



Mountain View C O U N T Y

REGULAR COUNCIL MEETING AGENDA

The Municipal Council will hold a Regular Council Meeting on Wednesday, January 12, 2022, at 9:00 a.m., in the Council Chamber, 1408 Twp. Rd. 320, Didsbury, AB

1. Call to Order
2. AGENDA
 - 2.1 Adoption of Agenda
3. ADOPTION OF MINUTES
 - 3.1 Regular Council Meeting Minutes of December 15, 2021
4. BUSINESS ARISING
Nil
5. PUBLIC HEARINGS
 - 5.1 Bylaw No. LU 45/21 - SE 7-33-5-5
 - 5.2 Bylaw No. LU 54/21 - NW 10-29-3-5
 - 5.3 Bylaw No. LU 52/21 - SW 10-33-27-4
 - 5.4 Bylaw No. LU 55/21 - SW 35-32-7-5
 - 5.5 Bylaw No. LU 57/21 - NE 20-32-1-5
 - 5.6 Bylaw No. LU 58/21 - SE 21-33-3-5
6. DELEGATIONS
Nil
7. BYLAWS
 - 7.1 Bylaw No. LU 01/22 - NE 3-29-4-5
8. DIRECTIVES
 - 8.1 Directives
9. OLD BUSINESS
Nil
10. NEW BUSINESS
 - 10.1 2022 Proposed Operating Budget
 - 10.2 Municipal Climate Resiliency Grant Application Support
 - 10.3 Canstone Energy Update
 - 10.4 Procedure 1009-01 Financial Controls Amendments
 - 10.5 Oilfield and Bad Debt & PERC DIRC Application
 - 10.6 SDAB Appeal Fee Refund Request
 - 10.7 Airport Club Recognition
 - 10.8 Aviation Advisory Committee Appointments
 - 10.9 RMA - ABVMA Resolution – Information to follow
11. COUNCILLOR REPORTS
 - 11.1 Councillor Reports – Verbal

12. CORRESPONDENCE

12.1 Information Items

- a. 20211210 Contact Newsletter
- b. 20211217 Contact Newsletter
- c. 20211223 Contact Newsletter
- d. 20211213 ASB Meeting Minutes
- e. Olds Annexation Documents

13. CONFIDENTIAL ITEMS

13.1 Aviation Advisory Committee Applications – FOIP Section 17

14. ADJOURNMENT

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, December 15, 2021, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB.

PRESENT:

Reeve A. Aalbers
Deputy Reeve G. Harris
Councillor A. Miller
Councillor D. Fulton
Councillor G. Krebs (via Zoom)
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 amendments to the agenda.
11.1 Councilor Krebs' written report.

Moved by Councillor Miller
RC21-735 That Council include Councillor Krebs report to item 11.1 as information.

Carried.

Moved by Councillor Lutz
RC21-736 That Council adopt the Revised Agenda of the Regular Council Meeting of December 15, 2021, as amended.

Carried.

MINUTES

Moved by Councillor Harris
RC21-737 That Council adopt the Minutes of the Regular Council Meeting of December 1, 2021.

Carried.

BUSINESS ARISING

4.1 - PLDP20210474

Development Permit Application

P. Grochmal, Planning and Development Department, introduced the application and answered Council's questions.

Moved by Councillor Lutz
RC21- 738 That the Council approve the Dwelling, Single Detached (three (3) move-on housing units) in accordance with Land Use Bylaw No.

21/21 and the submitted application, within SW 10-33-27-4, submitted by STAHL, Jonathan, on behalf of the May City Colony /Hutterian Brethren Church of Valleyview, Development Permit No. PLDP20210474, subject to the conditions.

Carried.

4.2 - PLDP20210421
Development Permit Application

J. Ross, Manager of Development, introduced the application and answered Council's questions.

Council directed the Planning and Development department to make modifications to the current conditions and called a recess to allow edits to be made.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 10:05 a.m. and reconvened at 10:19 a.m.

