

REGULAR COUNCIL MEETING AGENDA

The Municipal Council will hold a Regular Council Meeting on Wednesday, September 14, 2022, at 9:00 a.m., in the Council Chamber, 1408 Twp. Rd. 320, Didsbury, AB

- 1. Call to Order
- AGENDA
 - 2.1 Adoption of Agenda
- 3. ADOPTION OF MINUTES
 - 3.1 Regular Council Meeting Minutes of August 24, 2022
- 4. BUSINESS ARISING
- PUBLIC HEARINGS
 - 5.1 Bylaw No. LU 28/22 NE 17-29-3-5
 - 5.2 Bylaw No. LU 29/22 Plan 9512620 Lot 2 in the SE 6-31-1-5
 - 5.3 Bylaw No. LU 30/22 SE 4-32-5-5 and Closed Road Allowance Portion
 - 5.4 LUB and MDP Amendments
- DELEGATIONS
 - 6.1 Helen Hafke, President, Didsbury & District Chamber of Commerce 1:00 p.m.
- 7. BYLAWS
 - 7.1 Bylaw No. LU 32/22 NW 15-33-3-5
 - 7.2 Bylaw No. LU 33/22 SE 26-31-5-5
- 8. DIRECTIVES
 - 8.1 Directives
- 9. OLD BUSINESS

Nil

- 10. NEW BUSINESS
 - 10.1 Auditor Results
 - 10.2 RMA Insurance Risk Pro Credits
 - 10.3 Budget 2023 Finance Situation Assessment
 - 10.4 2022 Additional Named Insured (ANI) Insurance Renewals
 - 10.5 Emergency Livestock Handling Equipment Trailer
 - 10.6 Intensive Livestock Working Group Phase 3 Public Trust Pilot
 - 10.7 Policy & Procedure Amendments
 - 10.8 2022 Strings & Keys Funding Allocations
 - 10.9 BF 79007 Tender Results
 - 10.10 Town of Olds Alberta Community Partnership (ACP) Grant Application Request
- 11. COUNCILLOR REPORTS
 - 11.1 Councillor Reports Verbal

12. CORRESPONDENCE

- 12.1 Information Items
 - a. 2022-08-19 Contact Newsletter
 - b. GFOA Distinguished Budget Presentation Award
 - c. Walk with Mayors invite 2022
 - d. Victim Services Redesign
 - e. August 25, 2022 letter from Town of Olds re Rescinding of Notice of Termination of Fire Services Agreement
 - f. 2022-08-26 Contact Newsletter
 - g. Municipal Engagement Opportunity with Minister Tyler Shandro
 - h. 2022-09-02 Contact Newsletter

13. CONFIDENTIAL ITEMS

- 13.1 Airports (Verbal), FOIP Act Section 24
- 13.2 Olds ICC Draft Session Notes, FOIP Act Section 24

14. ADJOURNMENT

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, August 24, 2022, in the Council Chamber, 10 - 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

L. Marshall, Director, Corporate Services

M. Bloem, Director, Planning and Development Services

R. Morrison, Director, Operational 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 introduced Council and staff.

AGENDA

Reeve Aalbers advised of the following additions to the agenda:

9.1 Updated version of the Laboratory and Xray for Rural Sites Resolution

10.8 Regulations for Motorists Passing School Buses with Amber Lights Resolution

10.9 Portion of funding from Public Lands Camping Pass Directed to Municipalities Resolution

Moved by Councillor Johnson

RC22-454 That Council add the updated version of the Laboratory and Xray

for Rural Sites Resolution to item 9.1.

Carried.

Moved by Councillor Krebs

RC22-455 That Council add the following items to the agenda:

10.8 Regulations for Motorists Passing School Buses with Amber Lights Resolution

10.9 Portion of funding from Public Lands Camping Pass Directed to Municipalities Resolution

Carried.

Moved by Councillor Lutz

RC22-456 That Council adopt the agenda of the Regular Council Meeting of

August 24, 2022, as amended.

Carried.

MINUTES

Moved by Councillor Lutz

RC22-457 That Council adopt the Minutes of the Regular Council Meeting of August 10, 2022.

Carried.

PUBLIC HEARINGS

5. 1 - Bylaw #LU 26/22 SE 14-29-27-4

> Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 26/22 and read the Bylaw.

> The application for redesignation of the SE 14-29-27-4, was introduced by D. Gonzalez, 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:

- For subdivision first parcel out, for residential purposes, from a previously unsubdivided quarter section
- Division 1

The Planning and Development Department recommended that Bylaw #LU 26/22 be given second reading.

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

Douglas Miller, Owner, stated this land has been farmed for 103 years, and this proposal is to help estate and succession plan.

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

Council questions resulted in the following information:

The owner does not see an issue with the inside fence corners being damaged by farm equipment.

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.

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

That Council give second reading to Bylaw No. LU 26/22 RC22-458 redesignating the lands within the SE 14-29-27-4.

Carried.

Moved by Councillor Fulton

RC22-459 That Council give third reading to Bylaw No. LU 26/22 redesignating the lands within the SE 14-29-27-4.

Carried.

5.2 - Bylaw No. 12/22 Road Closure Amendment

Reeve Aalbers resumed the Public Hearing that opened at the August 10, 2022, Regular Council Meeting.

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

C. Atchison, Director, Legislative, Community, and Agricultural advised no further correspondence were received since the Public Hearing opened on August 10, 2022.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Miller

RC22-460 That Council grant second reading to Bylaw No. 12/22 Road Closure Amendment.

Carried.

Moved by Councillor Miller

RC22-461 That Council grant third reading to Bylaw No. 12/22 Road Closure Amendment.

Carried.

BYLAWS

7.1 - Bylaw #LU 31/22 NW 19-30-3-5

Councillor Lutz declared a perception of Conflict of Interest under Mountain View County Bylaw No. 09/22 at 9:23 a.m. and left the room.

Moved by Councillor Harris

RC22-462 That Council give first reading to Bylaw No. LU 31/22 redesignating the lands within the NW 19-30-3-5 as contained in the agenda package.

Carried.

Moved by Councillor Harris

RC22-463 That Council set the Public Hearing for Bylaw No. LU 31/22 redesignating the lands within the NW 19-30-3-5 for September 28, 2022, at or after 9:00 a.m.

Carried.

Councillor Lutz rejoined the table at 9:24 a.m.

OLDS BUSINESS

9.1 – Laboratory and Xray for Rural Sites Resolution

Moved by Councillor Johnson

RC22-464 That Council submit the Amended Laboratory and Xray for Rural Sites Resolution to the CRMA Zone 2 meeting.

Carried.

NEW BUSINESS

10.1 – Reclamation Legislation For Renewable Energy Resolution

Moved by Councillor Johnson

UNADOPTED

RC22-465 That Council submit the Amended Reclamation Legislation for

Renewable Energy Resolution to the CRMA Zone 2 meeting.

Carried.

10.2 – Loss of Agricultural Land to Renewable Energy Projects Resolution

Moved by Councillor Johnson

RC22-466 That Council submit the Amended Loss of Agricultural Land to

Renewable Energy Projects Resolution to the CRMA Zone 2

meeting.

Carried.

10.3 – RCMP Community Policing Quarterly Reports

Moved by Councillor Johnson

RC22-467 That Council request Administration engage with the Didsbury,

Olds, and Sundre RCMP Detachment Commanders to highlight information from the quarterly reports for a communication piece.

Moved by Councillor Miller

RC22-468 That Council receive the RCMP Community Policing Quarterly

Reports as information.

Carried.

10.4 – MVSH Golf Tournament Sponsorship Request

Moved by Councillor Fulton

RC22-469 That Council approves a sponsorship in the amount of \$1000.00,

Silver Sponsor, for the Mountain View Seniors Housing Fundraising Golf tournament scheduled for September 15, 2022, to be funded

within the existing budget.

Carried.

10.5 – Reallocation of Remaining Cemetery Funding

Moved by Councillor Harris

RC22-470 That Council approves the reallocation of \$6,000 from the

Cemetery funding to go towards the Rural Community Hall Grant to be allocated at the discretion of the Grant Review Committee.

Carried.

Moved by Councillor Johnson

RC22-471 That Council direct the Governance Review Committee to review

Policy 8010 regarding allocation of the grant to cemeteries.

Carried.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 10:20 a.m. and reconvened

at 10:25 a.m.

10.6 – Policy 4001 Aviation Fuel Operations

Moved by Councillor Krebs

RC22-472 That Council approve Policy 4001 Aviation Fuel Operations as

presented.

Carried.

Moved by Councillor Krebs

RC22-473 That Council receives Procedure 4001-01 Aviation Fuel Operations

as information.

Carried.

10.7 – Patrol Vehicle Replacement

Moved by Councillor Harris

RC22-474 That Council approve the change in scope for the patrol vehicle capital fleet replacement purchase of a Sports Utility Vehicle (SUV).

Carried.

10.8 – Regulations for Motorists Passing School Buses with Amber Lights

Moved by Councillor Fulton

RC22-475 That Council supports seconding Clearwater County's Resolution

regarding Regulations for Motorists Passing School Buses with Amber Lights to the CRMA Zone 2 meeting.

Carried.

Moved by Councillor Miller

RC22-476 That Council directs Administration to invite school trustees to attend a future council meeting to speak to school bus fees and

any other relevant information they'd like to share.

Carried.

Moved by Councillor Lutz

RC22-477 That Council request Administration engage with Alberta Transportation for a communication piece regarding back-to-school

safety.

Carried.

10.9 – Portion of funding from Public Lands Camping Pass Directed to Municipalities

Moved by Councillor Johnson

RC22-478 That Council supports seconding Clearwater County's Resolution titled "Portion of funding from Public Lands Camping Pass Directed

to Municipalities" to the CRMA Zone 2 meeting.

Carried.

COUNCILLOR REPORTS

Council discussed the following:

- Meeting with Adjacent Landowners to RMM
- Meeting with MLA Cooper
- CRMA Directors Meeting
- Olds ICC
- Search and Rescue DART course
- Didsbury Elks Parade
- Resident/Landowners Conversations
- Governance Review Committee
- · Strings and Keys Grant Funding Committee
- Hospital Futures Board BBQ
- Sundre Wellness Advocacy Meeting
- Opening Ceremonies of the 2022 ASA Classic Archery Tournament

Moved by Councillor Fulton

RC22-479 That Council receive the verbal Councillor Reports as information.

Carried.

INFORMATION ITEMS

Moved by Councillor Lutz

RC22-480 That Council receive the following items as information:

a. 2022-08-05 Contact Newsletter

Carried.

- b. 2022-08-04 Long Pine Clay Target Club Thank You Letter
- c. 2022-08-12 Contact Newsletter

IN CAMERA

Moved by Councillor Lutz

That the Regular Council Meeting of August 24, 2022, go into RC22-481

closed meeting at 11:15 a.m. to deal with items relative to the FOIP

Act, Section 24.

Carried.

Moved by Councillor Fulton

RC22-482 That the Regular Council Meeting of August 24, 2022, return to the

open meeting at 12:15 p.m.

Carried.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 12:15 p.m. and reconvened

at 12:52 p.m.

Councillor Lutz did not rejoin the meeting after the recess.

DELEGATION

6.1 – MNP and Alberta Intensive Livestock Working Group

> Reise O'Hara, Manager, Public Affairs of MNP and Rawnald Axelson, Executive Director of Alberta Intensive Livestock Working Group, introduced themselves and presented to Council.

Reeve Aalbers thanked Reise and Rawnald for their presentation.

Moved by Reeve Aalbers

RC22-483

That Council request Administration bring forward an RFD to the September 14, 2022 Regular Council Meeting regarding the ILWG ask of publicly supporting the ILWG engagement process, and that Mountain View County Administration and Council will participate in the process.

Carried.

ADJOURNMENT

Reeve Aalbers adjourned the Regular Council Meeting of August

24, 2022, at 1:30 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 0W0 T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcounty.com

SUBJECT: Bylaw No.LU 28/22 REVIEWED AND APPROVED FOR SUBMISSION

SUBMISSION TO: Council Meeting CAO: MANAGER: JBR MEETING DATE: September 14, 2022 DIRECTOR: PREPARER: TC

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW: FILE NO.: PLRDSD20220119 FINANCIAL REVIEW:

LEGAL: NE 17-29-3-5

ADMINISTRATIVE POSITION:

Administration supports a Council resolution based on Option One.

BACKGROUND / PROPOSAL:

Council is being asked to consider second and third readings of Bylaw No. LU 28/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate nine point zero (9.00) acres within NE 17-29-3-5 from Agricultural District (A) to Residential Farmstead District (R-F).

Application Overview

Applicant	GELOWITZ, Richard J & Marsha Anne
Property Owner	GELOWITZ, Richard J & Marsha Anne
Title Transfer Date	October 18, 1994
Existing Parcel Size	160 acres
Purpose of redesignation	Create a separate parcel for the farmstead within the quarter
Division	2
Rural Neighbourhood/Urban Centre	Dogpound
Bylaw given first reading	August 10, 2022
Bylaw advertised on	August 30, 2022, and September 06, 2022

Key Dates, Communications and Information

Application Submitted	March 30, 2022
Application Circulation Period	April 11, 2022, to May 11, 2022
Supportive Information Requested/Submitted	No supportive information was requested
Application Revised from Submission	No
Communications Received from Referrals	Fortis Alberta – Easement required; applicant has initiated the process to get the easement Agricultural Services – Recommends consideration of the environmental protection condition at the subdivision stage for the ESA area
Objections Received and Addressed	No objections were received during the referral period

Applicable Directions, Policy and Regulations

Intermunicipal Development Plan	The property is not within an IDP
Municipal Development Plan Bylaw No. 20/20	According to Figure 3 Growth Management Conceptual Strategy this property is within The Agricultural Preservation Area. 3.0 Agricultural Land Use Policies 3.3.5 (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. (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. 3.3.6 The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section. 3.3.10 A farmstead separation, considered a non-agricultural use, may be subdivided from a previously unsubdivided quarter section, where the farmstead has been in existence for a minimum of 10 years or more at the time of application. 3.3.11 The maximum parcel size for farmstead separations should be 9 acres (3.64 ha) with a minimum parcel size of two (2) acres (0.81 ha). Larger lot sizes may be permitted when required for shelter belts, ancillary buildings, physical characteristics and land required to provide physical access. 3.3.12 Farmstead separation applications shall be considered a non-agricultural subdivision and therefore shall require redesignation to an appropriate land use district, and will be reviewed in accordance with the following criteria: Demonstration that the Farmstead satisfies the definition of a Farmstead as contained in the Plan; (ii) The proposed parcel is a single parcel created from a previously unsubdivided quarter section; (iii) The proposed parcel is compact and limited in size to the original Farmstead as defined by physical characteristics, vegetation and shelter belts and such other land as required to provide physical access to the site and does not include cultivated farmland, pastureland or lands suitable for agricultural production as part of the remainder unless included within a shelter belt and the physically defined area of the farmstead. Fencing alone shall not constitute a physical defined area of the farmstead; (iv) Access to the proposed parcel is available via direct access or easement or panhandle road to a developed public roadway acceptable to the Municipality; (v) The balance of the quarter section is maintained as an agricultural land use; and (vi) Where two (2) detached dwelling units exist on the proposed farmstead separation parcel, the County may consider redesignation and subdivision approval. At the Subdivision stage, the Approving Authority (Municipal Planning Commission or Administrative Subdivision and Development Approving Authority) may deem the additional dwelling legally non-conforming. Area Structure Plan There is not an ASP developed for this area. Land Use Bylaw No. 21/21 Section 12.3 R-F Residential Farmstead District 5 1 - RFD Bylaw No LU 28 22 Page 2 of 5

	<u>Purpose</u> : To accommodate a single residential parcel of land containing the farmstead from an unsubdivided quarter section. Agricultural uses may be accessory to the residential use.
Policy and Procedures	Policy/Procedure 6009 Environmental Protection Guidelines for the Evaluation of Redesignation, Subdivision and Development Applications

DISCUSSION:

Land Use and Development

Predominant land use on property	Agricultural land use, the quarter has a berry farm and the
	western side is crop production, the proposed area has a
	residential development.
Predominant development on property	The proposed parcel has a dwelling and accessory building as
	well as some berry bushes and a garden area. The balance of
	the quarter has a berry u-pick business as well as some crop
	land on the western side of the quarter.
Oil and gas facilities on property/adjacent	There is a natural gas pipeline that runs parallel to the western
	side of the quarter and runs east to provide service to the
	farmstead and adjacent properties.
Surrounding land uses	The quarter is surrounded predominantly with agricultural uses.
-	Three of the adjacent quarters are unsubdivided and four of the
	quarters have one subdivision, one Country Residential parcel
	to the north, two smaller agricultural parcels one to the east and
	one to the southeast, and the quarter directly south has one
	Agricultural 2 District parcel.
Proximity to utilities	The proposed parcel is a serviced farmstead site.

Physical and Natural Features

Waterbodies and wetlands on property	Seasonal stream within the balance of the quarter, a tributary of Dogpound Creek.
Topographical constraints on property	The quarter is gently undulating, some small changes in elevation, no topographical constraints identified during the site visit. The area of the proposal is relatively flat the quarter slopes towards the seasonal stream in the middle of the quarter but poses to concerns.
ESA areas and classifications	There is an ESA Level 2 that encompasses the riparian area for the seasonal stream within the balance of the quarter.
Drainage and Soil Characteristics	The land appears to be well drained and contains a mix of agricultural uses. According to Canada Land Inventory (CLI) the entire quarter has Class 3 soil. AGRASID Land Suitability Rating System (LSRS) for this quarter identifies that it is within four soil polygons, all four polygons have Class 3HT as the dominant soil type and one polygon in the northwest corner of the quarter has a co-dominant soil of Class 5W.
Potential for Flooding	No risk for flooding was noted during the site visit.

Planning and Development History

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Prior RD/SD/DP Applications	<u>LP 92-113</u> – Mobile home 1st Residence
	DP 97-040 – Setback Relaxation for Hayshed
	<u>LP 01-001</u> – Dwelling Unit – Second with attached garage.
	(mobile home no longer on site)
	DP 05-086 – Market Garden U Pick, including accessory
	buildings and a small store.
	<u>DP 09-051</u> – Signs

	PLDP20170419 – Accessory Building – Atco Trailer change of use to Commercial Kitchen
Encumbrances on title affecting application	None

Servicing and Improvements Proposed

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

Suitability Assessment

Land suitable for intended use	Yes
Compatible with surrounding land uses	Yes
Appropriate legal and physical access	Yes
Complies with MDP/LUB requirements	Yes

DISCUSSION:

The applicant proposes to redesignate approximately nine acres from Agricultural (A) District to Residential Farmstead (R-F). This application is for the first parcel to be removed from the quarter.

BACKGROUND:

The property is located approximately four miles east and three miles south of the Village of Cremona. The quarter is bordered on the east side by Range Road 34 which comes to a dead end a little north of the access to this proposed parcel. The proposed parcel has an existing access and there is access established to the remainder of the property.

According to Canada Land Inventory (CLI) the entire quarter has Class 3 soil. AGRASID's Land Suitability Rating System (LSRS) has identified that this quarter is within four soil polygons. All four polygons have Class 3 as the dominant soil and one polygon has a co-dominant soil of Class 5. The limiting factors within these polygons are: H – Inadequate heat units for the optimal growth, T – Landscapes with slopes steep enough to incur a risk of water erosion or limit production and W – Soils in which excess water (not due to inundation) limits the production.

The quarter contains a successful saskatoon berry orchard as well as some lands that are in crop production and forage lands. The applicants want to downsize the area of land they are managing and wish to still maintain a small berry production area within the proposed parcel.

PROPOSAL:

This is a proposal for the consideration of the first parcel to be removed from the unsubdivided quarter. The applicant has chosen to create a parcel encompassing the farmstead site. The proposed parcel includes a small portion of the berry bushes to the north of the dwelling that can be effectively managed within the parcel. Most of the berry orchard and the supporting infrastructure for the U-Pick business is on the balance of the quarter and this proposal will have a minimal impact on that use. There is an ESA area within the balance of the quarter that includes the riparian area for the seasonal unclassified stream that is Class 2. This area could be considered for environmental protection as part of the subdivision with an environmental protection condition that consists of an agreement for environmental protection. The landowners are aware of this and supportive of the environmental protection of the area.

APPLICATION HISTORY:

The applicant consulted with administration prior to submitting the application to explore the subdivision options for this quarter. The applicant wanted to subdivide the yard site and a smaller country residential parcel did not include the amenities they want within the parcel. The applicant has decided to pursue a farmstead separation as the first parcel out of this quarter.

CIRCULATIONS:

The circulation package was sent out to fifteen adjacent landowners and no objections or concerns were received. One referral agency responded (Fortis Alberta) indicating that easements are required, the applicant is working with Fortis to obtain the easements.

POLICY ANALYSIS:

Municipal Development Plan Bylaw No. 20/20

According to Figure 3 Growth Management Conceptual Strategy the property is within an Agricultural Preservation area and this area provides for two (2) titles within a quarter.

The proposed parcel complies with Policies 3.3.5 and 3.3.6 as the first parcel out of the quarter. The proposal also complies with policies 3.3.10, 3.3.11 as this is consideration for a farmstead parcel that is encompassing the farmstead site and is the first parcel removed from the quarter.

This proposal also complies with Policy 3.3.10 being the first parcel out of the quarter for the farmstead site and complies with the parcel size in Policy 3.3.11. The proposed area encompasses the farmstead that serviced the agricultural uses on the quarter and includes the dwelling, accessory buildings, shelterbelt and a small area of a berry orchard. The balance of the quarter is intended to remain in agricultural production. The parcel has an established approach to a developed county road and the remainder also has an established approach.

Land Use Bylaw No. 21/21

The proposed parcel complies with the LUB regulation as the first parcel out of the quarter encompassing the established farmstead site.

CONCLUSION:

Administration can support a resolution of approval for the proposed redesignation. The application complies with MDP policies and LUB regulations.

OPTIONS / BENEFITS / DISADVANTAGES:

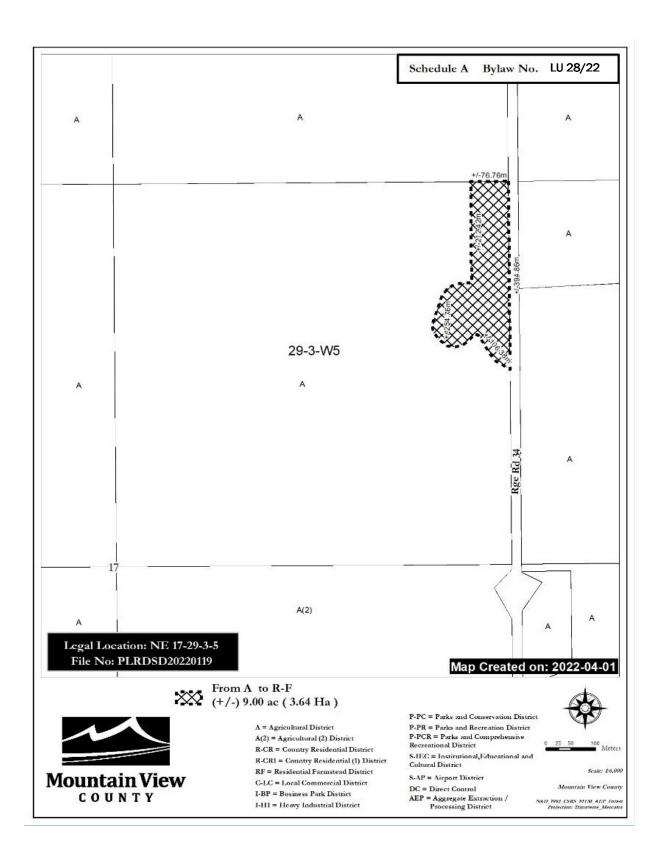
Option One:	That the Reeve open and close the Public Hearing.
This motion indicates support	That Council give second reading to Bylaw No. LU 28/22 redesignating the lands within the NE 17-29-3-5. (Approval)
	That Council give third reading to Bylaw No. LU 28/22 redesignating the lands within the NE 17-29-3-5. (Approval)
Option Two:	That Council defer Bylaw No. LU 28/22 to
This motion indicates additional information required to render a decision on application	
Option Three:	That the Reeve open and close the Public Hearing.
This motion indicates that the application is not deemed suitable	That Council give second reading to Bylaw No. LU 28/22 redesignating the lands within the NE 17-29-3-5. (Refusal)
	That Council give third reading to Bylaw No. LU 28/22 redesignating the lands within the NE 17-29-3-5. (Refusal)

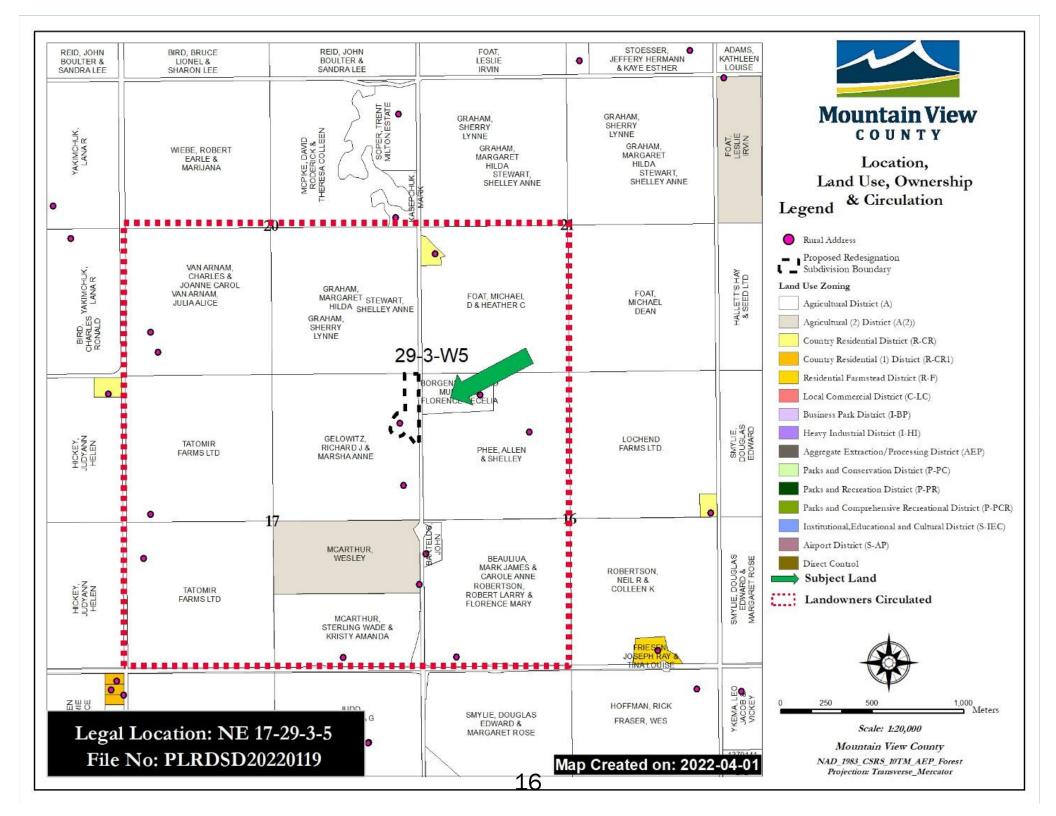
ATTACHMENT(S):

- 01 Bylaw No. LU 28/22 and Schedule "A"
- 02 Location, Land Use and Ownership Map
- 03 Proposed Redesignation Sketch
- 04 Environmental Scan Maps
- 05 Aerial Photograph
- 06 Figure 3 MDP
- 07 Applicants proposal explanation
- 08 Council Presentation

BYLAW NO. LU 28/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NE 17-29-3-5 pursuant to the Municipal Government Act.
The Council of Mountain View County, duly assembled, enacts that Bylaw No. 21/21 be amended a follows:
To redesignate from Agricultural District (A) to Residential Farmstead District (R-F) an approximate nine point zero (9.00) acres (3.64 hectares) in the Northeast (NE) Quarter of Section seventeen (17) Township twenty-nine (29), Range three (3), West of the fifth (5th) Meridian, as outlined on Schedule (4" attached hereto.
Received first reading August 10, 2022,
Received second reading,
Received third reading,
Reeve Chief Administrative Officer
Date of Signing



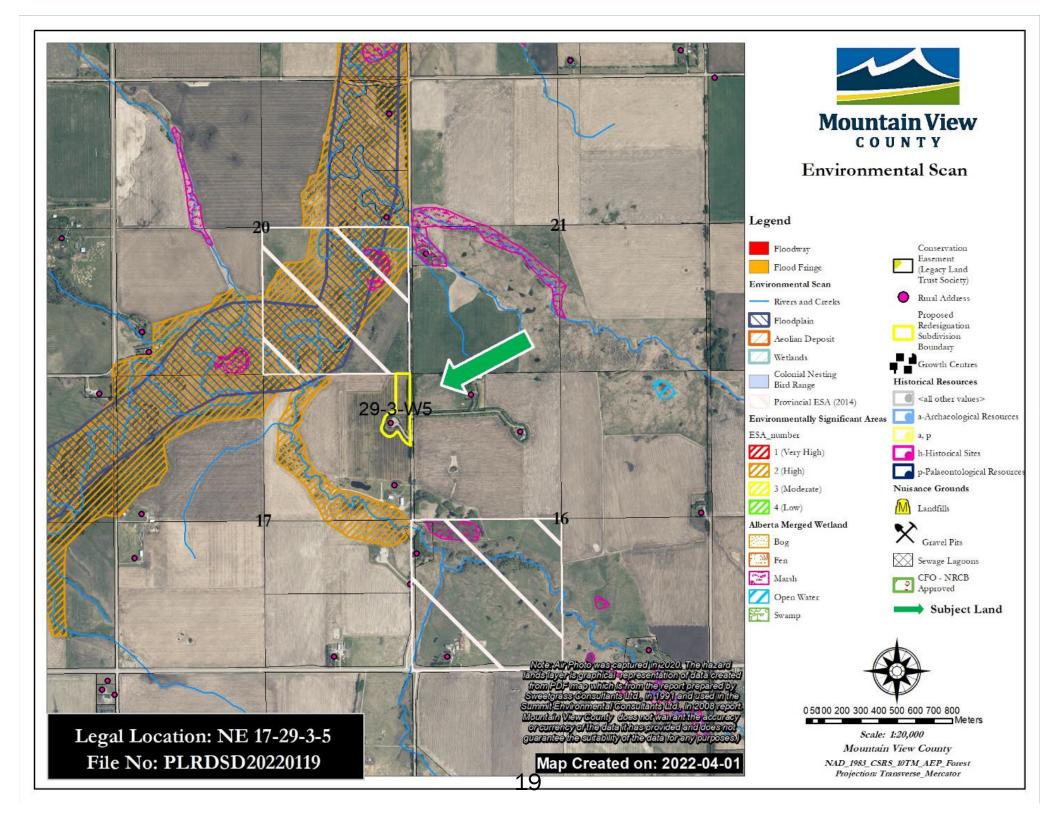


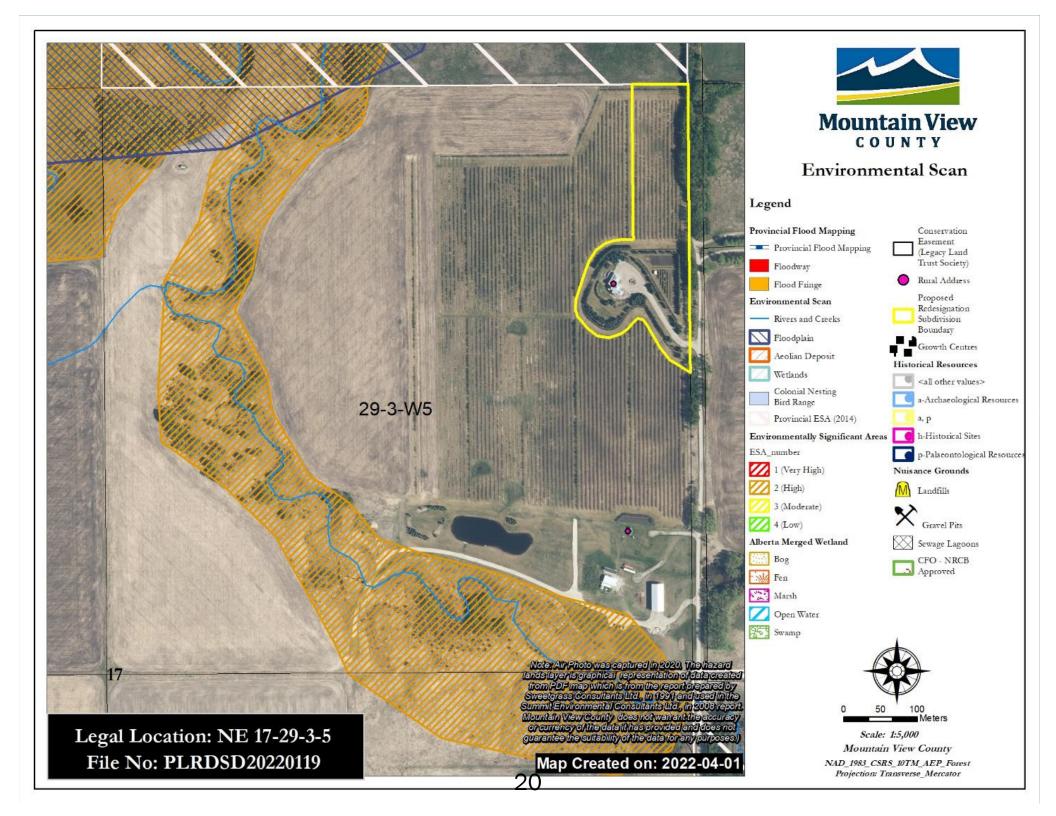
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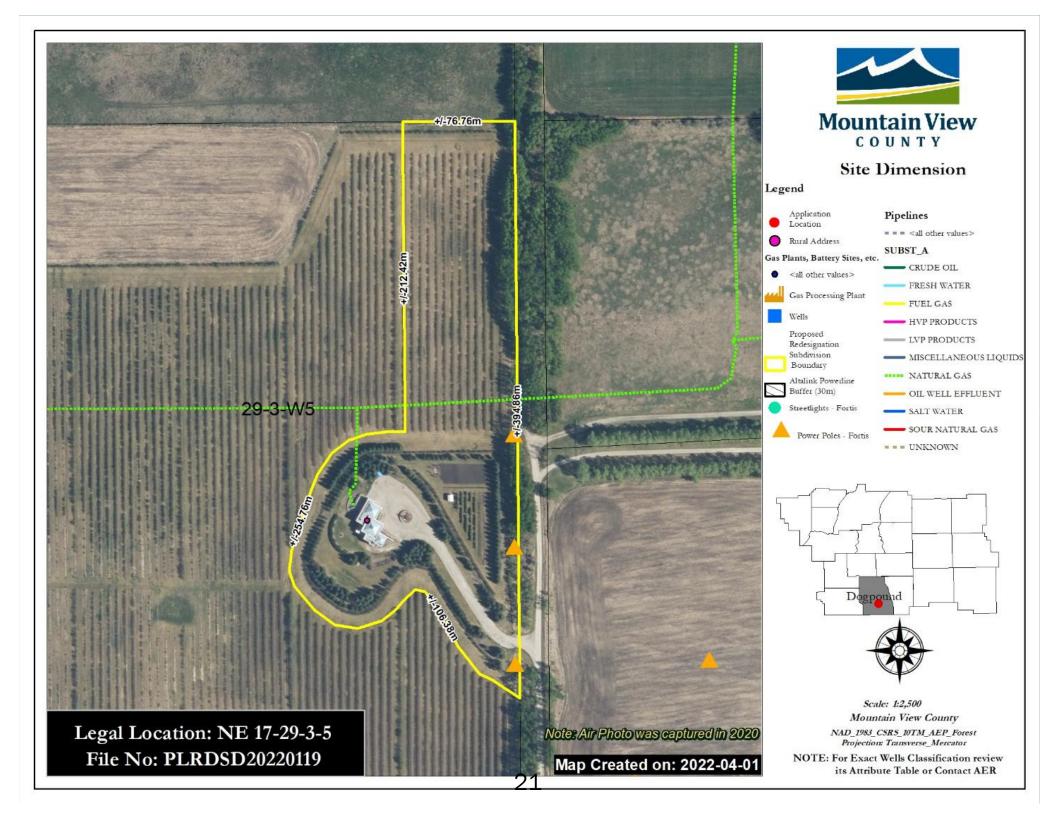
Farmyard details

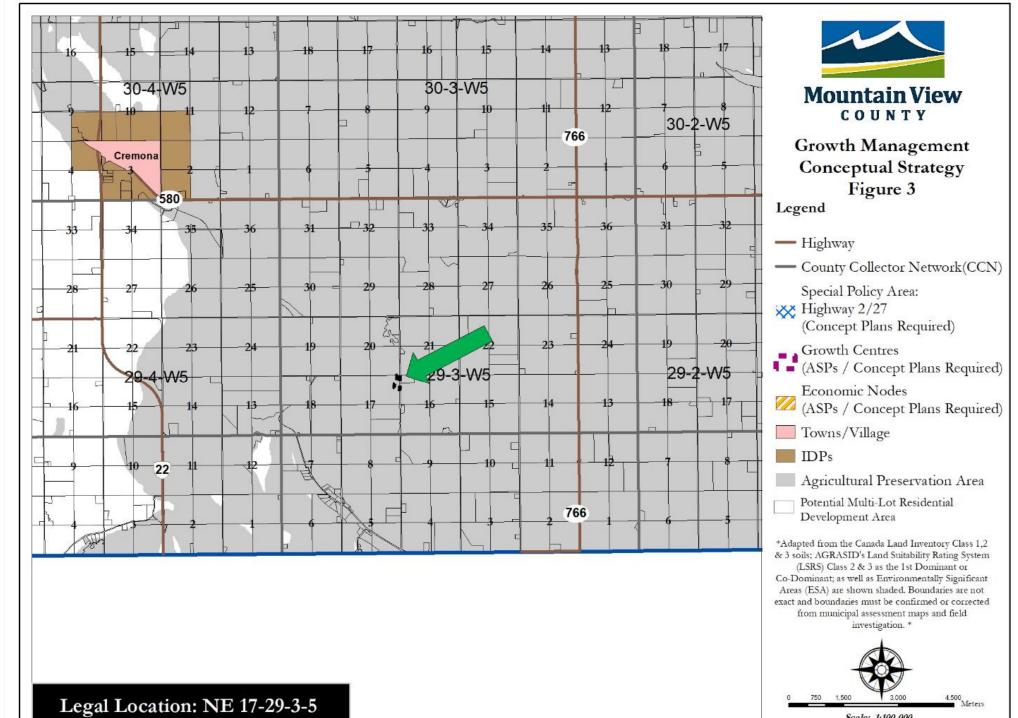
The Site Plan must include all of the following information (if applicable) in order for it to be considered complete: Location, dimensions, and boundaries of the entire property and of the portion of the property to be redesignated/subdivided; Location and dimensions of existing buildings and structures on the property, including distances from propellines, Identify buildings that will be demolished or moved; Location and names of proposed and existing roadways, driveways and road approaches; Location and description of natural site features such as steep slopes, water bodies or courses, woodlots an shelterbelts; Location and description of man made site features such as drainage ditches, wells and private sewage disp 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 Indicate name of ROAD if applicable	/ 製
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9 acre subdiusion Steplan









Map Created on: 2022-04-01

Scale: 1:100,000 Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest Projection: Transverse Mercator

File No: PLRDSD20220119

REASON FOR REDESIGNATION/SUBDIVISION:

In 1994, after searching for 5 years, we found our dream quarter section near Dogpound. We started by raising sheep and growing export hay and enjoyed both activities immensely! In 2001-2002 we built our dream home with an amazing view of the flats surrounding the Dogpound Creek and the mountains.

In 2003 we undertook a major change in our farming activities and started to develop what is now a 40 acre orchard of Saskatoon shrubs, 40,000 plants! Growing and maintaining an orchard of this size requires a lot of hands-on hard work and over the past 19 years we are amazed at how the orchard has developed. With the support of Mountain View County we received a development permit to operate our U-Pick to which families return to year after year to pick berries and enjoy the farm. We also make over 5,000 pies a year and countless jars of jam and other value-added products that are sold at farmers markets, farm gate, online and in small stores. 2022 also sees our frozen Saskatoon berries in all the Calgary Co-op stores! We have come a long way and built a good little business and have been able to employ locals for a few weeks in the summer, which we are very proud of.

Our next step in life is to prepare for our retirement. Our son is a forensic scientist in Calgary and his heart is with investigative science, not farming, so we need to move forward knowing that. Having put roots down in our area, we would very much like to stay in our home and community and enjoy our place for the foreseeable future. While there will be a few acres of orchard included within our subdivision, these shrubs can remain in place for the new owner of the 151 acres to maintain & harvest. This area is not the best-producing part of the orchard, but does contribute nonetheless to overall production.

We sincerely hope that we can sell the farm as a going concern so that the new operator can carry on with Solstice Berry Farm and take advantage of the goodwill we have built-up in the Mountain View County and Calgary areas.

PLRDSD20220119 Bylaw No. LU 28/22

Tracey Connatty
Planner
September 14, 2022

APPLICANT: Gelowitz, Richard & Marsha

LANDOWNER: Gelowitz, Richard & Marsha

LEGAL: NE 17-29-3-W5M

DIVISION: 2

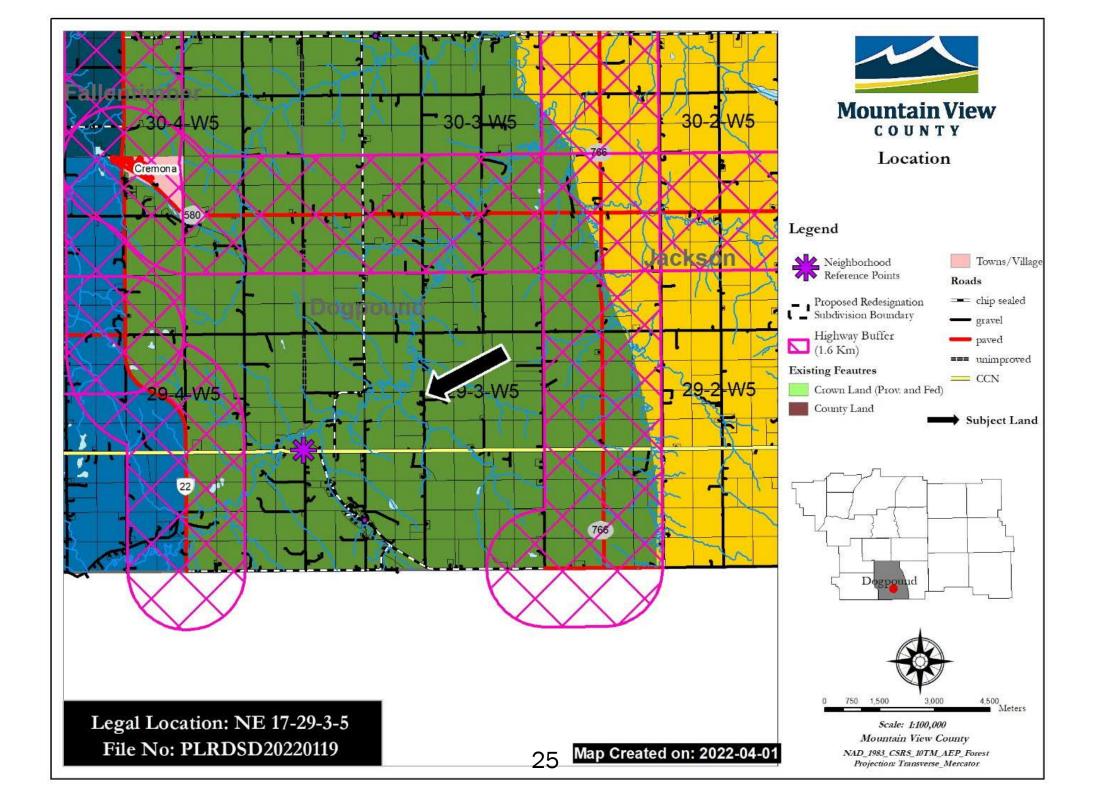
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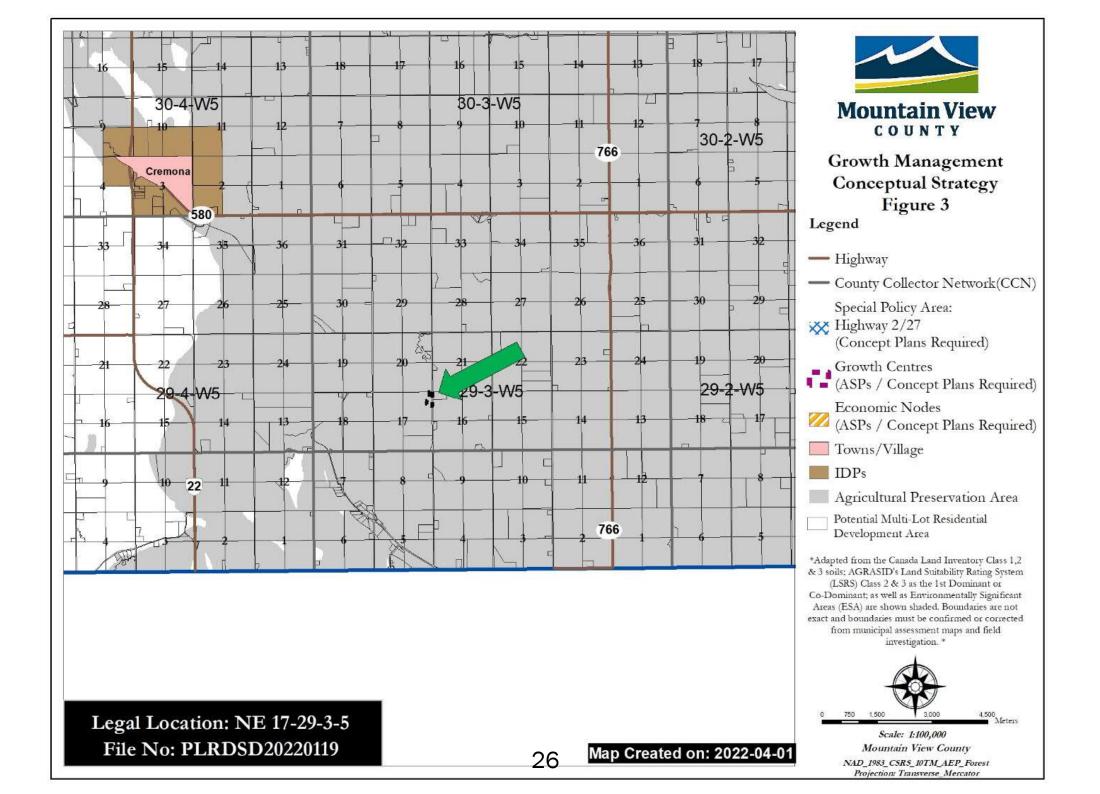
PROPOSED REDESIGNATION:

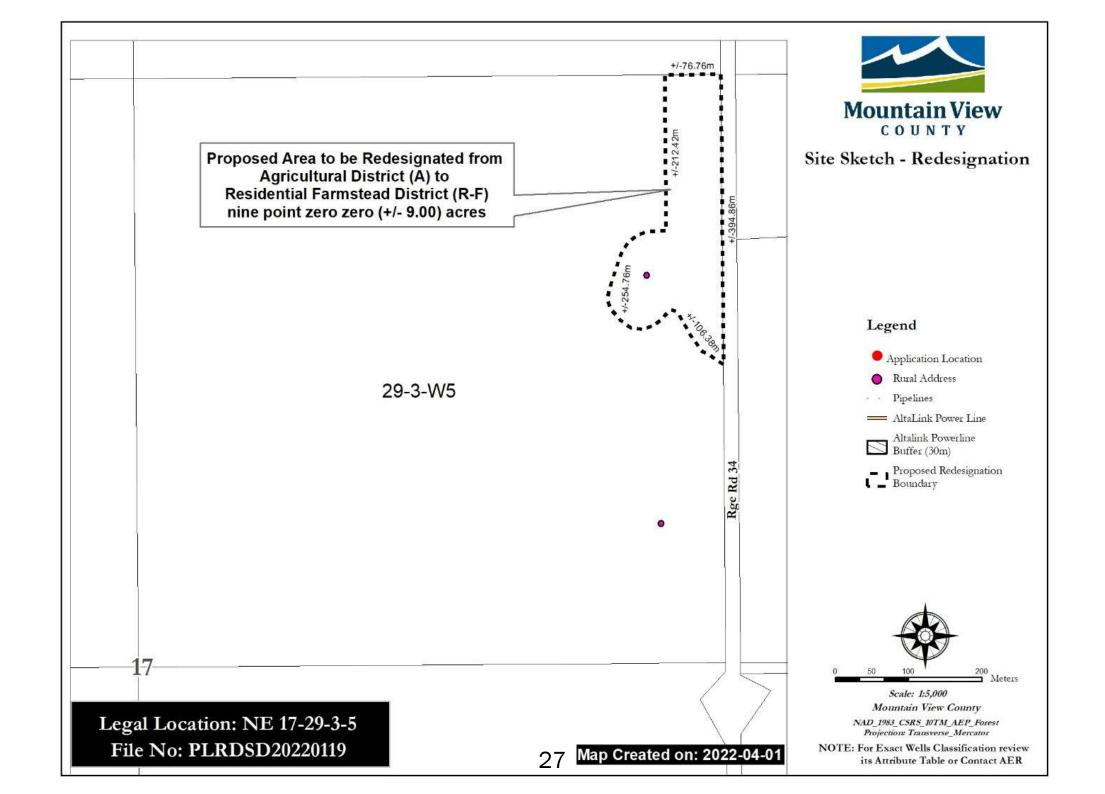
To Redesignate from:

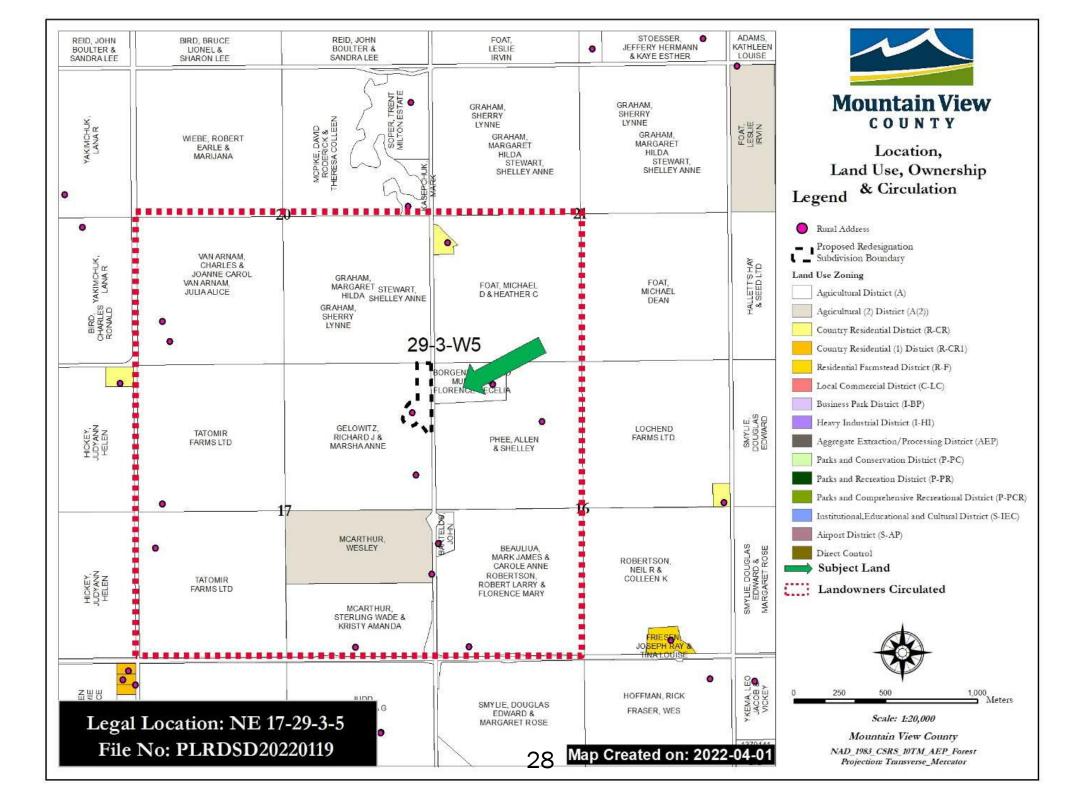
Agricultural District "A" to Residential Farmstead District "R-F" one (1), nine point zero (9.0) +/- acre parcel within an existing 160.0 acre parcel.

