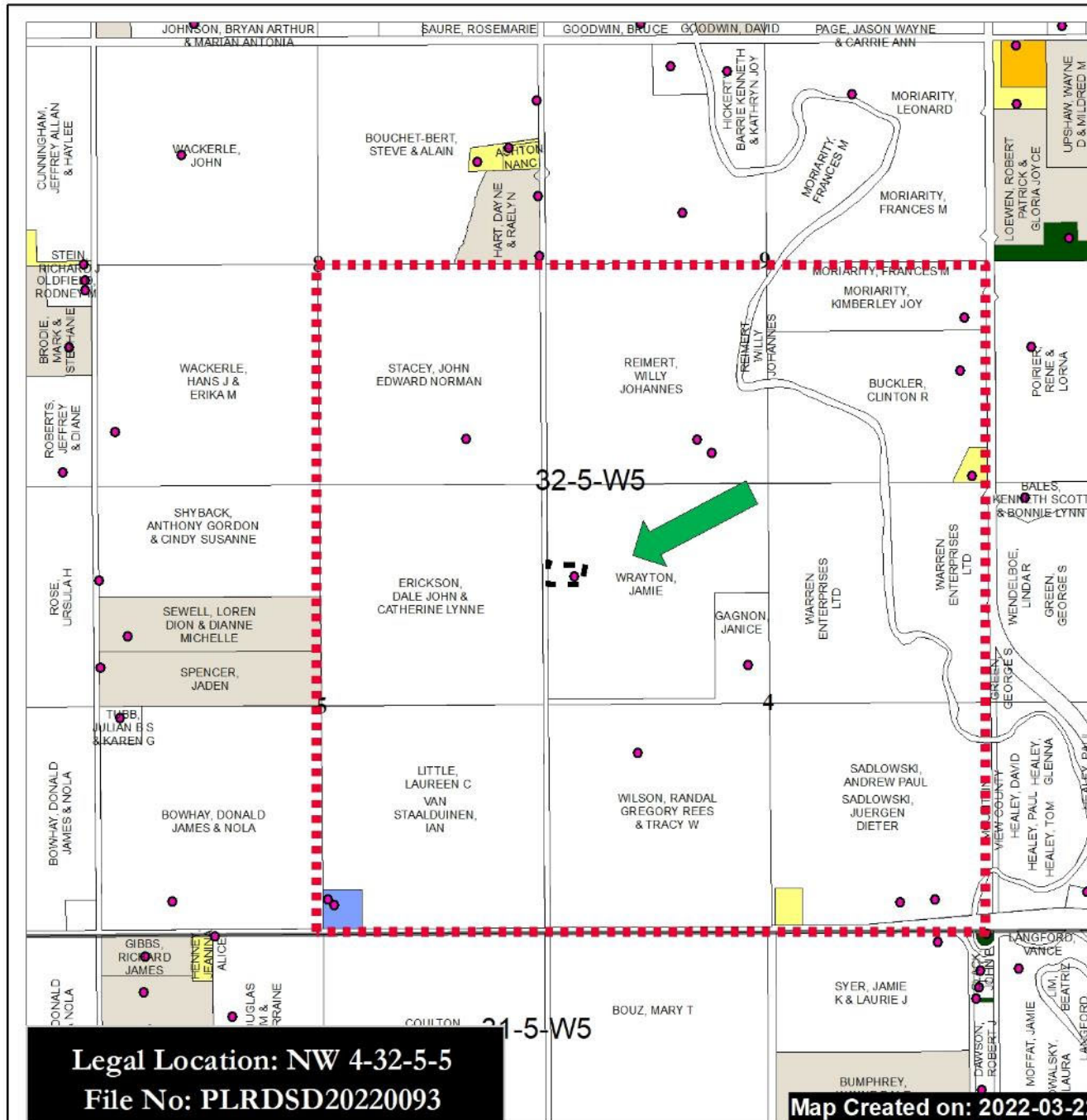
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (C-LC)
  - Business Park District (I-BP)
  - Heavy Industrial District (I-HI)
  - Aggregate Extraction/Processing District (AEP)
  - Parks and Conservation District (P-PC)
  - Parks and Recreation District (P-PR)
  - Parks and Comprehensive Recreational District (P-PCR)
  - Institutional, Educational and Cultural District (S-IEC)
  - Airport District (S-AP)
  - Direct Control
- Subject Land
- Landowners Circulated



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



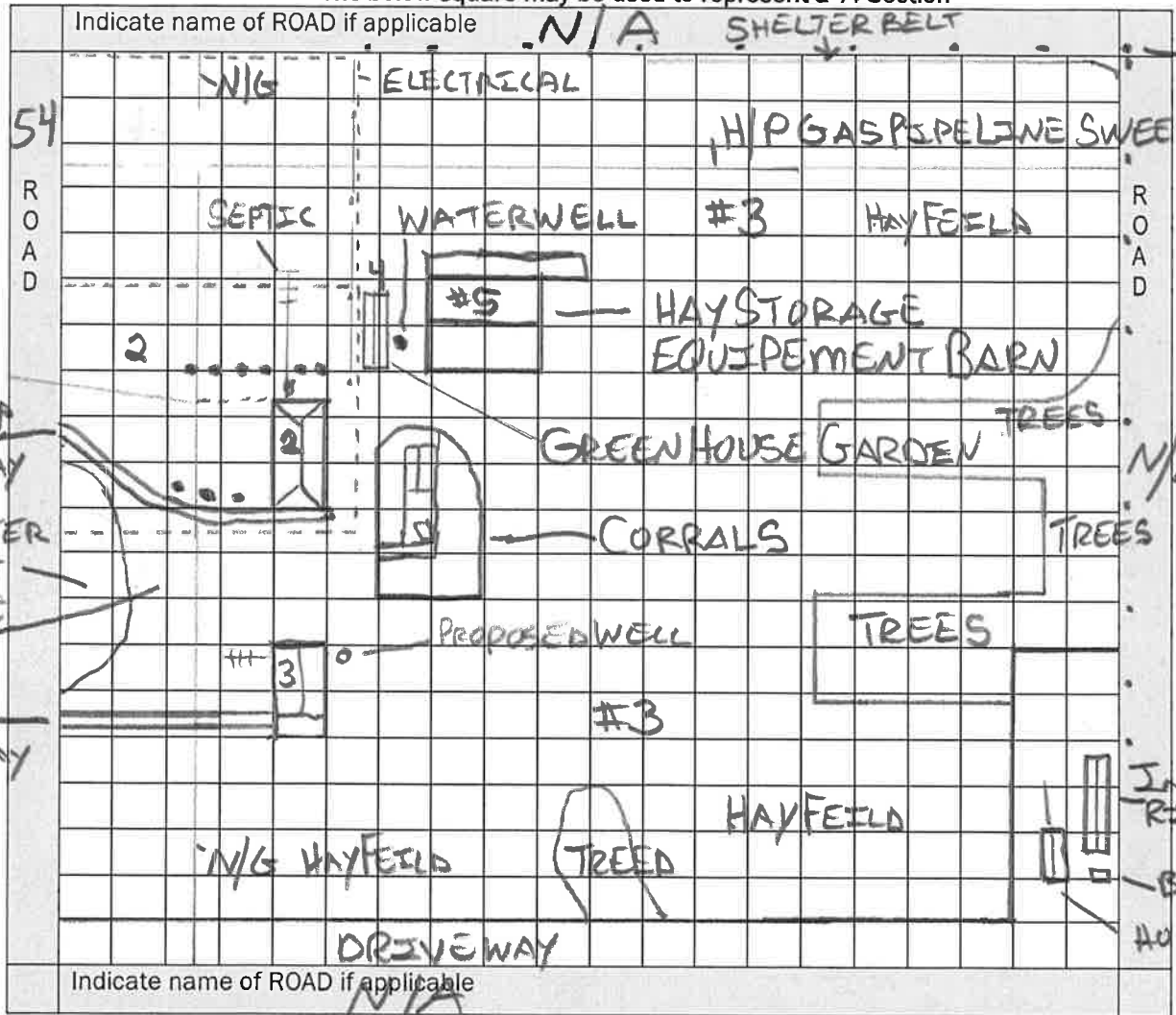
# PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan **must** include all of the following information (if applicable) in order for it to be considered complete:

- ☒ Location, dimensions, and boundaries of the entire property and of the portion of the property to be redesignated/subdivided;
- ☐ Location and dimensions of existing buildings and structures on the property, including distances from property lines. Identify buildings that will be demolished or moved;
- ☒ Location and names of proposed and existing roadways, driveways and road approaches;
- ☒ Location of existing wells and septic systems;
- ☒ Location and description of natural site features such as steep slopes, water bodies or courses, woodlots and shelterbelts;
- ☒ Location and description of man made site features such as drainage ditches, wells and private sewage disposal systems, gravel working, etc.;
- ☒ Location, dimensions and boundaries of proposed lot boundaries and rights-of-way (if applicable).



The below square may be used to represent a ¼ Section



# 4 - GREENHOUSE

# 5 - BARN HAY - EQUIPMENT

# 2 - 2 ACRES - 2432 SQ' HOUSE

137.2 TOTAL ACRES

# 3 - 133.2 ACRES - 1550 SQ' NEW HOUSE







## Mountain View COUNTY

### Well & Pipeline Facilities

#### Legend

- |  |                         |
|--|-------------------------|
| ● Application Location                 | <b>Pipelines</b>        |
| ● Rural Address                        | --- <all other values>  |
| <b>Gas Plants, Battery Sites, etc.</b> | <b>SUBST_A</b>          |
| ● <all other values>                   | — CRUDE OIL             |
| ■ Gas Processing Plant                 | — FRESH WATER           |
| ■ Wells                                | — FUEL GAS              |
| ■ Proposed Redesignation               | — HVP PRODUCTS          |
| ■ Subdivision                          | — LVP PRODUCTS          |
| ■ Boundary                             | — MISCELLANEOUS LIQUIDS |
| ■ Altalink Powerline                   | — NATURAL GAS           |
| ■ Buffer (30m)                         | — OIL WELL EFFLUENT     |
| ■ TC Energy Notification Zone 200m     | — SALT WATER            |
| ■ TC Energy Notification Zone 750m     | — SOUR NATURAL GAS      |
| ■ Subject Land                         | — UNKNOWN               |



0 125 250 500 Meters

Scale: 1:15,000  
Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

NOTE: For Exact Wells Classification review  
its Attribute Table or Contact AER







## Mountain View COUNTY

### Environmental Scan

#### Legend

- Floodway
- Flood Fringe
- Environmental Scan
  - Rivers and Creeks
  - Floodplain
  - Aeolian Deposit
  - Wetlands
  - Colonial Nesting Bird Range
  - Provincial ESA (2014)
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Growth Centres
- Historical Resources
  - <all other values>
  - a-Archaeological Resources
  - a, p
  - h-Historical Sites
  - p-Paleontological Resources
- Nuisance Grounds
  - Landfills
  - Gravel Pits
  - Sewage Lagoons
  - CFO - NRCB Approved
- Subject Land

#### Environmentally Significant Areas

- ESA\_number
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)

#### Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

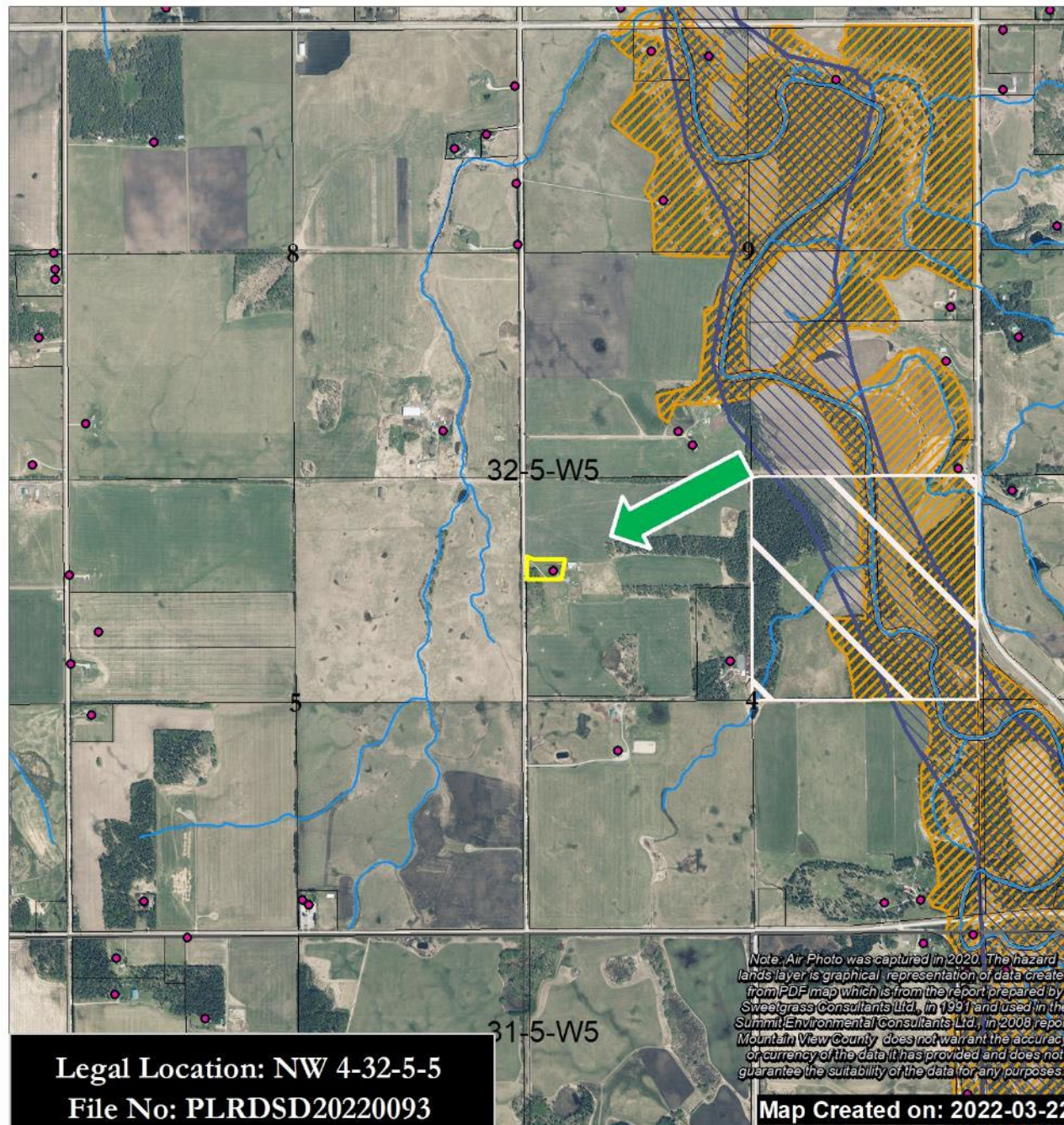


0 50 00 200 300 400 500 600 700 800  
Meters

Scale: 1:20,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



Legal Location: NW 4-32-5-5  
File No: PLRDSD20220093

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from FDF map which is from the report prepared by Sweetgrass Consultants Ltd. in 1991 and used in the Summit Environmental Consultants Ltd. in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Map Created on: 2022-03-22





**Mountain View**  
COUNTY

## Topography & Water

### Legend

- Application Location
- Contours - 5m
- Rivers and Creeks
  - Unclassified
  - mvc Stream Class
    - Activity Restrictions
    - No Activity Restrictions
- ▭ Proposed Redesignation Subdivision Boundary
- ➡ Subject Land

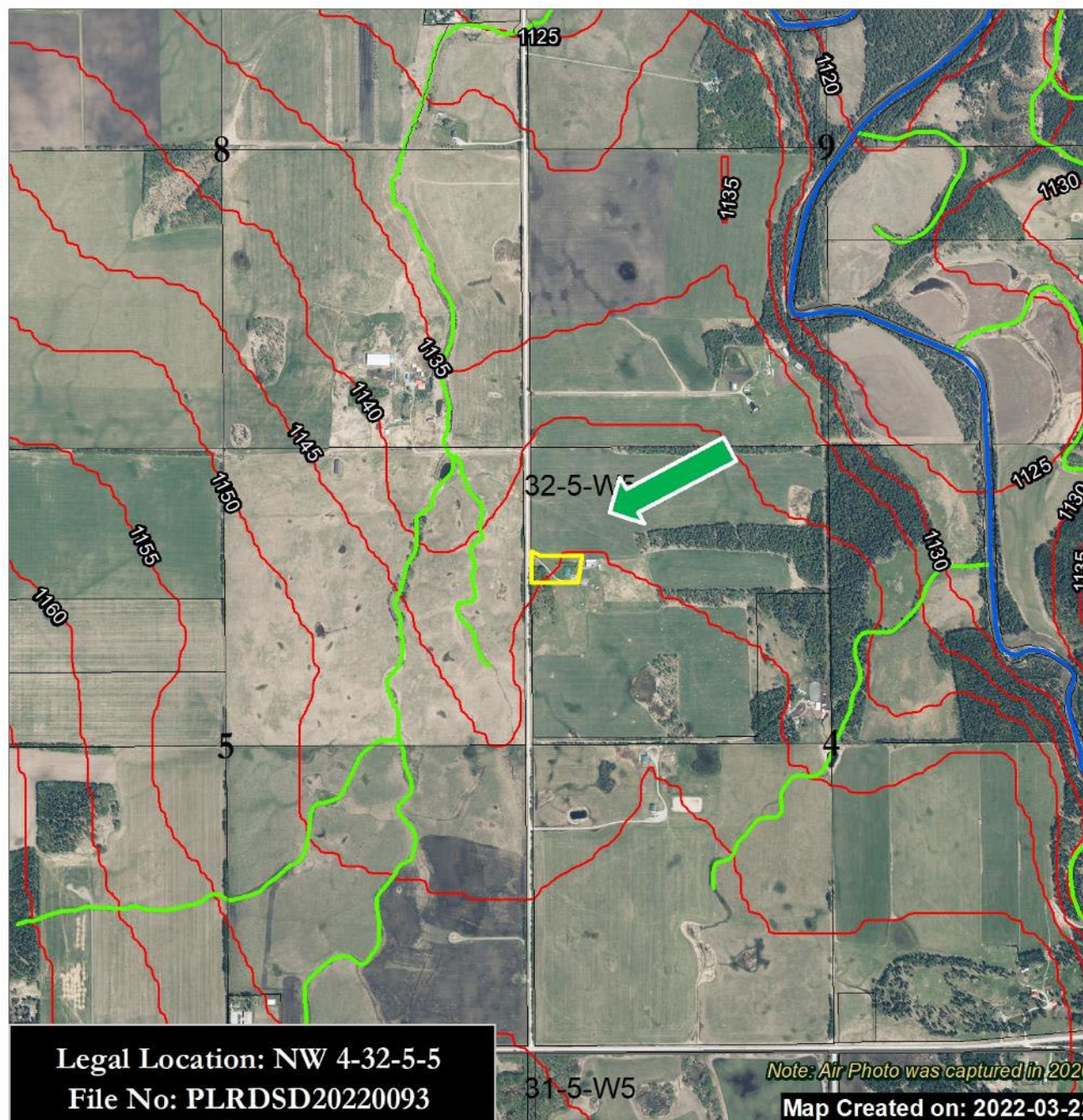


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator







# Mountain View COUNTY

## Site Dimension

### Legend

- |   |                       |
|---|-----------------------|
| Application Location                        | Pipelines             |
| Rural Address                               | <all other values>    |
| Gas Plants, Battery Sites, etc.             | <b>SUBST_A</b>        |
| <all other values>                          | CRUDE OIL             |
| Gas Processing Plant                        | FRESH WATER           |
| Wells                                       | FUEL GAS              |
| Proposed Redesignation Subdivision Boundary | HVP PRODUCTS          |
| Altalink Powerline Buffer (30m)             | LVP PRODUCTS          |
| Streetlights - Fortis                       | MISCELLANEOUS LIQUIDS |
| Power Poles - Fortis                        | NATURAL GAS           |
|   | OIL WELL EFFLUENT     |
|   | SALT WATER            |
|   | SOUR NATURAL GAS      |
|   | UNKNOWN               |



Scale: 1:1,500

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest

Projection: Transverse\_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER



# Soil Information Mapping



## Canada Land Inventory



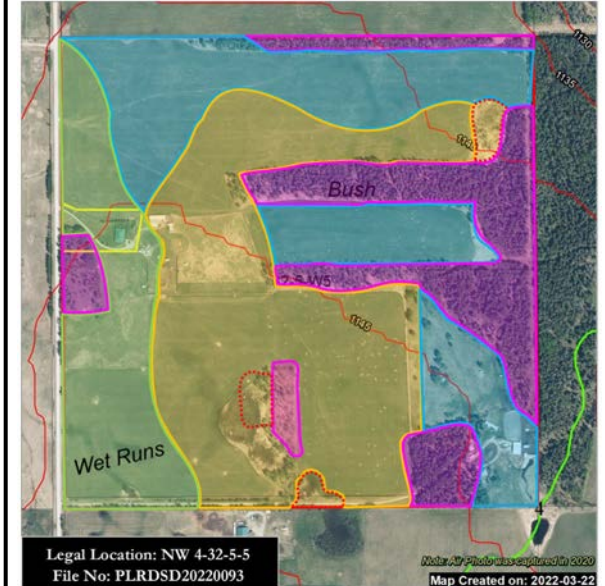
- |   |   |
|---|---|
|  Class 1  |  Class 5  |
|  Class 2 |  Class 6 |
|  Class 3 |  Class 7 |
|  Class 4 |  Class O |






## AGRASID Data



-  **LSRS Rating – 4H(10)**
  - Soils have severe limitations due to temperature.
-  **LSRS Rating – 4H(8) – 5W(2)**
  - 80% of Soils have Severe Limitation due to Temperature
  - 20% of Soils have Very Severe Limitations due to Drainage.

## Farmland Field Sheet



-  39.0% Fair to Fairly Good Arable
-  32.0% Fair to Fairly Good Arable
-  27.0% Poor to Fair Arable
-  7.5% Fair to Good Pasture
-  Slough





# Regular Council Meeting

## Request for Decision

---

Planning & Development Services

---

**Date:** May 25, 2022

**SUBJECT:** Bylaw No. 05/22 Olds Intermunicipal Development Plan Amendment

---

**RECOMMENDATION:** That Council give third reading to Bylaw No. 05/22 Olds Intermunicipal Development Plan Amendment.

---

**ALTERNATIVE OPTIONS:** N/A

---

**BACKGROUND** On May 11<sup>th</sup>, the Public Hearing to amend the Mountain View County and the Town of Olds Intermunicipal Development Plan (IDP) was closed and Council gave second reading after a motion was approved to amend the Bylaw to correct a spelling error. Bylaw No. 05/22 that received second reading is included as attachment 01.

The Town of Olds will consider 3<sup>rd</sup> reading of their Bylaw on May 23<sup>rd</sup> that has the same content as the County's bylaw.

---

**RELEVANT POLICY:** [Town of Olds Intermunicipal Development Plan - Bylaw No. 19/20](#)

---

**BUDGET IMPLICATIONS:** N/A

---

**Attachments** ☒ Nil ☐

att 01 - Bylaw No. 05/22 Second Reading

att 02 - Track Change Version

---

**PREPARED BY:** MB

**REVIEWED BY:** MB



**MOUNTAIN VIEW COUNTY**

**BYLAW NO. 05/22**

**TOWN OF OLDS INTERMUNICIPAL DEVELOPMENT PLAN  
BYLAW NO. 19/20 AMENDMENT**

**Mountain View County  
Province of Alberta**

**Bylaw No. 05/22**

**A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO AMEND THE INTERMUNICIPAL DEVELOPMENT PLAN BETWEEN MOUNTAIN VIEW COUNTY AND THE TOWN OF OLDS BYLAW NO. 19/20.**

**SECTION 1 - AUTHORITY**

- 1.01 Section 631 of the *Municipal Government Act*, Chapter M-26 Statutes of Alberta 2000, as amended from time to time, provides that Council may by Bylaw adopt an Intermunicipal Development Plan.
- 1.02 The *Municipal Government Act*, as amended from time to time, provides that an Intermunicipal Development Plan may be amended from time to time.

**SECTION 2 - AMENDMENTS**

- 2.01 Mountain View County hereby enacts that Bylaw No. 19/20 be amended as follows:

**To delete the following from the Table of Contents**

F. Short Term Annexation

**To delete the following from Section D IDP Area and Map 1**

- 1) (a) Short Term Annexation;
- 2) "Short Term Annexation" means the area that shall be included in an annexation application to the Province following adoption of the IDP. It includes three quarter sections agreed to in principle by the County and the Town and the abutting road allowances on the west and east sides of these quarter sections.
- 3) Map 1

**To delete Map 1**

**To replace Map 1 as attached and marked Schedule "A"**

**To delete Section F**

**F. SHORT TERM ANNEXATION**

- 1) The Short Term Annexation area shown on Map 1 consists of three quarter sections located in Section 4-33-1-W5, a one mile portion of Range Road 14 along the west side of Section 4.
- 2) The Short Term Annexation area shall be addressed in a formal application to the Province for annexation following adoption of this IDP.

- 3) No land use bylaw amendments or subdivisions shall be approved for lands within the Short Term Annexation area. Development approvals shall be limited to those allowed under the current designation under the County's Land Use Bylaw.
- 4) The future intended uses for the Short Term Annexation area, once annexed into the Town, are found in the Town of Olds Municipal Development Plan, and consist of commercial and industrial land uses. The land uses show in the Town's Municipal Development Plan do not apply and have no direct bearing on planning approvals until the lands have been annexed into the Town's jurisdiction.
- 5) Following a decision on the formal annexation application by the Province, the IDP shall be amended to show the annexed portions of the Short Term Annexation area as part of the Town of Olds area on Map 1. Any portions of the Short Term Annexation area that are not approved for annexation shall be changed to Urban Fringe on Map 1.

**To delete the following from Section G Urban Fringe**

- 1) The Urban Fringe is those lands within the County that have been identified for future Town growth beyond the Town's current boundaries. The selection of the Urban Fringe areas is based on the projected land area needed for the Town to be able to grow to a future population of 36,000 (expected in 2076 based on current projections). When the Urban Fringe area is added to the lands available in the current Town boundaries (Town of Olds area on Map 1) and the Short Term Annexation area shown on Map 1 it provides for approximately 60 years projected Town residential growth, 50 years projected Town commercial growth and 70 years projected Town industrial growth.
- 2) The Urban Fringe shall be the priority areas for future annexations by the Town. It is expected that the Urban Fringe will be annexed to the Town in blocks (one or more quarter sections at a time) based on justified need for additional residential, commercial and industrial lands in accordance with Section Q of this IDP. The timing and identification of portions of the Urban Fringe for future annexations shall be determined through consultations between the Town and County.

**To add the following to Section G Urban Fringe**

- 1) The Urban Fringe is those lands within the County that have been identified for future Town growth beyond the Town's current boundaries. The selection of the Urban Fringe areas is based on the projected land area needed for the Town to be able to grow to a future population of 36,000 (expected in 2076 based on current projections). When the Urban Fringe area is added to the lands available in the current Town boundaries (Town of Olds area on Map 1) it provides for approximately 60 years projected Town residential growth, 50 years projected Town commercial growth and 70 years projected Town industrial growth.
- 2) The Urban Fringe shall be the priority areas for future annexations by the Town. It is expected that the Urban Fringe will be annexed to the Town in blocks (one or more quarter sections at a time) based on justified need for additional residential, commercial and industrial lands in accordance with Section P of this IDP. The timing and identification of portions of the Urban Fringe for future annexations shall be determined through consultations between the Town and County.



**To delete the following from Section I College Area**

- 4) The Town and County shall recommend that the College prepare a Campus Master Plan, in consultation with the Town and County, to further understanding of the long term land use and servicing implications that may need to be coordinated between the Town and County.

**To add the following to Section I College Area**

- 4) The Town and County shall recommend that the College uses a Campus Master Plan to further understanding of the long term land use and servicing implications that may need to be coordinated between the Town and County.

**To delete the following from Section J Referral Area**

- 1) The Referral Area shown on Map 1 identifies lands that are not intended to accommodate Town growth within the 50-70- year horizon of this IDP. Planning matters such as proposed changes in land use and subdivision shall be referred to the Town to enable coordination of planning and servicing decisions that will be made for the adjacent Urban Fringe areas, Short Term Annexation area or Town of Olds areas.

**To add the following to Section J Referral Area**

- 1) The Referral Area shown on Map 1 identifies lands that are not intended to accommodate Town growth within the 50-70- year horizon of this IDP. Planning matters such as proposed changes in land use and subdivision shall be referred to the Town to enable coordination of planning and servicing decisions that will be made for the adjacent Urban Fringe areas or Town of Olds areas.

**To add the following to Section R Referral and Circulation Process**

- 7) Either municipality may send referrals or use other means to seek input on planning and development matters from landowners and residents in the other municipality. Where either the Town or County is required or elects to seek input from landowners and residents in the other municipality, the Town or County may use a referral letter to individual landowners or an advertisement in the local newspaper. The Town and County agree that either of these two approaches is an acceptable means of seeking input from landowners and residents within their respective municipalities by the other municipality.

**To renumber the sections affected by the above amendments to result in sequential numbering and lettering throughout the Bylaw.**

**SECTION 3 – EFFECTIVE DATE**

3.01 This Bylaw shall come into effect at such time as it has received third (3<sup>rd</sup>) reading and has been signed in accordance with the *Municipal Government Act*.

Received first reading April 13, 2022,

Received second reading May 11, 2022,

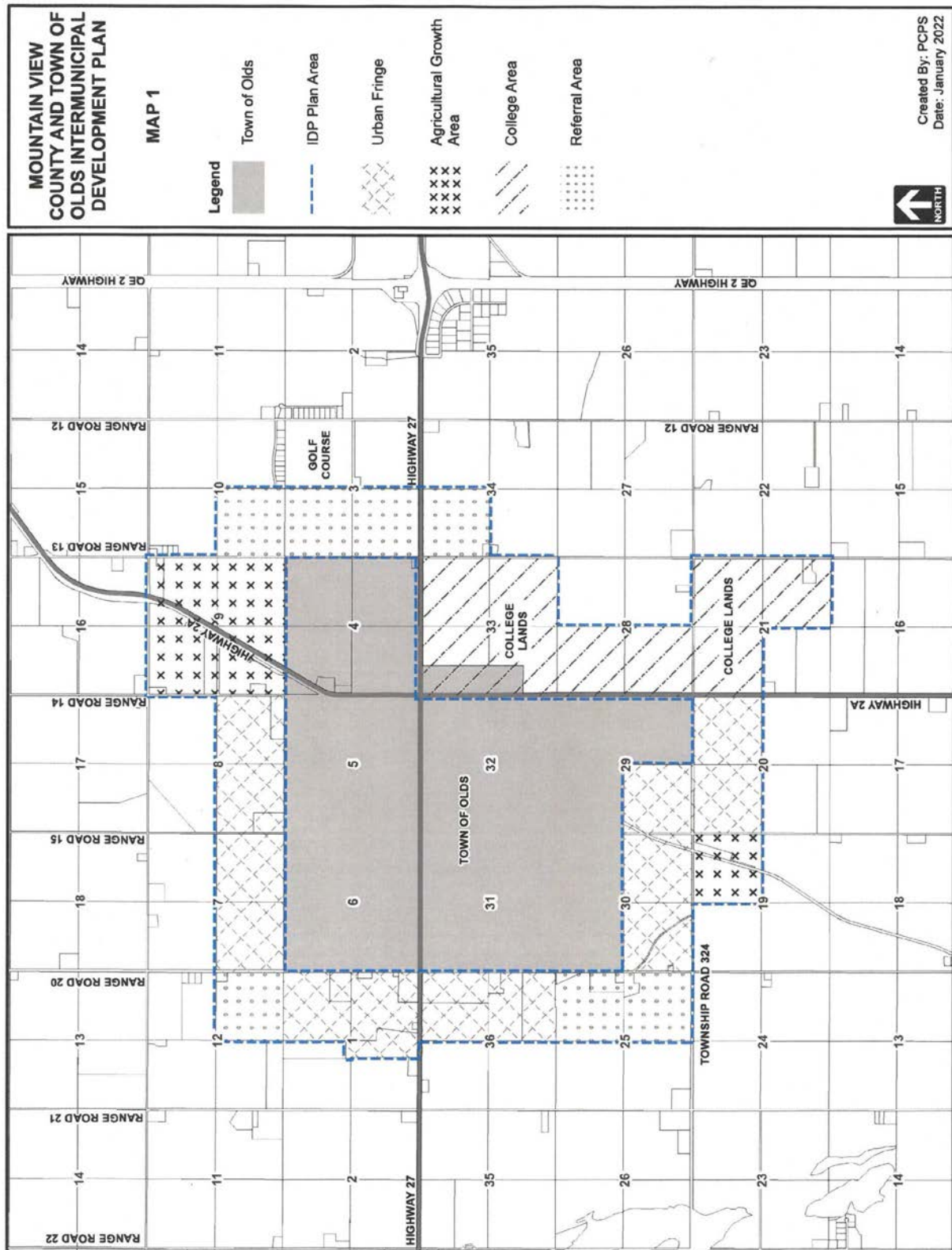
Received third reading \_\_\_\_\_.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date of Signing

Schedule "A"





# MOUNTAIN VIEW COUNTY and TOWN OF OLDS

## INTERMUNICIPAL DEVELOPMENT PLAN



~~SEPTEMBER 2020~~ MARCH 2022

### Document History

This Document: ~~Draft for ICC Review~~ Final for Council Consideration –  
~~September 2020~~ March 2022

### Previous Documents:

Approved by Council – September 2020

Edited for Public Input and ICC Review in September 2020

Edited based on ICC Review on June 17, 2020

Draft for Joint Council Review sent May 29, 2020

## TABLE OF CONTENTS

Note: Table of Contents will be adjusted once all proposed amendments have been decided upon

A. Introduction .....	1
B. IDP Goals .....	1
C. IDP Interpretation .....	2
D. IDP Area and Map 1 .....	3
E. Town of Olds .....	5
F. Short Term Annexation .....	5
G. Urban Fringe .....	6
H. Agricultural Growth Area .....	7
I. College Area .....	8
J. Referral Area .....	9
K. Water and Wastewater Services .....	9
L. Drainage .....	9
M. Transportation Systems .....	10
N. Entranceway Corridor .....	10
O. Utility Corridors .....	11
P. Economic Development .....	11
Q. Annexation .....	12
R. Referral and Circulation Process .....	13
S. Plan Administration and Implementation .....	14
Inter-municipal Cooperation Committee (ICC) .....	14
Approving Authorities .....	15
Plan Amendments .....	15
Plan Review .....	15
Procedure to Repeal .....	16
Dispute Resolution Process .....	16
Map 1 .....	4

## **A. INTRODUCTION**

- 1) The Town and the County have agreed to prepare and adopt an intermunicipal development plan (IDP) as described in the Municipal Government Act.
- 2) The Town and the County have agreed to enter into the Town of Olds and Mountain View County Inter-municipal Cooperation Master Agreement (Master Agreement) relating to the sharing of costs for the provision of services by the Town to the residents of the County and for the sharing of revenue in exchange for the extension of water and wastewater services by the Town to the County.
- 3) The Master Agreement constitutes the Intermunicipal Collaboration Framework (ICF) between the Town and the County that is required under the Municipal Government Act.
- 4) Together, the IDP and the Master Agreement form the basis of cooperative efforts between the Town and the County to serve the needs of their communities.
- 5) In preparing the IDP, the Town and the County recognize that all municipalities are equals and have:
  - a) the right to growth and development; and
  - b) the right to plan and build the type of community desired by their residents and ratepayers in accordance with their respective Municipal Development Plan.
- 6) The purpose of the IDP is to:
  - a) provide a policy framework for planning matters requiring coordination between the Town and County, such as future land uses, environmental matters, and transportation and infrastructure planning; and
  - b) provide processes for ongoing communication, cooperation, decision making and, if needed, dispute resolution related to land use planning matters in the IDP area.