Planning and Development read in the modified conditions as requested.

Moved by Councillor Lutz.

- RC21-739 That Administration move the previous Condition 23, to now be Condition 27, under the Prior to Issuance Condition's, to read:
The applicant, landowner and/or operator shall contact the local fire department and RCMP to provide notification of a site-specific emergency response plan for the event facility and submit the plan to their satisfaction.

Carried.

Moved by Councillor Miller

- RC21-740 That Administration add the now Condition 26, to read:
Prior to issuance of this development permit the applicant and/or landowner shall provide a water and wastewater site servicing plan to the satisfaction of Mountain View County.

Carried.

Moved by Councillor Miller

- RC21-741 That Council approve the proposed Event Facility, Accessory Building – Tent and Parking Facility in accordance with Land Use Bylaw No. 21/21 and the submitted application, within NW 1-32-2-5, submitted by CARPENTER, James Edward & Rhonalyn Rhei, Development Permit No. PLDP20210421, subject to the conditions, as Amended.

Carried.

PUBLIC HEARINGS

5.1 - Bylaw #LU 50/21
NW 1-31-5-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 50/21 and read the Bylaw.

The application for redesignation of the NW 1-31-5-5, was introduced by R. Pohl, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate and subdivide two (2) residential parcels from the subject quarter to sell. The proposed parcels are in an area with heavy bush where cattle do not graze. The remaining agricultural land will continue to be used for grazing cattle. Proceeds from the sale of the proposed lots would assist the landowner in acquiring more pastureland to expand their cattle operation.
- Division 4

The Planning and Development Department recommended that Bylaw #LU 50/21 be given second reading.

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

The Applicant had no new or additional information to provide.

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 Harris

RC21-742 That Council give second reading to Bylaw No. LU 50/21 redesignating the lands within the NW 1-31-5-5.

Carried.

Moved by Councillor Harris

RC21-743 That Council give third reading to Bylaw No. LU 50/21 redesignating the lands within the NW 1-31-5-5.

Carried.

5.2 - Bylaw #LU 51/21 NE-24-30-5-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 51/21 and read the Bylaw.

The application for redesignation of the NE-24-30-5-5, was introduced by R. Pohl, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate: The landowners would like to create a new agricultural parcel for a family member.
- Division 2

The Planning and Development Department recommended that Bylaw #LU 51/21 be given second reading.

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

The Applicant had no new or additional information to provide.

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

Council questions resulted in the following information:

- The first dwelling has been removed. There is now only 3 dwellings on the parcel, including the 2 residential lots.

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

RC21-744 That Council give second reading to Bylaw No. LU 51/21 redesignating the lands within the NE 24-30-5-5.

Carried.

Moved by Councillor Fulton

RC21-745 That Council give third reading to Bylaw No. LU 51/21 redesignating the lands within the NE 24-30-5-5.

Carried.

5.3 - Bylaw #LU 53/21 SW 9-31-1-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 53/21 and read the Bylaw.

The application for redesignation of the SW 9-31-1-5, was introduced by T. Connatty, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

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

The Planning and Development Department recommended that Bylaw #LU 53/21 be given second reading.

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

Ken Taylor, the Applicant, clarified the redesignation application. He provided reasoning on why the +/- 1.5 acres in the northeast corner was included in the redesignation for the full 12.35 acres.

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

Council questions resulted in the following information:

- Clarification on the Municipal Development Plan, Bylaw No. 20/20, Policy 3.3.12.

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 advised they would prefer to have the +/- 1.5 acres in the northeast corner contained within the acreage, as applied for, however would consider removing it.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Krebs
RC21-746 That Council amend Bylaw No. LU 53/21 to replace Land Use Bylaw No. 16/18 with Land Use Bylaw No. 21/21 as shown on attachment 02.

Carried.

Moved by Councillor Krebs
RC21-747 That Council give second reading to the amended Bylaw No. LU 53/21 redesignating the lands within the SW 9-31-1-5.