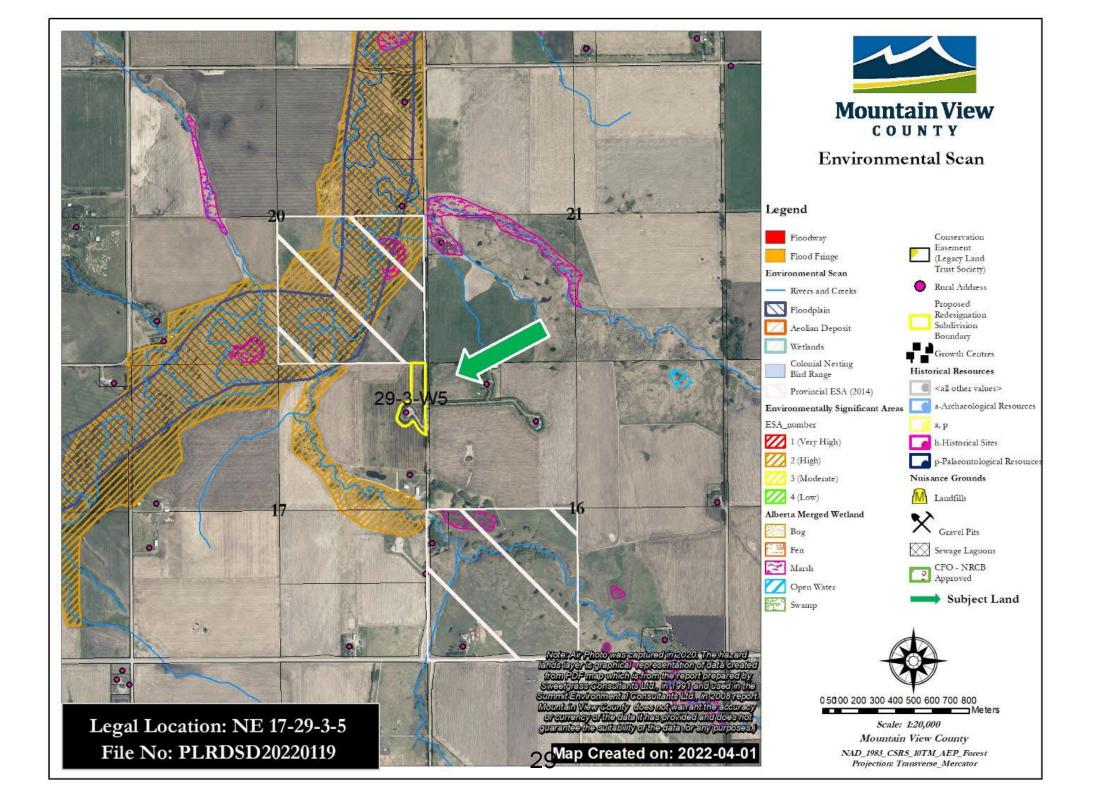


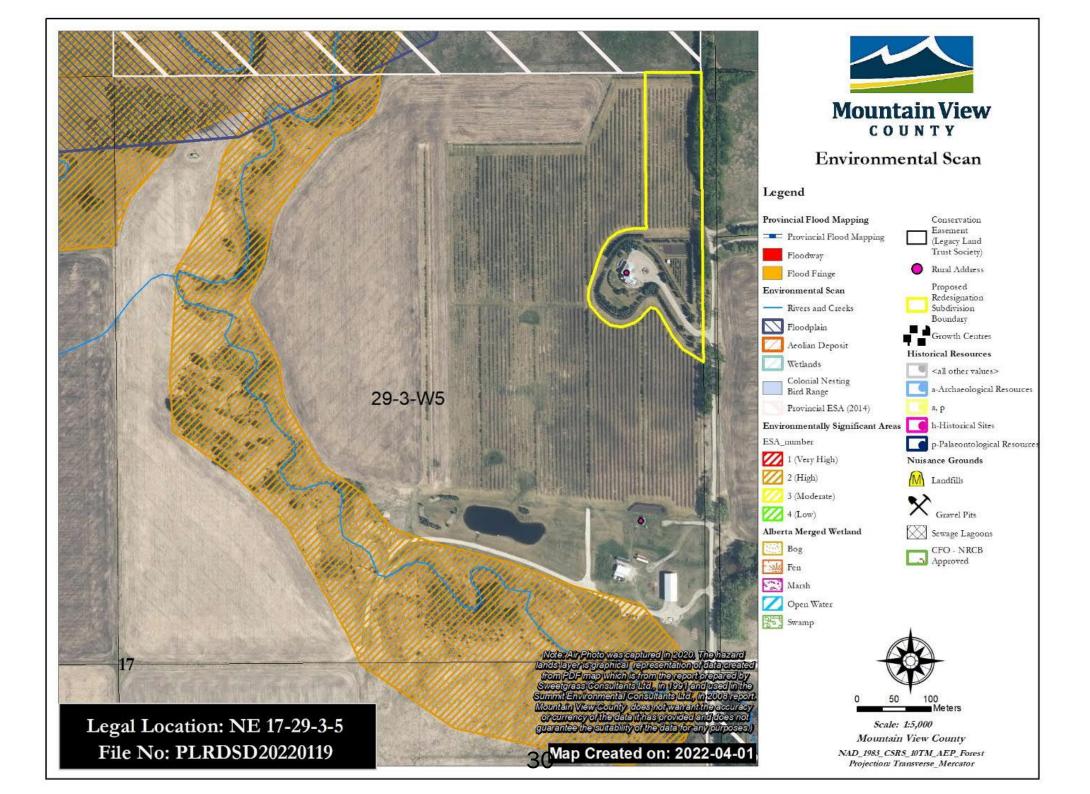


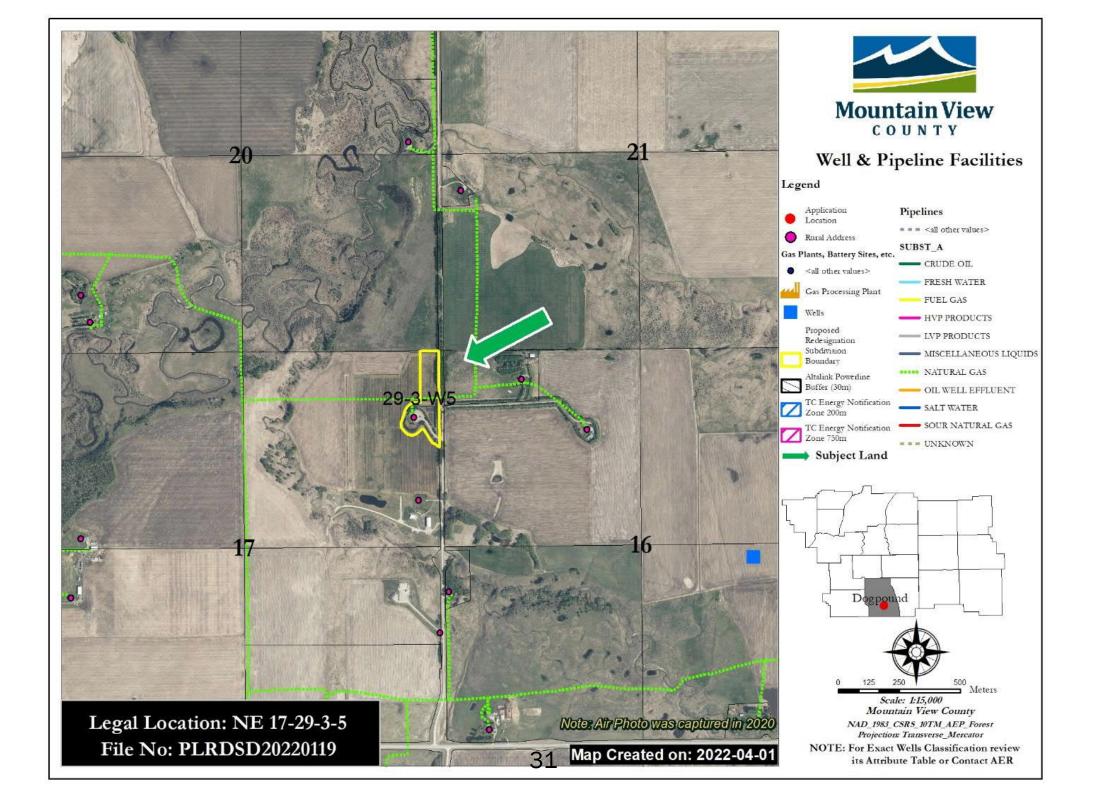


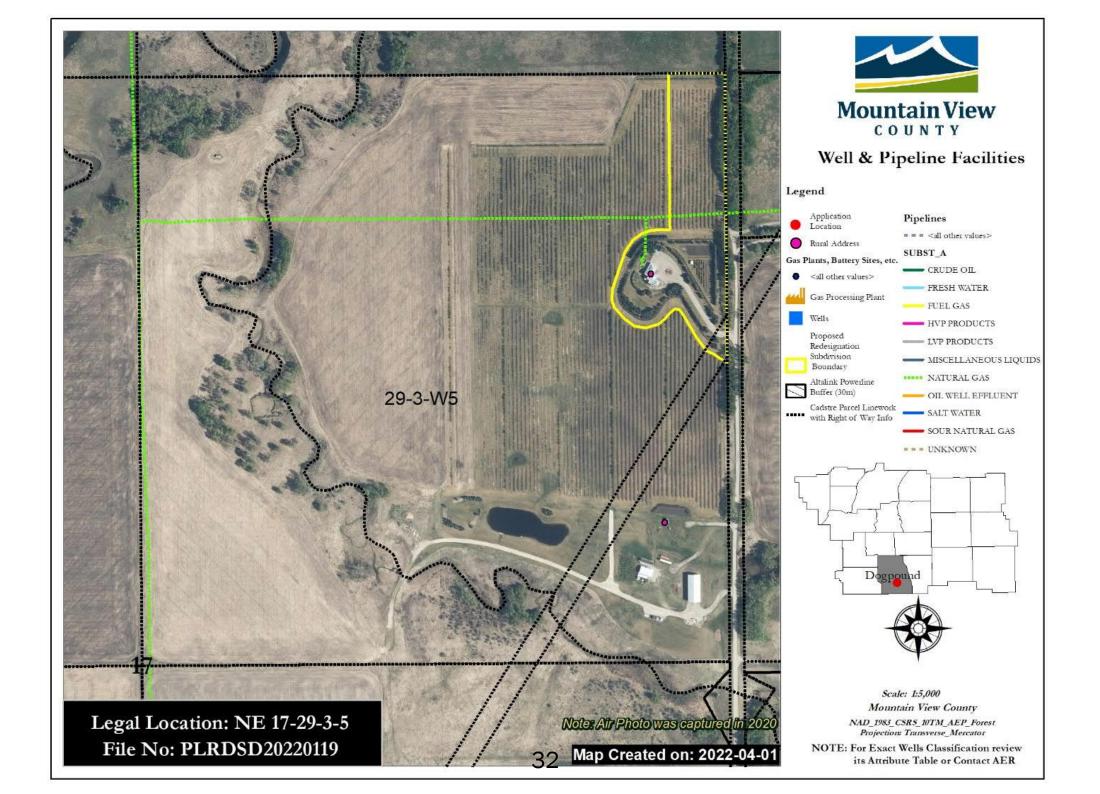


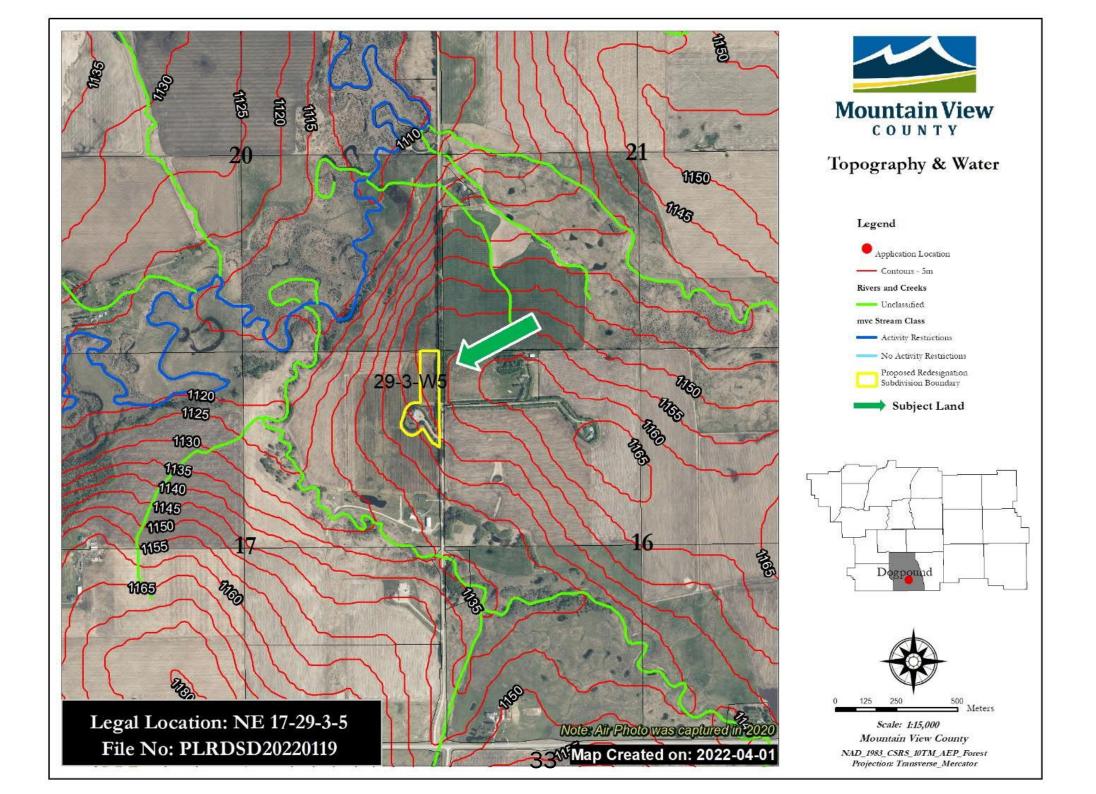


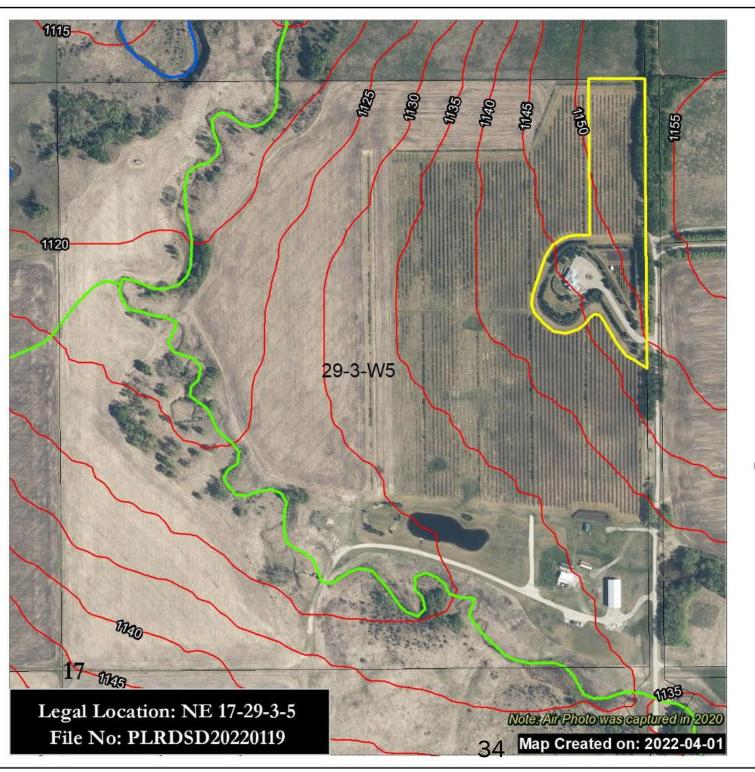














Topography & Water

Legend

Application Location

Contours - 5m

Rivers and Creeks

- Unclassified

mvc Stream Class

Activity Restrictions

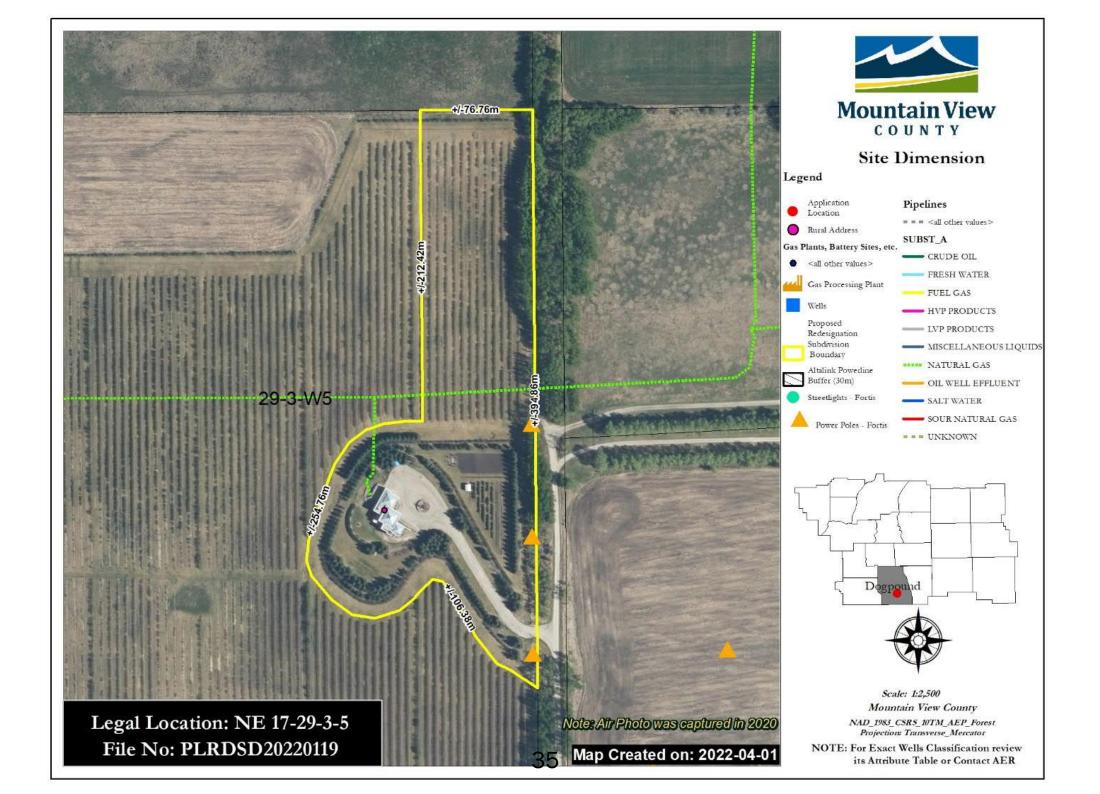
No Activity Restrictions

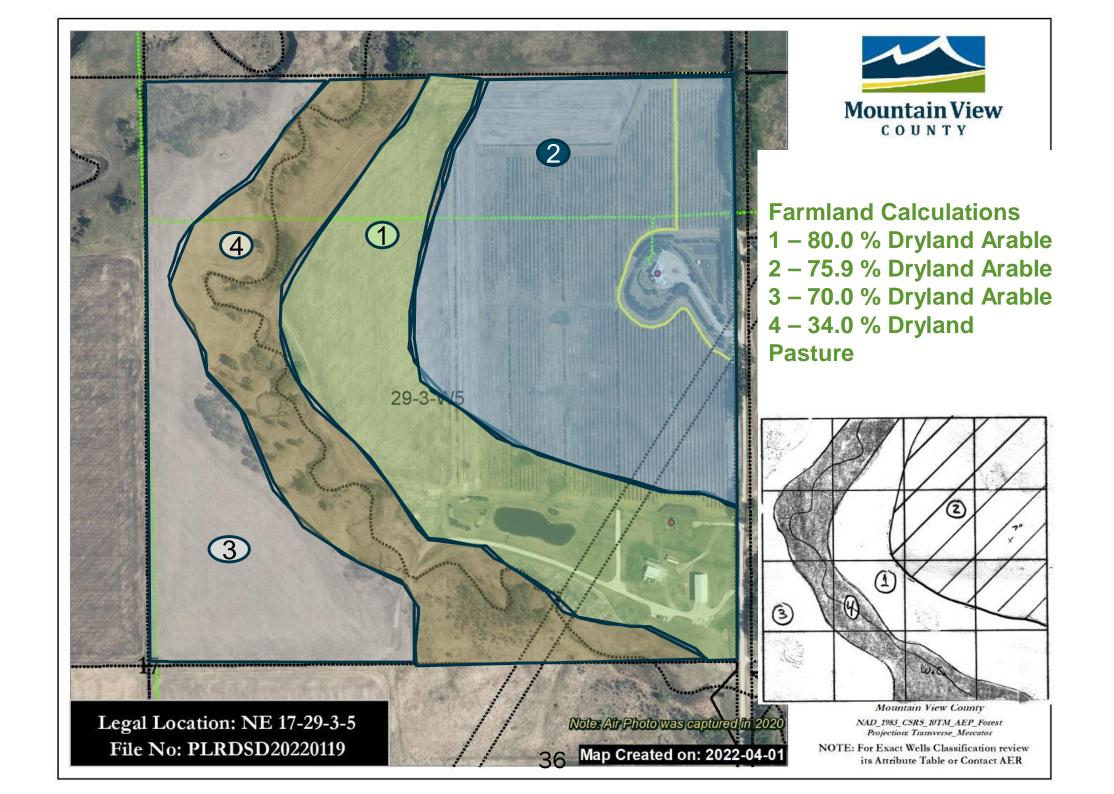
Proposed Redesignation Subdivision Boundary

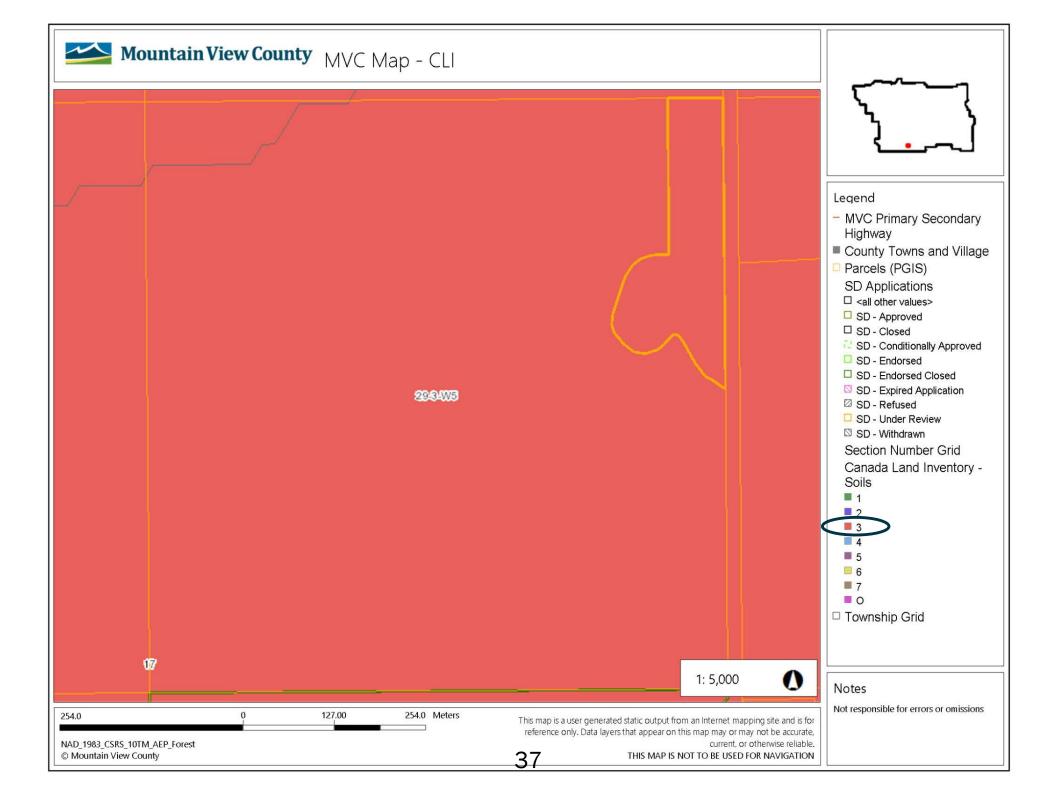




Scale: 1:5,000 Mountain View County NAD_1983_CSRS_10TM_AEP_Forest Projection: Transverse_Mercator















Rear of Dwelling









Garden area east of the dwelling within the parcel



















Structures on balance of the quarter



Administrative Position

The Planning and Development Department supports Approval for PLRDSD20220119, within the NE 17-29-3-W5M for the following reasons:

- The proposal complies with MDP Policies as the First Parcel Farmstead proposal.
- 2. The property is deemed suitable for the proposed use.
- 3. The proposed parcel complies with LUB regulations.
- 4. No objections or concerns were received during the circulation of the proposal.





Request for Decision

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

SUBJECT: Bylaw No. LU 29/22 REVIEWED AND APPROVED FOR SUBMISSION

SUBMISSION TO: Council Meeting CAO: MANAGER: JBR MEETING DATE: September 14, 2022 DIRECTOR: PREPARER: DMG

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW: FILE NO.: PLRDSD20220114 FINANCIAL REVIEW:

LEGAL: Plan 9512620 Lot 2 in the SE 6-31-1-5

ADMINISTRATIVE POSITION:

Administration supports a Council resolution based on Option One.

BACKGROUND / PROPOSAL:

Council is being asked to consider second and third readings of Bylaw No. LU 29/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate two point nine nine (2.99) acres within Plan 9512620 Lot 2 in the SE 6-31-1-5 from Agricultural District (A) to Country Residential District (R-CR).

Application Overview

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Applicant	NEUFELD, Brian and Charlene
Property Owner	NEUFELD, Brian Frank and Charlene
Title Transfer Date	November 10, 1995
Existing Parcel Size	187.31 acres
Purpose of redesignation	For subdivision – to create first parcel from previously
	unsubdivided quarter section for residential purposes.
Division	3
Rural Neighbourhood/Urban Centre	The proposal is in the rural community of Rosebud, south of the
-	Town of Didsbury.
Bylaw given first reading	August 10, 2022
Bylaw advertised on	August 30, 2022, and September 06, 2022

Key Dates, Communications and Information

Application Cubmitted	Original Application, March 17, 2022
Application Submitted	Original Application: March 17, 2022
	Amended Application: June 20, 2022
Application Circulation Period	From March 29, 2022, to April 29, 2022
Supportive Information Requested/Submitted	The applicant was required to submit additional information,
	explaining the reasons for including a strip of farmland, northern
	area, within this proposal. The applicant had indicated, as
	attached, that the extra land is for future development.
Application Revised from Submission	The applicant was required to submit additional information,
	explaining the reasons for including a strip of farmland, northern
	area, within this proposal. The applicant had indicated, as
	attached, that the extra land is for future development.
Communications Received from Referrals	Fortis Alberta Inc.: no easement is required.
	Foothills Natural Gas Co-op Limited: no objection.
	Telus Communications Inc.: no objection.
Objections Received and Addressed	No letters of objection/concern received
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Applicable Directions, Policy and Regulations
Intermunicipal Development Plan (IDP)

Intermunicipal Development Plan (IDP)	The subject property is not within an IDP
Municipal Development Plan (MDP) Bylaw No. 20/20	In accordance with <i>Figure 3: Growth Management Conceptual Strategy</i> , as attached, the property is in the Agricultural Preservation Area, which policies may allow for the creation of first parcel out from previously unsubdivided quarter sections subject to redesignation approval.
	The interpretation of applicable policies against this application is in the Policy Analysis part of this report.
Area Structure Plan (ASP)	The subject property is not within an approved ASP
Land Use Bylaw No. 21/21	Purpose: 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. Parcel Area: 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.
	11.1 Agricultural District (A) Purpose: To accommodate and promote agriculture land uses on larger parcels while having regard for the rural, agricultural character of the area.
	Parcel Area: Minimum 32.37 ha (80.0 ac) or the area in title at the time of passage of this Bylaw
Policy and Procedures	N/A.

Land Use and Development

Land Use and Development	
Predominant Land Use on property	The subject property is predominantly agricultural with an Agricultural District zoning.
Predominant development on property	There are two (2) established yard sites on this property each independently serviced. The yard established in 2008 (ref: LP08-026) is the subject of this application.
Oil and gas facilities on property/adjacent	Oil and gas on this property pertains to natural gas lines from Foothills servicing existing residences. In addition, there is an HVP products and fuel gas line within the subject property and on the vicinity.
Surrounding land uses	Surrounding lands are predominantly agricultural with the exception of a multi-lot residential parcel in the southwest corresponding to the Tangelwood residential subdivision.
Proximity to utilities	The proposal is a developed yard that is serviced by means of a water well and private sewage system. Foothills is the gas provider and Fortis has power lines on the property.

Physical and Natural Features

Waterbodies and wetlands on property	In accordance with Policy 6012 there are no waterbodies and no wetlands on this property.
Topographical constraints on property	There is no constraint with topography as the terrain is relatively flat.

ESA areas and classifications	No ESAs
Drainage and Soil Characteristics	Natural drainage in a west direction. Soils are described as
	loamy with CLI predominantly Class 1 and also 3 and 5.
	AGRASID's Land Suitability Rating System on this property is
	3H(10).
Potential for Flooding	There is no record or historical evidence for potential of flooding

Planning and Development History

Prior RD/SD/DP Applications	LP08-026: this permit was issued on May 06, 2008, for a
	Second Dwelling Unit – Mobile Home
Encumbrances on title affecting application	No relevant encumbrances on title

Servicing and Improvements Proposed

Water Services	Private - existing water well
Sewer Services	Private - existing septic sewage treatment system
Stormwater/Drainage Improvements	Not required for this proposal
Solid Waste Disposal	N/A

Suitability Assessment

Land suitable for intended use	Yes
Compatible with surrounding land uses	Yes
Appropriate legal and physical access	Yes
Complies with MDP/ASP/LUB requirements	Yes

DISCUSSION:

The application proposes the redesignation of two point nine nine ((+/-) 2.99) acres within Plan 9512620 Lot 2, to County Residential District in order to subdivide and separate by title an existing developed yard from the remaining Agricultural District (A) land. The application as amended on June 20, 2022, meets the policies of the Municipal Development Plan and the regulations of the Land Use Bylaw.

BACKGROUND:

The subject property is south of the Town of Didsbury, at the northwest intersection between Township Road 310 (Westcott Road) and Range Road 15. Although this area is agricultural in nature, due to the proximity to town, the majority of the quarter sections have previously been subdivided out for either residential or agricultural purposes. Southwest from this property is the Tangelwood residential multi-lot subdivision.

The topography is bisected by the Canadian Pacific Railway (CPR), almost diagonally, and a seasonal waterbody, tributary to the Rosebud River. The topography moderately slopes southwards and westwards towards the seasonal waterbody. No Environmentally Significant Areas were identified on this area. The Alberta Merged Wetland inventory identifies small, medium and large size marshes, in areas where the seasonal waterbody flows.

The Canada Land Inventory has classified soils in this area as Class 1 in the area east to the CPR; Class 2 in the area west of the CPR and Class 3 & 5 in areas between CLI Class 1 & 2. Overall, the AGRASID's Land Suitability Rating System is 3H(10) as 1st Dominant.

HISTORY & PROPOSAL:

Prior to submitting an application, on May 25, 2021, the landowners had a pre-application meeting with Planning and Development to discuss a proposal of two (2) lots for residential purposes. At that time, the landowners were advised that based on the location of the property in relation to the policies of the Municipal Development Plan, there was no policy support in the Agricultural Preservation Area, that allows additional parcels beyond the first parcel out. Since the landowner wanted to pursue this venue, despite the policy non-conforming fact, P&D recommended that a multi-lot application would require community consultation, similarly to the requirements for proposal in areas identified as Potential Multi-Lot Residential Development Area of the MDP.

On March 17, 2022, the landowners submitted a multi-lot application, consisting of two (2) lots of 3.74 acres each, accompany with two (2) letters of support from adjacent landowners. The application was processed and circulated to adjacent landowners and referral agencies. On May 06, 2022, Administration issued a letter of Policy Non-support, 5 2 - RFD Bylaw No LU 29 22 PH (ID 633470)

Page 3 of 5

outlining how the proposal did not comply with County's statutory policy. On May 19, 2022, the landowners requested to hold on the application as they want to amend the proposal to comply with County's policy.

On June 20, 2022, the landowners amended the application to one (1) parcel for residential purposes of approximately 2.99 acres. Further, the landowners submitted additional information, as attached, explaining the reasons for the additional land to the north of the developed yard.

The proposal as amended consists of approximately 2.99 acres and corresponds to a developed yard with a Mobile Home (Ref: **LP08-026**), a small shed and it is serviced by means of a water well and private sewage treatment system. Access is currently by an approach directly off Range Road 15. The applicants, in the additional information letter, have requested to include a portion of farmland to the north, in order to have sufficient area to construct in future a garage. Overall the site subject to this redesignation offers no constraints.

CIRCULATIONS:

The application was circulated from March 29, 2022, to April 29, 2022, to 27 adjacent landowners and referral agencies to provide comments. From this process no letters of objection/concern were received. Referral agencies, such as Fortis Alberta Inc., Foothills Natural Gas Co-op and Telus Communications Inc., provided standard no concern response.

POLICY & LUB ANALYSIS:

Municipal Development Plan Bylaw No. 20/20

The subject property and vicinity area falls under the Agricultural Preservation Area. The proposal is for the consideration of a first parcel out for residential purposes, as such the provisions of Section 3.0 as follows, was considered in the review of this application:

- Policy 3.3.5 "(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.
 - (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."
 - The applicant is seeking redesignation approval to Country Residential District in accordance with the provisions of the Land Use Bylaw, prior to proceeding with the subdivision.
- Policy 3.3.6 "The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section."
 - The proposal would be considered the second title, which is the first parcel out to be created from the subject quarter section.
- Policy 3.3.8 "All new titles created in an agricultural district for non-agricultural use, shall require a designation to the appropriate land use district and a concurrent subdivision application."
 - The applicant is proposing to create a residential parcel subdivision which requires redesignation approval to Country Residential District.
- Policy 3.3.9 "Non-agricultural uses shall be directed to areas that minimize the impact on agricultural operations."
 - **Ø** The proposal is developed and poses no impact to the remainder agricultural land.
- Policy 3.3.13 "A Country Residential parcel may be permitted from an unsubdivided quarter section subject to redesignation and subdivision in lieu of an agricultural parcel or a 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."
 - The proposal is neither an agricultural nor a farmstead separation application, instead the applicant is proposing to separate an existing developed yard consisting of a mobile home and small shed of 2.99 acres. Further the applicant has provided reasons in support of adding small portion of farmland into the proposal.

Land Use Bylaw No. 21/21

The proposed redesignation of \pm -2.99 acres to Country Residential District was reviewed under the provisions of Section 12.1 and it has been determined that the proposal meets the purpose and parcel area within the R-CR district. In addition, the remaining land will continue to remain as Agricultural District (A) in accordance with the provisions of Section 11.1.

CONCLUSION:

The application, as amended, of 2.99 acres to Country Residential District is deemed appropriate for the intended use as per the regulations of the Land Use Bylaw. In addition, the location and configuration of the proposal is compliant with the direction and intent of the Municipal Development Plan. Therefore, Planning and Development supports a Council resolution based on Option One.

OPTIONS / BENEFITS / DISADVANTAGES:

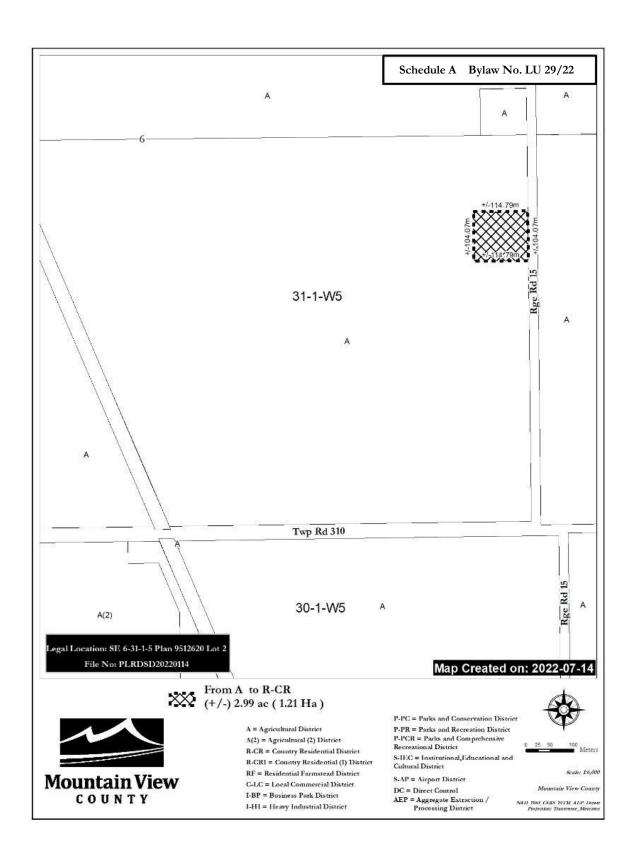
Option One:	That the Reeve open and close the Public Hearing.
This motion indicates support	That Council give second reading to Bylaw No. LU 29/22 redesignating the lands within Plan 9512620 Lot 2 in the SE 6-31-1-5. (Approval)
	That Council give third reading to Bylaw No. LU 29/22 redesignating the lands within Plan 9512620 Lot 2 in the SE 6-31-1-5. (Approval)
Option Two:	That Council defer Bylaw No. LU 29/22 to
This motion indicates additional information required to render a decision on application	
Option Three:	That the Reeve open and close the Public Hearing.
This motion indicates that the application is not deemed suitable	That Council give second reading to Bylaw No. LU 29/22 redesignating the lands within Plan 9512620 Lot 2 in the SE 6-31-1-5. (Refusal)
	That Council give third reading to Bylaw No. LU 29/22 redesignating the lands within Plan 9512620 Lot 2 in the SE 6-31-1-5. (Refusal)

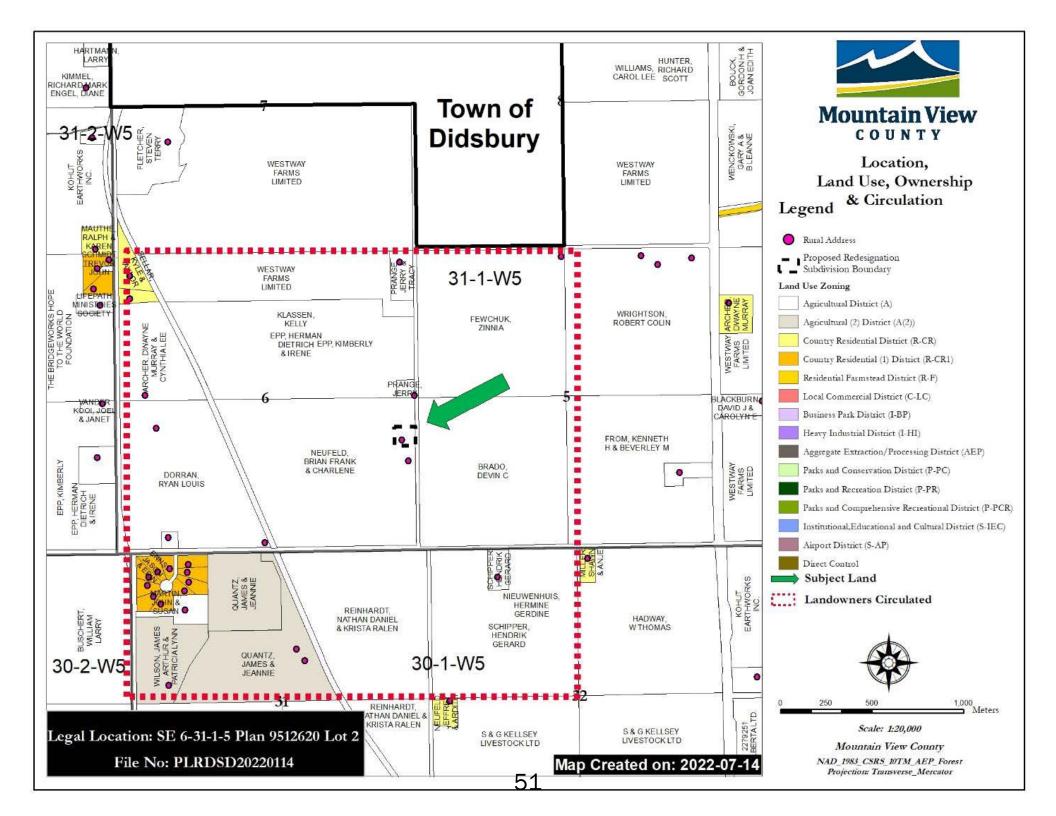
ATTACHMENT(S):

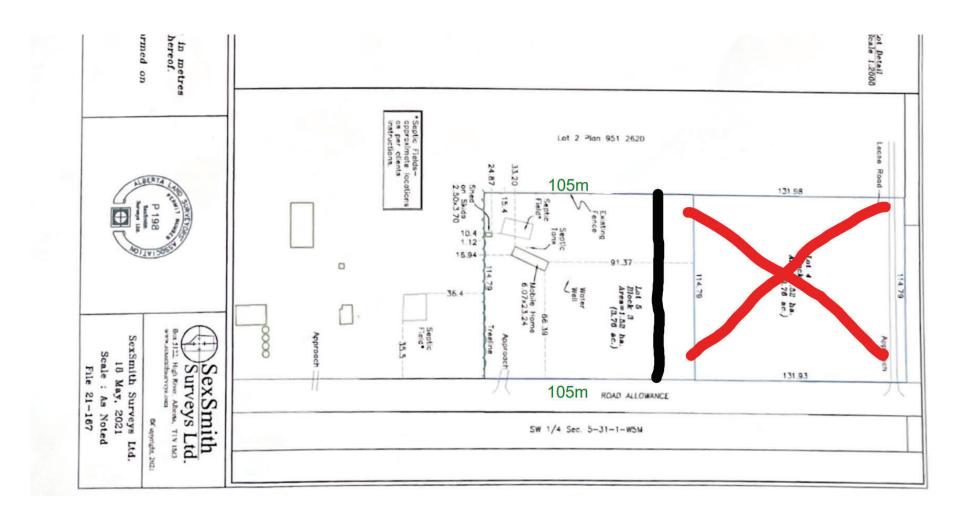
- 01 Bylaw No. LU 29/22 and Schedule "A"
- 02 Location, Land Use and Ownership Map
- 03 Proposed Redesignation Sketch
- 04 Environmental Scan Maps
- 05 Aerial Photographs
- 06 Figure 3 MDP
- 07 Historical Aerial Photographs
- 08 Additional Information in Support of Application
- 09 Presentation to Council

BYLAW NO. LU 29/22

Being a Bylaw of Mountain View County in the Prov 21/21 affecting Plan 9512620 Lot 2 pursuant to t	
The Council of Mountain View County, duly assemb	oled, enacts that Bylaw No. 21/21 be amended as
follows:	
To redesignate from Agricultural District (A) to Cour point nine nine (2.99) acres (1.21 hectares) in the attached hereto.	
Received first reading August 10, 2022,	
Received second reading,	
Received third reading	
Reeve	Chief Administrative Officer
Date of Signing	

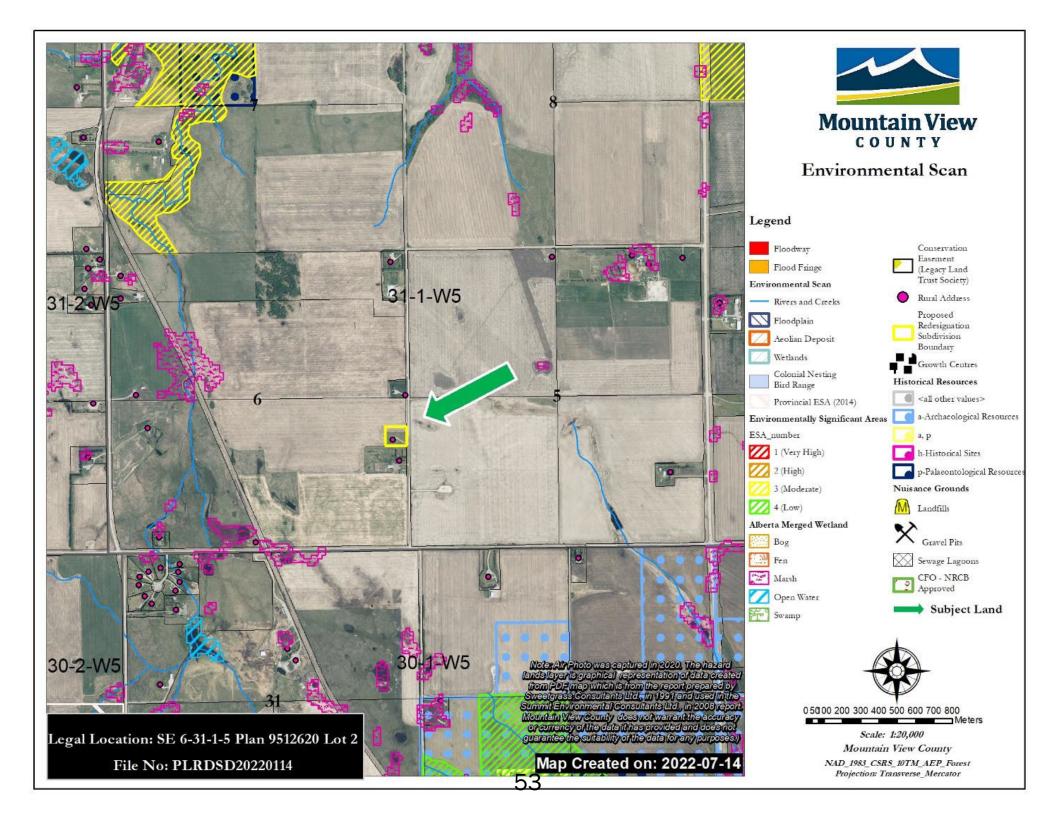


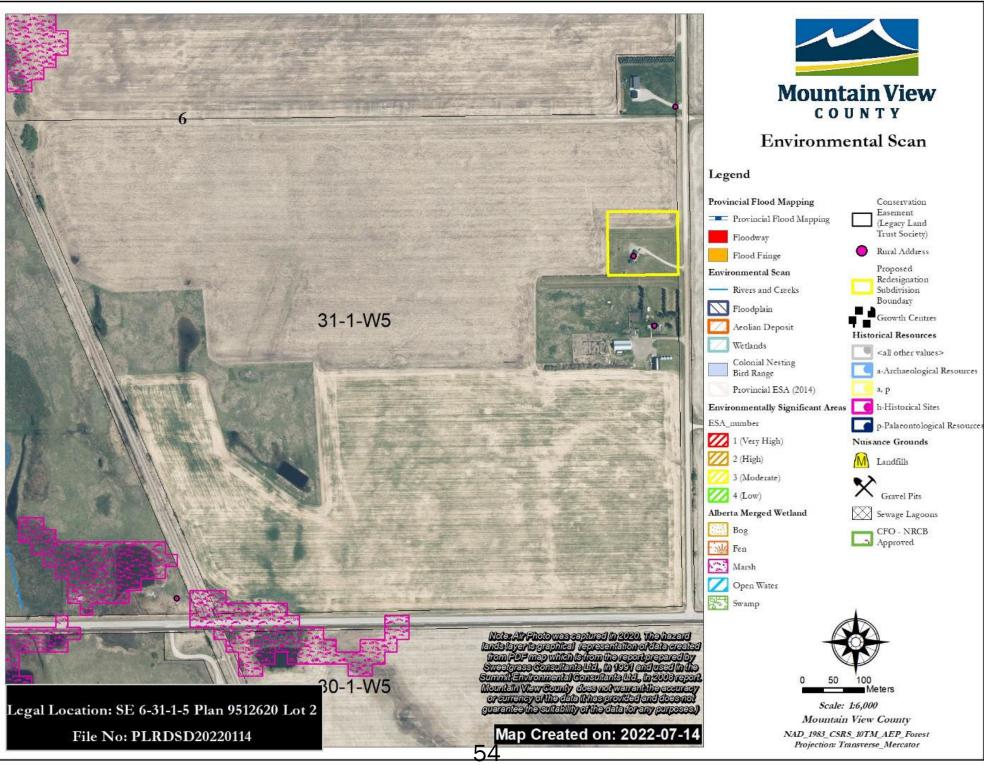




Subdivision Proposal Amendment Fig 1.

This amendment proposes to change the dimensions of proposed Lot 5 from 114.79m x 131.98m to 114.79m x 105m, and eliminate proposed Lot 4. This brings Lot 5 down to 2.98 acres in keeping with current subdivision rules.

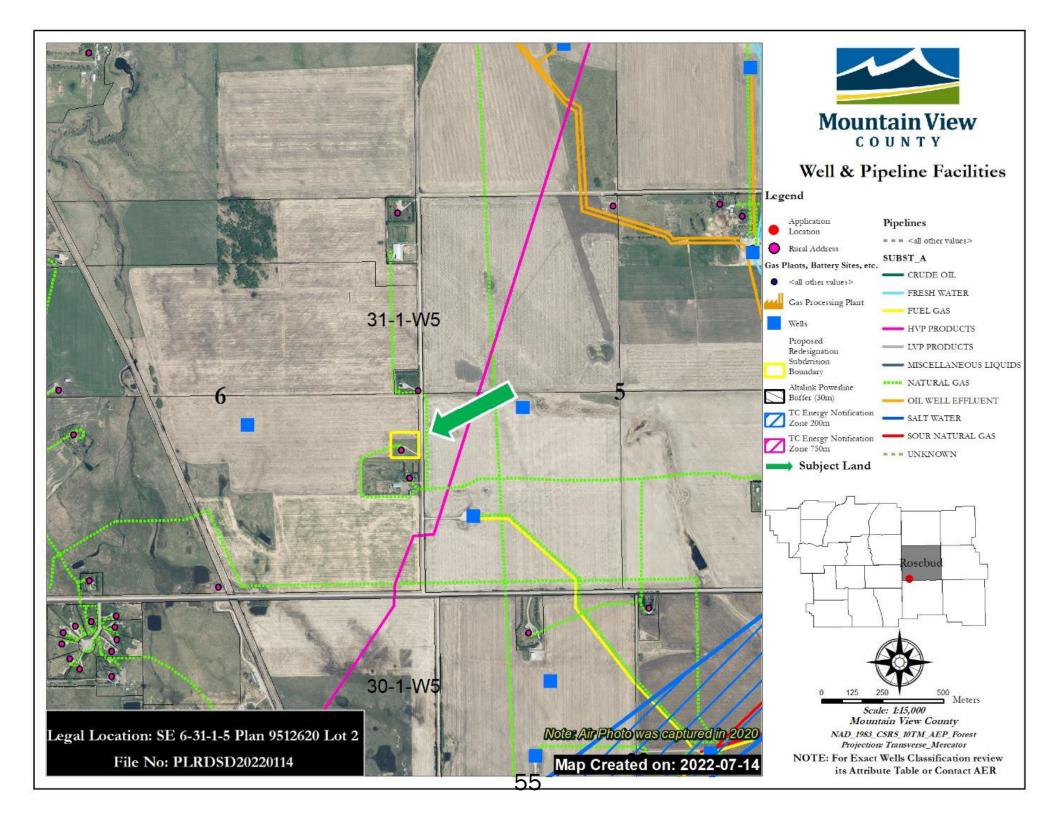


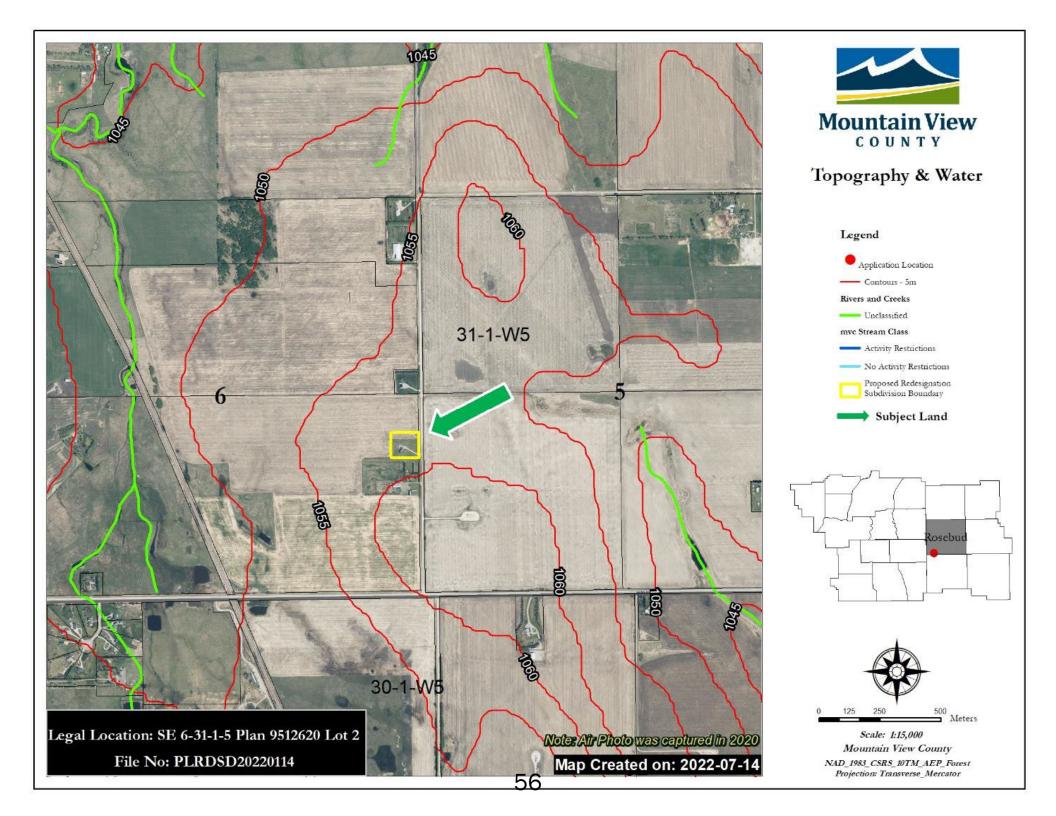


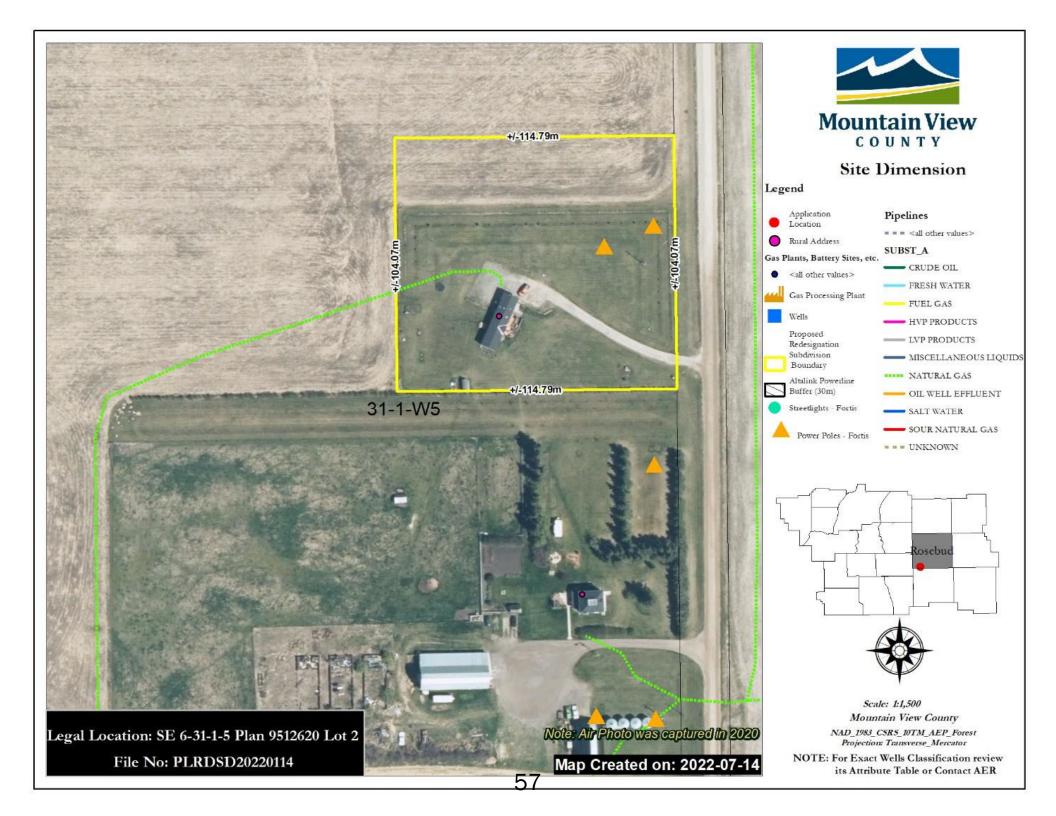


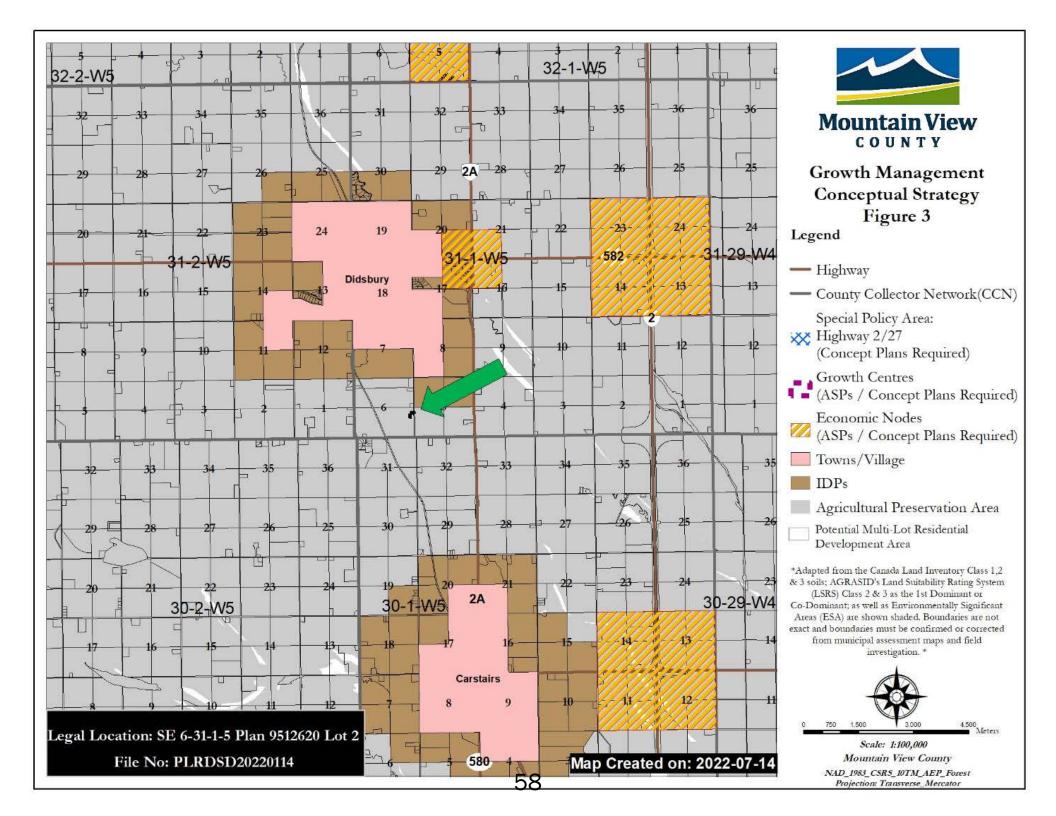
Mountain View

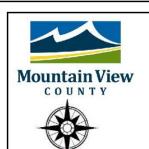
Mountain View County NAD_1983_CSRS_10TM_AEP_Forest Projection: Transverse_Mercator











Historical Aerial Photographs Plan 9512620 Lot 2 SE 6-31-1 W5M









Amendment Statement

To whom it may concern,

We have chosen to amend our application for subdivision.

After receiving the initial letter back from MVC outlining the reasons that this application does not conform with the current guidelines, we discussed our options. We feel that for our purposes it is more feasible both financially and personally to apply for a solution that is supported by the Municipal Development Plan. Upon reviewing the initial application and discussing changes, we have chosen to amend the original application and apply for a single parcel out of 2.95 acres/1.19ha. This is shown on the attached documents as Lot 5.

Sincerely,

Brian and Charlene Neufeld

Amendment Explanation July 2022

In reference to the amendment including the cultivated area to the north of the existing acreage:

We are requesting that the cultivated area to the north be included in the subdivision for a number of reasons:

- 1) When the acreage was originally developed, the residents had different ideas for the development. Now, 14 years later, the residents' plans have changed. They would like to build a shop/garage in the future and the current set-up doesn't allow for the shop to be built within the county's setbacks.
- 2) Foothills Gas installed the gas line in an unconventional route to the house. See attached picture. This would have been an ideal spot to build a shop, however, the gas line prevents construction in that area.
- 3) Because of the location of the gas line, the water line from the well to the house had to run perpendicular to the gas line and through the gravel pad to the west of the house. This also eliminates the possibility of building a shop or garage in this area.
- 4) The electrical line from the pole to the house cuts through the grassy area to the north of the house as well.



Yellow line is the Natural Gas line Red Line is the Electrical Line Blue Line is the Water Line.

With these items in consideration, we feel that the best way to allow for future development
on this property within setbacks is to extend the north side of the property, which will allow
enough room to build a shop/garage in the future.