## **B. IDP GOALS**

- 1) To reinforce and enhance the positive and mutually beneficial relationships between the Town and County recognizing that the town and surrounding rural areas function as one diverse, mutually supporting community;
- 2) To achieve a common purpose for growth and development in the area around Olds which recognizes the importance of agricultural preservation, supports



intermunicipal agreements, and is consistent with cooperative initiatives in the effective and efficient provision of municipal services;

- 3) To encourage dialogue to reduce the potential for land use conflicts and foster a better understanding of each other's interests and views on land use planning matters while considering the effects that development in one municipality might have on the other;
- 4) To confirm future Town growth directions and land requirements and protect the identified areas in the IDP to enable the efficient, orderly and economical expansion of the Town;
- 5) To establish a direction for attracting new economic opportunities and improve existing opportunities to secure a long-term economic base for the region;
- 6) To provide for effective coordination of transportation systems and protection of required land for future road network developments; and
- 7) To plan for utility corridors to support future growth and development of the IDP area, and to ensure oil and gas development/pipelines do not inhibit or restrict the future development of the region.

## **C. IDP INTERPRETATION**

- 1) This IDP contains "shall", "should" and "may" policies which are interpreted as follows:
  - a) "shall" policies must be complied with,
  - b) "should" policies mean compliance in principle is required but it is subject to the discretion of the applicable authority on a case by case basis, and
  - c) "may" policies indicate support in principle but it is subject to the applicable authority determining the level of compliance that is required.
- 2) In the hierarchy of statutory plans, the policies of the IDP shall take precedence over any other municipal statutory plan and document except where the IDP specifically defers to the policy direction provided under a more detailed, adopted statutory plan or Land Use Bylaw.

## D. IDP AREA AND MAP 1

- 1) The lands that are subject to the policies and agreements under the IDP are shown on Map 1. The IDP Area includes all lands identified as:

~~a) Short Term Annexation;~~

~~a) Urban Fringe;~~

~~b) Agricultural Growth Area;~~

~~c) College Area; and~~

~~d) Referral Area.~~

- 2) Map 1 also breaks the IDP Area into different categories with each category subject to different policies and long term expectations. The categories and symbols shown on Map 1 and their meaning are as follows:

**“Town of Olds”** means the area falling within the present boundaries of the Town and consisting of existing built areas and lands available to accommodate growth over the next 20-30 years.

~~**“Short Term Annexation”** means the area that shall be included in an annexation application to the Province following adoption of the IDP. It includes three quarter sections agreed to in principle by the County and the Town and the abutting road allowances on the west and east sides of these quarter sections.~~

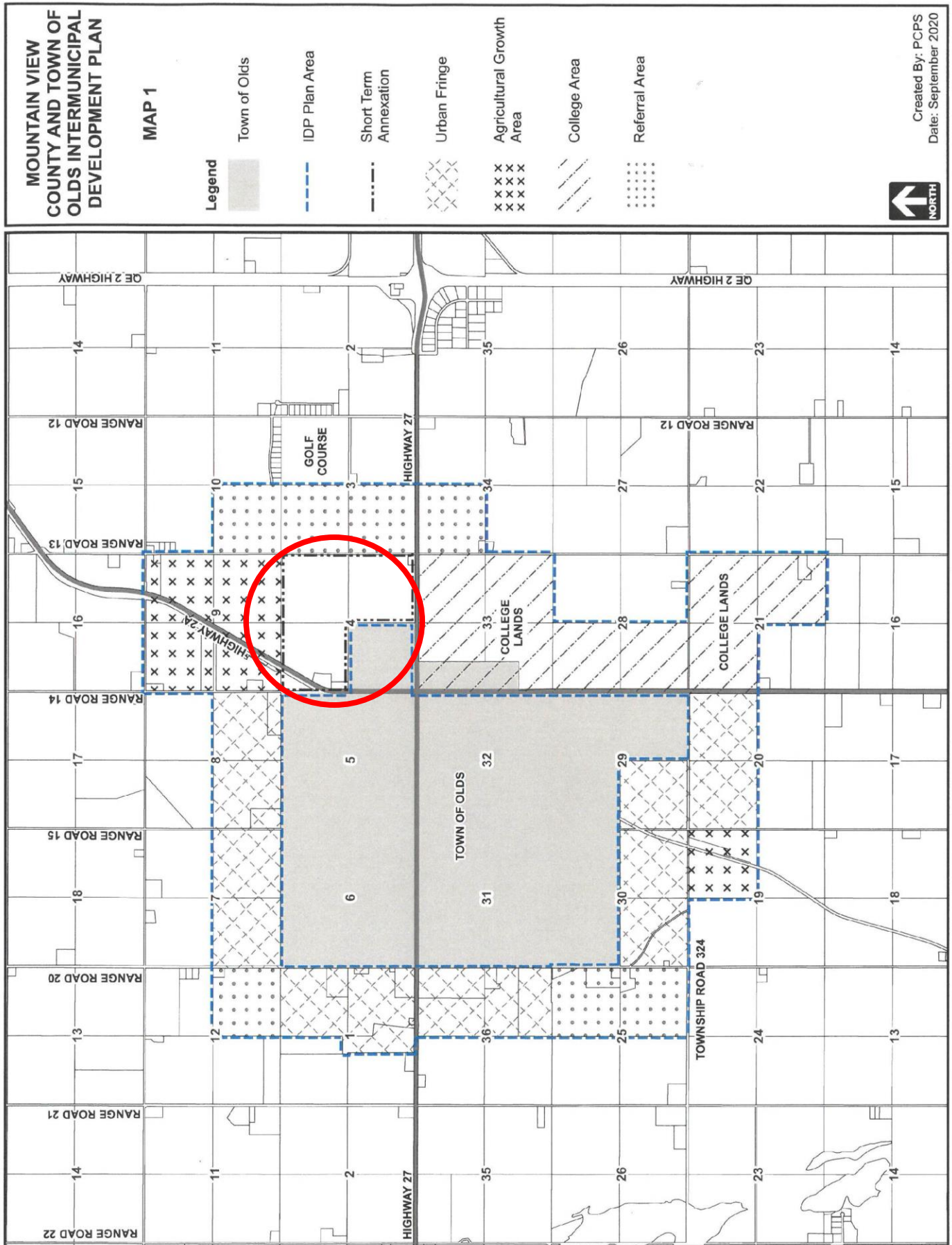
**“Urban Fringe”** means that area in the County that shall be set aside to accommodate future town expansion and shall be annexed to the Town as the Town’s need for additional residential, commercial and industrial lands emerges and can be justified.

**“Agricultural Growth Area”** means the areas in the County that shall be set aside for agricultural uses and agriculture support uses that are important to the area’s agricultural industry or other complementary uses requiring rail access. This area is not intended to be annexed by the Town.

**“College Area”** means the lands owned by the College, in the Town and County, where the Town and County wish to pursue further discussions with Olds College before establishing specific policies in the IDP.

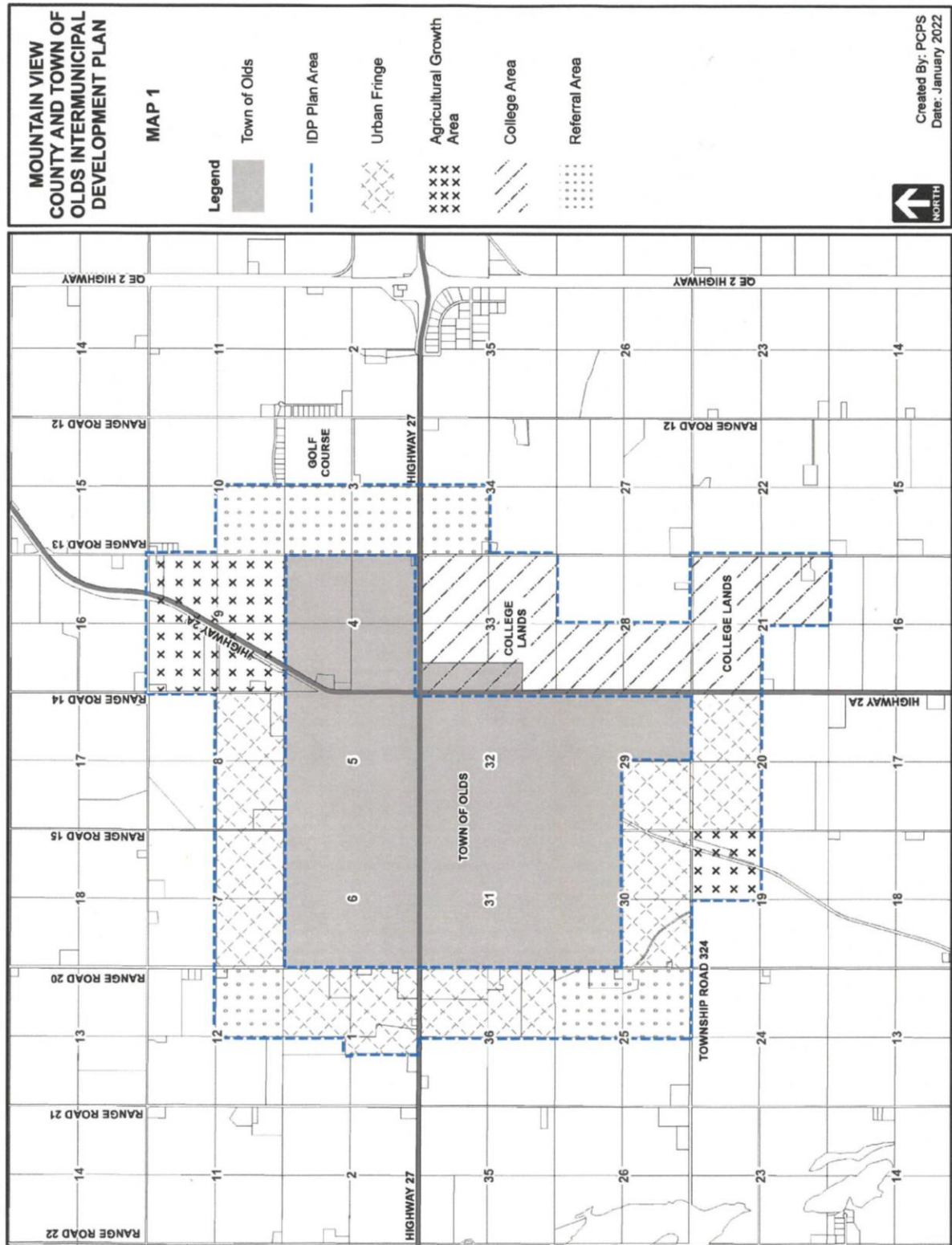
**“Referral Area”** means that area in the County that is not meant to accommodate future Town expansion or be annexed to the Town and where planning matters shall be referred to the Town to ensure coordination of planning and servicing decisions.

- 3) The role and expectations of each category assigned under Map 1 is described in greater detail in the sections that follow.





**Updated Map - Remove Short Term Annexation Area/Expand Town of Olds Area/Adjust IDP Plan Area**



## **E. TOWN OF OLDS**

- 1) The Town of Olds area shown on Map 1 contains the lands that are within the present boundaries of the Town.
- 2) With the exception of the portion of the College Lands located in the Town of Olds area, the policies of the IDP do not apply to lands within the Town of Olds.
- 3) The future intended uses for the Town of Olds area are found in the Town of Olds Municipal Development Plan.

## **~~F. SHORT TERM ANNEXATION~~**

- ~~1) The Short Term Annexation area shown on Map 1 consists of three quarter sections located in Section 4-33-1-W5, a one mile portion of Range Road 13 along the east side of Section 4, and a quarter mile portion of Range Road 14 along the west side of Section 4.~~
- ~~2) The Short Term Annexation area shall be addressed in a formal application to the Province for annexation following adoption of this IDP.~~
- ~~3) No land use bylaw amendments or subdivisions shall be approved for lands within the Short Term Annexation area. Development approvals shall be limited to those allowed under the current designation under the County's Land Use Bylaw.~~
- ~~4) The future intended uses for the Short Term Annexation area, once annexed into the Town, are found in the Town of Olds Municipal Development Plan, and consist of commercial and industrial land uses. The land uses shown in the Town's Municipal Development Plan do not apply and have no direct bearing on planning approvals until the lands have been annexed into the Town's jurisdiction.~~
- ~~5) Following a decision on the formal annexation application by the Province, the IDP shall be amended to show the annexed portions of the Short Term Annexation area as part of the Town of Olds area on Map 1. Any portions of the Short Term Annexation area that are not approved for annexation shall be changed to Urban Fringe on Map 1.~~

## **FG. URBAN FRINGE**

- 1) The Urban Fringe is those lands within the County that have been identified for future Town growth beyond the Town's current boundaries. The selection of the Urban Fringe areas is based on the projected land area needed for the Town to be able to grow to a future population of 36,000 (expected in 2076 based on current projections). When the Urban Fringe area is added to the lands available in the current Town boundaries (Town of Olds area on Map 1) ~~and the Short Term Annexation area shown on Map 1~~ it provides for approximately 60 years projected Town residential growth, 50 years projected Town commercial growth and 70 years projected Town industrial growth.
- 2) The Urban Fringe shall be the priority areas for future annexations by the Town. It is expected that the Urban Fringe will be annexed to the Town in blocks (one or more quarter sections at a time) based on justified need for additional residential, commercial and industrial lands in accordance with Section ~~PQ~~ of this IDP. The timing and identification of portions of the Urban Fringe for future annexations shall be determined through consultations between the Town and County.
- 3) To preserve large blocks of land for efficient, economical design as part of a future urban area and to avoid impeding the ability of the Town to grow, subdivision and development in the Urban Fringe shall be limited.
- 4) Use and development of the lands identified as Urban Fringe on Map 1 shall be based on the current designations under the County's Land Use Bylaw that are in place as of the date the IDP is adopted. With the exception of the items under clause 6, changes in land use designation to allow for non-agricultural uses shall not be approved.
- 5) The approval of subdivision of the lands identified as Urban Fringe on Map 1 shall be limited to applications involving a first parcel out in the form of a fragmented parcel, or a farmstead separation, or a vacant country residential parcel, or an agricultural parcel in accordance with the Agricultural Land Use Policies of the County's Municipal Development Plan.
- 6) Changes in land use designation for lands identified as Urban Fringe on Map 1 shall only be approved to facilitate first parcel out subdivisions in accordance with the Agricultural Land Use Policies of the County's Municipal Development Plan.
- 7) No new or expanded confined feeding operations shall be permitted within the Urban Fringe areas shown on Map 1.



- 8) The future intended uses for the Urban Fringe, once annexed into the Town, are found in the Town of Olds Municipal Development Plan. The land uses shown in the Town's Municipal Development Plan do not apply and have no direct bearing on planning approvals until the lands have been annexed into the Town's jurisdiction.

## **GH. AGRICULTURAL GROWTH AREA**

- 1) The Agricultural Growth Areas shown on Map 1 are centered on the existing grain elevators and rail transshipment facilities that are north and south of Olds. These facilities are critical to the area's agricultural operations and agricultural economy.
- 2) The Agricultural Growth Areas shall be set aside for expansions of the current agricultural support facilities and the addition of new agricultural support uses or complementary uses requiring rail access.
- 3) Until such time as an area structure plan has been prepared for each of the Agricultural Growth Areas shown on Map 1, uses and development in each area shall be based on the current designations under the County's Land Use Bylaw and the current policies and land uses assigned under the County's Municipal Development Plan.
- 4) The process to prepare an area structure plan and the contents of the area structure plan shall be based on the requirements of the County's Municipal Development Plan and related planning policies.
- 5) As the Urban Fringe area and other lands that are adjacent each of the Agricultural Growth Areas is planned, subdivided and developed, suitable transition between uses shall be provided so that potential land use conflict does not limit the ability of the agricultural uses and agricultural support uses to operate or expand.
- 6) The Agricultural Growth Areas shall not be annexed into the Town of Olds.

## **H. COLLEGE AREA**

- 1) The College Area shown on Map 1 contains the lands that are owned by Olds College within the Town of Olds and within Mountain View County and form the main campus area.
- 2) The College Area is of interest to both municipalities in terms of:
  - a) ensuring the ongoing success of a key public institution that benefits the larger community;
  - b) coordinating planning decisions as uses and activities on and around the College lands change; and
  - c) coordinating ongoing municipal service delivery to the College lands and the public on the College lands such as emergency services, municipal utilities, maintenance of access roads, etc.
- 3) The Town and County recognize the need to increase communication with the College. The proposed approach to achieve this shall be as follows:
  - a) the Town and County shall invite Olds College to participate in regular annual meetings that would serve as the main forum to identify issues and opportunities of interest to any of the parties;
  - b) the Town and County shall propose that these meetings be attended by:
    - (i) the Inter-Municipal Cooperation Committee or ICC appointees from the Town and County and senior administrator (or designates) of each municipality; and
    - (ii) 3 or more representatives of Olds College with at least one representative being an executive member;
  - c) the Town and County shall propose holding additional meetings as needed.
- 4) The Town and County shall recommend that the College ~~uses prepare~~ uses a Campus Master Plan, ~~in consultation with the Town and County,~~ to further understanding of the long term land use and servicing implications that may need to be coordinated between the Town and County.
- 5) Use and development of the College Area within the Town of Olds shall be based on the land use designations under the Town of Olds Land Use Bylaw. Use and development of the College Area within Mountain View County shall be based on the land use designations under the County's Land Use Bylaw.

## **IJ. REFERRAL AREA**

- 1) The Referral Area shown on Map 1 identifies lands that are not intended to accommodate Town growth within the 50 -70 year horizon of this IDP. Planning matters such as proposed changes in land use and subdivision shall be referred to the Town to enable coordination of planning and servicing decisions that will be made for the adjacent Urban Fringe areas, ~~Short Term Annexation area~~ or Town of Olds areas.
- 2) Use and development of land within the Referral Area shall be based on the present land use designations under the County's Land Use Bylaw and the land uses and policies assigned under the County's Municipal Development Plan.
- 3) An area structure plan shall be required for any residential subdivision creating more than 3 lots or an industrial or commercial subdivision creating more than one industrial or commercial lot. The process to prepare an area structure plan and the contents of the area structure plan shall be based on the requirements of the County's Municipal Development Plan and related planning policies.
- 4) No new or expanded confined feeding operations shall be permitted within the Referral Area.

## **JK. WATER AND WASTEWATER SERVICES**

- 1) The County may apply to the Town for connection to water and wastewater services for new developments within the Urban Fringe, Referral Area or the Agricultural Growth Area that require these services.
- 2) The Town agrees that all development within the Urban Fringe, Referral Area or Agricultural Growth Area shall be permitted to connect to the Town's water and wastewater services based on agreement under the Master Agreement. If an application for connection to Town water and/or wastewater is made a sub-agreement shall be developed.

## **KL. DRAINAGE**

- 1) The Town and County agree to manage storm water run-off and drainage issues as development occurs in their respective jurisdictions so that lands in either municipality are not negatively impacted by changes in drainage volumes and patterns.



- 2) The Town and County recognize that storm water management facilities located in the Town and located in the County may require shared outfall routes and rights of way to reach an acceptable receiving body that meets Alberta Environment and Parks requirements. The Town and County agree to work together to secure outfall routes that may benefit both municipalities.

#### **LM. TRANSPORTATION SYSTEMS**

- 1) The Town and County shall share information to ensure a safe and efficient transportation network can be developed and maintained to service the residents and businesses within the IDP area.
- 2) The Town and County may work with Alberta Transportation to establish a Highway Vicinity Management Agreement that facilitates intersections along Highway 27 and Highway 2A to give access to commercial and industrial areas.
- 3) Both municipalities shall coordinate the planning of major transportation links. Where these links involve Provincial highways the two municipalities shall work in concert with Alberta Transportation.
- 4) Both municipalities shall share their respective capital plans for transportation improvements to coordinate road upgrades.
- 5) As subdivision occurs, lands required for future transportation corridors shall be protected. This may take the form of dedication of road right-of-way, registration of land acquisition agreements on title, additional building setback requirements, or a combination of these measures.

#### **MA. ENTRANCEWAY CORRIDOR**

- 1) Both the Town and County shall consider the impact developments may have on the aesthetic appearance of the entrance corridors to the Town.
- 2) The County shall apply the Land Use Bylaw and Business, Commercial and Industrial Design Guidelines when considering new development permit applications.

## **NO. UTILITY CORRIDORS**

- 1) The Town and County acknowledge that future development within the area is dependent on access to water and wastewater services. The Town and County agree to work together to ensure the corridors for the Mountain View Regional Water Services Commission and the South Red Deer Regional Wastewater Commission are protected.
- 2) The Town and County also acknowledge that the development of the oil and gas industry has played an integral part in the development of the region. The Town and County shall endeavour to work with the oil and gas industry to ensure that the orderly development of the area is not unduly restricted by the development of oil and gas infrastructure, including pipelines.
- 3) The County and the Town shall work together to protect municipal utility corridors.

## **OP. ECONOMIC DEVELOPMENT**

- 1) The municipalities have agreed to work together to promote and support economic development that is good for both municipalities.
- 2) Both municipalities shall work towards diversification of local economic sectors to increase employment opportunities and increase the size of the non-agricultural and non-residential assessment base. Activities that are not related to the oil and gas sector, such as value added agriculture, value added manufacturing or processing of resources, and tourism, shall be strongly encouraged in addition to accommodating ongoing investment in the oil and gas sector.
- 3) Through their respective Municipal Development Plan, the Town and County shall ensure that their combined land use patterns provide a suitable inventory of lands for commercial and industrial development. This includes a range of choice for potential commercial and industrial activities in terms of parcel sizes, access and visibility along major travel corridors, available municipal services, and levels of servicing.
- 4) While a broad range of commercial and industrial (which includes value-added agriculture) uses and development is desirable, those uses and developments which may detract from the community's character, quality of life for area residents, unduly impact on the environment, or cause negative social implications may not be allowed.

## **PQ. ANNEXATION**

- 1) The County recognizes and agrees that annexation of lands from the County by the Town to provide additional land for Town growth shall be needed from time to time.
- 2) Either municipality may put forward an annexation proposal.
- 3) Where annexation is proposed by either municipality, efforts shall be made to ensure that affected landowners, meaning those whose land is proposed to be transferred to the Town jurisdiction, are notified prior to the general public.
- 4) Annexation proposals shall be reviewed by the ICC prior to submission of a Notice of Intent to the respective Councils and the Municipal Government Board.
- 5) If deemed necessary by the ICC, at least one joint meeting of the two Councils to discuss the rationale for the annexation shall be held prior to submission of the annexation application to the Municipal Government Board.
- 6) The Town and County shall endeavour to reach an inter-municipal agreement on the annexation prior to submitting the annexation to the Municipal Government Board.
- 7) In evaluating the appropriateness of an annexation proposal, the following criteria shall be taken into account and documented in a supporting report:
  - a) justifiable based on projected growth rates reflecting historic trends or anticipated economic stimulus;
  - b) availability and cost of providing municipal services including consideration of economies of scale related to the financing of municipal service extensions;
  - c) adequacy of transportation systems and ability to expand to accommodate demands resulting from annexation including consideration of economies of scale related to the financing of transportation infrastructure;
  - d) landowner interest in pursuing development and as high a degree of concurrence among affected landowners as possible;
  - e) measures to mitigate the impacts of annexation relating to such aspects as change in taxation levels, service provisions and treatment of and continuation of existing, approved uses and development;
  - f) consistency with adopted statutory plans;
  - g) logical extension of jurisdictional boundaries including consideration of long term responsibilities for maintenance and service delivery and the establishment of rational planning units or boundaries;
  - h) the financial impact on both municipalities and any means of mitigating impacts; and

- i) legislation as provided for in the Municipal Government Act Section 76 and the Municipal Government Board's Annexation Principles.

## **QR. REFERRAL AND CIRCULATION PROCESS**

- 1) Notwithstanding that the policies of the IDP only apply to the lands contained within the IDP Area, the Town of Olds agrees to refer planning matters to the County. The matters to be referred shall include:
  - a) subdivision applications;
  - b) land use bylaw amendments and re-designations;
  - c) new area structure plans or amendments to an existing area structure plan;
  - d) new area redevelopment plans or amendments to an existing area redevelopment plans; and
  - e) amendments to the Town's Municipal Development Plan;where the lands subject to one or more of the items listed above is adjacent the Town boundary or is within the College Area shown on Map 1.
- 2) The County agrees to refer planning matters to the Town. The matters to be referred shall include:
  - a) subdivision applications;
  - b) land use bylaw amendments and re-designations;
  - c) new area structure plans or amendments to an existing area structure plan;
  - d) new area redevelopment plans or amendments to an existing area redevelopment plans; and
  - e) amendments to the County's Municipal Development Plan;where the lands subject to one or more of the items listed above is within the Urban Fringe, Agricultural Growth Area, College Area, or Referral Area shown on Map 1.
- 3) The Town and County have agreed that they shall not refer development permit applications to each other.
- 4) Circulations shall be sent to each Administration with the expectation that comments shall be provided from an Administrative perspective. Each municipality shall offer comments from the perspective of specific implications that have a high likelihood of affecting their own planning efforts around land uses, development, and infrastructure. General observations and advice on issues that have no bearing on the planning efforts of the commenting municipality shall be avoided.
- 5) The Administration receiving the circulation shall be given at least 14 calendar days to submit their comments and shall make their comments in writing within the 14 calendar day period. The CAO of the municipality sending the referral may



agree to an extension of the review period and where an extension is provided it shall be communicated in writing.

- 6) When issues are raised through the referral and circulation process, they shall be addressed using the process steps described below. While these steps are underway, the municipality having jurisdiction over the matter should not proceed with making a decision.

Step 1: Once an issue is identified, the Administration of the municipality having jurisdiction shall provide the other municipality's Administration with all available information concerning the matter.

Step 2: The Administration of the commenting municipality shall evaluate the matter and provide written comments to the other municipality.

Step 3: Every attempt shall be made to discuss the issue with the intent of arriving at a mutually acceptable resolution.

Step 4: If an agreement or understanding on how to approach the issue is reached, the Administration of the commenting municipality shall indicate same to the Administration of the other municipality in writing. If no agreement can be reached, the matter shall be referred to each Council to determine if the dispute resolution process is to be used. This step shall not apply to referrals of subdivision applications.

- 7) Either municipality may send referrals or use other means to seek input on planning and development matters from landowners and residents in the other municipality. Where either the Town or County is required or elects to seek input from landowners and residents in the other municipality, the Town or County may use a referral letter to individual landowners or an advertisement in the local newspaper. The Town and County agree that either of these two approaches is an acceptable means of seeking input from landowners and residents within their respective municipalities by the other municipality.

## **RS. PLAN ADMINISTRATION AND IMPLEMENTATION**

### **Inter-Municipal Cooperation Committee (ICC)**

- 1) The Inter-Municipal Cooperation Committee (ICC) formed under the Town of Olds and Mountain View County Inter-municipal Cooperation Master Agreement shall be the primary forum for discussing matters relating to the IDP.

- 2) The mandate of the ICC with respect to the IDP shall include discussion and consideration of the following:
  - a) making recommendations to both Councils on intermunicipal matters related to land use planning and development that are referred to the ICC by either municipality;
  - b) monitoring the progress of the IDP including overseeing any implementation actions and follow up identified in the IDP;
  - c) reviewing any proposed annexations;
  - d) reviewing any proposed amendments to the IDP; and
  - e) if necessary, assisting with the resolution of disputes in accordance with the IDP.
- 3) The ICC shall conduct their meetings and decision making based on the protocols and processes outlined in the Master Agreement.
- 4) At least once annually, the ICC shall discuss progress on any initiatives arising out of the IDP or required to implement the full intent of the IDP and any issues and opportunities related to the IDP.

### **Approving Authorities**

- 5) The Town shall be responsible for the administration and decisions on all statutory plans, non-statutory plans, land use bylaws, amendments thereto, subdivision applications and development applications falling within the boundaries of the Town.
- 6) The County shall be responsible for the administration and decisions on all statutory plans, non-statutory plans, land use bylaws, amendments thereto, subdivision applications and development applications falling within the boundaries of the County.

### **Plan Amendments**

- 7) An amendment to the IDP may be proposed by either municipality. Any proposed amendment should first be presented to the Administration of the other municipality to facilitate review prior to discussion of the proposed amendment at an ICC meeting.
- 8) Following the conclusion of any annexation process or change in municipal boundaries, the IDP map and text impacted by the change in municipal boundaries shall be amended.

- 9) An amendment to the IDP has no effect if not adopted by both municipalities by bylaw pursuant to the Municipal Government Act.

### **Plan Review**

- 10) At the end of five years from the date that the IDP is adopted by both Councils, the two municipalities shall consider the need for a review of the IDP. If deemed necessary, the IDP shall be updated and revised. Thereafter the IDP shall be considered for review every five years unless an alternative timeframe is agreed to by both Councils.

### **Procedure to Repeal**

- 11) If either municipality deems the current IDP is no longer workable or not in their interests, the municipality may initiate the process to repeal the current IDP.
- 12) The following procedure to repeal the current IDP shall be applied:
  - a) the municipality wishing to repeal the current IDP shall give the other municipality written notice of its intention to repeal its bylaw adopting the current IDP;
  - b) within 30 days of the date of written notice being forwarded to the other municipality, an ICC meeting shall be convened at which meeting the municipality initiating the repeal process shall provide its reasons for doing so;
  - c) following the ICC meeting, the municipality initiating the repeal process may either withdraw its intention to repeal the current IDP by giving written notice to the other municipality or proceed to consider a bylaw to repeal the current IDP;
  - d) once one municipality has given first reading to a bylaw repealing the current IDP, the two municipalities shall start the process to create a replacement IDP and the bylaw to repeal the current IDP shall not advance to consideration of second reading;
  - e) until such time as the replacement IDP has been agreed to by both municipalities, the current IDP remains in effect;
  - f) once a replacement IDP has been agreed to, the bylaws adopting the replacement IDP shall repeal the current IDP;
  - g) in the event that a replacement IDP cannot be agreed upon, the municipalities shall notify the Minister of Municipal Affairs and seek guidance on how to proceed in accordance with the Municipal Government Act.

## **Dispute Resolution Process**

- 13) The Town and County agree that disputes relating to matters covered by the IDP shall be restricted to the following:
  - a) lack of agreement on any proposed amendment to the IDP;
  - b) lack of agreement on any proposed statutory plan, land use bylaw or amendment to either located within or affecting the IDP Area; or
  - c) lack of agreement on an interpretation of the IDP.
- 14) Lack of agreement on the matters listed above is defined as a statutory plan, land use bylaw or amendment to either where first reading of a bylaw is given by one Council and which the other Council deems to be inconsistent with the policies of this IDP or detrimental to their planning interests as a municipality.
- 15) A dispute on a matter not listed above may be referred to the appropriate authority or appeal board that deals with that issue.
- 16) The dispute resolution process of the IDP may only be initiated by Town Council or County Council.
- 17) Identification of a dispute and the desire to go through the dispute resolution process may only occur within 30 calendar days of first reading being given to the item that is in question. The Council wishing to go through the dispute resolution process shall provide written indication of their desire and reasons to the other Council before the end of the 30 calendar day period.
- 18) Once either municipality has received written notice of a dispute, the dispute resolution process must be started within 15 calendar days of the date the written notice was received, unless both Chief Administrative Officers agree otherwise.
- 19) In the event the dispute resolution process is initiated the municipality having authority over the matter shall not give any further approval in any way until the dispute has been resolved or an attempt to reach a mediated resolution has been concluded.
- 20) A dispute shall be addressed using the process described below. At any stage the dispute may be resolved:

Stage 1: ICC Review - The ICC shall convene to consider and attempt to resolve the dispute. Both Administrations shall present their perspectives and views on the issue. The ICC may:



- a) provide suggestions to both Administrations on how to address the issue and refer the matter back to both Administrations for further discussion between them;
- b) seek additional information and alternatives for consideration at a future meeting of the ICC;
- c) if possible, agree on a consensus position that resolves the issue and provide the details of the consensus to each municipality in writing; or
- d) conclude that no initial agreement can be reached and communicate their conclusion to the two Councils.

Stage 2: Mediation – If the ICC Review does not resolve the dispute, the dispute shall then be referred to mediation. The services of an independent mediator shall be retained to mediate/facilitate discussions by the ICC based on an approved mediation process and schedule. The mediator shall present written recommendations to both Councils.

- 21) In the event mediation does not resolve the dispute, the Municipality that gave first reading to the item in question, may proceed to adopt the bylaw and, in accordance with the Municipal Government Act, the other municipality may appeal to the Municipal Government Board.
- 22) The municipality initiating a dispute may withdraw their objections at any time. The municipality initiating the dispute shall provide written confirmation that the dispute is withdrawn to the other municipality.
- 23) Both municipalities agree that time shall be of the essence when working through the dispute resolution process.

# Regular Council Meeting

## Request for Decision

---

Legislative, Community & Agricultural Services

---

**Date:** May 25, 2022

**SUBJECT:** Bylaw No. 11/22 Fee Schedule

---

**RECOMMENDATION:** That Council grant second reading to Bylaw No. 11/22 Fee Schedule.

That Council grant third reading to Bylaw No. 11/22 Fee Schedule.

---

**ALTERNATIVE OPTIONS:** That Council request Administration make amendments to Bylaw No. 11/22.

---

**BACKGROUND:** At the Regular Council Meeting held on May 11, 2022, Council granted first reading to Bylaw No. 11/22 Fee Schedule and requested Administration bring forward additional information regarding full permitting fees that is highlighted in red below.

Council motion RC22-238 approved on April 27, 2022 requested that Administration bring forward amendments to schedule C and schedule D of the Fee Schedule Bylaw that is the Netook Crossing Development Fees.

### History of the Netook Development Fees

In 2009, Development Fees were added to the Fee Schedule Bylaw that identified the benefitting lands with a developable acre fee that pays for:

1. Future upgrades to County Range Road 10, 12 and 13;
2. Future upgrades to the Highway 27 intersections with County Range Roads 10, 12 and 13;
3. The Master Plans (Transportation, Stormwater and Utilities) that were prepared.

### Statutory Plan changes

The 2012 Municipal Development Plan reduced the densities and confirmed policies that Developer pays for Development that in turn required a review of the 2/27 Area Structure Plan. A Developer pursued legal action against the County as a result of the reduced densities and the ASP Review halted. The legal action was unsuccessful and concluded in 2017. As part of the 2020 MDP Review, the Special Policy Area: Highway 2/27 in the MDP were reviewed to guide future development and as a result the 2/27 ASP was rescinded in 2021 and not replaced.

### First Business Park Development

Netook Crossing Business Park that developed on NE 35-32-1-5 (SD07-026) received subdivision approval in 2007 prior to the establishment of the Development Fees. The Development Agreement identified that at the time the Developer sold a lot an Offsite Levy of \$3,500 per acre for the County Collector Network (CCN) and a Development Fee of \$4,781 per acre for the Alberta Transportation intersections and Engineering Plans be paid. As part of the conclusion of the Development Agreement many years later, Council agreed to refund the \$3,500 per acre paid (RC18-403).

### New and Proposed Applications

An application for the Business Park development has been submitted and an application for residential development will be submitted shortly. Administration has agreed to defer the Development Fees as a condition of subdivision (if zoning and subdivision is approved).

Administration supports the removal of the Development Fees and would rely on the principle of “Developer pays for Development”. If Council chose not to remove the Netook Crossing Development Fees, Administration will bring forward an update to the fees as the construction cost has not been updated since 2009; three (3) quarter sections were annexed by the Town and the benefitting lands need to align with the MDP’s Special Policy Area: Highway 2/27; and the County’s Long Range Infrastructure Plan (CLIP) needs to plan for the road and intersection upgrades.