Moved by Councillor Harris
RC21-748 That Council reduce the area by 1.8 acres in the northeast corner of the parcel as shown in the agenda package.

Carried.

Reeve Aalbers called motion RC21-747 to question.

Carried.

Reeve Aalbers deferred third reading to allow Administration to make amendments per motion RC21-748.

5.4 - Bylaw #LU 46/21 NW 4-32-2-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 46/21 and read the Bylaw.

The application for redesignation of the NW 4-32-2-5, 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:

- To redesignate for subdivision – first parcel out for residential purposes
- Division 4

The Planning and Development Department recommended that Bylaw #LU 46/21 be given second reading.

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

The Applicant had no new or additional information to provide.

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

Council questions resulted in the following information provided by the applicant:

- The approach on the south corner is across the road from the neighbors.
- The applicants primary concern is protecting grazing lands and cattle operation.
- Feeders and shelters are in the southwest. The feeders and windbreaks are both portable.
- The proposed site is for succession planning.

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
RC21-749 That Council amend Bylaw No. LU 46/21 to replace Land Use Bylaw No. 16/18 with Land Use Bylaw No. LU 21/21 as shown on Attachment 02.

Carried.

Moved by Councillor Fulton
RC21-750 That Council give second reading to Bylaw No. LU 46/21 redesignating the lands within the NW 4-32-2-5.

Defeated.

BYLAWS

7.1 - Bylaw #LU 45/21
SE 7-33-5-5

Moved by Councillor Harris
RC21-751 That Council give first reading to Bylaw No. LU 45/21 redesignating the lands within the SE 7-33-5-5 as contained in the agenda package.

Carried.

Moved by Councillor Harris
RC21-752 That Council set the Public Hearing for Bylaw No. LU 45/21 redesignating the lands within the SE 7-33-5-5 for January 12, 2022 at or after 9:00 a.m.

7.2 - Bylaw #LU 54/21
NW 10-29-3-5

RC21-753 Moved by Councillor Fulton
That Council give first reading to Bylaw No. LU 54/21 redesignating the lands within the NW 10-29-3-5 as contained in the agenda package.

Carried.

RC21-754 Moved by Councillor Fulton
That Council set the Public Hearing for Bylaw No. LU 54/21 redesignating the lands within the NW 10-29-3-5 for January 12, 2022 at or after 9:00 a.m.

Carried.

7.3 - Bylaw #LU 56/21
Plan 0710017 Block 1 Lot 2
& Plan 1511194 Block 1 Lot 3

RC21-755 Moved by Councillor Lutz
That Council give first reading to Bylaw No. LU 56/21 redesignating the lands within the Descriptive Plan 0710017 Block 1 Lot 2 as contained in the agenda package.

Carried.

RC21-756 Moved by Councillor Lutz
That Council set the Public Hearing for Bylaw No. LU 56/21 redesignating the lands within the Descriptive Plan 0710017 Block 1 Lot 2 for February 09, 2022 at or after 9:00 a.m.

Carried.

7.4 - Bylaw #LU 57/21
NE 20-32-1-5

RC21-757 Moved by Councillor Fulton
That Council give first reading to Bylaw No. LU 57/21 redesignating the lands within the NE 20-32-1-5 as contained in the agenda package.

Carried.

RC21-758 Moved by Councillor Fulton
That Council set the Public Hearing for Bylaw No. LU 57/21 redesignating the lands within the NE 20-32-1-5 for January 12, 2022 at or after 9:00 a.m.

Carried.

7.5 - Bylaw #LU 58/21
SE 21-33-3-5

RC21-759 Moved by Councillor Harris
That Council give first reading to Bylaw No. LU 58/21 redesignating the lands within the SE 21-33-3-5 as contained in the agenda package.

Carried.

RC21-760 Moved by Councillor Harris
That Council set the Public Hearing for Bylaw No. LU 58/21 redesignating the lands within the SE 21-33-3-5 for January 12, 2022 at or after 9:00 a.m.