Thanks,

Brian Neufeld

PLRDSD20220114 – Bylaw No. LU 29/22

By: Dolu Mary Gonzalez, Planner

September 14, 2022

APPLICANT: NEUFELD, Brian and Charlene

LANDOWNER: NEUFELD, Brian Frank and Charlene

LEGAL: Plan 9512620 Lot 2 - SE 6-31-1-5

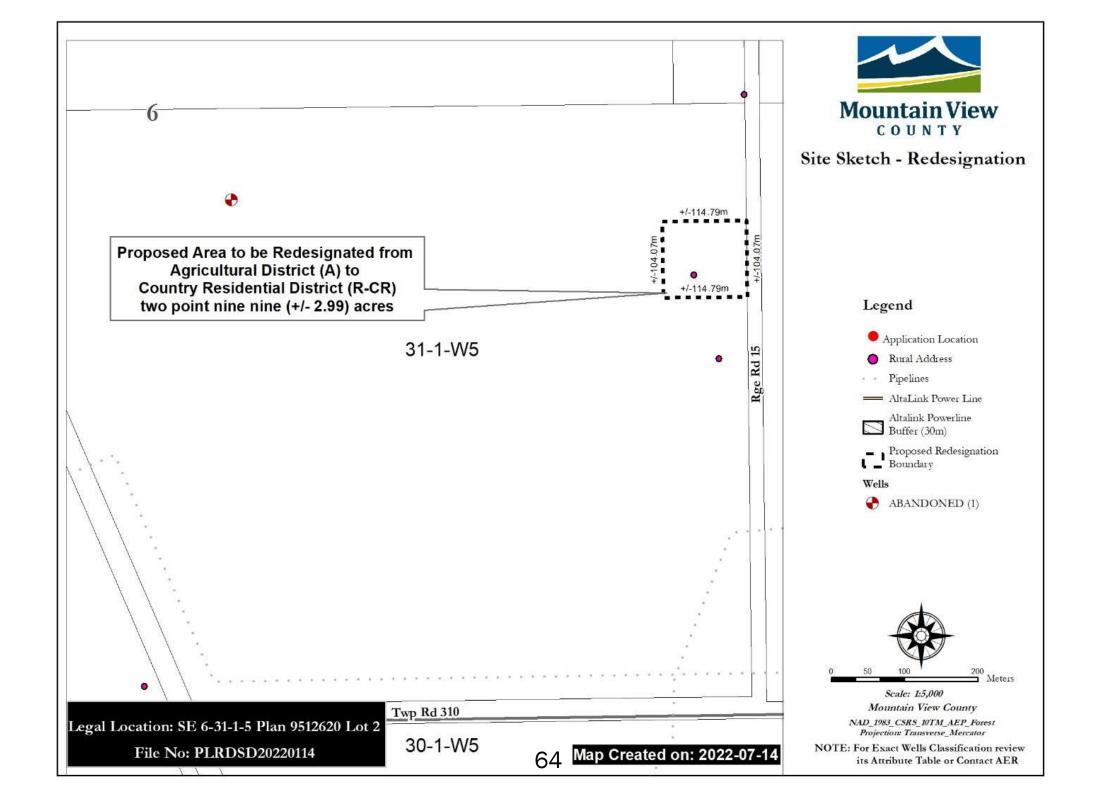
DIVISION: 3

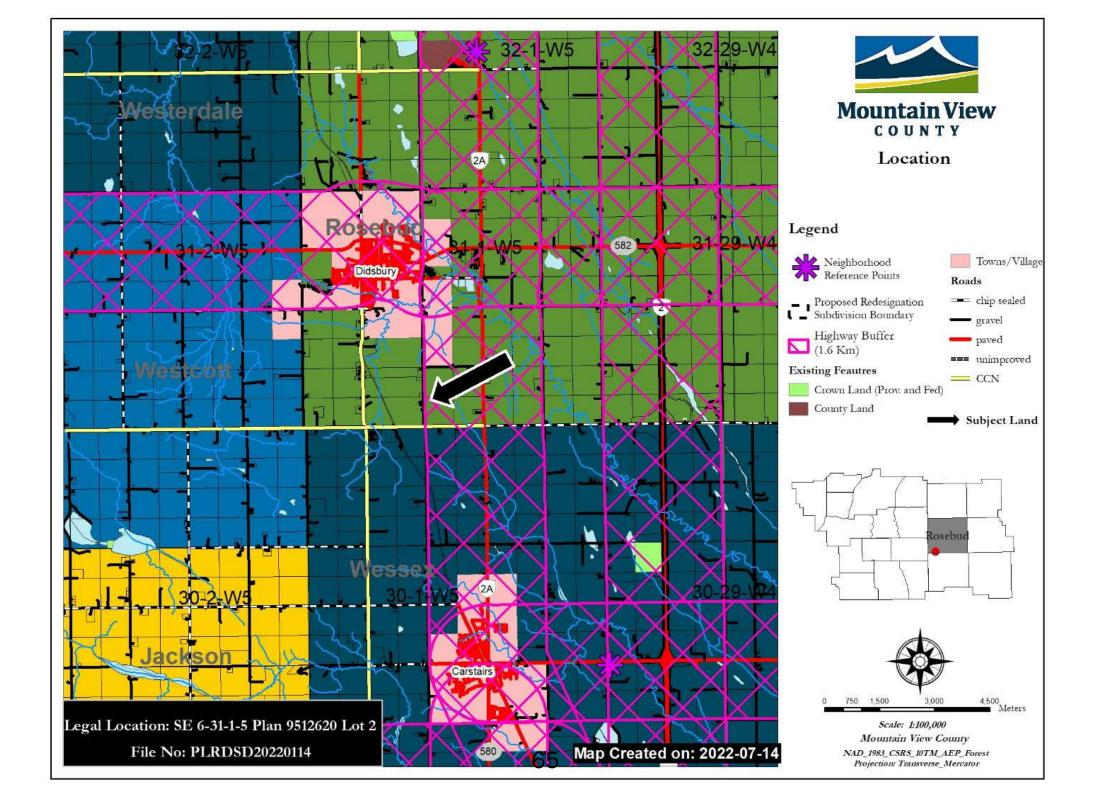
ACRES: 187.31 acres

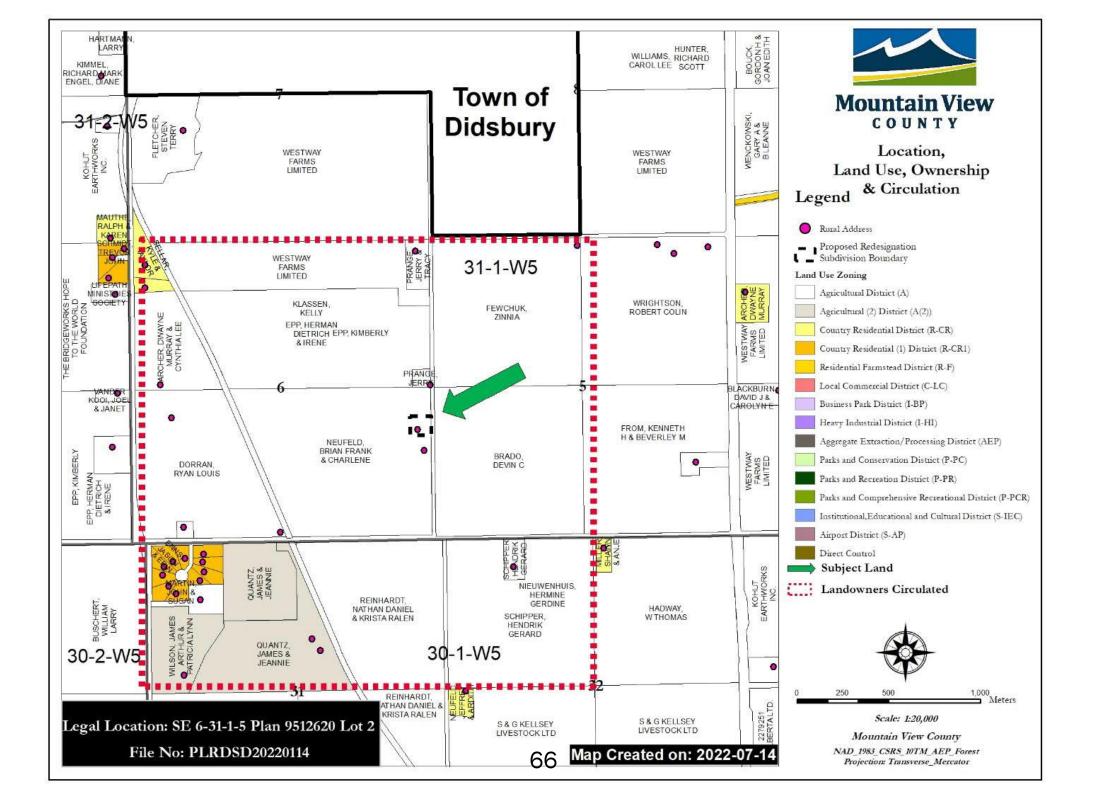
PROPOSED REDESIGNATION:

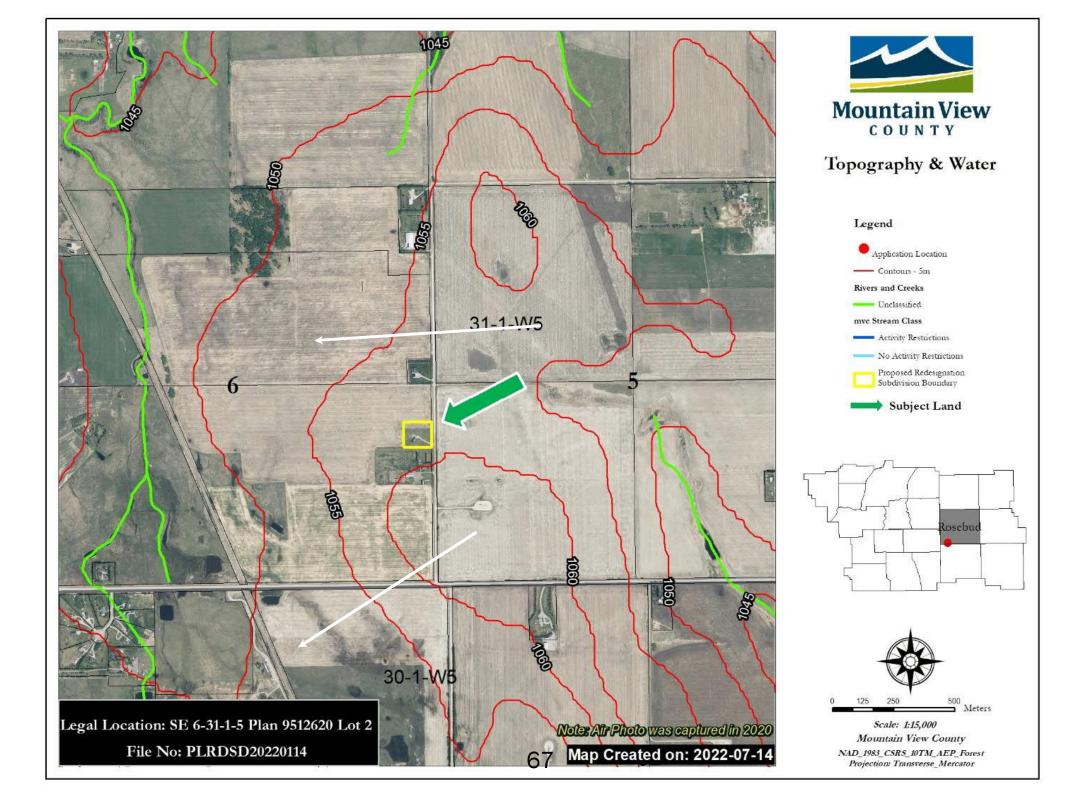
To Redesignate from Agricultural District (A) to Country Residential District (R-CR) an approximately two point nine nine (2.99) acres within an existing 187.31 acre parcel.



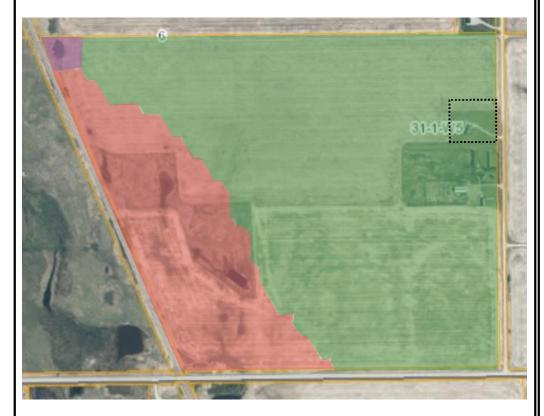








Canada Land Inventory



CLI Soils

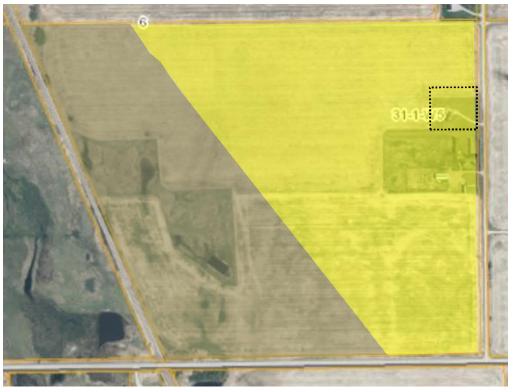


File No. PLRDSD20220114 Legal: Plan 9512620 Lot 2





AGRASID Land Suitability Rating System



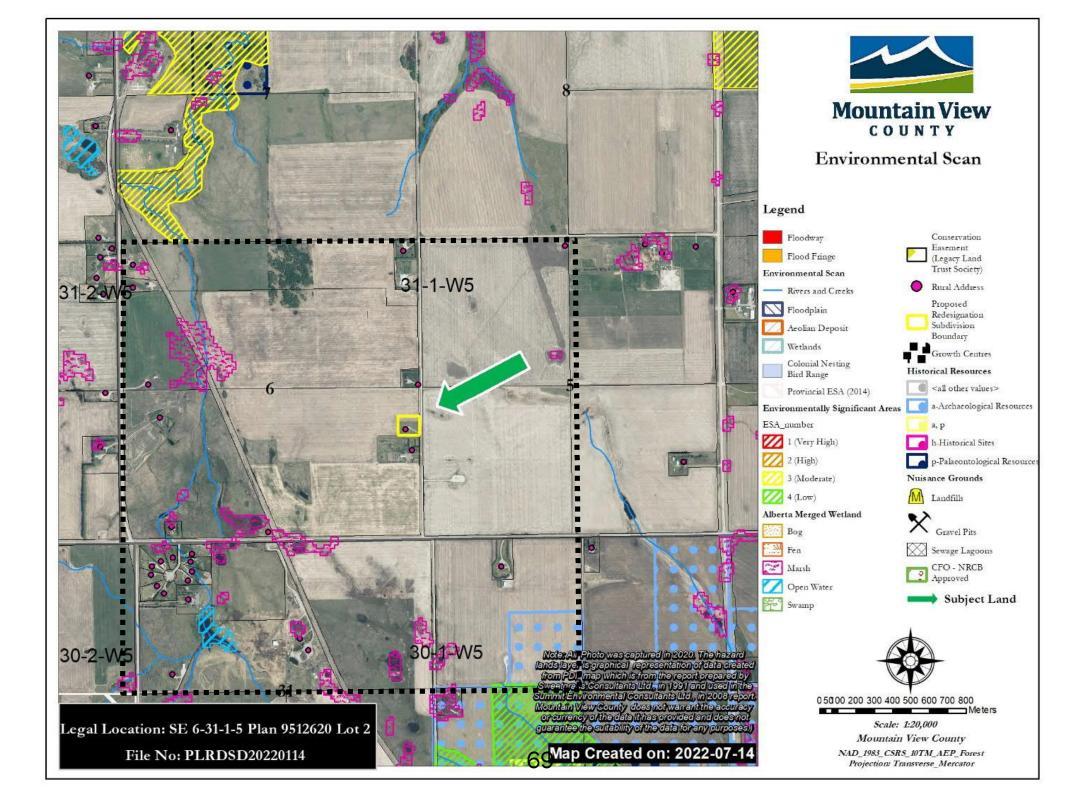
File No. PLRDSD20220114 Legal: Plan 9512620 Lot 2

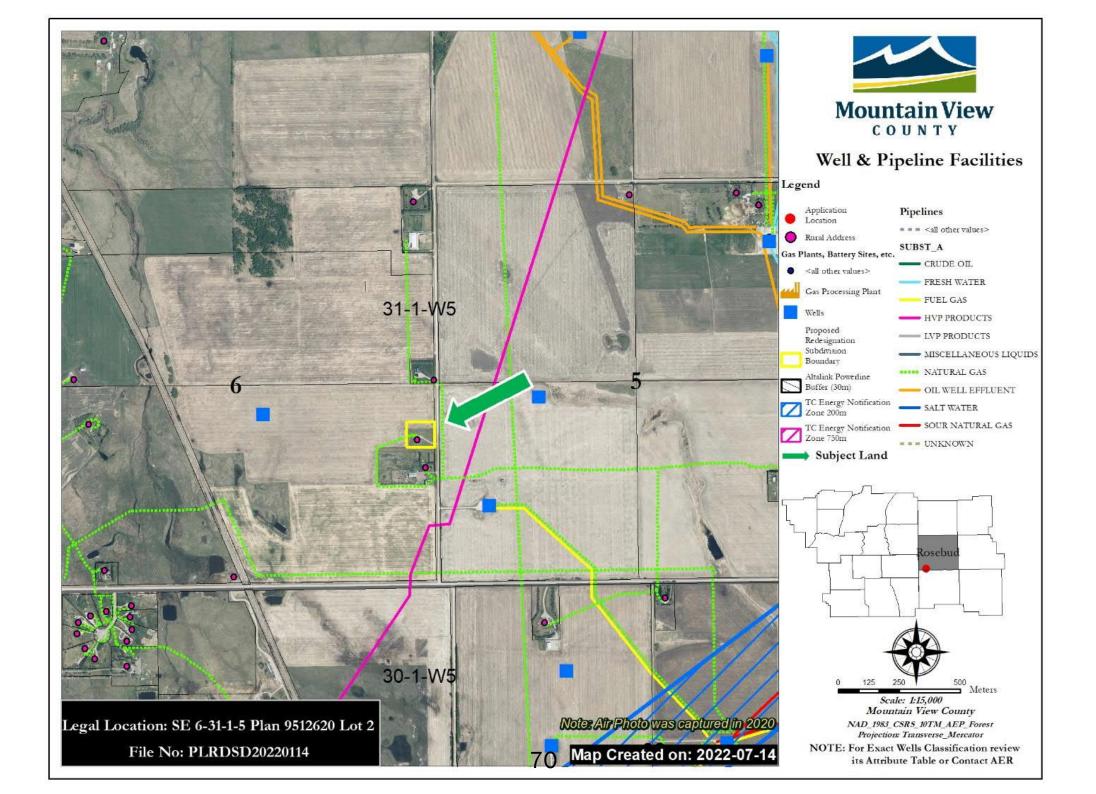




Description

Variable	Slope
3H(10)	Limiting slope of 4%
3H(7) - 5W(3)	Limiting slope of 4%

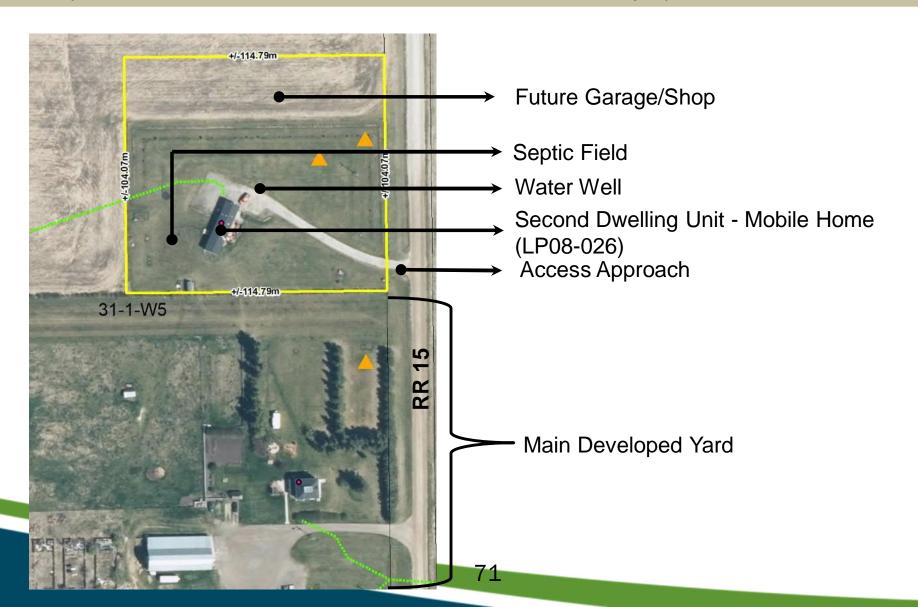




Proposal: Country Residential District

REASONS:

- Already established site with services and access
- Additional northern area for future development of a shop/garage
- Proposal was amended and limited to an area that meets County's policies



Historical Aerial Photographs





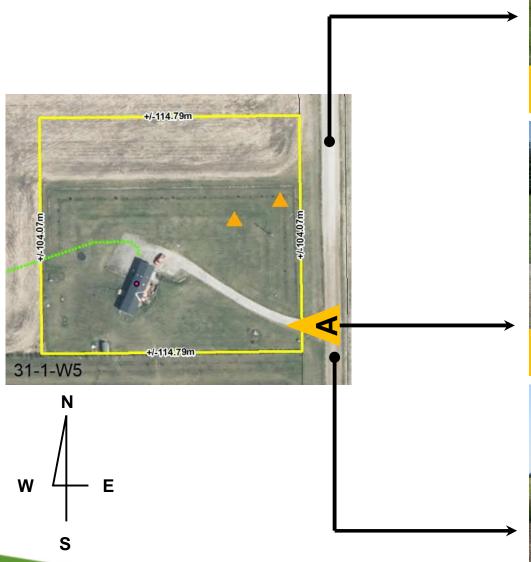


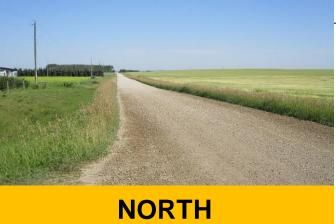


Agricultural Preservation Area • First parcel out may be supported for one (1) parcel subject to redesignation approval compliant with LUB (S. 3.3.5) **Mountain View** Maximum two title lots (S. 3.3.6) COUNTY Redesignation complaint with LUB (S. 3.3.8) Growth Management • 2.0 - 3.0 acres in size for residential parcels (up to 5.0 ac) (S. 3.3.13) Conceptual Strategy Figure 3 Legend 31129-M/4 - Highway Didsbury County Collector Network(CCN) Special Policy Area: XX Highway 2/27 (Concept Plans Required) Growth Centres (ASPs / Concept Plans Required) Economic Nodes (ASPs / Concept Plans Required) Towns/Village 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 2A 30-29-W4 3D-2-W5 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 Carstairs Legal Location: SE 6-31-1-5 Plan 9512620 Lot 2 Scale: 1:100,000 Mountain View County File No: PLRDSD20220114 Map Created on: 2022-07-14 NAD 1983 CSRS 10TM AEP Forest Projection: Transverse Mercator

Road and Access: Proposal

Range Road 15



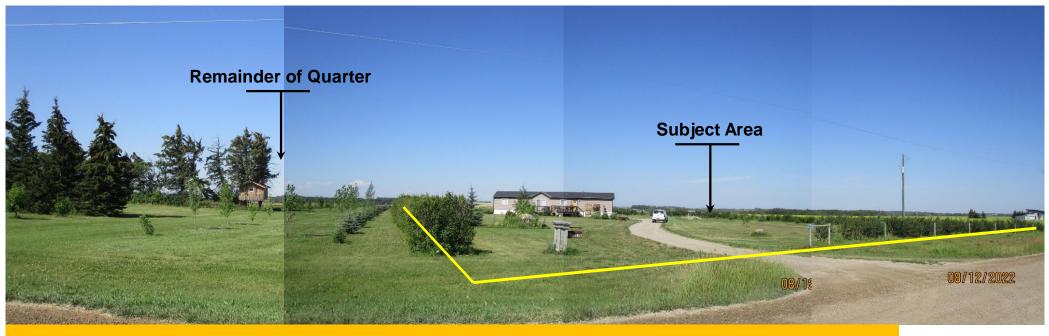






SOUTH

General View of Proposal



Looking West Across the Front Yard & Remainder of Quarter Section





General View of Proposal



Looking North Inside the Front Yard & Driveway





Proposal: Existing Development

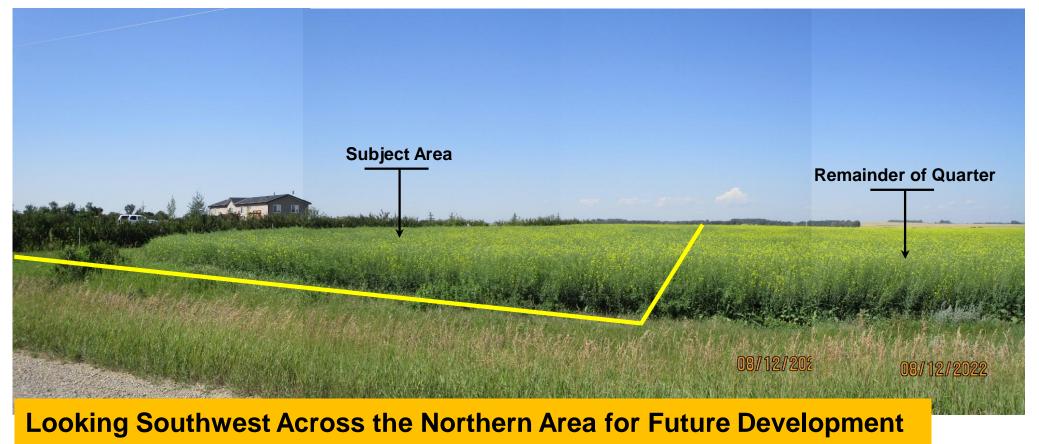








General View of Proposal



78





Administrative Position

The Planning and Development Department supports Approval for PLRDSD20220114, within Plan 9512620 Lot 2 in the SE 6-31-1-5 for the following reasons:

- The proposal complies with the policies of the Municipal Development Plan.
- The proposal is developed and suitable for the intended use as Country Residential District, compliant with the regulations of the Land Use Bylaw.
- 3. There are no outstanding technical matters.
- 4. No letters of objection/concern received.
- 5. The proposal will not negatively impact the surrounding agricultural community.





Request for Decision

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

SUBJECT: Bylaw No. LU 30/22 REVIEWED AND APPROVED FOR SUBMISSION

SUBMISSION TO: Council Meeting CAO: MANAGER: JBR MEETING DATE: September 14, 2022 DIRECTOR: PREPARER: DMG

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW: FILE NO.: PLRD20220206 FINANCIAL REVIEW:

LEGAL: SE 4-32-5-5 and Closed Road Allowance Portion

ADMINISTRATIVE POSITION:

Administration supports a Council resolution based on Option One.

BACKGROUND / PROPOSAL:

Council is being asked to consider second and third readings of Bylaw No. LU 30/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate one point four (1.44) acres within the SE 4-32-5-5 from Agricultural District (A) to Parks and Conservation District (P-PC); and to redesignate an approximate zero point seven three (0.73) acres within the Closed Road Allowance Portion which lies between the SE 4-32-5-5 and the SW 3-32-5-5, from Agricultural District (A) to Parks and Conservation District (P-PC).

Application Overview

Applicant	MOUNTAIN VIEW COUNTY c/o Jane Fulton
Property Owner	SE 4-32-5-5: SADLOWSKI, Juergen Dieter and SADLOWSKI,
	Andrew Paul
	Closed Road Allowance: Mountain View County
Title Transfer Date	SE 4-32-5-5: May 03, 1974
	Closed Road Allowance: March 16, 1993
Existing Parcel Size	SE 4-32-5-5: 155.45 ac
_	Closed Road Allowance: 3.29 ac
Purpose of redesignation	To expand the existing Davidson Park, day use area
Division	4
Rural Neighbourhood/Urban Centre	The subject lands are in the rural community of Bergen, south
	from the Town of Sundre.
Bylaw given first reading	August 10, 2022
Bylaw advertised on	August 30, 2022, and September 06, 2022

Key Dates, Communications and Information

Application Submitted	May 06, 2022
Application Circulation Period	From May 25, 2022, to June 24, 2022
Supportive Information Requested/Submitted	Nothing requested or submitted at this time
Application Revised from Submission	No
Communications Received from Referrals	Alberta Transportation: no objection
	Fortis Alberta Inc.: no concern
	Foothills Natural Gas Co-op: no objection
	Telus Communications Inc.: no objection
	The following Adjacent Landowners provided letters:
	Glenna, Tom, Paul and David Healey: letter of opposition
	Jamie Syer: letter of support

	The letters submitted by adjacent landowners are included, as
	attached, on this report.
Objections Received and Addressed	Yes, a letter of objection was received outlining the following
	concerns:
	Enjoyment on private property
	Fire safety
	· Flooding
	· Safety
	· ESA
	Studies/reports
	The applicant has provided a response letter, as attached, to the concerns raised by the adjacent landowner.

Applicable Directions, Policy and Regulations	
Intermunicipal Development Plan (IDP)	The subject lands are not within an IDP
Municipal Development Plan (MDP) Bylaw No. 20/20	The application will not be creating additional titles, but rather it is for the expansion of the existing Davidson Park to be used by Bergen residents and the general public as a day use park. Based on the intent of the application, Section 5.4 and 6.0 have been considered in the evaluation of this application.
	The interpretation of applicable policies against this proposal is in the <i>Policy Analysis</i> part of this report
Bergen Area Structure Plan Bylaw No. 03/15	5.2 Planning Strategies:(a) Conserve significant environments, open spaces, and vital visual amenities.(h) Enhance community livability through the continued provision of access to education, health and recreation facilities and programs.
	6.4 Stream Corridor Area Tributary Stream Corridor Area 6.4.4 Along the Fallentimber Creek, Nitchie Creek, Community Creek, Highland Creek, Bergen Creek and their tributaries, farming activities, dwellings and other structures and activities should be set back to minimize impacts on the banks of the stream and the quality of water within the stream.
	6.4.5 Riparian vegetation should be maintained along the banks in order to protect water quality and to minimize erosion along the streams.
	General Policies 6.4.6 Viewing areas and pathways are appropriate forms of public recreation within the Area, but these facilities may only be provided on sites and within corridors having suitable characteristics to accommodate these uses.
	7.7 Community and Protective Services 7.7.3 Within the plan area, public recreation places shall provide only for day use activities, which may include, but not limited to, sports fields, playground equipment, picnic sites, trails, and interpretative signs.

	7.7.5 Davidson Park should remain as a public day use facility.
Land Use Bylaw No. 21/21	15.1 Parks and Conservation District (P-PC) Purpose: To preserve Environmentally Sensitive and Significant Areas and lands that have significant natural capability for conservation, passive recreation, and education.
	<u>Parcel Size</u> : For all Permitted and Discretionary Uses: the minimum and maximum parcel area requirements shall be determined by the Approving Authority
	 9.12. Hazard Lands 1. Flood Hazard Area Development Restrictions a) No development shall take place in the floodway except for the following uses: (iv) Walkways and pathways that are constructed level with the existing natural grades.
Policy and Procedures other Relevant Bylaws	6012: Guidelines for the Identification of Environmentally Significant Areas Parks Bylaw No. 21/18

Land Use and Development

Land 03c and Development	
Predominant Land Use on property	Both properties have an Agricultural District (A) land use zoning
Predominant development on property	The areas subject to this application for redesignation are undeveloped.
Oil and gas facilities on property/adjacent	Oil and gas relate to natural gas lines, servicing residences in the vicinity.
Surrounding land uses	Surrounding land uses are predominantly agricultural to the north and west from this application. The Bergen community is to the east and characterized by residential development and also a local commercial district. South of this proposal is the Davidson Park and the Bergen community hall.
Proximity to utilities	Foothills is the gas provider in the area and Fortis power lines are along the Bergen Road.

Physical and Natural Features

r nysicai anu waturai i catures	
Waterbodies and wetlands on property	Both properties are fragmented by the Fallentimber Creek, a Class C waterbody with restrictions. No wetlands on the proposed areas were identified.
Topographical constraints on property	There are no constraints with the proposed area for the proposed use, as a day use park.
ESA areas and classifications	The Fallentimber Creek in this area is identified as an ESA, Level 2, characterized by extensive riparian areas and some pasture.
Drainage and Soil Characteristics	The subject areas are adjacent to the creek which provides for natural drainage. Soils are orthic gray luvisol fine textured, sand clay and loam. CLI Class 5 and AGRASID's Land Suitability Rating System of 4HT(5) – 5W(5).
Potential for Flooding	The subject areas are identified as floodplain and low. The risk for flooding may be high; however, as no permanent development is anticipated to be located on the proposed areas nor permitted within the proposed district, the potential for flooding is not a concern with this proposal.

Planning and Development History

Prior RD/SD/DP Applications	On July 14, 2021, Council directed Administration to pursue
	public engagement for an expansion of Davidson Park Day Use

	Area prior to a redesignation application being submitted. On April 27, 2022, Council authorized Administration to enter into an agreement with landowners of the SE 4-32-5-5 for the use of a portion of their land to expand Davidson Park, pending second reading of the redesignating bylaw.
	File History in the SE 4-32-5-5 SD93-094: application to separate the fragmented area, by the Fallentimber Creek, of +/- 3.00 acres was refused on January 20, 1994, by the Municipal Planning Commission.
	RD06-039: Council approved the redesignation of +/- 3.30 acres to Country Residential District (CR) on June 13, 2007, by Bylaw No. LU 13/07.
	SD07-042: The Subdivision Authority approved the first parcel out for residential purposes on September 12, 2007. Conditions of approval included a General Utility Easement Agreement and a Deferred Services Agreement by caveat (see Encumbrances on Title).
	History Closed Road Allowance
	On June 26, 1991, Council approved with Bylaw No. 32/91 to close the road, described as: "which lies between the South East 4-32-5-W5M and the South West 3-32-5-5"
Encumbrances on title affecting application	Instrument 081 061 017 Caveat – Re: Deferred Services Agreement. Caveator Mountain View County.
	Instrument 081 061 019 Utility Right of Way Grantee Mountain View County.

Servicing and Improvements Proposed

convioling and improvements in opessed	
Water Services	No water services are being proposed for this proposal.
Sewer Services	If approved, in the future and depending on demand, a composting outhouse or a portable toilet may be considered.
Stormwater/Drainage Improvements	Not required for this application
Solid Waste Disposal	N/A

Suitability Assessment

- 	
Land suitable for intended use	Yes
Compatible with surrounding land uses	Yes
Appropriate legal and physical access	Yes
Complies with MDP/ASP/LUB requirements	Yes

DISCUSSION:

As directed by Council, Mountain View County is presenting a proposal to expand the existing Davidson Park, day use area. In order to do so, an application to redesignate an area totalling 2.17 acres to Parks and Conservation District is required. The proposal meets the policies of the Municipal Development Plan, the Bergen Area Structure Plan and the regulations of the Land Use Bylaw.

BACKGROUND:

The property is in the Bergen community, on Township Road 320, the Bergen Road. This area is characterized by the Fallentimber Creek and Highway 760 which fragments the land and provides for a diversity of landscape and land uses that includes, agriculture, residential, recreational, commercial and institutional.

The topography in the area is defined by the Fallentimber Creek, forming a valley floodplain, low relief landform with slopes ranging from 1-5% thus is prone to flooding. The areas east and west of this valley formation have an undulating high relief landform. In addition, the valley creek formation, is identified as an Environmentally Significant Area Level 2, characterized with Trembling Aspen and White Spruce and meeting the following criteria (2008 SUMMIT Report):

- Hazard lands and areas which are unsafe for development in their natural state such as floodplain and steep and unstable slopes; or which pose severe constraints on types of development such as Aeolian surficial deposits and permanent wetlands;
- Areas which perform a vital environmental, ecological, or hydrological function such as an aquifer recharge;
- Areas which contain an unusual diversity of plants and/or animal communities due to a variety of geomorphological features and microclimatic effects;
- Areas which provide an important linking function and permit the movement of wildlife over considerable distances, including migration corridors and migratory stopover points

APPLICATION HISTORY:

In 1986 the County entered into an Agreement with James John Davidson, a Bergen resident, to create new title in NE 33-31-5-5 of approximately 1.84 acres, for picnic grounds called "Davidson Park". During the 2008 Land Use Bylaw review (Bylaw No. 10/10) this property changed its designation from Agricultural District (A) to Parks and Recreation District (P-PR). Since the formal establishment of the Davidson Park in 1988, the park is a focal point not only to the Bergen community but also to Mountain View County residents. Activities include fishing, water access and walking trails.

The park is a Day Use facility meaning patrons cannot stay overnight. Although a facility, the park has no permanent structures only an open area for parking, a few picnic tables, and a portable toilet. The park's operation is regulated under the Parks Bylaw.

In 2020, a Bergen resident, Mr. Juergen Sadlowski, offered the County a portion of his land, that is cut off by the Fallentimber of approximately 1.44 acres, to be used as an extension of the existing Davidson Park, in exchange for a portion of the closed undeveloped road allowance. As such, in 2021 Council directed Administration to engage the landowners, to negotiate a lease for the land to be used for the expansion of the park:

- RC21-442 That Council authorize administration to pursue the negotiation with the adjacent landowners for the lease of a portion of the lands and to return a draft agreement for Council's consideration regarding the expansion of Davidson Park.
- RC21-443 That Council request that administration pursue public engagement for an expansion of Davidson Park Day Use Area prior to a redesignation application being submitted.

Further on April 27, 2022, Council authorized Administration to enter into an agreement with landowners of the SE 4-32-5-5 for the use of a portion of their land to expand Davidson Park, pending second reading of the redesignating bylaw. And on May 06, 2022, Mountain View County, submitted an application to redesignate lands to Parks and Conservation District as directed by Council.

PROPOSAL

The proposal consisting of 2.17 acres to Parks and Conservation District, is intended to be an extension of the already established Davidson Park, Day Use area. The proposed area would include the installation of interpretative and general signage as well as a picnic area (with table) and pest proof garbage bin. A metal gate and lock will be installed at the access approach. In addition, a fence would be installed along the eastern boundary of the proposal, corresponding to the County's undeveloped road allowance. The fence will include tree planting for screening/buffering. Operations of this proposed expansion area will be under the County's Park Bylaw No. 21/18.

Area 1: consists of approximately 1.44 acres, under private ownership. This area is cut off from the Falletimber creek, thus it is naturally fragmented from the remainder of the quarter section. This area is located north of Davidson Park, across the Bergen Road. This area is heavily treed with an existing informal trail along the creek presumably used by Davidson Park patrons.

Area 2: consisting of approximately 0.71 acres, corresponding to a portion of the Closed Road Allowance. This area will be used for the interpretative signage and picnic area.

The proposed districting to Parks and Conservation District (P-PC) is intended for passive recreation, Day Use, with no development, which is the intent of this proposed application, as such no Flood Risk Assessment was required in support of this proposal.

CIRCULATIONS:

The application was circulated from May 25, 2022, to June 24, 2022, to 35 adjacent landowners and referral agencies to provide comments. From this process one (1) letter of objection, as attached, from adjacent landowners Glenna Healey, Paul Healy and David Healy was submitted outlining concerns with respect to the enjoyment on private property, fire safety, flooding, safety, ESA and studies/reports. In addition, one (1) letter of support from adjacent landowner Jamie Syer, as attached, was submitted. The applicant has provided a response letter, as attached, to the concerns raised by the adjacent landowners.

Moreover, referral agencies, such as Alberta Transportation, Fortis Alberta Inc., Foothills Natural Gas Co-op and Telus Communications Inc., provided standard no objection responses.

POLICY & LUB ANALYSIS:

Municipal Development Plan Bylaw No. 20/20

The proposal is strictly to expand the existing Davidson Park, day use area; therefore, no new title will be created as a result of this application; however, redesignation is required. Section 5.4 Recreational Development Policies were reviewed against this proposal and determined that this policy section does not apply to this application as the proposal is not intended for commercial gain as defined in Section 5.4.2: "Commercial recreational development in the rural area may include, but is not limited to: campgrounds, resorts, and "dude ranches" with fixed roof accommodations, spas, golf courses and the ancillary clubhouses and other forms of recreational operations that are operated for commercial gain."

Bergen Area Structure Plan Bylaw No. 03/15

The proposal for the expansion of the Davidson Park, day use area, is aligned with the key directions in Section 5.2.2 (a) and (h) as the intent of the proposal is not to change or to impact the existing natural features but rather to open the opportunity for the Bergen residents and surrounding community to provide an access to a natural open space while conserving the natural elements that are present.

Further, in accordance with Figure 6: Bergen Land Use Policy Area, the proposal falls under the Stream Corridor area; however, properties adjacent to the Fallentimber Creek are categorized as Tributary Stream Corridor Area. The General Policies in Section 6.4.6 allows for passive recreation activities, such as pathways, that encourages public recreation, which is the focus of this application, as indicated by the applicant as the reason for the proposed redesignation: "Redesignation from Agriculture to Parks & Conservation District allows for expansion of the popular Davidson Park that is used recreationally by Bergen residents & public." In addition, as indicated by the applicant: "No permanent facilities will be developed on the land.", aligned with Sections 6.4.4 and 6.4.5.

Land Use Bylaw No. 21/21

The applicant is proposing a passive/day use park in compliance with the LUB definition of Recreation, Passive: "means opportunities for low-impact, non-motorized activities that occur in a natural setting which require minimal development or facilities, and the importance of the environment or setting for the activities is greater than in developed or active recreation settings." As such, the proposal encompassing an area totalling 2.17 acres, is suitable for the intended use as Parks and Conservation District (P-PC) compliant with Section 15.1. In addition, as previously described, if approved the day use area does not contemplate permanent of fixed structures, rather there will be a natural pathway, connecting the existing Davidson Park, and a couple of picnic tables, all these activities are allowed in areas that may be prone to flooding in accordance with Section 9.12.1

CONCLUSION:

The Municipal Development Plan and the Bergen Area Structure Plan supports this proposed expansion of the Davidson Park for passive recreation, Day Use area. In addition, the proposal to Park and Conservation District is compliant with the regulations of the Land Use Bylaw. Recreation, Passive is a Permitted Use within the P-PC District requiring the issuance of a Development Permit. Planning and Development supports a Council Resolution based on Option One.

OPTIONS / BENEFITS / DISADVANTAGES:

Option One:	That the Reeve open and close the Public Hearing.
This motion indicates support	That Council give second reading to Bylaw No. LU 30/22 redesignating the lands within the SE 4-32-5-5 and Closed Road Allowance Portion. (Approval)
	That Council give third reading to Bylaw No. LU 30/22 redesignating the lands within the SE 4-32-5-5 and Closed Road Allowance Portion. (Approval)
Option Two:	That Council defer Bylaw No. LU 30/22 to
This motion indicates additional information required to render a decision on application	
Option Three:	That the Reeve open and close the Public Hearing.
This motion indicates that the application is not deemed suitable	That Council give second reading to Bylaw No. LU 30/22 redesignating the lands within the SE 4-32-5-5 and Closed Road Allowance Portion. (Refusal)
	That Council give third reading to Bylaw No. LU 30/22 redesignating the lands within the SE 4-32-5-5 and Closed Road Allowance Portion. (Refusal)

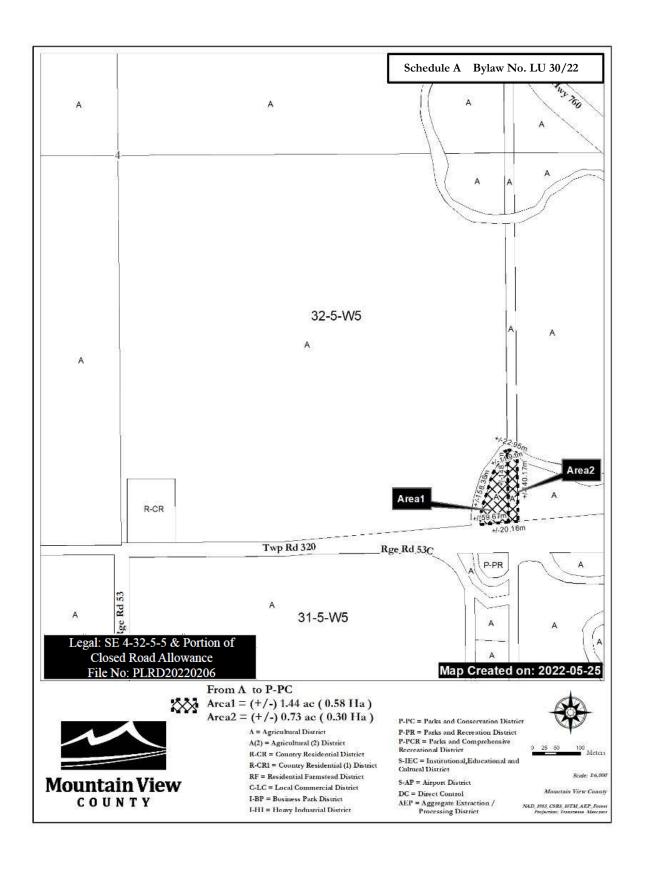
ATTACHMENT(S):

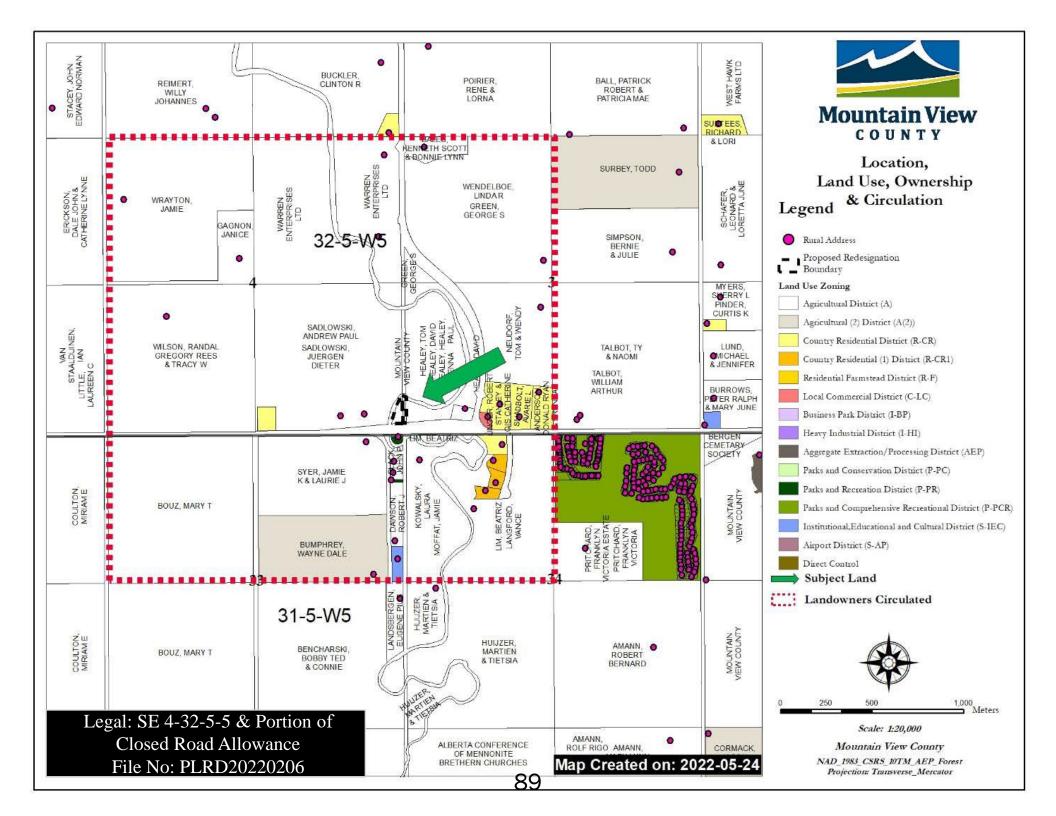
- 01 Bylaw No. LU 30/22 and Schedule "A" 02 Location, Land Use and Ownership Map
- 03 Proposed Redesignation Sketch 04 Environmental Scan Maps
- 05 Aerial Photographs
- 06 Figure 3 MDP 07 Bergen ASP
- 08 Letters Received from Adjacent Landowners 09 Applicant's Response to Objection Letter 10 Presentation to Council

BYLAW NO. LU 30/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SE 4-32-5-5 and the adjacent Closed Road Allowance Portion pursuant to the Municipal Government Act.	
The Council of Mountain View County, duly assemble follows:	led, enacts that Bylaw No. 21/21 be amended as
To redesignate from Agricultural District (A) to Parks and Conservation District (P-PC) an approximate one point four (1.44) acres (0.58 hectares) in the Southeast (SE) Quarter of Section four (4), Township thirty-two (32), Range five (5), West of the Fifth (5th) Meridian, and to redesignate from Agricultural District (A) to Parks and Conservation District (P-PC) an approximate zero point seven three (0.73) acres (0.30 hectares) of the Closed Road Allowance Portion, which lies between the Southeast (SE) Quarter of Section four (4), Township thirty-two (32), Range five (5), West of the Fifth (5th) and the Southwest (SW) Quarter of Section three (3), Township thirty-two (32), Range five (5), West of the Fifth (5th) as outlined on Schedule "A" attached hereto.	
Received first reading August 10, 2022,	
Received second reading	-
Received third reading	-
Reeve	Chief Administrative Officer

Date of Signing





NAD_1983_CSRS_10TM_AEP_Forest

© Mountain View County

Mountain View County Davidson Park Expansion





Legend

- MVC Primary Secondary Highway Roads - with Driveways AND LABELS
 - chip sealed
 - gravel
 - paved
 - *** unimproved
- County Towns and Village
- Parcels (PGIS) Section Number Grid
- □ Township Grid

Green aunership: 1. Sadlauski, Juerge 2. sadlauski, Andrew Approx: area for parku use=1.44 acres zoned = agria. Hure

Blue Ownership Adjacent closed road Allowance Bylan 32/91 1. Maintain View County Approxareates parkuse 20ned = agriculture

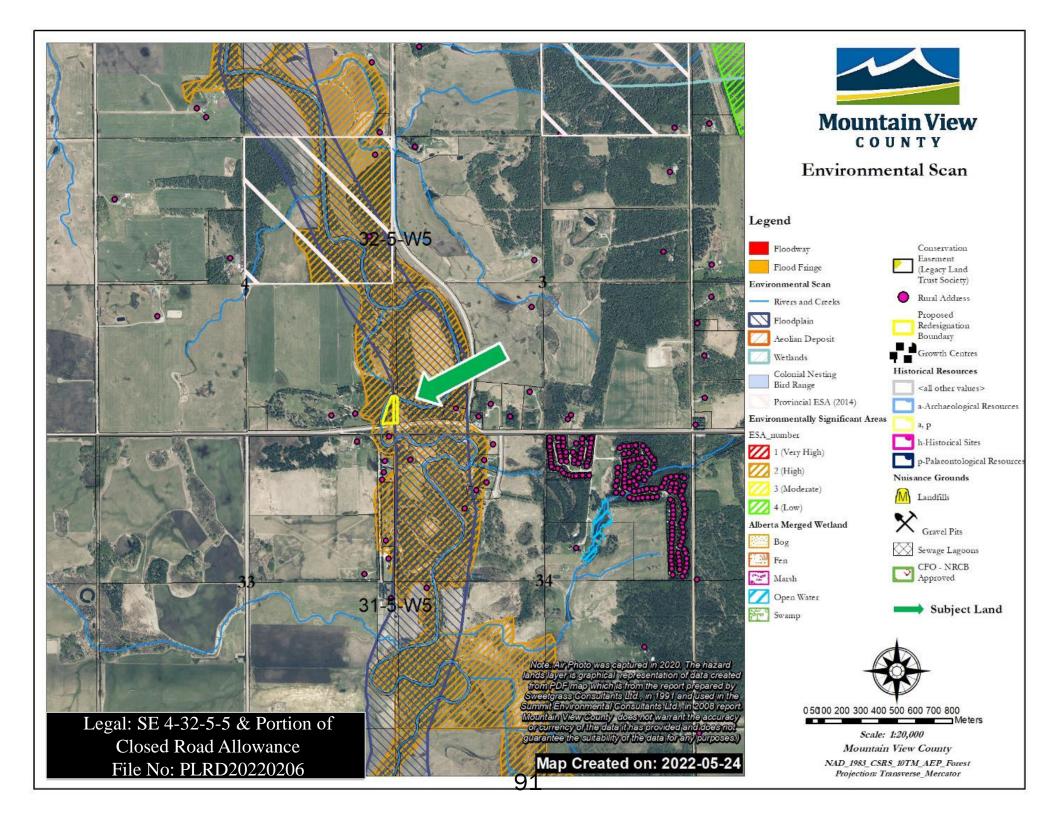
Notes

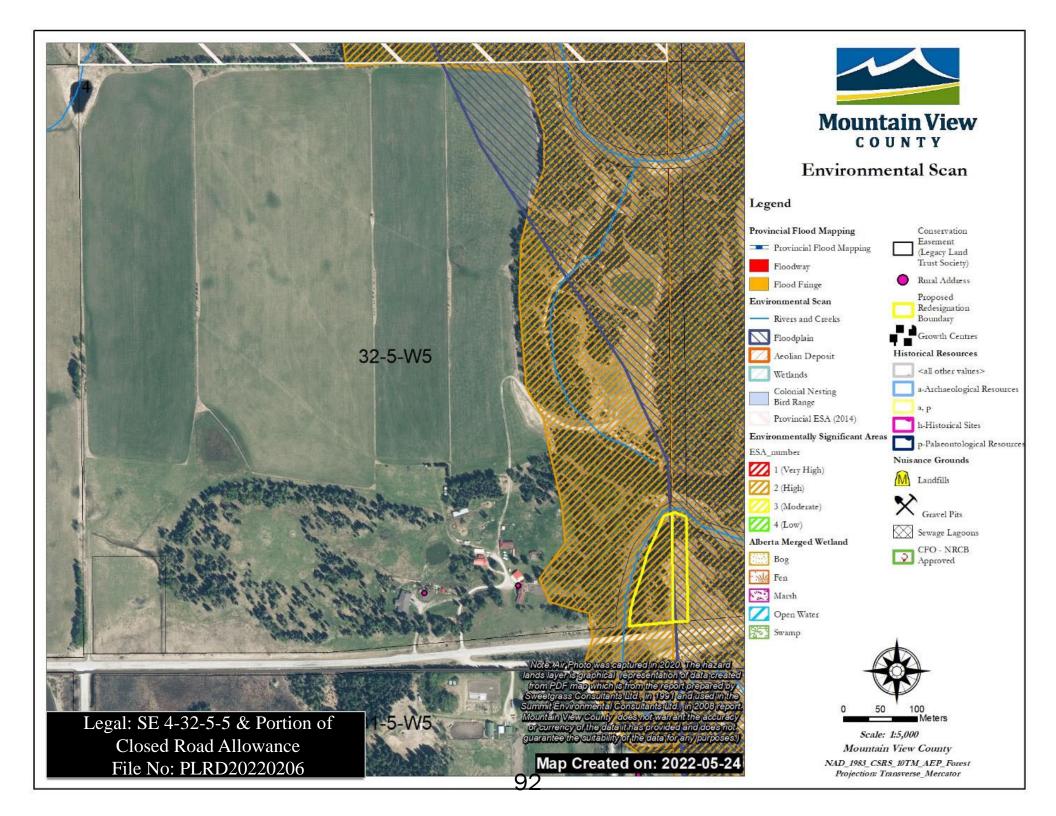
reference only. Data layers that appear on this map may or may not be accurate.

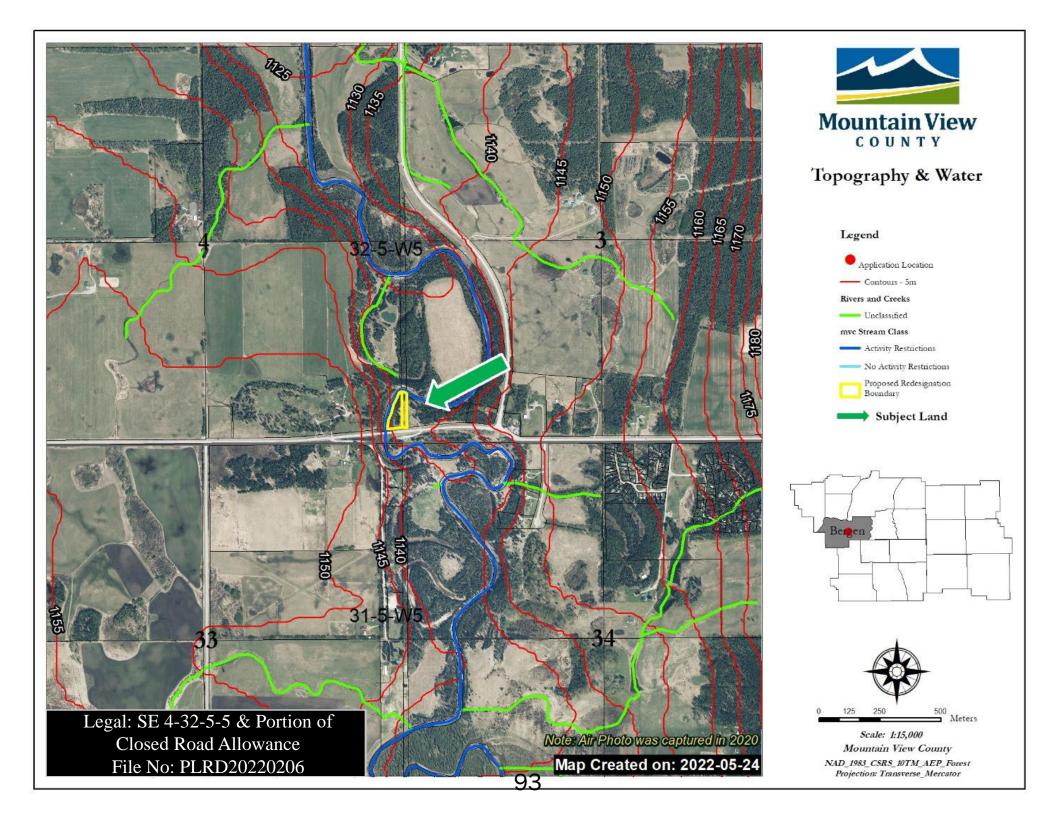
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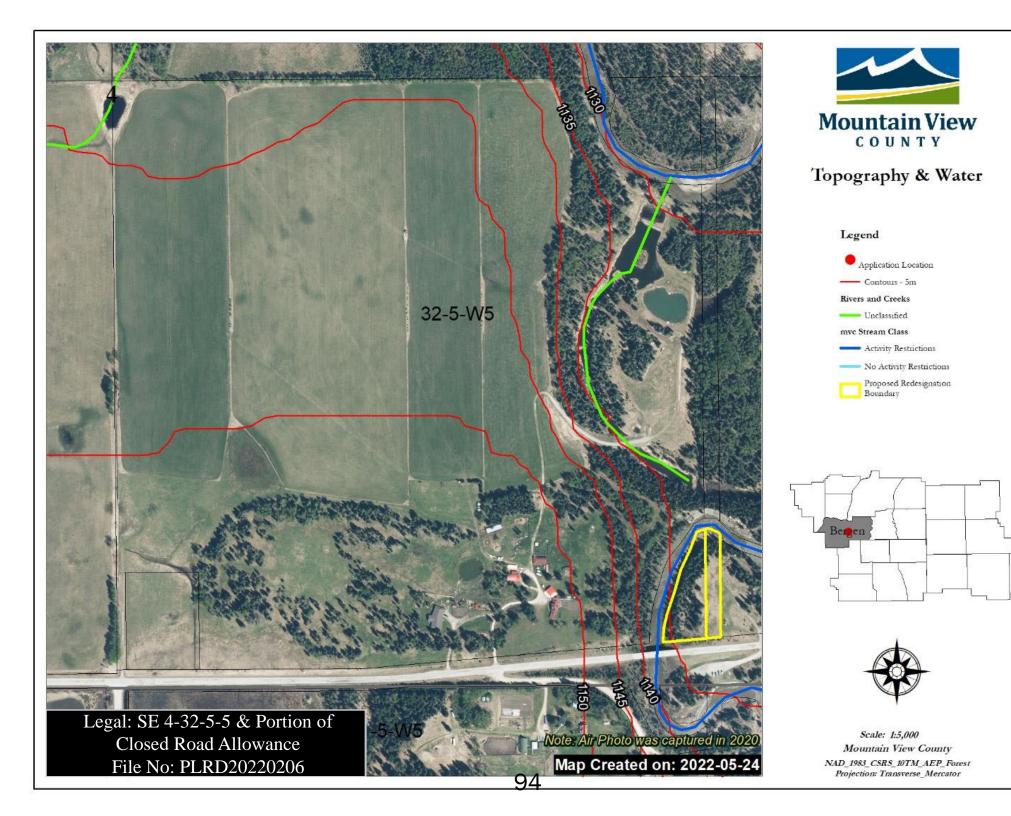
current, or otherwise reliable.