### Full Permitting Fees

In addition, Administration is recommending a review of the Safety Code Fees. As we prepare for a renewal for service contract, Administration has completed a review of full permitting application fees in comparison to neighbouring accredited municipalities. **At the May 11, 2022 Council meeting Council directed Administration to include Kneehill and Clearwater County’s fees into the fee comparison table below. Kneehill County is an accredited municipality and has been added as shown below, however Clearwater County is not an accredited municipality therefore Administration cannot add them into the table. With the addition of Kneehill County, it has been identified that the County is on average 25% lower in residential permit fees and 28% lower in commercial fees compared to Rocky View County (RVC), Red Deer County (RDC), and Kneehill County (KHC) permit fees. (In the previous comparison with only RVC and RDC the fee percentages were 31 % lower for residential and 38 % lower for commercial)**

The example tables below identify the cost of permit fees from the comparable municipalities, including the % increase that would need to be applied to match fees. The shaded columns identify the overall average cost and % comparison increase between the three municipalities and what that % would be to become comparable.

	MVC	MVC (Proposed 10% Increase)	RVC	RVC % comparison with MVC	RDC	RDC % comparison with MVC	KHC	KHC % comparison with MVC	Average (KHC, RVC & RDC)	Average Comparison
<b>Residential New Dwelling 1,800 sqft main floor, no attached garage</b>										
Building Permit	\$756.00	\$831.60	\$1,044.00	28%	\$900.00	16%	\$720.00	-5%	\$888.00	15%
Electrical (Contractor Fee)	\$155.00	\$170.50	\$210.00	26%	\$385.00	60%	\$215.00	28%	\$270.00	43%
Gas outlets (5 outlets)	\$175.00	\$192.50	\$210.00	17%	\$187.00	6%	\$140.00	-25%	\$179.00	2%
Plumbing 8 fixtures (Contractor Fee)	\$115.00	\$126.50	\$260.00	56%	\$203.50	43%	\$175.00	34%	\$212.83	46%
Private Sewage System	\$210.00	\$231.00	\$385.00	45%	\$330.00	36%	\$300.00	30%	\$338.33	38%
<b>Total Cost</b>	<b>\$1,411.00</b>	<b>\$1,552.10</b>	<b>\$2,109.00</b>	<b>33%</b>	<b>\$2,005.50</b>	<b>30%</b>	<b>\$1,550.00</b>	<b>9%</b>	<b>\$1,888.17</b>	<b>25%</b>

	MVC	MVC (Proposed 10% Increase)	RVC	RVC % comparison with MVC	RDC	RDC % comparison with MVC	KHC	KHC % comparison with MVC	Average (KHC, RVC & RDC)	Average Comparison
<b>Commercial Project Value \$800,000.00</b>										
Building Permit	\$4,200.00	\$4,620.00	\$8,400.00	50%	\$5,600.00	25%	\$4,000.00	-5%	\$6,000.00	30%
Electrical \$20,000.00 installation	\$265.00	\$291.50	\$330.00	20%	\$390.50	32%	\$310.00	15%	\$343.50	23%
Gas BTU 300000	\$130.00	\$143.00	\$180.00	28%	\$192.50	32%	\$95.00	-37%	\$155.83	17%
Plumbing 8 fixtures	\$115.00	\$126.50	\$206.00	44%	\$203.50	43%	\$100.00	-15%	\$169.83	32%
Private Sewage System	\$315.00	\$346.50	\$385.00	18%	\$330.00	5%	\$300.00	-5%	\$338.33	7%
<b>Total Cost</b>	<b>\$5,025.00</b>	<b>\$5,527.50</b>	<b>\$9,501.00</b>	<b>47%</b>	<b>\$6,716.50</b>	<b>25%</b>	<b>\$4,805.00</b>	<b>-5%</b>	<b>\$7,007.50</b>	<b>28%</b>

Recognizing an increase in full permitting fees is required **and with Kneehill County as an additional comparable**, Administration is recommending a 10% increase for 2022 full permitting fees and a further review in 2023 when the Fee Schedule Bylaw receives review.

At the May 11, 2022, Council meeting, Council also directed Administration to bring back the annual permitting revenue for 2021 including a column to show estimated annual revenue should the permitting fees be increased by 10%. The information below shows the annual revenue for 2021 broken down into residential and commercial including the 10% increase. The estimated increase in revenue column does not take into account the percentage split as a result of the contracted services.

Permit Class	GL Account	Total 2021 Permit Revenues	Estimated 10% Increase	Estimated of Increase in Revenue
Residential	BUILDING PERMIT	\$ 78,668.05	\$ 86,535.00	\$ 7,866.95
	ELECTRICAL PERMIT	\$ 32,164.80	\$ 35,381.00	\$ 3,216.20
	GAS PERMIT	\$ 23,335.00	\$ 25,669.00	\$ 2,334.00
	PLUMBING PERMIT	\$ 11,531.60	\$ 12,685.00	\$ 1,153.40
	PSTS PERMIT	\$ 15,540.00	\$ 17,094.00	\$ 1,554.00
Residential Total		\$ 161,239.45	\$ 177,363.00	\$ 16,123.55
Commercial	BUILDING PERMIT	\$ 11,372.10	\$ 12,509.00	\$ 1,136.90
	ELECTRICAL PERMIT	\$ 8,509.50	\$ 9,360.00	\$ 850.50
	GAS PERMIT	\$ 2,585.00	\$ 2,844.00	\$ 259.00
	PLUMBING PERMIT	\$ 190.00	\$ 209.00	\$ 19.00
	PSTS PERMIT	\$ 1,260.00	\$ 1,386.00	\$ 126.00
Commercial Total		\$ 23,916.60	\$ 26,308.00	\$ 2,391.40
Grand Total		\$ 185,156.05	\$ 203,672.00	\$ 18,515.95

Proposed Bylaw No. 11/22 is included as attachment 01. A track change version is included as attachment 02.

RELEVANT POLICY: [Municipal Development Plan Bylaw No. 20/20 Section 7.4](#)  
[Fee Schedule Bylaw, Bylaw No. 01/22](#)

BUDGET IMPLICATIONS: N/A

Attachments ☒ Nil ☐  
att 01 – Draft Bylaw No. 11/22 Fee Schedule  
att 02 – Bylaw No. 01/22 Fee Schedule (Track Changes)

PREPARED BY: MB/JR  
REVIEWED BY: CA



**MOUNTAIN VIEW COUNTY**

**BYLAW NO. 11/22**

**FEE SCHEDULE**

Mountain View County  
Province of Alberta

Bylaw No. 11/22

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO ESTABLISH FEE  
SCHEDULE FOR SERVICES PROVIDED BY MOUNTAIN VIEW COUNTY

**SECTION 1 - AUTHORITY**

- 1.01 This bylaw may be cited as the "FEE SCHEDULE BYLAW".
- 1.02 Mountain View County recognizes that there is a cost for the provision of various services and information and that the user should pay a portion or all of those costs.
- 1.03 On occasion, circumstances may arise for which a fee is required but which has not been established by this bylaw, On those occasions, the Chief Administrative Officer is authorized to establish an appropriate fee.
- 1.04 Schedule A, B, C and D attached hereto are the fee schedules for Mountain View County.
- 1.05 All rates are inclusive of GST where applicable.

**SECTION 2 – REPEAL OF BYLAW**

- 2.01 Bylaw No. 01/22 are hereby repealed.

**SECTION 3 EFFECTIVE DATE**

- 3.01 This Bylaw shall come into effect at such time as it has received third (3<sup>rd</sup>) reading and has been signed in accordance with the *Municipal Government Act*.

Received first reading \_\_\_\_\_.

Received second reading \_\_\_\_\_.

Received third reading \_\_\_\_\_.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date of Signing

**MOUNTAIN VIEW COUNTY  
SCHEDULE A**

Description	Unit	Fee
<b><u>OPERATIONAL SERVICES FEES:</u></b>		
<b>New Culverts &amp; Couplets:</b>		
Sale price will be updated for January 1 using replacement cost and an administration fee of 10%		10% mark-up
The culvert must be located in rural Mountain View County		
<b>Used Culverts:</b>		
50% of the listed price for the usable portion		50% of marked-up value
<b>Gravel Sales</b>		
Screenings (450 Yards maximum) (561 tonnes)	tonne	3.50
<b>Miscellaneous</b>		
Used grader blades	ea	1.00
Road Closure Administration Fee (if requested by adjacent land owner, under section 22 of the Municipal Government Act)		1,500.00
Road Closure Administration Fee (if requested by adjacent land owner, under section 24 of the Municipal Government Act)		1,000.00
Road Crossing Application & 1 Inspection Fee	ea	200.00
Road Crossing Re-Inspection	ea	300.00
Haul Road Inspection		
Regular Business Hours	ea	345.00
After Hours		575.00
Overweight Overdimensional Permit Approvals (TRAVIS MJ System)	ea	20.00
Access Road & 1 Inspection Application (Commercial)	ea	300.00
Access Road Re-Inspections (Commercial)	ea	300.00
Access Road & 1 Inspection Application (Farm)	ea	0.00
Access Road Re-Inspections (Farm)	ea	50.00
Calcium/Dust Control		Seasonal Rate
<b>Airport Fees</b>		
Frontage Fee -owned or leased	M <sup>2</sup>	0.26
<b>Netook Business Park Water and Wastewater</b>		
Connection Fee		\$100.00
Water Meter (including installation)		\$250.00
Faulty Meter Deposit (Sec. 3.9)		\$250.00
Plugged Wastewater Service Line Deposit (Sec. 5.01)		\$5000.00
Disconnect/Reconnect Fee		\$50.00
Wastewater Disposal Rate (80% of Water Consumption)	M <sup>3</sup>	\$22.00
<b><u>ADMINISTRATIVE FEES:</u></b>		
Late Payment Charge	month	2.0%

**MOUNTAIN VIEW COUNTY  
SCHEDULE A**

Description	Unit	Fee
<b>Other Charges:</b>		
Tax Certificates	ea	30.00
Tax Certificates -Faxed	ea	35.00
Assessment Certificates	ea	30.00
Assessment Summary and Detailed Sheets <b>(\$10 minimum)</b>		
- Request by Mountain View County landowner	Page	1.00
- Request by non-Mountain View County landowner	Page	5.00
Registration of Tax Notification	ea	55.00
Advertisement Fee	ea	55.00
County Maps -Folded	ea	20.00
- Flat	ea	20.00
- mailed	ea	30.00
County Memorabilia:		at cost
Meeting Room Rental (after hours) -\$30 minimum	hr	30.00
Separate pages of Planning documents	page	1.00
<b><u>LEGISLATIVE SERVICE FEES:</u></b>		
Assessment Complaints (refunded if appeal is successful)		
Residential/Farmland	parcel	50.00
Commercial/Industrial (based on assessment value)	parcel	
Less than \$500,000		100.00
\$500,000 -\$999,999		300.00
\$1,000,000 -\$4,999,999		500.00
\$5,000,000 and over		650.00
Request for Information under the new Municipal Government Act	hour	As Legislated
Photocopying By-Laws, Minutes or Official Documents	page	1.00
<b><i>Fire Response Fees Related to Fire Bylaw Enforcement:</i></b>		
Ladder and Pumper Trucks	hr	615.00
Light and Medium Rescue Vehicles	hr	615.00
Command, and Utility Vehicles	hr	180.00



MOUNTAIN VIEW COUNTY  
SCHEDULE B

Description	Unit	Fee
<b><i>Agriculture Equipment Rental:</i></b>		
Cattle Scale –Refundable Deposit		150.00
Cleaning/Repair fee (if by County)		150.00
Tree Planter Refundable Deposit		150.00
Cleaning/Repair fee (if by County)		150.00
<b><i>Undeveloped Road Allowance</i></b>		
License Permit Application Fee		100.00
License for Agricultural use (3 year license)	<b>Acre</b>	25.00
<b>Park Fees:</b>		
Water Valley Campground		
Car - Daily		10.00
Camping - daily		25.00
Reservation Fee		15.00
Firewood - Cost to be determined by Contractor		

**MOUNTAIN VIEW COUNTY  
SCHEDULE C**

Description	Fee
<b>PLANNING AND DEVELOPMENT SERVICES FEES: (Development Permit fees are based on use of property)</b>	
<b>Development Permits Permitted Uses</b>	
Agricultural [A / A(2)] Parcels over 10.1 acres plus Residential [R-CR / R-CR1]	\$125.00
Agricultural [A / A(2)] Parcels 10 acres or less	\$300.00
Commercial, Industrial, Parks & Recreational Districts, Public Service Districts, Direct Control	\$2.30 per \$1000 of value (Minimum \$325/Maximum \$20,000)
Sign (any type of sign identified as a use in a District and proposed without other development)	\$100.00
Amendment to Applications which have to go to MPC and/or ASDAA	Difference Between a Permitted or Discretionary Permit
Refund prior to issuance of Permit	50% of original fee
Time extensions to meet conditions at the request of the applicant	50% of original fee
<b>Long Range Planning Administration fee applicable to all permits issues (non refundable)</b>	
Agricultural [A / A(2)] Parcels over 10.1 acres plus Residential [R-CR / R-CR1]	\$25.00
Agricultural [A / A(2)] Parcels 10 acres or less	\$50.00
Commercial, Industrial, parks & Recreational districts, Public Service Districts, Direct Control, Aggregate Extraction/Processing	\$75.00
<b>Development <i>Permits</i> -Discretionary Uses <i>(Additional fees for notification/circulation packages may apply)</i></b>	
Sign (any type of sign identified as a use in a District and proposed without other development)	\$100.00
Agricultural [A / A(2)] Parcels over 10.1 acres	\$230.00
Residential [R-CR / R-CR1]	\$380.00
Agricultural [A / A(2)] Parcels 10 acres or less	
Commercial, Industrial, Parks & Recreational Districts, Public Service Districts, Direct Control, Agriculture Commercial, Agriculture Industrial	\$2.55 per \$1000 of value (Minimum \$555/Maximum \$20,000)
<b>Other Development</b>	
Natural Resource Extraction	Flat Fee of \$1055.00 +\$40.00/acre Maximum of \$7000.00
Recreational Resort/Tourist Campgrounds/ Waste Management Facility, Major	Flat Fee of \$1055.00 +\$20.00/acre Maximum of \$3500.00

**MOUNTAIN VIEW COUNTY  
SCHEDULE C**

<b>Description</b>	<b>Fee</b>
Amendment to Applications which have to go back to MPC	50% of original fee
Refund prior to Development review or non-response from applicant	85% of original fee
Refund prior to application going to MPC or non-response from applicant	50% of original fee
Refund after application goes to MPC	No Refund
Time extensions to meet conditions at the request of applicant	50% of original fee
<b>Long Range Planning Administration fee applicable to all permits issues (non refundable) excluding Sign</b>	
Agricultural [A / A(2)] Parcels over 10.1 acres plus	\$25.00
Residential [R-CR / R-CR1]	\$50.00
Agricultural [A / A(2)] Parcels 10 acres or less	
Commercial, Industrial, Parks & Recreational Districts, Public Service Districts, Direct Control, Agriculture Commercial, Agriculture Industrial, Aggregate Extraction/Processing	\$75.00
<b>Engineering Service Fees</b>	\$25.00/gross acre
Development Agreements, Engineering Review	Minimum Fee \$1500.00
<b><i>Animal Control Bylaw Permit</i></b>	
Permit Application Fee	\$100.00
<b><i>Dog Control Bylaw Permit</i></b>	
Permit Application Fee	\$100.00
<b><i>Topsoil Bylaw Permit</i></b>	
Permit Application Fee	\$50.00
<b><i>Public Event Bylaw Permit</i></b>	
Permit Application Fee - less than 250 attendees	\$200.00
Permit Application Fee - more than 250 attendees (Attendees include participants, spectators, organizers, employees, volunteers, etc)	\$400.00
<b><i>Real Property Report Compliance</i></b>	
Stamp of Compliance	\$125.00
<b>Long Range Planning Administration fee</b> (applicable to all Compliance Certificates)	\$25.00

**MOUNTAIN VIEW COUNTY  
SCHEDULE C**

Description	Fee
<b><i>Redesignation (Rezoning Fee)</i></b>	
Agriculture, Residential	Flat fee of \$525.00 +
Agriculture	\$35.00/acre
Farmstead Residential	\$105/acre
Country Residential	\$370.00/acre
Industrial, Commercial, Recreational Facility, Business Park, Airport District, Aggregate Extraction/Processing	Flat fee of \$1025.00 + \$40.00/acre
Direct Control	Flat fee of \$1025.00 + \$250.00/acre Maximum of \$7000.00
Amendments to application requested by applicant	\$500.00
Recess of Public Hearing requested by applicant	\$500.00
Refunds	
Withdrawal of application prior to circulation of file or non-response of applicant	85% of original fee
Withdrawal of application during or after circulation or non-response from applicant	75% of original fee
Withdrawal after site visit or non-response from applicant	60% of original fee
Withdrawal after first reading of proposed Bylaw	No Refund
<b>Long Range Planning Administration fee applicable to all Redesignation Applications (non refundable)</b>	
Residential (0.1 - 10 acres)	\$50.00
Agriculture & Residential (10.1 – 80 acres)	\$75.00
Agriculture & Residential (80.1 – 160 acres)	\$100.00
Residential (160.1 + acres)	\$125.00
Recreational Facilities, Direct Control, Industrial, Agricultural Industrial, Commercial, Agricultural Commercial, Business Park, Airport District, Aggregate Extraction/Processing	\$150.00
<b>Engineering Service Fees</b>	\$25.00/gross acre
Development Agreements, Engineering Review	Minimum Fee \$1500.00
<b><i>Subdivision Fees</i></b>	
<b>Application Fees</b>	
First parcel out from quarter section	\$650.00
For next 2 - 4 lots	\$850.00/lot
For next 5 - 49 lots	\$1000.00/lot
For next 50 – 80 lots	\$500.00/lot
Bareland Condos	\$800.00/lot
Amendments to application requested by applicant	\$500.00



**MOUNTAIN VIEW COUNTY  
SCHEDULE C**

Description	Fee
Boundary Adjustment	\$500.00
<b>Long Range Planning Administration fee applicable to all Subdivision Applications (non refundable)</b>	
First parcel out, Residential (2 - 4 lots)	\$50.00
Residential (5 - 49 lots)	\$75.00
Residential (50 – 80 lots)	\$100.00
Recreational Facilities, Direct Control, Industrial, Agricultural Industrial, Commercial, Agricultural Commercial, Business Park, Airport District, Aggregate Extraction/Processing	\$150.00
Boundary Adjustments	\$50.00
<b>Engineering Services Fees</b>	
Subdivision/Development Agreement, Engineering Review	\$25.00/gross acre Minimum fee \$1500.00
<b>Endorsement Fees</b>	
First parcel out from quarter section	\$400.00
For next 2 - 49 lots	\$400.00/lot
For next 50 – 80 lots	\$250.00/lot
Bareland Condos	\$400.00/lot
Boundary Adjustment	\$200.00
<b>Refunds</b>	
Withdrawal of application prior to circulation of file or if Redesignation application was refused or non-response from applicant	85% of original fee
Withdrawal of application during or after circulation or non-response from applicant	75% of original fee
Withdrawal after site visit or non-response from applicant	60% of original fee
Time extensions to meet conditions at the request of the applicant:	
- Applications (60 days or less)	\$350.00
- Applications (over 60 days)	\$750.00

**Penalty Fees**

Where development has proceeded without the necessary permits the following fines may be applied by Bylaw Enforcement in addition to the regular application fees:

	1 <sup>st</sup> Offence	2 <sup>nd</sup> Offence	3 <sup>rd</sup> Offence
Residential	\$1000.00	\$1500.00	\$2500.00
Development			
Commercial/Industrial			
Development	\$4000.00	\$6000.00	\$8000.00
Signage	\$500.00	\$1000.00	\$5000.00
Description	Fee		

**MOUNTAIN VIEW COUNTY  
SCHEDULE C**

**Appeal Board Fees**

Appeal Fee Refunded if Appeal is Successful	
Subdivision Appeal	\$425.00
Development Appeal	\$425.00
Animal Control Bylaw Appeal	\$425.00
Unsightly Premises Appeal	\$425.00
Weed Appeal	\$425.00

***Other***

Discharge of Caveats	\$125.00 each
Planning Department File Searches (1 hour minimum)	\$75.00/hr
Textual or Mapping Amendments to MDP and LUB	\$2500.00
New or review of Area Structure Plans/Concept Plans additional	Min \$7500.00
\$25.00/acre for plans greater than 160 acres	
Aerial Photo	\$1.00/page

***Document Sales***

**Hard Copies**

Approved Area Structure Plan	\$20.00
Environmentally Significant Areas	\$25.00
Municipal Development Plan	\$25.00
Land Use Bylaw	\$25.00
Sundre Airport Development Plan	\$25.00
Plan Cancellation	\$750.00
Other Prepared Documents	As set by the CAO

**Electronic Copy (USB)**

Sundre Airport Development Plan	\$10.00
---------------------------------	---------

MOUNTAIN VIEW COUNTY  
SCHEDULE D

SAFETY CODES

BUILDING PERMIT FEES	
Type of Construction	Permit Fee
New Single Family Dwellings (attached garage included in the permit fee but not calculated as part of the main floor square footage)	\$0.46/sq foot main floor of dwelling
	\$0.35/sq foot additional storeys
	\$0.23/sq foot (if developing basement at time of construction)
Manufactured Home, Modular Home (RTM) or Home Relocation <u>on</u> Foundation, Basement, or Crawlspace	\$0.35/sq foot
Manufactured Homes, Modular Home (RTM) (not on a foundation), Decks, Fireplaces, Demolition, Wood Burning Stoves or Hot Tubs, Swimming Pool, Solar Panels (residential)	\$115.50
Additions, or Renovations, or Accessory Buildings (shed, garage, pole shed, etc)	\$0.28/sq foot
Minimum Fee	\$115.50
Change of use or occupancy review inspection	\$115.50
Riding Arena	\$5.78/\$1,000.00 const value to a max \$1,000,000.00 (min \$291.50) \$4.07/\$1,000.00 const value above \$1,000,000.00
Institutional, Commercial and Industrial Construction	\$5.77 / \$1,000.00 const value to a max \$1,000,000.00 (min \$291.50)
	\$4.07/ \$1,000.00 const value above \$1,000,000.00
Fire Code Compliance Inspection/Occupant Load Certificate	\$99.00/hr (2 hour minimum)
<b>Add 4% Safety Codes Council Fee for each permit issued with a minimum of \$4.50 and a maximum of \$560.00 (excluding Long Range Planning Administration Fee)</b>	
Building Variance / Alternative Solution	\$165.00/hr
Re-Inspection/Additional Inspection	\$165.00 per inspection
Time Extension	10% of the original fee (not including the Safety Codes and Long-Range fees), minimum \$110.00

**MOUNTAIN VIEW COUNTY  
SCHEDULE D**

Cancellation of Permit	1. Prior to Plan Review (less than two days) - 85% 2. After Plan Review - 50% 3. After first inspection and prior to 90 days of Plan Review Issuance - no refund Safety Codes and Long Range Fees - non-refundable
Note: if a permit has been closed, it will not be re-opened and a new permit will be required	

**Building Permits - Long Range Planning Administration Fee**

**Applicable to all permits (non refundable):**

Agricultural, Ancillary Buildings (Agriculture, Residential, Direct Control (for individual lots))	\$25.00
Residential, Recreational Facilities and Ancillary Buildings, Direct Control and Ancillary Buildings (for common property)	\$50.00
Agricultural Commercial, Commercial and Ancillary Buildings, Industrial, Agricultural Industrial, Business Park and Ancillary Buildings, Airport District and Ancillary Buildings	\$75.00

**RESIDENTIAL ELECTRICAL PERMIT FEES**

**New Single Family Dwelling Residential**

Square Footage	Homeowner Fee	Contractor Fee
Up to 500	\$148.50	\$148.50
501 – 1000	\$203.50	\$148.50
1001 – 1500	\$231.00	\$159.50
1501 – 2000	\$253.00	\$170.50
2001 – 2500	\$275.00	\$181.50
2501 – 5000	\$297.00	\$203.50
5001 – 7500	\$319.00	\$264.00
Over 7500	\$319.00 + \$0.11/sq. ft.	\$264.00 + \$0.11/sq. ft.

**Other than New Single Family Residential  
(basement development, garage, addition, renovation, minor work)**

Installation Cost	Homeowner Fee	Contractor Fee
\$0 - \$500	\$88.00	\$88.00
\$501 - \$1000	\$115.50	\$99.00
\$1001 - \$2000	\$148.50	\$115.50
\$2001 - \$3000	\$170.50	\$137.50
\$3001 - \$4000	\$181.50	\$148.50
\$4001 - \$5000	\$192.50	\$159.50



**MOUNTAIN VIEW COUNTY  
SCHEDULE D**

Installation Cost	Homeowner Fee	Contractor Fee
\$5001 - \$6000	\$203.50	\$170.50
\$6001 - \$7000	\$214.50	\$181.50
\$7001 - \$8000	\$231.00	\$192.50
\$8001 - \$9000	\$242.00	\$203.50
\$9001 - \$10,000	\$253.00	\$214.50
\$10,001 - \$11,000	\$264.00	\$231.00
\$11,001 - \$12,000	\$275.00	\$242.00
\$12,001 - \$13,000	\$286.00	\$253.00
\$13,001 - \$14,000	\$297.00	\$258.50
\$14,001 - \$15,000	\$308.00	\$269.50
\$15,001 - \$16,000	\$319.00	\$280.50
\$16,001 - \$18,000	\$330.00	\$291.50
\$18,001 - \$20,000	\$346.50	\$302.50
\$20,001 - \$25,000	\$368.50	\$319.00
\$25,001 - \$30,000	\$385.00	\$352.00
\$30,001 - \$35,000	\$423.50	\$390.50
\$35,001 - \$40,000	\$456.50	\$418.00

Description	Homeowner Fee	Contractor Fee
Temporary Service 100 Amps or less	\$93.50	\$93.50
Manufactured / Mobile Home Connection	\$93.50	\$93.50

**Add 4% Safety Codes Council Fee for each permit issued with a minimum of \$4.50 and a maximum of \$560.00**

**MOUNTAIN VIEW COUNTY  
SCHEDULE D**

<b>NON-RESIDENTIAL ELECTRICAL PERMIT FEES (Contractors Only)</b>	
<b>Electrical Installation Cost</b>	<b>Fee</b>
\$0 - \$1000	\$88.00
\$1001 - \$2000	\$99.00
\$2001 - \$3000	\$115.50
\$3001 - \$4000	\$137.50
\$4001 - \$5000	\$148.50
\$5001 - \$6000	\$159.50
\$6001 - \$7000	\$170.50
\$7001 - \$8000	\$181.50
\$8001 - \$9000	\$192.50
\$9001 - \$10,000	\$203.50
\$10,001 - \$11,000	\$214.50
\$11,001 - \$12,000	\$231.00
\$12,001 - \$13,000	\$242.00
\$13,001 - \$14,000	\$253.00
\$14,001 - \$15,000	\$258.50
\$15,001 - \$16,000	\$269.50
\$16,001 - \$18,000	\$280.50
\$18,001 - \$20,000	\$291.50
\$20,001 - \$25,000	\$313.50
\$25,001 - \$30,000	\$352.00
\$30,001 - \$35,000	\$390.50
\$35,001 - \$40,000	\$418.00
\$40,001 - \$50,000	\$467.50
\$50,001 - \$60,000	\$500.50
\$60,001 - \$80,000	\$572.00
\$80,001 - \$100,000	\$671.00
\$100,001 - \$120,000	\$770.00
\$120,001 - \$140,000	\$863.50
\$140,001 - \$160,000	\$962.50
\$160,001 - \$180,000	\$1061.50
\$180,001 - \$200,000	\$1160.50
Over \$200,000	\$2.91 / \$1,000

**Add 4% Safety Codes Council Fee for each permit issued with a minimum of \$4.50 and a maximum of \$560.00**

**MOUNTAIN VIEW COUNTY  
SCHEDULE D**

<b>PLUMBING PERMIT FEES</b>		
<b>Residential &amp; Non-Residential Installations</b>		
<b>Number of Fixtures</b>	<b>Homeowner Fee</b>	<b>Contractor Fee</b>
1	\$115.50	\$93.50
2	\$115.50	\$93.50
3	\$115.50	\$93.50
4	\$115.50	\$93.50
5	\$132.00	\$104.50
6	\$143.00	\$115.50
7	\$148.50	\$121.00
8	\$154.00	\$126.50
9	\$159.50	\$132.00
10	\$165.00	\$137.50
11	\$170.50	\$143.00
12	\$176.00	\$148.50
13	\$181.50	\$154.00
14	\$187.00	\$159.50
15	\$192.50	\$165.00
16	\$198.00	\$170.50
17	\$203.50	\$176.00
18	\$209.00	\$181.50
19	\$214.50	\$187.00
20	\$220.00	\$192.50
Over 20	\$220.00 plus \$5.78 per fixture over 20	\$192.50 plus \$5.78 per fixture over 20
<b>Water &amp; Sewer Connection</b>		
<b>Description</b>	<b>Permit Fee</b>	
Water & Sewer Connection	\$93.50	

Add 4% Safety Codes Council Fee for each permit issued with a minimum of \$4.50 and a maximum of \$560.00

**MOUNTAIN VIEW COUNTY  
SCHEDULE D**

<b>RESIDENTIAL GAS PERMIT FEES</b>	
Number of Outlets	Permit Fee
1	\$99.00
2	\$115.50
3	\$137.50
4	\$170.50
5	\$192.50
Add \$16.50 per outlet over 5	
Description	Permit Fee
Secondary Gas Line	\$82.50
Manufactured / Mobile Home Connection	\$82.50
Gas Connection	\$93.50
Furnace Replacement (1 outlet)	\$99.00
Propane Tank Set	\$115.50
<b>NON-RESIDENTIAL GAS PERMIT FEES</b>	
BTU Input	Fee
0 – 150,000 BTU input	\$88.00
150,001 – 250,000 BTU input	\$115.50
250,001 – 350,000 BTU input	\$143.00
350,001 – 500,000 BTU input	\$170.50
500,001 – 750,000 BTU input	\$198.00
750,001 – 1,000,000 BTU input	\$231.00
Over 1,000,000 BTU input	\$58.30 / 1,000,000 BTU (or portion of)
<b>Temporary Heat</b>	
BTU Input	Fee
0 – 250,000 BTU input	\$88.00
greater than 250,000 BTU input	\$115.50

Add 4% Safety Codes Council Fee for each permit issued with a minimum of \$4.50 and a maximum of \$560.00



**MOUNTAIN VIEW COUNTY  
SCHEDULE D**

<b>Private Sewage Permit Fees</b>	
<b>Type of Installation</b>	<b>Fee</b>
Residential, single family/ two family	\$231.00 / dwelling unit
Multi-family and non-residential	\$231.00 + \$115.50 for each 10 cubic meters or portion thereof, of sewage / day based on expected average flows

**Add 4% Safety Codes Council Fee for each permit issued with a minimum of \$4.50 and a maximum of \$560.00**

MOUNTAIN VIEW COUNTY

BYLAW NO. ~~01/22~~11/22

FEE SCHEDULE

Mountain View County  
Province of Alberta

Bylaw No. ~~01/22~~11/22

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO ESTABLISH FEE  
SCHEDULE FOR SERVICES PROVIDED BY MOUNTAIN VIEW COUNTY

**SECTION 1 - AUTHORITY**

- 1.01 This bylaw may be cited as the "FEE SCHEDULE BYLAW".
- 1.02 Mountain View County recognizes that there is a cost for the provision of various services and information and that the user should pay a portion or all of those costs.
- 1.03 On occasion, circumstances may arise for which a fee is required but which has not been established by this bylaw, On those occasions, the Chief Administrative Officer is authorized to establish an appropriate fee.
- 1.04 Schedule A, B, C, ~~D, and E~~ and D attached hereto are the fee schedules for Mountain View County.
- 1.05 All rates are inclusive of GST where applicable.

**SECTION 2 – REPEAL OF BYLAW**

- 2.01 Bylaw No. ~~01/22, Bylaw No. 04/21 and all amending bylaws~~ are hereby repealed.

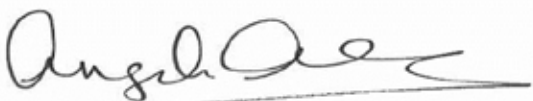
**SECTION 3 EFFECTIVE DATE**

- 3.01 This Bylaw shall come into effect at such time as it has received third (3<sup>rd</sup>) reading and has been signed in accordance with the *Municipal Government Act*.