Carried.

NEW BUSINESS

10.1 - Additional Named
Insured Report

- RC21-761 Moved by Councillor Johnson
That Council receive the annual list of Additional Named Insureds as information.
Carried.
- 10.2 - ASB Terms of Reference Proposed Revisions
- RC21-762 Moved by Councillor Harris
That Council approve the amended Agricultural Services Board. Terms of Reference as amended.
Carried.
- RC21-763 Moved by Councillor Fulton
That Council rescind Policy 6301 – Agricultural Services Board.
Carried.
- 10.3 - Burton Tax Forgiveness
- RC21-764 Moved by Reeve Aalbers
That Council approve the request for tax forgiveness in the amount of \$10.38 for two tax rolls owned by Marjorie Burton, \$0.74 for tax roll 532273000 and \$9.64 for tax roll 532274000.
Defeated.
- 5.3 - Bylaw #LU 53/21
SW 9-31-1-5 Continued.
- RC21-765 Planning and Development presented the edits made to Bylaw No. LU 53/21 per motion in RC21-748, and Reeve Aalbers confirmed amended version.
Moved by Councillor Fulton
That Council give third reading to Bylaw No. LU 53/21 redesignating the lands within the SW 9-31-1-5 as amended.
Carried.
- RECESS AND RECONVENE:** Reeve Aalbers recessed the meeting at 12:36 p.m. and reconvened at 1:12 p.m.
- 10.4 - Canstone Energy Ltd. Tax Forgiveness
- Councillor Krebs did not immediately re-join the Council meeting.
- RC21-766 Richard Mellis, Land Manager with Canstone Energy Ltd. appeared via Zoom and answered questions from Council.
Moved by Councillor Miller
That Council defer item 10.4 - Canstone Energy Ltd. Tax Forgiveness until the January 12, 2022 Regular Council Meeting
Carried.
- RC21-767 Moved by Councillor Lutz
That Council request information from Canstone on the January 12, 2022 Regular Council Meeting based on their financial health.
Carried.
- 10.5 - County Website Update
- RC21-768 Moved by Councillor Fulton
That Council receives the County Website Update as information.
Carried.

10.6 - Stormwater Management
Plan – ACP Grant

- Moved by Councillor Harris
- RC21-769 That Mountain View County supports the Village of Cremona submission of a 2021/22 Alberta Community Partnership grant application in support of the Cremona and Area Storm Water Management Plan project, acknowledging that there is no matching contribution required.

Carried.

10.7 - SDABPLDP20210147
Appeal Fee Refund Request

Councillor Krebs re-joined the Council meeting, via Zoom, at 2:07 p.m.

- Moved by Councillor Harris
- RC21-770 That Council refund the \$425.00 appeal fee associated to SDABPLDP20210147.

Carried.

COUNCILLOR REPORTS

Council discussed the following:

- Councillor Krebs Written Report
- ICF workshop
- Ag Plastic meeting
- Alberta Foothills Cumulative Effect Screening Tool, offered through UBC
- Meeting with residents.
- Olds Seed Cleaning Plant
- Ag Service Board Meeting – presentations from the Foothills Forage and Grazing Association, Grey Wooded Forage Association, Farm Safety Centre
- Wastewater commission meeting
- Community meetings
- Meeting with Alberta Environment in respect to Reeve Aalbers previous meeting with Minister Nixon in October, 2021.
- Sundre Airport Meeting
- Q4 update, note to residents
- Council Strategic Planning Meeting is scheduled for January 31, 2022 and February 1, 2022 in person.

- Moved by Councillor Fulton
- RC21-771 That Council receive the Councillor Reports as information.

Carried.

INFORMATION ITEMS

- Moved by Councillor Johnson
- RC21-772 That Council receive the following items as information:
- a. FCM Membership
 - b. December 3, 2021 Contact Newsletter

Carried.