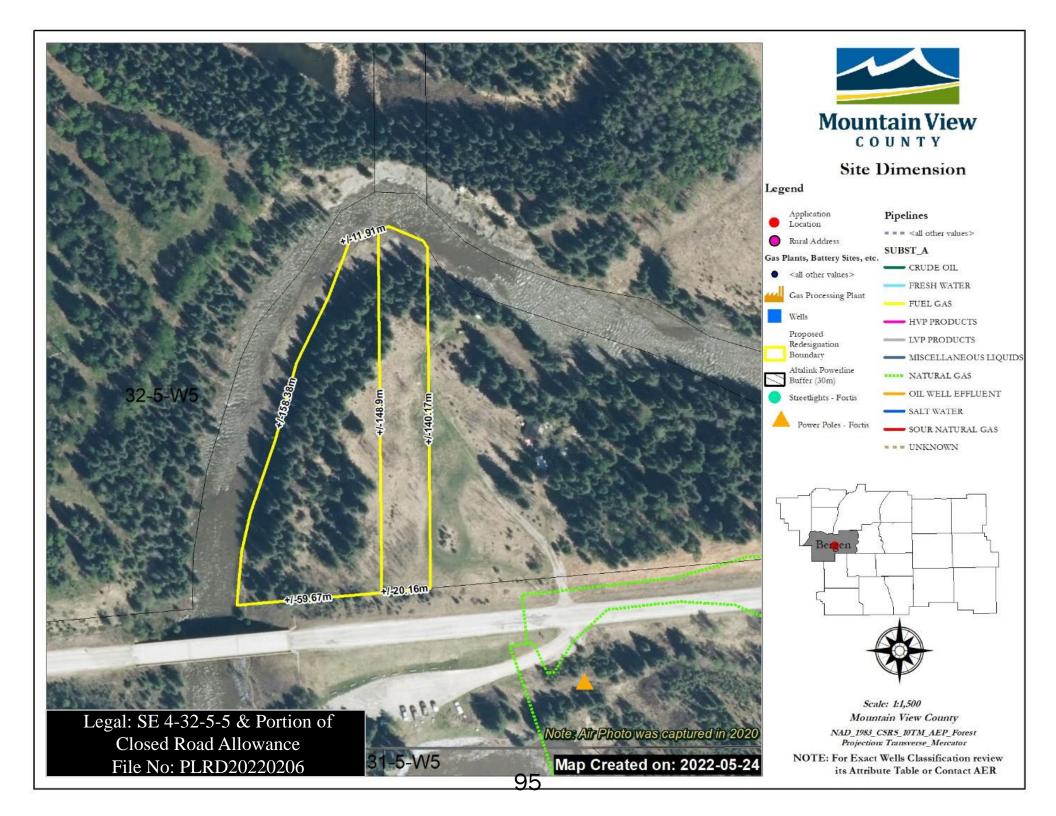
THIS MAP IS NOT TO BE USED FOR NAVIGATION

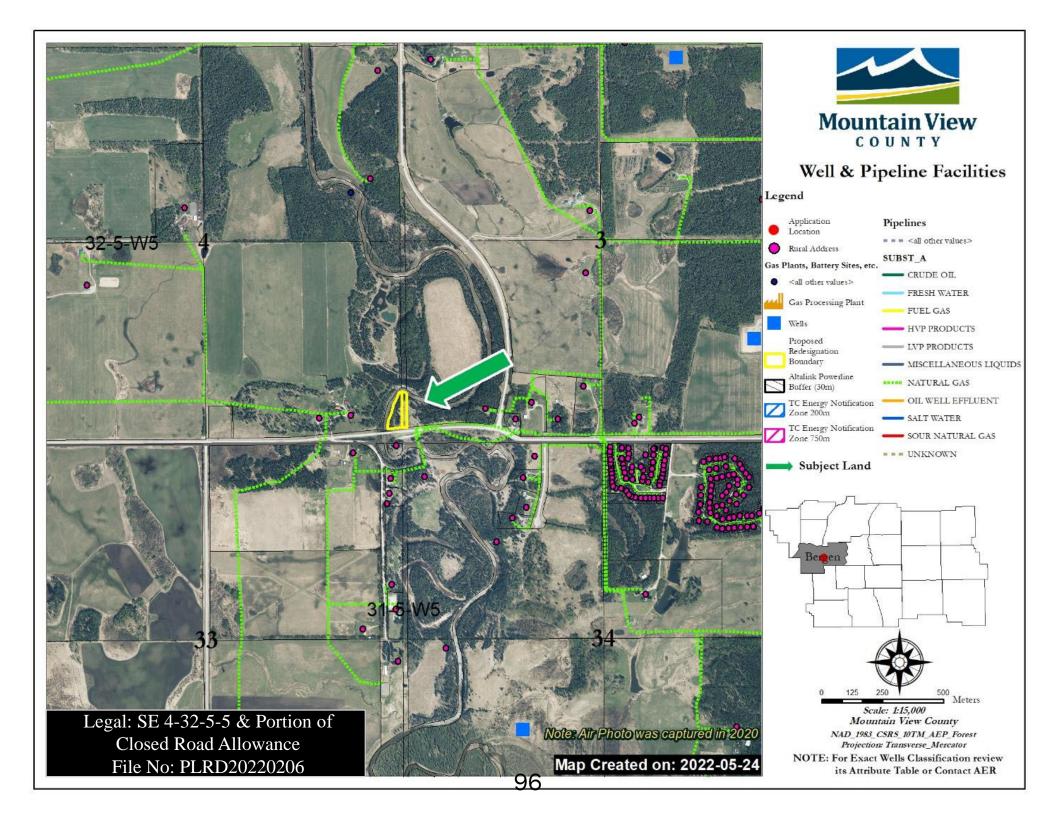


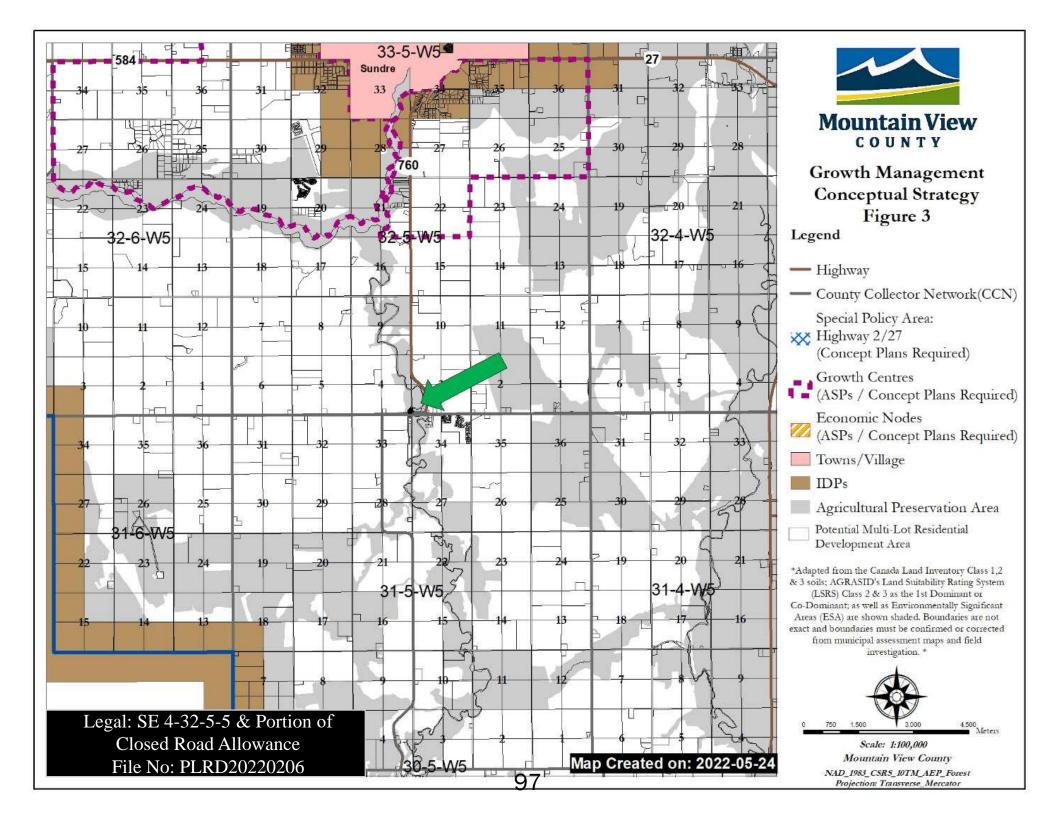


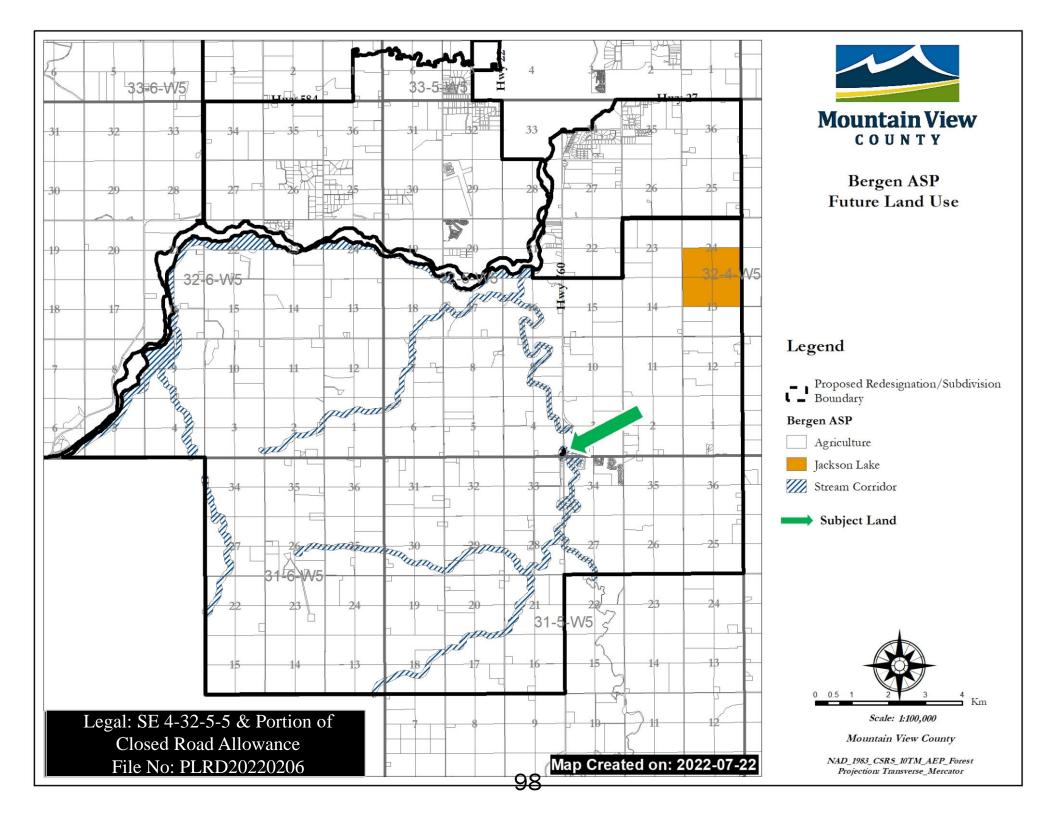












Proposed Redesignation: Expansion of Davidson Park / File No PLRD20220206

Submitted by Adjacent Landowners - Glenna, Tom, Paul and David Healey
June 20, 2022

We are opposed to this redesignation application as adjacent landowners. We outline our reasons and concerns below referencing the Bergen Area Structure Plan, Land Use Bylaws, the Municipal Development Plan, Dog-Control Bylaw and the MVC Environmentally Sensitive Area Report. We are the only property that directly borders this site so it is our hope that our voices and concerns are heard and considered as such by Council and Administration. Supporters of this redesignation are not directly affected as are we, nor do they have the history of watching the landscape change over five decades. Please consider this in your decision.

1) History

Our parents purchased 62+ acres from Mr. Davidson in 1973, some 49 years ago. The entire property is unique in that the majority of it is inaccessible because it is surrounded on three sides by a horseshoe of the Fallentimber Creek and the fourth side is bordering a closed county road allowance/adjacent neighbour. The smaller portion of the property that we use regularly, which is the only portion that allows us vehicle access and holds our utility buildings, is right beside the 2.17 acres being proposed for Davidson Park expansion.

2) Decreased enjoyment of property

This redesignation is a step towards the expansion of Davidson Park. The expansion of Davidson Park will materially adversely affect the enjoyment of our property of 49 years. Expanding Davidson Park across Bergen Road to the north will decrease the buffer between the established Davidson Park and our property. It will invite people to 'recreate' immediately next to our property. People, in greater numbers than they already do, will inevitably spill over to our property when the park is full or just to explore, exacerbating the trespassing, off-leash dogs, littering,



theft and vandalism problems. To follow, noise levels increase with greater public access. We will experience huge loss of privacy due to the close proximity of this park expansion to the portion of our property that we use. Our walk-on access to the Fallentimber Creek is from our established campsite immediately next to this proposed expansion.

Page 1 Healey Opposition of Redesignation and Expansion of Davidson Park

The river banks further east of this proposed park expansion area are neither conducive to us accessing the water, nor are the river banks along our property conducive to people walking along the water's edge. People will walk on our property and through our camping/recreation site to either return to the original Davidson Park or to continue on their hike through our property.

An issue that is of great concern is an increase of off-leash dogs roaming on our property from the closer proximity of park users. A few of us in our family have been charged a number of times by off-leash dogs owned by trespassers while they enjoy the water's edge on or beside our private property. We should be safe and feel safe using our property. **SECTION 3.03 of MCV Dog Control Bylaw states** that No person who is the Owner or Keeper of any Dog shall allow such Dog to (b.) trespass on private property whether on or off a leash.

The redesignation and further expansion of Davidson Park does significantly materially interfere and affect our continued enjoyment and value of our property. On page 65 of the Mountain View Land Use Bylaw Section 5.2 with respect to a Development Permit Application it states compliance that ... the Approving Authority consider that a) the proposal would not: ...(ii) materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

3) Fire Safety

We are concerned about fire safety and the use of unauthorized firepits. This is a bushy and wooded area. Increased traffic brings in increased unauthorized use of fire pits. The Bergen ARP Section 7.7 Community and Protective Services 7.7.6 For subdivision and development applications in locations that have a substantial portion of woodlands, the County shall require that FireSmart principles and fire prevention details are included as part of the application for consideration. In these areas, any approval of an application shall include conditions that require the implementation of FireSmart principles and fire prevention details. (Page 23 Bergen ARP)

4) Flood Plain

The area proposed for redesignation is a flood plain. We have witnessed numerous highwater events including two devastating floods, most recent being 2005. This high level of flooding occurs every 25 years or so and specifically impacts the stability of the banks on the cliff in this area. The force of the high water at this elbow of the creek erodes and removes vegetation, soil and boulders from the cliff. Highwater occurs most every year and the annual flow of high water further erodes and undercuts the base of the cliff exacerbating the washdown of soil, vegetation, rocks and boulders. Over the years this repeated pattern has created extremely unstable and hazardous land. The extreme highwater flood events take with it any structure, fixture or unstable land in its path. Any infrastructure the county invests

will be literally washed downstream during a highwater flood, along with any destabilized land. In the photos below, the blue arrow indicates the same extreme highwater mark in each photo but from differing points of view. In the ASP, Section 6.4.7 suggests that there be no potential for adverse impacts on the development or the surrounding significant lands due to flooding, erosion, subsidence or other hazardous occurrence.













Graffiti expanded

Page 3 Healey Opposition of Redesignation and Expansion of Davidson Park

5) Safety

For 49 years our family has witnessed the erosion and degradation of the cliff at the elbow of the Fallentimber Creek. This cliff is a relevant feature and is an amenity to the proposed park expansion and should therefore be a considerable factor in this application. As mentioned, this erosion was mainly caused by extreme high water in flooding years (2005 being an extreme event) and the cliff is annually undercut during high water season. Note the high-water mark (blue arrow) where the vegetation begins near the top of the cliff in the photos. Also see in the photos that huge sandstone boulders have destabilized and fall regularly. These boulders lie above and below the surface of the water. The scree piles along the water's edge are washed away during high water each year. Because our land is directly across and beside this area, it is common for us to witness people scrambling up the cliff and/or hanging around the bottom of the cliff or floating on the water at the base of the cliff. Also, people will trespass on our inaccessible land located across the creek on the east side of the cliff to scramble up the back of the cliff to get to its top. In Spring 2020, someone painted graffiti on a few of the rocks at the top of the cliff.

Across the creek from this cliff on the bend of elbow in the proposed park area is the rocky 'beach' where people hang out. At this bend in the creek is waist-deep and calmer water or a swimming hole, so people tend to linger in this area swimming in or floating on the water right below the eroding cliff. Having owned property along the Fallentimber Creek for five decades, we recognize the water rights of the anglers, people who float by, hikers and the occasion horseback rider. Increasing the recreating public population to this area, increases the chances of an accident from falling rocks and debris. Opening this area to the public invites great risk and liability.





June 9, 2022 - Note the scree

June 17, 2022 - Scree washed away

Page 4 Healey Opposition of Redesignation and Expansion of Davidson Park



6) Significant Feature / Environmentally Sensitive Area / Appropriate Studies

The property proposed for redesignation is considered an environmentally sensitive area 2 (ESA 2) which represents 'High' from the FINAL REPORT ENVIRONMENTALLY SIGNIFICANT AREAS: MOUNTAIN VIEW COUNTY Summit Environmental Consultants Ltd. FINAL REPORT Project # 7512-001.01 – Mountain View County ESA 26 27-Oct-2008 1. MVC Environmentally Significant Areas (ESA's) (arcgis.com)

On Page 26 in Section 6.2.1 General guidelines General guiding principles recommended for ESAs are as follows: Development in ESAs 1 and 2 should be avoided. If unavoidable, an environmental impact assessment should be completed prior to development. Site-specific environmental impact assessments can provide detailed boundary delineation, comparison of alternatives, and assessment of long-term consequences.

The sandstone cliff is a significant feature in this area. If this area is developed as an extension of Davidson Park, more people will frequent the area. It will be very difficult for MVCounty to protect this significant feature and keep people from climbing this hazardous landscape which, besides being unsafe, may result in further degradation and erosion and to this steep slope. In fact, this redesignation goes against this section of the Bergen ASP. In the ASP, Section 7.2 Significant Features and Environmental Protection Introduction, Mountain View County states: Other features may be environmentally significant as they may pose to be hazardous for development and public safety. One of the conservation goals (1) To protect significant features from inappropriate use. (Page 15). The Bergen Area Structure Plan Section 7.2 (Page 16) (2) To promote appropriate environmentally responsible development within and adjacent to significant features. And (4) To protect hazard lands prone to flooding or identified as flood hazard areas

Page 5 Healey Opposition of Redesignation and Expansion of Davidson Park

To follow:

Section 7.2.14 (Page 17) Where subdivision or development within an Environmental Significant Area is to be allowed, the subdivision and development shall: (c) protect other site amenities, such as views, steep slopes and drainage courses, to enhance the subdivision or development.

Section 7.2.15 (Page 17) states Development shall be directed away from hazard lands, being: (a) land that is susceptible to erosion, subsidence or slumping; (b) flood prone lands ... if any should be located in the plan area.

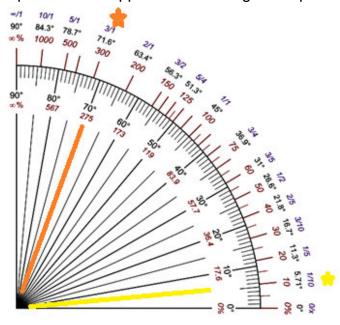
Section 7.2.16 (Page 17/18) For a proposed subdivision or development within or adjacent to a significant area, the County may require a wildlife study, a fishery study or both to determine what conditions may need to be placed on the subdivision or development to conserve habitat and species.

7) Environmental Review

This section speaks for itself with respect to an Environmental Review. Section 7.9.4 - Plan Implementation in the Bergen ASP (Page 24). Section **7.9.4** amongst other points recommends preparation of an Environmental Review. The County may require the proponent of a proposed development or subdivision to prepare an Environmental Review to the satisfaction of the County. An Environmental Review must address any or all of the following as required by the County: (a) a description of the proposed undertaking. including its purpose, alternatives and staging requirements; a description of the lands, features and resources of the site, adjacent properties and nearby lands that may be affected; (b) a description of the environmental sensitivity of the lands, features and resources; (c) a description of the predicted effects on the lands, features and resources, including the nature of the impacts on land, vegetation, water and wildlife, during construction; (d) the nature of the impacts of land use activities on land, water and wildlife upon completion of the development, including phases thereof; (e) an indication of the limitations of the review, criteria used in predicting effects, and interests consulted; (f) mitigation actions to alleviate any adverse impacts and monitor the performance of the mitigation measures.

8) Geotechnical Study

It is imperative that an independent geotechnical report be prepared on this area and steep slope cliff before inviting general public to recreate in this area. The Bergen ASP recommends a geotechnical report, prepared and stamped by a professional geotechnical engineer for slopes greater than 10% which calculates to a 5.7 degree slope. This cliff is more than 70 degrees or a 300% slope. The yellow line represents the recommended grade for a slope study. The orange line represents the approximate 70 degree slope of the cliff.



HILL CLIMBING ABILITY
RATIOS SLOPES
CALCULATIONS (bluegrowth.org)

On Page 27 Section 7.9.5 Where a site proposed for subdivision or development contains slopes of 10% and over, the County may require the proponent of a subdivision or development to provide a geotechnical report, prepared and stamped by a professional geotechnical engineer, to demonstrate the stability and suitability of the slopes for development and standards for the development of the site, including actions to ensure the stability of the slopes. In the MVC Environmentally Sensitive Areas Report in Section 6.3.6 Major Physical Constraint (Page 33/34) it states Management in areas with major physical constraints should be well defined to prevent irreversible impacts. Slopes over 30% should be restricted from development, as should permanent wetlands. Buffers are recommended around areas with major physical constraints to limit potential for impact in the event of development. Buffers should be a minimum of 30 m, and wider depending on the sensitivity of the feature and the nature of the development.

9) In an article in the Mountain View Times dated May 3, 2022, on page 10 of 22, Christofer Atchinson is quoted with respect to trespassing and litter on the adjacent land (our family's property) to the proposed park expansion saying "... these concerns currently exist regardless of development plans" ... "With the county playing a more active role on the parcels and putting mitigative measures in place, there is greater ability to provide opportunities for passive recreation within controlled settings, instead of the current environment where visitors access the private property unrestricted."

We have never seen any Mountain View County mitigation to prevent people from walking under the Bergen Bridge and onto private property. There has never been any signage to indicate the park's boundaries. Most of the private property signs we have erected over the years are torn down by the next time we return. There is nothing to discourage present park users from using private property. It is almost always an uncomfortable and difficult process convincing someone that they are trespassing and we would like them to leave our property or return from whence they came. We do not wish to have to increase the frequency of this requesting people leave our property or put their dogs on leashes because the park has been expanded and is now, quite literally, on our doorstep.

To Summarize, we oppose the application for the Expansion of Davidson Park / File No PLRD20220206.

- 1) The redesignation and further expansion of Davidson Park does significantly interfere and materially affect our family's continued enjoyment and value of our family property of 49 years.
- 2) We are requesting a thorough plan to address trespassers, off-leash dogs and the respective dog owners in the proposed park expansion and on our property.
- 3) The County's own Land Use Bylaws and Bergen ASP recommends no development in ESA (2) where there is a land hazard or a risk to public safety.
- 4) We are requesting that Mountain View set forth a geotechnical study and report of the eroding and destabilized 70% steep-slope cliff, which is an amenity to this proposed park expansion, and establish a plan to keep the public safe if they choose to climb on or recreate under the cliff.
- 5) We are requesting Mountain View County adhere to the Bergen Area Structure Plan, Land Use Bylaws, the Municipal Development Plan, Dog-Control Bylaw and the MVC Environmentally Sensitive Area Report which recommend numerous studies and reviews be completed before development is even considered. The studies include 1) Environmental Review; 2) wildlife study; 3) Fire Smart; 4) Fisheries Study; and a 5) Geotechnical Study. These studies should and must be completed before any further action is taken on this application.

Submitted by Glenna Healey, Tom Healey, Paul Healey, and David Healey



June 21, 2022

RE: Proposed Redesignation: Expansion of Davidson Park

VIA EMAIL to dgonzalez@mvcounty.com

Ms Gonzalez,

I am writing to <u>express my strong support for</u> the proposed expansion of Davidson Park. I am a close neighbour of the park, at NE33-31-5-W5.

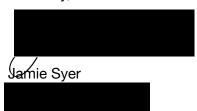
For many decades, this location has been popular with Bergen residents and visitors. It was donated to the County by the pioneer Davidson family, whose farm was located both south and north of the current Bergen Road, Twp 320, where it crosses Fallentimber Creek.

I would welcome the County's opportunity to expand the park to the area north of the bridge. As you know, there is already an informal trail into this area. Incorporating it into Davidson Park would enable the County to better maintain and enhance this small crescent of land, for the benefit of those who wish to enjoy it. The expansion is also an excellent complement to the recently-created Davidson Park Trail on the south side of Twp 320.

Redesignating this piece of land to Parks and Conservation District would also make it possible to better control trespassing onto neighbouring private land. Presumably there would be boundary markers, and perhaps a fence installed.

I look forward to hearing that the application has been approved. My one remaining hope is that the County be successful in pursuing a similar arrangement concerning the small piece of privately-owned land between the Davidson Park Trail and the Creek.

Sincerely,





July 13, 2022

Dolu Mary Gonzalez, Planner Mountain View County Bag 100 Didsbury, AB T0M 0W0

Dear Dolu:

RE: Proposed Redesignation

Legal: SE 4-32-5-5 & Portion of Closed Road Allowance Bylaw 32/91

Thank you for the opportunity to respond to the concerns raised by adjacent landowners during the circulation process of the above noted file. I have responded to the concerns raised in the order received:

History

Mountain View County's Davidson Park has proven to be a popular place for families, individuals, and anglers. Davidson Park was donated by James (Jim) Davidson to Mountain View County in the 1980s to provide recreational access to Fallentimber Creek for Bergen residents and the general public. In 2012 the County expanded the area for recreation, with a trail along the road allowance, due to the popularity and community support for the project.

Bergen residents, Juergen and Andrew Sadlowski, came forward with an offer for the use of their land to expand Davidson Park. As the landowners of the SE 4-32-5-5, they have offered the use of a fragmented portion of the southeast corner of their land. The property is located north of Davidson Park, across the Bergen Road (Twp Rd 320) and is adjacent to the County's closed road allowance. There is an existing informal trail along the Fallentimber Creek leading to the lands, presumably used by Davidson Park patrons.

Decreased Enjoyment of Property

Although we acknowledge that the expansion of Davidson Park to the north will decrease the buffer between the established Davidson Park and the adjacent property, it is not expected that the projected increase of visitors to the area will impact operations on any of the lands, that for clarity are designated as Agricultural (A) District, in the vicinity. Through preventative measures contemplated for the parcel, such as fencing and signage, it is expected that the impact on adjacent uses should be minimal.

Relative to water access concerns posed by the adjacent land users, unfortunately Mountain View County is unable to regulate access to the river and/or it's bed and shore and cannot prevent access to those locations that run parallel to the adjacent landowner.

Mountain View County does have appropriate legislation in place to control off leash dog activity and is not contemplating permitting off leash dogs on the lands.

T 403.335.3311 1.877.264.9754 F 403.335.9207 1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM OWO www.mountainview.county.com

Fire Safety

Although the concerns raised would be better dealt with during the Development Permit stage if redesignation is approved, there is currently no plans for encouragement of fires in the Day Use Area nor activities typically conducive to increased fire concerns. Within Day Use Areas the County mows the grass where accessible to also assist with fire safety. Fires are not permitted in Day Use Areas as per Mountain View County's Parks Bylaw.

Flood Plain

The County recognizes the concerns posed relative to the Lands being located within a flood plain.

The proposed area for redesignation is adjacent to the inside bend of the Fallentimber creek where deposition occur, and small material builds up. The existing trail is along the western border of the bed and shore of the area proposed for redesignation. The outside bend, which is across from the proposed redesignation, is a cliff that has developed due to erosion and is not included in the application.

While there is access to the area proposed for redesignation through an approach off the Bergen Road, the area is small and any development would require flood risk assessment, potentially further studies and adherence to setbacks.

As such, it is proposed that only temporary infrastructure such as picnic benches and garbage receptacles will be placed on the property. As part of Mountain View County's flood preparedness, this infrastructure is removed prior to a flooding event where possible.

Further, although there are legitimate concerns relative to erosion on the north and west sides of the Fallentimber creek, that is outside of the boundaries of this proposed redesignation.

Safety

Although Mountain View County appreciates the concerns raised relative to the safety of the cliff located across the creek, it lies outside of the boundaries of this proposed redesignation. Further, concerns raised due to people floating or accessing the creek being struck by falling rock and debris will remain regardless of the success of this proposal due to bed and shore permissions previously noted. With the proposed increased signage, it will raise awareness of the hazards.

Significant Feature / Environmentally Sensitive Area / Appropriate Studies

The area proposed for redesignation is an Environmentally Significant Area Level 2 (High). The Bergen Area Structure Plan identifies Davidson Park as the only public park in the area and there is general policy support for Environmentally Significant Areas to be used as a park.

The parcels proposed for redesignation are currently zoned as (A) Agricultural District and a Day Use Area is not a prescribed use in this District. As such, this is the reason for the redesignation application of the lands (split zoning as no subdivision is proposed) to P-PC Parks and Conservation District to allow the lands to be used as a Day Use Area. The purpose of the Parks and Conservation District is to preserve Environmentally Sensitive and Significant Areas and lands that have significant natural capability for conservation, passive recreation and education. Because of the Environmental Significance, and proximity

to the Fallentimber Creek, the P-PC Parks and Conservation District was selected as it better aligns with the intended use for passive recreation, as a Park is a Discretionary Use.

The proposed initial features would be a wildlife friendly fence between the County's closed road and the eastern adjacent landowner property line with tree planting along the fence line. Proposed is to have interpretive signage explaining the features of a river bend and the hazards. Information and cautionary signs are proposed, to ensure users are aware of park rules, as per the Parks Bylaw, other applicable regulations and park boundaries.

Environmental Features

These concerns have been addressed in the above section.

Geotechnical Study

As previously noted, the cliff that has raised concern for adjacent landowners is located outside of the proposed redesignation and will remain accessible regardless of the success of this application. There are no areas within the applicable lands that would require a geotechnical study as no permanent structures are being proposed.

We appreciate the concerns raised by adjacent landowners relative to the proposed expansion of Davidson Park and hope that the efforts put forth by the County show the commitment that the County has to developing the area in a safe and responsible manner. With plans to mitigate concerns surrounding trespassing, litter, and access, it is the County's intent to allow for the proposed land use and adjacent land users to occupy and enjoy the area harmoniously.

Respectfully,

Jane Fulton, Assistant Director of Legislative, Community and Agricultural Services

cc: SADLOWSKI JUERGEN DIETER and SADLOWSKI ANDREW PAUL RR2 SUNDRE, AB T0M 1X0

PLRD20220206 – Bylaw No. LU 30/22

By: Dolu Mary Gonzalez, Planner

September 14, 2022

APPLICANT: Jane Fulton, Mountain View County

LANDOWNER: SADLOWSKI Juergen and SADLOWSKI Andrew;

and Mountain View County

LEGAL: SE 4-32-5-W5M and Closed Road Allowance Portion

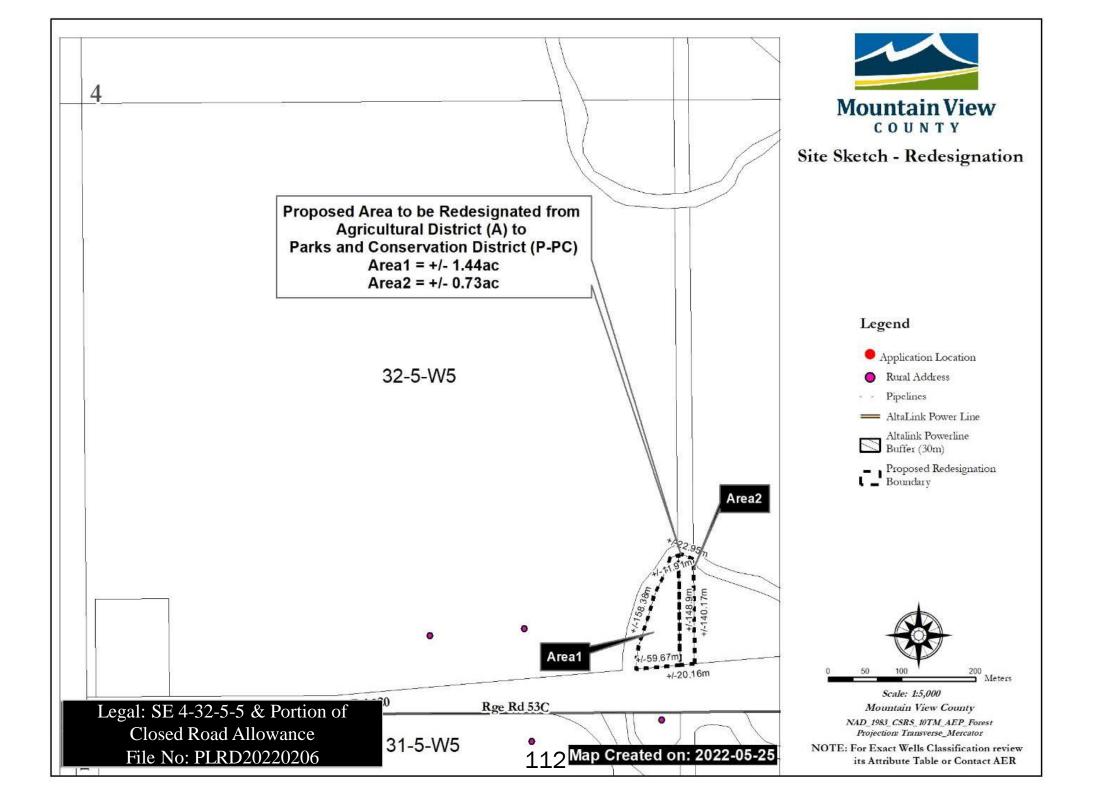
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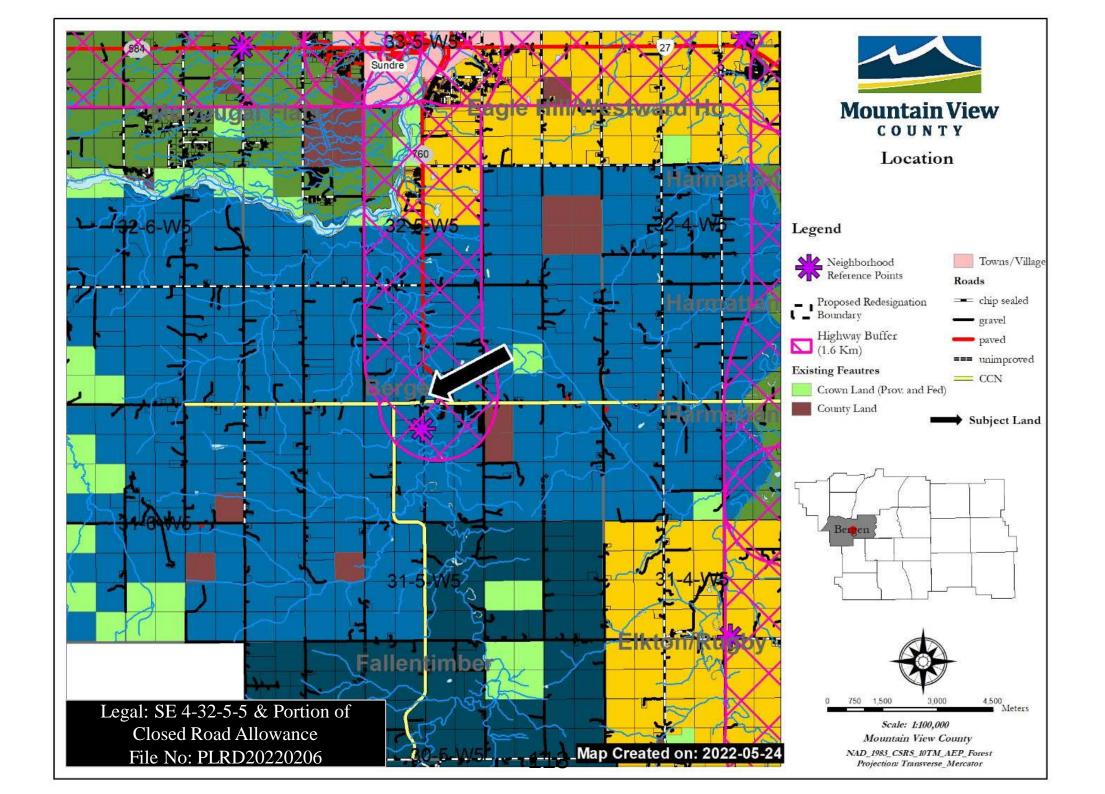
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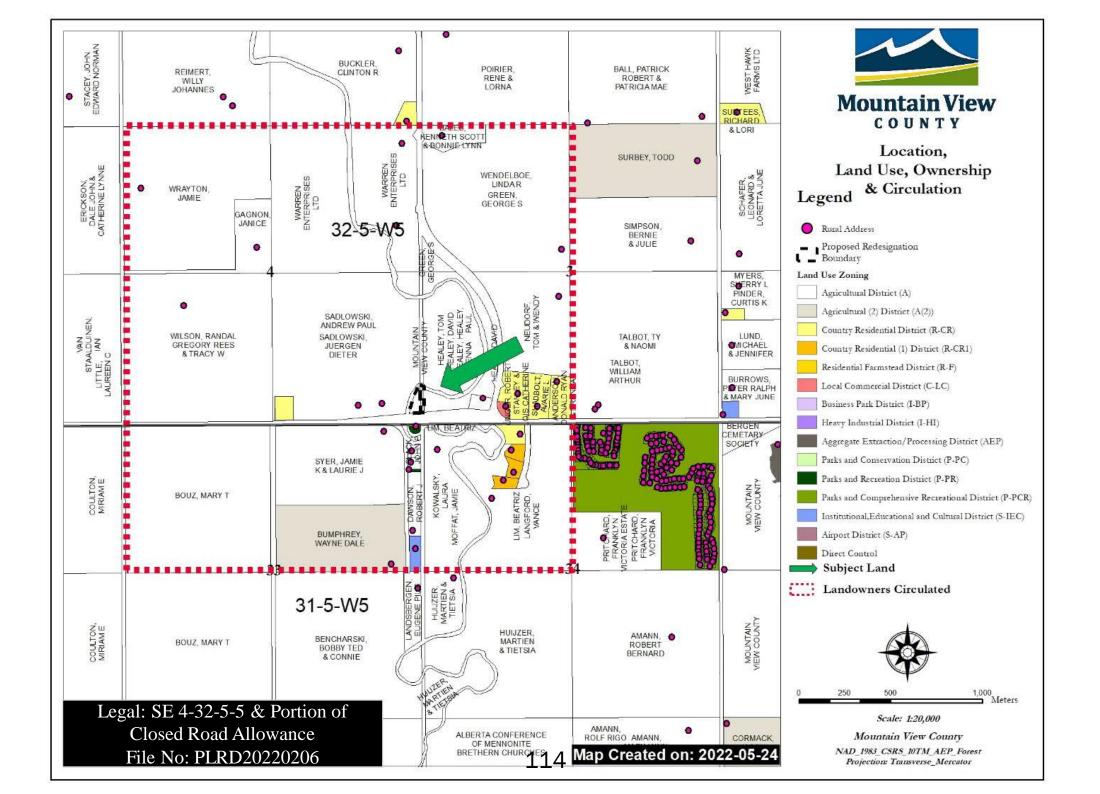
PROPOSED REDESIGNATION:

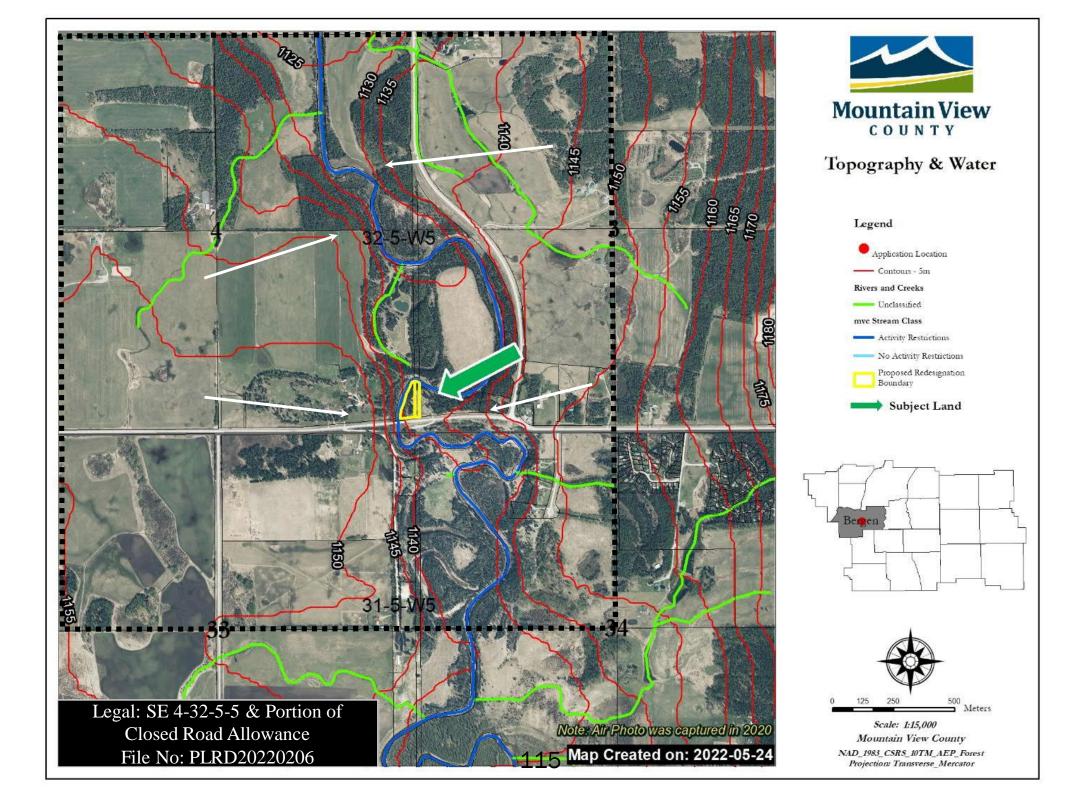
To Redesignate from Agricultural District (A) to Parks and Conservation District (P-PC) one (1), approximately two point one seven (2.17) acres parcel within the SE 4-32-5-5 and Portion of Closed Road Allowance.

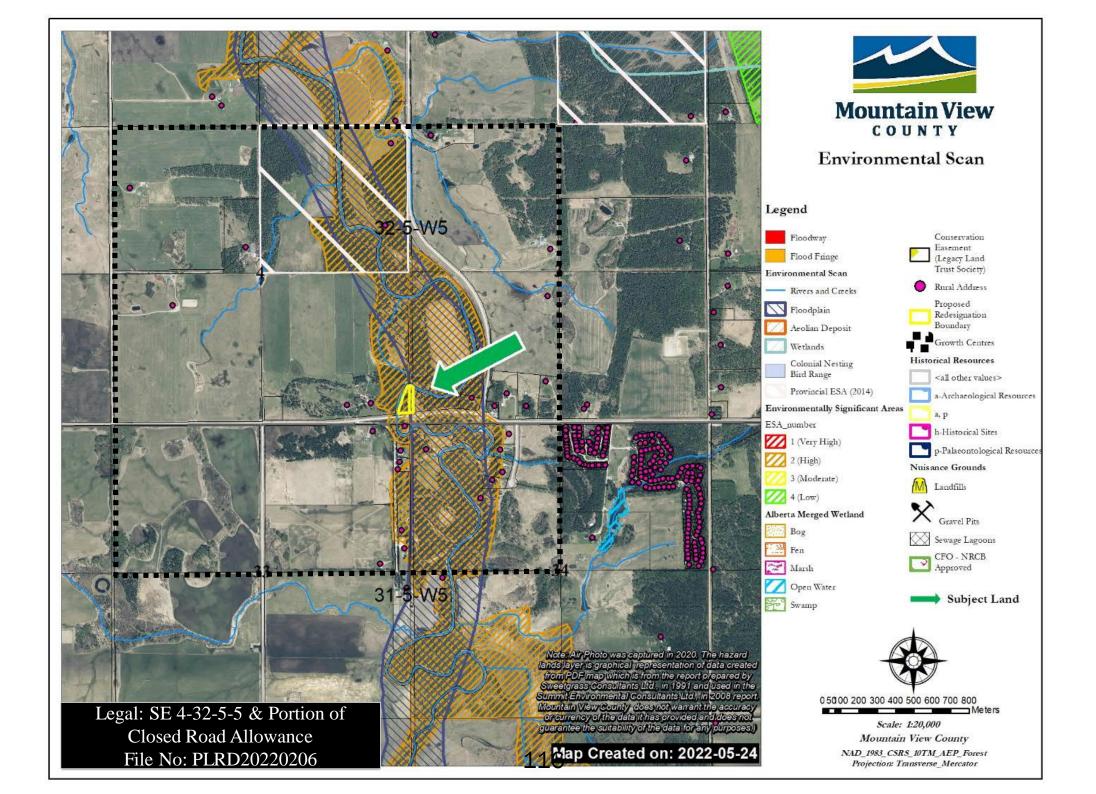


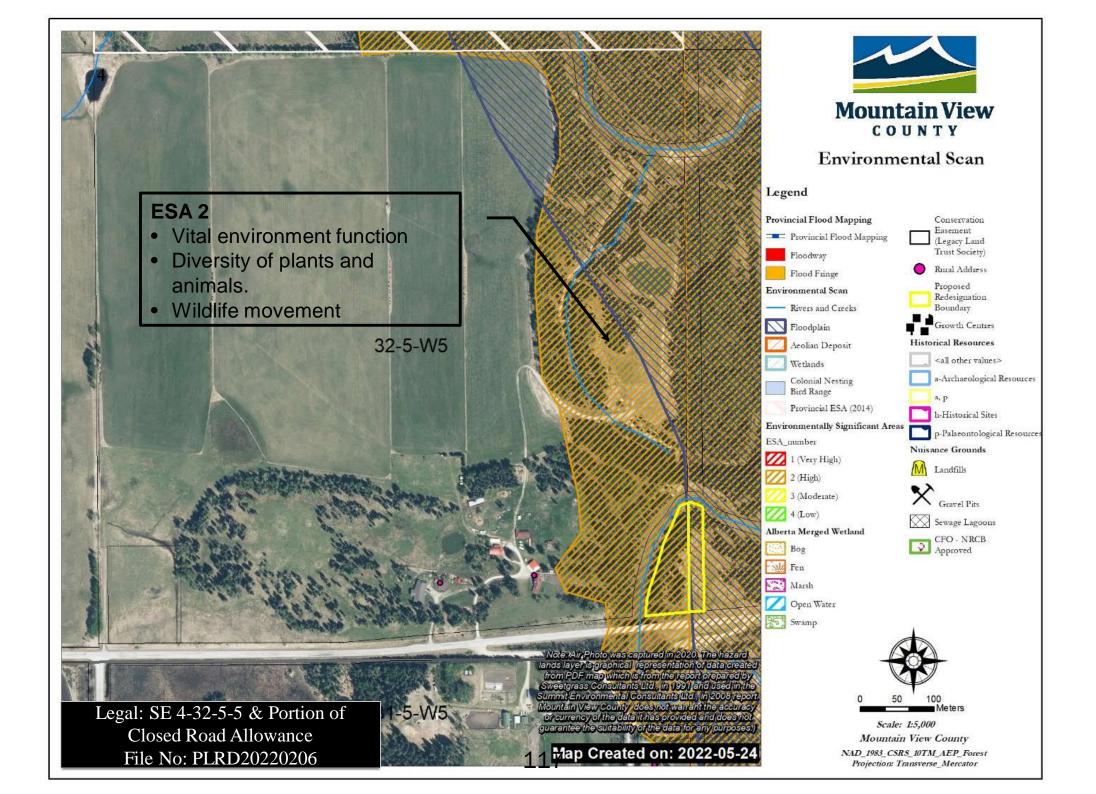






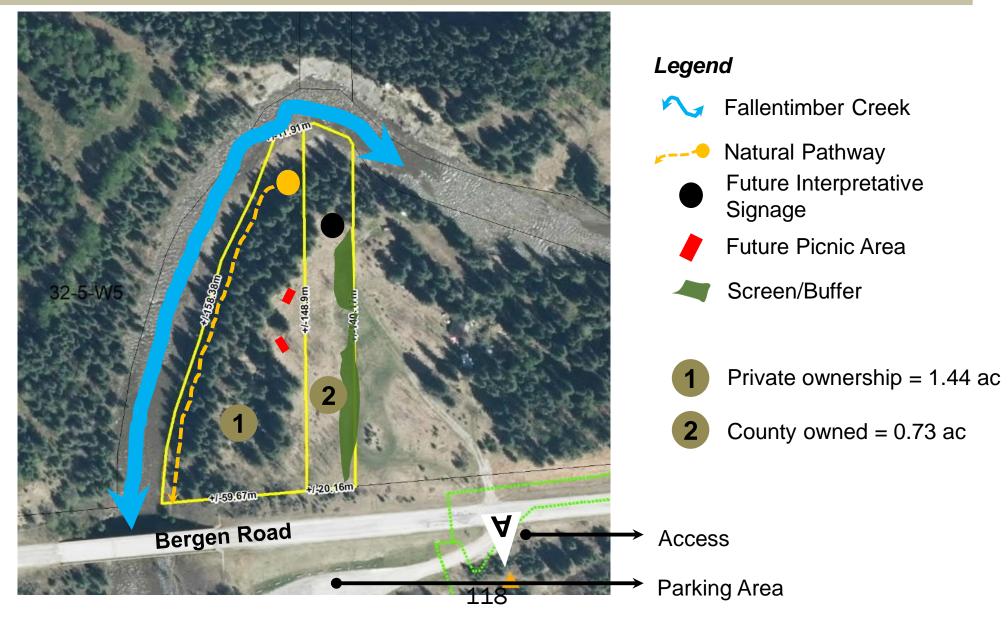


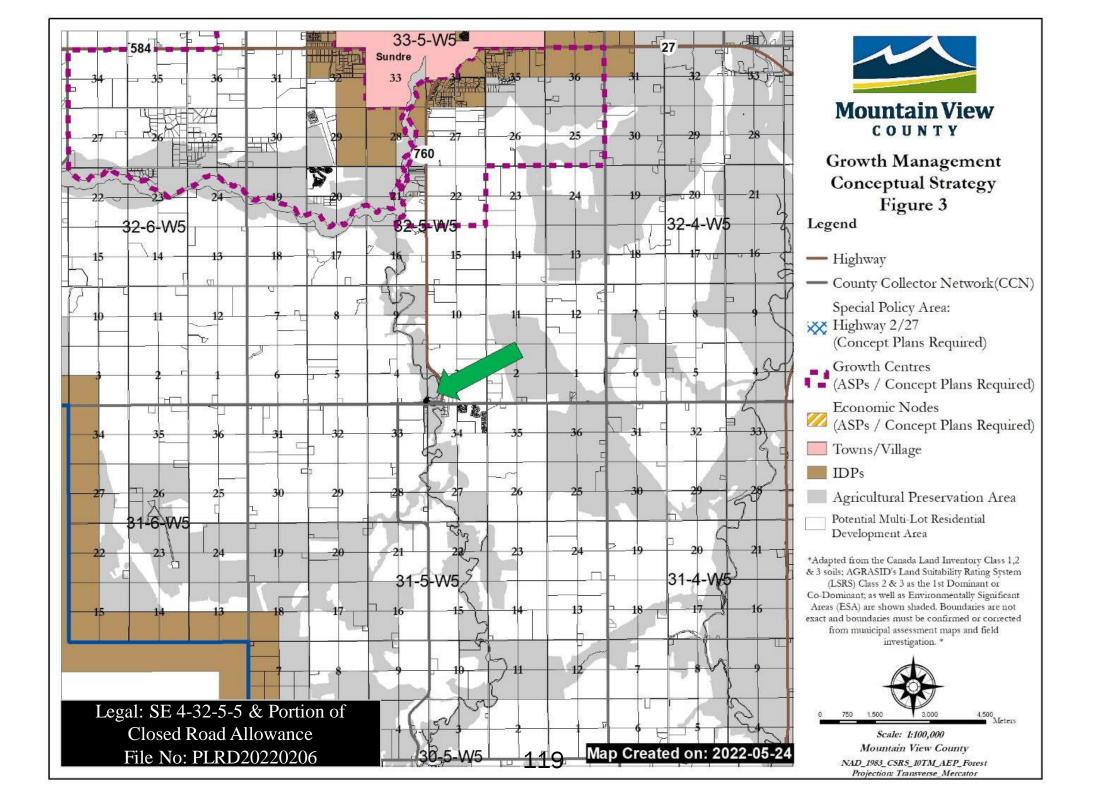


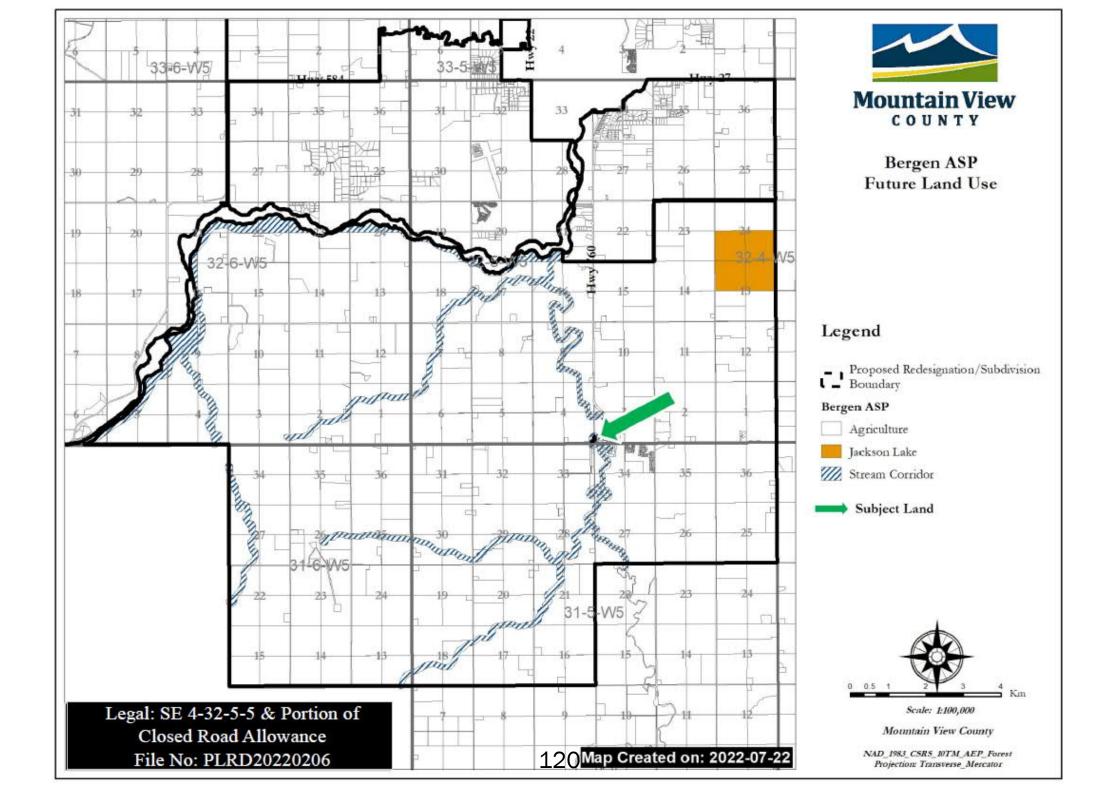


Proposal: Parks & Conservation District

- Allow the expansion of the popular Davidson Park
- Park used recreationally by Bergen residents and public
- No permanent facilities will be developed

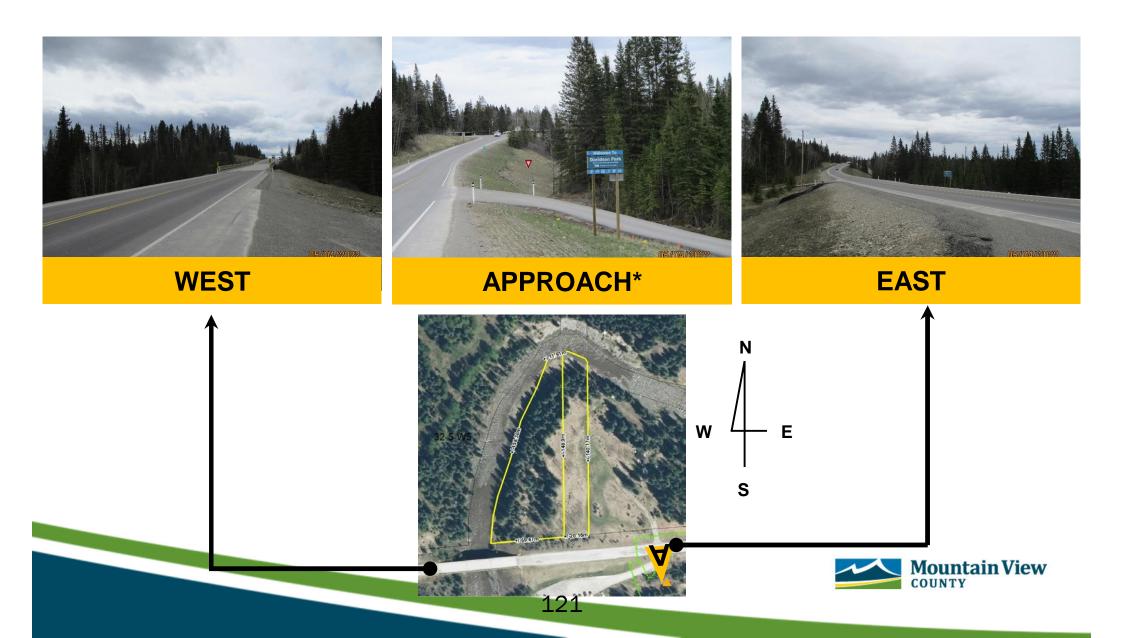






Road to Proposal

Twp. Rd 320 (Bergen Rd)

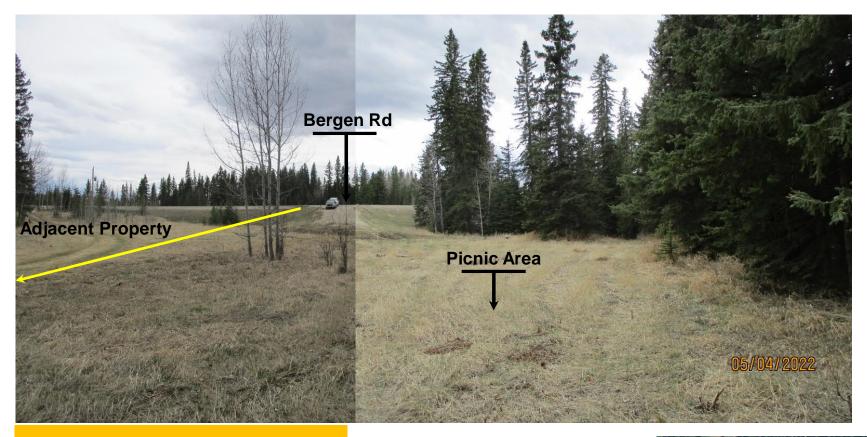




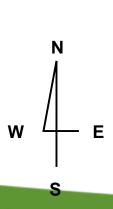
Looking North from Access







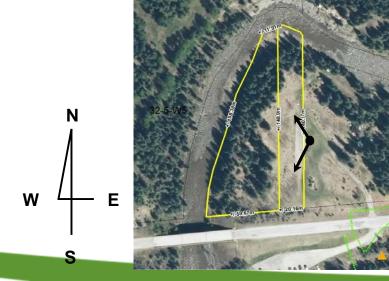
Looking South to Road







Looking West / Picnic Area & Treed Area



General View of Proposal: Fallentimber Creek







Top of Creek Bank & Natural Pathway



Administrative Position

The Planning and Development Department supports Approval for PLRD20220206, within the SE 4-32-5 W5M and Portion of Closed Road Allowance for the following reasons:

- 1. The proposal is compliant with the Municipal Development Plan and the Bergen Area Structure Plan.
- 2. The proposal is deemed suitable for intended use as Parks and Conservation District, compliant with the LUB.
- 3. There are no technical outstanding matters.
- 4. The proposed expansion of the Davidson Park will have a positive impact to the Bergen community.





Regular Council Meeting

Request for Decision

Planning & Development

Date: September 14, 2022

SUBJECT: Municipal Development Plan and Land Use Bylaw Amendments: Renewable Energy Development on

Agricultural Lands

RECOMMENDATION: (Following conclusion of the Public Hearing)

- That Council give second reading to Bylaw No. 13/22 Municipal Development Plan Bylaw Amendments.
- That Council give third reading to Bylaw No. 13/22
 Municipal Development Plan Bylaw Amendments.
- That Council give second reading to Bylaw No. 14/22 Land Use Bylaw Amendments (No Vote).
- That Council amend Bylaw No. 14/22 to replace "AUC" with "Primary Provincial regulator" in Section 10 Specific Use Regulations 10.1 Alternative/Renewable Energy 5 b) ix).
 - o Call the vote on second reading, as amended.
- That Council give third reading to Bylaw No. 14/22 Land Use Bylaw Amendments.

ALTERNATIVE OPTIONS: N/A

BACKGROUND: The Joint Public Hearing is to consider Municipal Development Plan and Land Use Bylaw amendments through the Public Hearing process to address Renewable Energy Development on Agricultural Lands.

The policy amendments propose to protect agricultural lands (higher class soils and environmentally significant areas) and direct Renewable Energy Developments to lower class soils, Economic Nodes and Growth Centres. These MDP policies will apply to Intermunicipal Development Plans where there are no Growth Centres.

The Land Use Bylaw regulation amendment requires provincial approvals at the time of development permit application. Administration is recommending that Council considers an additional amendment since First Reading of Bylaw No. 14/22 to recognize that the Primary Provincial regulator may not in all instances be the AUC, for example, the AER is the primary regulator for geothermal.

At the time of writing the report two circulation responses were received from the MD of Bighorn and the Town of Didsbury that raised no concerns.

In conclusion, Administration supports approval for the amendments as recommended above.