~~Read the first time this 9<sup>th</sup> day of February 2022~~ Received first reading

~~Read the second time this 9<sup>th</sup> day of February 2022.~~

~~Read the third time this 9<sup>th</sup> day of March 2022.~~



Reeve



Chief Administrative Officer

March 10, 2022

Date of Signing

**MOUNTAIN VIEW COUNTY  
SCHEDULE A**

Description	Unit	Fee
<b><u>OPERATIONAL SERVICES FEES:</u></b>		
<b>New Culverts &amp; Couplets:</b>		
Sale price will be updated for January 1 using replacement cost and an administration fee of 10%		10% mark-up
The culvert must be located in rural Mountain View County		
<b>Used Culverts:</b>		
50% of the listed price for the usable portion		50% of marked-up value
<b>Gravel Sales</b>		
Screenings (450 Yards maximum) (561 tonnes)	tonne	3.50
<b>Miscellaneous</b>		
Used grader blades	ea	1.00
Road Closure Administration Fee (if requested by adjacent land owner, under section 22 of the Municipal Government Act)		1,500.00
Road Closure Administration Fee (if requested by adjacent land owner, under section 24 of the Municipal Government Act)		1,000.00
Road Crossing Application & 1 Inspection Fee	ea	200.00
Road Crossing Re-Inspection	ea	300.00
Haul Road Inspection		
Regular Business Hours	ea	345.00
After Hours		575.00
Overweight Overdimensional Permit Approvals (TRAVIS MJ System)	ea	20.00
Access Road & 1 Inspection Application (Commercial)	ea	300.00
Access Road Re-Inspections (Commercial)	ea	300.00
Access Road & 1 Inspection Application (Farm)	ea	0.00
Access Road Re-Inspections (Farm)	ea	50.00
Calcium/Dust Control		Seasonal Rate
<b>Airport Fees</b>		
Frontage Fee -owned or leased	M <sup>2</sup>	0.26
<b>Netook Business Park Water and Wastewater</b>		
Connection Fee		\$100.00
Water Meter (including installation)		\$250.00
Faulty Meter Deposit (Sec. 3.9)		\$250.00
Plugged Wastewater Service Line Deposit (Sec. 5.01)		\$5000.00
Disconnect/Reconnect Fee		\$50.00
Wastewater Disposal Rate (80% of Water Consumption)	M <sup>3</sup>	\$22.00
<b><u>ADMINISTRATIVE FEES:</u></b>		
Late Payment Charge	month	2.0%



**MOUNTAIN VIEW COUNTY  
SCHEDULE A**

Description	Unit	Fee
<b>Other Charges:</b>		
Tax Certificates	ea	30.00
Tax Certificates -Faxed	ea	35.00
Assessment Certificates	ea	30.00
Assessment Summary and Detailed Sheets <b>(\$10 minimum)</b>		
- Request by Mountain View County landowner	Page	1.00
- Request by non-Mountain View County landowner	Page	5.00
Registration of Tax Notification	ea	55.00
Advertisement Fee	ea	55.00
County Maps -Folded	ea	20.00
- Flat	ea	20.00
- mailed	ea	30.00
County Memorabilia:		at cost
Meeting Room Rental (after hours) -\$30 minimum	hr	30.00
Separate pages of Planning documents	page	1.00
<b><u>LEGISLATIVE SERVICE FEES:</u></b>		
Assessment Complaints (refunded if appeal is successful)		
Residential/Farmland	parcel	50.00
Commercial/Industrial (based on assessment value)	parcel	
Less than \$500,000		100.00
\$500,000 -\$999,999		300.00
\$1,000,000 -\$4,999,999		500.00
\$5,000,000 and over		650.00
Request for Information under the new Municipal Government Act	hour	As Legislated
Photocopying By-Laws, Minutes or Official Documents	page	1.00
<b><i>Fire Response Fees Related to Fire Bylaw Enforcement:</i></b>		
Ladder and Pumper Trucks	hr	615.00
Light and Medium Rescue Vehicles	hr	615.00
Command, and Utility Vehicles	hr	180.00

**MOUNTAIN VIEW COUNTY  
SCHEDULE B**

Description	Unit	Fee
<b><i>Agriculture Equipment Rental:</i></b>		
Cattle Scale –Refundable Deposit		150.00
Cleaning/Repair fee (if by County)		150.00
Tree Planter Refundable Deposit		150.00
Cleaning/Repair fee (if by County)		150.00
<b><i>Undeveloped Road Allowance</i></b>		
License Permit Application Fee		100.00
License for Agricultural use (3 year license)	<b>Acre</b>	25.00
<b>Park Fees:</b>		
Water Valley Campground		
Car - Daily		10.00
Camping - daily		25.00
Reservation Fee		15.00
Firewood - Cost to be determined by Contractor		

**MOUNTAIN VIEW COUNTY  
SCHEDULE C**

Description	Fee
<b>PLANNING AND DEVELOPMENT SERVICES FEES: (Development Permit fees are based on use of property)</b>	
<b>Development Permits Permitted Uses</b>	
Agricultural [A / A(2)] Parcels over 10.1 acres plus Residential [R-CR / R-CR1]	\$125.00
Agricultural [A / A(2)] Parcels 10 acres or less	\$300.00
Commercial, Industrial, Parks & Recreational Districts, Public Service Districts, Direct Control	\$2.30 per \$1000 of value (Minimum \$325/Maximum \$20,000)
Sign (any type of sign identified as a use in a District and proposed without other development)	\$100.00
Amendment to Applications which have to go to MPC and/or ASDAA	Difference Between a Permitted or Discretionary Permit
Refund prior to issuance of Permit	50% of original fee
Time extensions to meet conditions at the request of the applicant	50% of original fee
<b>Long Range Planning Administration fee applicable to all permits issues (non refundable)</b>	
Agricultural [A / A(2)] Parcels over 10.1 acres plus Residential [R-CR / R-CR1]	\$25.00
Agricultural [A / A(2)] Parcels 10 acres or less	\$50.00
Commercial, Industrial, parks & Recreational districts, Public Service Districts, Direct Control, Aggregate Extraction/Processing	\$75.00
<b>Development <i>Permits</i> -Discretionary Uses (Additional fees for notification/circulation packages may apply)</b>	
Sign (any type of sign identified as a use in a District and proposed without other development)	\$100.00
Agricultural [A / A(2)] Parcels over 10.1 acres	\$230.00
Residential [R-CR / R-CR1]	\$380.00
Agricultural [A / A(2)] Parcels 10 acres or less	
Commercial, Industrial, Parks & Recreational Districts, Public Service Districts, Direct Control, Agriculture Commercial, Agriculture Industrial	\$2.55 per \$1000 of value (Minimum \$555/Maximum \$20,000)
<b>Other Development</b>	
Natural Resource Extraction	Flat Fee of \$1055.00 +\$40.00/acre Maximum of \$7000.00
Recreational Resort/Tourist Campgrounds/ Waste Management Facility, Major	Flat Fee of \$1055.00 +\$20.00/acre Maximum of \$3500.00
Description	Fee

**MOUNTAIN VIEW COUNTY  
SCHEDULE C**

Amendment to Applications which have to go back to MPC	50% of original fee
Refund prior to Development review or non-response from applicant	85% of original fee
Refund prior to application going to MPC or non-response from applicant	50% of original fee
Refund after application goes to MPC	No Refund

Time extensions to meet conditions at the request of applicant	50% of original fee
--	---------------------

**Long Range Planning Administration fee applicable to all permits issues  
(non refundable) excluding Sign**

Agricultural [A / A(2)] Parcels over 10.1 acres plus	\$25.00
--	---------

Residential [R-CR / R-CR1]	\$50.00
Agricultural [A / A(2)] Parcels 10 acres or less	

Commercial, Industrial, Parks & Recreational Districts, Public Service Districts, Direct Control, Agriculture Commercial, Agriculture Industrial, Aggregate Extraction/Processing	\$75.00
---	---------

<b>Engineering Service Fees</b>	\$25.00/gross acre
Development Agreements, Engineering Review	Minimum Fee \$1500.00

***Animal Control Bylaw Permit***

Permit Application Fee	\$100.00
------------------------	----------

***Dog Control Bylaw Permit***

Permit Application Fee	\$100.00
------------------------	----------

***Topsoil Bylaw Permit***

Permit Application Fee	\$50.00
------------------------	---------

***Public Event Bylaw Permit***

Permit Application Fee - less than 250 attendees	\$200.00
Permit Application Fee - more than 250 attendees (Attendees include participants, spectators, organizers, employees, volunteers, etc)	\$400.00

***Real Property Report Compliance***

Stamp of Compliance	\$125.00
---------------------	----------

<b>Long Range Planning Administration fee</b> (applicable to all Compliance Certificates)	\$25.00
---	---------

Description	Fee
<b><i>Redesignation (Rezoning Fee)</i></b>	



**MOUNTAIN VIEW COUNTY  
SCHEDULE C**

Agriculture, Residential	Flat fee of \$525.00 +
Agriculture	\$35.00/acre
Farmstead Residential	\$105/acre
Country Residential	\$370.00/acre
Industrial, Commercial, Recreational Facility, Business Park, Airport District, Aggregate Extraction/Processing	Flat fee of \$1025.00 + \$40.00/acre
Direct Control	Flat fee of \$1025.00 + \$250.00/acre
	Maximum of \$7000.00
Amendments to application requested by applicant	\$500.00
Recess of Public Hearing requested by applicant	\$500.00
Refunds	
Withdrawal of application prior to circulation of file or non-response of applicant	85% of original fee
Withdrawal of application during or after circulation or non-response from applicant	75% of original fee
Withdrawal after site visit or non-response from applicant	60% of original fee
Withdrawal after first reading of proposed Bylaw	No Refund

**Long Range Planning Administration fee applicable to all Redesignation Applications  
(non refundable)**

Residential (0.1 - 10 acres)	\$50.00
Agriculture & Residential (10.1 – 80 acres)	\$75.00
Agriculture & Residential (80.1 – 160 acres)	\$100.00
Residential (160.1 + acres)	\$125.00
Recreational Facilities, Direct Control, Industrial, Agricultural Industrial, Commercial, Agricultural Commercial, Business Park, Airport District, Aggregate Extraction/Processing	\$150.00

<b>Engineering Service Fees</b>	\$25.00/gross acre
Development Agreements, Engineering Review	Minimum Fee
	\$1500.00

***Subdivision Fees***

<b>Application Fees</b>	
First parcel out from quarter section	\$650.00
For next 2 - 4 lots	\$850.00/lot
For next 5 - 49 lots	\$1000.00/lot
For next 50 – 80 lots	\$500.00/lot
Bareland Condos	\$800.00/lot
Amendments to application requested by applicant	\$500.00

Description

Fee

# **MOUNTAIN VIEW COUNTY SCHEDULE C**

Boundary Adjustment	\$500.00
---------------------	----------

## **Long Range Planning Administration fee applicable to all Subdivision Applications (non refundable)**

First parcel out, Residential (2 - 4 lots)	\$50.00
--	---------

Residential (5 - 49 lots)	\$75.00
---------------------------	---------

Residential (50 – 80 lots)	\$100.00
----------------------------	----------

Recreational Facilities, Direct Control, Industrial, Agricultural Industrial,	\$150.00
---	----------

Commercial, Agricultural Commercial, Business Park, Airport District,	
---	--

Aggregate Extraction/Processing	
---------------------------------	--

Boundary Adjustments	\$50.00
----------------------	---------

## **Engineering Services Fees**

Subdivision/Development Agreement, Engineering Review	\$25.00/gross acre
---	--------------------

	Minimum fee
--	-------------

	\$1500.00
--	-----------

## **Endorsement Fees**

First parcel out from quarter section	\$400.00
---------------------------------------	----------

For next 2 - 49 lots	\$400.00/lot
----------------------	--------------

For next 50 – 80 lots	\$250.00/lot
-----------------------	--------------

Bareland Condos	\$400.00/lot
-----------------	--------------

Netook Crossing Development Fees (see Schedule D for acreage calculations)	
--	--

Boundary Adjustment	\$200.00
---------------------	----------

## **Refunds**

Withdrawal of application prior to circulation of file or if Redesignation application was refused or non-response from applicant	85% of original fee
---	---------------------

Withdrawal of application during or after circulation or non-response from applicant	75% of original fee
--	---------------------

Withdrawal after site visit or non-response from applicant	60% of original fee
--	---------------------

Time extensions to meet conditions at the request of the applicant:	
---	--

- Applications (60 days or less)	\$350.00
----------------------------------	----------

- Applications (over 60 days)	\$750.00
-------------------------------	----------

## **Penalty Fees**

Where development has proceeded without the necessary permits the following fines may be applied by Bylaw Enforcement in addition to the regular application fees:

	1 <sup>st</sup> Offence	2 <sup>nd</sup> Offence	3 <sup>rd</sup> Offence
Residential	\$1000.00	\$1500.00	\$2500.00
Development			
Commercial/Industrial			
Development	\$4000.00	\$6000.00	\$8000.00
Signage	\$500.00	\$1000.00	\$5000.00
<b>Description</b>			<b>Fee</b>

## MOUNTAIN VIEW COUNTY SCHEDULE C

### Appeal Board Fees

Appeal Fee Refunded if Appeal is Successful	
Subdivision Appeal	\$425.00
Development Appeal	\$425.00
Animal Control Bylaw Appeal	\$425.00
Unsightly Premises Appeal	\$425.00
Weed Appeal	\$425.00

### Other

Discharge of Caveats	\$125.00 each
Planning Department File Searches (1 hour minimum)	\$75.00/hr
Textual or Mapping Amendments to MDP and LUB	\$2500.00
New or review of Area Structure Plans/Concept Plans additional	Min \$7500.00
\$25.00/acre for plans greater than 160 acres	
Aerial Photo	\$1.00/page

### Document Sales

#### Hard Copies

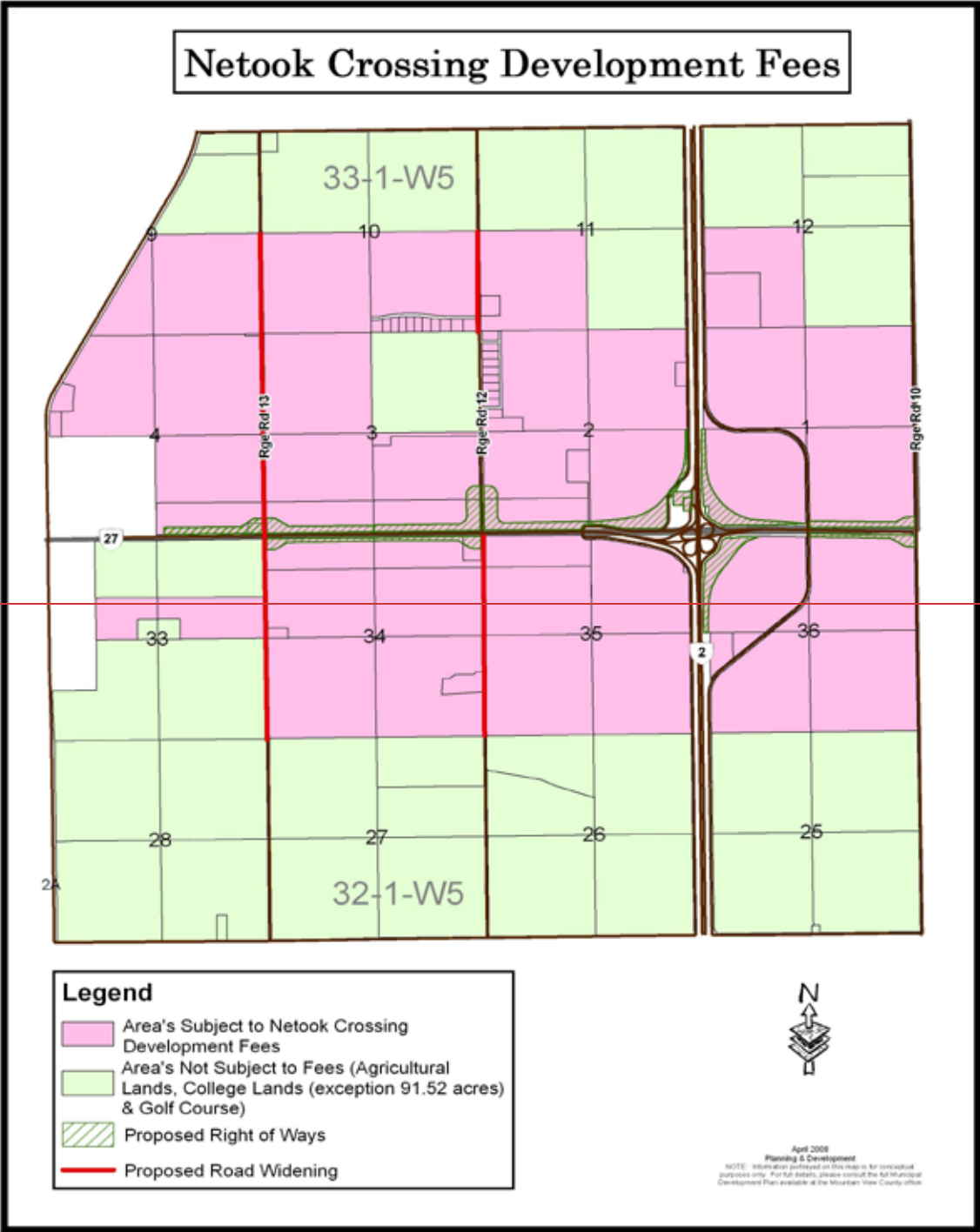
Approved Area Structure Plan	\$20.00
Environmentally Significant Areas	\$25.00
Municipal Development Plan	\$25.00
Land Use Bylaw	\$25.00
Sundre Airport Development Plan	\$25.00
Plan Cancellation	\$750.00
Other Prepared Documents	As set by the CAO

#### Electronic Copy (USB)

Sundre Airport Development Plan	\$10.00
---------------------------------	---------

MOUNTAIN VIEW COUNTY  
SCHEDULE C

*Netook Crossing Development Fees*





MOUNTAIN VIEW COUNTY  
SCHEDULE C

RR/TWP Roads	Miles	Fee	
RR 13	2.5	<del>\$ 4,375,000.00</del>	
RR 12	2.5	<del>\$ 4,375,000.00</del>	
RR 10	2	<del>\$ 3,500,000.00</del>	
<b>Total</b>	<b>7</b>	<b><del>\$ 12,250,000.00</del></b>	
<i>Intersections</i>	<i>Class</i>		
RR 12/HWY 27	IV/V	<del>\$ 2,150,000.00</del>	
RR 13/HWY 27	IV/V	<del>\$ 2,150,000.00</del>	
RR 10/HWY 27	IV/V	<del>\$ 2,150,000.00</del>	
<b>Total</b>		<b><del>\$ 6,450,000.00</del></b>	
<i>Master Plans</i>			
Transportation		<del>\$ 70,000.00</del>	
Stormwater		<del>\$ 50,000.00</del>	
Utility Servicing		<del>\$ 70,000.00</del>	
<b>Total</b>		<b><del>\$ 190,000.00</del></b>	
<b>Total cost</b>		<b><del>\$ 18,890,000.00</del></b>	
<b>Developable Acres *</b>			<b>4689.91</b>
<b>FEES \$/ac</b>		<b><del>\$ 4,027.80</del></b>	

MOUNTAIN VIEW COUNTY  
SCHEDULE D

Roll #	Rural Legal	Area (ac)	Lot No	Block No	Plan No	Proposed Zoning	Adjacent Road	Road Widening Taken	Road Widening Area Required	Developable Area Before Provincial	Provincial Road Widening Required	Developable Land
-	132331000	NE 33 32 1 5	59.24			Olds College Development Area				-		-
-		TOTAL 59.24	59.24	-	-	-	Rge. 13	No	1.03	58.21	-	58.21
-	132332000	NW 33 32 1 5	32.28			Olds College Development Area						-
-		TOTAL 32.28	32.28	-	-	-	Provincial HWY 27	N/A	-	32.28	-	32.28
-	132341000	NE 34 32 1 5	43.09			Entranceway						-
-	132341000	NE 34 32 1 5	108.18			Mixed Use Res or Bus Park						-
-	132341001	NE 34 32 1 5	6.56			Entranceway						-
-		TOTAL 157.83	157.83	-	-	-	Rge. 12	No	1.03	156.80	7.85	148.95
-	132342000	NW 34 32 1 5	49.65			Entranceway						-
-	132342000	NW 34 32 1 5	104.92			Mixed Use Res or Bus Park						-
-	132342001	NW 34 32 1 5	3.00	1	1	0212805 Mixed Use Res or Bus Park						-
-		TOTAL 157.57	157.57	-	-	-	Rge. 13	No	1.03	156.54	5.88	150.66
-	132343000	SE 34 32 1 5	148.48			Future Development						-
-	132343001	SE 34 32 1 5	11.23	1		9911787 Future Development						-
-		TOTAL 159.71	159.71	-	-	-	Rge. 12	No	1.03	158.68	-	158.68
-	132344000	SW 34 32 1 5	159.88			Future Development						-
-		TOTAL 159.88	159.88	-	-	-	Rge. 13	No	1.03	158.85	-	158.85
-	132351000	NE 35 32 1 5	124.16			Short Term						-
-	132351001	NE 35 32 1 5	0.33		A	409HF Short Term						-
-		TOTAL 124.49	124.49	-	-	-	West Service Rd	N/A	-	124.49	0.09	124.40
-	132352000	NW 35 32 1 5	48.92			Entranceway	West Service Rd	N/A				-
-	132352000	NW 35 32 1 5	108.51			Mixed Use Res or Bus Park						-
-		TOTAL 157.42	157.42	-	-	-	Rge. 12	No	1.03	156.39	0.04	156.35

MOUNTAIN VIEW COUNTY  
SCHEDULE D

Roll #	Rural Legal	Area (ac)	Lot No	Block No	Plan No	Proposed Zoning	Adjacent Road	Road Widening Taken	Road Widening Area Required	Developable Area Before Provincial	Provincial Road Widening Required	Developable Land
-												-
132353000	SE 35 32 1 5	145.84				Long Term						-
-	TOTAL 145.84	145.84	-	-	-	-	West Service Rd	N/A	0	145.84	0	145.84
-												-
132354000	SW 35 32 1 5	159.81				Future Development						-
-	TOTAL 159.81	159.81	-	-	-	-	Rge. 12	No	1.03	158.78	-	158.78
-												-
132361000	NE 36 32 1 5	150.66				Long Term						-
-	TOTAL 150.66	150.66	-	-	-	-	Rge. 10	Yes	0	150.66	8.56	142.10
-												-
132362000	NW 36 32 1 5	129.23				Medium Term						-
132362001	NW 36 32 1 5	8.37	1	1	0313321	Medium Term						-
-	TOTAL 137.60	137.60	-	-	-	-	East Service Rd.	N/A	-	137.60	15.54	122.06
-												-
132363000	SE 36 32 1 5	158.87				Long Term						-
-	TOTAL 158.87	158.87	-	-	-	-	Rge. 10	Yes	0	158.87	-	158.87
-												-
132364000	SW 36 32 1 5	125.15				Long Term						-
132364001	SW 36 32 1 5	11.90	B		9410090	Long Term						-
132364002	SW 36 32 1 5	6.32				Long Term						-
-	TOTAL 143.38	143.38	-	-	-	-	East Service Rd.	N/A	0	143.38	0	143.38
-												-
133011000	NE 1 33 1 5	158.90				Long Term						-
-	TOTAL 158.90	158.90	-	-	-	-	Rge. 10	Yes	0	158.90	-	158.90
-												-
133012000	NW 1 33 1 5	147.16				Long Term						-
-	TOTAL 147.16	147.16	-	-	-	-	Transfeeder Rd.	N/A	0	147.16	0	147.16
-												-
133013000	SE 1 33 1 5	156.56				Long Term	Transfeeder Rd.	N/A	0			-
-	TOTAL 156.56	156.56	-	-	-	-	Rge. 10	Yes	0	156.56	9.52	147.04
-												-
133014000	SW 1 33 1 5	140.79				Medium Term						-
-	TOTAL 140.79	140.79	-	-	-	-	Transfeeder Rd.	No	-	140.79	17.33	123.46

MOUNTAIN VIEW COUNTY  
SCHEDULE D

Roll #	Rural Legal	Area (ac)	Lot No	Block No	Plan No	Proposed Zoning	Adjacent Road	Road Widening Taken	Road Widening Area Required	Developable Area Before Provincial	Provincial Road Widening Required	Developable Land
-												-
133021000	NE 2 33 1 5	141.91				Long Term						-
133021001	NE 2 33 1 5	3.84	1	1	8610341	Long Term						-
-	TOTAL 145.75	145.75	-	-	-	-	West Service Rd	N/A	0	145.75	-	145.75
-												-
133022000	NW 2 33 1 5	125.17				Residential						-
133022001	NW 2 33 1 5	8.42		1	9910326	Residential						-
133022002	NW 2 33 1 5	2.49	-	2MR	9911244	Residential	-	-	-	-	-	-
133022003	NW 2 33 1 5	1.93		3	9911244	Residential						-
133022004	NW 2 33 1 5	1.98		10	9911244	Residential						-
133022005	NW 2 33 1 5	2.35		11	9911244	Residential						-
133022006	NW 2 33 1 5	1.98		4	0110320	Residential						-
133022007	NW 2 33 1 5	1.98		5	0110320	Residential						-
133022008	NW 2 33 1 5	1.98		6	0110320	Residential						-
133022009	NW 2 33 1 5	1.98		7	0110320	Residential						-
133022010	NW 2 33 1 5	1.98		8	0110320	Residential						-
133022011	NW 2 33 1 5	1.98		9	0110320	Residential						-
-	TOTAL 154.22	151.72	-	-	-	-	Rge. 12	Yes	0	151.72	-	151.72
-												-
133023000	SE 2 33 1 5	127.25				Short Term						-
133023001	SE 2 33 1 5	1.60		A	2868 JK	Short Term						-
133023003	SE 2 33 1 5	2.69		C	7656 JK	Short Term						-
-	TOTAL 131.54	127.25	-	-	-	-	West Service Rd	N/A	0	127.25	17.08	110.17
-												-
133024000	SW 2 33 1 5	48.14	2	2	0611833	Entranceway						-
133024000	SW 2 33 1 5	95.00	2	2	0611833	Residential						-
133024001	SW 2 33 1 5	12.06	1	2	0611832	Residential						-
-	TOTAL 155.21	155.21	-	-	-	-	Rge. 12	Yes	0	155.21	16.85	138.36
-												-
133031000	NE 3 33 1 5	159.58	-	-	-	Golf Course	-	-	-	-	-	-
-	TOTAL 159.58	-	-	-	-	-	-	-	-	-	-	-
133032000	NW 3 33 1 5	159.68				Residential						-
-	TOTAL 159.68	159.68	-	-	-	-	Rge. 13	No	1.03	158.65	-	158.65
-												-
133033000	SE 3 33 1 5	49.32				Entranceway						-
133033000	SE 3 33 1 5	98.03				Residential						-
133033001	SE 3 33 1 5	8.38		A	9210118	Residential						-
-	TOTAL 155.73	155.73	-	-	-	-	Rge. 12	Yes	0	155.73	17.18	138.55



MOUNTAIN VIEW COUNTY  
SCHEDULE D

Roll #	Rural Legal	Area (ac)	Lot No	Block No	Plan No	Proposed Zoning	Adjacent Road	Road Widening Taken	Road Widening Area Required	Developable Area Before Provincial	Provincial Road Widening Required	Developable Land
-												-
133034000	SW 3 33 1 5	49.65				Entranceway						-
133034000	SW 3 33 1 5	107.37				Residential						-
-	TOTAL 157.02	157.02	-	-	-	-	Rge. 13	No	1.03	155.99	11.88	144.11
-												-
133041000	NE 4 33 1 5	159.53				Future Development						-
133041001	NE 4 33 1 5	0.46				Future Development						-
-	TOTAL 159.99	159.99	-	-	-	-	Rge. 13	No	1.03	158.96	-	158.96
-												-
133042000	NW 4 33 1 5	123.29				Future Urban Development						-
133042001	NW 4 33 1 5	4.34				Future Urban Development						-
133042003	NW 4 33 1 5	7.69			8710431	Future Urban Development						-
-	TOTAL 135.31	135.31	-	-	-	-	Provincial Hwy. 2A		0	135.31	0	135.31
-												-
133043000	SE 4 33 1 5	47.59				Entranceway						-
133043000	SE 4 33 1 5	107.36				Long Term						-
133043001	SE 4 33 1 5	2.40				Entranceway						-
-	TOTAL 157.35	157.35	-	-	-	-	Rge. 13	No	1.03	156.32	8.63	147.69
-												-
133093000	SE 9 33 1 5	159.92				Future Development						-
-	TOTAL 159.92	159.92	-	-	-	-	Rge. 13	No	1.03	158.89	-	158.89
-												-
133094001	SW 9 33 1 5	48.69				Future Urban Development						-
-	TOTAL 48.69	48.69	-	-	-	-	Provincial Hwy 2A	-	0	48.69	0	48.69
133103000	SE 10 33 1 5	133.55				Residential	Rge. 12	No				-
133103001	SE 10 33 1 5	2.79	12	1	0412955	Residential	Rge. 12	No				-
133103002	SE 10 33 1 5	2.01	3		9710233	Residential	Internal Subdiv. Rd	N/A				-
133103003	SE 10 33 1 5	1.79	4		9710233	Residential	Internal Subdiv. Rd	N/A				-
133103004	SE 10 33 1 5	1.82	5		9710233	Residential	Internal Subdiv. Rd	N/A				-
133103005	SE 10 33 1 5	1.81	6		9710233	Residential	Internal Subdiv. Rd	N/A				-
133103006	SE 10 33 1 5	1.79	7		9710233	Residential	Internal Subdiv. Rd	N/A				-
133103007	SE 10 33 1 5	1.78	8		9710233	Residential	Internal Subdiv. Rd	N/A				-
133103008	SE 10 33 1 5	1.73	9		9710233	Residential	Internal Subdiv. Rd	N/A				-
133103009	SE 10 33 1 5	1.65	10		9710233	Residential	Internal Subdiv. Rd	N/A				-
133103010	SE 10 33 1 5	2.14	11MR	-	9710233	Residential	-	-	-	-	-	-
133103011	SE 10 33 1 5	2.20	13	1	0412955	Residential	Internal Subdiv. Rd	N/A				-
-	TOTAL 155.07	152.93	-	-	-	-	-	-	1.03	151.90	-	151.90

MOUNTAIN VIEW COUNTY  
SCHEDULE D

Roll #	Rural Legal	Area (ac)	Lot No	Block No	Plan No	Proposed Zoning	Adjacent -Road	Road Widening -Taken	Road Widening -Area Required	Developable Area Before Provincial	Provincial Road Widening Required	Developable Land
-												-
133104000	SW 10-33-1-5	159.86				Residential						-
-	TOTAL 159.86	159.86	-	-	-	-	Rge. 13	No	1.03	158.83	-	158.83
-												-
133114000	SW 11-33-1-5	154.09				Residential						-
133114001	SW 11-33-1-5	5.66	1	1	9810625	Residential						-
-	TOTAL 159.75	159.75	-	-	-	-	Rge. 12	No	1.03	158.72	-	158.72
-												-
133124000	SW 12-33-1-5	102.77				Short Term						-
133124001	SW 12-33-1-5	44.87	1	1	0611405	Short Term						-
-	TOTAL 147.64	147.64	-	-	-	-	East Service Rd.	N/A	0	147.64	-	147.64
GRAND TOTAL ALL AREAS		4841.79	-	-	-	-	-	-	15.45	4826.34	136.43	4689.91

MOUNTAIN VIEW COUNTY  
SCHEDULE ~~DE~~

SAFETY CODES

BUILDING PERMIT FEES	
Type of Construction	Permit Fee
New Single Family Dwellings (attached garage included in the permit fee but not calculated as part of the main floor square footage)	<del>\$0.420.46</del> /sq foot main floor of dwelling
	<del>\$0.320.35</del> /sq foot additional storeys
	<del>\$0.210.23</del> /sq foot (if developing basement at time of construction)
Manufactured Home, Modular Home (RTM) or Home Relocation <u>on</u> Foundation, Basement, or Crawlspace	<del>\$0.320.35</del> /sq foot
Manufactured Homes, Modular Home (RTM) (not on a foundation), Decks, Fireplaces, Demolition, Wood Burning Stoves or Hot Tubs, Swimming Pool, Solar Panels (residential)	<del>\$105.00</del> <u>115.50</u>
Additions, or Renovations, or Accessory Buildings (shed, garage, pole shed, etc)	<del>\$0.260.28</del> /sq foot
Minimum Fee	<del>\$105.00</del> <u>115.50</u>
Change of use or occupancy review inspection	<del>\$105.00</del> <u>115.50</u>
Riding Arena	<del>\$5.255.78</del> /\$1,000.00 const value to a max \$1,000,000.00 (min <del>\$265.00</del> <u>291.50</u> )
	<del>\$3.704.07</del> /\$1,000.00 const value above \$1,000,000.00
Institutional, Commercial and Industrial Construction	<del>\$5.255.77</del> / \$1,000.00 const value to a max \$1,000,000.00 (min <del>\$265.00</del> <u>291.50</u> )
	<del>\$3.704.07</del> / \$1,000.00 const value above \$1,000,000.00
Fire Code Compliance Inspection/Occupant Load Certificate	<del>\$90.00</del> <u>99.00</u> /hr (2 hour minimum)
Add 4% Safety Codes Council Fee for each permit issued with a minimum of \$4.50 and a maximum of \$560.00 (excluding Long Range Planning Administration Fee)	
Building Variance / Alternative Solution	<del>\$150.00</del> <u>165.00</u> /hr
Re-Inspection/Additional Inspection	<del>\$150.00</del> <u>165.00</u> per inspection
Time Extension	10% of the original fee (not including the Safety Codes and Long-Range fees), minimum <del>\$100.00</del> <u>110.00</u>

MOUNTAIN VIEW COUNTY  
SCHEDULE ~~DE~~

Cancellation of Permit	1. Prior to Plan Review (less than two days) - 85% 2. After Plan Review - 50% 3. After first inspection and prior to 90 days of Plan Review Issuance - no refund Safety Codes and Long Range Fees - non-refundable
Note: if a permit has been closed, it will not be re-opened and a new permit will be required	

**Building Permits - Long Range Planning Administration Fee**

**Applicable to all permits (non refundable):**

Agricultural, Ancillary Buildings (Agriculture, Residential, Direct Control (for individual lots))	\$25.00
Residential, Recreational Facilities and Ancillary Buildings, Direct Control and Ancillary Buildings (for common property)	\$50.00
Agricultural Commercial, Commercial and Ancillary Buildings, Industrial, Agricultural Industrial, Business Park and Ancillary Buildings, Airport District and Ancillary Buildings	\$75.00

**RESIDENTIAL ELECTRICAL PERMIT FEES**

**New Single Family Dwelling Residential**

Square Footage	Homeowner Fee	Contractor Fee
Up to 500	<del>\$135.00</del> <u>148.50</u>	<del>\$135.00</del> <u>148.50</u>
501 – 1000	<del>\$185.00</del> <u>203.50</u>	<del>\$135.00</del> <u>148.50</u>
1001 – 1500	<del>\$210.00</del> <u>231.00</u>	<del>\$145.00</del> <u>159.50</u>
1501 – 2000	<del>\$230.00</del> <u>253.00</u>	<del>\$155.00</del> <u>170.50</u>
2001 – 2500	<del>\$250.00</del> <u>275.00</u>	<del>\$165.00</del> <u>181.50</u>
2501 – 5000	<del>\$270.00</del> <u>297.00</u>	<del>\$185.00</del> <u>203.50</u>
5001 – 7500	<del>\$290.00</del> <u>319.00</u>	<del>\$240.00</del> <u>264.00</u>
Over 7500	<del>\$290.00</del> <u>319.00</u> + <del>\$0.100.11</del> /sq. ft.	<del>\$240.00</del> <u>264.00</u> + <del>\$0.100.11</del> /sq. ft.