IN CAMERA

- Moved by Councillor Lutz
- RC21-773 That the Regular Council Meeting of December 15, 2021 go into closed meeting at 2:28 p.m. to deal with items relative to the FOIP Act, Section 24.

Carried.

Moved by Councillor Miller

UNADOPTED

RC21-774 That the Regular Council Meeting of December 15, 2021 return to the open meeting at 3:26 p.m.

Carried.

ADJOURNMENT

Reeve Aalbers adjourned the Regular Council Meeting of December 15, 2021 at 3:30 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer

Request for Decision

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SUBJECT: Bylaw No. LU 45/21
SUBMISSION TO: Council Meeting
MEETING DATE: January 12, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLRDSD20210279
LEGAL: SE 7-33-5-5

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

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 45/21 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate two point zero nine (2.09) acres within SE 7-33-5-5 from Agricultural District (A) to Country Residential (1) District (R-CR1).

Application Overview

Applicant	HAYNES, John and Viola
Property Owner	Boot Hill Farms Ltd. (c/o John and Viola Haynes)
Title Transfer Date	March 03, 1995
Existing Parcel Size	160 acres
Purpose of redesignation	For subdivision – first parcel out from previously unsubdivided quarter section for residential purposes.
Division	5
Rural Neighbourhood/Urban Centre	The subject property is in the rural community of McDougal Flats, northwest from the Town of Sundre.
Bylaw given first reading	December 15, 2021
Bylaw advertised on	December 28, 2021 and January 04, 2022

Key Dates, Communications and Information

Application Submitted	<u>Original Application</u> : June 17, 2021 <u>Amended Application</u> : August 06, 2021
Application Circulation Period	From June 23, 2021 to July 23, 2021
Supportive Information Requested/Submitted	As a result of the applicant amendment to address concerns from the adjacent landowners to the north, the adjacent landowner provided a letter in support, as attached, of the new panhandle configuration.
Application Revised from Submission	Upon comments received as a result of file circulation to adjacent landowners, the applicant requested a change in the configuration of the proposal to a panhandle design. The proposed change of the layout resulted in a slightly bigger proposal from 2.00 acres to 2.09 acres, a 0.9 ac increase. Administration did not recirculate the file.
Communications Received from Referrals	<u>Fortis Alberta Inc.</u> : no easement <u>Telus Communications Inc.</u> : no objection

	<p><u>MVC – Operational Services</u>: no improvements are required on the County road for this application. The existing road and access provide an adequate turn around area. The applicant need to contact OPS if this development is approved. His approach will require a culvert.</p> <p><u>Adjacent Landowner – Rick and Christine Elliott</u>: the proposal would have an impact to the enjoyment of the view.</p>
Objections Received and Addressed	<p>The applicant reconfigured the proposal to a panhandle configuration to alleviate the concern from the adjacent landowner.</p> <p>The letter from the adjacent landowner and the applicant's response are included as attachments to this report.</p>