RELEVANT POLICY:

Municipal Development Plan Land Use Bylaw

BUDGET IMPLICATIONS: NA

Attachinents Milling	Attachments	\boxtimes	Nil	
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01 - Bylaw No. 13/22 MDP Amendment 02 - Bylaw No. 14/22 LUB Amendment

03 - Amended Bylaw No. 14/22 LUB 04 - Track changes of the MDP 05 - Track changes of the LUB

PREPARED BY: MB **REVIEWED BY:**

MOUNTAIN VIEW COUNTY

BYLAW NO. 13/22

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 20/20 AMENDMENT

Mountain View County Province of Alberta

Bylaw No. 13/22

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO AMEND THE MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 20/20

SECTION 1 - AUTHORITY

- 1.01 Section 632 of the *Municipal Government Act*, as amended from time to time, provides that Council must by bylaw adopt a Municipal Development Plan describing the future land use within the Municipality, the manner and the proposals for future development, the co-ordination of land use, future growth patterns, infrastructure and other matters as outlined by the *Municipal Government Act*.
- 1.02 The *Municipal Government* Act, as amended from time to time, provides that statutory plans may be amended from time to time.

SECTION 2 - AMENDMENTS

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

To Insert to Section 3.0 AGRICULTURAL LAND USE POLICIES, Section 3.3 POLICIES

- 3.3.26 To preserve agricultural land the County shall not support commercial alternative /renewable energy development within the Agricultural Preservation Area (Figure 3 Growth Management Conceptual Strategy) that consist of:
 - (i) Canadian Land Inventory Class 1, 2 and 3 soils; and
 - (ii) 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; and
 - (iii) Environmentally Significant Areas (ESA).
- 3.3.27 Notwithstanding Policy 3.3.26 commercial alternative/renewable energy development may be considered in:
 - Economic Nodes where proposals should not negatively impact the future development of business parks for commercial and industrial uses: or
 - b. Growth Nodes where proposals shall not negatively impact the existing or future development of residential, commercial and industrial development in accordance with ASPs.

SECTION 3 - EFFECTIVE DATE

Data	f Signing		
Reeve		Chief Administrative Officer	
	Received third reading		
	Received second reading,		
	Received first reading August 10, 2022,		
3.01	been signed in accordance with the <i>Munic</i>	time as it has received third (3 rd) reading and reipal Government Act.	าล

MOUNTAIN VIEW COUNTY

BYLAW NO. 14/22

TO AMEND LAND USE BYLAW NO. 21/21

Mountain View County Province of Alberta

Bylaw No. 14/22

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO AMEND THE LAND USE BYLAW NO. 21/21

SECTION 1 - AUTHORITY

- 1.01 Section 640 of the *Municipal Government Act*, as amended from time to time, requires that every municipality pass a Land Use Bylaw.
- 1.02 The *Municipal Government Act*, as amended from time to time, provides that the Land Use Bylaw may be amended from time to time.

SECTION 2 - AMENDMENTS

- 2.01 Mountain View County hereby enacts that Land Use Bylaw No. 21/21, be amended as follows:
 - To Delete from Section 10 Specific Use Regulations 10.1 Alternative/Renewable Energy Development COMMERCIAL USE
 - 5 b) ix) information on the status of the AUC's application and applicable Federal and Provincial circulations and approvals.
 - To Add to Section 10 Specific Use Regulations 10.1 Alternative/Renewable Energy Development COMMERCIAL USE
 - 5 b) ix) AUC's approval and information on the status of applicable Federal and Provincial circulations and approvals.

SECTION 3 - EFFECTIVE DATE

Date of Signing

	3.01	1 This Bylaw shall come into effect at such time as i been signed in accordance with the <i>Municipal Gove</i>	` ,
		Received first reading August 10, 2022,	
		Received second reading,	
		Received third reading	
7	eeve	e Chie	f Administrative Officer

MOUNTAIN VIEW COUNTY BYLAW NO. 14/22 TO AMEND LAND USE BYLAW NO. 21/21

Mountain View County Province of Alberta

Bylaw No. 14/22

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO AMEND THE LAND USE BYLAW NO. 21/21

SECTION 1 - AUTHORITY

- 1.01 Section 640 of the *Municipal Government Act*, as amended from time to time, requires that every municipality pass a Land Use Bylaw.
- 1.02 The *Municipal Government Act*, as amended from time to time, provides that the Land Use Bylaw may be amended from time to time.

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 - To Add to Section 10 Specific Use Regulations 10.1 Alternative/Renewable Energy Development COMMERCIAL USE
 - 5 b) ix) AUC <u>Primary Provincial regulator</u> approval and information on the status of applicable Federal and Provincial circulations and approvals.

SECTION 3 - EFFECTIVE DATE

Date of Signing

neeve	Chief Administrative Officer
 Reeve	
	Received third reading
	Received second reading,
	Received first reading August 10, 2022,
3.01	This Bylaw shall come into effect at such time as it has received third (3^{rd}) reading and has been signed in accordance with the <i>Municipal Government Act</i> .

- 3.3.25 Notwithstanding Policies 3.3.6 and 3.3.7, subdivisions for the expansion of existing Agricultural Parcels may be considered in accordance with Mountain View County Policy.
- 3.3.26 To preserve agricultural land the County shall not support commercial alternative /renewable energy development within the Agricultural Preservation Area (Figure 3 Growth Management Conceptual Strategy) that consist of:
 - (i) Canadian Land Inventory Class 1, 2 and 3 soils; and
 - (ii) 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; and
 - (iii) Environmentally Significant Areas (ESA).
- 3.3.27 Notwithstanding Policy 3.3.26 commercial alternative/renewable energy development may be considered in:
 - a. Economic Nodes where proposals should not negatively impact the future development of business parks for commercial and industrial uses; or
 - b. Growth Nodes where proposals shall not negatively impact the existing or future development of residential, commercial and industrial development in accordance with ASPs.

e) Free standing solar collectors shall not be allowed within the front yard of multi-parcel residential subdivisions;

Wind

f) A SWEC System tower is set back a minimum distance equal to the greater of the setback within the land use district or the height of the tower from any property line.

COMMERCIAL USE

Solar; Multiple Unit Wind Energy Conversion Systems (WECS) / Wind Farm and Other Alternative/Renewable Energy

- 5. Solar, Multiple Unit Wind Energy Conversion Systems (WECS)/Wind Farm, and Other Alternative/Renewable Energy with the primary purpose and intent to collect, convert and feed energy back into the provincial power/electrical grid for the commercial sale and distribution off-site to the marketplace is a discretionary use Alternative/Renewable Energy, Commercial requiring a Development Permit and shall be processed subject to the following additional requirements:
 - a) The applicant shall be required to undertake community consultation within one (1) mile of the subject property, including the proposed designated haul route for initial construction prior to and submitted as part of the Development Permit.
 - b) The Development Permit shall include:
 - i) detailed information on the type of Alternative/Renewable Energy and water or wastewater services that may be required;
 - a site plan to scale showing all dimensions of the parcel, existing structures and buildings and the proposed development with existing and proposed setbacks;
 - iii) setbacks to structures or buildings on adjacent parcels;
 - iv) elevation drawings;
 - v) if the development is to be developed in stages, a phasing plan;
 - vi) a plan showing ingress and egress from the property or parcel detailing any impacts to the local road system including required approaches;
 - vii) a Stormwater Management Plan that address current and future drainage requirements;
 - viii) information on above ground transmission lines if proposed:
 - ix) information on the status of the AUC's application and applicable Federal and Provincial circulations and approvals.
 - ix) Primary Provincial regulator approval and information on the status of applicable Federal and Provincial circulations and approvals.

c) Standards:

- i) the applicable land use district regulations shall apply;
- ii) larger setbacks than the minimum required within the and Land Use District regulations may be required by the Approving Authority to minimize impact on adjacent land uses;
- iii) all structures and buildings shall be of a consistent design;
- iv) lighting shall be shielded from adjacent parcels;

v) upon abandonment or termination of the use, the entire development shall be removed, and the site shall be decommissioned and reclaimed to its predevelopment condition as per the AUC requirements.

SPECIFIC REQUIREMENTS FOR THE DIFFERENT TYPES:

Multiple Unit Wind Energy Conversion Systems (WECS) / Wind Farm

Setbacks:

i) Shall be set back a minimum distance equal to the greater of the setback within the land use district or the height of the tower(s) from any property line;

Tower Access and Safety:

ii) A non-tubular design shall include information how to secure unauthorized access or use;



Regular Council Meeting

Request for Decision

CAO Services			
Date: September 14, 2022 SUBJECT: Delegation Didsbury & District Chamber of Commerce			
RECOMMENDATION: That Council receive the delegation from Didsbury & District Chamber of Commerce as information.			
ALTERNATIVE OPTIONS:			
BACKGROUND: Receive as Information			
RELEVANT POLICY: N/A			
BUDGET IMPLICATIONS: N/A			
Attachments Nil 1. Delegation Request 2. Sponsorship Request 3. Delegation Confirmation			

PREPARED BY: Imc

Laura McMillan

From: Didsbury Chamber <info@didsburychamber.ca>

Sent: August 25, 2022 11:30 AM

To: Laura McMillan

Subject: RE: Delegation Request **Attachments:** Sponsor letter 2022.pdf

Laura:

We would like to present to Council the partnership the Didsbury Chamber has formed with Sundance College to bring Health Care Certification programing to Mountain View County.

We will be seeking a letter of support as we look for funding to support future courses becoming available. I have attached a letter that we will be presenting with full information on the program. The meeting on the 14th would be appreciated as the first grant application is due Sept 15th.

As a second we would like to take this opportunity to present to Gord Krebs & Alan Miller, the Mountain View Regional DSS Chili Cook off- Mayoral Challenge award.

Regards

Helen Hafke, President
Didsbury & District Chamber of Commerce

Office hrs: Tuesday & Thursday 8:00 am - 2:00pm

403-335-3265

www.didsburychamber.ca





August 25, 2022

Re: Didsbury Training Centre

2020 – 2022 saw many changes in our business community and Chamber of Commerce. The Chamber has returned to its grass roots and has been seeking ways to fulfil our Mission Statement – to Promote, Support and Nurture Didsbury business.

In 2021 we promoted our local businesses across the County and Province as we accessed extra grant funds to promote a Shop Local Campaign and ChamberMarket.ca — an Alberta wide e-commerce platform. We also have become active in the Alberta Chambers of Commerce and Central Alberta Economic Partnership. Both of these advocacy groups allow our voice to be heard at all levels of governance.

In 2022 we have moved into Supporting our businesses. As needs are shared, we have been seeking ways to meet those needs – whether through our network or trying to bring programming.

We are excited to announce that Sundance College has partnered with the Didsbury Chamber of Commerce to bring their curriculum, student funding and services to Didsbury!

"Sundance College's mission is to "support student success". All members of our team are dedicated to helping students succeed throughout their educational journey."

Alberta owned and operated, Sundance offers programming in the Health Sector; Business Sector and Network Systems Administrator.

We are starting with a Pilot Project – to get the kinks out of this new venture. Our Pilot will be for Medical Office Administration – Health Unit Co-ordinator Diploma.

In this program, you'll learn the skills needed to succeed - clinical procedures, medical terminology, medical billing and more.

Academic Credential Program Duration Practicum Duration What You Could Earn
DIPLOMA 43 WEEKS 5 WEEKS \$46,051 - \$52,763



The Didsbury Training Centre (DTC) will need to be set up ready for the first intake, scheduled for the last week of October. We will need to establish a space for the class room and need your help!

Vhat each partner will provide:		
Didsbury Chamber	Sundance College	
Class room setting	Instructor	
Advertising	Curriculum	
	Financial support	

As the project moves along, we will look at what other courses provided by Sundance we can access. This is such an exciting opportunity to bring training locally. No more having to go to Red Deer or Calgary to access a new career!

The College is looking to use this pilot project to set a template for other Rural communities. Long term the vision is to see if we can facilitate a "bridge" program with the High School and get the Tech Students working on their Network Systems program while in Grade 12. A double credit opportunity.

We are seeking support for the Pilot Project - anticipated start date last week of October. This will allow us time to pursue grants and other funding opportunities to make this a long term project.

The programming being offered is not in competition with OLDS College and the closest facilitators are in Red Deer and Airdrie. The DTC will allow Didsbury and Mountain View residents the opportunity to learn at home and to work in their own region.

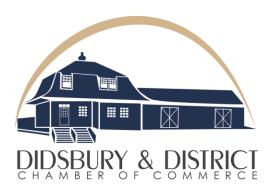
Regards Helen Hafke President **Didsbury Chamber of Commerce**



Anticipated Project Expenses - first year Pilot project				
Detailed item description	Quote Source	In kind		Total Cost
Class rental =				\$
\$600/month	Quoted from Town			7,200.00
Computer for				
Admin/Instru				\$
ctor	donated by Pink Bee	600		600.00
Office				\$
Supplies	donated by Chamber	1200		1,200.00
				\$
Advertsing	Flyers/online ads- promotion/ geofencing			2,400.00
				\$
Promotion	Student welcome packages - logoed swag -			2,400.00
				\$
Desks	\$100 per desk sponsorship			1,500.00
				\$
Chairs	\$100 per chair sponsorship			1,500.00
				\$
Printer	desk top for admin/instructor			300.00
				\$
				-
	We are trying to determine if we can			
	booster the Chamber WiFi or if we need a			\$
Internet	new connection			- 1020
				\$
				-
		\$	\$	\$
	Total A	1,800	16400	18,300

Projected Pilot Budget.

Sundance College will also be promoting through their sites, etc. They will provide materials that we will have to print but the Chamber will not need to create.



Let's Get Started

Once you take the first step, one of our Student Admissions Advisors will get in touch to better understand your goals for the future and review our Diploma Programs with you.



Licensed/Accredited



Student Funding Available



Fast-Track Career **Focused Programs**



Convenient **Timely Start Dates**



Job Search Support **Employer Matching**



Proudly Canadian

Become a Medical Office Administrator with a **Health Unit Coordinator Specialty**

As a skilled Medical Office Administrator, you perform a variety of duties in doctors' offices, hospitals, laboratories, clinics and other medical settings.

To prepare you, our program has a strong focus on Healthcare Billing, Medical Office Procedures, Healthcare Terminology and Transcription, Records Management, as well as Microsoft Office applications used in today's health care settings.



August 29, 2022

Via email

Helen Hafke Preseident Didsbury & District Chamber of Commerce

Dear Helen:

This letter confirms an appointment for you to meet with County Council at 1:00 p.m., Wednesday, September 14, 2022, in Council Chambers at 1408 Twp. Rd. 32.0, Didsbury, Alberta.

As per County Bylaw #24/20: Delegations shall be granted a maximum of ten (10) minutes to present the subject matter, with additional time for questions from Council at Council's discretion. Where the Reeve or other presiding officer determines that additional time shall be granted to a delegation, additional time shall be granted in the length specified by the Reeve or other presiding officer.

If you have information that could be included with the meeting agenda, we would need to receive it prior to September 7, 2022 at 12:00 p.m. (noon) or you could e-mail a copy of any PowerPoint presentation to lmcmillan@mvcounty.com prior to September 12, 2022.

If you require additional information, 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

T 403.335.3311 1.877.264.9754 F 403.335.9207 1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM OWO www.mountainview.com



Request for Decision

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

SUBJECT: Bylaw No. LU 32/22 REVIEWED AND APPROVED FOR SUBMISSION SUBMISSION TO: Council Meeting CAO: MANAGER:

SUBMISSION TO: Council Meeting CAO: MANAGER: JBR MEETING DATE: September 14, 2022 DIRECTOR: PREPARER: TC

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW: FILE NO.: PLRDSD20220279 FINANCIAL REVIEW:

LEGAL: NW 15-33-3-5

ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 32/22 redesignating the lands within the NW 15-33-3-5 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 32/22 redesignating the lands within the NW 15-33-3-5 for October 12, 2022, at or after 9:00 a.m.

BACKGROUND / PROPOSAL:

To redesignate an approximate three point two-five (3.25) acres from Agricultural District (A) to Country Residential District (R-CR).

Application Overview:

Applicant	JORSVICK, Darcy John & Katelyn Lisa
Property Owner	JORSVICK, Darcy John & Katelyn Lisa
Title Transfer Date	May 12, 2022
Existing Parcel Size	160 acres
Purpose of redesignation	Create a separate parcel for an existing residential site within
	the quarter that is not the farmstead
Division	6
Rural Neighbourhood/Urban Centre	Hainstock

Key Dates, Communications, and Information

Application Submitted	July 7, 2022
Application Circulation Period	July 14, 2022, to August 13, 2022
Supportive Information Requested/Submitted	No additional information was requested
Application Revised from Submission	No change to the application
Communications Received from Referrals	<u>Telus Communications</u> – No objections
	Alberta Transportation – The requirements of Section 18 & 19 of
	the Regulation are met. The department anticipates minimal
	impact on the highway from this proposal. Additionally, there is
	no direct access to the highway as well as sufficient local road
	access to the subdivision and adjacent lands. Therefore, AT
	stated there were no objections to this proposal.
	Pursuant to Section 678 of the Municipal Government Act,
	Alberta Transportation is varying the distance for appeals for this
	subdivision application and appeals can be heard by the local
	Subdivision and Development Appeal Board.
	<u>Foothills Natural Gas Co-op</u> – No objections to the subdivision as

	the applicants have met all the conditions and requirements. Fortis Alberta – No easement is required.
Objections Received and Addressed	No

Applicable Directions, Policy and Regulations:

Applicable Directions, Policy and Regulations: Intermunicipal Development Plan	The property is not within an IDP area
Municipal Development Plan Bylaw No. 20/20	According to Figure 3 Growth Management Conceptual Strategy this property is within the Agricultural Preservation Area. 3.0 Agricultural Land Use Policies 3.3.5 (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. (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. 3.3.6 The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section.
	3.3.8 All new titles created in an agricultural district for non-agricultural use, shall require a redesignation to the appropriate land use district and a concurrent subdivision application.
	3.3.9 Non-agricultural uses shall be directed to areas that minimize the impact on agricultural operations.
	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	Section 12.1 R-CR Country Residential District Purpose : 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 entire quarter is in agricultural use except for the farmstead site and the small residential site.
Predominant development on property	The proposed parcel has a single-family dwelling and accessory buildings.

Oil and gas facilities on property/adjacent	There are four natural gas pipelines that cross the quarter, one provides service to the proposed site, and one provides service to the farmstead site. There is one crude oil pipeline that cross diagonally through the quarter and one oil well effluent pipeline that is parallel to the eastern quarter line. The pipelines should not impact the proposed parcel and the pipeline operators were circulated and did not respond with objections or concerns related to the proposal.
Surrounding land uses	The quarter is surrounded by Agricultural quarters. The quarter to the northwest has one Country Residential parcel within it.
Proximity to utilities	The proposed parcel is serviced with natural gas and power and a private water and septic system.

Physical and Natural Features

i iljoioai aila ilataiai i oatai oo	
Waterbodies and wetlands on property	There is a seasonal unclassified stream along the southern side of the quarter.
Topographical constraints on property	The proposed parcel is relatively flat with no topographical concerns noted during the site visit
ESA areas and classifications	The quarter has been identified as having a Provincial ESA
Drainage and Soil Characteristics	The quarter is predominantly in agricultural use. There is a stand of trees along the western side of the quarter included within the proposed parcel. There is an area in the northwest corner of the quarter that has a slough and the eastern side of the quarter is a mix of pasture and crop land.
Potential for Flooding	The proposed parcel did not have any evidence of flood risk during the site visit.

Planning and Development History

Prior RD/SD/DP Applications	None
Encumbrances on title affecting application	None

Servicing and Improvements Proposed

Water Services	Private existing
Sewer Services	Private existing
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.

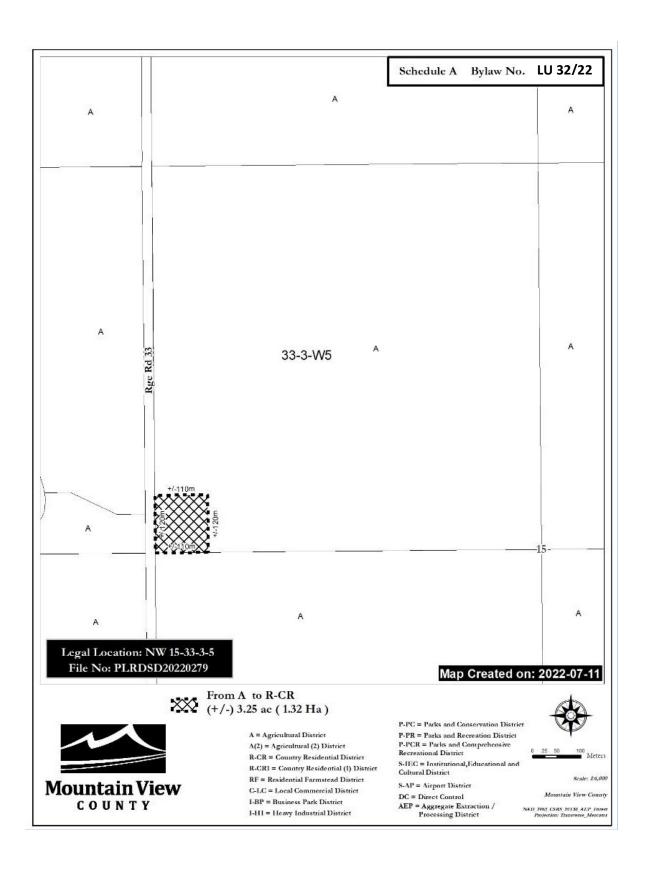
OPTIONS / BENEFITS / DISADVANTAGES:

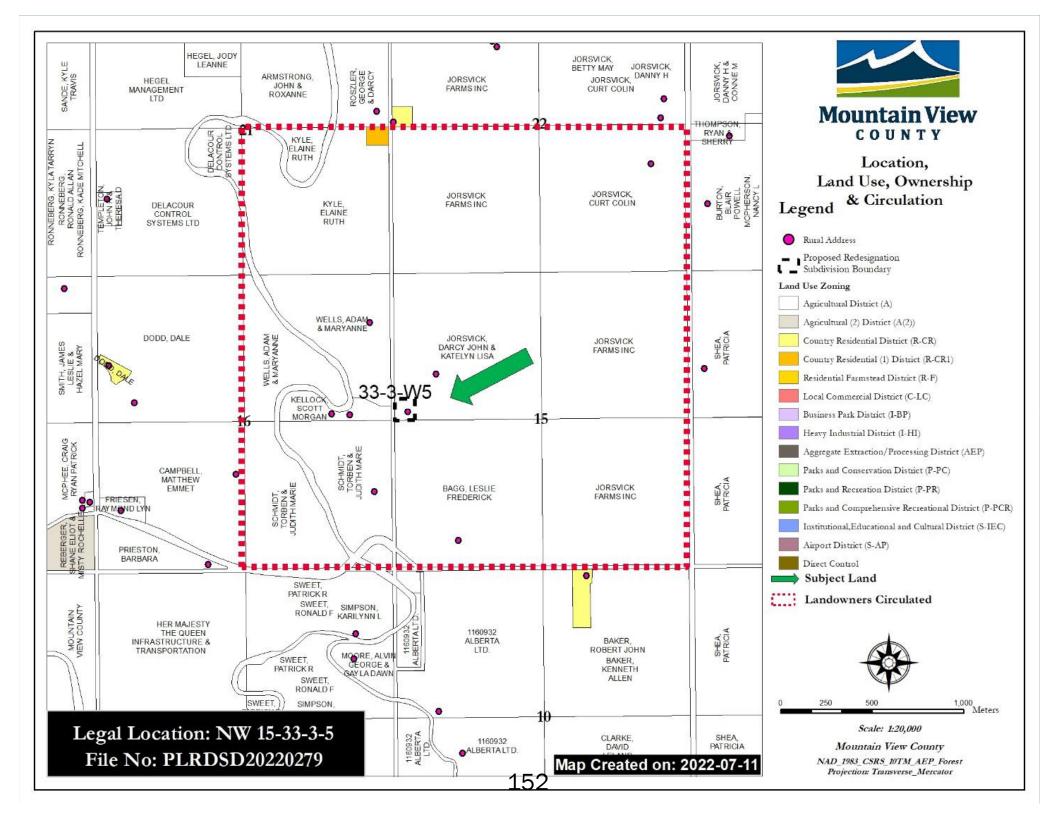
ATTACHMENT(S):

- 01 Bylaw No. LU 32/22 and Schedule "A" 02 Location, Land Use and Ownership Map 03 Proposed Redesignation Sketch
- 04 Environmental Scan Maps
- 05 Aerial Photograph 06 Figure 3 MDP

BYLAW NO. LU 32/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NW 15-33-3-5 pursuant to the Municipal Government Act.	
	assembled, enacts that Bylaw No. 21/21 be amended as
follows:	
three point two five (3.25) acres (1.32 hect	to Country Residential District (R-CR) an approximate ares) in the Northwest (NW) Quarter of Section fifteen ee (3), West of the fifth (5 th) Meridian, as outlined on
Received first reading,	
Reeve	Chief Administrative Officer
Date of Signing	



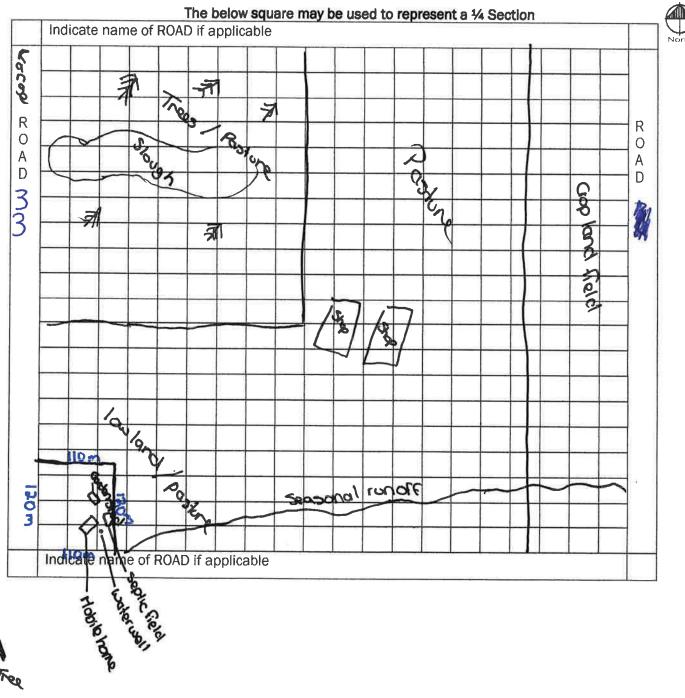


PROPOSED REDESIGNATION/SUBDIVISION SKETCH

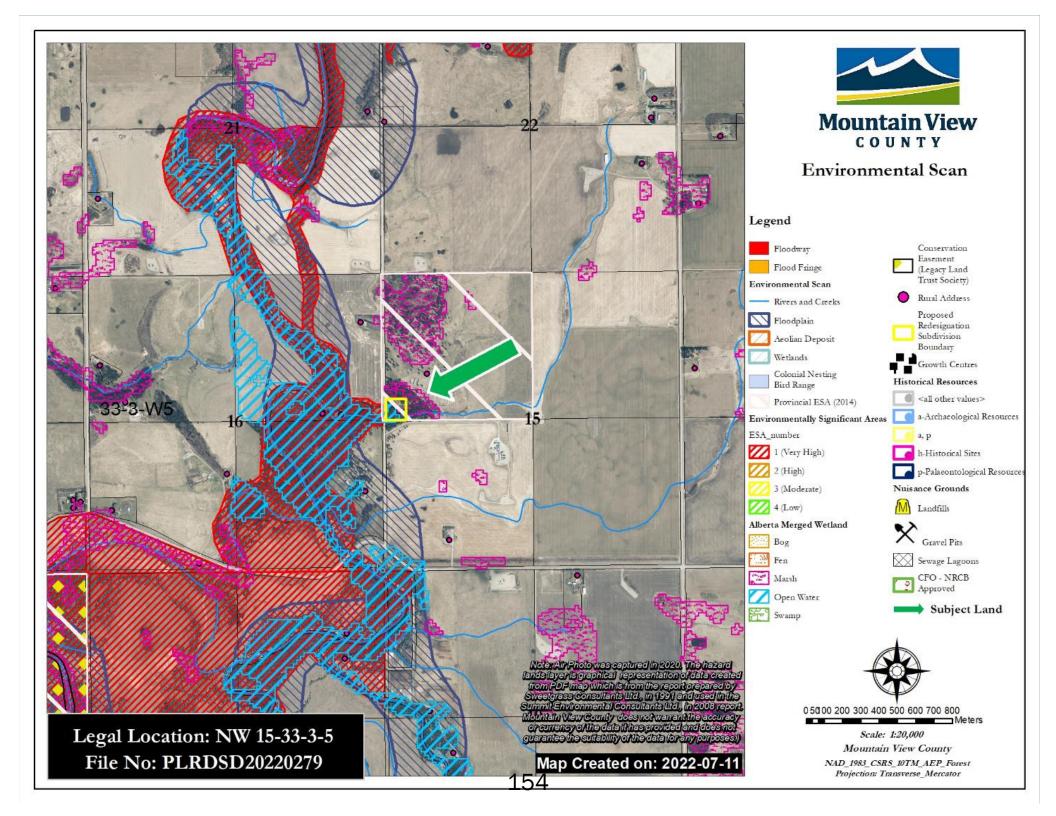
The Site Plan must include all of the following information (if applicable) in order for it to be considered complete:

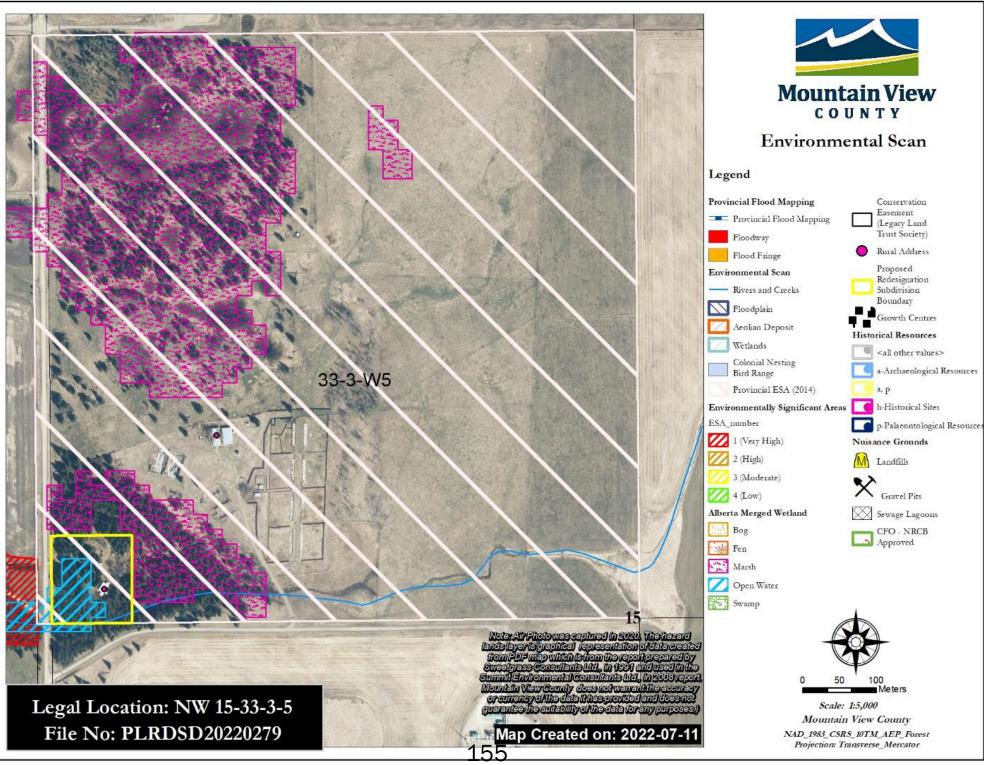
- Location, dimensions, and boundaries of the entire property and of the portion of the property to be redesignated/subdivided;
- Location and dimensions of existing buildings and structures on the property, including distances from property lines. Identify buildings that will be demolished or moved;
- 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).





Dec 24, 2020

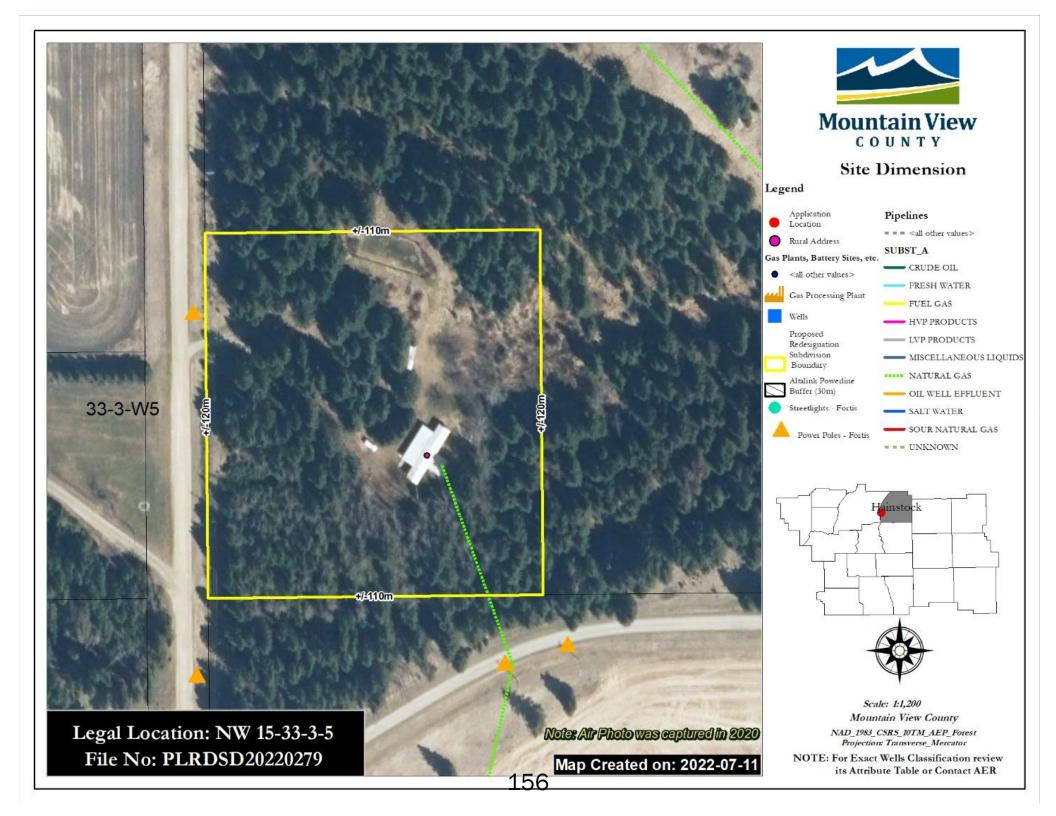


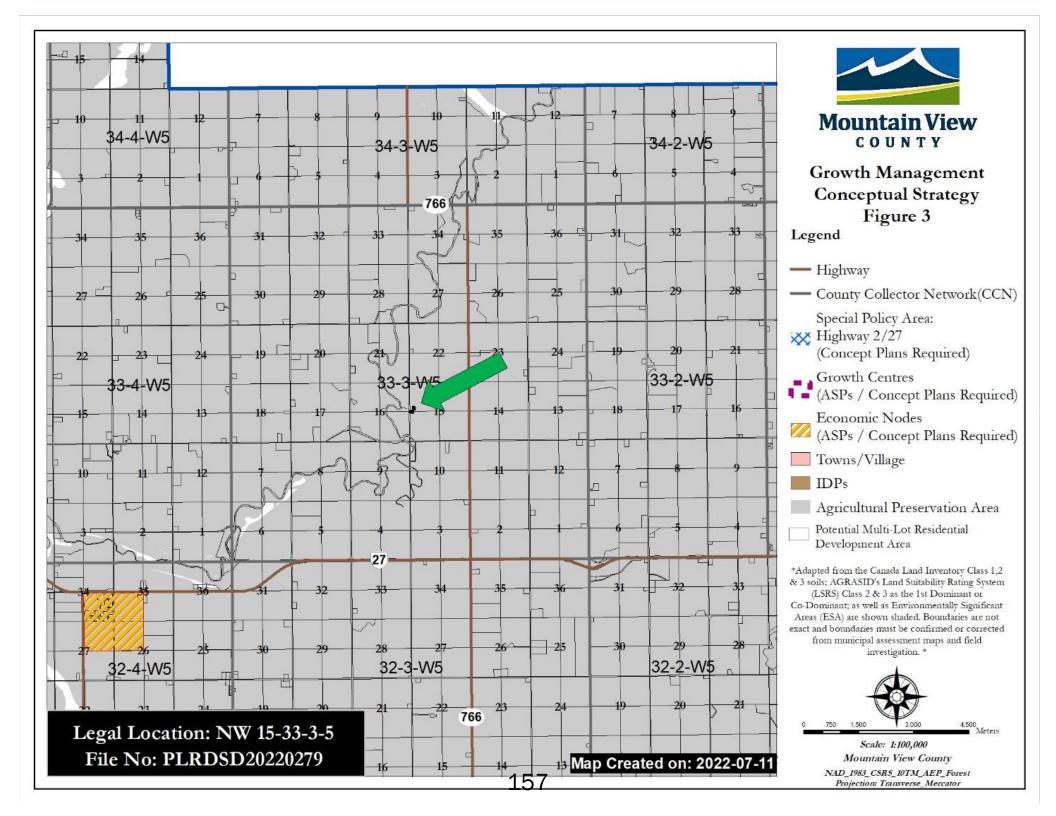




Mountain View

Mountain View County NAD_1983_CSRS_10TM_AEP_Forest Projection: Transverse_Mercator







Request for Decision

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

SUBJECT: Bylaw No. LU 33/22
SUBMISSION TO: Council Meeting
MEETING DATE: September 14, 2022

DEPARTMENT: Planning and Development Services PLRDSD20220237

LEGAL: SE 26-31-5-5

REVIEWED AND APPROVED FOR SUBMISSION CAO:

MANAGER: JBR
DIRECTOR:

PREPARER: RP

LEGAL/POLICY REVIEW: FINANCIAL REVIEW:

ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 33/22 redesignating the lands within the SE 26-31-5-5, as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 33/22 redesignating the lands within the SE 26-31-5-5 for October 12, 2022 at or after 9:00 a.m.

BACKGROUND / PROPOSAL:

To redesignate an approximate fifty point one three (50.13) acres from Agricultural District (A) to Agricultural (2) District (A(2)).

Application Overview

Applicant	RATH, Trevor
Property Owner	BRENDELL ENERGY LIMITED
Title Transfer Date	January 16, 2007
Existing Parcel Size	160 acres
Purpose of redesignation	Applicant would like to create a new agricultural parcel using existing oil and gas right of ways as the natural division for the proposed parcel. The proposal would be considered the first parcel removed from the quarter and would be suitable for grazing livestock. The area proposed for redesignation and subdivision is mostly treed with spruce, pine and aspen.
Division	4
Rural Neighbourhood/Urban Centre	Bergen

Key Dates, Communications, and Information

Application Submitted	May 30, 2022
Application Circulation Period	June 06, 2022 to July 06, 2022
Supportive Information Requested/Submitted	Yes. During the site visit it was noted that there were three RVs located within the proposed remainder. Planning reached out to the applicant on July 18, 2022 regarding the purpose and use of the RV units. The applicant replied on July 20, 2022 with the following information: The landowner was under the impression that they could use an RV to stay on site but have become recently aware that the LUB does not allow for this use. One RV is being used by the landowner and the other two units are being stored.

	 The landowner currently lives in Calgary, but their intent is to eventually construct a retirement dwelling within the proposed remainder.
	Planning sent an e-mail to the applicant on July 22, 2022 with options to bring the property into compliance with the LUB. The applicant submitted a Development Permit (DP) (PLDP20220333) on July 25, 2022 to change the use of the existing agricultural building to allow for residential occupancy. Having a dwelling unit on the subject lands would allow for the exempt use of RV storage (maximum 4 units). PLDP20220333 for <i>Dwelling, Single Detached within existing Agricultural Building</i> was approved by MVC on August 10, 2022. The approval of the DP does not allow for the use of the RV for camping.
	The correspondence between Planning and the Applicant
	have been included as an attachment.
Application Revised from Submission	No
Communications Received from Referrals	AltaLink: No comments received. Chinook's Edge School Division: No comments received. Environmental Public Health: No comments received. EOUS: No concerns. There is a registered URW on title. Fortis Alberta: No easement is required. Foothills Gas Co-op Ltd: Conditionally approved the subdivision and provided standard conditions. MVC Roads: Outlined the requirements for a new access to the proposed agricultural parcel from the undeveloped portion of Range Road 51.
	<u>Sundre Fire Department</u> : No comments received. <u>TELUS Communications</u> : <i>No objections</i> .
	Sundre Fire Department: No comments received. TELUS Communications: No objections. Foothills Pipe Lines (Alta) Ltd.: No comments received.
	<u>Sundre Fire Department</u> : No comments received. <u>TELUS Communications</u> : <i>No objections</i> .
	Sundre Fire Department: No comments received. TELUS Communications: No objections. Foothills Pipe Lines (Alta) Ltd.: No comments received. Shale Petroleum Ltd: No comments received. TC Energy: No comments received. Plains Midstream Canada ULC: No comments received.
Objections Received and Addressed	Sundre Fire Department: No comments received. TELUS Communications: No objections. Foothills Pipe Lines (Alta) Ltd.: No comments received. Shale Petroleum Ltd: No comments received. TC Energy: No comments received.

Applicable Directions, Policy, and Regulations

Intermunicipal Development Plan	Not in an IDP area.
Municipal Development Plan Bylaw No. 20/20	According to Figure 3 Growth Management Conceptual Strategy, this property is within the Potential Multi-Lot Residential Development Area.
	 3.0 Agricultural Land Use Policies 3.3.5 (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. (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.
	3.3.7 The minimum parcel size for a newly proposed or existing agricultural parcel that is the subject of a redesignation and subdivision application, and not a

fragmented parcel should be (+/-) 40 acres ((+/-) 16.19 ha). Parcel configuration should reflect the existing conditions and use of the land and shall require redesignation to the appropriate land use district and a concurrent subdivision application. Applications for subdivision of new agricultural parcels shall demonstrate the land being subdivided is being used for agricultural purposes to avoid future fragmentation. Agricultural parcel subdivisions that create more than two titles per quarter section may be considered within the Potential Multi-Lot Residential Development Area.

3.3.23 Subdivision to create a new agricultural or residential parcel and the remaining parcel shall have direct physical and legal access to a developed County road allowance. If a County road allowance is undeveloped, the applicant shall be required to develop the County road allowance to Mountain View County standards. Access easement agreements shall not be considered.

Bergen Area Structure Plan Bylaw No. 03/15 According to Figure 6 Bergen Land Use Policy Areas map, this property is within the Agriculture Land Use Policy Area.

6.3 Agriculture

6.3.1 The use of land within the Agriculture area will be primarily for agricultural operations.

7.3 Farmland

- 7.3.2 Mountain View County recognizes the right to farm and therefore supports existing farming operations where they utilize commonly accepted and beneficial agricultural practices.
- 7.3.5 The maximum number of titles in order to preserve agricultural land should be two (2) titles per quarter section.
- 7.3.6 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 Municipal Development Plan. (Bylaw No. 10/21)
- 7.3.7 The first parcel out from a previously un-subdivided quarter may be:
 - (a) an agricultural parcel should be no smaller than 16.8 hectares (40 acres); (Bylaw No. 10/21)

7.5 Plan Area Economy

7.5.1 Agricultural uses are encouraged within the plan area with a focus on the sustainable use of the land in a manner that is compatible with the environment.

7.6 Roads and Utilities

7.6.3 Each proposed subdivision or development shall demonstrate that the subdivision or development complies with the County's road network and policies.

Land Use Bylaw No. 21/21	 7.6.4 In approving a subdivision application or a development application, the conditions of approval shall include: (a) the local roads to be created meet County standards; (b) all accesses meet County standards, such that existing accesses may need to be upgraded; (c) if required, turning lanes be provided; (d) any required road widening is provided; (e) the cost of construction and improvements to the County road are borne by the developer; 11.1 Agricultural District (A) Purpose: To accommodate and promote agriculture land uses on larger parcels while having regard for the
	rural, agricultural character of the area. Parcel Area: Minimum 80.0 acres
	11.2 Agricultural (2) District (A(2)) To accommodate smaller parcels of agricultural land and fragmented parcels physically separated by permanent or man-made features for agricultural uses. Residential uses are accessory to the agricultural use. Parcel Area: Minimum 40 acres or smaller area redesignated by Council; Maximum 79.9 acres.
Policy and Procedures	N/A

DISCUSSION: Land Use and Development

Predominant land Use on property Predominant development on property	The predominant land use within the subject quarter is agricultural. The subject quarter is mostly forested but has been used for grazing livestock. There is also development related to oil and gas activity. The proposal is currently bare land. The balance contains an
Tredominant development on property	agricultural building, a shed, a greenhouse and three recreational vehicles.
	Development Permit Application (PLDP20220333) has been recently approved to allow for a change of use within the agricultural building, noted above, to allow for residential occupancy. Once the necessary upgrades have been completed to ensure the unit meets the building code requirements, it will be considered the first dwelling unit within the quarter.
Oil and gas facilities on property/adjacent	Oil and gas facilities within the subject quarter consists of two operating natural gas pipelines and one operating HVP pipeline. The closest facility to the proposal is the HVP pipeline, which runs along the proposal's western boundary.
	Oil and gas facilities surrounding the subject quarter are concentrated in the quarter to the north (NE 26-31-5-5) and are summarized in the table below:
	Amount Type of Facility Facility Status
	3 Natural Gas Pipeline 2 Operating; 1 Abandoned
	4 Development Well 1 Standing; 2 Abandoned; 1 Cancelled;
	2 Gas Well 2 Flowing
	1 Batter Site 1 Active

	The closest facility from the neighbouring quarters is an abandoned well located in the quarter to the west (SW 26-31-5-5). This facility is over 620 metres west of the proposal.
Surrounding land uses	The subject quarter is surrounded by agricultural zoned land. Six of the neighbouring quarter sections are currently unsubdivided, while the quarters to the northwest (NW 26-31-5-5) and southeast (NW 24-31-5-5) each contain two agricultural titles. Three of the surrounding quarters are heavily forested, two quarters have been mostly cleared and three quarters have been partially cleared.
Proximity to utilities	The proposal currently contains no development. Utilities will need to be established should development be proposed in the future. The balance of the quarter contains an agricultural building that has electric and gas services.

Physical and Natural Features

Within the subject quarter there are two unclassified creeks. One flows to the northeast and the other flows to the west. No other waterbodies or wetlands have been identified within the subject quarter. A review of aerial imaging indicates that there may be a few small wetland areas surrounding portions of the unclassified creek that flows through the proposal area. Topographical constraints on property The subject quarter has a few elevated areas throughout the quarter. According to AGRASID's Land Suitability Rating System (LSRS) most of the quarter has a landform model that is considered undulating, high relief. The very west portion of the quarter has a landform model that is considered undulating, high relief. The very west portion of the quarter has a landform model that is considered inclined and undulating, low relief. ESA areas and classifications According to the Summit Report (2008), there are no ESAs within the subject quarter. The quarters to the east (SW 25-31-5-5) and northeast (NW 25-31-5-5) both contain a Level 4 ESA that surrounds McDougall Coulee. The quarter to the southwest (NW 23-31-5-5) contains a Level 3 ESA that surrounds Fallentimber Creek. According to the Provincial Fiera Report (2014), the quarter to the northeast is considered environmentally significant, having a rating of 0.2182. This quarter may contain rare, unique or focal habitats, has ecological integrity and contributes to the water quality and quantity for the area. According to Canada Land Inventory (CLI) data, the subject quarter contains Class 5 soils. According to AGRASID, most of the subject quarter contains soils with an LSRS Rating of 4H. This means the soils have severe limitations due to temperature. The very west portion of the quarter has an LSRS Rating of 4H and has severe limitations due to both temperature and slope According to the Farmland Field Sheet, the subject quarter contains soils with two varying levels of productivity. The majority of the quarter has a Farmland Assessment Rating (FAR) of 7.	Physical and Natural Features	
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		west portion of the quarter drains to the west.
	<u> </u>	The proposal appears to be at no risk for flooding.

Planning and Development History

Prior RD/SD/DP Applications	PLDP20220333: Development Permit for <i>Dwelling</i> , <i>Single Detached within Existing Agricultural Building</i> was approved by MVC on August 10, 2022.
Encumbrances on title affecting application	 4582JK: Pipeline Right of Way, which runs through the proposed parcel. 1058ID:Gas Transmission Line Right of Way, which runs along the proposal's western boundary. 071 023 201: Restrictive Covenant which restricts the creation of more than four (4) legal parcels on the subject quarter.

Servicing and Improvements Proposed

Water Services	The proposal is currently bare land with no current plans for development. A water well will need to be established should
	development be proposed in the future.
Sewer Services	The proposal is currently bare land with no current plans for
	development. A septic system will need to be established should
	residential development be proposed in the future.
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.

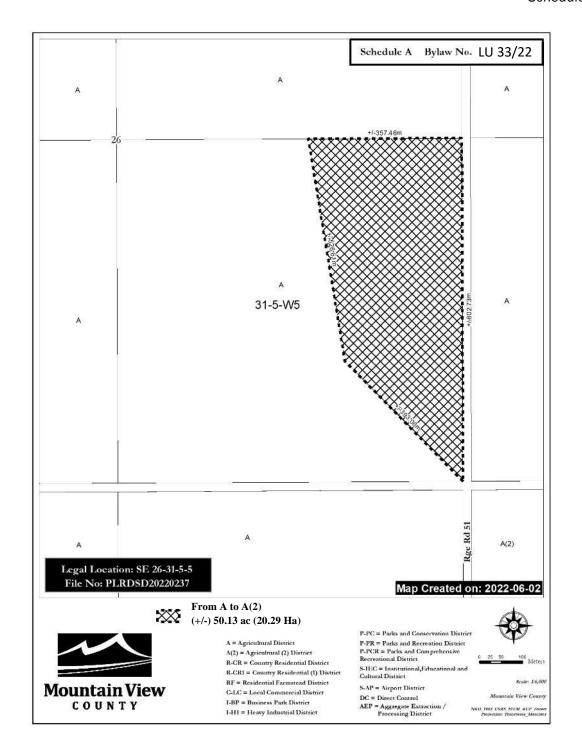
OPTIONS / BENEFITS / DISADVANTAGES:

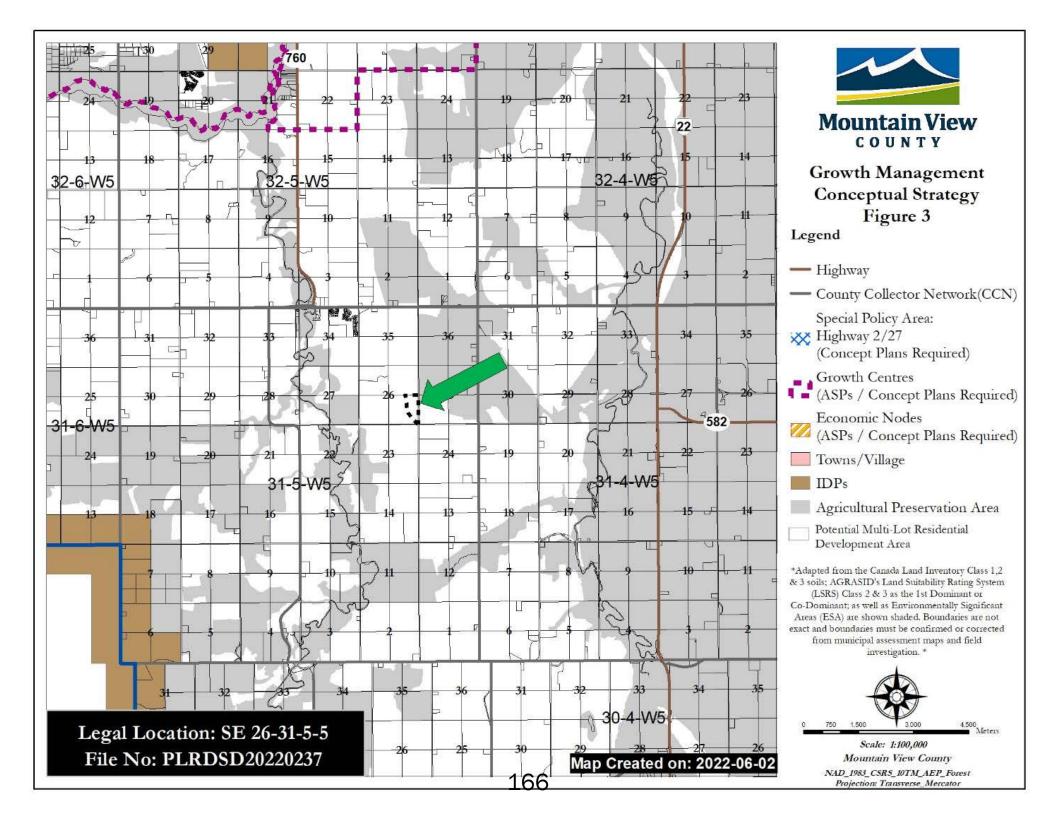
ATTACHMENT(S):

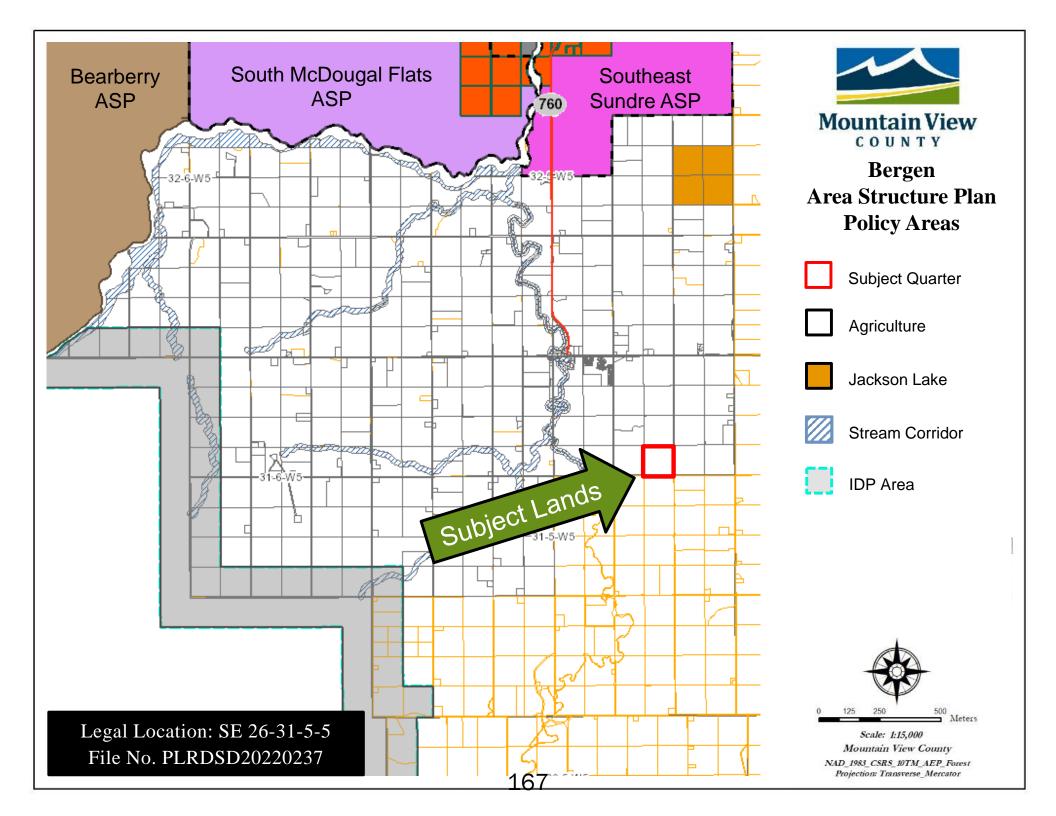
- 01 Bylaw No. LU 33/22 and Schedule "A"
- 02 Growth Management Conceptual Strategy Figure 3
- 03 Bergen Area Structure Plan Policy Areas Map
- 04 Location, Land Use, Ownership & Circulation Map
- 05 Application Site Sketch
- 06 Aerial Photographs
- 07 Soil Information Maps
- 08 Correspondence with Applicant Regarding Land Use Bylaw Regulations
- 09 Development Permit PLDP20220333

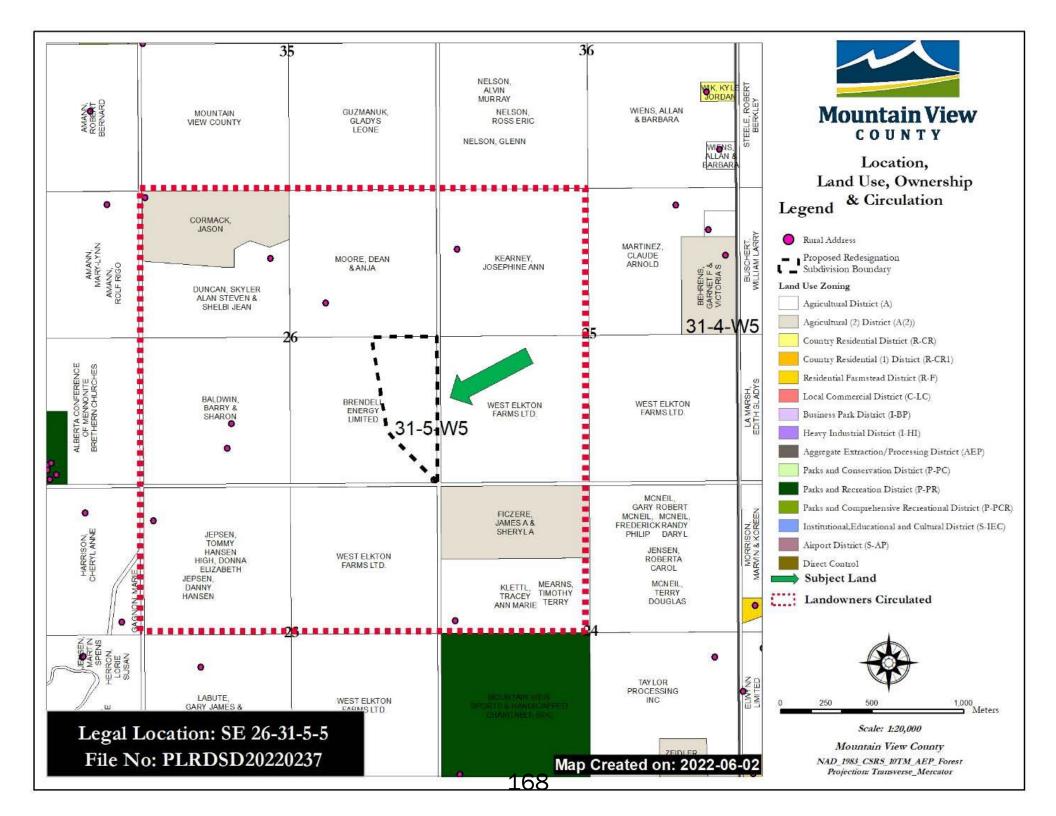
BYLAW NO. LU 33/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SE 26-31-5-5 pursuant to the Municipal Government Act.	
The Council of Mountain View County, duly ass follows:	sembled, enacts that Bylaw No. 21/21 be amended as
one three (50.13) acres (20.29 hectares) in t	Agricultural (2) District (A(2)) an approximate fifty point the southeast (SE) Quarter of Section twenty-six (26), of the fifth (5 th) Meridian, as outlined on Schedule "A"
Received first reading,	
Reeve	Chief Administrative Officer
Date of Signing	









PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan must include all of the following information (if applicable) in order for it to be considered complete: 4

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: Nove

Location and names of proposed and existing roadways, driveways and road approaches;

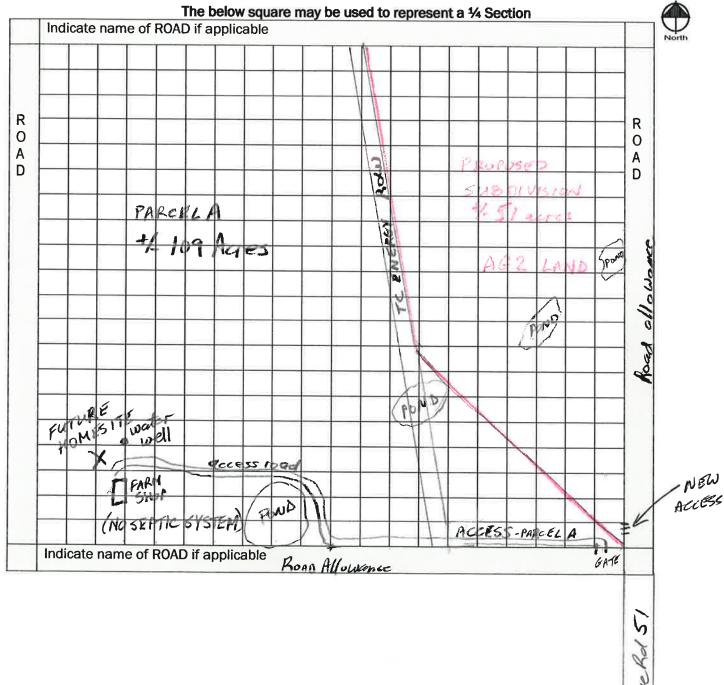
Location of existing wells and septic systems;

Location and description of natural site features such as steep slopes, water bodies or courses, woodlots and shelterbelts:

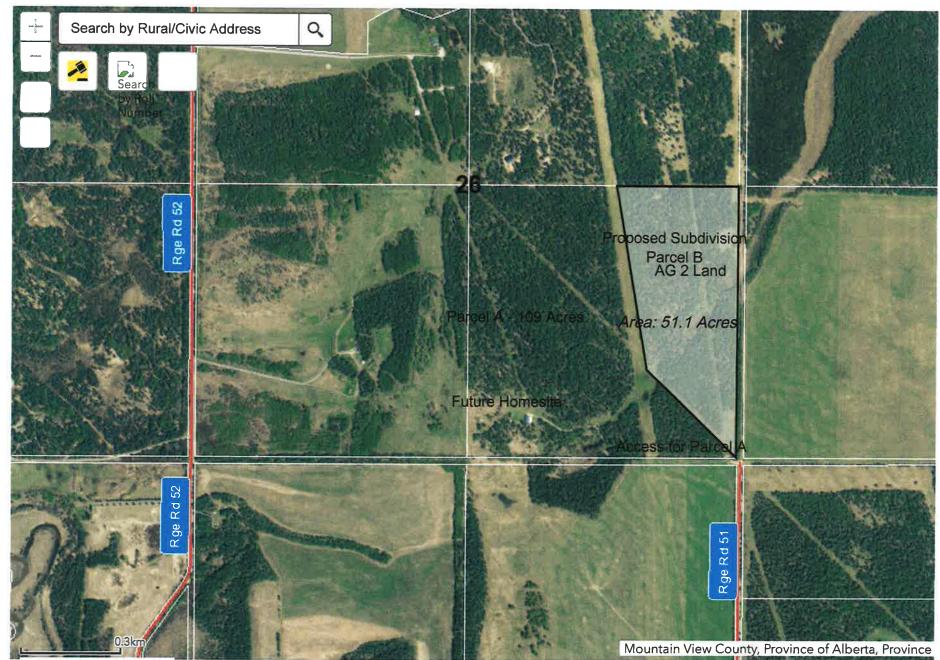
Location and description of man made site features such as drainage ditches, wells and private sewage disposal systems, gravel working, etc.; TOENERGY PIPELINE ROW, (FENCED)

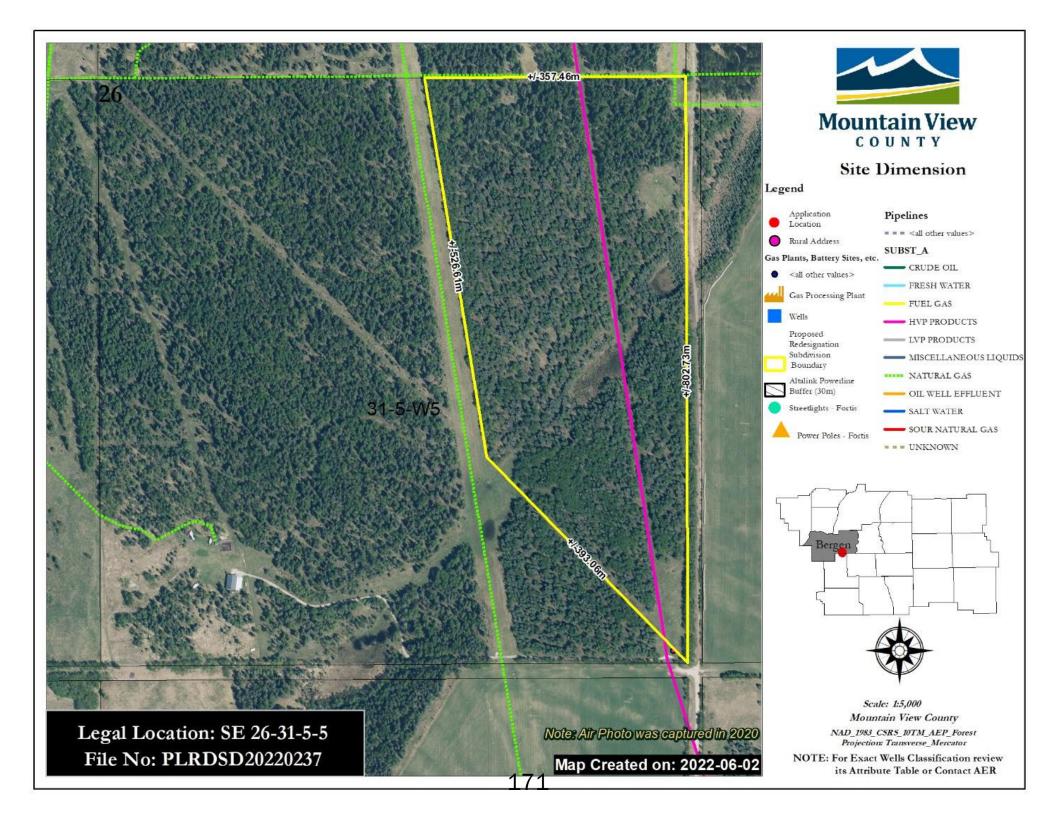
Location, dimensions and boundaries of proposed lot boundaries and rights-of-way (if applicable).