**Other than New Single Family Residential  
(basement development, garage, addition, renovation, minor work)**

Installation Cost	Homeowner Fee	Contractor Fee
\$0 - \$500	<del>\$80.00</del> <u>88.00</u>	<del>\$80.00</del> <u>88.00</u>
\$501 - \$1000	<del>\$105.00</del> <u>115.50</u>	<del>\$90.00</del> <u>99.00</u>
\$1001 - \$2000	<del>\$135.00</del> <u>148.50</u>	<del>\$105.00</del> <u>115.50</u>
\$2001 - \$3000	<del>\$155.00</del> <u>170.50</u>	<del>\$125.00</del> <u>137.50</u>
\$3001 - \$4000	<del>\$165.00</del> <u>181.50</u>	<del>\$135.00</del> <u>148.50</u>
\$4001 - \$5000	<del>\$175.00</del> <u>192.50</u>	<del>\$145.00</del> <u>159.50</u>



MOUNTAIN VIEW COUNTY  
SCHEDULE ~~DE~~

Installation Cost	Homeowner Fee	Contractor Fee
\$5001 - \$6000	<del>\$185.00</del> <u>203.50</u>	<del>\$155.00</del> <u>170.50</u>
\$6001 - \$7000	<del>\$195.00</del> <u>214.50</u>	<del>\$165.00</del> <u>181.50</u>
\$7001 - \$8000	<del>\$210.00</del> <u>231.00</u>	<del>\$175.00</del> <u>192.50</u>
\$8001 - \$9000	<del>\$220.00</del> <u>242.00</u>	<del>\$185.00</del> <u>203.50</u>
\$9001 - \$10,000	<del>\$230.00</del> <u>253.00</u>	<del>\$195.00</del> <u>214.50</u>
\$10,001 - \$11,000	<del>\$240.00</del> <u>264.00</u>	<del>\$210.00</del> <u>231.00</u>
\$11,001 - \$12,000	<del>\$250.00</del> <u>275.00</u>	<del>\$220.00</del> <u>242.00</u>
\$12,001 - \$13,000	<del>\$260.00</del> <u>286.00</u>	<del>\$230.00</del> <u>253.00</u>
\$13,001 - \$14,000	<del>\$270.00</del> <u>297.00</u>	<del>\$235.00</del> <u>258.50</u>
\$14,001 - \$15,000	<del>\$280.00</del> <u>308.00</u>	<del>\$245.00</del> <u>269.50</u>
\$15,001 - \$16,000	<del>\$290.00</del> <u>319.00</u>	<del>\$255.00</del> <u>280.50</u>
\$16,001 - \$18,000	<del>\$300.00</del> <u>330.00</u>	<del>\$265.00</del> <u>291.50</u>
\$18,001 - \$20,000	<del>\$315.00</del> <u>346.50</u>	<del>\$275.00</del> <u>302.50</u>
\$20,001 - \$25,000	<del>\$335.00</del> <u>368.50</u>	<del>\$290.00</del> <u>319.00</u>
\$25,001 - \$30,000	<del>\$350.00</del> <u>385.00</u>	<del>\$320.00</del> <u>352.00</u>
\$30,001 - \$35,000	<del>\$385.00</del> <u>423.50</u>	<del>\$355.00</del> <u>390.50</u>
\$35,001 - \$40,000	<del>\$415.00</del> <u>456.50</u>	<del>\$380.00</del> <u>418.00</u>

Description	Homeowner Fee	Contractor Fee
Temporary Service 100 Amps or less	<del>\$85.00</del> <u>93.50</u>	<del>\$85.00</del> <u>93.50</u>
Manufactured / Mobile Home Connection	<del>\$85.00</del> <u>93.50</u>	<del>\$85.00</del> <u>93.50</u>

Add 4% Safety Codes Council Fee for each permit issued with a minimum of \$4.50 and a maximum of \$560.00

MOUNTAIN VIEW COUNTY  
SCHEDULE ~~DE~~

NON-RESIDENTIAL ELECTRICAL PERMIT FEES (Contractors Only)	
Electrical Installation Cost	Fee
\$0 - \$1000	<del>\$80.00</del> <u>88.00</u>
\$1001 - \$2000	<del>\$90.00</del> <u>99.00</u>
\$2001 - \$3000	<del>\$105.00</del> <u>115.50</u>
\$3001 - \$4000	<del>\$125.00</del> <u>137.50</u>
\$4001 - \$5000	<del>\$135.00</del> <u>148.50</u>
\$5001 - \$6000	<del>\$145.00</del> <u>159.50</u>
\$6001 - \$7000	<del>\$155.00</del> <u>170.50</u>
\$7001 - \$8000	<del>\$165.00</del> <u>181.50</u>
\$8001 - \$9000	<del>\$175.00</del> <u>192.50</u>
\$9001 - \$10,000	<del>\$185.00</del> <u>203.50</u>
\$10,001 - \$11,000	<del>\$195.00</del> <u>214.50</u>
\$11,001 - \$12,000	<del>\$210.00</del> <u>231.00</u>
\$12,001 - \$13,000	<del>\$220.00</del> <u>242.00</u>
\$13,001 - \$14,000	<del>\$230.00</del> <u>253.00</u>
\$14,001 - \$15,000	<del>\$235.00</del> <u>258.50</u>
\$15,001 - \$16,000	<del>\$245.00</del> <u>269.50</u>
\$16,001 - \$18,000	<del>\$255.00</del> <u>280.50</u>
\$18,001 - \$20,000	<del>\$265.00</del> <u>291.50</u>
\$20,001 - \$25,000	<del>\$285.00</del> <u>313.50</u>
\$25,001 - \$30,000	<del>\$320.00</del> <u>352.00</u>
\$30,001 - \$35,000	<del>\$355.00</del> <u>390.50</u>
\$35,001 - \$40,000	<del>\$380.00</del> <u>418.00</u>
\$40,001 - \$50,000	<del>\$425.00</del> <u>467.50</u>
\$50,001 - \$60,000	<del>\$455.00</del> <u>500.50</u>
\$60,001 - \$80,000	<del>\$520.00</del> <u>572.00</u>
\$80,001 - \$100,000	<del>\$610.00</del> <u>671.00</u>
\$100,001 - \$120,000	<del>\$700.00</del> <u>770.00</u>
\$120,001 - \$140,000	<del>\$785.00</del> <u>863.50</u>
\$140,001 - \$160,000	<del>\$875.00</del> <u>962.50</u>
\$160,001 - \$180,000	<del>\$965.00</del> <u>1061.50</u>
\$180,001 - \$200,000	<del>\$1055.00</del> <u>1160.50</u>
Over \$200,000	<del>\$2,652.91</del> / \$1,000

Add 4% Safety Codes Council Fee for each permit issued with a minimum of \$4.50 and a maximum of \$560.00

MOUNTAIN VIEW COUNTY  
SCHEDULE ~~DE~~

PLUMBING PERMIT FEES		
Residential & Non-Residential Installations		
Number of Fixtures	Homeowner Fee	Contractor Fee
1	<del>\$105.00</del> 115.50	<del>\$85.00</del> 93.50
2	<del>\$105.00</del> 115.50	<del>\$85.00</del> 93.50
3	<del>\$105.00</del> 115.50	<del>\$85.00</del> 93.50
4	<del>\$105.00</del> 115.50	<del>\$85.00</del> 93.50
5	<del>\$120.00</del> 132.00	<del>\$95.00</del> 104.50
6	<del>\$130.00</del> 143.00	<del>\$105.00</del> 115.50
7	<del>\$135.00</del> 148.50	<del>\$110.00</del> 121.00
8	<del>\$140.00</del> 154.00	<del>\$115.00</del> 126.50
9	<del>\$145.00</del> 159.50	<del>\$120.00</del> 132.00
10	<del>\$150.00</del> 165.00	<del>\$125.00</del> 137.50
11	<del>\$155.00</del> 170.50	<del>\$130.00</del> 143.00
12	<del>\$160.00</del> 176.00	<del>\$135.00</del> 148.50
13	<del>\$165.00</del> 181.50	<del>\$140.00</del> 154.00
14	<del>\$170.00</del> 187.00	<del>\$145.00</del> 159.50
15	<del>\$175.00</del> 192.50	<del>\$150.00</del> 165.00
16	<del>\$180.00</del> 198.00	<del>\$155.00</del> 170.50
17	<del>\$185.00</del> 203.50	<del>\$160.00</del> 176.00
18	<del>\$190.00</del> 209.00	<del>\$165.00</del> 181.50
19	<del>\$195.00</del> 214.50	<del>\$170.00</del> 187.00
20	<del>\$200.00</del> 220.00	<del>\$175.00</del> 192.50
Over 20	<del>\$200.00</del> 220.00 plus <del>\$5.25</del> 5.78 per fixture over 20	<del>\$175.00</del> 192.50 plus <del>\$5.25</del> 5.78 per fixture over 20
Water & Sewer Connection		
Description	Permit Fee	
Water & Sewer Connection	<del>\$85.00</del> 93.50	

Add 4% Safety Codes Council Fee for each permit issued with a minimum of \$4.50 and a maximum of \$560.00

MOUNTAIN VIEW COUNTY  
SCHEDULE ~~DE~~

RESIDENTIAL GAS PERMIT FEES	
Number of Outlets	Permit Fee
1	<del>\$90.00</del> <u>99.00</u>
2	<del>\$105.00</del> <u>115.50</u>
3	<del>\$125.00</del> <u>137.50</u>
4	<del>\$155.00</del> <u>170.50</u>
5	<del>\$175.00</del> <u>192.50</u>
Add <del>\$15.00</del> <u>16.50</u> per outlet over 5	
Description	Permit Fee
Secondary Gas Line	<del>\$75.00</del> <u>82.50</u>
Manufactured / Mobile Home Connection	<del>\$75.00</del> <u>82.50</u>
Gas Connection	<del>\$85.00</del> <u>93.50</u>
Furnace Replacement (1 outlet)	<del>\$90.00</del> <u>99.00</u>
Propane Tank Set	<del>\$105.00</del> <u>115.50</u>
NON-RESIDENTIAL GAS PERMIT FEES	
BTU Input	Fee
0 – 150,000 BTU input	<del>\$80.00</del> <u>88.00</u>
150,001 – 250,000 BTU input	<del>\$105.00</del> <u>115.50</u>
250,001 – 350,000 BTU input	<del>\$130.00</del> <u>143.00</u>
350,001 – 500,000 BTU input	<del>\$155.00</del> <u>170.50</u>
500,001 – 750,000 BTU input	<del>\$180.00</del> <u>198.00</u>
750,001 – 1,000,000 BTU input	<del>\$210.00</del> <u>231.00</u>
Over 1,000,000 BTU input	<del>\$53.00</del> <u>58.30</u> / 1,000,000 BTU (or portion of)
Temporary Heat	
BTU Input	Fee
0 – 250,000 BTU input	<del>\$80.00</del> <u>88.00</u>
greater than 250,000 BTU input	<del>\$105.00</del> <u>115.50</u>

Add 4% Safety Codes Council Fee for each permit issued with a minimum of \$4.50 and a maximum of \$560.00



MOUNTAIN VIEW COUNTY  
SCHEDULE ~~D~~E

Private Sewage Permit Fees	
Type of Installation	Fee
Residential, single family/ two family	\$ <del>210.00</del> <u>231.00</u> / dwelling unit
Multi-family and non-residential	\$ <del>210.00</del> <u>231.00</u> + \$ <del>105.00</del> <u>115.50</u> for each 10 cubic meters or portion thereof, of sewage / day based on expected average flows

Add 4% Safety Codes Council ~~Fee~~ for each permit issued with a minimum of \$4.50 and a maximum of \$560.00



**Mountain View**  
C O U N T Y

# Regular Council Meeting

## Request for Decision

---

Legislative, Community & Agricultural Services

---

**Date:** May 25, 2022

**SUBJECT:** Bylaw No. 10/22 Fire Bylaw

---

**RECOMMENDATION:** That Council amend Bylaw No. 10/22 Fire Bylaw as presented.

That Council grant second reading to Bylaw No. 10/22 Fire Bylaw.

That Council grant third reading to Bylaw No. 10/22 Fire Bylaw.

---

**ALTERNATIVE OPTIONS:** That Council request Administration make amendments to Bylaw No. 10/22 prior to receiving third reading.

---

**BACKGROUND:** The Governance Review Committee met on March 29<sup>th</sup> 2022, and recommended to Council that Bylaw No. 26/18 Fire Bylaw be repealed and that Bylaw No. 10/22 be approved.

The major amendments proposed by Bylaw No. 10/22 can be summarized as follows:

- Change towards year-round permitting.
- Verbiage change from Partial Fire Ban and Full Fire Ban to Fire Restriction and Fire Ban in an effort to align with the Province of Alberta's terminology, specifically as it related to the Forest Protection Area.
- Increase of penalty structure to align with comparable municipalities.
- Updated definitions for clarity.
- Re-order of the Bylaw for readability.

At the Regular Council Meeting held on May 11, 2022, Council granted first reading to Bylaw No. 10/22 and requested Administration to make additional amendments which are included as track changes in the attachments. These changes, along with other recommendation from Administration, can be summarized as follows:

- Adding a definition for Combustible Materials.
  - Amending the definition of Open Fire to Outdoor Fire to align with the Forest and Prairie Protection Act.
  - Clarification between the difference between Recreational Fires, Outdoor Fires and fires within an approved structure.
  - Amendment to Section 16.05 to clarify the responsibility of a person to contain a Fire.
- 

**RELEVANT POLICY:** N/A

---

**BUDGET IMPLICATIONS:** N/A

---

**Attachments** ☒ Nil ☐

att 01 – Draft Bylaw No. 10/22 Fire Bylaw

att 02 – Bylaw No. 26/18 Fire Bylaw (Tracked Changes)

---

**PREPARED BY:** CD

**REVIEWED BY:** CA

MOUNTAIN VIEW COUNTY

BYLAW NO. 10/22

Fire Bylaw

**Mountain View County  
Province of Alberta****Bylaw No. 10/22****A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF  
ESTABLISHING A FIRE BYLAW WITHIN MOUNTAIN VIEW COUNTY**

Whereas the Municipal Government Act provides that a Council of a Municipality may pass bylaws for municipal purposes respecting the safety, health and welfare of people and the protection of people and property; and

Whereas the Forest and Prairie Protection Act provides certain discretionary and mandatory powers to enable a municipality to carry out and enforce the provisions of the Forest and Prairie Protection Act within its boundaries as applicable; and

Whereas Mountain View County has been accredited by the Safety Codes Council in the Fire Discipline; and

Whereas the Council of Mountain View County wishes to establish fire protection services within Mountain View County and to provide for efficient operation of such fire protection services; and

Whereas the Council of Mountain View County recognizes that it is not possible to provide the same level of fire protection services to all areas and persons within the County given limited resources, competing demands for resources, and the geographic size of the County; and

Whereas Mountain View County has the authority to regulate fireworks within its jurisdiction, except that part of the County that is within a forest protection area, under the Municipal Government Act and the Alberta Fire Code.

Now, Therefore, the Council of Mountain View County, Duly Assembled, Enacts as Follows:

**SECTION 1 - SHORT TITLE AND PURPOSE**

1.01 This bylaw may be cited as the "Fire Bylaw".

**SECTION 2 - DEFINITIONS**

In this Bylaw, unless the context otherwise requires:

2.01 **"Acceptable Burning Barrel"** means an outdoor receptacle not used for Recreational or Outdoor Fires that meets the following specifications and shall include incinerators that are not of an industrial nature as required to be licensed under the *Alberta Environmental Protection and Enhancement Act* regulations:

- a. A minimum of 3 metres clearance measured from the nearest edge to a building, property line or Combustible Materials;
- b. The barrel opening does not exceed 1 metre in width or in diameter when measured between the widest points or outer edges.
- c. Equipped with a mesh screen with openings no larger than 12.5 millimetres secured in place with latches or weights that is constructed of expanded metal (or equivalent material) and is used to cover the fire pit opening in a manner sufficient to contain and reduce the hazards of airborne sparks;
- d. Constructed of non-Combustible Materials ; and



- e. Not located over underground utility services or under aboveground wires.
- 2.02 **"Acceptable Fire Pit"** means an outdoor receptacle not used for Recreational or Outdoor Fires that meets the following specifications:
- a. A minimum of 3 metres clearance, measured from the nearest fire pit edge to the nearest edge of building, property line, or Combustible Materials; ;
  - b. A height not exceeding 0.6 metres when measured from the surrounding grade to the top of the pit opening;
  - c. The pit opening does not exceed 1 metre in width or in diameter when measured between the widest points or outer edges.
  - d. Equipped with a mesh screen with openings no larger than 12.5 millimetres secured in place with latches or weights that is constructed of expanded metal (or equivalent material) and is used to cover the fire pit opening in a manner sufficient to contain and reduce the hazards of airborne sparks;
  - e. Enclosed sides made from bricks, concrete blocks, heavy gauge metal, or other non-Combustible Materials; ; and
  - f. Not located over any underground utilities or under any aboveground wires.
- 2.03 **"Acceptable Fireplace"** means an outdoor receptacle that meets the following specifications:
- a. A minimum of 1 metre clearance measured from the nearest fireplace edge to the nearest edge of buildings, property line, or Combustible Materials ;
  - b. Constructed of materials such as bricks or rocks that are non-Combustible Materials;
  - c. Equipped with a chimney that is not less than 2.5 metres in height when measured from the base of the fire burning area;
  - d. A chimney equipped with a regulation screen designed to contain and reduce the hazards of airborne sparks;
  - e. The base of the fire burning area is not less than 0.3 metres above the surrounding grade; and
  - f. The fire chamber does not exceed 1.25 metres in width, and is at least 0.4 metres but not more than 0.6 metres in depth.
- 2.05 **"Barbeque"** means any appliance sold or constructed for the purpose of cooking food outdoors, and may be fueled by any source which includes smokers and other portable appliances.
- 2.06 **"Burnable Debris"** means those materials permitted to be burned in accordance with the Alberta Environmental Protection and Enhancement Act, which include, but are not limited to:
- a. Straw and stubble;
  - b. Grass and weeds;
  - c. Leaves and tree pruning;
  - d. Brush and fallen trees on newly cleared land or associated logging operations;
  - e. Used power, telegraph and telephone poles, which do not contain wood preservatives;
  - f. Wood material from the construction or demolition of buildings, which does not contain wood preservatives;
  - g. Solid waste from sawmills or planing mills with an annual production of less than 6500 cubic metres of lumber;
- 2.07 **"Burning Hazard"** means an actual or potential occurrence of fire or other combustion of organic or inorganic material that could endanger human life or property.

- 2.08 **"Bylaw Tag"** means a ticket or similar document issued by the County pursuant to the Municipal Government Act.
- 2.09 **"Combustible Material"** means a material that is capable of igniting, burning, supporting combustion or releasing flammable vapors when subjected to fire or heat.
- 2.10 **"Consumer Fireworks"** means Fireworks that are low-hazard and designed for recreational use. These fireworks are classified F.1 by Section 36(2)(f) of the Explosives Regulations 2013.
- 2.11 **"Council"** means the Council of Mountain View County.
- 2.12 **"County" or "Mountain View County"** means the Municipality of Mountain View County in the Province of Alberta.
- 2.13 **"Chief Administrative Officer " or "CAO"** means that person appointed to the position and title by the Municipal Council of Mountain View County and includes any person appointed by the CAO to act as their appointee.
- 2.14 **"Dangerous Goods"** means any product, substance or organism specified in the regulations or included by its nature in any of the classes listed in the regulations under the Dangerous Goods Transportation and Handling Act.
- 2.15 **"Display Fireworks"** means Fireworks that are high-hazard and designed for professional use. These fireworks are classified F.2 by Section 36(2)(f) of the Explosives Regulations 2013.
- 2.16 **"District Fire Chief"** means the Fire Chief of any of the Local Fire Services within Mountain View County's boundaries, including urban municipalities, howsoever appointed or their designate.
- 2.17 **"False Alarm"** means any fire alarm that is set off needlessly, through willful, accidental, human or mechanical error to which Fire Services responds.
- 2.18 **"Fire"** means any Combustible Material in a state of combustion, and includes hot ashes and smoldering embers.
- 2.19 **"Fire Ban"** means any order from the Province or from the CAO in accordance with Section 14 of this Bylaw which prohibits Fires in all or any part of the County.
- 2.20 **"Fire Guardian"** means a person named, appointed or deemed a Fire Guardian pursuant to the *Forest and Prairie Protection Act*
- 2.21 **"Fire Hazard"** means Combustible Material that, through its nature, location, condition or arrangement, or any combination of those factors, may ignite or be ignited and that, if it ignites or is ignited, could create a Burning Hazard.
- 2.22 **"Fire Permit"** means a permit issued by an individual authorized by the County to do so pursuant to this Bylaw, authorizing a setting of a specific type of fire, and includes a fire permit issued by a Fire Guardian pursuant to the *Forest and Prairie Protection Act*
- 2.23 **"Fire Restriction"** means any order from the Province or from the CAO in accordance with Section 13 of this Bylaw which restricts Fires in all or any part of the County.
- 2.24 **"Fire Services"** means Mountain View County Fire Services, being a County department established pursuant to the laws of Alberta and the provisions of this Bylaw providing fire protection services to the County and includes all persons appointed or recruited to the various

positions prescribed herein including volunteers, all equipment, apparatus, materials and supplies used in the provision of fire protection services and any and all Local Fire Services.

- 2.25 **"Fireworks Permit"** means a permit issued by an individual authorized by the County to do so pursuant to this Bylaw in the form adopted by the County from time to time, authorizing the possession, handling, discharging, firing or setting off of Consumer Fireworks or Display Fireworks.
- 2.26 **"Fireworks Sale and Storage Permit"** means a document issued by the Chief Administrative Officer pursuant to this Bylaw, in the form adopted by the County from time to time, authorizing the sale or storage for the purpose of sale of Consumer Fireworks.
- 2.27 **"Forest Officer"** means a forest officer under the Forests Act;
- 2.28 **"Incident"** means a Fire, or a situation where a Fire or an explosion is imminent, or any other situation presenting a danger or possible danger to life or property and to which Fire Services may respond.
- 2.29 **"Local Fire Services"** means fire protection services provided to the County by a municipality within the boundaries of Mountain View County, including all persons appointed or recruited to the various positions prescribed herein including volunteers and all equipment, apparatus, materials and supplies used in the provision of fire protection services.
- 2.30 **"Member"** means any person who is a duly appointed Member of Fire Services whether that Member is full time, part time, paid or a volunteer.
- 2.31 **"Member in Charge"** means the Member delegated the power to manage and direct all apparatus, equipment and manpower at an Incident by the District Fire Chief.
- 2.32 **"Mountain View County Fire District"** means designated response areas for local Fire Services within Mountain View County as determined by Mountain View County.
- 2.33 **"Outdoor "** means any Fire that has the primary purpose of incineration of material and which is not defined as a Recreational Fire, or contained within an Acceptable Fire Pit, or Acceptable Burning Barrel. Outdoor Fires may include without limiting the generality of the foregoing, grass fires, forest and brush fires, Running Fires, structure fires, building fires, stubble/straw fires, wood scrap fires, ground thawing fires and chattel fires.
- 2.34 **"Peace Officer"**. means a Community Peace Officer as appointed under the authority of the Alberta Peace Officer Act, a Bylaw Enforcement Officer appointed by the County pursuant to the Municipal Government Act and any person employed by or authorized as such by Mountain View County, or the Sheriffs Branch, or a member of the Royal Canadian Mounted Police.
- 2.35 **"Person"** means an individual, firm, partnership, joint venture, proprietorship, corporation, association, society and any other legal entity.
- 2.36 **"Prohibited Debris"** means any material that, when burned, will result in the release into the atmosphere of dense smoke or toxic air contaminants as defined in the Alberta Environment and Protection Enhancement Act and shall include, but are not limited to, the following:
- a. Animal manure;
  - b. Chemicals and chemical containers;
  - c. Combustible Material in automobiles;
  - d. Non-wooden material;

- e. Paints and painting materials;
  - f. Pathological waste;
  - g. Rubber or plastic, or anything containing or coated with rubber or plastic or similar substances, except rubber or plastic attached to shredded scrap steel;
  - h. Solid waste from sawmills or planing mills with an annual production in excess of 6500 cubic metres of lumber;
  - i. Tires;
  - j. Toxic substances;
  - k. Used oil; or
  - l. Wood or wood products containing substances for the purposes of preserving wood.
- 2.37 **"Quality Management Plan (QMP)"** means the Fire quality management plan approved by County Council for providing Fire Protection Services within the County.
- 2.38 **"Recreational Fire"** means a Fire lit and maintained for the primary purpose of cooking, warmth or social interaction, otherwise known as a campfire or bonfire and not contained in an Acceptable Fire Pit or Acceptable Burning Barrel.
- 2.39 **"Running Fire"** means a Fire burning without being under the control of any Person.
- 2.40 **"Safety Codes Officer"** means an individual who is accredited in the Fire discipline and has designation of powers in Mountain View County.

### **SECTION 3 – SERVICES PROVIDED**

- 3.01 The service may be provided by Mountain View County Fire Services for the purposes of:
- a. Preventing and extinguishing Fires;
  - b. Investigating the cause of Fires in accordance with the Fire Quality Management Plan approved by the Safety Codes Council;
  - c. Preserving life and property and protecting persons and property from injury or destruction by Fire;
  - d. Providing rescue services;
  - e. Preventing, combating and controlling Incidents;
  - f. Carrying out preventative patrols, pre Fire planning and Fire inspections in accordance with the Fire Quality Management Plan approved by the Safety Codes Council;
  - g. Entering into agreements with other Municipalities or persons for the joint use, control and management of Fire extinguishing apparatus and equipment;
  - h. Purchasing and operating apparatus and equipment for extinguishing Fires or preserving life and property, in accordance with approved budgets; and
  - i. Enforcing the provisions of the Safety Codes Act and its regulations.
  - j. Promote fire safety and education.

### **SECTION 4 – DELEGATION OF AUTHORITY**

- 4.01 Council hereby delegates the following powers and authorities:
- a. A District Fire Chief or any Member acting in their position is authorized to cause a building, structure or thing to be pulled down, demolished or otherwise removed if they deem it necessary to prevent the spread of Fire to other buildings, structures or things when responding to an Incident;
  - b. A District Fire Chief or any Member acting in their position is authorized to direct a Member to enter on any land or premises, including adjacent land or premises, to



- combat, control or deal with an Incident in whatever manner Fire Services, a District Fire Chief, or any other Member in charge at an Incident deems necessary; and
8. For the purpose of fire control, Fire Services or any Member may enforce a partial or total Fire Ban.
- 4.02 A District Fire Chief or any Member acting in their position who is a qualified Safety Codes Officer with Designation of Powers within the County, is hereby authorized to perform those duties and responsibilities outlined in the Quality Management Plan under the supervision of the CAO who is responsible for that Plan.
- 4.03 Each District Fire Chief shall establish Standard Operational Guidelines for the provision of Fire Protection and Emergency Response Services for their respective Fire Service which are consistent with this Bylaw and other applicable policies or direction of the County.
- 4.04 Each District Fire Chief shall maintain and submit to the County on an annual basis:
- a. a record of all Fires and emergency responses attended by the Local Fire Service in a form prescribed by the County;
  - b. a record of all fire inspections carried out and actions taken on account of fire inspections according to the Quality Management Plan; and
  - c. any other records incidental to the operation of the department.
- 4.05 A District Fire Chief may obtain assistance from other officials of the County as they deems necessary in order to discharge their duties and responsibilities under this Bylaw and other applicable policies of the County.
- 4.06 A District Fire Chief shall be responsible for the use, care and protection of Local Fire Services property.
- 4.07 A District Fire Chief shall manage and administer the affairs of their respective Local Fire Services pursuant to this Bylaw and other applicable policies and agreements of the County.
- 4.08 A District Fire Chief may appoint Members to the Local Fire Services.
- 4.09 A District Fire Chief may appoint one or more Members of the Local Fire Services to act as District Fire Chief in their absence for a period not to exceed thirty (30) days.
- 4.10 Members of the Local Fire Services shall be responsible to the District Fire Chief for the performance of their duties pursuant to this Bylaw and other applicable policies and agreements of the County and such other duties as may be assigned by the District Fire Chief from time to time.
- 4.11 The Member in Charge at an Incident in their Local Fire Services response area shall have control, direction and management of all apparatus, equipment and manpower assigned to that Incident and shall continue to act as the Member in Charge until relieved by another Member authorized to do so.
- 4.12 The Member in Charge shall be responsible for directing and managing the operations necessary for a volunteer Fire Service for fighting and extinguishing a Fire or controlling other emergency Incidents.
- 4.13 The Member in Charge shall take action as deemed necessary for preserving lives and property and protecting persons and property from injury or destruction from Fire and other emergency Incidents.

**SECTION 5 – FIRE GUARDIANS**

- 5.01 Annually at the Organizational Meeting, Council shall appoint a sufficient number of Fire Guardians, for a term not exceeding one year, with effect from the beginning of the fire season, in accordance with the provisions of the Forest and Prairie Protection Act to enforce the provisions of the Forest and Prairie Protection Act and this Bylaw within the boundaries of the County, except that part of the County that is within a forest protection area.
- 5.02 The Reeve, Councillors and the CAO by virtue of their office are Fire Guardians for the County, except that part of the County that is within a forest protection area.
- 5.03 Unless otherwise limited by this Bylaw, each Fire Guardian shall have the authority to:
- a. Enforce the provisions of the Forest and Prairie Protection Act and this Bylaw on any land within the County;
  - b. Require any able-bodied adult person, who is not exempted by the regulations of the Forest and Prairie Protection Act, to assist in fighting a Fire;
  - c. Commandeer and authorize payment for the possession or use of any equipment for the purposes of fighting a Fire;
  - d. At any reasonable time, without a warrant, , enter on any land and premises, except a private dwelling house, for the purpose of discharging their duties under this Bylaw or the Forest and Prairie Protection Act;
  - e. Prevent interference with the efforts of persons engaged in extinguishing a Fire or preventing the spread thereof by regulating the conduct of the public at or in the vicinity of the Fire.

**SECTION 6 – CONTROL OF FIRE OR BURNING HAZARDS**

- 6.01 If Fire Services finds, within the County boundaries, on privately owned land or occupied public land, conditions that in the opinion of Fire Services constitute a Fire Hazard or a Burning Hazard, it may request a Safety Codes Officer issue an order to the owner, occupier or person in control of the land on which the Fire Hazard or Burning Hazard exists to reduce or remove the Fire Hazard or Burning Hazard as the case may be within a fixed period of time.
- 6.02 In the event an order made pursuant to Section 6.01 has not been complied with, Fire Services may enter onto the land with any equipment and persons it considers necessary and perform the work required to reduce or remove the Fire Hazard or Burning Hazard.
- 6.03 Where work is performed pursuant to Section 6.02:
- a. The owner, occupier or person in control of the land shall, upon written request of the County, reimburse the County for the costs and expenses associated with the work performed;
  - b. The County may recover such unpaid costs and expenses as a debt due and owing to the County; and
  - c. Where such unpaid costs and expenses are not paid, such unpaid costs and expenses may be charged against the land as a lien in respect of that land and improvements.

**SECTION 7 – REPORTING OF FIRES**

- 7.01 The owner, occupier or person in control of any land or property damaged by fire, or their authorized agent, shall immediately report to Local Fire Services the particulars of the Fire in a manner and detail satisfactory to the District Fire Chief.
- 7.02 The owner, occupier or person in control of any land or property containing Dangerous Goods which sustains an accidental or unplanned release of the Dangerous Goods shall immediately report the particulars of the release to the District Fire Chief in a manner satisfactory to the District Fire Chief.

**SECTION 8 – FIRE PERMIT REQUIREMENTS**

- 8.01 Within the boundaries of the County, with the exception of those areas designated within the Forest and Prairie Protection area, Fire Permits shall be required for the full calendar year unless specifically exempted by this Bylaw.
- 8.02 Notwithstanding Section 8.01, a Fire Permit shall not be required under this Bylaw for:
- a. The cooking of food using a Barbeque; or
  - b. Fires in an Acceptable Fire Pit or Acceptable Fireplace, provided:
    - i. Only clean fuel is used such as natural gas, dry wood or charcoal in amounts, which will be contained within the fire pit or fireplace below the mesh screen;
    - ii. The Acceptable Fire Pit or Acceptable Fireplace is not used to burn Prohibited Debris;
    - iii. A means, acceptable to Fire Services, of controlling or extinguishing the Fire is available on the property and within reasonable distance from where the fire occurs.
    - iv. The fire is kept under control and supervised at all times by a responsible adult person until such time that the fire has been completely extinguished; and
    - v. The flame height does not exceed one meter above the structure or container.
  - c. Burning only Burnable Debris in an Acceptable Burning Barrel;
  - d. Any Fire set by Fire Services for the purposes of training; or
  - e. Any Fire for which a District Fire Chief determines in their absolute discretion does not require a Fire Permit.
  - f. Fires that are fueled by compressed gas (i.e. propane torches, oxygen/acetylene torches)
  - g. Recreational Fires
- 8.03 No person shall set, permit or maintain any Fire at any time of the year such that the smoke emitted from the fire impairs visibility on a highway or which, in the sole discretion of Fire Services, becomes a nuisance or safety concern on any highway or property. The person who set, permitted or maintained such an Fire shall extinguish the fire immediately upon the order of Fire Services.
- 8.04 No unauthorized Fires or Fireworks are allowed on County owned property, roadways or in areas designated as Municipal or Environmental Reserve.
- 8.05 For any permits issued for Outdoor Fires, all persons shall keep the fire under control at all times, have a responsible person available onsite capable of fire control/extinguishment and have an appropriate means of fire control/extinguishment on site at all times, which when a Fire Permit has been approved for an Outdoor Fire on agricultural lands, shall include farming implements capable of producing a fire break on site.

**SECTION 9 – FIRE PERMIT APPLICATION PROCESS**

- 9.01 An application for a Fire Permit may be made in person, electronically, or via telephone. Each permit application shall contain the following information:
- a. The name, address and telephone number, if applicable, of the applicant. The phone number provided shall be a cell phone of an individual available on site of the burn or a phone number that will be monitored during the time of the burn to answer any inquiries that may arise;
  - b. The reason a Fire Permit is required;
  - c. The legal description of the land upon which the fire will be set and the exact location of the fire on those lands, including the municipal address where applicable;
  - d. Whether the applicant is the owner of the property;
  - e. A description of the Combustible Material the applicant proposes to burn;
  - f. The size of the Outdoor Fire area or estimated volume where applicable;
  - g. The precautions proposed to be taken by the applicant to ensure that the proposed fire will remain under the control of the applicant;
  - h. The time for which the applicant proposes the Fire Permit remain valid;
  - i. Acceptance of the terms and conditions of liability.
- 9.02 Upon receiving an application for a Fire Permit, a Fire Guardian shall consider the permit application and, after having done so, a Fire Guardian may, in their absolute discretion:
- a. Refuse to grant a Fire Permit;
  - b. Grant a Fire Permit with or without conditions as deemed appropriate; or
  - c. Determine that a Fire Permit is not required.
- 9.03 A Fire Guardian, in their sole discretion, may terminate or suspend a Fire Permit at any time. Upon receiving notice of the suspension or cancellation of a Fire Permit, the Person the Fire Permit was issued to shall immediately take action to extinguish any Fire authorized pursuant to the Fire Permit.
- 9.04 A Fire Permit, when issued, will be at no cost to the applicant.
- 9.05 A Fire Permit shall not be transferable.
- 9.06 A Fire Permit issued pursuant to this Bylaw is valid for a maximum of 21 days. If a Fire authorized pursuant to a Fire Permit continues to burn after the period of time for which the Fire Permit is valid, the Person the Fire Permit was issued to shall immediately take action to extinguish the Fire.
- 9.07 A Fire Guardian may extend in writing the period of time that a Fire Permit is valid up to a maximum of 21 days, provided the Fire Permit has not expired when the extension is granted.

**SECTION 10 – FIREWORKS AND EXPLOSIVES**

- 10.01 No person shall possess, handle, discharge, fire or set off Consumer Fireworks or Display Fireworks in the County without first obtaining a Fireworks Permit from the County.

- 10.02 The CAO may impose such conditions and restrictions on the Fireworks Permit as they deem appropriate, in their absolute discretion, which conditions and restrictions may include, but are not limited to:
- a. Time of the day;
  - b. Days of the week;
  - c. Duration of display;
  - d. Geographic location;
  - e. Requirements for notification of affected residents;
  - f. On-site fire suppression materials and resources; and
  - g. Safety precautions to mitigate danger or nuisance to any person or property.
- 10.03 Upon receiving an application for a Fireworks Permit, the CAO shall consider the permit application and, after having done so, may, in their absolute discretion refuse to grant a Fireworks Permit, grant a Fireworks Permit with or without conditions as deemed appropriate, or determine that a Fireworks Permit is not required.
- 10.04 The CAO may in their sole discretion terminate or suspend any previously issued Fireworks Permit for reasons of:
- a. Non-compliance with:
    - i. The Alberta Fire Code;
    - ii. The Explosives Act (Canada); or
    - iii. The Fireworks Permit.
  - b. Changes in environmental conditions; or
  - c. Perceived risk to life, limb or property.
- 10.05 A Fireworks Permit, when issued, shall be at no cost to the applicant
- 10.06 Without the permission of a Forest Officer, no person shall discharge, fire or set off Fireworks from, on or over:
- a. Public land as defined in the Public Lands Act, or
  - b. A forest protection area designated under the Forest and Prairie Protection Act.
- 10.07 No person shall discharge, fire or set off Fireworks:
- a. In a place or in a manner that creates a danger or constitutes a nuisance to any person or property;
  - b. On a highway, road allowance, public beach or park;
  - c. In a building or place, unless
    - i. The Fireworks are specifically designed and clearly marked by the manufacturer for such use, and
    - ii. The building or place is acceptable to Fire Services,
  - d. Within 10 metres of any building, tent, trailer, canvas shelter or motor vehicle;
  - e. Within 200 metres of any place where explosives or flammable liquids or combustible liquids or substances are manufactured or stored;
  - f. Within 250 metres of a correctional institution as defined in the Corrections Act, a facility as defined in the Mental health Act, a nursing home within the meaning of the Nursing Homes Act, a social care facility as defined in the Social Care Facilities Licensing Act, a hospital as defined in the Hospitals Act, an educational institution or a church, unless acceptable to the Fire Services; or
  - g. When the wind velocity exceeds 20 km/hour or when, in the opinion of the Fire Services weather conditions create an undue Fire Hazard;
  - h. During a Fire Restriction or Fire Ban;



- i. Within close proximity to either the Olds/Didsbury Airport or the Sundre Airport that may be hazardous to aviation safety without the previous approval of the County and appropriate NOTAM placement.
- 10.08 Fire Services, in its sole discretion, may require a person to cease the discharging, firing or setting off of Fireworks when considered necessary to do so for reasons of safety. Upon being directed by Fire Services to cease discharging, firing or setting off Fireworks, the Person the Fireworks Permit was issued to shall immediately take action to cease discharging, firing or setting off Fireworks.
- 10.09 All acquisition, possession, storage, handling, sale, transportation or delivery of explosives or components of explosives shall be done in accordance with the Explosives Act, R.S.C. 1985, and any associated Regulations.