Applicable Directions, Policy and Regulations

Intermunicipal Development Plan (IDP)	The proposal is not within an IDP area
Municipal Development Plan (MDP) Bylaw No. 20/20	<p>In accordance with <i>Figure 3: Growth Management Conceptual Strategy</i>, as attached, the proposal is in the Potential Multi-Lot Residential Development Area. However, the proposal is for the consideration of first parcel out from previously unsubdivided quarter section, as such, Section 3.0 Agricultural Land Use Policies have been considered in the review of this application.</p> <p>The interpretation of application policy section is in the Policy Analysis part of this report.</p>
Area Structure Plan (ASP)	The subject property is not within an approved ASP.
Land Use Bylaw No. 21/21	<p><u>Land Use Bylaw No. 16/18</u></p> <p>12.2 Country Residential (1) District (R-CR1) <u>Purpose</u>: To accommodate clustering of residential uses on smaller parcels that encourage the preservation of ecologically significant areas, historical sites, and agricultural land.</p> <p><u>Parcel Area</u>: Minimum 0.81 ha (2.0 ac); Maximum 1.20 ha (2.99 ac)</p> <p>11.1 Agricultural District (A) <u>Purpose</u>: To accommodate and promote agriculture land uses on larger parcels while having regard for the rural. Agricultural character of the area.</p> <p><u>Parcel Area</u>: Minimum 32.37 ha (80.0 ac) or the area in title at the time of passage of this Bylaw.</p> <p>10.11a Aggregate Extraction/Processing 4. Aggregate extraction shall not be permitted within a 165.0 m (541.3 ft) radius of an existing dwelling, nor shall a dwelling be permitted within a 165.0 m (541.3 ft) radius of an aggregate extraction operation. This minimum setback requirements shall not be applicable if an existing dwelling is on the same parcel as a proposed aggregate resource extraction operation. If the adjacent lot does not contain a dwelling, then the radius will apply to the applicable minimum setback distance for the relevant Country Residential district in which the lot is designated.</p>
Policy and Procedures	N/A

Land Use and Development

Predominant Land Use on property	The subject property holds an Agricultural District (A) land use zoning.
Predominant development on property	The subject property is currently undeveloped and used for grazing and livestock.
Oil and gas facilities on property/adjacent	Within this property there is one (1) abandoned oil well, in the vicinity oil and gas activity relates to natural gas lines.
Surrounding land uses	Surrounding land uses are predominantly agricultural; however, there is recreational development on the adjacent property to the southwest for Sundre River Resort; an institutional development on the adjacent property to the west for Sundre Cemetery and there is a gravel pit for clay extraction on the adjacent property to the east.
Proximity to utilities	There are developed properties on the adjacent properties to the north and east from the proposal. Power pole lines run parallel to the proposed northern property line. Foothills is the gas provider in the area.

Physical and Natural Features

Waterbodies and wetlands on property	In accordance with Policy 6012 there are no waterbodies or wetlands on this property. However, there is an unnamed/unclassified stream towards the east central area and appears to be tributary to the Bearberry Creek flowing on the adjacent properties to the south. A marsh area is identified within this property to the south, which is a man-made pond with an AEP License To Divert and Use Water for Domestic Use (Stock watering), issued in 1974.
Topographical constraints on property	There are no topographical constraints on this property. The land is irregular with rolling hills sloping southwards.
ESA areas and classifications	No ESAs were identified on the property. The lands south have a ESA Level 4 (Low)
Drainage and Soil Characteristics	Natural drainage in a south direction. Soils are loam with a CLI Class 5 and AGRASID's Land Suitability Rating System ranging from 4H(9) – 7WV(1) in the northwest to 4H(8) – 7WV(2) for the remainder area.
Potential for Flooding	There are no records nor historical evidence of risk of flooding on this property.

Planning and Development History

Prior RD/SD/DP Applications	The subject property is undeveloped with no P&D file records.
Encumbrances on title affecting application	No relevant encumbrances on title

Servicing and Improvements Proposed

Water Services	Private – in future at the development and permitting stages
Sewer Services	Private – in future at the development and permitting stages
Stormwater/Drainage Improvements	Not required for this 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 applicant is proposing the redesignation of approximately 2.09 ac to Country Residential (1) District in order to subdivide and create a first parcel out from a previously unsubdivided quarter section. The applicant amended the configuration of the proposal due to a concern from an adjacent landowner. Administration met with the Applicant to consider the design changes and alternative options. The applicant proceeded with the amended configuration and the Administration's evaluation concluded that the proposal meets the policies of the Municipal Development Plan and the regulations of the Land Use Bylaw.

BACKGROUND:

The subject property of 160 ac is located in the rural community of McDougal Flats, west from the Town of Sundre, approximately 0.5 miles south from the intersection between Township Road 332 and Range Road 55, a dead end road. This area is mostly agricultural in the form of large scale Agricultural District (A) parcels and also small scale, Agricultural (2) District parcels. In addition, in the vicinity, there are residential development, institutional development for the Sundre Cemetery (to the west); recreational development for Sundre River Resort (to the southwest) and a gravel pit for Saunder's Clay Extraction Pit (to the east).