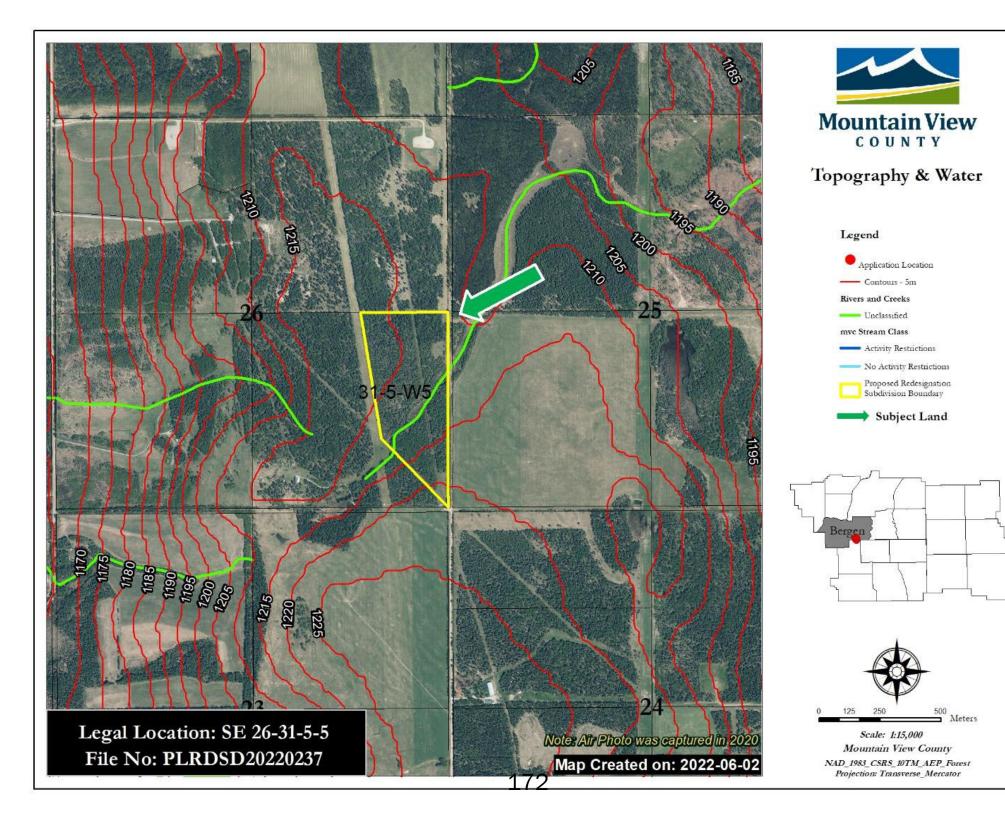


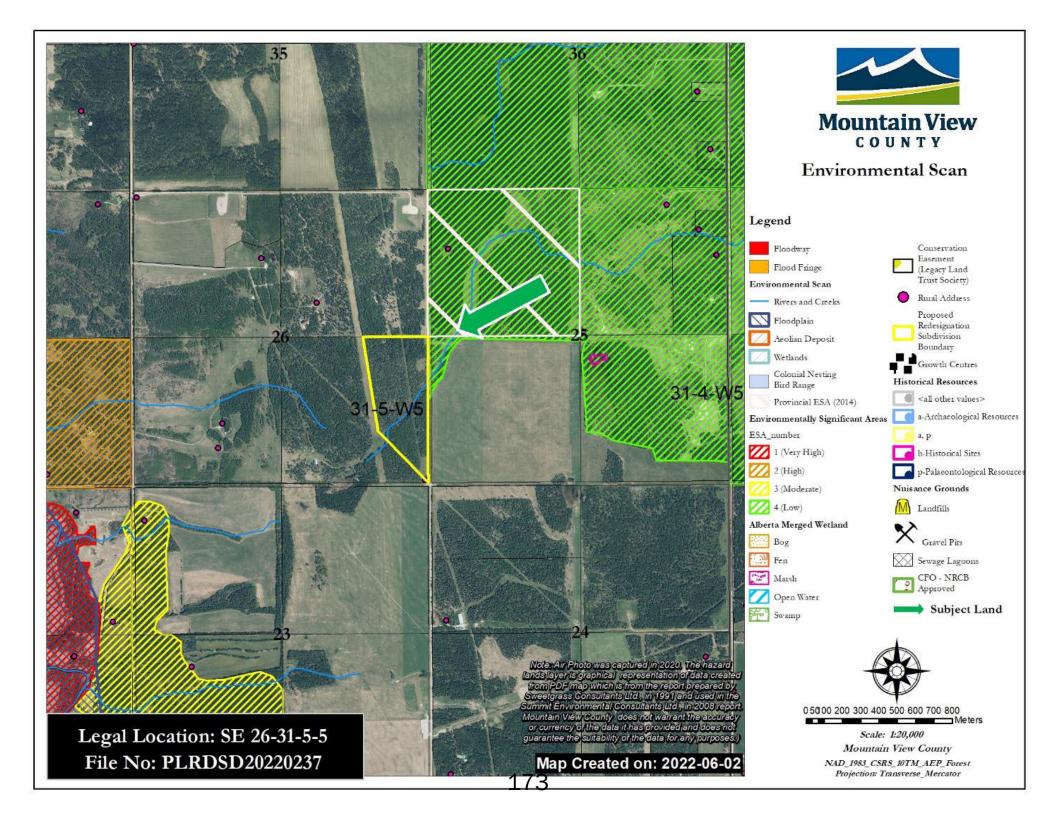


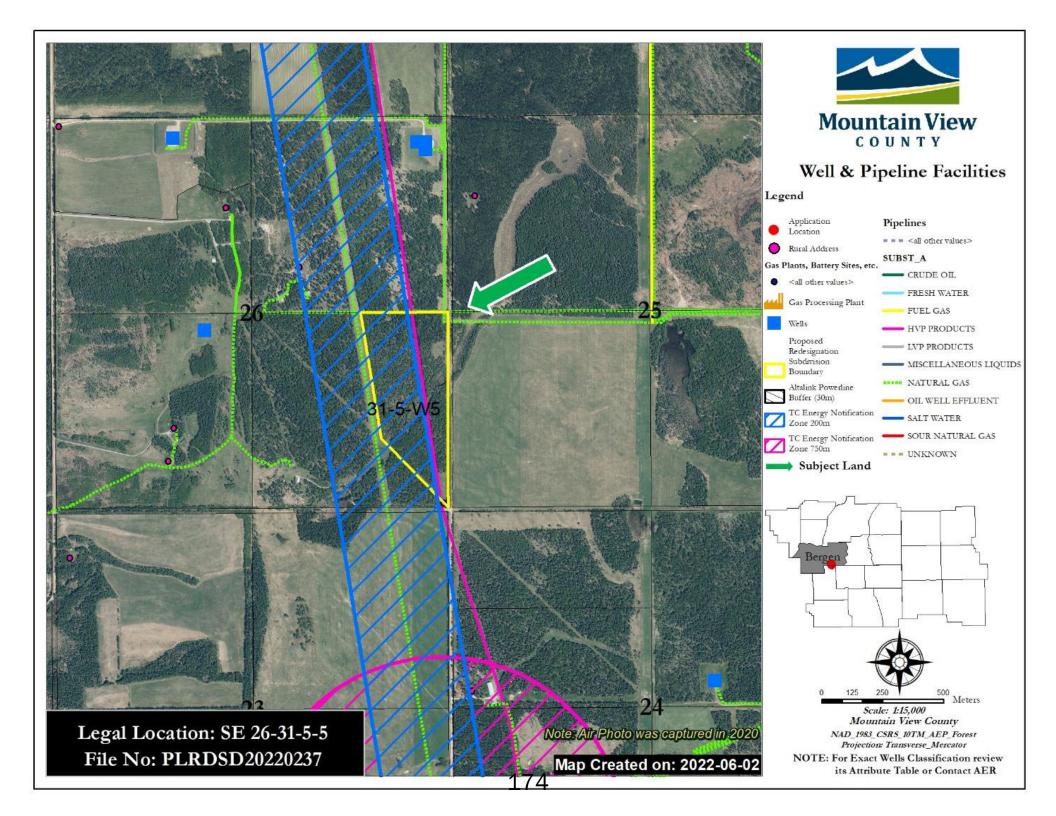












Soil Information Mapping

Canada Land Inventory



- Class 1
- Class 2
- Class 3
- Class 4



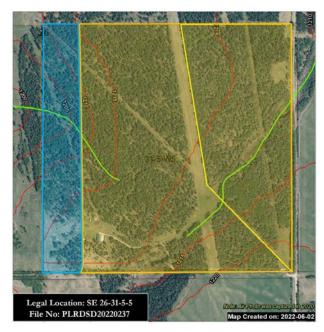
Class 5

Class 6

Class 7

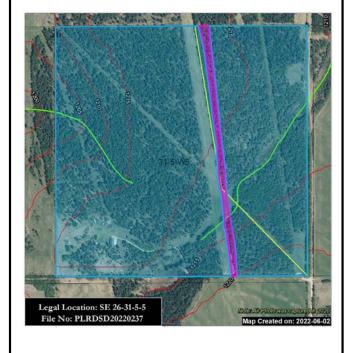
Class O

AGRASID Data



- LSRS Rating 4H(10)
 - Soils have severe limitations due to temperature.
 - · Landform: Undulating, High Relief
- LSRS Rating 4HT(10)
 - Soils have severe limitations due to temperature and slope.
 - Landform: Inclined to Steep, Medium Relief.

Farmland Field Sheet



- 32.0% Fair to Fairly Good Arable
- 7.5% Fair to Good Pasture

175

 From:
 Reanne Pohl

 To:
 Trevor Rath

Subject: PLRDSD20220237 - Use of Recreational Vehicles

Date: July 18, 2022 3:55:32 PM

Good Afternoon Trevor,

Thank you for your patience while I reviewed your application with my manager.

During my site visit I had photographed 3 RVs near the "farm shop". Could you please confirm how the RVs are being used?

Thank you & Best Regards,

Réanne Pohl | Planning Technician

403-335-3311 ext. 219 | rpohl@mvcounty.com

Mountain View County Office: 403-335-3311 | Fax: 403-335-9207

1408 Twp Rd. 320 | Didsbury, AB | T0M 0W0

www.mountainviewcounty.com



July 20, 2022

From: Trevor Rath
To: Reanne Pohl
Cc: Pamela Rath

Subject: Re: PLRDSD20220237 - Use of Recreational Vehicles

Date: July 20, 2022 4:17:03 PM

MOUNTAIN VIEW COUNTY
DIDSBURY

Good Afternoon Reanne,

With respect to the RV's parked on our property, two are being stored by friends. The third RV, the Fifth Wheel trailer is ours.

We had been under the impression that because our property taxes were in the category of "Vacant Residential" and are at \$1169 per year (2022) that we could spend time there. I have recently learned that the Land Use Bylaw of MountainView County does not allow that.

We had set up the trailer in anticipation of submitting a development permit for the construction of our future home and would submit an application at that time to be able to occupy the trailer while construction is underway, as I have learned that is within the Land Use Bylaw. We hope to be in a position to submit for a development permit within the next 6 months and would hope to start construction mid to late 2023. Our application for a subdivision is in assistance of our dreams to build a house and mini-ranch at our beloved property.

Please note that we live full time at our residence in Calgary at Calgary, AB.

We plan to retire at our future residence in MountainView County and want to be contributing citizens to the county.

Thank you,

Trevor Rath

 From:
 Reanne Pohl

 To:
 "Trevor Rath"

 Cc:
 Pamela Rath

Subject: RE: PLRDSD20220237 - Use of Recreational Vehicles

Date: July 22, 2022 1:28:39 PM

Attachments: PLRDSD20220237 - DP - Fee Sheet.docx

Good Afternoon Trevor,

Thank you for your response to clarify the use of the RVs on your property. The use of RVs for camping may only be considered within "Tourist Campgrounds" type development, on land that is zoned for a Parks and Recreation zoning. You may, however, request to use an RV for temporary living accommodations when there is a development permit application submitted to construct a dwelling unit only during active construction of the home.

I have reviewed the information gathered from my site visit with the Manager of Development, who offered the following option to bring your property in compliance with the Land Use Bylaw:

- Apply for a development permit to change the use of the agricultural building to allow for a residential use. If approved, this will create a "dwelling unit" on your land. By having a structure that is approved as a primary dwelling, it will allow for the storage of up to 4 RVs as an exempt use. No recreational use can be approved within the Agricultural Districts.
- There may be some upgrades relative to the Building Code with your Building Permit
 application that you will need to do to the agricultural shop to ensure that it can be
 considered a "dwelling unit" (definition below). If upgrades are required, you may request in
 the Development Permit Application to use an RV for temporary living accommodations
 while you do the upgrades.
- When you are ready to develop your retirement home, the development permit applied for at that time can change the use of the shop dwelling to a "secondary suite" (definition below), which will still comply with our *current* rules & regulations. Please keep the secondary suite requirements in mind when changing the use of the current agricultural building to a mix of residential and accessory building use.

If you would like to proceed with this option, you may submit a <u>Development Permit Application</u> to change the use of the agricultural building. There may be a few matters that you will need to address to ensure the unit can be considered a dwelling. If you have any questions about the Development Permit process, you can reach out to Jaydan Reimer, one of our Development Officers at <u>jreimer@mvcounty.com</u>. The application fee would be \$255.00 (please see attached fee sheet).

My intent would be to schedule the meetings with Council once a Development Permit (DP) has been approved, which would take a few weeks. Once approved I could proceed with your subdivision application, noting that the DP has been hopefully approved and the property has been brought into compliance with the Land Use Bylaw.

Alternatively, you may proceed with your subdivision application without submitting a Development Permit Application, however, Administration will be unable to support the proposed change in land

use without addressing matters that do not meet the regulations of the Land Use Bylaw. Council does have the discretion to approve applications that do not meet policy, however, there could be greater risk of an application not being approved when it does not meet policy.

Please let me know if you have any questions.

Have a great weekend & Talk to you soon,

Réanne Pohl | Planning Technician

403-335-3311 ext. 219 | rpohl@mvcounty.com

Mountain View County Office: 403-335-3311 | Fax: 403-335-9207

1408 Twp Rd. 320 | Didsbury, AB | TOM 0W0

www.mountainviewcounty.com

DWELLING OR DWELLING UNIT means a building or a portion of a building containing one (1) or more habitable rooms that constitute a self-contained living accommodation unit having sleeping, cooking and toilet facilities and is intended as a permanent residence.

DWELLING, SECONDARY SUITE means development consisting of a self-contained dwelling located within, and accessory to, a structure in which the principal use is single detached dwelling. A secondary suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal dwelling within the structure. A secondary suite also has an entrance separate from the entrance to the principal dwelling either from a common indoor landing or directly from the side or rear of the structure. This use class includes a) the development or conversion of basement space; b) above-grade space to a separate self-contained dwelling; c) at grade space to a self-contained dwelling attached to an existing single detached dwelling; d) the addition of new floor space for a secondary suite to an existing single detached dwelling; or e) a secondary suite within or attached to an accessory building.

From: <u>Trevor Rath</u>
To: <u>Reanne Pohl</u>
Cc: <u>Pamela Rath</u>

Subject: Re: PLRDSD20220237 - Use of Recreational Vehicles

 Date:
 July 25, 2022 10:52:37 AM

 Attachments:
 PLRDSD20220237-DP-FeeSheet.docx

Good morning Reanne,

Thank you very much for the assistance with our issue as we really do want to bring our property into compliance.

I can fill out the development permit application and bring it in today for submission and payment of the application fee.

Could I ask you to sit down with me for a few minutes to review it and ensure all information is included as there are some boxes of which I am unsure how to answer.

I could come into the MVC office later this afternoon or whenever is convenient for you.

Thank you, Trevor Rath August 10, 2022 File No.: PLDP20220333

Sent via email and mail:

BRENDELL ENERGY LIMITED #3, 408 13 ST NW CALGARY, AB T2N 1Z2

To Whom it May Concern:

RE: Proposed Development Permit

Legal: SE 26-31-5-5

Development Type: Dwelling, Single Detached within existing Agricultural Building

This is to advise that your application has been reviewed and it has been determined that your application meets the policies of Mountain View County. Accordingly, please find enclosed your Development Permit.

If you wish to appeal this decision or any of its conditions, you must file your appeal to the Subdivision and Development Appeal Board. Your appeal must be received by the Secretary of the Subdivision and Development Appeal Board by 4:00 p.m. on *August 31, 2022*. Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685(1) of the Municipal Government Act.

A Building Permit is required <u>prior</u> to beginning construction. Please submit your Building Permit application along with applicable fees and additional supportive information (ie. New Home Warranty Certificate, National Energy Code Requirements, etc.). Further, please ensure the contractor receives a copy of the approved site sketch so that the setbacks as approved are adhered to.

In addition, you are responsible to meet the requirements of the Safety Codes Act in regards to building (when required), electrical, gas, plumbing, and private sewage disposal systems. The appropriate permits must be obtained from Mountain View County **prior** to construction.

If you have any questions regarding the above, please contact me at 403-335-3311 ext. 171 or by email at jreimer@mvcounty.com.

Sincerely,

Jaydan Reimer, Development Officer Planning and Development Services /igr

cc Assessment Department - Mountain View County - Via Email Permitting Services - Mountain View County - Via Email

This Development Permit is hereby issued to:

Name: BRENDELL ENERGY LIMITED

On land located in: SE 26-31-5-5

Type of Development: Dwelling, Single Detached within existing Agricultural Building

as described on the application

for development numbered: PLDP20220333

and plans submitted by the applicant(s).

Total Number of Pages to this Permit: 2

CONDITIONS:

The works outlined in this application are subject to the following Conditions:

STANDARD CONDITIONS:

- 1. The provisions of the Land Use Bylaw No. 21/21.
- 2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
- 3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.
- 4. If the development authorized by a Development Permit is not complete within twenty-four (24) months from the effective date of the Permit, such Permit approval ceases and the Permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.

STANDARD CONDITIONS **IF** APPLICABLE:

- 5. Landowners shall be responsible for dust control on the County road adjacent to their property.
- 6. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
- 7. An Alberta Land Surveyor is to locate / post the location of the building(s) / structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
- 8. N/A
- 9. N/A
- 10. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
- 11. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

12. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regards to building, electrical, gas, plumbing, and private sewage disposal systems. Prior to construction required permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.

ADDITIONAL CONDITION(S):

- 13. This permit is issued for a Dwelling, Single Detached as per the information submitted with the application. Only one (1) dwelling is permitted.
- 14. The applicant, landowner and/or operator shall obtain a Building Permit for the Change of Use to the Agricultural Building for Residential Occupancy to ensure the building meets Safety Code requirements for residential occupancy
- 15. The applicant, landowner and/or operator shall obtain and adhere to a Pipeline Crossing Agreement with TC Energy.

Date of Issuance:	August 10, 2022	Reimer	
		Jaydan Reimer, Development Officer	

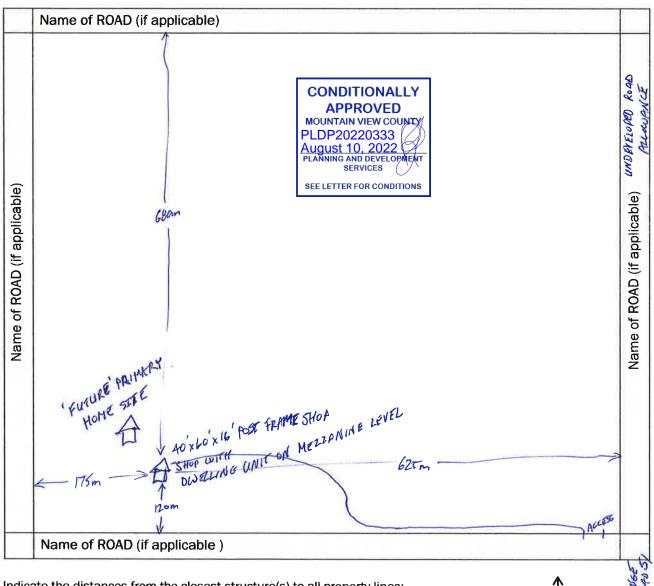
Site Plan of Proposed Development

The Site Plan shall include:

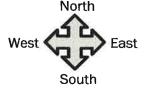
- Property dimensions (all sides)
- Location and labels of all structures including proposed structures including dwellings, sheds, signs, etc
- Setback measurements, from all sides of the property lines, for all structures, new and existing
- Identify roadways and indicate existing and/or proposed access to the site
- □ Identify the location of oil & gas wells, pipelines & facilities if applicable
- Indicate the location of water wells and septic tank/sewage disposal systems
- □ Location of all easements such as utility right of way, caveat, etc. if applicable

NOTE: For clarity of the details on the sketch, site plans on aerials are not accepted

The below square represents the subject parcel



Indicate the distances from the closest structure(s) to all property lines: For Example:



40m \$\frac{120m}{35m}

184



NOTICE OF DEVELOPMENT APPEAL

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

www.mountainviewcounty.com

Excerpt from the Municipal Government Act, Section 685 - Grounds for Appeal

685(1) - If a development authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

(2) In additional to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

File Number o	of the Development A	pplication:			
APPELLANT:	Name:Address:Email:				
LANDOWNER:	Name: Address:				e:
LAND DESCRI	PTION: Registered Pl Part:	an: Section:	Block: Twp.:	 Range:	Lot: Meridian:
THIS APPEAL	IS COMMENCED BY,	ON BEHALF OF:			
(a)	Adjacent Landowner	(Fee \$425.00) (I	b) Deve	loper/Applic	ant/Landowner (Fee \$425.00)
REASON(S) FO	OR THE APPEAL (use	additional paper i	f required):		
and Protection of conducting an A available to the Privacy Act. Any	of Privacy Act (FOIP) and appeal Hearing. By provi public and Appeal Boar	Municipal Governments ding the above perso d in its entirety under collection or use of t	ent Act Sections 678 mal information, the r Section 17(2) of the his information may	and 686 for t applicant cons Alberta Freed be directed to	the Alberta Freedom of Information he purpose of preparing and sents to the information being made dom of Information and Protection of wards to: Mountain View County FOIF
Signature of A	ppellant/Agent		Dat	te	



PREPARED BY: Imc

Regular Council Meeting

Request for Decision

CAO Services
Date: September 14, 2022
SUBJECT: Council Directives
RECOMMENDATION: That Council receive the Council Directives as information.
ALTERNATIVE OPTIONS:
BACKGROUND: Receive as Information
RELEVANT POLICY: N/A
BUDGET IMPLICATIONS: N/A
Attachments Nil As per recommendation 1. 2022 Council Directives 2. 2021 Council Directives



2022 Council Directives

	MULLIANT YEW		
MOTION #	ACTION	DIRECTOR RESPONSIBLE	STATUS/COMMENTS
RC22-023	That Council request that Administration purchase and install a plaque, similar to the Century Farm Award, to be displayed outside at the Olds-Didsbury Airport and the Sundre Airport, to commemorate the efforts of the Olds Didsbury Flying Association and the Sundre Flying Club with costs to be funded from the CAO Contingency		Design and purchase in progress
RC22-294	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	CAO Services	Request sent May 26, follow up sent May 30. Inquired with Councillor Johnson for a contact. No response received. Recommending to remove from action list.
RC22-324	That Council direct administration to issue a Request For Proposals for Financial Audit Services as required by the Municipal Government Act	Director, Corporate Services	BF to September 14 Regular Council Meeting.
RC22-351	That the Reeve, on behalf of Council, send a letter to the Minister of Energy, highlighting concerns on the lack of reclamation strategies and deposits required for renewable energy projects on private land	CAO Services	Reeve drafting
RC22-355	That Council direct Administration to bring back the STARS project sheet with a view to examining our early contribution to STARS for the 2023 budget	Legislative Services	Project sheet being prepaired for budget
RC22-400	That Council direct Administration to set up a half day workshop regarding innovation and agriculture, and the economic development strategic plan in the fall of 2022	CAO Services	Workshop scheduled for October 5, 2022
RC22-401	That Council approve funding of \$13,241.00 from the General Fire Reserve for the purchase of a replacement Quad and accessories for the Sundre Fire Department	Director, Legislative, Community and Agricultural Services	Invoice received and paid
RC22-409	That Council provide a letter of support in response to the Town of Carstairs request to explore Regional Policing models with the RCMP	CAO Services	Letter sent August 23, 2022
RC22-424	That Council waive the Resubmission Interval of one (1) year (12 months) for NW 7-32-4-5 as provided for in Section 6.8.1. of the Land Use Bylaw No. 21/21 and further that Council did not consider the merits of a new application	Director, Planning and Development Services	Complete
RC22-440	That Council provide Oldstoberfest with a bronze sponsorship at \$3,000.00, using \$2,550 from Council grant funding and \$450.00 from the CAO contingency	Director, Legislative, Community and Agricultural Services	Oldstoberfest has been notifed, and a cheque will be issued in the August 25, 2022 cheque run
RC22-441	That Council recommend Operational Services submit registration for the Tax Exempt Fuel User Program through the Government of Alberta; and upon successful registration to purchase dyed fuel from private vendors for use in unlicensed equipment where applicable	Director, Operational Services	Complete
RC22-442	That Council accept the renewal of the Surface Material Lease and License of Occupation for the Deer Springs Pit as information	Director, Operational Services	
RC22-443	That Council request administration engage with Olds Regional Exhibition, the fire departments, and possible sponsors, to discuss cooperating on an emergency livestock trailer with the budget to be returned to the 2023 budget deliberations	Director, Legislative, Community and Agricultural Services	Met with Olds Fire Department and ORE. RFD to be returned to Council.
RC22-444	That Council support opening the Parkland Regional Library System (PRLS) membership agreement with the intent to amend clause 8.3 so that the population figures PRLS uses for requisitions are the same as the population figures Municipal affairs uses to provide municipalities with grant funding	Director, Legislative, Community and Agricultural Services	Letter has been sent
RC22-445	That Council receive as information the McDougal Flats Community Engagement Report pertaining to the McDougal Pit Future Use Visioning. And develop a plan to go back to residents with a passive recreation opportunities list	Director, Legislative, Community and Agricultural Services	Survey is underway

RC22-446	Funding": Olds & District Hospice Society \$10,000,00 and Olds Health Care Fundraising Committee	Director, Legislative, Community and Agricultural Services	Complete
RC22-447	That Council refer Policy No. 5001 "Health Funding" to the governance review committee with the point of reviewing criteria	Director, Legislative, Community and Agricultural Services	Scheduled as an item for the October 13, 2022
RC22-448	Wednesday Sentember 21, 2022, to provide feedback on the concerns that Mountain View County	Director, Legislative, Community and Agricultural Services	Complete
RC22-449		Director, Legislative, Community and Agricultural Services	Application is in progress
RC22-464	That Council submit the Amended Laboratory and Xray for Rural Sites Resolution to the CRMA Zone 2 meeting	CAO Services	Clearwater County was sent the admended verision as the Seconder

RC22-465	That Council submit the Amended Reclamation Legislation for Renewable Energy Resolution to the CRMA Zone 2 meeting	CAO Services	Submitted August 25, 2022
RC22-466	That Council submit the Amended Loss of Agricultural Land to Renewable Energy Projects Resolution to the CRMA Zone 2 meeting	CAO Services	Submitted August 25, 2022
RC22-467	That Council request Administration engage with the Didsbury, Olds, and Sundre RCMP Detachment Commanders to highlight information from the quarterly reports for a communication piece	Director, Legislative, Community and Agricultural Services	Complete
RC22-469	That Council approves a sponsorship in the amount of \$1000.00, Silver Sponsor, for the Mountain View Seniors Housing Fundraising Golf tournament scheduled for September 15, 2022, to be funded within the existing budget.	CAO Services	Purchased on August 24, 2022
RC22-470	That Council approves the reallocation of \$6,000 from the Cemetery funding to go towards the Rural Community Hall Grant to be allocated at the discretion of the Grant Review Committee	Legislative Services	Grant Review Committee Meeting conducted
RC22-471	That Council direct the Governance Review Committee to review Policy 8010 regarding allocation of the grant to cemeteries	Legislative Services	Scheduled as an item for the October 13, 2022
RC22-472	That Council approve Policy 4001 Aviation Fuel Operations as presented	Legislative Services	Complete
RC22-474	That Council approve the change in scope for the patrol vehicle capital fleet replacement purchase of a Sports Utility Vehicle (SUV)	Legislative Services	Procurement underway
RC22-475	That Council supports seconding Clearwater County's Resolution regarding Regulations for Motorists Passing School Buses with Amber Lights to go to the CRMA Zone 2 meeting	CAO Services	Clearwater County Informed
RC22-476	That Council directs Administration request school trusties to a future council meeting to speak to school bus fees and any other relevant information they'd like to share	CAO Services	In progress, compiling list of trusties and letter for Reeve
RC22-477	That Council request Administration engage with Alberta Transportation for a communication piece regarding back-to-school safety	Legislative Services	Radio Communication planned for week of August 29th
RC22-478	That Council supports seconding Clearwater County's Resolution regarding Portion of funding from Public Lands Camping Pass Directed to Municipalities to the CRMA Zone 2 meeting	CAO Services	Clearwater County Informed
RC22-483	That Council request Administration bring forward an RFD to the September 14, 2022 Regular Council meeting regarding the ILWG ask of publicly supporting the ILWG engagement process, and that Mountain View County Administration and Council will participate in the process.	Legislative Services	RFD proceeding on September 14th 2022



2021 Council Directives

	COUNTY		
MOTION #	ACTION	DIRECTOR RESPONSIBLE	STATUS/COMMENTS
RC21-291	That Council direct the Chief Administrative Officer to seek approval from the Minister of Transportation to permanently close Road Plan 4226EZ within NE 1-32-2 W5, in accordance with	CAO	Complete
	Section 24 of the Municipal Government Act.		
RC21-440	That Council request that the Chief Administrative Officer contact all Recreational Condominium	Director, Planning and	For the next LUB Review
11021-440	Corporations to determine their interest in the approval process.	Development	Tor the next Lob Neview
	That Council defer amendments to the Municipal Development Policy and Land Use Policy to	Director, Planning and	
RC21-446	address the Flood Hazard Area on a date to be determined by Council after the 2021 Municipal	Development	BF in 2022
	Election.	Borolopinone	



Regular Council Meeting

Request for Decision

Corporate Services
Date: September 14, 2022
SUBJECT: RFP Auditor Results
RECOMMENDATION: That Council approve entering into a contract with MNP Financial Audit Services for four fiscal years. The first fiscal year is December 31, 2022. Work will commence October 1, 2022, and end June 30, 2026, with an option to extend the contract an additional four fiscal years upon mutual agreement of both parties.
ALTERNATIVE OPTIONS: That Council request Administration provide additional RFP details from proposal 1 for Council consideration of a 3 year Audit contract.
BACKGROUND: Financial Audit Services Request for Proposal (RFP) was posted July 26, 2022, on the Alberta Purchasing Connection (APC). This was in response to Council motion:
RC22-324 That Council direct administration to issue a Request For Proposals for Financial Audit Services as required by the Municipal Government Act.
We received 2 proposals by August 22, 2022. The first proposal was disqualified as it only provided pricing for 3 years, the RFP asked for a 4 year commitment. The Proponent's price structure for the 3 year period was approximately 12.5% cheaper per year than the second proposal. The second proposal was from our existing auditors, MNP. Administrations recommendation is to enter into contract negotiations with MNP.
The first fiscal year is 2022. Work under this proposed contract will commence October 1, 2022, and end June 30, 2026, with an option to extend the contract for an additional four fiscal years upon mutual agreement of both parties.
RELEVANT POLICY: MGA 280-283 Auditor and Auditor's reports Policy #1009 — Financial Controls
BUDGET IMPLICATIONS: 2021 Audit services cost \$35,500. 2022 Audit costs under a new contract are projected to be \$40,500.
Attachments Nil 🔀

PREPARED BY: LM REVIEWED BY: MA



Regular Council Meeting

Request for Decision

Corporate Services

Date: September 14, 2022

SUBJECT: RMA Insurance Risk Pro Credits

RECOMMENDATION: That Council approves the following list of expenses for application to Rural Municipalities Association (RMA) to be applied against Mountain View County Risk Pro Credits. The current budget would increase by \$12,333.25 for Expenses and by \$14,912.35 for Other Revenue-Risk Pro Credits to offset the expenses incurred.

ALTERNATIVE OPTIONS: Choose an alternate list of initiatives to submit to RMA.

BACKGROUND: Risk Pro Credits are a part of our Rural Municipalities Association (RMA) Insurance Program. They are calculated as 2% of MVC insurance premium. This credit is applied to our Risk Management Expense Account that can be used to cover Risk Management investments that directly affect our loss experience. To qualify for these credits in 2022, The Director of Corporate Services attended the 2022 Risk Pro Conference and answered session questions plus provided RMA with our cyber policy. Currently we have \$14,912.35 in Risk Pro Credits to spend prior to July 31, 2023. This account can be used to reimburse or subsidize initiatives such as the following:

- Inspections Hiring a third-party contractor to inspect facilities
- Fire Suppression Installation Installation of everything from new fire extinguishers to full sprinkler
- Security Camera Installation Either the purchase of the equipment or hiring a contractor to install
- Appraisals This can be for Additional Named Insured organizations under the Main Certificate Holder as well
- Loss Prevention Consultation Hiring of professionals to review operations procedures
- Policy Review Consultant Ensuring that operations are aligned with best practices
- Software an example would be asset management software
- Risk Management Training Ensuring that project risks are identified but also implements an effective plan to respond to and control the risks
- OH&S Audit To go beyond the minimum requirements set by the province

Management has reviewed the list above provided by RMA and reviewed current expenditures plus additional ways to manage risk in our operations. We propose the following risk management initiatives:

	Initiative	Current Budget (yes or no)	Cost Estimate
1.	Digital Video Recording (DVR) or Network Video Recording (NVR) and camera replacement for the Administration Building and the Didsbury Shop. These are at the end of their life. The DVR/NVR are not in the office equipment plan.	No No	\$10,000
2.	Shop Gate access project didn't include as part of the scope an expenditure for gate access for staff walking through or riding on a motorcycle/bicycle.		\$500.00

3. Workplace Violence & Harassment Training	Yes- \$1,079.10	\$1,079.10
4. Health & Safety Day Speaker- Spencer Beach He	Yes- \$1,500	\$1,643.89
is a burn survivor, safety culture and workplace		
safety expert. Partially fund the cost of 3,500		
5. Noise Dosimeter (and calibrator) for the OHS	No	\$1,689.36
Audit category. This would further strengthen our		
hearing conservation program beyond min OHS		
requirements for audiometric hearing testing and		
allow us to measure and monitor noise exposure		
more accurately.		
\$615.27 x2 - Reed Personal Noise		
Dosimeter		
\$229.41 x2 - Reed Dosimeter Calibrator		
Ideally, it would be nice to have at least 2 of these so		
that 1 can be designated for the office/AG shop and		
the other to Operational services staff		
		\$14,912.35

^{*}The amounts per initiative may change dependent on the final cost and approval by RMA.

RELEVANT POLICY:
BUDGET IMPLICATIONS: The current budget would increase by \$12,333.25 for expenses and Risk Pro Cree revenue by \$14,912.35.
Attachments Nil 🔀

PREPARED BY: MA **REVIEWED BY:** LM



Regular Council Meeting

Request for Decision

Corporate Services

Date: September 14, 2022

SUBJECT: Budget 2023 - Finance Situation Assessment

RECOMMENDATION: That Council receives the Finance Situation Assessment for information.

ALTERNATIVE OPTIONS:

That Council asks Administration for further information.

That Council provides direction to Administration for the 2023 Budget.

BACKGROUND: Minor date change recommendations are proposed due to RMA scheduling conflicts.

This report is the first step for the 2023 Budget process:

2022

Monday, June 13 County Long-Range Infrastructure Plan (CLIP) Committee Meeting

Wednesday, September 14 Finance Situation Assessment

Tuesday, October 25 Review Project Sheets and Audit Service Plan at Audit Committee Meeting

Wednesday, October 26 Organizational Meeting

Friday, October 28 Project Budget to Council for Information (Email Distribution)

Thursday, November 3 Council Questions Due for Project Budget

Wednesday, November 16 23 Cost of Living Allowance (COLA) for Salaries Presented for Approval

Project Budget Presented with Questions Answered

Wednesday, December 14 7 Project Budget Presented for Approval

Interim Operating Budget Presented for Approval

2023

Friday, January 13 Operating Budget Provided to Council (Email Distribution)

Friday, January 20 Council Questions Due for Operating Budget

Wednesday, February 8 Operating Budget Presented with Questions Answered

Wednesday, March 8 Tax Rate Options

Wednesday, March 29 22 Tax Rate Bylaw – 1st Reading

Complete Budget with Carry Forwards for Approval

Reserve Movements for Approval

Monday, April 3 Review Draft Financial Statement at Audit Committee Meeting

Wednesday, April 12 Draft Financial Statement

Tax Rate Bylaw – 2nd & 3rd Reading

The CLIP Committee has met and the opportunity to discuss the County Long Range Plan (CLIP) report will be provided by Operations at a future Council meeting. The report contains the strategy for road and bridge capital projects for the 2023 Budget and future 5 Year Plan.

The Finance Situation Assessment provides history or trends, current financial health, current economic challenges, and assumptions as Administration prepares the 2023 Budget.

This finance report along with the Strategic Plan provides Council with the background to determine if further direction is required to prepare the 2023 Budget.

RELEVANT POLICY:

MGA: Adoption of operating budget 242(1) Each council must adopt an operating budget for each calendar year. (2) A council may adopt an interim operating budget for part of a calendar year. (3) An interim operating budget for a part of a calendar year ceases to have any effect when the operating budget for that calendar year is adopted.

MGA: Maximum tax ratio 358.1(2) No municipality other than a non-conforming municipality shall in any year have a tax ratio greater than 5:1.

MGA: Adoption of capital budget 245 Each council must adopt a capital budget for each calendar year.

BUDGET IMPLICATIONS: Direct impact to the preparation of the 2023 Budget.

Attachments Nil

- 1. Budget 2023 Finance Situation Assessment
- 2. Appendix A Council Strategic Plan

PREPARED BY: MA REVIEWED BY: LM



Budget 2023 Finance Situation Assessment

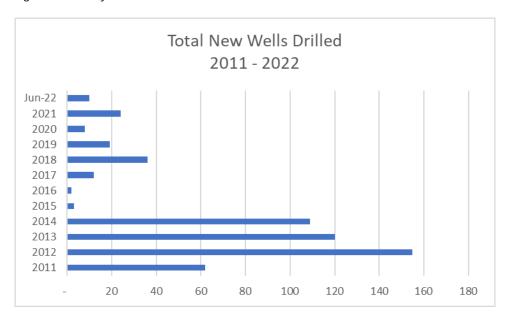
A review of the County's finances provides background support to Council when they approve the 2023 Budget. Other reports will be presented to Council as information becomes available such as:

- a. County Long Range Plan (September/ October)
- b. Cost-of-Living Adjustments for Wages (November)
- c. Assessment (March)
- d. Requisition Rates (March)
- e. Reserve Policy (September)

The finance review considers factors both external and internal. Some external factors include the economy, government, and regional partners. While the internal factors include capital and operating budget, community expectations, resource availability and Council's Strategic Plan.

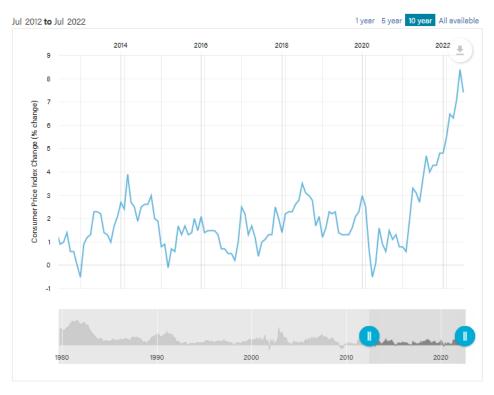
External Review

The activity of the Oil & Gas industry in Alberta has increased and contributes to the Alberta forecasted surplus. As a result, we will assume grant stability in 2023.



Inflation is a major factor impacting the County. It was higher than our 2022 budget forecasts resulting in Council approving contractor fuel surcharges outside of the regular budget process. We will continue to review the impact of inflation on expenditures through variance reports and prepare a municipal price index (MPI) as a tool that will support the forecast. The municipal inflation index is the same as CPI as it considers a basket of expenses for the average Canadian consumer. The difference is the expenses incurred, a municipality would consider cost of living for wages and contract price increase provisions, while the consumer would consume a larger share of energy and household costs as compared to their income. Two contract examples are: grants to urban partners include a CPI provision whereas contract for utilities has a set price. In response to the high inflation the Bank of Canada is increasing interest rates. Interest rate benefits the County with higher return on investments and no impact to expenses since there is no debenture funding in the forecast.

On the province's website, we can see the CPI from as far back as 1979 with a focus on the last 10 years. In July 2022, the CPI was 7.4%. In the past 5 years we have seen the CPI-Alberta as low as 0.8% to as high as 7.4%, with an average of 2.8%



Adapted from Statistics Canada, Table 18-10-0004-01 (Consumer Price Index, 2011 basket). This does not constitute an endorsement by Statistics Canada of this product

Consumer Price Index

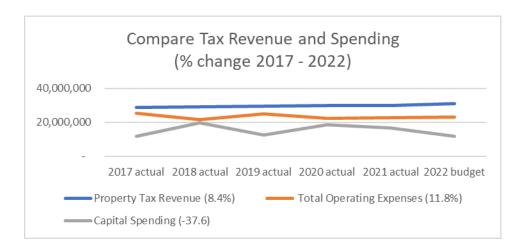
JULY					
TREND	2021	2022	% CHANGE		
①	150.3	161.4	7.4%		
Adapted from Statistics Canada, Table 18-10-0004-01 (Consumer Price Index, 2011 basket). This does not constitute an endorsement by Statistics Canada of this					

Analysis

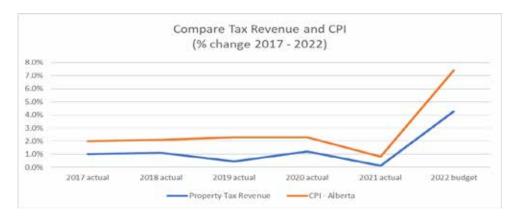
PUBLISHED - Aug 16, 2022

On a year-over-year basis, Albertans paid 7.4% more in July 2022 for the goods and services that comprise the Consumer Price Index (CPI) than in the same month a year ago, while the national average CPI was up 7.6%. In Alberta, all broad categories increased, with Energy (+28.1%) and Transportation (+15.5%) increasing the most.

Policy and budget changes by the province have impacted how the annual budget has been balanced in the past 5 years. Some of these changes include the police fee revenue share, fluctuations in MSI annual grant allocation, introducing police contract costs, removing new well drilling equipment tax revenue, increasing depreciation for wells, and providing a tax assessment holiday for 3 years starting in 2022 for new wells and pipelines. MVC held property tax revenue relatively flat from 2017 forward, except for the police contract amount since 2020 and in 2022 the tax revenue generated offset the cost inflationary pressures. Over the years the cost pressures and revenue decreases were offset by freezing wage increases, reductions in staff, changing the re-gravel program from 3 years to every 4 years and decreasing the overall capital spending.



The tax revenue requirement has not exceeded the CPI over the past five years.



Even though the statistics are showing low unemployment rates we have been experiencing staff vacancies more often than in the past. We continue to experience supply challenges, for example with equipment purchases and to a lesser degree the evergreen program. Though not the intent of the increase in inflation, limited supply of goods and services and staff vacancies, service levels may be impacted. These factors will challenge the preparation of forecasts for the budget and will be monitored with Quarterly Reports to Council.

The tax assessment models are in the plan to be reviewed by the province; the timing of this impact is unknown.

The Internal Review

The vision for Mountain View County is, "An engaged rural and agricultural community inspired by the unique and diverse qualities of our people and environment." When additional budget is required, administration will include operating initiatives and capital projects related to the following priorities: (More detail can be found in appendix A)

- 1. Rural and Agricultural Focused Community
- 2. Economy and Financial Health
- 3. Asset Management
- 4. Engagement and Communications
- 5. Community Well-Being

To meet the Asset Management priority, long-range capital plans will be developed, and reviewed to prepare the budget. Administration may also bring back reports for discussion and possible changes to the policy or budget. For future consideration there will be a procedure for local road improvement projects, and a review of the community peace officers (CPO) to determine whether there is a need to increase the number of CPOs.

The financial indicators for municipalities reported by the province are shown in the chart. The financial indicators are a concern when the following occurs:

- 1. Tax Base Balance when more than 95% of tax revenue is from residential and farmland
- 2. Tax Collection Rate when less than 90% of property taxes are collected
- 3. Population Change when it decreases more than 20%
- 4. Current Ratio when it is less than 1.0
- 5. Accumulated Surplus when it is a negative number or deficit
- 6. Debt to Revenue Percentage when the debt exceeds 120% of total revenue
- 7. Debt Service to Revenue Percentage greater than 20%
- 8. Investment in Infrastructure less than 1
- 9. Infrastructure Age less than 40%
- 10. Interest in Municipal Office flagged when no vote is held, and all councilors are acclaimed

Mountain View County 2021

AUDIT OUTCOME MINISTRY INTERVENTION No Concern Nο TAX BASE BALANCE TAX COLLECTION RATE POPULATION CHANGE CURRENT RATIO 97.70% 5.03% 6.19 28.07% DEBT TO REVENUE PERCE... DEBT SERVICE TO REVENU... ON-TIME FINANCIAL REPO... ACCUMULATED SURPLUS/...

\$61,615,512

Yes

36.00%

4.46%

INVESTMENT IN INFRASTRUCTURE

1.68

INFRASTRUCTURE AGE

30.63%

INTEREST IN MUNICIPAL OFFICE

2.71

The infrastructure age is 30.63% and the target is 40%. It is calculated by dividing the depreciated value of the tangible capital assets or net book value by the original cost of the assets. This will be reviewed as we focus on long-range plans.

Capital

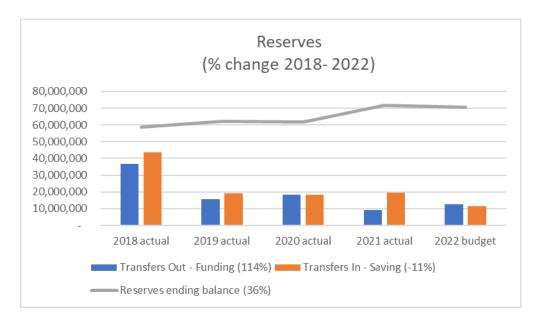
On an annual basis the capital needs and the forecasted funding sources are reviewed to determine how to best fund the Long-Range Capital Plan. We start with a County Long-Range Infrastructure Plan (CLIP) Committee meeting. The review will impact the 2023 Cash Forecast approved in principle with the 2022 Budget. This review may result in prioritizing, advancing, delaying, removing, scope changes or phasing in projects. The focus is road and bridge projects. Funding for capital may be from one, or a combination of general revenue, reserves or grants from the Alberta and Canada governments.

> 1. We have agreements in place for grants, yet the amount is not predictable for the Local Government Framework Funding (LGFF) since the criteria has not been determined. We are

currently forecasting the amount to be less than MSI because the amount to allocate to municipalities outside of Calgary and Edmonton has decreased. The federal grant administered by the province, called the Canada Building Fund (CBF) formerly known as the Federal Gas Tax Fund (FGTF), receives funding from gas tax and then allocates it out by population. The overall funding may decrease in the future as reliance on gas is reduced unless another funding source is chosen.

- 2. Reserves are like a savings account of general revenues collected from current and prior years.
- 3. General revenue is revenue generated in the current year.
- 4. Debt is not a preferred source of funding unless there is an unplanned significant capital purchase.

Municipalities must approve a balanced budget including transfers to/from reserves. To avoid fluctuations in the property tax revenue requirement one option may be to adjust capital reserve transfers. In 2017 we started with \$44M in reserve balances and it has increased to \$70M. In 2022 we see the first net transfer out of \$1M reducing the overall reserve balance.



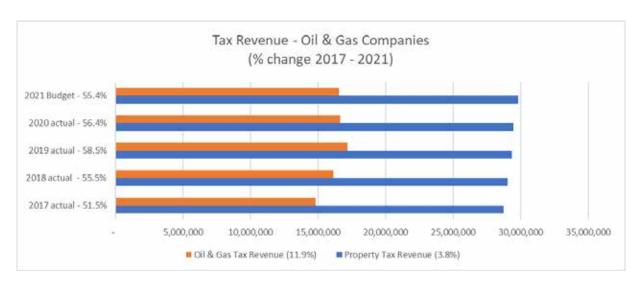
Annually we will review the capital needs, identify any shortfalls of future funding, and determine whether the property tax revenue requirement may need to be adjusted. Consideration will also be to projects outside the 5-year plan with significant costs, to better prepare and maintain the pay as you go capital funding model.

Operating

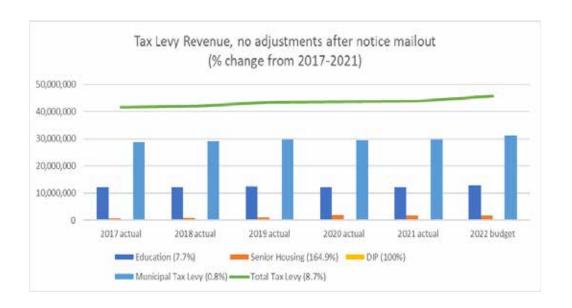
The overall operating expenses have decreased as the overall capital spending has increased. The shared services are reimbursed by capital projects at an increased rate therefore it has kept the pressure off property tax revenue increases.



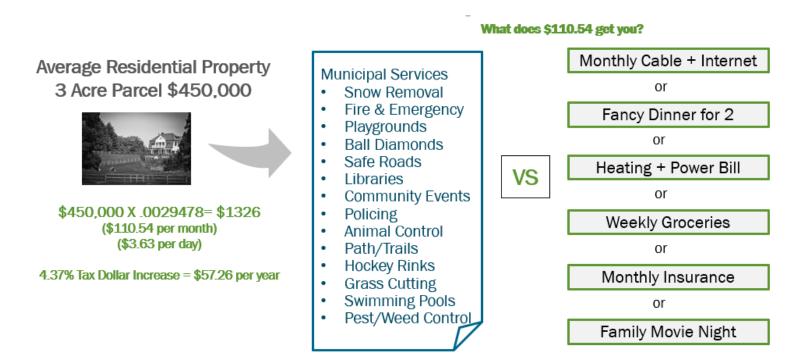
In 2022, the tax levied to oil and gas companies is 55.4% of the overall total. Over the past 5 years the oil and gas tax revenue has increased by 11.9%.



The overall tax levy has increased by 8.7%. The municipal levy increased 0.8% from 2017 to 2021 and with the 2022 tax levy increase it is now 5.2%. The tax rate for 2022 remained the same and generated revenue to offset the inflationary costs forecasted in the 2022 budget. Designated Industrial Property (DIP) Requisition was introduced during the last 5 years therefore we see a 100% increase. The DIP requisition pays for the costs of assessing DIP. In the last 5 years we have also seen the Senior Housing requisition increase by 164.9% and education by 7.7%.



The property taxes levied for an average residential property is approximately \$110.54 per month. There is an approximate increase of \$4.77 per month for 2022 to maintain current service level of the services provided in the chart below.



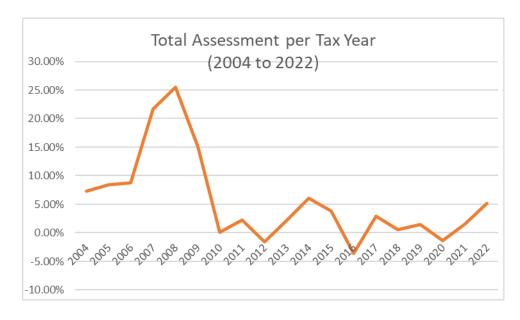
In 2022, taxes were levied and 50.6% was for municipal services, the other taxes were paid out in requisitions for schools, Mountain View Seniors Housing and Designated Industrial Property.

The property tax classes are non-residential, residential and farmland. When we compare our mill rate to other municipalities, we see Mountain View is positioned below average in all three property classes for both our comparator municipalities and all municipal districts in Alberta. The most comparable assessment is farmland because it is not assessed at market value. Farmland is valued using a provincially "regulated assessment" base rate which is currently \$350 per acre for 100% productive land. This is decreased for land characteristics that reduce the ability of the land to produce income from farming operations. There is an opportunity to close the gap and increase the levy to be more comparable to what other municipalities are receiving. To match the average, we could generate \$165K to \$503K.

MVC follows the maximum tax ratio at 5 as stated in the MGA. We are currently charging more than the average of both our comparator municipalities and all municipal districts in Alberta. Though there is an opportunity to close the gap, it will depend on how competitive we are with comparator municipalities to increase non-residential development.