### **SECTION 11 – FIREWORKS – Consumer Fireworks**

- 11.01 In order to obtain a Fireworks Permit for discharging Consumer Fireworks on private land the applicant must:
- a. Obtain the consent of the owner or occupant of that land and the owner or occupant of neighbouring land on which debris might reasonably be expected to fall;
  - b. Provide written notification to the Local Fire Service; and
  - c. Provide a copy of the consent required in 11.01 (a) and notification in 11.01 (b) to the CAO.
- 11.02 No person who is under 18 years of age shall purchase, possess, handle, discharge, fire or set off Fireworks.
- 11.03 No person shall discharge, fire or set off Fireworks without a portable extinguisher having a rating of not less than 2-A in the immediate discharge area.
- 11.04 A retailer requires written permission from the County to store, display and sell these products and shall ensure that:
- a. The manufacturer's instructions on the safe use of fireworks are provided with each sale;
  - b. Notices acceptable to the County are posted at the sales outlet outlining the instructions referred to in Clause (a);
  - c. A record of each sale is kept on the premises where the sale occurs for a period of not less than two years following the date of the sale, and
  - d. A record referred to in Clause (c) shows;
    - i. The date of the sale,
    - ii. The name, address and phone number of the purchaser,
    - iii. A description of the fireworks sold,
    - iv. The date and time the fireworks will be discharged, and
    - v. The location and a description of the site where the fireworks will be discharged.

### **SECTION 12 – FIREWORKS – Display Fireworks**

- 12.01 No person other than an individual who has a valid display supervisor or pyrotechnical card issued pursuant to the Explosives Act (Canada) shall possess, handle, discharge, fire or set off Display Fireworks in the County.

12.02 An application for a Display Fireworks Permit shall be made in writing, a minimum of 14 calendar days prior to the proposed Display Fireworks display, by a display supervisor or pyro technician to the CAO, the application must address all information required by the Explosives Act (Canada) and the Alberta Fire Code, including, but not limited to:

- a. Date, time and location of the proposed display;
- b. Names, addresses and certification numbers of all display supervisors or pyro technicians and assistants participating in the display;
- c. The name of the sponsor or purchaser of the display;
- d. A full description of the planned display and a list of all materials to be fired, detonated, burnt or energized during the display;
- e. The emergency plan for the display;
- f. Verification of liability insurance, in an amount acceptable to the County;
- g. Any other information deemed necessary by the County, or the District Fire Chief.

### **SECTION 13 – FIRE RESTRICTIONS**

13.01 The CAO may, in their absolute discretion, from time to time prohibit the issuance of any new Fire Permits and suspend all active Fire Permits by issuing a Fire Restriction when, in their opinion, the prevailing environmental conditions or any other relevant considerations give rise to an increased risk of fire.

13.02 A Fire Restriction imposed pursuant to this Bylaw shall remain in effect until such time as contained on the Fire Restriction or until such time that the CAO provides notice that the Fire Restriction is no longer in effect.

13.03 Notice of a Fire Restriction will be given in accordance with the County's Advertising Bylaw.

13.04 When a Fire Restriction is in place:

- (a) No Fire Permits shall be issued;
- (b) No Fire Work Permits shall be issued;
- (c) All existing Fire Permits are suspended;
- (d) No person shall ignite a fire unless exempted by this Bylaw under Section 8.02;
- (e) No person shall discharge Fireworks,

### **SECTION 14 – FIRE BANS**

14.01 The CAO may, in their absolute discretion, from time to time prohibit the issuance of any new Fire Permits and suspend all active Fire Permits by issuing a Fire Ban when, in their opinion, the prevailing environmental conditions or any other relevant considerations give rise to an increased risk of fire.

14.02 A Fire Ban imposed pursuant to this Bylaw shall remain in effect until such time as contained on the Fire Ban or until such time that the CAO provides notice that the Fire Ban is no longer in effect.

14.03 Notice of a Fire Ban will be given in accordance with the County's Advertising Bylaw.

14.04 When a Fire Ban is in place:

- (a) No Fire Permits shall be issued;
- (b) No Fire Work Permits shall be issued;

- (c) All existing Fire Permits are suspended;
- (d) No person shall ignite a fire regardless of exemption status except for barbeques, internal household fire places and AER flaring;
- (e) Every person shall immediately extinguish any fire lit once the person knows or ought reasonably to know of the Fire Ban;
- (f) No person shall discharge Fireworks.

#### **SECTION 15 – FIRE SERVICES FEES**

- 15.01 Where Local Fire Services has taken any action whatsoever for the purpose of providing fire protection services to the County Fire Services, including and not limited to, site inspections for regulated occupancies; requested site inspections and required fire investigations; business inspections; file search; report copies; duplicate of photograph; photocopy of photograph; the applicable fee as set out in Mountain View County Fee Bylaw shall be paid to Mountain View County.
- 15.02 In the event the County directs resources, including Fire Services, to respond to, suppress or extinguish, control or contain any Fire, hazardous materials or other Incident within the County, including any such action taken by Fire Services on a False Alarm, with CAO approval the County may, in respect of any costs and expenses incurred by the County in taking such action, charge any costs and expenses so incurred to:
- a. The owner or occupant of the land to which the services were provided;
  - b. The Person that is in control of the land to which the services were provided;
  - c. The Person who ignited, maintained or allowed the Fire, or otherwise caused or created the need for the services;
  - d. The Person to whom any Fire Permit was issued, in the case of a Fire.
- 15.03 The schedule of fees and charges to be charged by Mountain View County for services rendered pursuant to this Bylaw shall be as set out in Mountain View County Fee Schedule Bylaw.
- 15.04 In respect of the fees or charges described in Mountain View County Fee Schedule Bylaw:
- a. The County may recover such fees or charges as a debt due and owing to the County; or
  - b. In the case of action taken by Fire Services in respect of land within the County, where the fees or charges are not paid upon demand by the County, the amount levied and unpaid shall be charged against the land upon which the fire was started as taxes due and owing in respect of that land.

#### **SECTION 16 – OFFENCES/RESTRICTIONS**

- 16.01 No Person shall contravene any provision of this Bylaw.
- 16.02 No Person shall ignite, maintain or allow to be maintained a Fire except when such Fire is permitted pursuant to this Bylaw or that Person is a holder of a Fire Permit pursuant to this Bylaw or the Forest and Prairie Protection Act or both, which permits the Fire.

- 16.03 When a Fire is lit or ignited without the appropriate Fire Permit, except a Fire for which a Fire Permit is not required pursuant to this Bylaw, the owner or occupier of the land on which the Fire is lit or the person having control of the land upon which such Fire is lit shall:
- a. Extinguish the Fire immediately; or
  - b. Where they are unable to extinguish the Fire immediately, report the Fire to Fire Services.
- 16.04 No Person shall contravene or breach any term or condition of a Fireworks Permit.
- 16.05 No person shall be negligent in their duties to contain a Fire as determined by a District Fire Chief in their absolute discretion.
- 16.06 No person shall either directly or indirectly, personally or through an agent, servant or employee, ignite a Fire and allow it to become a Running Fire on any land, including their own property, or allow a Running Fire to pass from their property, or property under their control, to the property of another.
- 16.07 No person shall:
- a. Light an Outdoor Fire, Burning Barrel Fire, Acceptable Fireplace Fire or Acceptable Fire Pit Fire without first taking sufficient precaution to ensure that the Fire can be kept under control at all times;
  - b. Light an Outdoor fire, Burning Barrel Fire, Acceptable Fireplace Fire or Acceptable Fire Pit Fire when the weather conditions are conducive to creating a Running Fire or when Fire Services or another authorized agency has announced a ban on burning;
  - c. Burn Prohibited Debris;
  - d. Deposit, discard or leave any burning matter or substance where it might ignite other material and cause a Fire;
  - e. Conduct any activity that involves the use of Fire or that creates potential sources of Fire ignition, which might reasonably be expected to cause a Running Fire or Outdoor Fire, unless they exercise reasonable care to prevent such a Fire from occurring;
  - f. Provide false, incomplete or misleading information to Fire Services on or with respect to a Fire Permit application;
  - g. Interfere with the efforts of persons authorized in this Bylaw to extinguish Fires or preserve life or property;
  - h. Interfere with the operation of any Fire Services equipment or apparatus required to extinguish Fires or preserve life or property;
  - i. Damage or destroy any Fire Services property;
  - j. Falsely represent himself as a Fire Services Member or wear or display any uniform, badge, cap, button, insignia or other paraphernalia for the purpose of such false representation;
  - k. Fail to extinguish a fire once a Fire Restriction or Fire Ban has been imposed.
- 16.08 Nothing in this Bylaw shall be interpreted to authorize any Fire, burning or other act which is in contravention of the Environmental Protection and Enhancement Act and amendments thereto, or any regulation made thereunder.
- 16.09 Nothing in this Bylaw shall be interpreted to authorize any Fire, burning or other act which is in contravention of the Forest and Prairie Protection Act and amendments thereto, or any regulation made thereunder.

## **SECTION 17 – PENALTIES**

17.01 Any person who contravenes any provision of this Bylaw is guilty of an offence and is liable on summary conviction to a fine of not more than Ten Thousand (\$10,000) Dollars and not less than Twenty Five (\$25) Dollars and in default of payment is liable to imprisonment for a term not exceeding six (6) months.

17.02 Where a Peace Officer believes that a person has contravened any provision of this Bylaw, they may serve upon such person a Violation Ticket in accordance with Part 2 of the Provincial Offences Procedure Act, R.S.A. 2002 Chapter P-34.

The specified penalty payable in respect of a contravention of a provision of this Bylaw is the amount shown in Schedule "A" of this Bylaw in respect of that provision.

17.03 Where any person has been convicted under the same section of this Bylaw within a TWENTY-FOUR (24) month period, the specified penalty payable in respect of the second contravention shall be double in the amount as shown in accordance with Schedule "A".

Where any person has been convicted under the same section of this Bylaw three or more times within a TWENTY-FOUR (24) month period, the specified penalty payable in respect of the third or subsequent contravention shall be quadruple the amount as shown in accordance with Schedule "A".

17.04 A notice or form commonly called a Bylaw Tag having printed wording approved by the County Chief Administrative Officer, may be issued by a Peace Officer to any person alleged to have contravened any provision of this Bylaw or its regulations.

The penalty in lieu of prosecution applicable to any contravention of this Bylaw, to be used when issuing a Bylaw Tag shall be the same as the specified penalty shown in Schedule "A".

17.05 A person who has been served with a Bylaw Tag in relation to an alleged contravention of this Bylaw, and who has paid the penalty provided within the time allowed shall not be liable to prosecution for the subject offence.

17.06 A Bylaw Tag shall be deemed to be sufficiently served:

- a. if served personally on the accused; or
- b. if mailed by regular mail to the address of the owner or person accused.

## **SECTION 18 – SEVERABILITY**

18.01 Each provision of this Bylaw is independent of all other provision. If any such provision is declared invalid by a Court of competent jurisdiction all other provision of this Bylaw will remain valid and enforceable.

## **SECTION -19 REPEAL OF BYLAW**

19.01 Bylaw No. 26/18 is hereby repealed.

## **SECTION 20- EFFECTIVE DATE**

20 .01 This Bylaw shall come into effect at such time as it has received third (3<sup>rd</sup>) reading and has been signed in accordance with the *Municipal Government Act*.

Read the first time this \_\_\_\_\_ day of \_\_\_\_\_, 2022.



Read the second time this \_\_\_\_ day of \_\_\_\_\_, 2022.

Read the third time this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date of Signing

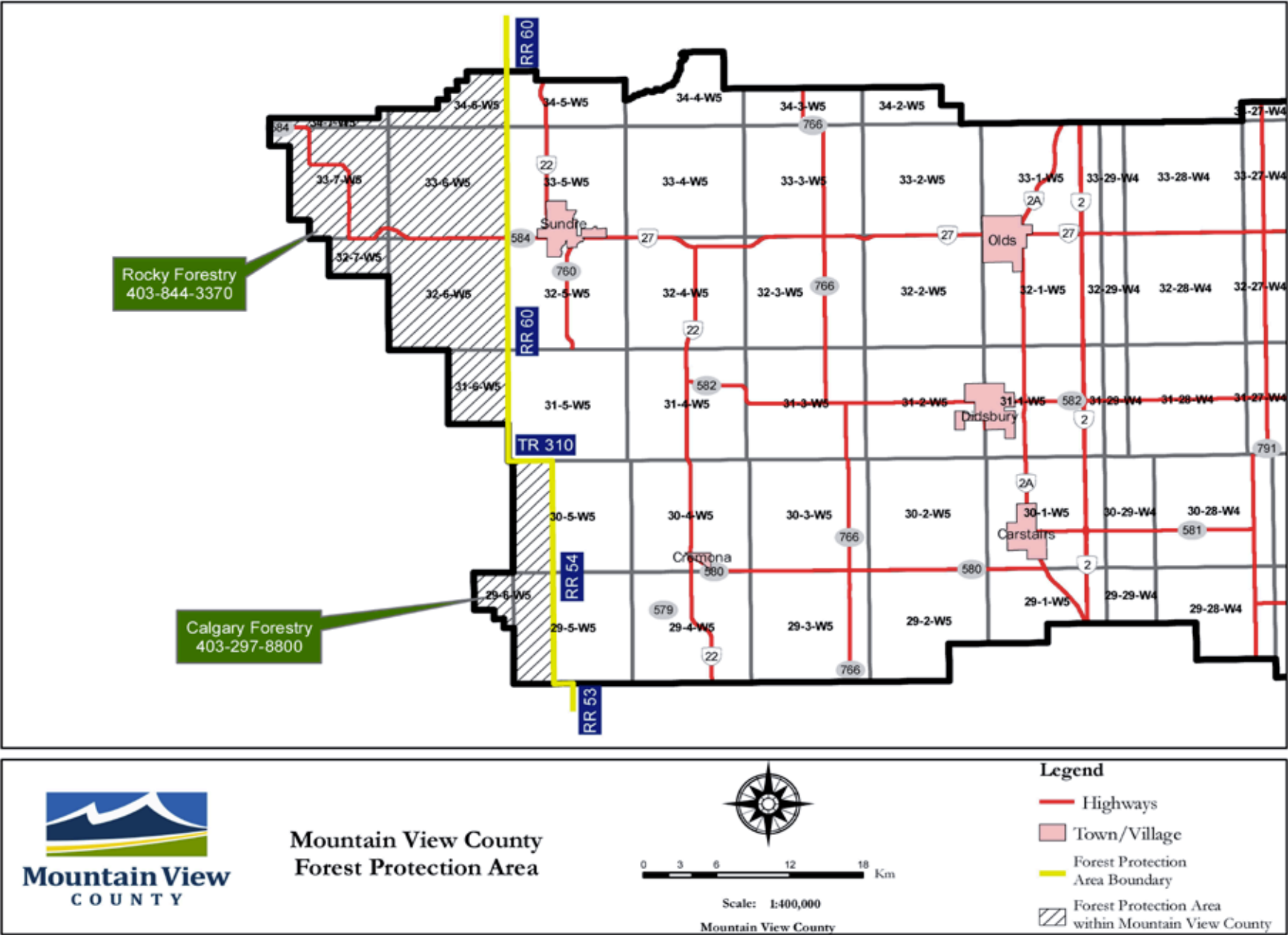
Schedule A  
Mountain View County Specified Penalties

Section	Offence	First Offence	Second Offence (Double)	Third Offence (Quadruple)
10.01	No person shall possess, handle, discharge, fire or set off Consumer or Display Fireworks in the County without first obtaining a Fireworks permit	\$500	\$1000	\$2000
10.07 a	No person shall discharge fire or set off Fireworks in a place or in a manner that creates a danger or constitutes a nuisance to any person or property	\$500	\$1000	\$2000
10.07 b	No person shall discharge fire or set off Fireworks on a highway, road allowance, public beach or park	\$500	\$1000	\$2000
10.07 c	No person shall discharge fire or set off Fireworks In a building or place.	\$500	\$1000	\$2000
10.07 d	No person shall discharge fire or set off Fireworks Within 10 metres of any building, tent, trailer, canvas shelter or motor vehicle	\$500	\$1000	\$2000
10.07 e	No person shall discharge fire or set off Fireworks Within 200 metres of any place where explosives or flammable liquids or combustible liquids or substances are manufactured or stored	\$500	\$1000	\$2000
10.07 f	No person shall discharge fire or set off Fireworks Within 250 metres of a correctional institution as defined in the Corrections Act, a facility as defined in the Mental health Act, a nursing home within the meaning of the Nursing Homes Act, a social care facility as defined in the Social Care Facilities Licensing Act, a hospital as defined in the Hospitals Act, an educational institution or a church	\$500	\$1000	\$2000
10.07 g	No person shall discharge fire or set off Fireworks when the wind velocity exceeds 20 km/hour	\$500	\$1000	\$2000
10.07 h	No person shall discharge fire or set off Fireworks during a Fire Restriction or Fire Ban	\$1000	\$2000	\$4000
10.07 i	No person shall discharge fire or set off Fireworks within close proximity to the Olds Didsbury Airport or Sundre airport that may be hazardous to aviation safety	\$500	\$1000	\$2000
11.02	No person who is under 18 years of age shall purchase, possess, handle, discharge, fire or set off Fireworks.	\$500	\$1000	\$2000
11.03	No person shall discharge, fire or set off Fireworks without a portable extinguisher having a rating of not less	\$500	\$1000	\$2000

	than 2-A in the immediate discharge area.			
16.02	No Person shall ignite, maintain or allow to be maintained a Fire except when such Fire is permitted pursuant to this Bylaw or that Person is a holder of a Fire Permit pursuant to this Bylaw or the Forest and Prairie Protection Act or both, which permits the Fire.	\$500	\$1000	\$2000
8.03	No person shall set, permit or maintain any Fire such that the smoke emitted from the fire impairs visibility on a highway, or which in the sole discretion of an Inspection Officer, becomes a nuisance or safety concern on any highway or to neighbouring persons or property	\$500	\$1000	\$2000
8.04	Unauthorized fire or fireworks on County owned property, roadway, or area designated as reserve property	\$500	\$1000	\$2000
8.05	Fail to keep fire under control or have appropriate means of fire control/extinguishment on site at all times	\$500	\$1000	\$2000
8.05	Fail to ensure responsible person is in attendance at the site of fire to supervise it until extinguished	\$500	\$1000	\$2000
16.01	No person shall contravene any provision of this Bylaw	\$250	\$500	\$1000
16.05	No person shall be negligent in their duties to contain a Fire as determined by a District Fire Chief in their absolute discretion.	\$1000	\$2000	\$4000
16.07 a	No person shall light an Outdoor Fire, Burning Barrel Fire, Acceptable Fireplace Fire or Acceptable Fire Pit Fire without first taking sufficient precaution to ensure that the Fire can be kept under control at all times	\$500	\$1000	\$2000
16.07 b	No person shall light an Outdoor fire, Burning Barrel Fire, Acceptable Fireplace Fire or Acceptable Fire Pit Fire when the weather conditions are conducive to creating a Running Fire or when Fire Services or another authorized agency has announced a ban on burning	\$1000	\$2000	\$4000
16.07 c	No person shall Burn Prohibited Debris	\$500	\$1000	\$2000
16.07 d	No person shall deposit, discard or leave any burning matter or substance where it might ignite other material and cause a Fire	\$500	\$1000	\$2000
16.07 e	No person shall conduct any activity that involves the use of Fire or that creates potential sources of Fire	\$500	\$1000	\$2000

	ignition, which might reasonably be expected to cause a Running Fire or Outdoor Fire, unless they exercise reasonable care to prevent such a Fire from occurring			
16.07 f	No person shall provide false, incomplete or misleading information to Fire Services	\$1000	\$2000	\$4000
16.07 g	No person shall interfere with the efforts of persons authorized in this Bylaw to extinguish Fires or preserve life or property	\$1000	\$2000	\$4000
16.07 h	No person shall interfere with the operation of any Fire Services equipment or apparatus required to extinguish Fires or preserve life or property	\$2000	\$4000	\$8000
16.07 i	No person shall damage or destroy any Fire Services property	\$2000	\$4000	\$8000
16.07 j	No person shall falsely represent himself as a Fire Services Member or wear or display any uniform, badge, cap, button, insignia or other paraphernalia for the purpose of such false representation	\$1000	\$2000	\$4000
16.07 k	Fail to extinguish a fire once a Fire Restriction or Fire Ban has been imposed	\$1000	\$2000	\$4000

Schedule B





MOUNTAIN VIEW COUNTY

BYLAW NO. 10/22

Fire Bylaw

Mountain View County  
Province of Alberta

## Bylaw No. 10/22

**A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ESTABLISHING A FIRE BYLAW WITHIN MOUNTAIN VIEW COUNTY**

Whereas the Municipal Government Act provides that a Council of a Municipality may pass bylaws for municipal purposes respecting the safety, health and welfare of people and the protection of people and property; and

Whereas the Forest and Prairie Protection Act provides certain discretionary and mandatory powers to enable a municipality to carry out and enforce the provisions of the Forest and Prairie Protection Act within its boundaries as applicable; and

Whereas Mountain View County has been accredited by the Safety Codes Council in the Fire Discipline; and

Whereas the Council of Mountain View County wishes to establish fire protection services within Mountain View County and to provide for efficient operation of such fire protection services; and

Whereas the Council of Mountain View County recognizes that it is not possible to provide the same level of fire protection services to all areas and persons within the County given limited resources, competing demands for resources, and the geographic size of the County; and

Whereas Mountain View County has the authority to regulate fireworks within its jurisdiction, except that part of the County that is within a forest protection area, under the Municipal Government Act and the Alberta Fire Code.

Now, Therefore, the Council of Mountain View County, Duly Assembled, Enacts as Follows:

**SECTION 1 - SHORT TITLE AND PURPOSE**

1.01 This bylaw may be cited as the "Fire Bylaw".

**SECTION 2 - DEFINITIONS**

In this Bylaw, unless the context otherwise requires:

2.01 **"Acceptable Burning Barrel"** means an outdoor receptacle not used for Recreational or Outdoor Fires that meets the following specifications and shall include incinerators that are not of an industrial nature as required to be licensed under the *Alberta Environmental Protection and Enhancement Act* regulations:

- a. A minimum of 3 metres clearance measured from the nearest edge to a building, property line or Combustible Materials ~~combustible materials~~;
- b. The ~~barrel~~ <sup>pit</sup> opening does not exceed 1 metre in width or in diameter when measured between the widest points or outer edges.
- c. Equipped with a mesh screen with openings no larger than 12.5 millimetres secured in place with latches or weights that is constructed of expanded metal (or equivalent material) and is used to cover the fire pit opening in a manner sufficient to contain and reduce the hazards of airborne sparks;
- d. Constructed of non-Combustible Materials ~~combustible material~~; and

- e. Not located over underground utility services or under aboveground wires.

2.02 **"Acceptable Fire Pit"** means an outdoor receptacle ~~not used for Recreational or Outdoor Fires~~ that meets the following specifications:

- a. A minimum of 3 metres clearance, measured from the nearest fire pit edge to the nearest edge of building, property line, or Combustible Materials; ~~combustible material~~;
- b. A height not exceeding 0.6 metres when measured from the surrounding grade to the top of the pit opening;
- c. The pit opening does not exceed 1 metre in width or in diameter when measured between the widest points or outer edges.
- d. Equipped with a mesh screen with openings no larger than 12.5 millimetres secured in place with latches or weights that is constructed of expanded metal (or equivalent material) and is used to cover the fire pit opening in a manner sufficient to contain and reduce the hazards of airborne sparks;
- e. Enclosed sides made from bricks, concrete blocks, heavy gauge metal, or other non-Combustible Materials; ~~combustible materials~~; and
- f. Not located over any underground utilities or under any aboveground wires.

2.03 **"Acceptable Fireplace"** means an outdoor receptacle that meets the following specifications:

- a. A minimum of 1 metre clearance measured from the nearest fireplace edge to the nearest edge of buildings, property line, or Combustible Materials; ~~combustible material~~;
- b. Constructed of materials such as bricks or rocks that are non-Combustible Materials; ~~combustible~~;
- c. Equipped with a chimney that is not less than 2.5 metres in height when measured from the base of the fire burning area;
- d. A chimney equipped with a regulation screen designed to contain and reduce the hazards of airborne sparks;
- e. The base of the fire burning area is not less than 0.3 metres above the surrounding grade; and
- f. The fire chamber does not exceed 1.25 metres in width, and is at least 0.4 metres but not more than 0.6 metres in depth.

f. \_\_\_\_\_

2.054 **"Barbeque"** means any appliance sold or constructed for the purpose of cooking food outdoors, and may be fueled by any source which includes smokers and other portable appliances.

2.065 **"Burnable Debris"** means those materials permitted to be burned in accordance with the Alberta Environmental Protection and Enhancement Act, which include, but are not limited to:

- a. Straw and stubble;
- b. Grass and weeds;
- c. Leaves and tree pruning;
- d. Brush and fallen trees on newly cleared land or associated logging operations;
- e. Used power, telegraph and telephone poles, which do not contain wood preservatives;
- f. Wood material from the construction or demolition of buildings, which does not contain wood preservatives;
- g. Solid waste from sawmills or planing mills with an annual production of less than 6500 cubic metres of lumber;

- 2.0~~76~~ **"Burning Hazard"** means an actual or potential occurrence of fire or other combustion of organic or inorganic material that could endanger human life or property.
- 2.0~~78~~ **"Bylaw Tag"** means a ticket or similar document issued by the County pursuant to the Municipal Government Act.
- 2.09 **"Combustible Material"** means a material that is capable of igniting, burning, supporting combustion or releasing flammable vapors when subjected to fire or heat.
- 2.1~~008~~ **"Consumer Fireworks"** means Fireworks that are low-hazard and designed for recreational use. These fireworks are classified F.1 by Section 36(2)(f) of the Explosives Regulations 2013.
- 2.1~~109~~ **"Council"** means the Council of Mountain View County.
- 2.1~~20~~ **"County" or "Mountain View County"** means the Municipality of Mountain View County in the Province of Alberta.
- 2.1~~34~~ **"Chief Administrative Officer " or "CAO"** means that person appointed to the position and title by the Municipal Council of Mountain View County and includes any person appointed by the CAO to act as their appointee.
- 2.1~~42~~ **"Dangerous Goods"** means any product, substance or organism specified in the regulations or included by its nature in any of the classes listed in the regulations under the Dangerous Goods Transportation and Handling Act.
- 2.1~~53~~ **"Display Fireworks"** means Fireworks that are high-hazard and designed for professional use. These fireworks are classified F.2 by Section 36(2)(f) of the Explosives Regulations 2013.
- 2.1~~64~~ **"District Fire Chief"** means the Fire Chief of any of the Local Fire Services within Mountain View County's boundaries, including urban municipalities, howsoever appointed or their designate.
- 2.1~~75~~ **"False Alarm"** means any fire alarm that is set off needlessly, through willful, accidental, human or mechanical error to which Fire Services responds.
- 2.1~~86~~ **"Fire"** means any Combustible Material ~~combustible material~~ in a state of combustion, and includes hot ashes and smoldering embers.
- 2.1~~97~~ **"Fire Ban"** means any order from the Province or from the CAO in accordance with Section 14 of this Bylaw which prohibits Fires in all or any part of the County.
- 2.1~~208~~ **"Fire Guardian"** means a person named, appointed or deemed a Fire Guardian pursuant to the *Forest and Prairie Protection Act*
- 2.2~~149~~ **"Fire Hazard"** means Combustible Material that, through its nature, location, condition or arrangement, or any combination of those factors, may ignite or be ignited and that, if it ignites or is ignited, could create a Burning Hazard.
- 2.2~~20~~ **"Fire Permit"** means a permit issued by an individual authorized by the County to do so pursuant to this Bylaw, authorizing a setting of a specific type of fire, and includes a fire permit issued by a Fire Guardian pursuant to the *Forest and Prairie Protection Act*
- 2.2~~34~~ **"Fire Restriction"** means any order from the Province or from the CAO in accordance with Section 13 of this Bylaw which restricts Fires in all or any part of the County.

- 2.2~~42~~ **"Fire Services"** means Mountain View County Fire Services, being a County department established pursuant to the laws of Alberta and the provisions of this Bylaw providing fire protection services to the County and includes all persons appointed or recruited to the various positions prescribed herein including volunteers, all equipment, apparatus, materials and supplies used in the provision of fire protection services and any and all Local Fire Services.
- 2.2~~53~~ **"Fireworks Permit"** means a permit issued by an individual authorized by the County to do so pursuant to this Bylaw in the form adopted by the County from time to time, authorizing the possession, handling, discharging, firing or setting off of Consumer Fireworks or Display Fireworks.
- 2.2~~46~~ **"Fireworks Sale and Storage Permit"** means a document issued by the Chief Administrative Officer pursuant to this Bylaw, in the form adopted by the County from time to time, authorizing the sale or storage for the purpose of sale of Consumer Fireworks.
- 2.2~~75~~ **"Forest Officer"** means a forest officer under the Forests Act;
- 2.2~~86~~ **"Incident"** means a Fire, or a situation where a Fire or an explosion is imminent, or any other situation presenting a danger or possible danger to life or property and to which Fire Services may respond.
- 2.2~~97~~ **"Local Fire Services"** means fire protection services provided to the County by a municipality within the boundaries of Mountain View County, including all persons appointed or recruited to the various positions prescribed herein including volunteers and all equipment, apparatus, materials and supplies used in the provision of fire protection services.
- 2.3~~028~~ **"Member"** means any person who is a duly appointed Member of Fire Services whether that Member is full time, part time, paid or a volunteer.
- 2.3~~129~~ **"Member in Charge"** means the Member delegated the power to manage and direct all apparatus, equipment and manpower at an Incident by the District Fire Chief.
- 2.3~~29~~ **"Mountain View County Fire District"** means designated response areas for local Fire Services within Mountain View County as determined by Mountain View County.
- 2.3~~31~~ **"Outdoor ~~pen~~ Fire"** means any ~~F~~fire that has the primary purpose of incineration of material and which is not defined as a Recreational Fire, or contained within an Acceptable Fire Pit Fire-Pit Fire, or Acceptable Burning Barrel. Outdoor Fires may include Fire and which, without limiting the generality of the foregoing, ~~may include~~ grass fires, forest and brush fires, Running Fires, structure fires, building fires, stubble/straw fires, wood scrap fires, ground thawing fires and chattel fires.
- 2.3~~42~~ **"Peace Officer"**. means a Community Peace Officer as appointed under the authority of the Alberta Peace Officer Act, a Bylaw Enforcement Officer appointed by the County pursuant to the Municipal Government Act and any person employed by or authorized as such by Mountain View County, or the Sheriffs Branch, or a member of the Royal Canadian Mounted Police.
- 2.3~~53~~ **"Person"** means an individual, firm, partnership, joint venture, proprietorship, corporation, association, society and any other legal entity.
- 2.3~~64~~ **"Prohibited Debris"** means any material that, when burned, will result in the release into the atmosphere of dense smoke or toxic air contaminants as defined in the Alberta Environment and Protection Enhancement Act and shall include, but are not limited to, the following:



- a. Animal manure;
- b. Chemicals and chemical containers;
- c. Combustible ~~M~~material in automobiles;
- d. Non-wooden material;
- e. Paints and painting materials;
- f. Pathological waste;
- g. Rubber or plastic, or anything containing or coated with rubber or plastic or similar substances, except rubber or plastic attached to shredded scrap steel;
- h. Solid waste from sawmills or planing mills with an annual production in excess of 6500 cubic metres of lumber;
- i. Tires;
- j. Toxic substances;
- k. Used oil; or
- l. Wood or wood products containing substances for the purposes of preserving wood.

2.3~~75~~ **"Quality Management Plan (QMP)"** means the Fire quality management plan approved by County Council for providing Fire Protection Services within the County.

2.3~~86~~ **"Recreational Fire"** means a Fire lit and maintained for the primary purpose of cooking, warmth or social interaction, otherwise known as a campfire or bonfire and not contained in an Acceptable Fire Pit or Acceptable Burning Barrel.

2.3~~97~~ **"Running Fire"** means a Fire burning without being under the control of any Person.

2.~~4038~~ **"Safety Codes Officer"** means an individual who is accredited in the Fire discipline and has designation of powers in Mountain View County.

### **SECTION 3 – SERVICES PROVIDED**

3.01 The service may be provided by Mountain View County Fire Services for the purposes of:

- a. Preventing and extinguishing Fires;
- b. Investigating the cause of Fires in accordance with the Fire Quality Management Plan approved by the Safety Codes Council;
- c. Preserving life and property and protecting persons and property from injury or destruction by Fire;
- d. Providing rescue services;
- e. Preventing, combating and controlling Incidents;
- f. Carrying out preventative patrols, pre Fire planning and Fire inspections in accordance with the Fire Quality Management Plan approved by the Safety Codes Council;
- g. Entering into agreements with other Municipalities or persons for the joint use, control and management of Fire extinguishing apparatus and equipment;
- h. Purchasing and operating apparatus and equipment for extinguishing Fires or preserving life and property, in accordance with approved budgets; and
- i. Enforcing the provisions of the Safety Codes Act and its regulations.
- j. Promote fire safety and education.

### **SECTION 4 – DELEGATION OF AUTHORITY**

4.01 Council hereby delegates the following powers and authorities:

- a. A District Fire Chief or any Member acting in their position is authorized to cause a building, structure or thing to be pulled down, demolished or otherwise removed if they

deem it necessary to prevent the spread of Fire to other buildings, structures or things when responding to an Incident;

- b. A District Fire Chief or any Member acting in their position is authorized to direct a Member to enter on any land or premises, including adjacent land or premises, to combat, control or deal with an Incident in whatever manner Fire Services, a District Fire Chief, or any other Member in charge at an Incident deems necessary; and

8. ~~c.~~ For the purpose of fire control, Fire Services or any Member may enforce a partial or total Fire Ban.

- 4.02 A District Fire Chief or any Member acting in their position who is a qualified Safety Codes Officer with Designation of Powers within the County, is hereby authorized to perform those duties and responsibilities outlined in the Quality Management Plan under the supervision of the CAO who is responsible for that Plan.
- 4.03 Each District Fire Chief shall establish Standard Operational Guidelines for the provision of Fire Protection and Emergency Response Services for their respective Fire Service which are consistent with this Bylaw and other applicable policies or direction of the County.
- 4.04 Each District Fire Chief shall maintain and submit to the County on an annual basis:
  - a. a record of all Fires and emergency responses attended by the Local Fire Service in a form prescribed by the County;
  - b. a record of all fire inspections carried out and actions taken on account of fire inspections according to the Quality Management Plan; and
  - c. any other records incidental to the operation of the department.
- 4.05 A District Fire Chief may obtain assistance from other officials of the County as they deems necessary in order to discharge their duties and responsibilities under this Bylaw and other applicable policies of the County.
- 4.06 A District Fire Chief shall be responsible for the use, care and protection of Local Fire Services property.
- 4.07 A District Fire Chief shall manage and administer the affairs of their respective Local Fire Services pursuant to this Bylaw and other applicable policies and agreements of the County.
- 4.08 A District Fire Chief may appoint Members to the Local Fire Services.
- 4.09 A District Fire Chief may appoint one or more Members of the Local Fire Services to act as District Fire Chief in their absence for a period not to exceed thirty (30) days.
- 4.10 Members of the Local Fire Services shall be responsible to the District Fire Chief for the performance of their duties pursuant to this Bylaw and other applicable policies and agreements of the County and such other duties as may be assigned by the District Fire Chief from time to time.
- 4.11 The Member in Charge at an Incident in their Local Fire Services response area shall have control, direction and management of all apparatus, equipment and manpower assigned to that Incident and shall continue to act as the Member in Charge until relieved by another Member authorized to do so.
- 4.12 The Member in Charge shall be responsible for directing and managing the operations necessary for a volunteer Fire Service for fighting and extinguishing a Fire or controlling other emergency Incidents.