MUNICIPALITY	Non- Residential	Residential	Farmland	Tax Ratio (Max is 5 per MGA)
BIGHORN NO. 8, M.D. OF	6.74743	1.77941	1.77941	3.79
CAMROSE COUNTY	14.87100	3.59450	14.22150	4.14
CLEARWATER COUNTY	7.99420	2.66440	4.38500	3.00
KNEEHILL COUNTY	16.12653	3.29825	11.06653	4.89
LACOMBE COUNTY	5.73050	2.71250	5.62250	2.11
MOUNTAIN VIEW COUNTY	10.49700	2.94780	8.31780	3.56
PAINTEARTH NO. 18, COUNTY OF	14.80008	4.96746	10.68458	2.98
RED DEER COUNTY	12.47470	4.20980	9.47420	2.96
ROCKY VIEW COUNTY	7.59670	2.53230	5.69750	3.00
STARLAND COUNTY	20.21740	5.30920	13.88150	3.81
STETTLER NO. 6, COUNTY OF	14.24470	4.78440	14.47900	2.98
WHEATLAND COUNTY	8.61740	3.41590	12.76590	2.52
Municipal District - Alberta - average	14.1605	4.5163	11.4993	3.48
Municipal District - Comparators - average	11.6598	3.5180	9.3646	3.3119

The total assessment for property tax classes increased from 2004 to 2022 by 2.5%. In 2022 the total assessment is \$4.8B. The greatest changes during that time were in 2007 with 21.72% and in 2008 at 25.50%. When the property tax requirement is set, and the assessment is complete then the mill rate is calculated. If the mill rate calculated for the highest non-residential rate is more than five times the lowest residential rate, then the tax revenue requirement for the property tax class must be adjusted.



Inflation is the major factor to monitor as we prepare a balanced budget. It was mentioned in the Alberta Economic Trends, Treasury Board and Finance, August 2022, "Price pressures are expected to retreat in the second half of this year after surging since Budget. Inflation is beginning to show signs of cooling due to lower gasoline prices and the

Page 9 of 9

impact of the provincial electricity rebate program Despite the moderation, headline inflation remains high, with core inflation (excluding food and energy) hovering around its 14-year high." This is your opportunity to provide direction to Administration whether it be related to the strategic plan, financial assumptions or further information as Administration prepares the first draft of the budget. Until the final budget is approval in April 2023, there will be time for review and requests for further information.

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





Regular Council Meeting

Request for Decision

Corporate Services

Date: September 14, 2022

SUBJECT: Additional Named Insured (ANI) Insurance Renewals

RECOMMENDATION: That Council approve the list of Additional Named Insureds that are up for renewal in

November 2022.

ALTERNATIVE OPTIONS:

BACKGROUND: We are providing a list of Non-Profit Organizations included as ANI on the County's Insurance Policy. Council shall review the listing annually to ensure the listing of approved Non-Profit Organizations remains current. Each ANI listed has been included for at least three years on the insurance policy. This policy is up for renewal in November 2022. The ANI deadline for the renewal applications was August 31, 2022.

There are no ANI applications outstanding or significant changes to the ANI applications for the 2022 insurance renewal. Note, there is a one name change below.

- Bearberry Wapitana Society
- Bergen Community Association
- Big Prairie Community Association (including Cemetery Operations)
- · Cremona Community Engagement Site
- · Cremona Gold & Silver Society
- Didsbury Search & Rescue Association
- Dogpound Community Association
- Eagle Valley Community Association
- Fallen Timber Community Association
- First Alberta Two Cylinder Club
- Graham Community Association 1974
- Hainstock Community Association
- Innis Lake Ladies Club
- James River Community Association
- Lions Youth Camp Society
- Sundre Community Van Association
- Sundre Rodeo & Race Association
- Sundre Volunteer Search & Rescue
- Water Valley Arts & Wellness Foundation (Previously Chinook Creative Arts Foundation)
- Water Valley Community Association
- Westward Ho Campers Association
- Zella Community Association

RELEVANT POLICY: Policy 1037 Additional Named Insured Non-Profit Organizations
BUDGET IMPLICATIONS: The Non-Profit Organizations pay the insurance premium, no impact to budget.
Attachments Nil 🔀
PREPARED BY: MJ REVIEWED BY: LM



Regular Council Meeting

Request for Decision

Legislative, Community & Agricultural Services

Date: September 14, 2022

SUBJECT: Livestock Emergency Response Trailer Update

RECOMMENDATION: That Council accept the Livestock Emergency Response Trailer report as information.

ALTERNATIVE OPTIONS: That Council provide alternative direction relative to the development and funding of a Livestock Emergency Response trailer.

BACKGROUND: At the August 10th 2022 Regular Council Meeting, Council requested that Administration contact the Olds Regional Exhibition and local Fire Department to identify the necessity for a Livestock Emergency Response trailer and the opportunities available for collaboration on the development, purchase and operation of the trailer.

Mountain View County Administration, Olds Regional Exhibition representatives and the Olds Fire Department met on August 16th 2022 to discuss the trailer and agreed on the following:

- 1) There is no necessity for a livestock emergency response trailer at this time. In past instances, the Olds Fire Department has had success utilizing local resources in the event of a livestock emergency. This has been successful as they are able to request specific resources based on the nature of the emergency. There has not been an identified need for this type of apparatus.
- 2) The greatest requirement at this time is for basic training for fire personnel on livestock handling. Many members were not raised in a rural setting and do not have a knowledge around cattle.
- 3) ORE has been a great resource and is happy to continue to provide any resources required and/or liaison services with the local community where required.

As such, it is the group's recommendation that the County consider hosting a regional training workshop for any local department's interested in participating that would provide for information and techniques when dealing with a livestock emergency. The Olds Regional Exhibition has been gracious to offer to host the workshop, with Administration working on securing a facilitator through the Alberta Farm Animal Care Association. There are workshop funds available to assist with the costs of facilitating the workshop.

Further, the group agreed that the County's resource listing will continue to be a valuable asset for departments in the future and as such will continue to be updated by Administration and later distributed.

Olds Fire Chief Justin Andrew has provided written documentation, as contained in Attachment 01, outlining the department's support for the above noted strategy.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attach	ments 🔀	Nil 🗌	
1.	Olds Fire	Department Corresp	ondence

PREPARED BY: CA REVIEWED BY: CA



Town of Olds Fire Department

4512 46 Street Olds, AB T4H 1R5 403-507-4850



August 18, 2022

Christofer Atchison Agricultural Services Director Mountain View County

Dear Christofer,

In our recent discussions regarding a Livestock Response Trailer for the Mountain View County I would like to share what we have done and look to do, to meet this operational need.

In the late winter season of this year, Olds Fire was dispatched to an incident of a fully loaded cattle liner that had overturned on the QE 2 highway. This occurrence was a result of extreme weather conditions with blowing snow and reduced visibility. Our response to that incident was very calculated and involved many external stakeholders and ended in as positive manner as possible, for such a circumstance. Through personal contacts, local knowledge of landowners, community groups and or business, we were able to request and receive all the resources necessary in a very timely fashion to resolve the incident.

After the incident concluded, we formally engaged some of the participants to shore up the partnerships that were formed and made plans to enable a similar response if required again. We have secured the use of items such as panels/pens, livestock trailers, holding facilities, veterinary services, dead animal removal, RCMP livestock unit oversight, and livestock wranglers. All these resources were obtained free of charge from the entities providing them, but through the settlement of services process we were able for all involved parties to be fairly compensated for their time and resources through insurance coverage.

We feel that currently, this model is highly effective and reproducible with minimal cost to us, and it exemplifies community participation. There were only two identified areas of concern from us as emergency responders which was the need for applicable training, and or the need for some small equipment in sufficient numbers to be of assistance such as ropes, prods/canes, and or other small items of that nature. I would not recommend at this time that any direct purchase of a response trailer occur, as it would be a duplication of an existing resource already in place at no cost. If there was such a desire or ability to apply for grants or bursaries to fund such equipment, I would suggest looking at trying to improve the equipment already in place and or formalize process for compensation when used. The resource list created and maintained by Mountain



Town of Olds Fire Department

4512 46 Street Olds, AB T4H 1R5 403-507-4850



View County is a vital document that will undoubtedly be of continued value going forward as part of the larger emergency response plans.

We are currently reaching out to some industry specific contacts that could potentially offer training assistance, with the intent of hosting an event with our Olds Regional Exhibition partner that would be open to all Mt. View County stakeholders and emergency responders.

If you have any questions or would like to discuss the provisions we have in place further, please feel free to contact me.

Best Regards

Justin Andrew Fire Chief

Town of Olds



Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: September 14, 2022

SUBJECT: Intensive Livestock Working Group – Phase 3 Public Trust Pilot

RECOMMENDATION: That Council participate and request that administration participate in engagement sessions with local producers and community members to discuss emerging or existing issues related to confined feeding operations within the community.

ALTERNATIVE OPTIONS: That Council receives for information the Intensive Livestock Working Group Phase 3 Public Trust Pilot as information.

BACKGROUND: At the August 24th Council meeting, representatives from the Intensive Livestock Working Group (ILWG) presented their pilot project. The ILWG identified an erosion of public trust in Confined Feeding Operations (CFOs) and recognized the potential impact that it could have on current and future operations in Alberta. To address this issue, the ILWG developed a three-phase project plan in which the industry would take a transparent and collaborative approach to connect with stakeholders and build a shared path forward.

To support Phase III, the ILWG has approached two municipalities that are willing to participate in engagement practices with the industry to build on existing and develop new relationships and communication channels. This process will present stakeholders with opportunities to have collaborative discussions around current issues within their local municipalities. The desired outcomes of this process are the development of a consensus building process and informed decision making that engages all relevant stakeholders.

The commitment they are seeking would require willingness of the municipality, including administration and elected officials, to engage with ILWG members via in-person meetings local to the municipality. The time commitment varies depending on the municipality, issues and collaborative engagement approach. It is anticipated that the time commitment would not exceed 2 to 3 hours for elected officials or municipal administration.

Confined Feeding Operations Background and Applicable Municipal Legislation

The Agricultural Operation Practices Act (AOPA) sets out the requirements for confined feeding operations, under the regulatory responsibilities of the Natural Resource Conservation Board (NRCB). Approvals officers take into consideration municipal development plan land use provisions and legislated standards that address the effects on neighbours and the environment. Mountain View County will receive circulations from the NRCB for new or expanding CFOs, which are circulated to Planning and Development, Operational Services for the consideration of the impact on County road infrastructure and to Agricultural Services for information. The Municipal Planning Commission also receives the circulation for information and comment.

Previous to the legislation enacted January 1, 2002 the licensing and compliance monitoring were the responsibility of Alberta's municipalities. While the County does not have jurisdiction over AOPA, the County has the following regulations which correspond to CFOs operating in the County and may be considered by the NRCB.

Municipal Development Plan Bylaw No. 20/20 Schedule A

- 3.3.15 Development of new Confined Feeding Operations (CFOs) shall not be supported within 1.6 km (1 mile) of any identified growth centre or an IDP with adjacent urban municipalities. Notwithstanding Figure 3's identification of the Agricultural Preservation Area and Potential Multi-Lot Residential Development Area and applicable policies, redesignation and subdivision within an 800 metres radius surrounding a quarter section where an approved CFO is located may be considered and shall be limited to one (1) parcel out of a previously unsubdivided quarter section as a farmstead separation or an agricultural parcel. New subdivision shall not be supported on the quarter section where an approved CFO is located.
- 3.3.16 Notwithstanding policy 3.3.15, the setback for new Confined Feeding Operations from a business park will not be required.
- 3.3.17 Applications for new or expanding Confined Feeding Operations shall meet all Provincial standards.
- 3.3.18 After provincial approval is obtained for new or expanding Confined Feeding Operations, the construction shall be subject to Mountain View County Road Use Agreement Policy.

Bergen Area Structure Plan Bylaw No. 03/15

6.3.2 In the plan area no new or expanded Confined Feeding Operations (CFO) shall be permitted of a size or intensity that activates the provisions of the Alberta Agricultural Operations Protections Act (AOPA).

Eagle Valley Area Structure Plan Bylaw No. 23/21

- 4.1.2 & 4.3.2 i) No new or expanded Confined Feeding Operations (CFO) shall be allowed that are of a size or intensity that activates the Approval provisions of the Alberta Agricultural Operations Practices Act (AOPA) but excludes Registrations.
 - k) No new or expanded Confined Feeding Operations (CFO) shall be allowed in the Red Deer River Corridor that are of a size or intensity that activates the Approval provisions of the Alberta Agricultural Operations Practices Act (AOPA) but excludes Registrations.

South McDougal Flats Area Structure Plan Bylaw No. 02/10

- 8.1.3 e) Development of new Confined Feeding Operations (CFOs) shall not be supported within 1.6 km (1 mile) of SMF, as directed by the MDP.
- 9.4.2 e) No new or expanded confined feeding operations will be permitted within the referral area.

Water Valley/ Winchell Lake Area Structure Plan Bylaw No. 10/13

4.1.3 b) New confined feeding operations (CFO), as defined by Provincial regulations, shall not be permitted within the plan area.

Land Use Bylaw 21/21

- 9.6. Confined Feeding Operations: Confined feeding operations are regulated by the Natural Resources Conservation Board in accordance with Provincial regulations and are exempt from Municipal control under this Bylaw.
 - a) development of a confined feeding operation shall be consistent with the land use provisions of the Municipal Development Plan.
 - b) The minimum distance of separation between a new or expanding confined feeding operation and a multi-parcel residential development, any urban centre, school, or hospital shall be the greater of
 - (i) 0.8 km (0.5 mi), or
 - (ii) the Minimum Distance Separation (MDS) Formula as described in the Agricultural Operations Practices Act (AOPA), Standards and Administration Regulation, Section 3. The MDS formula is outlined in its entirety in the AOPA, Standards and Administration Regulation, Schedule 1.

- c) Notwithstanding any other provision of this Bylaw that requires a minimum setback, the minimum distance of separation between a dwelling unit and a confined feeding operation, allowed under the Agricultural Operation Practices Act, shall be equivalent to the required distance of separation between a proposed confined feeding operation from an existing dwelling unit as determined by the Natural Resources Conservation Board.
- d) Where more than one (1) minimum setback distance is applicable under this Bylaw, the greater distance shall prevail. The Approving Authority may exercise a variance to this requirement if the MDS of a CFO encompasses an entire parcel of land.

RELEVANT POLICY:
BUDGET IMPLICATIONS:
Attachments Nil Att 01 – Intensive Livestock Working Group Description Att 02 – Intensive Livestock Working Group Engagement Overview

PREPARED BY: TN / JF REVIEWED BY: CA

Background

The Intensive Livestock Working Group (ILWG) was formed in 1997 when the livestock/poultry industry (comprised of eight commodity groups) recognized they were being impacted by many of the same issues and that by working together they would maximize the use of scarce resources and increase industry's capacity to mitigate common challenges.

The ILWG is a unique partnership in that it is not a legal entity and does not have a formal administrative structure. It functions within a set of guiding principles built on a collaboration with its eight contributing organizations sharing, at their cost, the responsibilities of providing infrastructure requirements, such as support services, financial oversight, meeting facilities, etc.

Mandate

The ILWG serves as a forum for the sharing of information, development of common positions and exploring actions or issues of interest to livestock/poultry producers. The ILWG is seen as an industry coordination mechanism. The issues and/or policies of focus for the ILWG are of a nature that have the potential to impact confined feeding operations and/or provide direction for the livestock-poultry industry in Alberta.

Membership

The group consists of members representing livestock and poultry organizations including, but not limited to:

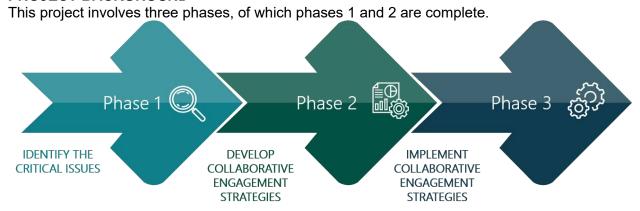
- Alberta Beef Producers
- Alberta Cattle Feeders
- Alberta Pork
- Alberta Milk
- Alberta Chicken
- Alberta Turkey
- Egg Farmers of Alberta
- Alberta Hatching Egg

BUILDING PUBLIC TRUST IN THE CONFINED FEEDING INDUSTRY

The Intensive Livestock Working Group (ILWG) identified an erosion of public trust in the confined feeding (CFO) industry and recognized the potential impact that it could have on current and future operations in Alberta. To address this issue, the ILWG developed a three-phase project plan in which the industry would take a transparent and collaborative approach to connect with stakeholders and build a shared path forward.

The primary objective of this project is to achieve "a CFO industry that contributes to the growth, efficiency and sustainability of agricultural production in Alberta in part by facilitating respectful relationships and operating with the concurrence of the community in which it is located".

PROJECT BACKGROUND



PHASE I: IDENTIFYING THE CRITICAL ISSUES (Complete)

Through jurisdictional research, and stakeholder engagement that included an online survey and numerous interviews, various stakeholder groups were engaged. These key findings were used to identify the critical issues facing CFOs which were determined to be focused on Road Use, Land Use, Regulation and Taxation.

PHASE II: DEVELOPING ENGAGEMENT STRATEGIES (Complete)

Phase II focused on designing a process with input and support from various key stakeholders to deal with critical issues facing CFOs at a local level rather than identifying specific solutions to any of the critical issues. Task forces consisting of representatives of the ILWG, producers and Rural Municipalities of Alberta were struck and engaged with a cross section of municipalities across the province. The outcome of Phase II was a comprehensive, customizable local engagement process focused on proactively rebuilding stakeholder trust and cooperation with the CFO industry.

PHASE III: IMPLEMENTATION OF COLLABORATIVE ENGAGEMENT STRATEGIES (in progress)

Building off the knowledge gained in the first two phases of the Building Public Trust Project, the current phase of work is aimed at engaging directly with stakeholders at the local level to attempt to resolve emerging or existing issues related to confined feeding operations within the community. A variety of engagement tools and processes will be utilized, dependent upon local circumstances, emerging issues and/or potential areas of improvement identified in the local community. The ILWG and Rural Municipalities Alberta (RMA) are working collaboratively on this process.

OUR ASK

To support Phase 3, the ILWG is looking to identify two municipalities within the province who are willing to participate in engagement practices with the industry to build on existing and develop new relationships and communication channels. This process will present stakeholders with opportunities to have collaborative discussions around current issues within their local municipalities. The desired outcomes are development of a consensus building process and informed decision making that engages all relevant stakeholders.

The commitment we are seeking would require willingness of the municipality, including administration and elected officials, to engage with ILWG members via in-person meetings local to the municipality. Expectations would be that the municipality would be able to find time within their schedules over the months of July to October for discussions. The number of hours may vary depending on the municipality, issues and collaborative engagement approach. It is anticipated that the time commitment would not exceed 2 to 3 hours for elected officials or municipal administration.

HOW TO GET INVOLVED

If your municipality is interested in supporting this process, we would like to better understand:

- Current issues related to confined feeding operations (please list)
- Reason for interest in participating

Please note that not all interested municipalities will be chosen to participate in this stage of the project, however understanding rural issues will help inform this project in designing future engagement methods.



Regular Council Meeting

Request for Decision

Legislative, Community & Agricultural Services

Date: September 14, 2022

SUBJECT: Policy and Procedure Amendments

RECOMMENDATION:

That Council approve Policy No. 4028 Snow Fence as presented.

That Council accept Procedure No. 4028-01 Snow Fence as information.

That Council approve Policy No. 4029 Livestock Guard as presented.

That Council accept Procedure No. 4029-01 Livestock Guard as information.

That Council approve the amendments to Policy No. 1008 Reserves as presented.

That Council approve the amendments to Policy No. 8006 Recreation Capital Funding as presented.

That Council accept the amendments to Procedure 6302-01 Agricultural Lease of MVC Owned Property, Procedure 6304-01 Undeveloped Road Allowance Management, Procedure No. 6308-01 Municipal Fee Simple Property and Procedure No. 6305-01 Roadside Brush Control as information.

ALTERNATIVE OPTIONS:

That Council request that Administration make the following amendments to Policy ______.

That Council request that Administration consider the following amendments to Procedure ______.

BACKGROUND: On August 17, 2022, the Governance Review Committee reviewed twelve Policies and their accompanying Procedures. The Committee recommendations include two new Policies presented for Council approval. Policy No. 4028 Snow Fence outlines standards for the use and deployment of snow fence largely focused on maintaining clear and safe roadways during winter operations, and Policy No. 4029 Livestock Guard establishes a consistent approach to the installation, maintenance, and removal of livestock guards on County roads and rights-of-way. The accompanying procedures, 4028-01 Snow Fence and 4029-01 Livestock Guards are included as attachments for Council's review and information.

A summary of the recommended Policy and Procedure amendments is as follows:

Policy No. 1008 Reserves (att. 05)

- Combination of Bridge and Road Reserves to better align with the County Long Range Infrastructure Plan
- Combination of Facility and Emergency Facility Reserves
- Tax Rate Stabilization Reserve amendments to include bad debt and the reserve covering costs associated with disaster recovery for municipal infrastructure

Policy No. 8006 Recreation Capital Funding (att. 06)

- Removal of retroactive funding to January 2018 with no other significant changes

Procedure No. 6305-01 Roadside Brush Control (att. 07)

- Amendments to Section 2.7 to include reasonable attempts to contact landowners affected by brushing activities using verbal communication, newspaper advertisements or the County website when brushing occurs within 30 meters of access to residence
- Clarification that intersection safety and protection of County road infrastructure will take priority
- Section 3.1 includes the Government of Alberta permitting process when landowners wish to remove brush or trees from a developed County road allowance.

Procedure No. 6308-01 Municipal Fee Simple Property (att. 08)

- Section 3 amendments clarify the formal application process to request use or sale of County Owned Fee Simple Lands
- Section 4.1 regarding the frequency of Council's review of Land Inventory is adjusted to align with the Council 4 year term

Procedure No. 6302-01 Agricultural Lease of MVC Owned Property (att 09)

- Section 1.2 flexibility added to allow for Council to enter into longer, or shorter leases at their discretion.
- Section 1.14 clarity that leases can be for both grazing and/or crop production.

Procedure No. 6304-01 Undeveloped Road Allowance Management (att 10)

- Minor clarity added to the Procedure to align with existing practices.

RELEVANT POLICY: N/A				
BUDGET IMPLICATIONS: N/A				
Attachments Nil att 01 – Policy No. 4028 Snow Fence att 02 – Procedure No. 4028-01 Snow Fence att 03 – Policy No. 4029 Livestock Guard att 04 – Procedure No. 4029-01 Livestock Guard att 05 – Policy No. 1008 Reserves att 06 – Policy No. 8006 Recreation Capital Funding att 07 – Procedure No. 6305-01 Roadside Brush Control att 08 – Procedure No. 6308-01 Municipal Fee Simple Property att 09 – Procedure No. 6302-01 Agricultural Lease of MVC Owned Property att 10 – Procedure No. 6304-01 Undeveloped Road Allowance Management				

PREPARED BY: CD REVIEWED BY: CA



Draft Policy #4028

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

Policy Title: Snow Fence Policy

Policy No.: 4028

Approval: County Council

Effective Date:

Supersedes Policy No.: New

Policy Statement: Mountain View County will have a clear, equitable and consistent approach to the use and

deployment of snow fence.

Purpose: The purpose of this policy is to maintain clear and safe roadways during winter operations within

the County through the preventative and mitigative use of snow fence only where absolutely

necessary.

Principles: 1. The County will establish guidelines regarding the use and deployment of snow fence.

2. The County will endeavour to install snow fence only where deemed absolutely necessary for safety and maintenance by the Director of Operational Services.

3. The County will establish the minimum standards for the type and configuration of snow fence to be deployed for County operations.

- 4. Under the provisions of the *Public Highways Development Act*, The County has the has the authority to enter private lands and to erect snow fencing for the purpose of preventing or mitigating snow drifting on public roads.
- 5. The County will endeavour to contact affected landowners in order to mitigate any potential disruption in farming operations associated with the installation of snow fencing on private land.
- 6. Landowners choosing to install Snow Fence, or other barriers to drifting snow, on their own property are required to follow all applicable County Bylaws and Policies.

End of Policy



Draft Procedure #4028-01

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

Procedure Title: Snow Fence Procedure

Procedure No.: 4028-01

Approval: CAO

Effective Date:

Supersedes Procedure No.: New

1. <u>Definitions</u>

- "Drifting Snow or Snowdrift" means snow deposited by wind into a larger mass than the surrounding area. This snow can be present on a roadway and represents a significant hazard to the motoring public.
- 1.2 "Private Land" means land that is not owned by Federal, Provincial or Municipal Government. Land owned by a person or corporation.
- 1.3 "Ridging" means mechanically windrowing snow to force windblown drifting snow to accumulate in a desired place. Primarily employed to minimize snowdrift on roadways.
- 1.4 "Right-of-Way" means the property owned, leased, retained, maintained or administered by a government authority for the purpose of transportation. A Right-of-Way can be developed (Roadway) or undeveloped.
- 1.5 "Roadway" means any developed public Right-of-Way within the County used for the conveyance of people or goods.
- 1.6 "Snow Fence" means a temporary or permanent fence constructed to force windblown drifting snow to accumulate in a desired place. Primarily employed to minimize snowdrift on roadways.

2. Snow Fence installation

- 2.1 Snow fence may be installed to prevent or mitigate the accumulation of drifting snow along a roadway presenting a hazard to the motoring public.
- 2.2 Where possible, snow fence may be installed in the County right-of-way. If proper installation requires doing so on private land, all reasonable attempts to contact the landowner will be made.
- 2.3 The height of the snow fence required is directly related to the amount of potential drifting snow. A higher fence will allow for a larger quantity of accumulated snow.
- 2.4 If the height of a snow fence is considered 1 unit, the fence should be placed 35-40 units in the windward direction from the roadway it is to protect.

 Ex. A 1.2m snow fence should be installed 42-48m from the area it is being installed to protect.
- 2.5 Snow fence location shall be subject to the topography and the natural obstacles that exist on the property.

Mountain View County
Procedure 4028-01, Effective -

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- 2.6 Snow fence installed to mitigate hazards on County Roadways will be installed by County forces or those contracted to do so by the County.
- 2.7 The County intends to install snow fence post-harvest and remove the snow fence pre-seeding. Site conditions and weather may affect the timing of installation and removal.
- 2.8 The County will not install snow fence along private roads and laneways. Landowners that choose to install snow fencing or snow barriers on their property are required to follow all applicable County Bylaws and Policies.
- 2.9 The County shall endeavour to avoid the installation of snow fence where clubroot or other agricultural concerns may exist.
- 2.10 Requests from landowners for snow fence installations adjacent to County Roadways shall be considered by the Director of Operational Services on a case by case basis and shall only be permitted in instances deemed critically necessary for ongoing safety and/or maintenance activities.

3. Materials

- 3.1 Snow fence shall be constructed of either:
 - Metal poles with perforated plastic fencing 1.8m(6ft) and shorter
 - Metal or Wood poles with wooden fencing Greater than 1.8m(6ft)
 - Approved variation of similar materials
- 3.2 Materials should be of sufficient quality to allow for continuous service throughout a winter season.
- 3.3 Materials used to construct snow fencing should be light enough to accommodate the temporary nature of their construction.

4. Construction

- 4.1 Fencing/boards should be installed with sufficient gaps to allow wind to pass through as well as over and under. The fencing/boards should cover less than 100% of the total area of the fence.
- 4.2 The bottom 10-15% of the height of the fence should be left clear to prevent accumulation of snow directly under the fence, reducing its effective height, reducing its efficacy.
- 4.3 Fencing/Posts should be installed with sufficient anchoring to prevent movement.
 - 4.3.1 For wholly constructed wooden snow fence this type of anchoring can include stakes, weights, cables or a combination thereof.
 - 4.3.2 For snow fence constructed with perforated plastic, it is acceptable for the posts to be driven in a minimum of 2ft increasing to an amount of 40% of the fence height.

 Ex. a 1.8m(6ft) fence should have 0.75m(2.5ft) buried in the ground
- 4.4 Snow Fence posts should be no more than 2.5m(8ft) apart with the end posts no more than 1.8m(6ft) from the next closest posts.
- 4.5 Ridging may be deployed by the County using equipment such as a grader or loader, windrowing snow on private land in place of installing traditional snow fence.



Draft Policy #4029

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

Policy Title: Livestock Guards

Policy No.: 4029

Approval: County Council

Effective Date:

Supersedes Policy No.: New

Policy Statement: Mountain View County (the County) will establish an equitable and consistent approach to the

installation, maintenance and removal of livestock guards on County roads and rights-of-way.

Purpose: The purpose of the policy is for Council to establish County standards for livestock guards

Principles:

1. The County shall establish a consistent minimum standard for the construction, installation, maintenance and removal/road remediation of livestock guards.

2. The County shall evaluate the locations for prospective and existing livestock guards at appropriate intervals to determine efficacy and necessity. Installation and removal to be determined by Director of Operations (or designate).

3. Design variations in the construction and installation of livestock guards may be approved by the Director of Operations (or designate) provided they meet or exceed the minimum standards set forth by the County and/or the variation is prepared by a gualified engineer.

4. Requests from landowners for installations of livestock guards not deemed necessary by the Director of Operations may be considered by Council on a case by case basis.

End of Policy



Draft Procedure #4029-01

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

Procedure Title: Livestock Guard Procedure

Procedure No.: 4029-01

Approval: CAO

Effective Date:

Supersedes Procedure No.: New

1. <u>Definitions</u>

- "Cattle Guard or Livestock Guard" means a type of obstacle used to prevent livestock, such as sheep, cattle, pigs, horses, or mules from passing along a road or railway which penetrates the fencing surrounding an enclosed piece of land. It consists of a depression in the road covered by a transverse grid of bars or tubes made of metal and firmly fixed to the ground on either side of the depression, so that the gaps between them are wide enough for an animal's feet to enter, but sufficiently narrow not to impede a wheeled vehicle or human foot.
- 1.2 "Roadway" means any developed public Right-of-Way within the County used for the conveyance of people or goods.
- 1.3 "Right-of-Way" means the property owned, leased, retained, maintained or administered by a government authority for the purpose of transportation. A Right-of-Way can be developed (Roadway) or undeveloped.
- 1.4 "Private Land" means land that is not owned by Federal, Provincial or Municipal Government. Land owned by a person or corporation. Also to include such lands as are leased by persons or corporations from government.

2. Installation

- 2.1 Installation of a Livestock Guard on a developed Right-of-Way is done where the topography of the area dictates the Roadway pass through a land parcel instead of following a straight line. This typically occurs when a County Roadway passes through a government grazing lease or similar.
- 2.2 The County reserves the right to determine the placement of the Livestock Guard along the developed Roadway.
- 2.3 Livestock Guards will be installed within the roadway where the top of the guard is level with the surface on either side.
- 2.4 Livestock Guards will be properly anchored to ensure no movement occurs as a result of motoring traffic using the Livestock Guard.
- 2.5 Livestock Guard installations should be accompanied by warning signs ahead in each direction of travel approaching the guard.

Mountain View County
Procedure 4029-01, Effective -

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2.6 The installation of Livestock Guards on County Roadways will be performed by County forces or by those contracted by the County to do so.

3. Construction and Materials

- 3.1 Livestock Guards shall be constructed of metal to ensure acceptable service life.
- 3.2 Livestock Guards shall be constructed in accordance with the approved templates, Fig. 1 and Fig. 2.
- 3.3 Variations to the approved templates will be considered, on a site-by-site basis, provided:
 - The construction method is similar to that of the approved template
 - Materials are consistent with the approved template
 - Size to be consistent with the width of the Roadway

4. Maintenance

- 4.1 Maintenance of a Livestock Guard is generally accepted to be:
 - Clearing out of the area beneath the cross members to ensure efficacy
 - Repair or Replacement of broken members
 - Re-Installation of damaged or moved Livestock Guard
 - Replacing entire Livestock Guard
- 4.2 Maintenance of Livestock Guards within County Right-of-Way to be the responsibility of The County.
- 4.3 Maintenance of Livestock Guards outside of County Right-of-Way or on Private Lands to be the responsibility of the Landowner or Leaseholder.

5. Removal

- 5.1 The County can review the locations of Livestock Guards to evaluate necessity and efficacy at intervals the County deems appropriate.
- 5.2 Should a Livestock Guard need to be removed due to maintenance issues or service life, the County will evaluate whether a replacement is necessary.
- 5.3 Should the maintenance or location of a Livestock Guard impede the ability of the County to maintain a safe Roadway, the County may remove the guard.
- 5.4 Roadways where a Livestock Guard has been removed will be restored to a condition similar to that of the adjacent road surfaces.



Policy #1008

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Policy Title: Reserves

Policy No.: 1008

Approval: County Council

Effective Date: October 11, 2006 Approval Date: October 11, 2006 Amended Date: August 8, 2007

Amended Date: March 28, 2018 (Appendix A)
Amended Date: December 12, 2018 (Appendix A)
Amended Date: January 9, 2019 (Appendix A)
Amended Date: January 29, 2020 (Appendix A)
February 10, 2021 (Appendix A)

Amended Date:

Supersedes Policy No.: Section E 6. (a) – Section E 7(c)

Policy Statement:

Mountain View County (the County) will establish reserve funds. The reserve funds will be set aside and used under the direction of County Council.

Purpose:

The purpose of the policy is for Council to set the overall direction concerning why the County has reserves and how they are used

Principles:

- The general purpose of reserves is to 'smooth out' the normal fluctuations in the level of County expenditures from budget year to budget year. This gives rate payers greater certainty concerning their tax rates and works to avoid large tax rate changes in any given year.
- 2. The items that would generally cause fluctuations in expenditures would be:
 - a. large expenditures that only happen periodically (e.g. large capital projects),
 - b. initiatives that were planned and funded for a particular year but delayed till a future year (e.g. road re-chipping that could not be completed due to weather),
 - c. items that have large unpredictable variances from year (e.g. snow removal costs), or
 - d. items related to one time start up costs for an initiative (e.g. start up costs related to the provision of a GIS system).
- 3. Reserves will be used so that in most cases the County will not need to use long term financing to complete initiatives. This means that when we know of a large future initiative the County will start building reserve funds over a number of years in order to have collected funds in advance to pay for the initiative. Current tax payers will be paying for future initiatives but would receive the benefits of past initiatives and the benefit of earning rather than paying interest. However, the need to use long term financing should not necessarily cause an initiative to be rejected.
- 4. The secondary goal of holding reserves is to avoid short term borrowing. Reserve funds are expected to be used to provide internal short term financing between January 1 and when taxes are collected. However, reserve funds should not be specifically collected and held to provide short term financing.
- Attached in Appendix A are descriptions for each reserve which lists the purpose of the reserve, regulations specific to the reserve and background information.



Policy #1008 Mountain View County Reserves Appendix A

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

Agriculture Reserve	(a)
Bridge <u>& Road</u> Reserve	(b)
Emergency Facilities Reserves	(c)
Environmental Reserve	(d)
Equipment Fleet Reserve	(e)
Facility & Emergency Facilities Reserve	(f)
General Fire Reserve	(g)
ntermunicipal Collaboration – Cremona	(h)
ntermunicipal Reserve	(i)
Office Equipment Reserve	(j)
Operating Expense Reserve	(k)
Park Facilities Reserve (draw to zero)	(1)
Pit Stripping and Reclamation Reserve	(m
Road Reserve	(n)
Strings & Keys Music Reserve (accrue interest)	(o)
Tax Rate Stabilization Reserve	(p)
Agricultural Society Arena Reserve - Cremona	(p)
Carry Over Project Reserve	(r)
Rad Doht Roservo	(c)



Policy #1008 (a)

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

Policy Title: Agriculture Reserve

Policy No.: 1008 (a)

Approval: County Council

Effective Date: May 27, 2015 Approval Date: May 27, 2015 Amended Date: March 28, 2018

Supersedes Policy No.: Agriculture and Environmental Reserves

Policy Statement: Mountain View County (the County) will establish reserve funds. The reserve funds will be set

aside and used under the direction of County Council.

Purpose: This reserve is to fund Agriculture related projects. These projects will not be defined as part of

the policy but will be left up to the discretion of Council.

There is no specific funding of this reserve, but Council may direct funds to this reserve at their

iscretion.

Principles:1. Expenditures from this reserve can be recommended by the Agriculture Service Board and

approved by Council either through the normal budget process or by specific request.

2. This reserve does not accrue interest.

Background: This reserve was initially funded from extra Provincial grant funding that was received after the

overall budget was set. All requirements for the grant funding have already been met. Council

has the discretion to use these funds as they see fit.



Policy #1008 (b)

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

Policy Title: Bridge & Road Reserve

1008 (b) Policy No.:

County Council Approval:

Effective Date: May 27, 2015 Approval Date: May 27, 2015 Amended Date: March 28, 2018

Supersedes Policy No.: New

Policy Statement: Mountain View County (the County) will establish reserve funds. The reserve funds will be set

aside and used under the direction of County Council.

Purpose: Mountain View County sets aside funds on a yearly basis to fund capital projects for roads and

bridge replacements or upgrades not funded by Provincial grants. Expenditures will be based on yearly approval of project budgets and thus will vary year to year. These funds are for completing bridge replacements or upgrades that are not funded by Provincial grants.

Principles: Projects may have other sources of funding including: general revenue, grants or debt. The reserve would supplement current Provincial grant programs and is not intended to

replace them.

2. Council approves any bridge and road expenditures from this fund in the annual budget or by separate motion.

This reserve is intended to be tied to the County Long-Range Infrastructure Plan.

3. This reserve will accrue interest.

Interest income from County investment funds for the year will be prorated over the average balance of all reserves that accrue interest. The average balance will be determined by taking the beginning reserve balance plus the ending reserve balance and

then divided by 2.

This reserve may have a negative balance.



Policy #1008 (c)

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

Policy Title: Facility & Emergency Facility Reserve

1008 (c) Policy No.:

Approval: **County Council**

Effective Date: January 1, 2018 March 28, 2018 Approval Date:

Supersedes Policy No.: New

Policy Statement:

Mountain View County (the County) will establish reserve funds. The reserve funds will be set

aside and used under the direction of County Council.

Purpose:

These funds are for replacement of County facilities including shops, the Administration building and any land needed for County operations and/or the addition of emergency facilities within Mountain View County and its surrounding urban municipalities. Mountain View County recognizes the mutual benefits of having these emergency facilities in the greater community. Therefore, predictable annual contributions will enable the County to fund projects in partnership with the towns and villages of the area.

Applications for funding are intended to flow through the Intermunicipal Collaboration Committee and with approval during the County's budgetary process. Multi-year planning will help to further solidify the reserve and the funding necessary to support the facilities associated with the essential emergency services.

Principles:

- Council approves any expenditures from this fund as part of the annual capital budget or by separate motion.
- Proceeds from the sale of County land may be added to this reserve.
- Purchases of land for County operations are funded from this reserve.
- Funds for facilities are primarily for upgrades or new facilities, but they also could be used for major maintenance items, at Council's discretion.
- This reserve will accrue interest.
- Interest income from County investment funds for the year will be prorated over the average balance of all reserves that accrue interest. The average balance will be determined by taking the beginning reserve balance plus the ending reserve balance and then divided by 2.
- Post closure clean up for contaminated sites to be funded by this reserve.



Policy #1008 (d)

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

Policy Title: Environmental Reserve

Policy No.: 1008 (d)

Approval: County Council

Effective Date: March 28, 2018 Approval Date: March 28, 2018

Supersedes Policy No.: New

Policy Statement: Mountain View County (the County) will establish reserve funds. The reserve funds will be set

aside and used under the direction of County Council.

Purpose: This reserve is to fund environmental related projects. These projects will not be defined as part

of the policy but will be left up to the discretion of Council. The general aim is to protect, improve

and educate the public in matters relating to the environment,

There is no specific funding of this reserve, but Council may direct funds to this reserve at their

discretion.

Principles: 1. This fund is not to exceed 5% of revenue.

2. This reserve does not accrue interest.

Background: This reserve was initially funded from a contract entered into by the County with the Legacy Land

Trust to provide conservational easement for land in the Jackson Lake area.



Policy #1008 (e)

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

Policy Title: Equipment Fleet Reserve

Policy No.: 1008 (e)

Approval: County Council

Effective Date: May 27, 2015 Approval Date: May 27, 2015 Amended Date: March 28, 2018

Supersedes Policy No.: New

Policy Statement: Mountain View County (the County) will establish reserve funds. The reserve funds will be set

aside and used under the direction of County Council.

Purpose: These funds are for replacement of heavy and light equipment as approved by Council.

Principles: 1. Based on a replacement schedule which is reviewed and presented to Council annually.

2. Council approves any purchases of equipment in the annual budget or by separate motion.

3. This reserve will accrue interest.

4. Interest income from County investment funds for the year will be prorated over the average balance of all reserves that accrue interest. The average balance will be determined by taking the beginning reserve balance plus the ending reserve balance and then divided by 2.

Background:

This reserve was created to evenly fund the purchase of equipment. The County has an equipment replacement schedule, and funds that schedule on an even basis, regardless of the timing of the equipment purchase. This reserve is the result of accumulated funding being at a higher rate than the accumulated replacement of equipment. It is planned to balance to zero at the end of the equipment replacement cycle. Prior to 2012 the County had a separate reserve for light equipment.



Policy #1008 (f)

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

Policy Title:	Facility Reserve
Policy No.:	—— 1008 (f)
Approval:	County Council
Effective Date:	May 27, 2015
Approval Date:	May 27, 2015
Amended Date:	March 28, 2018
Supersedes Policy No	3.: New
Policy Statement:	Mountain View County (the County) will establish reserve funds. The reserve funds will be set aside and used under the direction of County Council.
Purpose:	These funds are for replacement of Mountain View County facilities which include shops, the administration building and any land needed for County operations as approved by County
	Council.
Principles:	Council. 1. Council approves any expenditures from this fund as part of the annual capital budget or
Principles:	Council. 1. Council approves any expenditures from this fund as part of the annual capital budget or by separate motion.
Principles:	Council. 1. Council approves any expenditures from this fund as part of the annual capital budget or by separate motion. 2. Proceeds from the sale of County land may be added to this reserve.
Principles:	Council. 1. Council approves any expenditures from this fund as part of the annual capital budget or by separate motion. 2. Proceeds from the sale of County land may be added to this reserve. 3. Purchases of land for County operations are funded from this reserve. 4. These funds are primarily for upgrades to facilities or new facilities, but they also could be
Principles:	Council. 1. Council approves any expenditures from this fund as part of the annual capital budget or by separate motion. 2. Proceeds from the sale of County land may be added to this reserve. 3. Purchases of land for County operations are funded from this reserve. 4. These funds are primarily for upgrades to facilities or new facilities, but they also could be used for major maintenance items, at Council's discretion.
Principles:	Council. Council approves any expenditures from this fund as part of the annual capital budget or by separate motion. Proceeds from the sale of County land may be added to this reserve. Purchases of land for County operations are funded from this reserve. These funds are primarily for upgrades to facilities or new facilities, but they also could be used for major maintenance items, at Council's discretion. This reserve will accrue interest.
Principles:	Council. Council approves any expenditures from this fund as part of the annual capital budget or by separate motion. Proceeds from the sale of County land may be added to this reserve. Purchases of land for County operations are funded from this reserve. These funds are primarily for upgrades to facilities or new facilities, but they also could be used for major maintenance items, at Council's discretion. This reserve will accrue interest. Interest income from County investment funds for the year will be prorated over the
Principles:	Council. Council approves any expenditures from this fund as part of the annual capital budget or by separate motion. Proceeds from the sale of County land may be added to this reserve. These of land for County operations are funded from this reserve. These funds are primarily for upgrades to facilities or new facilities, but they also could be used for major maintenance items, at Council's discretion. This reserve will accrue interest. Interest income from County investment funds for the year will be prorated over the average balance of all reserves that accrue interest. The average balance will be
Principles:	Council. Council approves any expenditures from this fund as part of the annual capital budget or by separate motion. Proceeds from the sale of County land may be added to this reserve. Purchases of land for County operations are funded from this reserve. These funds are primarily for upgrades to facilities or new facilities, but they also could be used for major maintenance items, at Council's discretion. This reserve will accrue interest. Interest income from County investment funds for the year will be prorated over the

Commented [CD1]: Combined with Emergency Facility Reserve



Policy #1008 (g)

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

Policy Title: General Fire Reserve

Policy No.: 1008 (g)

Approval: County Council

Effective Date: May 27, 2015 Approval Date: May 27, 2015 Amended Date: March 28, 2018

Supersedes Policy No.: New

Policy Statement:

Mountain View County (the County) will establish reserve funds. The reserve funds will be set aside and used under the direction of County Council.

Purpose:

This reserve is used to fund the County's portion of the capital purchases of the various fire districts within the County.

Principles:

- These funds may be applied to a capital purchase by a fire district with which the County has membership
- 2. The annual funding by the County is based on the County's share of capital purchases according to the twenty-year replacement schedule for all major pieces of fire equipment within the County. The reserve may be drawn into a negative balance.
- 3. This reserve will accrue interest.
- 4. Interest income from County investment funds for the year will be prorated over the average balance of all reserves that accrue interest. The average balance will be determined by taking the beginning reserve balance plus the ending reserve balance and then divided by 2.

Background:

This reserve was originally created with dollars held by the regional rural fire authorities. Its purpose is to smooth out fluctuations in the budget due to capital purchase requests from the various fire districts. Each year an amount, based on a twenty-year replacement schedule, is added to this reserve. The County's portion of capital purchases is removed from this reserve.



Principles:

Policy #1008 (h)

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Policy Title Intermunicipal Collaboration-Cremona

1008 (h) Policy No.:

Approval: **County Council**

Effective Date: March 28, 2018 Approval Date: March 28, 2018 Amended Date: January 9, 2019

Supersedes Policy No.: New

Policy Statement: Mountain View County (the County) will establish reserve funds. The reserve funds will be set

aside and used under the direction of County Council.

Purpose: This reserve is to provide funding for projects that better serve and provide quality of life to the

community that is the Village of Cremona and Mountain View County.

This fund is for non-recreational capital projects within the Village of Cremona. Acceptable projects include: roads, buildings, water and sewer or any projects deemed acceptable by

All project funding must be approved by Council either in budget process or by separate 2.

motion

Requests for funding will be received via recommendations from the Cremona ICC 3 Committee.

This reserve will not accrue interest.

Background: This reserve was created because of the County's increased commitment of nine percent of property tax to fund recreation and other intermunicipal collaboration within the villages and towns surrounded by Mountain View County. Due to Cremona's unique needs an agreement was

made to allocate some of the increased funding to non-recreational capital projects instead of

operating funds for recreation.



Policy #1008 (i)

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

Policy Title: Intermunicipal Reserve

Policy No.: 1008 (i)

Approval: County Council

Effective Date: May 27, 2015 Approval Date: May 27, 2015 Amended Date: March 28, 2018

Supersedes Policy No.: New

Policy Statement:

Mountain View County (the County) will establish reserve funds. The reserve funds will be set aside and used under the direction of County Council.

Purpose:

Mountain View County intends to set aside funds for projects of mutually beneficial purpose within the urban municipalities but will not include any funding for emergency services. Although these facilities are located in the urban municipalities the County wishes to fund our share.

Projects are sporadic. There may be a number of years without any projects and then a year with numerous projects. The County wishes to fund a consistent amount per year, and will use this reserve to hold the balance of funds.

Principles:

- 1. Funding from reserves requires motion of Council.
- 2. The balance of this reserve should be reviewed during the budget process to determine whether the reserve balance is appropriate.
- Capital Project is defined as construction of, or a major addition, or renovation to infrastructure and buildings within an urban municipality for which the use is supported by rural residents and is determined by the Intermunicipal Collaboration Committee to be a benefit to the entire community.
- The proposed facility and land on which same will be located must be publicly owned (local
 or Provincial government) or a local not for profit community organization.
- Mountain View County will contribute 9% of the net tax revenues available for Municipal purposes to a reserve fund, annually. As a first priority, the reserve will fund the County's share of annual recreation and library operating, and capital maintenance obligations as required in the Intermunicipal Collaboration Framework Agreements with each urban partner municipality. The remaining funds will remain in the reserve to fund capital projects as approved by Council.
- 6. The Reserve fund is to be used for the sole purpose of jointly funded projects within the towns and village that demonstrate mutual benefit as defined by the Intermunicipal Collaboration Framework master agreements.
- All applications for capital projects that are submitted to the County for consideration of funding through the reserve must follow the process established in the Intermunicipal Collaboration Framework master agreement.
- 8. Capital projects that demonstrate collaboration of two or more urban municipalities, will be considered a higher priority request for capital funding.
- A single request for capital project funding will not exceed \$1 million per project from this
 reserve and must be matched in per capita funding by the requesting municipality.

Page 2 of 2 Policy No. 1008 (i) – Effective May 27, 2015

- 10. In the case of collaboration between multiple urban municipalities or joint ownership by the County of the capital asset, a higher capital contribution in excess of \$1 Million from the reserve fund may be considered by County Council. Mountain View County may also consider the use of debenture to participate in projects that are jointly owned or provide a larger regional benefit.
- Long range capital lifecycle plans should be developed and form part of all project funding applications. In addition to lifecycle plans details on the expected financial impact to net operating costs if the project is completed should be included.
- 12. No town or village can access the fund in consecutive years for requests exceeding \$100,000, and priority will be given to those municipalities that have not successfully accessed the County reserve fund in recent years for capital projects in excess of \$100,000.
- The County Council may consider or deny funding for any capital request at their sole discretion without prejudice.
- 14. In the case that all the funds in the reserve fund have been allocated to Council approved projects, any additional funding applications may be delayed until the reserve fund is sufficiently built up via annual approved Council contributions. In the case that insufficient funds are in the reserve when a suitable project application is submitted, County Council reserves the right to request the applicant to defer the project purchase until such time that sufficient funds have accumulated in the reserve fund.
- 15. This policy will not be retroactive for projects completed prior to January 1st, 2018.
- 16. Any approval for capital assistance pursuant to this policy does not imply any additional future operating cost sharing by the County.
- 17. This reserve will accrue interest.
- 18. Interest income from County investment funds for the year will be prorated over the average balance of all reserves that accrue interest. The average balance will be determined by taking the beginning reserve balance plus the ending reserve balance and then divided by 2.

Background:

Prior to 2011 capital funding for recreation facilities was only from Cash-in Lieu funds. This reserve was created to support future recreation facilities in anticipation of a funding policy.



Policy #1008 (j)

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

Policy Title: Office Equipment Reserve

Policy No.: 1008 (j)

Approval: County Council

Effective Date: May 27, 2015 Approval Date: May 27, 2015 Amended Date: March 28, 2018

Supersedes Policy No.: New

Policy Statement: Mountain View County (the County) will establish reserve funds. The reserve funds will be set

aside and used under the direction of County Council.

Purpose: This reserve is used to smooth out the peaks and valleys of administration equipment purchases that are in excess of the appual amount budgeted or to fund large equipment items that are only

that are in excess of the annual amount budgeted or to fund large equipment items that are only

purchased periodically.

Principles:1. An annual contribution is made to the reserve based on the long-range equipment replacement schedule.

Current year expenditures for administration equipment will be funded from the reserve.

3. This reserve will accrue interest.

4. Interest income from County investment funds for the year will be prorated over the average balance of all reserves that accrue interest. The average balance will be determined by taking the beginning reserve balance plus the ending reserve balance and

then divided by 2.

Background: This reserve was created from unexpended funds from the administration equipment budget.

With the implementation of TCA in 2009 a long-range replacement plan was established. This

reserve now supports that replacement plan.



Policy #1008 (k)

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

Policy Title: Operating Expense Reserve

Policy No.: 1008 (k)

Approval: County Council

Effective Date: March 28, 2018 Approval Date: March 28, 2018

Supersedes Policy No.: Road Maintenance Reserves

Policy Statement:

Mountain View County (the County) will establish reserve funds. The reserve funds will be set aside and used under the direction of County Council.

Purpose:

In Mountain View County operating expenditure and revenue vary year to year and from budget to budget. Road Maintenance projects can be significantly impacted by weather and other factors outside the control of County staff. This reserve is created to cover these shortfalls. The use of the reserve may be approved during the budget process or by separate motion of Council.

Principles:

- For financial reporting purposes this reserve is treated as a single reserve although for internal purposes may be split into individual components to track year to year variances in the various maintenance categories.
- This reserve may be comprised of amounts that are identified with specific work (e.g. road patching work) or may be related to general reserves.
- There is no limit to the amount of the reserve that is associated with specific work that is being carried over from year to year.
- General reserves are targeted to be at 5% of the annual revenue and shall not exceed 10%.
- 5. This reserve does not accrue interest.
- 6. In planning reserves, it will be a priority to maintain the targeted amount.

Background:

This reserve replaces the specific reserves that were previously kept to carry forward road maintenance funds from year to year.



Policy #1008 (I)

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

Policy Title: Park Facilities Reserve

Policy No.: 1008 (I)

Approval: County Council

Effective Date: May 27, 2015 Approval Date: May 27, 2015 Amended Date: March 28, 2018

Supersedes Policy No.: New

Policy Statement: Mountain View County (the County) will establish reserve funds. The reserve funds will be set

aside and used under the direction of County Council.

Purpose: This grant is for any capital expenditures or significant repairs at Water Valley and/or Bagnall Parks and Campgrounds or for repairs and improvements to the ball diamond at Westward Ho

Park.

Principles:

1. In the past park operators for the Water Valley and Bagnall Parks submitted a portion of the camping fees to the County at the end of each year. These funds were set aside in this

reserve.

These funds may be applied to any expenses at Water Valley and/or Bagnall Parks, at Council's discretion.

3. Revenues from the ball diamonds at Westward Ho are set aside in this reserve and these funds may be applied to any expenses for the ball diamonds: for example, new shale, players benches, etc.

This reserve does not accrue interest.

Background: This reserve was created from funds received from the park operator at the rate of \$1/camping spot per night at the Water Valley and Bagnall Parks and the revenue generated from the use of

the ball diamond at Westward Ho.



Policy #1008 (m)

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

Policy Title: Pit Stripping and Reclamation Reserve

Policy No.: 1008 (m)

Approval: County Council

Effective Date: May 27, 2015 Approval Date: May 27, 2015 Amended Date: March 28, 2018

Supersedes Policy No.: New

Policy Statement: Mountain View County (the County) will establish reserve funds. The reserve funds will be set aside

and used under the direction of County Council.

Purpose: Mountain View County intends to set aside reserves to fund pit stripping and future pit

reclamation expenditures.

Principles:

1. A rate will be set each budget year that will be charged for each tonne of pit material that

is used. This amount will be transferred to this reserve.

2. Expenditures for pit stripping and pit reclamation will be funded from this reserve.

3. The reserve cannot exceed the amount of the Unfunded Gravel Pit Reclamation.

4. This reserve will not accrue interest.

Background: This reserve was started in 2006 and was funded by a surcharge on gravel usage. This reserve

helps track whether the surcharge on gravel usage is at least covering the current costs of stripping and reclamation activities. The objective is that over time the surcharge amount will be sufficient so that the net amount of the reserve and the unfunded amount will decrease.



Policy #1008 (n)

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

Policy Title:	Road Reserve
Policy No.:	
Approval:	—County Council
Effective Date: Approval Date:	— March 28, 2018 — March 28, 2018
Supersedes Policy No.:	Local Roads Project Reserves
Policy Statement:	Mountain View County (the County) will establish reserve funds. The reserve funds will be set aside and used under the direction of County Council.
Purpose:	Mountain View County sets aside funds on a yearly basis to fund capital projects for roads. Expenditures will be based on yearly approval of project budgets and thus will vary year to year.
Principles:	Projects may have other sources of funding including: general revenue, grants, or debt. This reserve is intended to be tied to the long-range road capital plan. This reserve does accrue interest. Interest income from County investment funds for the year will be prorated over the average balance of all reserves and grants that accrue interest. The average balance will be determined by taking the beginning reserve balance plus the ending reserve balance.

Commented [CD2]: Combined with Bridge Reserve



Principles:

Background:

Policy #1008 (o)

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

Policy Title: Strings & Keys Music Reserve

Policy No.: 1008 (o)

Approval: County Council

Effective Date: May 27, 2015 Approval Date: May 27, 2015 Amended Date: March 28, 2018

Supersedes Policy No.: New

Policy Statement: Mountain View County (the County) will establish reserve funds. The reserve funds will be set

aside and used under the direction of County Council.

Purpose: This reserve is used for the purpose of furthering student's musical education, to be allocated to students who are residents or living within the geographical boundary of Mountain View County and are dedicated to developing musical talent and improving musical skills.

Upon depletion of this fund, further funding options may be presented to Council, or the Strings

& Keys Music Education Fund may be cancelled.

 The Strings & Keys Funding Committee will be responsible for allocating funds within the approved budget, as set out in the Strings & Keys Music Education Fund Policy No. 8009 of the Mountain View County Policy Manual. The results will be circulated to Council as an

information item.

2. This Reserve will not accrue interest.

This reserve was created in 2015 with funds received from Strings & Keys, a registered

charitable organization, when the Society's Board of Directors decided to wind up its operation. Strings & Keys would like to see the funds used to support individuals requiring financial assistance for the cost of musical education, with the guidance from the Strings & Keys Funding

Committee.



Policy #1008 (p)

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

Policy Title: Tax Rate Stabilization Reserve

Policy No.: 1008 (p)

Approval: County Council

Effective Date: May 27, 2015
Approval Date: May 27, 2015
Amended Date: March 28, 2018
Amended Date: January 29, 2020

Supersedes Policy No.: New

Policy Statement:

Mountain View County (the County) will establish reserve funds. The reserve funds will be set aside and used under the direction of County Council.

Purpose:

This reserve was created for three-four reasons: to cover one time capital and operating expenses that Council does not wish to delay to the next budget year, to cover unexpected unfavorable variances from budget that cannot be funded from other sources, or to balance differences in funding in a budget process.

Principles:

- These funds may be applied to any projects Council feels are non-recurring expenses so as not to impact taxes in that year.
- This reserve shall be capped at 10% of Municipal Tax Revenue, until December 31, 2022 at which time the reserve may be returned to a cap of 5% of Municipal Tax Revenue.
- 3. This reserve will not accrue interest.
- Theses funds may be used to cover shortfalls to achieve a balanced budget as required by the Municipal Governance Act.



Policy #1008 (q)

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

Policy Title:	Agricultural Society Arena Reserve - Cremona	
Policy No.:		
Approval:	—County Council	
Effective Date: Approved Date:	— December 12, 2018 — December 12, 2018	
Supersedes Policy No.:	-New	
Policy Statement:	Mountain View County (the County) will establish reserve funds. The reserve funds will be se aside and used under the direction of County Council.	
Purpose:	The purpose of this reserve is to move funds budgeted from general revenue into a reserve for the single purpose of funding the Cremona Agricultural Society arena renovations.	
Principles:	 The funds moved into or out of this reserve will be approved by Council. Funding withdrawals will be based on actual expenditures. Should funds be left over after the project is completed, funds are intended to be moved to another reserve. The reserve will be closed after the arena project is complete. 	
Background:	Funding for a total of \$500,000 has been approved for an arena renovation in Cremona. The project had been delayed.	

Commented [CD3]: Project is complete



Policy #1008 (r)

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

Policy Title: Carry Over Project Reserve

Policy No.: 1008 (r)

Approval: County Council

Effective Date: December 12, 2018 Approved Date: December 12, 2018

Supersedes Policy No.: New

Policy Statement:

Mountain View County (the County) will establish reserve funds. The reserve funds will be set aside and used under the direction of County Council.

Purpose:

The purpose of this reserve is to move funds budgeted for in a fiscal year that were not spent from internal resources and debt to a specific reserve. Internal resources include any revenue apart from any type of grant and reserves.

Principles:

- The funds moved into this reserve will be approved by Council and will be transferred as part of year end closing entries.
- 2. Funds will be added and tracked on a per project basis.
- 3. Funding withdrawals will be based on actual expenditures and limited to the per project allocation in the reserves.
- Should funds be left over after a project is completed, funds are intended to be moved to another reserve.
- Should a project go over the reserve allocation a separate funding allocation will have to be made.
- This reserve does not accrue interest.

Background:

As part of normal operations, projects may not finish in their budgeted fiscal year for a multitude of reasons. The creation of this reserve will allow the Council approved budgeted allocation to remain in effect for a period longer than a year. The creation of this reserve will simplify the budget process and justification for the tax rate bylaw, and ensure residents are not being taxed multiple times for the same project.



Policy #1008 (s)

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

Policy Title:	Bad Debt Reserve
Policy No.:	— 1008 (s)
Approval:	— County Council
Effective Date: Approved Date:	February 10, 2021 February 10, 2021
Supersedes Policy No).: Now
Policy Statement:	Mountain View County (the County) will establish reserve funds. The reserve funds will be set aside and used under the direction of County Council.
Purpose:	The purpose of this reserve is to maintain a funding source to offset uncollectable tax revenue in a fiscal year as a method to stabilize the impact on the annual tax rate to the remainder of the tax base.
Principles:	The funds moved into this reserve will be approved by Council and will be transferred as part of year end closing entries. Funding withdrawals will be determined by Council on an annual basis when the actual Bad Debt is determined for that respective fiscal year. This reserve will not receive annual allocations and is expected to be depleted. This reserve does not accrue interest.
Background:	In 2020, in expectation of a large amount of unpaid property taxes due to the impact that the economy has had on the Oil and Gas industry, Mountain View County budgeted \$5,000,000 as a Bad Debt Allowance. The intent of this allowance was to fund the projected deficit that these unpaid taxes would create to allow for service levels to continue at the approved amount. This total budget was not used in 2020 and therefore a reserve was established to retain the unused amount for future use.

Commented [CD4]: Transferred to Tax Rate Stabalization



Policy #8006

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

Policy Title: Intermunicipal Collaboration Capital Reserve

Policy No.: 8006

Approval: County Council

Effective Date: August 23, 2017

Supersedes Policy No.: Section D 4(d)

Policy Statement: Mountain View County (the County) will establish an Intermunicipal Capital reserve fund. The

reserve funds will be set aside and used under the direction of County Council.

Purpose: The County realizes the mutual benefit of joint capital projects that service the needs of the residents within its boundaries. The County must balance the requests to jointly fund capital

projects in the Towns and Village with the requirement to provide the Council approved service levels in the County. Therefore, predictable annual contributions to the reserve fund will be made to balance the investment within the Towns and Village that serve a mutual benefit, whilst still providing sufficient capital to execute the projects necessary to deliver the County Council approved service levels. The County appreciates the uniqueness of each Town and Village within the boundaries, however will endeavor to promote a regional approach to Capital

projects via the approvals of capital funding through this reserve fund.

Applications for funding are intended to flow through and complement the Intermunicipal Collaboration Funding agreements established between Mountain View County and the urban municipalities within the boundaries of the County. Projects funded from this reserve may be completed by community groups and societies, but the application for funding must be endorsed by the urban municipality.

Priority for funding will be given to projects that deliver essential community needs such as, safe drinking water etc.

Principles:

- Capital Project is defined as construction of, or a major addition, or renovation to infrastructure and buildings within an urban municipality for which the use is supported by rural residents and is determined by the Intermunicipal Collaboration Committee to be a benefit to the entire community.
- 2. The proposed facility and land on which same will be located must be publicly owned (Local or Provincial government) or a Local not for Profit Community organization.
- 3. Mountain View County will Contribute <u>9%</u> of the net tax revenues available for Municipal purposes to a reserve fund, annually. As a first priority, the reserve will fund the County's share of annual Recreation and Library Operating and Capital Maintenance obligations as required in the Intermunicipal Collaboration Framework Agreements with each urban partner municipality. The remaining funds will remain in the reserve to fund Capital projects as approved by Council.
- 4. The Reserve fund is to be used for the sole purpose of jointly funded projects within the Towns and Village that demonstrate mutual benefit as defined by the Intermunicipal Collaboration Framework master agreements.

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- 5. All applications for Capital projects that are submitted to the County for consideration of funding through the reserve must follow the process established in the Intermunicipal Collaboration Framework master agreement
- 6. Capital projects that demonstrate collaboration of two or more urban municipalities, will be considered a higher priority request for capital funding.
- 7. A single request for Capital project funding will not exceed \$1 million per project from this reserve, and must be matched in per capita funding by the requesting municipality.
- 8. In the case of collaboration between multiple urban municipalities or joint ownership by the County of the capital asset, a higher capital contribution in excess of \$1 Million from the reserve fund may be considered by County Council. Mountain View County may also consider the use of Cash in Lieu Reserves or Debenture to participate in projects that are jointly owned or provide a larger regional benefit.
- 9. Long range capital lifecycle plans should be developed and form part of all project funding applications. In addition to lifecycle plans details on the expected financial impact to net operating costs if the project is completed should be included.
- 10. No Town or Village can access the fund in consecutive years for requests exceeding \$100,000, and priority will be given to those municipalities that have not successfully accessed the County reserve fund in recent years for capital projects in excess of \$100,000.
- 11. The County Council may consider, or deny funding for any Capital request at their sole discretion without prejudice.
- 12. In the case that all of the funds in the reserve fund have been allocated to Council approved projects, any additional funding applications may be delayed until the reserve fund is sufficiently built up via annually approved Council contributions. In the case that insufficient funds are in the reserve when a suitable projects application is submitted, County Council reserves the right to request the applicant to defer the project purchase until such time that sufficient funds have accumulated in the reserve fund.
- 13. This policy will not be retroactive for projects completed prior January 1st, 2018.
- 14. Any approval for capital assistance pursuant to this policy does not imply any additional future operating cost sharing by the County.

End of Policy



Procedure # 6305-01

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

Procedure Title: Roadside Brush Control

Procedure No.: 6305-01

Approval: CAO

Effective Date: December 11, 2013
Approved Date: December 11, 2013
Reviewed Date: September 10, 2018

Supersedes Procedure No.: New

1. Definitions

- 1.1 "Brush" will be defined as trees and shrubs up to 15 centimeters in diameter
- 1.2 "Mechanical Brush Removal" will be defined as cutting and mulching undesirable brush by a mechanical brush cutter.
- 1.3 "Chemical Brush Control" will be defined as registered herbicide application at recommended rates, labelled for the control of undesirable brush less than 3 meters in height.

2. <u>Brush Control and Removal Procedures</u>

- 2.1 Priority is given to major and minor collector roads. An inspection by County staff will be conducted to determine priority and removal options
- 2.2 Preventative Mechanical and Chemical Brushing will annually occur consistent with the standards and good practices as set out under the Industrial Vegetation Management Association of Alberta_(IVMAA) Standards and Good Practices, the Environmental Code of Practice for Pesticides, and in accordance with applicable Federal and Provincial legislation.
- 2.3 Chemical Brush control will be used to <u>control brush</u>, <u>saplings and to increase effectiveness of the mechanical cutters</u>, <u>reduce the re growth of saplings and control brush deemed too small for Mechanical Brush Removal</u>. Chemical Brush Control will not take place within 30 meters of water bodies, no spray agreements, shelterbelts, gardens, dwellings or other sensitive locations.
- 2.4 Brush within 30 meters of an intersection or traffic control sign will be removed/controlled.
- 2.5 Brush will be removed at the request of Operational Services for safety and road maintenance concerns.
- 2.6 Brush removal/control will only be performed when environmental conditions are favorable.
- 2.7 Within 30 meters of the access to, or directly in front of a residence/farmstead, all brush will be removed within 2.5 meters (8 feet) of the road shoulder, or greater to maintain safe sight lines. Reasonable attempts will be made to contact landowners affected by these brushing activities. This may include notification through verbal communications, newspaper advertisements.or the County website.

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Reasonable attempts will be made to contact landowners affected by the brushing activities. This may include notification through verbal communications, newspaper ads or pamphlets. the website

- 2.92.8 If requested by the landowner, ornamental brush may be left in the County road allowance within 30 meters of the access to, or directly in front of a residence/farmstead providing safe sight lines are maintained.
- 2.102.9 Under all other circumstances brushing shall be done from the road to the fenceline.
- <u>2.112.10</u> Efforts will be made to remove brushing debris from approaches, roads and any other potentially hazardous locations.
- 2.12 Brush along the rest of the property shall only be left if the landowner's derived benefits from the trees in terms of shelter outweigh the Municipality's benefits of having the trees removed. At all times, the benefits associated with intersection safety and the protection of County road infrastructure shall take priority.
- 2.132.12 Brushing requests from the public may be taken and, if approved, will be added to the schedule based on priority.
- 2.142.13 Brush removal on private property or an undeveloped road allowance shall only be done if it benefits the County. A right of entry agreement shall be completed prior to entry onto private land.
- <u>2.152.14</u> Trees in excess of <u>brushing Agricultural Services Board equipment capabilities may be removed manually by Operational Services <u>Department</u>.</u>
- 2.162.15 No compensation will be given to adjacent landowners for volunteer trees species or brush removed from the road allowance, or between the fence lines that appear to mark the edges of the road allowance.
- 2.16 Any requests from landowners for use of County resources for removal of brush within an Undeveloped Road Allowance shall be dealt with through Policy 6304.
- 3. Private Removal of Brush or Trees on Developed County Road Allowance
- 3.1 Written pPermission must be provided by the County's Operational Services Department for any landowner wishing to remove brush or trees from a developed County road allowance (e.g. Brushing fence lines) and the Government of Alberta through their permitting process.
- Brush removal requests on undeveloped road allowance licenses will be referred to Agricultural Services. Brush removal requests on developed roads will be referred to Operational Services.
- 3.23 Written permission must be provided by the County, regardless of an Undeveloped Road Allowance Licence, for any landowner wishing to remove brush or trees from an undeveloped road allowance adjacent to their property.
- 3.43 The landowner will be responsible for all liability and expense for the clearing process, no liability or expense will be covered by Mountain View County, unless it would be of mutual benefit. If there is a mutual benefit an agreement must be reached with the County, prior to removal.
- 3.54 Cleared trees or brush cannot be piled or stored on the road allowance.
- 3.65 Any marketable timber must be salvaged as per Sustainable Resource Development, the Government of Alberta requirements. (This refers to spruce and pine that is of marketable value and does not include poplar and aspen.)

Mountain View County Procedure No. 6305-01, Effective – December 11, 2013

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Procedure # 6308-01

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

Procedure Title: Management of Mountain View County's Fee Simple Property

Procedure No.: 6308-01

Approval: CAO

Effective Date: December 16, 2015

Supersedes Procedure No.: Section F(17) Sale of County Real Estate

1. <u>Use of County Owned Fee Simple Lands</u>

- 1.1 When lands are held in reserve, Agricultural use of the lands will be permitted, as per Policy#6302
 Agricultural Lease of MVC Owned Property
- 1.2 Environmental protection measures and best management practices will be utilized on County owned lands.

2. Requesting Use or Sale of County Owned Fee Simple Lands

- 2.1 A formal application, by written letter must be made to Mountain View County for the use or sale of County owned land.
 - 2.1.1 Applications may be accepted from individuals, groups, non-profit organizations, private enterprise and other government agencies.
 - 2.1.2 A presentation_by the applicant must be made_to Council_-may be requested or the Policies and Priorities Committee.
- Administration will provide any property restrictions, permitting requirements, historic and current land use to accompany an application.
- 2.32.2.1 Any requests for the sale of County Owned Fee Simple Lands shall be returned to Council for consideration and decision. Administration shall review and render a recommendation.

3. Application Process to Request Use or Sale of County Owned Fee Simple Lands

- 3.1 In accordance with Section 2.1, the following details should be outlined by the Applicant in their formal application to Mountain View County:
 - 3.1.1 Proof of Need (no viable alternatives): Applicant must identify the need for the use or sale of the County owned fee simple land.
- 3.1.1 Applicant must identify the need for the use or sale of the County owned fee simple land.
 - 3.2.1 Other requests of the County County to Deliver on Proposal: Applicant must clearly identify the request for use or sale of the County owned land and if there are any other contributions requested from the County.

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- 3.2.1 Applicant must clearly identify the request for use or sale of the County owned land and if there are any other contributions requested from the County.
- 3.3.1 Understanding of Limitation on Property: Requirements to obtain appropriate re-designation, development permit, building permit and technical studies must be identified at the time of the request.
 3.3.1 Requirements to obtain appropriate re-designation, development permit, building permit and technical studies must be identified at the time of the request.
- ——3.4.1 Financial <u>ConsiderationsRequirement</u>: <u>Applicant must identify funding sources and if applicable long term funding sources</u>, any funding requests from the County, short term and or <u>long term and any known liability to the County</u>.
- 3.4.1 Applicant must identify funding sources and if applicable long term funding sources.
- 3.4.2 Applicant must identify any funding requests from the County, short term and or long term.
- 3.4.3 Applicant must identify any known liability to the County.

4. <u>Frequency of Council to Review Land Inventory</u>

4.1 <u>Once during Ee</u>very <u>3-4</u> years Council shall conduct a review of County owned land, excluding Environmental Reserves, Municipal Reserves, and Road Allowances.

5. Land Sale Procedure

- 5.1 Sale of County owned land may be an open public tender with reserve bid. The County may employ the services of a realtor.
- 5.2 Sale of County owned land may be in direct negotiation with owner of parent parcel of land if consolidation is required.
- 5.3 The option to purchase land at fair market value may be exclusively extended to a long term lease holder where there is a benefit to maintaining the current land use and environmental protection.
- 5.4 County owned lands will normally be sold at market value. Real estate sold or transferred at less than market value will be done in compliance with the *Municipal Government Act*.
- 5.5 Funds from the sale of County lands are to be used to purchase other land, major capital assets that have a long life, or to cover over-expenditures of previous purchases.
- 5.6 Funds from the sale of County lands are to be placed in the Surplus/Deficit Land purchase accountaries reserve if no immediate land or major capital asset purchase is to be made.
- 5.7 The major reasons for selling land would be:
 - (a) Funds required for a special purpose that meets the criteria of this policy.
 - (b) Market timing
 - (c) Public interest
- 5.8 Land is to be considered an investment and is not to be sold for the sake of balancing a current operating budget.

End of Procedure

Approved: December 22, 2015 (RFD December 16, 2015 Council meeting)



Procedure #6302-01

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

Procedure Title: Agricultural Lease of MVC Owned Property

Procedure No.: 6302-01

Approval: CAO

Effective Date: February 27, 2008
Approved Date: February 27, 2008
Amended Date: May 13, 2015
Reviewed Date: September 10, 2018

Reviewed bate. September 10, 2010

Supersedes Procedure No.: F-7 Lease of County Property

1. <u>Procedures</u>

- 1.1 Lands to be leased may be advertised for lease by tender. The highest, or any tender, will not necessarily be accepted.
- 1.2 Leases will be by calendar year and for a period of three years with the exception of leases with non-profit associations that provide a benefit to the Community, unless otherwise determined by Council-
- 1.3 Priority may be given to bona fide farmers owning lands contiguous to lands advertised.
- 1.4 Priority may be given to bona fide farmers paying taxes within Mountain View County.
- 1.5 Lease renewals do not have to be advertised by Council. The Lessee shall have the first right of refusal to renew the said lease at the discretion of Council, subject to all existing terms and conditions of an original lease and amendments thereto.
- 1.6 Existing improvements or improvements carried out by a Lessee on lands during a lease period shall become the property of Mountain View County, at the expiration of the said three-year lease and/or renewal period, and the lessee shall have no resort to recompense or damages.
- 1.7 The Lessee shall be responsible to pay all taxes and/or rates which may be charged in respect of the said lease, for the continuance of the said lease in addition to the fixed rental.
- 1.8 The Lessees shall not sublet said lands, neither shall he/shethey place cattle in these pastures that are not of his/hertheir ownership, nor enter into any form of agreement on same without the prior approval of Council, and any assignment without the consent of the Council is void.
- 1.9 Termination of the lease shall be by six months written notice by either party, except in cases of the said lease being in arrears of rental or taxes, which shall render the same-lease null and void.
- 1.10 County Council will determine lease rates for each property to be leased, prior to its lease and lease renewal.
- 1.11 Crop Production loss damages due to Oil and Gas activity or other surface leases shall be directed to the Lessee, to compensate for lost pasture or cropland.

Page 2 of 2

- 1.12 Erecting a secure perimeter fence or replacing perimeter fences that are beyond repair, as determined by Mountain View County, will be completed at the County's expense and in accordance with the Line Fence Act. All cross fencing and maintenance of perimeter fencing is the responsibility of the lessee.
- 1.13 An annual Grazing—Report must be completed by all <u>agricultural</u> Lease holders grazing livestock, prior to October 31, of each year.
- 1.14 The Agricultural Fieldman will evaluate grazing and crop management annually. —In the event there are concerns with production of overgrazing, Mountain View County may provide written notice, to delay livestock turnoutremedy the issue by the Lessee, to provide rest and recovery for the property in question. The Lessee will-may not be compensated for loss tof use, animal units.
- 1.15 At all times during the term of the lease, the lessee is expected to use the land in a manner that reflects good land management practices to the satisfaction of Mountain View County.
- 1.16 The lessee shall be responsible for weed control on the demised land to the satisfaction of Mountain View County
- 1.17 If a solar system is provided by Mountain View County the Lessee will be responsible for repair and maintenance of the system throughout the term of the lease. Including, but not limited to, replacement of batteries, floats, charge controllers, water pipes, electrical wire, fuses, etc



Procedure # 6304-01

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

Procedure Title: Undeveloped Road Allowance Management

Procedure No.: 6304-01

Approval: CAO

Effective Date: April 23, 2014
Approval Date: April 23, 2014
Amended Date: November 28, 2018
Amended Date: April 24, 2019
Amended Date: June 3, 2020

Supersedes Procedure No.: Section F (8)

1. Undeveloped Road Allowances

- 1.1 Undeveloped road allowances are surveyed road allowances that were not developed or were previously used but no longer maintained to municipal road standards.
- 1.2 Undeveloped road allowances will be left in a natural state.

2. Undeveloped Road Allowance Licence

- 2.1 An Undeveloped Road Allowance Licence is required for use of the road allowance for agricultural purpose.
- 2.2 The Undeveloped Road Allowance Licence does not supersede the *Alberta Traffic Safety Act* or the Mountain View County *General Traffic Bylaw*.
- 2.3 <u>Issued Licences_are issued</u> subject to continued use of the road allowance by such agencies as may be permitted by present and future legislation.
- 2.4 Licences are subject to cancellation upon thirty (30) days written notice by the County or the Minister of Transportation and Utilities, or the Licensee.
- 2.5 Licences are issued for a period not exceeding three years. A licence entered into part way through a year will be considered as a full year and will be charged the full year fee.
- 2.6 Licences may be renewed by Administration for a further three-year period at the expiry of a licence period.
- 2.7 Mountain View County retains the right of entry and control including the right and privilege of cutting or spraying any portion of the road allowance for the purpose of weed control, or for any other purpose at any time in the areas for which this Licence has been issued.
- 2.8 The placement of buildings or storage of equipment is strictly prohibited.
- 2.9 The Undeveloped Road Allowance Licence does not permit tree clearing.

Page 2 of 5

3. <u>Undeveloped Road Allowance Licensee</u>

- 3.1 Only landowners adjacent to the undeveloped road allowance may be licenced to use the road allowance and only the portion of the undeveloped road allowance directly adjacent their property. Only the portion of the undeveloped road allowance directly adjacent to a landowners property may be licenced by that respective-a landowner.
- 3.1 3.2
- 3.33.2 In consideration of the County's granting the licence the Licensee agrees to indemnify and save harmless Mountain View County of and from any claims or demands arising from the operations on the right of way.
- 3.43.3 The Licensee shall, at its sole expense, obtain and maintain comprehensive general liability insurance throughout the term of the Licence.
- 3.53.4 The Licensee shall be responsible for weed control on the right-of-way to the satisfaction of the County.
- 3.63.5 The Licensee shall not have the right to sublet any portion of the Licence.

4. <u>Application for an Undeveloped Road Allowance Licence</u>

- 4.1 An application must be filled out for the request to use an undeveloped road allowance, jointly signed by both adjoining landowners. The application must identify the following.
 - 4.1.1 Which landowner will be the holder of the Licence, clearly outlining the use of the road allowance, and the other adjoining landowner's consent;
 - 4.1.2 Agreement to conditions of the Undeveloped Road Allowance Policy, Procedure and Licence;
 - 4.1.3 Identifying any gates or cattle guards that will be erected across the Undeveloped Road Allowance;
 - 4.1.4 Mutual agreement with adjoining landowner for shared use, repair and costs of the perimeter fence as per the Line Fence Act.
- 4.2 A copy of the application will be forwarded to the local Councillor for comment.
- 4.3 If the application is acceptable, an Undeveloped Road Allowance Licence Agreement will be entered into by the County and the applicant/landowner.
- 4.4 Payment of the Licence fee must be received prior to granting a Licence agreement.
- 4.5 Licence fees will be charged at a rate in the Mountain View County Fee Schedule Bylaw.

5. <u>Multiple Requests for an Undeveloped Road Allowance Licence</u>

- 5.1 When both adjacent landowners are requesting use of the undeveloped road allowance, the road allowance may be divided between the two adjacent landowners, the following procedures shall apply:
 - 5.1.1 The application form will be forwarded to the County and jointly signed by both adjoining landowners advising the County as to which landowner will be responsible for placing the fence and how the costs will be shared;
 - 5.1.2 One of the adjacent landowners shall notify the County when a mutually accepted fence has been constructed;

Page 3 of 5

<u>5.1.3</u> All costs associated with the fence, including any survey costs, will be paid for by the adjacent landowners;

5.1.3

- 5.1.4 In the event that the fence needs to be replaced at some future point due to road construction, the fence will be removed by the County and will be replaced as per County policy on both sides of the road.
- 5.2 When adjacent landowners cannot agree as to who should receive or the sharing of the Licence, the road allowance will not be Licenced and neither party will be granted Licenced use.

6. Restricting Access of a Licenced Undeveloped Road Allowance

- 6.1 With the written consent of all affected adjacent landowners along the to an Undeveloped Road Allowance, Licenced road allowances may be gated and locked so as to prevent vehicle access, provided there are no valid public complaints or safety concerns.
- 6.2 If renewing an Undeveloped Road Allowance Licence with restricted access, the Licensee must provide written consent from all affected adjacent landowners.

7. Restricting Access of an Undeveloped Road Allowance for Other Purposes

- 7.1 A request to restrict the use of the undeveloped road allowance, in instances that would -minimize illegal activity, minimize environmental impact or eliminate a nuisance, may be made when the road allowance is not required for access and is not being utilized for agricultural use.
- 7.2 The request must be made in writing to the Chief Administrative Officer identifying the necessity for restricting access and include written consent from all affected adjacent landowners. The Chief Administrative Officer shall have final authority as to the decision to restrict access to the Undeveloped Road Allowance.
- 7.3 The County shall maintain the final authority to revoke any approvals at anytime including the removal of any locks or barricades without notice to the landowner(s).

8. Permanently Closing an Undeveloped Road Allowance

- 8.1 A request to permanently close an undeveloped road allowance or road in accordance with Section 22 of the *Municipal Government Act* shall be submitted to the Chief Administrative Officer, including the applicable fee as outlined in Mountain View County's Rates and Fees Bylaw, identifying the need and justification for the closure.
 - 8.1.1 The Chief Administrative Officer will have the final authority as to the decision to proceed with a Road Closure under Section 22 of the *Municipal Government Act* which requires the preparation of a Bylaw for Council consideration and notification of affected persons and Alberta Transportation.
- 8.2 A request to permanently close an undeveloped road allowance or road described in a surveyed road plan in accordance with Section 24 of the *Municipal Government Act* shall be submitted to the Chief Administrative Officer identifying the need and justification for the closure.

Page 4 of 5

- 8.2.1 This process shall be used for roads that are no longer required for use by the travelling public due to the existence of an alternate route.
- 8.3 The Chief Administrative Officer will have the full authority as to the decision to proceed with a Road Closure under Section 24 of the *Municipal Government Act* which requires the passing of a resolution by Council and final approval by the Minister of Transportation.

9.0 <u>Undeveloped Road Allowance Maintenance / Improvements</u>

- 9.1 It is the intent of the County to leave Undeveloped Road Allowances in a natural state_with the same access potential as historically provided to preserve and support the existing agricultural operations of the adjacent lands. In the event that the Undeveloped Road Allowance requires minor maintenance including the placement of gravel to restore the access back to its historical access capability, an application can be made to the County for consideration.
 - 9.1.1 The Director of Operations, in consultation with the local area Councillor, may provide maintenance to restore the access back to its historical natural state up to a maximum of \$1,000.00 per Undeveloped Road Allowance.
- 9.2 In the event that the landowner requires increased access to adjacent lands that would increase the service level of the Undeveloped Road Allowance_and improve the <u>current_natural_state</u>, the landowner shall be required to upgrade the road allowance in accordance with Mountain View County's Construction on Undeveloped Road Allowance Policy.
- 9.3 Mountain View County may develop or improve an Undeveloped Road Allowance, when it is identified to support the public need, with Council approval.

10.0 <u>Undeveloped Road Allowance Tree Clearing Requests</u>

- 10.1 All tree and brush clearing requests will be addressed through the Alberta *Forest Act*.
- 10.2 If a permit is granted through the Government of Alberta, the permittee is responsible for all liability and expense for the clearing process.
- 10.3 No liability or expense will be assumed by Mountain View County.
- 10.4 All trees and brush cleared cannot be piled or stored on the Undeveloped Road Allowance.
- 10.5 No grading, cutting or filling of the Undeveloped Road Allowance surface is permitted.
- 10.6 If equipment is required for the tree and brush removal, a written request for equipment entry permission is required from Mountain View County.
- 10.7 A copy of the request will be forwarded to the local Councillor for information.

11. <u>Complaints</u>

11.1 Complaints received regarding access to affected properties along an undeveloped road allowance where a Licence has been issued will be resolved through the Licensee, if an agreement with adjacent affected landowners cannot be reached the Undeveloped Road Allowance Licence may be revoked.

Mountain View County Procedure 6304-01, Effective – April 23, 2014

Page 5 of 5

11.2 If the licensee does not adhere to the terms of the Undeveloped Road Allowance Licence the Licence may be revoked and could be subject to fines under the General Traffic Bylaw.



Regular Council Meeting

Request for Decision

Legislative, Community & Agricultural Services

Date: September 14, 2022

SUBJECT: 2022 Strings & Keys Music Education Fund Approvals

RECOMMENDATION:

That Council approves a 2022 one-time budget addition of \$700.00 from the Strings and Keys Reserve to the 2022 Strings & Keys Music Education budget, and that Council receive the Strings and Keys Music Education Committee funding approvals as information.

ALTERNATIVE OPTIONS: That Council request that the applications be returned to the Strings & Keys Music Education Committee for allocation within the approved budget of \$4,000.00.

BACKGROUND: The Strings & Keys Music Education fund is to support individuals requiring financial assistance for the cost of musical education. Projects shall support musical initiatives such as private music lessons; instrument rental and/or maintenance; summer music programs; post-secondary music education; and travel to auditions or competitions.

This funding is directed to individuals who are residents or living within the geographical boundary of Mountain View County, up to and including the age of twenty-five (25), dedicated to developing musical talent and improving musical skills.

The Committee received 10 applications in 2022 and have allocated funding to 6 applicants as they felt those candidates' projects best fulfilled the Strings & Keys Funding Policy.

The annual Strings & Keys Funding budget as per Policy 8009 is \$4,000.00. As of January 1, 2022, \$9,835.00 remains in the Strings & Keys Reserve Balance. In 2022, there was a total of \$17,634 of funding requested under this grant program.

Applicant Name	Project	Approved Funding
Ella Challoner	Post-Secondary Music	\$2,000
	Education	
Hannah Turnbull	Voice Studies/Lessons	\$200
Lilyann Sanders	Piano Lessons/Studies	\$500
Marharyta Sharko	Voice/Opera Lessons	\$1,500
Melissa Hiebert	Piano Lessons/Studies	\$400
Tyler Lema	Piano Lessons/Studies	\$100
Total		\$4,700

RELEVANT POLICY: Policy #8009 Strings & Keys Music Education Fund

Strings & Keys Budget \$4,000.00 Strings & Keys Reserve Balance - \$9,835.00 as of January 1, 2022.	
Attachments Nil 🔀	

PREPARED BY: JA REVIEWED BY: CA

BUDGET IMPLICATIONS:



Regular Council Meeting

Request for Decision

Operational Services

Date: September 14, 2022

SUBJECT: Bridge File 79007 Tender Results

RECOMMENDATION: That Council accept the tender results as information and defer the replacement of BF

79007 until 2023.

ALTERNATIVE OPTIONS: That Council approve an additional \$85,000 to replace BF 79007, to be funded from the Bridge Reserve, and proceed with construction as quoted by the sole contractor bid received.

BACKGROUND: As part of the 2021 Capital Budget, Council approved the replacement of BF 79007 with a construction budget of \$290,000. The project did not occur in 2021 and the full amount carried over to 2022. A tender was posted publicly through the Alberta Purchasing Connection, by Roseke Engineering Ltd., with a closing date of August 29, 2022. Only 1 bid was received, which came in at \$373,325 from Unsurpassable Construction. With Engineering, the total cost will be an estimated \$425,000.

Operational Services is recommending that this project get retendered in 2023.



RELEVANT POLICY: Policy # 1009 - Financial Controls

BUDGET IMPLICATIONS: Capital Bridge Program Budget; This project was awarded the Strategic Transportation Innovation Program (STIP) funding. It will cover 75% of the project costs up to \$187,500. It has been confirmed this funding may be carried forward to 2023.

Attachments Nil 🔀

PREPARED BY: JH REVIEWED BY: RM



Regular Council Meeting

Request for Decision

CAO Services
Date: September 14, 2022
SUBJECT: Alberta Community Partnership (ACP) Grant Application Request
RECOMMENDATION: That Council supports the Town of Olds 2023 ACP Grant application for an Area Structure Plan project on the recently annexed lands, providing the Area Structure Plan addresses potential future servicing connections for water and wastewater, Transportation corridors, and Storm water management.
ALTERNATIVE OPTIONS: That Council receives the ACP Grant Application Request as information and notify the Town that Mountain View County will not be participating in the project.
 BACKGROUND: An ASP is a high-level statutory document that guides future development. The NE annexed land has been designated as industrial use by the Town. The ASP will expand on this first step by: Connecting it with other Town plans (utilities, transportation, and land use) Developing a conceptual map of future development (parcels, roads, utility points, etc.) Liaising with Alberta Transportation to assure conformance with provincial plans and standards
The immediate goal of an ASP is to contextualize the NE land within the Town's current planning regime (including the IDP). The long-term goal of this plan is to provide development ready land for future growth.
The ACP Grant application deadline is December 16, 2022.
RELEVANT POLICY: N/A
BUDGET IMPLICATIONS: The cost of an ASP generally ranges between \$150,000 - \$250,000. However, the ACP grant may provide 100% funding up to \$200,000. The grant application will be \$200,000 and no additional funding will be requested from the County regardless of the amount received from the ACP Grant.
Attachments Nil 1. The Town of Olds Request
PREPARED BY: Imc REVIEWED BY: JH

Alberta Community Partnership (ACP)

Town Ask:

That ICC recommend a resolution to MVC Council to support the Town of Olds' grant application to the Intermunicipal Stream of the Alberta Community Partnership (ACP) grant program for the purpose of creating an Area Structure Plan (ASP) in the recently annexed area of the Town of Olds (NE corner).

Background:

An ASP is a high-level statutory document that guides future development. The NE annexed land has been designated as industrial use by the Town. The ASP will expand on this first step by:

- Connecting it with other Town plans (utilities, transportation, and land use)
- Developing a conceptual map of future development (parcels, roads, utility points, etc.)
- Liaising with Alberta Transportation to assure conformance with provincial plans and standards

The immediate goal of an ASP is to contextualize the NE land within the Town's current planning regime (including the IDP). The long-term goal of this plan is to provide development ready land for future growth.

Cost:

The cost of an ASP generally ranges between \$150,000 - \$250,000. However, the ACP grant provides 100% funding up to \$200,000. The grant ask will be \$200,000 and no funding will be requested from the County regardless of the amount received from the program.

Implementation: If successful, this would be a 2023 project.

Further Information:

Brief overview of the Alberta Community Partnership Program - Intermunicipal Collaboration stream

- Up to \$200,000 funding available for each project.
- Application deadline is December 16, 2022.
- Allowable dates for project April 2023 April 2025.
- Olds will be the managing partner.
- ACP expects motions or resolutions are in place by the grant application date. The managing partner
 and project participants (municipalities involved) must confirm their project involvement through council
 resolutions or motions. The resolutions or motions should confirm support for their involvement in the
 project and designate a managing partner.
- Motions or resolutions should be in place before the grant application date.
- Olds Planning and Development department will develop a scope of work that will be included in the grant application. This should be complete by the end of August.



Regular Council Meeting

Request for Decision

CAO Services
Date: September 14, 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: Imc



Regular Council Meeting

Request for Decision

CAO Services
Date: September 14, 2022
SUBJECT: Information Items
RECOMMENDATION:
That Council receive the following items as information: a. 2022-08-19 Contact Newsletter b. GFOA Distinguished Budget Presentation Award c. Walk with Mayors invite 2022 d. Victim Services Redesign e. August 25, 2022 letter from Town of Olds re Rescinding of Notice of Termination of Fire Services Agreement f. 2022-08-26 Contact Newsletter g. Municipal Engagement Opportunity with Minister Tyler Shandro h. 2022-09-02 Contact Newsletter
BACKGROUND: Receive as Information
RELEVANT POLICY: N/A
BUDGET IMPLICATIONS: N/A
Attachments Nil As per recommendation
PREPARED BY: Imc



FEATURED:

Province Releases Deployment Model for Proposed Alberta Provincial Police Service

The model provides information on how detachments would be staffed and structured under an Alberta Provincial Police Service. The RMA continues to have questions relating to costs, staffing challenges, and local input under the proposed model.

Learn more...

MEMBER BULLETINS

Member bulletins are posted to **RMAlberta.com** regularly each week. Below is a list of all the member bulletins compiled from the past week.

RMA Insurance: Inflation and Renewal

Renewal is just around the corner! Please remember to look at your values by completing a schedule review and sending in your applications prior to August 31, 2022.

RMA Insurance has factored inflation into the past few years and will continue doing so in the future.

Learn more...

REMINDERS



RMA & Canoe Charity Golf Tournament

Registration is open for the 12th annual RMA & Canoe Charity Golf Tournament in support of the Stollery Children's Hospital Foundation September 14, 2022. We are also still looking for a few sponsors and prizes for the event.

Learn more...

Resolution Deadline for 2022 Fall Convention

With district meetings approaching, the RMA is reminding members of the important role resolutions play in guiding the association's advocacy efforts. To maximize these efforts, having well-written resolutions that are clear, concise, and include pertinent information is essential. The deadline to submit resolutions for the 2022 Fall Convention is 4:00 pm on October 12, 2022.

Learn more...

Government of Canada Seeks Input on Public Transit Funding

The Government of Canada is seeking input on public transit funding in order to develop permanent funding for sustainable transit networks throughout the country. While transit is typically viewed as an urban issue, the survey process is seeking input from rural stakeholders on how to design a funding approach that is flexible enough to support transit in both large cities and rural areas.

Learn more...

ANNOUNCEMENTS

The Future of Alberta Policing: A Webinar Series

Government of Alberta is hosting a webinar series featuring prominent Canadian experts from various

AGRICULTURE UPDATE

Moisture Situation Update - August 10, 2022

JOB POSTINGS

RMA, Nisku Business Systems Analyst

Client Relations Manager, Insurance

Manager of Claims

Manager of Member Services

Canoe
Member Services
Representative

Town of Provost

Economic Development

Officer

Athabasca County
Water & Wastewater Utility
Operator

County of Grande Prairie

Land Administrator

Saddle Hills County

Agricultural Foreman (Union

Environment)

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backgrounds in public safety, policing, and national security to discuss policing. **Register today** to save your spot for the first in this webinar series called The National Perspective on August 22, 2022.

RCA: Circular Economy Summit for Elected Officials in Alberta

Across the country, dozens of municipalities are beginning their transition to the Circular Economy (CE). It's an alternative approach that designs out waste and pollution, keeps products and materials in use, and regenerates our natural environment. The RMA, Alberta Municipalities, and the Recycling Council of Alberta (RCA) are teaming up to bring you an informative and engaging one-day workshop on October 6, 2022 all about the CE. Register today!

IN THE NEWS

- Global Edmonton segment on policing announcement - Paul comments begin at 3:52
- CTV Edmonton segment on policing Paul comments begin at 2:02
- Alberta promises 275 more rural front-line officers with provincial police strategy
- Canada's oilpatch is flush with cash so what are they going to do with it?
- Federal Government Must Absorb RCMP Retroactive Pay Costs
- 'Alberta is calling': Premier Kenney kicks off campaign to attract skilled workers
- Canadian wastewater surveillance expanding to new public health threats: Tam
- Fertilizer emission reductions could be achieved through updated data collection models
- Is Wood Buffalo National Park 'in danger'?
 UNESCO investigators are in Canada to find out
- Helping more Albertans in their pursuit of recovery

about the key 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.



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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?

August 11, 2022

Jennifer Gudgeon Finance Analyst Mountain View County Postal Bag 100, 1408 TWP Rd 320 Didsbury, AB TOM 0W0

Dear Ms. Gudgeon:

We are pleased to inform you, based on the examination of your budget by a panel of independent reviewers, that your budget document has been awarded the Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA) for the current fiscal period. This award is the highest form of recognition in governmental budgeting. Its attainment represents a significant achievement by your organization.

The Distinguished Budget Presentation Award is valid for one year. To continue your participation in the program, it will be necessary to submit your next annual budget document to GFOA within 90 days of the proposed budget's submission to the legislature or within 90 days of the budget's final adoption. Information about how to submit an application for the Distinguished Budget Program application is posted on GFOA's website.

Each program participant is provided with confidential comments and suggestions for possible improvements to the budget document. Your comments are enclosed. We urge you to carefully consider the suggestions offered by our reviewers as you prepare your next budget.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for its having achieved the award. Enclosed is a Certificate of Recognition for Budget Preparation for:

Finance Department

Continuing participants will receive a brass medallion that will be mailed separately. First-time recipients will receive an award plaque within eight to ten weeks. Enclosed is a camera-ready reproduction of the award for inclusion in your next budget. If you reproduce the camera-ready image in your next budget, it should be accompanied by a statement indicating continued compliance with program criteria. The following standardized text should be used:

Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to **Mountain View County**, **Alberta**, for its Annual Budget for the fiscal year beginning **January 01**, **2022**. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as a financial plan, as an operations guide, and as a communications device.

This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

A press release is enclosed.

Upon request, GFOA can provide a video from its Executive Director congratulating your specific entity for winning the Budget Award.

We appreciate your participation in this program, and we sincerely hope that your example will encourage others in their efforts to achieve and maintain excellence in governmental budgeting. The most current list of award recipients can be found on GFOA's website at www.gfoa.org. If we can be of further assistance, please contact the Technical Services Center at (312) 977-9700.

Sincerely,

Michele Mark Levine

Director, Technical Services Center

Melele Mark Line

Enclosure

FOR IMMEDIATE RELEASE

August 11, 2022

For more information, contact:

Technical Services Center Phone: (312) 977-9700 Fax: (312) 977-4806

E-mail: budgetawards@gfoa.org

(Chicago, Illinois)--Government Finance Officers Association is pleased to announce that **Mountain View County, Alberta**, has received GFOA's Distinguished Budget Presentation Award for its budget.

The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories, to receive the award.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for having achieved the award. This has been presented to **Finance Department**.

There are over 1,700 participants in the Budget Awards Program. The most recent Budget Award recipients, along with their corresponding budget documents, are posted quarterly on GFOA's website. Award recipients have pioneered efforts to improve the quality of budgeting and provide an excellent example for other governments throughout North America.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources and practical research for more than 22,500 members and the communities they serve.



GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

Mountain View County Alberta

For the Fiscal Year Beginning

January 01, 2022

Executive Director

Christopher P. Morrill



The Government Finance Officers Association of the United States and Canada

presents this

CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

Finance Department Mountain View County, Alberta



The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards

Executive Director

Christopher P. Morrill

Date: August 11, 2022



August , 2022

Dear Mayor

The Central Alberta Falls Prevention Coalition (CAFPC) would like to invite you to participate in our annual "Walk with the Mayors" event:

Date: Tuesday October 25th, 2022

Time: 9:30 – 11:00 a.m.

Location: Penhold Multiplex (upstairs walking track)

The CAFPC is a local group of people, both professional and members of the general population, who are invested in older adults' health and wellbeing, and specifically passionate about falls prevention. There are many factors that affect falls, and this group focuses on these factors through education, awareness, promotions, workshops, and campaigns.

The Walk with the Mayors event is the Central Alberta launch of the provincial Falls Prevention Month campaign which occurs annually in November. In past years we have had representation from numerous mayors in Central Alberta, including Red Deer, Penhold, Innisfail, Sylvan Lake, Red Deer Country, Delburne, Blackfalds, Mountain View County, Olds, Sundre and Bowden. This event has previously been hosted in Penhold, Red Deer, Sylvan Lake, and Innisfail.

Every year, many older adults fall. After a fall, many of these individuals are unable to continue living the way they want. They may lose their independence or live in fear of falling again. Falls are not a natural part of getting older, and they can be prevented.

Did you know in Alberta:

- 20-30% of older adults will fall at least once a year?
- Seniors' falls cost \$290 million in hospital admissions and emergency department visits?
- In 2019, there were almost 10,000 fall-related hospital admissions?

With our aging population, it is very important to share the message that falls can be prevented. Through your participation in this event, and other falls prevention initiatives, you are showing your agreement with this statement by becoming some of our more visible champions.

You can expect to be walking with older adults, organizations serving older adults, the general public and local children at the *Walk with the Mayors* event. The media will also be invited to attend. We will be using the indoor walking track, so remember to bring your walking shoes!

In addition to attending Walk with the Mayors, we invite you as a Mayor to proclaim *Falls Prevention Month* in your own community. We will provide you with the proclamation document.

We hope you can join us on October 25th. If this date does not work for you, please consider hosting your own *Walk with the Mayor* in your community and proclaiming November as Falls Prevention Month. We can provide further guidance on this.

Thank you for considering this invitation. Please RSVP sccca.reddeer@gmail.com by the end of August to enable us to plan for this event.

Sincerely,
Dianne Macaulay
Coordinator for Safe Communities Coalition Central Alberta

On behalf of the Central Alberta Falls Prevention Coalition



August 23, 2022

The Honorable Tyler Shandro Minister of Justice and Solicitor General 204, 10800-97 Avenue Edmonton, AB T5K 2B6 PO Box 30 5407 50th Street
Tofield, Alberta T0B 4J0
P 780 662 3269
F 780 662 3929
E tofieldadmin@tofieldalberta.ca
W www.tofieldalberta.ca

Dear Minister,

Re: Victim Services Redesign

Minister Shandro, Town of Tofield Council have only recently become aware of the Victim Services Redesign, and to say that we are both shocked and disappointed would be a vast understatement. Victim Services play an integral part in our community, and rural Alberta. Victim Services staff are as essential as first responders, and work cohesively with RCMP. These people help families and individuals through what could be the most traumatic experience of their lives. Having experience in dealing with trauma, unexpected loss, and extreme shock cannot be measured. Now, your government is looking to remove this from our community and proceed with a centralized approach.

The MLA led review did not engage municipalities, nor did it fully engage Victim Services Boards. Had our local Victim Services Board Chair not come forward to Mayor and Council, we would not be aware of this ill-thought-out change. Of interest, the two MLA'S leading this charge were from major urban centres, with no tie, nor thought to the impacts this would have on rural Albertans.

Not only will this change see a loss of jobs within our community, but more importantly it will leave this service to become reliant on an individual(s) residing outside our community boundaries. What does this mean for response time? Does this mean that response could be upwards of hours before assistance is provided, or does this also mean that it will be based upon the availability of staff? Neither of these scenarios is ideal, especially when dealing with crisis. Our current structure is comprised of hard working, caring individuals who provide an immeasurable service in what is the most trying of circumstances. These people respond in a quick, professional, and caring manner. Now, your government is removing this service from our community, and failing those who require what is often the immediate assistance of Victim Services.

Honorable Tyler Shandro Minister of Justice and Solicitor General Page 2

Minister Shandro, we can not fathom the rationale behind this decision, once again without input or consultation from those that this affects most. In our opinion this is a recipe for disaster and stands to only continue to fail rural Alberta. Mayor and Council implore you to pause on this decision and seek input from those forgotten, rural Alberta.

Sincerely,

Debora L. Duck

Debora Dueck Mayor

C.C AUMA Membership RMA Membership Jackie Lovely, MLA



August 25, 2022

Reeve Angela Aalbers Mountain View County 1408 – TWP RD 320 Postal Bag 100 Didsbury, AB T0M 0W0

RE: Rescinding of Notice of Termination of Fire Services Agreement

In the spirit of mutual cooperation and partnership, at its regular meeting of Council on August 22, 2022, Council moved to rescind the July 12, 2021 'Notice of Termination of Fire Sub Agreement' to Mountain View County from the Town of Olds.

Please accept this letter as formal notification of the Town of Olds rescinding letter dated July 12, 2021. The Town of Olds thanks Mountain View County for the ongoing dialogue and looks forward to the completion of an updated fire services agreement.

We thank you for your valuable contributions and we look forward to continuing to work with you in the coming months.

Yours In Community,

Her Worship, Judy Dahl

Mayor - Town of Olds Email: jdahl@olds.ca

cc: Jeff Holmes, CAO, Mountain View County Brent Williams, CAO, Town of Olds

dyDahl

Mayor's Read Board



FEATURED:

Asset Management for Elected Officials Workshop Postponed

Offered jointly by the RMA, Alberta Municipalities, and Infrastructure Asset Management Alberta through funding from the Municipal Asset Management Program, the Elected Officials workshops have been postponed, to allow councils adequate time to register.

Learn more...

MEMBER BULLETINS

Member bulletins are posted to RMAlberta.com regularly each week.

Below is a list of all the member bulletins compiled from the past week.

Invitation to Government of Canada Plastic Waste Webinars

The federal Ministry of Environment and Climate Change is hosting two consultations in support of their Zero Plastic Waste Agenda, regarding the development of labelling rules for recyclability and compostability and the development of a federal plastics registry for producers of plastic products. The first webinar is August 30 and registration is open.

Learn more...



REMINDERS

Province Releases Deployment Model for Proposed Alberta Provincial Police Service

The model provides information on how detachments would be staffed and structured under an Alberta Provincial Police Service. The RMA continues to have questions relating to costs, staffing challenges, and local input under the proposed model.

Learn more...

RMA & Canoe Charity Golf Tournament

Registration is open for the 12th annual RMA & Canoe Charity Golf Tournament in support of the Stollery Children's Hospital Foundation September 14, 2022. We are also still looking for a few sponsors and prizes for the event. The deadline to register is September 2!

Learn more...

Resolution Deadline for 2022 Fall Convention

With district meetings approaching, the RMA is reminding members of the important role resolutions play in guiding the association's advocacy efforts. To maximize these efforts, having well-written resolutions that are clear, concise, and include pertinent information is essential. The deadline to submit resolutions for the 2022 Fall Convention is 4:00 pm on October 12, 2022.

Learn more...

ANNOUNCEMENTS

RCA: Circular Economy Summit for Elected Officials in Alberta

AGRICULTURE UPDATE

Moisture Situation Update - August 17, 2022

JOB POSTINGS

RMA, Nisku Business Systems Analyst

Client Relations Manager, Insurance

Manager of Claims

Manager of Member Services

Canoe
Member Services
Representative

Town of Slave Lake
Director, Community
Services

Village of Innisfree
Chief Administrative Officer

Wheatland County Financial Analyst

Yellowhead County
Youth Services Coordinator

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

Across the country, dozens of municipalities are beginning their transition to the Circular Economy (CE). It's an alternative approach that designs out waste and pollution, keeps products and materials in use, and regenerates our natural environment. The RMA, Alberta Municipalities, and the Recycling Council of Alberta (RCA) are teaming up to bring you an informative and engaging one-day workshop on October 6, 2022 all about the CE. Register today!

IN THE NEWS

- Rural Alberta frustrated with oil and gas 'bad actors' not paying tax as industry swims in cash
- Varcoe: 'Significant surplus' Another royalty gusher coming in Alberta next week
- 'Victory for nature': Grasslands west of Claresholm protected by new conservation agreement
- After subdued summer, Alberta should brace for more wildfires this fall, experts say
- Board Director Jason Schneider, on Alberta
 Primetime yesterday talking policing with
 Michael Higgins and ABMunis President Cathy
 Heron
- Preventing crime and keeping communities safe
- Alberta RCMP members demoralized over proposal to form provincial police service
- Municipalities continue to bash provincial police force proposal
- Shortage of trades workers in Fort McMurray as Alberta apprenticeship enrolment drops
- Why choosing Alberta's next premier largely lies in the hands of folks in Rimbey, Strathmore and Three Hills
- Prairie provinces propelled by oil and gas leading economic growth this year, new report says
- Alberta put a pause on coal. But who will clean up what's been left behind?
- Once thought to be a 'useless' desert, Palliser's Triangle has long been the breadbasket of Canada

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.

- Share on Twitter
- Share on Facebook

<u></u>				
Website	Twitter	f Facebook	in LinkedIn	YouTube
Our mailing address is:				

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?

Subject:

RE: Municipal Engagement Opportunity with Minister Tyler Shandro

From: Ministry of Justice <ministryofjustice@gov.ab.ca>

Sent: August 30, 2022 3:39 PM

Cc: MA Minister < Minister. Municipal Affairs@gov.ab.ca>

Subject: Municipal Engagement Opportunity with Minister Tyler Shandro

Dear Mayor/Reeve,

I am writing to you to invite your municipality's participation in an upcoming engagement opportunity regarding Alberta's ongoing consideration of re-establishing a provincial police service.

At the Spring 2022 conventions of both the Rural Municipalities of Alberta (RMA) and Alberta Municipalities (AM), I committed to having further discussions with municipal leaders on the topic of the provincial government's exploration of a made-in-Alberta provincial police service. Since making that commitment, I have met with well over a hundred municipalities as well as the Board of Directors of both RMA and AM. We have also launched a new website www.futureofabpolicing.ca to provide Albertans with further information on the topic of provincial policing, and on August 16, 2022, we publically released a provincial police deployment model that would see an Alberta police service greatly increase the number of front line police officers serving rural and smaller detachments. See the following link for more details:

https://www.alberta.ca/release.cfm?xID=8441787ED317B-026D-6A3C-A617AA3F3CB5A842

I am committed to continuing this discussion and I am pleased to offer additional engagement opportunities for municipal leaders throughout the month of September. During this time, the Ministry of Justice and Solicitor General will be facilitating a series of in-person engagement meetings for municipal leaders and myself. Each meeting will be an opportunity for focused dialogue between municipal leaders and myself on the topic of provincial policing, as well as, any other justice and public safety topic important to municipal leaders.

Dates/Locations:

- 1. September 13 (Edmonton)
- 2. September 14 (Edmonton)
- 3. September 16 (Grande Prairie)
- 4. September 19 (Cold Lake)
- 5. September 27 (Lethbridge)
- 6. September 28 (Calgary)
- 7. September 29 (Calgary)

Venues:

1. Venue locations and addresses will be provided and updated via the registration process.

Meetings Format:

- 2. There will be six (6) meeting timeslots available per day.
 - 1. 9:00am to 9:50am
 - 2. 10:00am to 10:50am

- 3. 11:00am to 11:50am
- 4. 1:00pm to 1:50pm
- 5. 2:00pm to 2:50pm
- 6. 3:00pm to 3:50pm
- 3. Each meeting will be between 50-60 minutes in length.
- 4. Each meeting will have up to twenty (20) attendees from various municipalities to enable focused discussions on local issues, or other items of interest to municipalities.
- 5. Municipalities are requested to register a maximum of two (2) attendees per municipality. This is to ensure that all municipalities are provided with an opportunity to participate.
- 6. There is no set agenda for the meetings, discussion will be guided by items of interest to municipalities.

Government of Alberta attendees:

- 1. Honourable Tyler Shandro, Minister of Justice and Solicitor General
- 2. Staff members, Ministry of Justice and Solicitor General

Registration Details

1. All registration will be through Eventbrite, which is an online registration system. Please choose the location/date/time most convenient for your municipality's attendees, and then use the links below to complete the registration process.

Date	Location	Timeslot	Eventbrite Registration Link
		9:00am to 9:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-edmonton-tickets- 409942658527
		10:00am to 10:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-edmonton-tickets- 409963510897
September 13, 2022	Edmonton	11:00am to 11:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-edmonton-tickets- 409968716467
		1:00pm to 1:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-edmonton-tickets- 409977613077
		2:00pm to 2:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-edmonton-tickets- 409980732407
		3:00pm to 3:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-edmonton-tickets- 409982176727

	9:00am to 9:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-edmonton-tickets- 409983791557	
		10:00am to 10:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-edmonton-tickets- 409989107457
September 14,		11:00am to 11:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-edmonton-tickets- 409992567807
2022 Edmor	Edmonton	1:00pm to 1:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-edmonton-tickets- 410000722197
		2:00pm to 2:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-edmonton-tickets- 410002286877
		3:00pm to 3:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-edmonton-tickets- 410004894677
		9:00am to 9:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-grande-prairie-tickets- 410009438267
September 16, 2022	Grande Prairie	10:00am to 10:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-grande-prairie-tickets- 410010330937
		11:00am to 11:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-grande-prairie-tickets- 410019127247
		1:00pm to 1:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-grande-prairie-tickets- 410021363937

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		2:00pm to 2:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-grande-prairie-tickets- 410023089097
		3:00pm to 3:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-grande-prairie-tickets- 410051684627
		9:00am to 9:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-cold-lake-tickets- 410052567267
September 19, 2022 Cold Lake		10:00am to 10:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-cold-lake-tickets- 410057271337
		11:00am to 11:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-cold-lake-tickets- 410058866107
	Cold Lake	1:00pm to 1:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-cold-lake-tickets- 410061072707
		2:00pm to 2:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-cold-lake-tickets- 410061955347
		3:00pm to 3:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-cold-lake-tickets- 410071674417
September 27, 2022	Lethbridge	9:00am to 9:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-lethbridge-tickets- 410073028467
		10:00am to 10:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-lethbridge-tickets- 410074001377

I		1	l I
		11:00am to 11:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-lethbridge-tickets- 410074723537
		1:00pm to 1:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-lethbridge-tickets- 410075766657
		2:00pm to 2:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-lethbridge-tickets- 410076990317
		3:00pm to 3:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-lethbridge-tickets- 410078073557
September 28, 2022	Calgary	9:00am to 9:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-calgary-tickets- 410078534937
		10:00am to 10:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-calgary-tickets- 410078885987
		11:00am to 11:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-calgary-tickets- 410079949167
		1:00pm to 1:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-calgary-tickets- 410080771627
		2:00pm to 2:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-calgary-tickets- 410081684357
		3:00pm to 3:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-calgary-tickets- 410082356367

		I a a a	I
September 29, 2022 Calgary	9:00am to 9:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-calgary-tickets- 410083078527	
	10:00am to 10:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-calgary-tickets- 410083559967	
	11:00am to 11:50am	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-calgary-tickets- 410085224947	
	1:00pm to 1:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-calgary-tickets- 410085716417	
		2:00pm to 2:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-calgary-tickets- 410086197857
		3:00pm to 3:50pm	https://www.eventbrite.ca/e/minister- jsg-alberta-police-service-municipal- engagement-calgary-tickets- 410086599057

Alberta's government is continuing to listen to a wide variety of viewpoints on this topic, and I look forward to speaking with you, or other representatives from your municipality as we work together to ensure that all Albertans feel safe, secure, and protected in their communities, no matter where they live.

Sincerely,

Honourable Tyler Shandro, QC, ECA Minister

cc: Honourable Ric McIver, ECA

Classification: Protected A

**** 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



FEATURED:

2022 RMA Fall Convention & Tradeshow

The RMA 2022 Fall Convention & Tradeshow will take place November 7 – 10, 2022, at the Edmonton Convention Centre. We look forward to welcoming our elected officials as we gear up for four days of an action-packed agenda. Registration is now open!

Learn more...

REMINDERS

RMA & Canoe Charity Golf Tournament

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With district meetings approaching, the RMA is reminding members of the important role resolutions play in guiding the association's advocacy efforts. To maximize these efforts, having well-written resolutions that are clear, concise, and include pertinent information is essential. The deadline to submit resolutions for the 2022 Fall Convention is 4:00 pm on October 12, 2022.

Learn more...

ANNOUNCEMENTS

Cleanfarms: 2022 Unwanted Pesticides & Old Livestock / Equine Medications Collection

Once every three years, Cleanfarms offers a collection program for unwanted or obsolete pesticide and livestock medications. Eligible materials include:

- Pesticides: old, obsolete, or otherwise unwanted pesticides (anything with a Pest Control Product Number on the label and labelled for commercial or agricultural use)
- Animal health meds (anything with a Drug Identification Number on the label - excluding

Moisture Situation Update - August 28, 2022

JOB POSTINGS

Big Lakes County

Chief Administrative Officer

Lacombe County
Project Manager

Foothills County
Safety Codes Officer Building

Woodlands County

On-Call Equipment Operator

Kneehill County

Director of Corporate

Services

Mountain View County

Operations Technologist

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LOOKING FOR INFORMATION FROM A PREVIOUS ISSUE?

View our Contact newsletter archive or our member bulletin archive.

Learn more about the key issues facing rural Alberta by reading our position statements.

In collaboration with

medications for domestic animals).

The next collection is scheduled for the northern half of Alberta (north of Red Deer) and Peace region in October 2022. **Check here to see** when they'll be in your area.

RCA: Circular Economy Summit for Elected Officials in Alberta

Across the country, dozens of municipalities are beginning their transition to the Circular Economy (CE). It's an alternative approach that designs out waste and pollution, keeps products and materials in use, and regenerates our natural environment. The RMA, Alberta Municipalities, and the Recycling Council of Alberta (RCA) are teaming up to bring you an informative and engaging one-day workshop on October 6, 2022 all about the CE. Register today!

Safety Codes Permit Application Package for Unaccredited Municipalities

The Alberta Safety Codes Authority (ASCA), the division of the Safety Codes Council that serves Albertans who live in unaccredited areas of the province, has a package of permit applications and information to assist its residents with relevant permit processes. Please share this resource with residents and direct them to ASCA's Where to Get a Permit search page and main permits page to help them navigate applying for a permit. If you have any questions about ASCA or the permit process in your municipality, please contact askASCA@safetycodes.ab.ca.

IN THE NEWS

- Celebrating the first official Alberta Day
- Alberta regulator rejects feedlot application near Pigeon Lake
- Q1 update: Paying down debt and saving for the future
- High oil, gas prices put Alberta on track for \$13.2B surplus, Kenney says

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

- United Conservative Party leadership hopefuls attempt to sound distinctive in final debate
- After the 2021 drought, things are looking up for Alberta crop farmers
- Floods, droughts, storms will cost Canadian economy \$139B in next 30 years, report says
- Misinformation, lack of consultations on fertilizer emissions hurting farmers, Alberta producers say
- Stronger construction rules will bolster industry

(2)	Website



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