- 4.13 The Member in Charge shall take action as deemed necessary for preserving lives and property and protecting persons and property from injury or destruction from Fire and other emergency Incidents.

**SECTION 5 – FIRE GUARDIANS**

- 5.01 Annually at the Organizational Meeting, Council shall appoint a sufficient number of Fire Guardians, for a term not exceeding one year, with effect from the beginning of the fire season, in accordance with the provisions of the Forest and Prairie Protection Act to enforce the provisions of the Forest and Prairie Protection Act and this Bylaw within the boundaries of the County, except that part of the County that is within a forest protection area.
- 5.02 The Reeve, Councillors and the CAO by virtue of their office are Fire Guardians for the County, except that part of the County that is within a forest protection area.
- 5.03 Unless otherwise limited by this Bylaw, each Fire Guardian shall have the authority to:
- a. Enforce the provisions of the Forest and Prairie Protection Act and this Bylaw on any land within the County;
  - b. Require any able-bodied adult person, who is not exempted by the regulations of the Forest and Prairie Protection Act, to assist in fighting a Fire;
  - c. Commandeer and authorize payment for the possession or use of any equipment for the purposes of fighting a Fire;
  - d. At any reasonable time, without a warrant, , enter on any land and premises, except a private dwelling house, for the purpose of discharging their duties under this Bylaw or the Forest and Prairie Protection Act;
  - e. Prevent interference with the efforts of persons engaged in extinguishing a Fire or preventing the spread thereof by regulating the conduct of the public at or in the vicinity of the Fire.

**SECTION 6 – CONTROL OF FIRE OR BURNING HAZARDS**

- 6.01 If Fire Services finds, within the County boundaries, on privately owned land or occupied public land, conditions that in the opinion of Fire Services constitute a Fire Hazard or a Burning Hazard, it may request a Safety Codes Officer issue an order to the owner, occupier or person in control of the land on which the Fire Hazard or Burning Hazard exists to reduce or remove the Fire Hazard or Burning Hazard as the case may be within a fixed period of time.
- 6.02 In the event an order made pursuant to Section 6.01 has not been complied with, Fire Services may enter onto the land with any equipment and persons it considers necessary and perform the work required to reduce or remove the Fire Hazard or Burning Hazard.
- 6.03 Where work is performed pursuant to Section 6.02:
- a. The owner, occupier or person in control of the land shall, upon written request of the County, reimburse the County for the costs and expenses associated with the work performed;
  - b. The County may recover such unpaid costs and expenses as a debt due and owing to the County; and
  - c. Where such unpaid costs and expenses are not paid, such unpaid costs and expenses may be charged against the land as a lien in respect of that land and improvements.

**SECTION 7 – REPORTING OF FIRES**

- 7.01 The owner, occupier or person in control of any land or property damaged by fire, or their authorized agent, shall immediately report to Local Fire Services the particulars of the Fire in a manner and detail satisfactory to the District Fire Chief.
- 7.02 The owner, occupier or person in control of any land or property containing Dangerous Goods which sustains an accidental or unplanned release of the Dangerous Goods shall immediately report the particulars of the release to the District Fire Chief in a manner satisfactory to the District Fire Chief.

**SECTION 8 – FIRE PERMIT REQUIREMENTS**

- 8.01 Within the boundaries of the County, with the exception of those areas designated within the Forest and Prairie Protection area, Fire Permits shall be required for the full calendar year unless specifically exempted by this Bylaw.
- 8.02 Notwithstanding Section 8.01, a Fire Permit shall not be required under this Bylaw for:
- a. The cooking of food using a Barbeque; or
  - b. ~~Recreational Fires or the cooking of food in~~ Fires in an Acceptable Fire Pit or Acceptable Fireplace, provided:
    - i. Only clean fuel is used such as natural gas, dry wood or charcoal in amounts, which will be contained within the fire pit or fireplace below the mesh screen;
    - ii. The Acceptable Fire Pit or Acceptable Fireplace is not used to burn Prohibited Debris;
    - iii. A means, acceptable to Fire Services, of controlling or extinguishing the Fire is available on the property and within reasonable distance from where the fire occurs.
    - iv. The fire is kept under control and supervised at all times by a responsible adult person until such time that the fire has been completely extinguished; and
    - v. The flame height does not exceed one meter above the structure or container.
  - c. Burning only Burnable Debris in an Acceptable Burning Barrel;
  - d. Any Fire set by Fire Services for the purposes of training; or
  - e. Any Fire for which a District Fire Chief determines in their absolute discretion does not require a Fire Permit.
  - f. Fires that are fueled by compressed gas (i.e. propane torches, oxygen/acetylene torches)
  - g. ~~Recreational~~ Fires ~~that are comparable to Recreational Fires used for agricultural purposes (i.e. small Fires used for branding or disposal of small amounts of Burnable Debris)~~
- 8.03 No person shall set, permit or maintain any ~~Open~~-Fire at any time of the year such that the smoke emitted from the fire impairs visibility on a highway or which, in the sole discretion of Fire Services, becomes a nuisance or safety concern on any highway or property. The person who set, permitted or maintained such an ~~Open~~-Fire shall extinguish the fire immediately upon the order of Fire Services.
- 8.04 No unauthorized Fires or Fireworks are allowed on County owned property, roadways or in areas designated as Municipal or Environmental Reserve.
- 8.05 For any permits issued for ~~Open-Outdoor~~ Fires, all persons shall keep the fire under control at all times, have a responsible person available onsite capable of fire control/extinguishment



and have an appropriate means of fire control/extinguishment on site at all times, which when a Fire Permit has been approved for an ~~Outdoor~~ Fire on agricultural lands, shall include farming implements capable of producing a fire break on site.

## **SECTION 9 – FIRE PERMIT APPLICATION PROCESS**

- 9.01 An application for a Fire Permit may be made in person, electronically, or via telephone. Each permit application shall contain the following information:
- a. The name, address and telephone number, if applicable, of the applicant. The phone number provided shall be a cell phone of an individual available on site of the burn or a phone number that will be monitored during the time of the burn to answer any inquiries that may arise;
  - b. The reason a Fire Permit is required;
  - c. The legal description of the land upon which the fire will be set and the exact location of the fire on those lands, including the municipal address where applicable;
  - d. Whether the applicant is the owner of the property;
  - e. A description of the ~~Combustible~~ ~~M~~material the applicant proposes to burn;
  - f. The size of the ~~Outdoor~~ Fire area or estimated volume where applicable;
  - g. The precautions proposed to be taken by the applicant to ensure that the proposed fire will remain under the control of the applicant;
  - h. The time for which the applicant proposes the Fire Permit remain valid;
  - i. Acceptance of the terms and conditions of liability.
- 9.02 Upon receiving an application for a Fire Permit, a Fire Guardian shall consider the permit application and, after having done so, a Fire Guardian may, in their absolute discretion:
- a. Refuse to grant a Fire Permit;
  - b. Grant a Fire Permit with or without conditions as deemed appropriate; or
  - c. Determine that a Fire Permit is not required.
- 9.03 A Fire Guardian, in their sole discretion, may terminate or suspend a Fire Permit at any time. Upon receiving notice of the suspension or cancellation of a Fire Permit, the Person the Fire Permit was issued to shall immediately take action to extinguish any Fire authorized pursuant to the Fire Permit.
- 9.04 A Fire Permit, when issued, will be at no cost to the applicant.
- 9.05 A Fire Permit shall not be transferable.
- 9.06 A Fire Permit issued pursuant to this Bylaw is valid for a maximum of 21 days. If a Fire authorized pursuant to a Fire Permit continues to burn after the period of time for which the Fire Permit is valid, the Person the Fire Permit was issued to shall immediately take action to extinguish the Fire.
- 9.07 A Fire Guardian may extend in writing the period of time that a Fire Permit is valid up to a maximum of 21 days, provided the Fire Permit has not expired when the extension is granted.

## **SECTION 10 – FIREWORKS AND EXPLOSIVES**

- 10.01 No person shall possess, handle, discharge, fire or set off Consumer Fireworks or Display Fireworks in the County without first obtaining a Fireworks Permit from the County.
- 10.02 The CAO may impose such conditions and restrictions on the Fireworks Permit as they deem appropriate, in their absolute discretion, which conditions and restrictions may include, but are not limited to:
- a. Time of the day;
  - b. Days of the week;
  - c. Duration of display;
  - d. Geographic location;
  - e. Requirements for notification of affected residents;
  - f. On-site fire suppression materials and resources; and
  - g. Safety precautions to mitigate danger or nuisance to any person or property.
- 10.03 Upon receiving an application for a Fireworks Permit, the CAO shall consider the permit application and, after having done so, may, in their absolute discretion refuse to grant a Fireworks Permit, grant a Fireworks Permit with or without conditions as deemed appropriate, or determine that a Fireworks Permit is not required.
- 10.04 The CAO may in their sole discretion terminate or suspend any previously issued Fireworks Permit for reasons of:
- a. Non-compliance with:
    - i. The Alberta Fire Code;
    - ii. The Explosives Act (Canada); or
    - iii. The Fireworks Permit.
  - b. Changes in environmental conditions; or
  - c. Perceived risk to life, limb or property.
- 10.05 A Fireworks Permit, when issued, shall be at no cost to the applicant
- 10.06 Without the permission of a Forest Officer, no person shall discharge, fire or set off Fireworks from, on or over:
- a. Public land as defined in the Public Lands Act, or
  - b. A forest protection area designated under the Forest and Prairie Protection Act.
- 10.07 No person shall discharge, fire or set off Fireworks:
- a. In a place or in a manner that creates a danger or constitutes a nuisance to any person or property-;
  - b. On a highway, road allowance, public beach or park-;
  - c. In a building or place, unless
    - i. The Fireworks are specifically designed and clearly marked by the manufacturer for such use, and
    - ii. The building or place is acceptable to Fire Services,
  - d. Within 10 metres of any building, tent, trailer, canvas shelter or motor vehicle;
  - e. Within 200 metres of any place where explosives or flammable liquids or combustible liquids or substances are manufactured or stored;
  - f. Within 250 metres of a correctional institution as defined in the Corrections Act, a facility as defined in the Mental health Act, a nursing home within the meaning of the Nursing Homes Act, a social care facility as defined in the Social Care Facilities Licensing Act, a hospital as defined in the Hospitals Act, an educational institution or a church, unless acceptable to the Fire Services; or

- g. When the wind velocity exceeds 20 km/hour or when, in the opinion of the Fire Services weather conditions create an undue Fire Hazard;
  - h. During a Fire Restriction or Fire Ban;
  - i. Within close proximity to either the Olds/Didsbury Airport or the Sundre Airport that may be hazardous to aviation safety without the previous approval of the County and appropriate NOTAM placement.
- 10.08 Fire Services, in its sole discretion, may require a person to cease the discharging, firing or setting off of Fireworks when considered necessary to do so for reasons of safety. Upon being directed by Fire Services to cease discharging, firing or setting off Fireworks, the Person the Fireworks Permit was issued to shall immediately take action to cease discharging, firing or setting off Fireworks.
- 10.09 All acquisition, possession, storage, handling, sale, transportation or delivery of explosives or components of explosives shall be done in accordance with the Explosives Act, R.S.C. 1985, and any associated Regulations.

### **SECTION 11 – FIREWORKS – Consumer Fireworks**

- 11.01 In order to obtain a Fireworks Permit for discharging Consumer Fireworks on private land the applicant must:
- a. Obtain the consent of the owner or occupant of that land and the owner or occupant of neighbouring land on which debris might reasonably be expected to fall;
  - b. Provide written notification to the Local Fire Service; and
  - c. Provide a copy of the consent required in 11.01 (a) and notification in 11.01 (b) to the CAO.
- 11.02 No person who is under 18 years of age shall purchase, possess, handle, discharge, fire or set off Fireworks.
- 11.03 No person shall discharge, fire or set off Fireworks without a portable extinguisher having a rating of not less than 2-A in the immediate discharge area.
- 11.04 A retailer requires written permission from the County to store, display and sell these products and shall ensure that:
- a. The manufacturer's instructions on the safe use of fireworks are provided with each sale;
  - b. Notices acceptable to the County are posted at the sales outlet outlining the instructions referred to in Clause (a);
  - c. A record of each sale is kept on the premises where the sale occurs for a period of not less than two years following the date of the sale, and
  - d. A record referred to in Clause (c) shows:
    - i. The date of the sale,
    - ii. The name, address and phone number of the purchaser,
    - iii. A description of the fireworks sold,
    - iv. The date and time the fireworks will be discharged, and
    - v. The location and a description of the site where the fireworks will be discharged.

### **SECTION 12 – FIREWORKS – Display Fireworks**

- 12.01 No person other than an individual who has a valid display supervisor or pyrotechnical card issued pursuant to the Explosives Act (Canada) shall possess, handle, discharge, fire or set off Display Fireworks in the County.
- 12.02 An application for a Display Fireworks Permit shall be made in writing, a minimum of 14 calendar days prior to the proposed Display Fireworks display, by a display supervisor or pyro technician to the CAO, the application must address all information required by the Explosives Act (Canada) and the Alberta Fire Code, including, but not limited to:
- a. Date, time and location of the proposed display;
  - b. Names, addresses and certification numbers of all display supervisors or pyro technicians and assistants participating in the display;
  - c. The name of the sponsor or purchaser of the display;
  - d. A full description of the planned display and a list of all materials to be fired, detonated, burnt or energized during the display;
  - e. The emergency plan for the display;
  - f. Verification of liability insurance, in an amount acceptable to the County;
  - g. Any other information deemed necessary by the County, or the District Fire Chief.

### **SECTION 13 – FIRE RESTRICTIONS**

- 13.01 The CAO may, in their absolute discretion, from time to time prohibit the issuance of any new Fire Permits and suspend all active Fire Permits by issuing a Fire Restriction when, in their opinion, the prevailing environmental conditions or any other relevant considerations give rise to an increased risk of fire.
- 13.02 A Fire Restriction imposed pursuant to this Bylaw shall remain in effect until such time as contained on the Fire Restriction or until such time that the CAO provides notice that the Fire Restriction is no longer in effect.
- 13.03 Notice of a Fire Restriction will be given in accordance with the County's Advertising Bylaw.
- 13.04 When a Fire Restriction is in place:
- (a) No Fire Permits shall be issued;
  - (b) No Fire Work Permits shall be issued;
  - (c) All existing Fire Permits are suspended;
  - (d) No person shall ignite a fire unless exempted by this Bylaw under Section 8.02;
  - (e) No person shall discharge Fireworks,

### **SECTION 14 – FIRE BANS**

- 14.01 The CAO may, in their absolute discretion, from time to time prohibit the issuance of any new Fire Permits and suspend all active Fire Permits by issuing a Fire Ban when, in their opinion, the prevailing environmental conditions or any other relevant considerations give rise to an increased risk of fire.
- 14.02 A Fire Ban imposed pursuant to this Bylaw shall remain in effect until such time as contained on the Fire Ban or until such time that the CAO provides notice that the Fire Ban is no longer in effect.
- 14.03 Notice of a Fire Ban will be given in accordance with the County's Advertising Bylaw.

## 14.04 When a Fire Ban is in place:

- (a) No Fire Permits shall be issued;
- (b) No Fire Work Permits shall be issued;
- (c) All existing Fire Permits are suspended;
- (d) No person shall ignite a fire regardless of exemption status except for barbeques, internal household fire places and AER flaring;
- (e) Every person shall immediately extinguish any fire lit once the person knows or ought reasonably to know of the Fire Ban;
- (f) No person shall discharge Fireworks.

**SECTION 15 – FIRE SERVICES FEES**

- 15.01 Where Local Fire Services has taken any action whatsoever for the purpose of providing fire protection services to the County Fire Services, including and not limited to, site inspections for regulated occupancies; requested site inspections and required fire investigations; business inspections; file search; report copies; duplicate of photograph; photocopy of photograph; the applicable fee as set out in Mountain View County Fee Bylaw shall be paid to Mountain View County.
- 15.02 In the event the County directs resources, including Fire Services, to respond to, suppress or extinguish, control or contain any Fire, hazardous materials or other Incident within the County, including any such action taken by Fire Services on a False Alarm, with CAO approval the County may, in respect of any costs and expenses incurred by the County in taking such action, charge any costs and expenses so incurred to:
- a. The owner or occupant of the land to which the services were provided;
  - b. The Person that is in control of the land to which the services were provided;
  - c. The Person who ignited, maintained or allowed the Fire, or otherwise caused or created the need for the services;
  - d. The Person to whom any Fire Permit was issued, in the case of a Fire.
- 15.03 The schedule of fees and charges to be charged by Mountain View County for services rendered pursuant to this Bylaw shall be as set out in Mountain View County Fee Schedule Bylaw.
- 15.04 In respect of the fees or charges described in Mountain View County Fee Schedule Bylaw:
- a. The County may recover such fees or charges as a debt due and owing to the County; or
  - b. In the case of action taken by Fire Services in respect of land within the County, where the fees or charges are not paid upon demand by the County, the amount levied and unpaid shall be charged against the land upon which the fire was started as taxes due and owing in respect of that land.

**SECTION 16 – OFFENCES/RESTRICTIONS**

- 16.01 No Person shall contravene any provision of this Bylaw.



- 16.02 No Person shall ignite, maintain or allow to be maintained a Fire except when such Fire is permitted pursuant to this Bylaw or that Person is a holder of a Fire Permit pursuant to this Bylaw or the Forest and Prairie Protection Act or both, which permits the Fire.
- 16.03 When a Fire is lit or ignited without the appropriate Fire Permit, except a Fire for which a Fire Permit is not required pursuant to this Bylaw, the owner or occupier of the land on which the Fire is lit or the person having control of the land upon which such Fire is lit shall:
- Extinguish the Fire immediately; or
  - Where they are unable to extinguish the Fire immediately, report the Fire to Fire Services.
- 16.04 No Person shall contravene or breach any term or condition of a Fireworks Permit.
- 16.05 No person shall ~~be negligent in their duties to contain~~ ~~allow~~ a Fire ~~to become out of control~~ as determined by a District Fire Chief in their absolute discretion.
- 16.06 No person shall either directly or indirectly, personally or through an agent, servant or employee, ignite a Fire and allow it to become a Running Fire on any land, including their own property, or allow a Running Fire to pass from their property, or property under their control, to the property of another.
- 16.07 No person shall:
- Light an ~~Outdoor~~ Fire, Burning Barrel Fire, Acceptable Fireplace Fire or Acceptable Fire Pit Fire without first taking sufficient precaution to ensure that the Fire can be kept under control at all times;
  - Light an ~~Outdoor~~ fire, Burning Barrel Fire, Acceptable Fireplace Fire or Acceptable Fire Pit Fire when the weather conditions are conducive to creating a Running Fire or when Fire Services or another authorized agency has announced a ban on burning;
  - Burn Prohibited Debris;
  - Deposit, discard or leave any burning matter or substance where it might ignite other material and cause a Fire;
  - Conduct any activity that involves the use of Fire or that creates potential sources of Fire ignition, which might reasonably be expected to cause a Running Fire or ~~Outdoor~~ Fire, unless they exercise reasonable care to prevent such a Fire from occurring;
  - Provide false, incomplete or misleading information to Fire Services on or with respect to a Fire Permit application;
  - Interfere with the efforts of persons authorized in this Bylaw to extinguish Fires or preserve life or property;
  - Interfere with the operation of any Fire Services equipment or apparatus required to extinguish Fires or preserve life or property;
  - Damage or destroy any Fire Services property;
  - Falsely represent himself as a Fire Services Member or wear or display any uniform, badge, cap, button, insignia or other paraphernalia for the purpose of such false representation;
  - Fail to extinguish a fire once a Fire Restriction or Fire Ban has been imposed.
- 16.08 Nothing in this Bylaw shall be interpreted to authorize any Fire, burning or other act which is in contravention of the Environmental Protection and Enhancement Act and amendments thereto, or any regulation made thereunder.

- 16.09 Nothing in this Bylaw shall be interpreted to authorize any Fire, burning or other act which is in contravention of the Forest and Prairie Protection Act and amendments thereto, or any regulation made thereunder.

### **SECTION 17 – PENALTIES**

- 17.01 Any person who contravenes any provision of this Bylaw is guilty of an offence and is liable on summary conviction to a fine of not more than Ten Thousand (\$10,000) Dollars and not less than Twenty Five (\$25) Dollars and in default of payment is liable to imprisonment for a term not exceeding six (6) months.

- 17.02 Where a Peace Officer believes that a person has contravened any provision of this Bylaw, they may serve upon such person a Violation Ticket in accordance with Part 2 of the Provincial Offences Procedure Act, R.S.A. 2002 Chapter P-34.

The specified penalty payable in respect of a contravention of a provision of this Bylaw is the amount shown in Schedule "A" of this Bylaw in respect of that provision.

- 17.03 Where any person has been convicted under the same section of this Bylaw within a TWENTY-FOUR (24) month period, the specified penalty payable in respect of the second contravention shall be double in the amount as shown in accordance with Schedule "A".

Where any person has been convicted under the same section of this Bylaw three or more times within a TWENTY-FOUR (24) month period, the specified penalty payable in respect of the third or subsequent contravention shall be quadruple the amount as shown in accordance with Schedule "A".

- 17.04 A notice or form commonly called a Bylaw Tag having printed wording approved by the County Chief Administrative Officer, may be issued by a Peace Officer to any person alleged to have contravened any provision of this Bylaw or its regulations.

The penalty in lieu of prosecution applicable to any contravention of this Bylaw, to be used when issuing a Bylaw Tag shall be the same as the specified penalty shown in Schedule "A".

- 17.05 A person who has been served with a Bylaw Tag in relation to an alleged contravention of this Bylaw, and who has paid the penalty provided within the time allowed shall not be liable to prosecution for the subject offence.

- 17.06 A Bylaw Tag shall be deemed to be sufficiently served:

- a. if served personally on the accused; or
- b. if mailed by regular mail to the address of the owner or person accused.

### **SECTION 18 – SEVERABILITY**

- 18.01 Each provision of this Bylaw is independent of all other provision. If any such provision is declared invalid by a Court of competent jurisdiction all other provision of this Bylaw will remain valid and enforceable.

### **SECTION -19 REPEAL OF BYLAW**

- 19.01 Bylaw No. 26/18 is hereby repealed.

### **SECTION 20- EFFECTIVE DATE**

20 .01 This Bylaw shall come into effect at such time as it has received third (3<sup>rd</sup>) reading and has been signed in accordance with the *Municipal Government Act*.

Read the first time this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Read the second time this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Read the third time this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date of Signing

Schedule A  
Mountain View County Specified Penalties

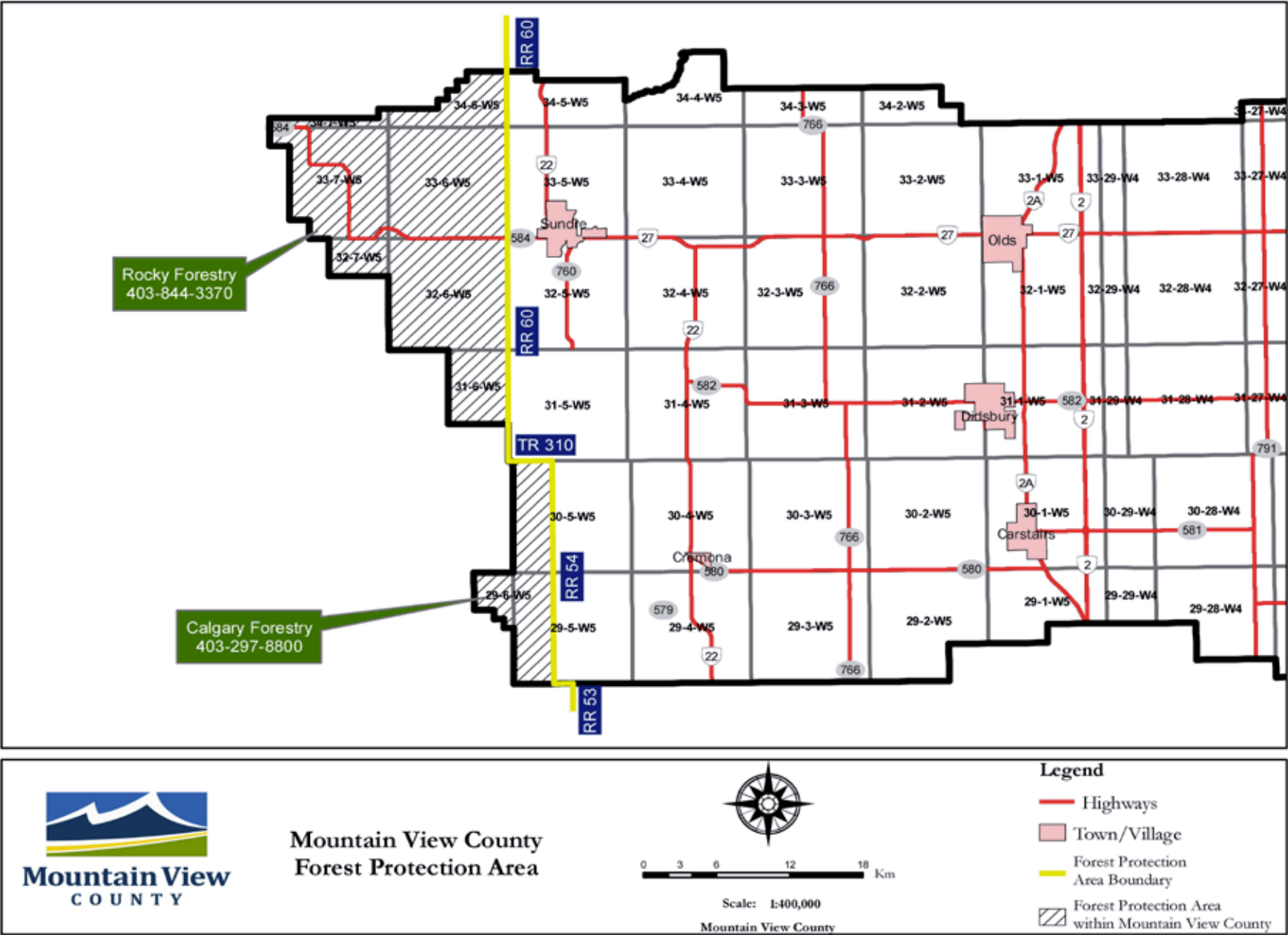
Section	Offence	First Offence	Second Offence (Double)	Third Offence (Quadruple)
10.01	No person shall possess, handle, discharge, fire or set off Consumer or Display Fireworks in the County without first obtaining a Fireworks permit	\$500	\$1000	\$2000
10.07 a	No person shall discharge fire or set off Fireworks in a place or in a manner that creates a danger or constitutes a nuisance to any person or property	\$500	\$1000	\$2000
10.07 b	No person shall discharge fire or set off Fireworks on a highway, road allowance, public beach or park	\$500	\$1000	\$2000
10.07 c	No person shall discharge fire or set off Fireworks In a building or place.	\$500	\$1000	\$2000
10.07 d	No person shall discharge fire or set off Fireworks Within 10 metres of any building, tent, trailer, canvas shelter or motor vehicle	\$500	\$1000	\$2000
10.07 e	No person shall discharge fire or set off Fireworks Within 200 metres of any place where explosives or flammable liquids or combustible liquids or substances are manufactured or stored	\$500	\$1000	\$2000
10.07 f	No person shall discharge fire or set off Fireworks Within 250 metres of a correctional institution as defined in the Corrections Act, a facility as defined in the Mental health Act, a nursing home within the meaning of the Nursing Homes Act, a social care facility as defined in the Social Care Facilities Licensing Act, a hospital as defined in the Hospitals Act, an educational institution or a church	\$500	\$1000	\$2000
10.07 g	No person shall discharge fire or set off Fireworks when the wind velocity exceeds 20 km/hour	\$500	\$1000	\$2000
10.07 h	No person shall discharge fire or set off Fireworks during a Fire Restriction or Fire Ban	\$1000	\$2000	\$4000
10.07 i	No person shall discharge fire or set off Fireworks within close proximity to the Olds Didsbury Airport or Sundre airport that may be hazardous to aviation safety	\$500	\$1000	\$2000
11.02	No person who is under 18 years of age shall purchase, possess, handle, discharge, fire or set off Fireworks.	\$500	\$1000	\$2000
11.03	No person shall discharge, fire or set off Fireworks without a portable extinguisher having a rating of not less	\$500	\$1000	\$2000

	than 2-A in the immediate discharge area.			
16.02	No Person shall ignite, maintain or allow to be maintained a Fire except when such Fire is permitted pursuant to this Bylaw or that Person is a holder of a Fire Permit pursuant to this Bylaw or the Forest and Prairie Protection Act or both, which permits the Fire.	\$500	\$1000	\$2000
8.03	No person shall set, permit or maintain any <del>Fire</del> such that the smoke emitted from the fire impairs visibility on a highway, or which in the sole discretion of an Inspection Officer, becomes a nuisance or safety concern on any highway or to neighbouring persons or property	\$500	\$1000	\$2000
8.04	Unauthorized fire or fireworks on County owned property, roadway, or area designated as reserve property	\$500	\$1000	\$2000
8.05	Fail to keep fire under control or have appropriate means of fire control/extinguishment on site at all times	\$500	\$1000	\$2000
8.05	Fail to ensure responsible person is in attendance at the site of fire to supervise it until extinguished	\$500	\$1000	\$2000
16.01	No person shall contravene any provision of this Bylaw	\$250	\$500	\$1000
16.05	<del>No person shall be negligent in their duties to contain a Fire as determined by a District Fire Chief in their absolute discretion. Let a fire to burn out of control so as to threaten or cause damage to adjacent property</del>	\$1000	\$2000	\$4000
16.07 a	No person shall light an <del>Outdoorpen</del> Fire, Burning Barrel Fire, Acceptable Fireplace Fire or Acceptable Fire Pit Fire without first taking sufficient precaution to ensure that the Fire can be kept under control at all times	\$500	\$1000	\$2000
16.07 b	No person shall light an <del>Outdoorpen</del> fire, Burning Barrel Fire, Acceptable Fireplace Fire or Acceptable Fire Pit Fire when the weather conditions are conducive to creating a Running Fire or when Fire Services or another authorized agency has announced a ban on burning	\$1000	\$2000	\$4000
16.07 c	No person shall Burn Prohibited Debris	\$500	\$1000	\$2000
16.07 d	No person shall deposit, discard or leave any burning matter or substance where it might ignite other material and cause a Fire	\$500	\$1000	\$2000



16.07 e	No person shall conduct any activity that involves the use of Fire or that creates potential sources of Fire ignition, which might reasonably be expected to cause a Running Fire or <del>Open-Outdoor</del> Fire, unless they exercise reasonable care to prevent such a Fire from occurring	\$500	\$1000	\$2000
16.07 f	No person shall provide false, incomplete or misleading information to Fire Services	\$1000	\$2000	\$4000
16.07 g	No person shall interfere with the efforts of persons authorized in this Bylaw to extinguish Fires or preserve life or property	\$1000	\$2000	\$4000
16.07 h	No person shall interfere with the operation of any Fire Services equipment or apparatus required to extinguish Fires or preserve life or property	\$2000	\$4000	\$8000
16.07 i	No person shall damage or destroy any Fire Services property	\$2000	\$4000	\$8000
16.07 j	No person shall falsely represent himself as a Fire Services Member or wear or display any uniform, badge, cap, button, insignia or other paraphernalia for the purpose of such false representation	\$1000	\$2000	\$4000
16.07 k	Fail to extinguish a fire once a Fire Restriction or Fire Ban has been imposed	\$1000	\$2000	\$4000

Schedule B



# Regular Council Meeting

## Request for Decision

---

CAO Services

---

**Date:** May 25, 2022

**SUBJECT:** Strategic Plan and Delegation Request

---

**RECOMMENDATION:**

That Council approve the Overview of Strategic Direction for 2022-2027.

That Council direct Administration to invite Roy Brooke, Executive Director of MNAI, for a delegation at a future Council meeting to provide information on Natural Asset Inventories.

That Council direct Administration to invite a Government of Alberta Representative for a delegation at a future Council meeting to provide information and an overview of existing Historical Resources.

---

**ALTERNATIVE OPTIONS:** That Council provide direction on required amendments to the Overview of Strategic Direction for 2022-2027. (no motion required)

---

**BACKGROUND:**

Following Council's Strategic workshop, the attached one-page Overview was created.

In addition, Council has requested additional information on 2 topics. It is recommended that Council request future delegations from:

- a) Roy Brooke, Executive Director of MNAI, to provide information on Natural Asset Inventories.
  - b) Government of Alberta to provide information and an overview of existing Historical Resources
- 

**RELEVANT POLICY:** N/A

---

**BUDGET IMPLICATIONS:** N/A

---

**Attachments** ☐ Nil ☐

- 1. One Page Summary (22-05-04)
- 

**PREPARED BY:** lmc

**REVIEWED BY:** JH

# Overview of Strategic Direction (2022-2027)

## Priorities

### MVC Values

*Ethical      Open-minded  
Transparent      Respectful*

### MVC Vision

*An engaged rural and agricultural community inspired by the unique and diverse qualities of our people and environment.*

### MVC Mission

*Provide high quality services in support of a healthy, safe, and vibrant rural community.*

#### Rural and Agricultural Focused Community

Support traditional, innovative, and value-added agriculture industry.

Promote a vibrant, inclusive, rural culture.

Protect and preserve the natural environment through programs, education, and collaboration.

#### Economy and Financial Health

Programs and services are delivered efficiently within a fiscally responsible framework.

Support business diversification and retention.

#### Asset Management

Develop long-range plans to ensure adequate resources are available to meet Council approved service levels.

Provide and maintain sustainable infrastructure efficiently, effectively, and in an environmentally responsible manner.

#### Engagement and Communications

Adhere to a culture of open communication and good governance.

Engage in respectful, positive, and productive relationships while maintaining our local autonomy.

#### Community Well-Being

Promote safe communities.

Provide and support cultural and recreational opportunities.

Foster an environment for people to age in their communities.

Collaborate with urban partners to deliver shared services.

### Strategic Plan Implementation Reports

1. Quarterly Administrative Reports to Council
2. Quarterly Reeve Newsletter
3. Annual Budget Report
4. Audited Financial Statement



**Mountain View**  
C O U N T Y



# Regular Council Meeting

## Request for Decision

CAO Services

**Date:** May 25, 2022

**SUBJECT:** Water Valley Bike Park Fill Request

### RECOMMENDATION:

That Council donate the requested 120 yards of Fines and transportation costs from the Winchell Pit to the Water Valley Community Association land behind the Water Valley School.

### ALTERNATIVE OPTIONS:

- 1) That Council provide the requested Fines and trucking from the Winchell Pit to the Community Association land behind the Water Valley School (6.5km) at a reduced rate of \_\_\_\_\_.
- 2) That Council donate the requested 'fines' to the Community Association for the Bike Park project. (No trucking)
- 3) That Council defeat the motion.

### BACKGROUND:

Water Valley Community Association is seeking County support and assistance in the revitalization of a hiking trail on Community Association land in Water Valley to construct a 'Mountain bike skills park and pump track' for use by residents and visitors that would provide a recreation amenity.

The initial design of the trail will require approximately 120 yards of fill to construct the track features. The 'fines' at the Winchell Pit would be a good product for their needs. These 'fines' are a by-product of pit operations and of no use to the County. If Council approves the request Operational Services will work this project into the 2022 work schedule as efficiently as possible. Delivery would be scheduled around existing projects that are scheduled for the Winchell Pit.

### RELEVANT POLICY:

### BUDGET IMPLICATIONS:

Cost of Fines:	Cost Trucking	Loader Cost	Admin Cost	Grand Total
<ul style="list-style-type: none"><li>• \$3.50 per tonne</li><li>• 120 yds</li><li>= 149.604 tonnes</li><li>• 149.604 x \$3.50</li><li>= \$523.61</li></ul>	<ul style="list-style-type: none"><li>• 4.5 miles</li><li>• \$0.2504 per tonne mile = \$168.57</li><li>• \$0.9077 Loading Factor = \$135.79</li><li>• Fuel Surcharge = \$8.98</li><li>• Total= \$313.34</li></ul>	<ul style="list-style-type: none"><li>\$200 / hr x 8</li><li>= \$1600</li><li>Sub Total</li><li>= \$2436.95</li></ul>	<ul style="list-style-type: none"><li>\$2436.95 x 0.05</li><li>= \$121.85</li></ul>	\$2558.80

\*\*The above rates are based on contract truck rates. MVC trucking costs may be slightly lower

Attachments ☒ Nil ☐

1. Letter of Request signed by Nathan Ryan and Laine Fowler (undated).

**PREPARED BY:** lmc

**REVIEWED BY:** JH





PO Box 233  
WATER VALLEY, ALBERTA  
T0M 2E0

Mr. Jeff Holmes  
Chief Administrative Officer  
Mountain View County  
1408 Twp Rd. 320, Bag 100  
Didsbury, AB, T0M 0W0

Dear Sir:

I am writing on behalf of the Water Valley Community Association seeking County support and assistance in the revitalization of a hiking trail on Community Association land in Water Valley. Our intention is to construct a 'Mountain bike skills park and pump track' for use by residents and visitors that would provide a much needed recreation facility.

The initial design of the trail and will require approximately 120 yards of fill to construct the track features. We have been shown the 'fines' at the Winchell Pit and determined these would be a very good product for our needs. I understand these 'fines' are a by-product of pit operations and of no use to the County.

I am requesting consideration for the County to donate these 'fines' to the Community Association for this facility. We have canvassed our Association and cannot find anyone with a suitable vehicle to transport the product, so I am also asking the County to consider donating the trucking of the fines from the Winchell Pit to the Community Association land behind the Water Valley School (6.5km) or provide it at a reduced rate.

Thank you for your consideration of this request. I can be reached by email [Nathan@fallentimbermeadery.ca](mailto:Nathan@fallentimbermeadery.ca) or at (403)650-9980 if you have any questions.

Regards

Nathan Ryan  
Bike Park Lead

Laine Fowler  
President



# Regular Council Meeting

## Request for Decision

---

Legislative, Community & Agricultural Services

---

**Date:** May 25, 2022

**SUBJECT:** 2021 Intermunicipal Shared Facility Reporting

---

**RECOMMENDATION:** That Council receive the 2021 Intermunicipal Shared Facility Funding Reports as information.

---

**ALTERNATIVE OPTIONS:** N/A

---

**BACKGROUND:** Mountain View County has agreements with each Urban Partner to provide recreation and culture facilities and programs for rural residents. A component of those agreements requires for each Urban Partner to provide a report to the County that outlines the facilities and/or programs that County contributions were allocated towards.

There have been two reports submitted to the County that are included in the attachments for Council's review and information. The Town of Olds and Town of Sundre reports were not received prior to preparing this Request for Decision.

---

**RELEVANT POLICY:** N/A

---

**BUDGET IMPLICATIONS:** County funding is budgeted annually through the Operating Budget process.

---

**Attachments** ☒ Nil ☐

att 01 – Town of Carstairs – ICC Shared Facility Funding Report

att 02 – Town of Didsbury – ICC Shared Facility Funding Report

---

**PREPARED BY:** CD

**REVIEWED BY:** CA

# TOWN OF CARSTAIRS

AN AUTHENTIC SMALL TOWN

February 1, 2022

Jeff Holmes  
Chief Administrative Officer  
Mountain View County  
Postal Bag 100  
Didsbury, AB T0M 0W0

Dear Mr. Holmes:

## Re: Inter-municipal Shared Facility Funding Reporting 2021

As per Section 2.4 of the Shared Facility Sub Agreement between Mountain View County and the Town of Carstairs; please accept this information outlining our 2021 report of contributions made towards the Municipal Library and Recreation and Culture.

### Municipal Library

Total Revenue	\$0.00
Total Expenses	\$248,462.31

County Contribution (1708)	\$28,062.44	\$16.43	per capita
Town Contribution (4077)	\$220,399.87	\$54.06	per capita

### Recreation & Culture (includes: Arena, Memorial Park, Tiny Lafleur Park, Cemetery & Community Hall)

Revenue	\$175,607.09
Expenses	\$833,834.47

User Fees	\$175,607.09		
County Contribution (1708)	\$191,159.36	\$111.92	per capita
Town Contribution (4077)	\$467,068.02	\$114.56	per capita

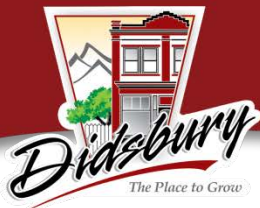
Should you require any further details; please feel free to contact us.

Sincerely,



Shannon Allison  
Director of Legislative &  
Corporate Services

Administrative Office Box 370 844 Centre St Carstairs, AB TOM ONO P: 403.337.3341 F: 403.337.3343	Operations Building Box 370 229 – 9 Ave Carstairs, AB TOM ONO P: 403.337.3446 F: 403.337.3343	Parks Building Box 370 139 – 9 Ave Carstairs, AB TOM ONO P: 403.337.3341 F: 403.337.3343	FCSS Office Box 370 201 – 9 Ave S Carstairs, AB TOM ONO P: 403.940.3327 F: 403.337.3343	Bylaw Office Box 370 844 Center St Carstairs, AB TOM ONO P: 403.337.2633 F: 403.337.3343	Memorial Complex Box 370 2100 Hwy 581 Carstairs, AB TOM ONO P: 403.337.3391 F: 403.337.3343	Fire Department Box 1150 1450 Gough Rd Carstairs, AB TOM ONO P: 403.337.3633 F: 403.337.3343
---	---	--	---	--	---	--



January 12, 2022

Mr. Christofer Atchison  
Director Legislative, Community & Agricultural Services  
Mountain View County  
PO Bag 100  
Didsbury AB T0M 0W0  
Via email: catchison@mvcounty.com

Dear Mr. Atchison

**Re: 2021 Inter-municipal Shared Facility Funding Reporting**

In accordance with the Shared Facility Funding Sub-Agreements, we are writing to provide you a summary of the County contribution for the 2021 year.

The funding was allocated as follows:

Facility	Funding Allocation
Didsbury Municipal Library	\$ 39,333.42
Didsbury Memorial Complex Arena	\$203,598.00
Didsbury Aquatic Centre	\$203,598.00
Didsbury Parks and Pathways	\$ 8,546.04
<b>TOTAL</b>	<b>\$455,075.46</b>

If you have any questions about this information, please do not hesitate to contact Amanda Riley, Assistant CAO/Chief Financial Officer at 403.335.7725 or [ariley@didsbury.ca](mailto:ariley@didsbury.ca).

Sincerely  
Luana G. Smith, CLGM  
Manager of Legislative Services

Cc: Ethan Gorner, Chief Administrative Officer  
Amanda Riley, Assistant CAO/Chief Financial Officer

# Regular Council Meeting

## Request for Decision

---

Operational Services

---

**Date:** May 25, 2022

**SUBJECT:** Contract Gravel Haul Fuel Surcharge

---

**RECOMMENDATION:** That Council approves an additional \$90,000.00 to be added to the 2022 re-gravel budget due to fuel price increases to be funded from the tax rate stabilization reserve.

---

**ALTERNATIVE OPTIONS:**

- 1) Reduce program service level to offset expected budget increase by removing 26 KMS of re-gravel
  - 2) Tender re-gravel program and select an outside contractor to deliver entire program
  - 3) Status quo of \$0.2504 per tonne/mile with an expected budget increase of \$0
- 

**BACKGROUND:** In 2021, Operational Service Completed its first year of a four-year cycle on the re-gravel program, with a total of 488 kms gravelled. These services were delivered primarily with eight contract gravel haul trucks. The 2021 rates were \$0.8987/tonne for loading and \$0.2479/tonne/mile for hauling.

Council approved a rate increase of 4.8% for the 2022 budget. Increasing the 0.8987/tonne load rate to \$0.9077 and the \$0.2479/tonne/mile rate to \$0.2504.

In April of 2022, Operational Services met with its contract gravel haulers from 2021 to review the 2022 program and ensure their participation. Currently Operational Services is proposing delivering 484 kms of graveling for the 2022 program. It is expected that we will have a total of eight contract haul trucks to deliver the program.

During our gravel haul contractors meeting, concerns were expressed with the increased cost of diesel fuel. The average diesel fuel cost for the 2021 season was \$1.06/litre. The average diesel fuel cost for May of 2022 is \$1.80/litre, with a difference of \$0.74/litre. The calculations are based on the total kilometers from the 2021 and average fuel consumption provided to us by one of the gravel haul contractors. The average daily fuel prices for May of 2022 are based on numbers posted on the Natural Resources Canada web site. At the end of each month the County will use this information combined the number of miles driven to calculate the quantity of fuel used and the amount of surcharge to be paid to each company. If the price of fuel decreases below the May 2022 baseline this will be reflected in the fuel surcharge paid out.

---

**RELEVANT POLICY:**

---

**BUDGET IMPLICATIONS:** \$90,000.00

---

Attachments ☒ Nil ☐

att 01 - Contract Gravel Haul Truck Sample  
att 02 - Total Contract Truck Mileage 2021

---

**PREPARED BY:** AW

**REVIEWED BY:** RM

---



## Contract Gravel Haul Truck Sample - 2021 Re-Gravel program

Total Litres Fuel - 2021 Re-Gravel Program 18764.78 Litres

Total Kilometres 11,120 KMS

1.687 Average L/KM

Average Fuel cost 2021 \$1.06 Per Litre

Total Diesel Fuel Cost 2021 - supplied by contractor 18,764.78

x \$1.06

\$19,890.67

Average Diesel Fuel Cost - May 2022 \$1.80 Per Litre

2022 Diesel Fuel Cost \$1.80 Per Litre

2021 Diesel Fuel Cost \$1.06 Per Litre

\$0.74 Per Litre Difference

Total Litres 2021 18,764.78

x \$1.80

\$33,776.60

Total Fuel Cost 2022 \$33,775.00

Total Fuel Cost 2021 \$19,890.67

Difference \$13,884.33

## Total Contract Truck Milage - 2021 Re-Gravel program

Company Name			Miles	Kilometers
Rick Martin trucking			6,477	10,363.20
Odessa Trucking			6,980	11,168
Winchell Coulee Resources Industries			6,158	9,852.80
Richaena Transport Ltd.			4,443	7,108.80
Far West Trucking			2,921	4,673.6
Ron Berreth Trucking			6,893	11,028.80
Bryan Yoos Trucking (Truck 1)			4,167	6,667.20
Bryan Yoos Trucking (Truck 2)			2,783	4,452.80
Unsurpassable Construction Ltd.			3,678	5,884.80
		<b>Total</b>	<b>44,500 Miles</b>	<b>71,200 KMS</b>

Average Diesel Fuel Cost 2022 - \$1.80 Per Litre

Average Diesel Fuel Cost 2021 - \$1.06 Per Litre

\$0.74 Per Litre Difference

Average Litres Per Kilometer Based On Information Provided By Gravel Haul Contractor - 1.687 Litres Per Kilometer

Total Truck KMS for 2021 Program - 71,200 x 1.687 Average L/KM = 120,114.4 Litres

120,114.4 Liters x \$0.74 Per Litre = \$88,884.66 Total Budget Increase

# Regular Council Meeting

## Request for Decision

---

Operational Services

---

**Date:** May 25, 2022

**SUBJECT:** Gravel Crushing Fuel Surcharge

---

**RECOMMENDATION:** That Council approve a fuel surcharge be added to the gravel crushing cost based on a floating average.

---

**ALTERNATIVE OPTIONS:**

- Do not approve surcharge (Contractor not obligated to produce more gravel as specified quantities have already been fulfilled)
  - Do not crush any more gravel in 2022 and re-tender gravel crushing for 2023. (may increase gravel hauling needed to fulfill all approved service levels)
  - Release a new Tender for Gravel Crushing in 2022 (not recommended due to market volatility)
- 

**BACKGROUND:**

The crushing of gravel for County programs is completed by a private contractor. The current price for crushing was set via tender in 2017, with rates remaining unchanged since then at \$3.65 per tonne. 2022 has faced unprecedented prices for diesel, which has greatly increased the operating costs for the contractor.

In 2021, The contractor paid an average price of \$0.885 per liter, or \$0.482 per tonne based on usage. Year to Date in 2022, the contractor has paid an average price of \$1.298 per liter, or \$0.706 per tonne. Operational Services is recommending a fuel surcharge be implemented to assist the contractor in covering the additional expense for the remainder of 2022. The surcharge would cover the difference between the average price for fuel during crushing in 2022 vs the average price during the same period in 2021. A floating rate would ensure that only the extra expenses related to the price of fuel are being covered by the County, and if the price dropped back to 2021 levels, the surcharge would disappear.

In 2022 it is estimated that the County will need to crush 120,000 tonnes before the end of 2022.

---

**RELEVANT POLICY:**

---

**BUDGET IMPLICATIONS:**

---

Attachments ☐ Nil ☐

---

**PREPARED BY:** JC  
**REVIEWED BY:** RM

# Regular Council Meeting

## Request for Decision

Operational Services

**Date:** May 25, 2022

**SUBJECT:** BF 78115 Tender Results

**RECOMMENDATION:** That Council accept the tender results for BF 78115 as information

### ALTERNATIVE OPTIONS:

### BACKGROUND:

As part of the 2022 Capital budget, Council approved the replacement of BF 78115 with a budget of \$387,878. A tender was posted publicly on the Alberta Purchasing Connection on March 21st, with an opening held at 2:00pm on April 7th. A total of 11 bids were received with the low bid being submitted by East Butte Contracting. The modified tender amount was \$278,516. With engineering, this project is expected to cost a total of \$375,000.



**RELEVANT POLICY:** [Policy #1009 – Financial Controls](#)

### BUDGET IMPLICATIONS:

Attachments ☐ Nil ☒

**PREPARED BY:** JC  
**REVIEWED BY:** RM

# Regular Council Meeting

## Request for Decision

---

Operational Services

---

**Date:** May 25, 2022

**SUBJECT:** Road Use Agreement Review

---

**RECOMMENDATION:** That council receive road use agreements Policy and Procedure as information.

---

**ALTERNATIVE OPTIONS:** Send the Policy and procedure to the governance review committee for revision and recommend necessary changes.

---

**BACKGROUND:** Mountain View County (the County) may issue Road Use Agreements for situations where hauling has the potential to cause damage to County roads. The purpose of the policy is to permit the County to issue Road Use Agreements.

1. Assist overweight/oversized traffic and multiple legal load hauls to move throughout the County
2. Enable the County to recover costs from the hauler if any road and bridge infrastructure is damaged
3. Limit damage to road and bridge infrastructure by directing overweight/oversized traffic and multiple legal load hauls to use alternate routes
4. Applicant adheres to all relevant policies

In addition to the Road Use Agreement information attached is a letter from residents on Range Road 41. A solution to the dust concerns is underway through a partnership between residents, the county and Transglobe.

---

**RELEVANT POLICY:** [Policy/Procedure #4006 Road Use Agreements](#)

---

**BUDGET IMPLICATIONS:** Nil

---

**Attachments** ☒ Nil ☐

1. Residents dust suppression letter dated May 6, 2022
- 

**PREPARED BY:** RM

**REVIEWED BY:** JH



Mountain View County Council  
1408 - Twp Rd 320, Postal Bag 100  
Didsbury, AB T0M 0W0

May 6, 2022

To: Councillor Greg Harris, Reeve Angela Aalbers, and MVC Council;

**Re: Dust Problem on RR41 between HWY 580 and Twp 303 (Carstairs Blind Line)**

This letter is a joint request from the residents of all seven houses on RR41 between 580 and the Blind Line who have been adversely affected by the increasing and constant traffic servicing TransGlobe's drilling operations. This letter follows several phone calls and emails to Division 2 Councillor Greg Harris and to Ryan Morrison, Infrastructure, MVC.

We realize that the oil and gas industry must go on; it's an important part of Alberta's economy. However, over the past 12 months that TransGlobe has been drilling on our road, the residents have become increasingly concerned about the numbers of non-agricultural vehicles using our road, the safety issues caused by these heavy vehicles, and the resulting dust that is affecting all of us. This has become especially noticeable since road bans went into effect this spring. With all the roads around us, except for Hwy 580 and our gravel road under bans, the traffic has increased exponentially as TransGlobe service vehicles are attempting to avoid the road bans.

We have seen:

- Tank trucks
- Large stainless-steel tank trucks
- Trucks carrying pipe
- Fuel trucks
- Trucks carrying service rigs
- Fracking trucks
- Large container semi trailers
- Service pick-up trucks

**This is our home.** Our families live and play alongside this road. The prevailing winds in the area are from the NW, SW, or near south so the homes and yards along the road are constantly being bathed in dust. Residents have tried individual solutions such as installing 'children playing' signs to encourage slower speeds and more attention from drivers, and paying for dust suppression in front of their homes. Even with the calcium from last year, the dust just rolls along behind the big rigs and bathes us in clouds of dust. Some residents have talked about regularly changing furnace filters and still finding everything inside the house constantly coated with dust. This is not healthy for anyone, especially our children, seniors, and those with asthma and other health concerns.

**Farming is our livelihood.** The majority of land along the road is pasture for livestock or crop/hay fields. Given last year's drought, and the way the dust rolls behind the big vehicles, the clouds of dust are very harmful for livestock as they graze the dusty grass in summer or eat the dusty feed in winter.

**Possible Solutions.** There are a number of ways this dust problem could be resolved:

1. TransGlobe could acknowledge its heavy use of the road and calcify all 3 miles of the road.
2. MVC could accept its responsibility to the upkeep of the road and calcify the full 3 miles.
3. The cost of the 3 miles of dust suppression could be shared by MVC and TransGlobe.
4. Residents of this section of RR41 could pay for 300m in front of their homes with TransGlobe and/or MVC paying for the rest.

However, we are also concerned about the viability of current dust suppression methods. In the areas that were calcified last year, the amount and weight of the traffic has caused the gravel to be ground into dust and the surface becomes a slippery clay leading to potholes and washboard. Both ends of the road which had dust suppression applied last year are now in very poor condition. This will need to be addressed on an ongoing basis.

We would like to acknowledge that the trucks have been moving more slowly over the past couple of weeks and that it would appear that traffic counters have been put up on either end of the road. **However, it is important to stress that this is a serious problem now that needs to be addressed quickly. It is also important to stress that TransGlobe will be on our road long-term and so this problem will continue.** We, as residents, should not be out of pocket for the damage to the road caused by industrial traffic.

We appreciate immediate consideration of our request at Council's May 25 meeting. We are willing to have representatives available at this meeting. Coordinates for the direct correspondent are below.

Sincerely, the residents of RR41,

Lynn and Carol Reid

Karen Pickering

Debbie and Raven Hehr

Fred Koontz

Dawne Clark (Correspondent: 403-483-2345, dclark@mtroyal.ca)

Noel Clark

Barrett and Jamie Wiebe

# Regular Council Meeting

## Request for Decision

---

CAO Services

---

**Date:** May 25, 2022

**SUBJECT:** Councillor Reports

---

**RECOMMENDATION:** That Council receive the verbal and/or written Councillor Reports as information.

---

**ALTERNATIVE OPTIONS:** N/A

---

**BACKGROUND:** Receive as Information

---

**RELEVANT POLICY:** N/A

---

**BUDGET IMPLICATIONS:** N/A

---

**Attachments** ☐ **Nil** ☒

---

**PREPARED BY:** lmc

# Regular Council Meeting

## Request for Decision

---

CAO Services

---

**Date:** May 25, 2022

**SUBJECT:** Information Items

---

**RECOMMENDATION:**

That Council receive the following items as information:

- a. 2022-05-06 Contact Newsletter
  - b. 2022-05-13 Contact Newsletter
  - c. 2022-05-12 letter from Minister of Agriculture and Agri-Food
  - d. 2022-05-12 letter from Minister of Finance
- 

**ALTERNATIVE OPTIONS:** N/A

---

**BACKGROUND:** Receive as Information

---

**RELEVANT POLICY:** N/A

---

**BUDGET IMPLICATIONS:** N/A

---

**Attachments** ☒ Nil ☐ As per recommendation

---

**PREPARED BY:** lmc



## FEATURED:

### 2022 RMA Post-Secondary Scholarship

The RMA established the RMA Post-Secondary Scholarship Program to encourage rural Albertans to pursue further education, and thereby enhance the ability of these rural residents to make meaningful contributions to their communities in subsequent years. Applications are now being accepted.

[Learn more...](#)

## MEMBER BULLETINS

Member bulletins are posted to [RMAAlberta.com](https://rmaalberta.com) regularly each week.

Below is a list of all the member bulletins compiled from the past week.

### Last Chance to Register for EOEP Land Use Planning Course

Register today for a virtual offering of the Land Use Planning and Development Approvals Course, which will take place over four Zoom sessions starting May 12. The course builds on foundations learned in Munis 101.

[Learn more...](#)

### Canadian Women in Local Leadership Project Grants Now Available

The Federation of Canadian Municipalities (FCM) is continuing to foster gender parity and more diversity in



FOLLOW US ON  
TWITTER!

[@RuralIMA](https://twitter.com/RuralIMA)



LIKE US ON  
FACEBOOK!

[/RMAAlberta](https://www.facebook.com/RMAAlberta)



municipal government through the Canadian Women in Local Leadership (CanWILL) program. FCM is now accepting applications for CanWILL's Inclusive Community Initiatives (ICI) fund, which will provide an opportunity for 10 to 12 communities to receive up to \$10,000 in funding.

[Learn more...](#)

## Supporting First Responder Mental Health in Rural Alberta

The Alberta Municipal Health and Safety Association (AMHSA) is hosting a free program to support Alberta's rural first responders. This program is designed for both professional and volunteer first responders to address post-traumatic stress injuries. It is open only to those who work in fire stations registered in rural and remote municipalities in Alberta.

[Learn more...](#)

## Targeted Review of Pest Control Products Act Underway

The Pest Management Regulatory Agency (PMRA) is undertaking a consultation to address elements of the Pest Control Products Act. The consultation period closes May 20, 2022.

[Learn more...](#)

# ANNOUNCEMENTS

## RMA Insurance: Registration Now Open for RiskPro 2022

**RiskPro 2022** will be held virtually on May 17 - 18. All sessions can be completed in one day or over two days to accommodate busy schedules. RiskPro 2022 will dive into facets of Enterprise Risk Management (ERM) and Transform Your Risk through education sessions and interactive activities. **Registration is now open!**

## AGRICULTURE UPDATE

**Moisture Situation Update - April 27, 2022**

### JOB POSTINGS

RMA, Nisku  
**Risk Advisor**

**Business Systems Analyst**

**Administrative Summer Student**

City of Red Deer  
**Transit & Fleet Manager**

Mountain View County  
**Development Compliance Officer**

Birch Hills County  
**Director of Agriculture - Agricultural Fieldman**

Lac Ste. Anne County  
**GIS Assistant**

City of Camrose  
**Supervisor of Control Systems**

Strathcona County  
**Crop Health Inspector**

**VIEW OUR JOB BOARD**

## LOOKING FOR INFORMATION FROM A PREVIOUS ISSUE?

View our **Contact newsletter archive** or our **member bulletin archive**.

Learn more  
about the key

## Natural Resources Canada: Request for Proposals

Natural Resources Canada launched a Request for Proposals (RFP) under the Zero Emission Vehicle Infrastructure Program (ZEVIP) on May 5, 2022. This RFP will target electric vehicle charging and hydrogen refuelling infrastructure projects in public places, on-street, workplaces, multi-unit residential buildings, and vehicle fleets. The ZEVIP is a \$680 million initiative that supports the deployment of a network of zero emission vehicle charging stations (Level 2 and higher) and hydrogen refuelling infrastructure in more localized areas where Canadians live, work, and play. If you have any questions about the program, please do not hesitate to email [ZEV-infra-VEZ@nrcan-rncan.gc.ca](mailto:ZEV-infra-VEZ@nrcan-rncan.gc.ca).

## Transport Canada: Rail Safety Improvement Program

Transport Canada (TC) will be hosting virtual sessions to share information with road authorities on some of the key points to consider when applying for funding under the Rail Safety Improvement Program (RSIP). While the key focus of these sessions will be the RSIP, TC will also touch on the requirements of the Rail Safety Grade Crossings Regulations (GCR) and the changes that were made in November 2021 to the GCR compliance deadline. You are invited to attend the information sessions from TC on the RSIP and the GCR. Please express your interest in joining one of the sessions below by sending an email to [Amadomo.saye@tc.gc.ca](mailto:Amadomo.saye@tc.gc.ca). Please note, additional information sessions will be held in June 2022.

- English session on May 17, from 1:30 to 3:00 pm (EDT)
- French session on May 19, from 1:30 to 3:00 pm (EDT)


If you have any questions on the Rail Safety Improvement Program, please email at [tc.rsipitr-pasfitr.tc@tc.gc.ca](mailto:tc.rsipitr-pasfitr.tc@tc.gc.ca).

## Economic Development Week 2022 Community Challenge in Alberta

issues facing rural Alberta by reading our **position statements**.

In collaboration with the RMA, the **Canoe Procurement Group of Canada** is pleased to provide **Alberta-exclusive offers** from local approved suppliers.

 Forward to friend

 Share on Twitter

 Share on Facebook

We all know that economic development is critical. It is the foundational work that helps to create jobs, support businesses, and improve the quality of life in communities large and small. These days we are all feeling the impact the pandemic is having on the Alberta economy, and we recognize how this practice is bolstering municipalities, helping them recover. With COVID economic recovery as a top priority for many communities, its important to encourage municipalities, large and small, to formally recognize and celebrate May 9 - 13, 2022 as "**Economic Development Week**" in their community. **Learn how you can support it in your community.**

## MCCAC Updates

- **Find opportunities to stack funding with the help of the MCCAC Alberta Funding Guide.** All municipalities want to reduce operating costs and decrease their environmental footprint but need funding to help implement. That's why the Alberta Funding Guide was created. The guide is a comprehensive list of clean energy technology funding opportunities that municipalities in Alberta are eligible for. **Check out the Alberta Funding Guide.**

---

## IN THE NEWS

- **Cost to Alberta taxpayers for Springbank dam rises by \$144 million**
- **Groundwork: Albertans love Alberta beef, but can they afford it?**
- **Gas prices hit record highs across the country**
- **Helping Alberta producers: 2021 AgriRecovery funding**
- **Ad in rural newspaper used to seek public input on central Alberta feedlot, environment minister says**
- **Alberta's first public AI lab hopes to solve nagging government problems with data and innovation**

- **Changes to Alberta public lands management will weaken environmental protections, critics say**
- **Alberta expands access to COVID-19 treatment, with new test criteria and more prescribers**



Website



Twitter



Facebook



LinkedIn



YouTube

---

**Our mailing address is:**

2510 Sparrow Drive  
Nisku, AB T9E 8N5

You are receiving this email because you are subscribed to the RMA Contact newsletter.  
Want to change how you receive these emails?



## FEATURED:

### Register for Intermunicipal Collaboration Course to Bolster Conflict Management Skills

The Elected Officials Education Program (EOEP) is delivering its highly rated Regional Partnerships and Collaboration Course virtually in June to help you enhance the knowledge and skills needed to build functional intermunicipal relationships. Registration is now open!

[Learn more...](#)

## REMINDERS

### 2022 RMA Post-Secondary Scholarship

The RMA established the RMA Post-Secondary Scholarship Program to encourage rural Albertans to pursue further education, and thereby enhance the ability of these rural residents to make meaningful contributions to their communities in subsequent years. Applications are now being accepted.

[Learn more...](#)

### Canadian Women in Local Leadership Project Grants Now Available

The Federation of Canadian Municipalities (FCM) is continuing to foster gender parity and more diversity in municipal government through the Canadian Women in Local Leadership (CanWILL) program. FCM is now



FOLLOW US ON  
TWITTER!

[@RuralMA](#)



LIKE US ON  
FACEBOOK!

[/RMAAlberta](#)



accepting applications for CanWILL's Inclusive Community Initiatives (ICI) fund, which will provide an opportunity for 10 to 12 communities to receive up to \$10,000 in funding. The deadline to apply for funding is June 10, 2022.

[Learn more...](#)

## ANNOUNCEMENTS

### RMA Insurance: Registration Now Open for RiskPro 2022

**RiskPro 2022** will be held virtually on May 17 - 18. All sessions can be completed in one day or over two days to accommodate busy schedules. RiskPro 2022 will dive into facets of Enterprise Risk Management (ERM) and Transform Your Risk through education sessions and interactive activities. **Registration is still open!**

## IN THE NEWS

- **Alberta government exploring independent police oversight options**
- **'We're on our knees': Alberta EMS union says system on the verge of collapse**
- **Alberta Appeal Court says federal environmental impact law violates constitution**
- **Rising diesel prices latest hurdle for Alberta farmers**
- **Expanding seats for veterinary medicine**
- **Climate change means more rain will fall but its impact on severe storms is less clear**
- **How a software company is microwaving Alberta's oilsands**
- **Provincial funding expected to double number of graduates from U of C veterinary program**
- **Finance Canada defends \$10 billion loan guarantee for Trans Mountain**
- **Heavy rain, snow melt creates 'perfect storm' for flooding in northern Alberta, says chief**

## AGRICULTURE UPDATE

**Moisture Situation Update - April 27, 2022**

### JOB POSTINGS

RMA, Nisku  
**Risk Advisor**

**Business Systems Analyst**

**Administrative Summer Student**

Town of Mayerthorpe  
**Chief Administrative Officer**

Lac La Biche  
**Transportation Services Technologist**

Town of Vegreville  
**Parks, Recreation, and Facilities Manager**

Yellowhead County  
**General Manager of Infrastructure and Planning Services**

Parkland County  
**Geographic Information Systems Technologist**

**VIEW OUR JOB BOARD**

### LOOKING FOR INFORMATION FROM A PREVIOUS ISSUE?

View our **Contact newsletter archive** or our **member bulletin archive**.

[Learn more about the key](#)

- **'It's become gouging:' Small towns ask Alberta Utilities Commission to evaluate increased fees**


issues facing rural Alberta by reading our **position statements**.

---

In collaboration with the RMA, the **Canoe Procurement Group of Canada** is pleased to provide **Alberta-exclusive offers** from local approved suppliers.

---

 Forward to friend

 Share on Twitter

 Share on Facebook

---

 Website

 Twitter

 Facebook

 LinkedIn

 YouTube

---

**Our mailing address is:**

2510 Sparrow Drive  
Nisku, AB T9E 8N5

You are receiving this email because you are subscribed to the RMA Contact newsletter.  
Want to change how you receive these emails?

Minister  
of Agriculture and  
Agri-Food



Ministre  
de l'Agriculture et de  
l'Agroalimentaire

Ottawa, Canada K1A 0C5

Quote: 271618

May 12, 2022

Mr. Greg Harris, Deputy Reeve, Mountain View County  
Mountain View County Councillors  
Mountain View County Agricultural Services Department  
Aggie Days Mountain View Event  
[aggiedaysmountainview@gmail.com](mailto:aggiedaysmountainview@gmail.com)

Dear Deputy Reeve and Co-addressees:

Recently, Ms. Debora Rice-Salomons, member of the Organizing Committee for the inaugural Aggie Days Mountain View event, to be held on May 13 and 14, 2022, in Mountain View County, Alberta, brought your extraordinary efforts toward this gathering to my attention.

I understand that, on this occasion, you will be hosting two days filled with activities celebrating agriculture, including school tours, a pancake breakfast and exhibitor presentations, to name but a few. It was such a pleasure to read Ms. Rice-Salomon's letter, in which she sang your praises, describing the time, talent and effort you all dedicated to this key event in your community. I recognize and applaud your efforts in planning, organizing and supporting Aggie Days, which, I am certain, will prove to be above and beyond anything the community might have anticipated or expected.

Congratulations to you all and enjoy the celebration!

Sincerely,

The Honourable Marie-Claude Bibeau, PC, MP

c.c.: Ms. Debora Rice-Salomons

Canada



# With Our Greatest Appreciation

Presented to

## Mountain View County

In recognition of the Above and Beyond Effort you exhibited in the planning, organizing and support of Aggie Days Mountain View 2022.

### The Committee

Deborah Leis Salomon

Burnie Leis

Cheri Lort  
44 AB

Frame  
OK

### Sponsors

Mountain View County

Jan A.

The Heritage Centre

By Sh. Deborah Leis Salomon

Carstairs Ag Society

Deak Potlatch

Nutrien Ag Solutions

Chloe Sprecker

Kodiak BBQ

Fortis Alberta

Plains Midstream

Cremona Ag Society

Khider

Connect First

Steelhead Ventures

Olymel

Viterra

Sundre Ag Society

Robert Reid

Cab-K Broadcasting

Dustin Farr

Dustin Farr

Cowboy Trail

### Exhibitors

Megan M. M.

Alberta Beef Producers

A. B. B.

Egg Farmers of Alberta Foundation

W. G. G.

Farm Safety Centre

M. M. M.

C. C. C.

Legacy Land Trust

H. H. H.

Grey Wooded Forage Association

W. W. W.

Alberta Invasive Species Council

M. M. M.

Olds College

M. M. M.

Alberta Chicken Producers

L. L. L.

Alberta Farm Animal Care

M. M. M.

Solstice Berry Farm

J. J. J.

Crocus Hill Farms

A. A. A.

Ag for Life

C. C. C.

Foothills Forage and Grazing Association

L. L. L.

University of Calgary  
Faculty of Veterinary Medicine

S. S. S.

Stockmen's Memorial

T. T. T.

Alberta Milk

I. I. I.

Iron Clover Forge & Fabrication

B. B. B.

Cochrane Lake Gas Co-op Ltd.

C. C. C.

Cows & Fish

L. L. L.

Mountain View BearSmart Society

Foothills Forage and Grazing Association

Mountain View BearSmart Society



ALBERTA

TREASURY BOARD AND FINANCE

54482

MAY 12 2022

Office of the Minister  
MLA, Grande Prairie-Wapiti

Ms. Angela Aalbers  
Reeve  
Mountain View County  
P.O. Bag 100  
Didsbury AB T0M 0W0

Dear Reeve Aalbers:

Thank you for your letter regarding the *Reform of Agencies, Boards and Commissions Compensation Act* (RABCCA) and the effect it is having on rural post-secondary institutions, such as Olds College and Lakeland College.

Government recognizes this Act needs to be updated so it better suits the needs of all of Alberta's post-secondary institutions and public sector agencies. We are working on an alternate legislative framework to replace RABCCA that will have a system-focused approach to managing public sector compensation. Treasury Board and Finance intends to engage directly with public agencies over the coming months to shape and inform the design of a new regulatory framework that would guide future compensation processes.

In the meantime, the Provincial Bargaining Coordination Office is working directly with institutions to specifically review and address their concerns. We are engaging with presidents and other executives directly, and we will continue to involve them in the process. Our goal is to meet the institutions' needs while honouring government's commitment to balance effective governance, competitiveness and innovation, fiscal prudence, and evidence-based compensation.

I share your dedication to the unique issues that rural Alberta faces, and I appreciate your input about the effect this legislation is having on your community. I hope this addresses your concerns and I appreciate you taking the time to write.

Sincerely,

Travis Toews  
President of Treasury Board and  
Minister of Finance