The topography in the area is rolling with a valley type landscape, bisected by the Bearberry Creek, a Class C waterbody. The lands adjacent to this creek are identified as a Level 4 (Low) Environmentally Significant Area (ESA) with the potential for flooding (Floodplain). In addition, some quarter sections (to the east and southeast) have been identified as Archaeological sites. Soils for this area are identified by Canada Land Inventory as Class 5, meaning that soils have severe limitations that restrict their capability to producing perennial forage crops and improvement practices are feasible. The AGRASID's Soil Rating System for this area in general range from 4H(9)-7WV(1); 4H(10) and 4H(8)-7WV(2): soils undulating high relief with limiting slopes of 4% poor drained soils, to 4HT(7)-4H(2)-7WV(1): valley with floodplain low relief with slopes ranging from 1-5% poor drained soils.

Oil and gas activity in this area is limited to natural gas lines, servicing residents. Foothills is the gas provider for this area.

APPLICATION HISTORY & PROPOSAL:

The applicant initial submission of an application on June 17, 2021, consisted of a proposal of 2.00 ac in the northeast corner, measuring 103.4 m in depth x 77.93 m front, thus a rectangular configuration. This proposal met the policies of the County's statutory plan and the Land Use Bylaw.

During the file circulation to adjacent landowners, a letter of concern was received from the adjacent landowner directly to the north from this proposal. The concern related to views as the proposal and its future development would have an impact to the enjoyment of the view. Subsequently, the applicant met with the landowner and agreed with a proposed developable area farther west away from the neighbour's view and connected to the road by a narrow driveway. Thus the reconfiguration for a panhandle proposal. Since then, the adjacent landowner had submitted another letter with support of this new configuration.

The amended application of 2.09 acres is undeveloped and located in the northeast of the subject quarter section with access off Range Road 55, a gravel dead-end road. The landowner had confirmed that the proposal's shape would not be interfering with the farming activities occurring in the remainder of the quarter as the land is not being farmed but is used for the raising of livestock.

A review of the proposal's relevant considerations:

- Surrounding land uses and its impact: there is a clay pit of 23.2 acres in the adjacent property to the east. Although the applicant has confirmed no activity on this pit for several months and during the site visit no activity was detected, this pit has County approval, PLDP20140056, to operate Monday through Saturday 7:00 am to 6:00 pm. The clay is being extracted for commercial purposes for construction and reclamation of oil and gas lease pads. Planning and Development is of the opinion that the panhandle configuration may be better suited than the initial rectangle configuration as the developable area, without setbacks, would be sited approximately 106 m off from Range Road 55 and approximately 488.30 m from the clay operating area as such the configuration will be less of an impact to the pit operation and vice versa.

Offsetting the developable area approximately 106 m from the road, would satisfy the original objection by the adjacent landowner to the north from this proposal. A landowner does not have a right to a view over another's land and there are no policies in the MDP that address the neighbour's objection. Building height restrictions and minimum setbacks in the Land Use Bylaw are the typical ways to minimize impacts between adjacent parcels.

- Accessibility to a road: Range Road 55 is a dead end gravel surface road. Operational services confirmed no issues with this road and no improvements are required. The initial configuration extended the proposal southern boundary line to the end of the road, meaning that the existing approach to the remainder would need to be moved farther south in order to have legal and physical access to a developed road as required by the Subdivision and Development Regulation at the subdivision stage. The new configuration to a panhandle designed does not required the construction of a new access approach to the balance as the existing one will suffice.
- Developability: The proposed site does not have topographical constraints and is located in a plateau at a higher elevation compared to the mid section and southern area of the subject quarter section. No ESAs, no waterbodies or wetlands were identified within the proposed area. The developable area will be connected by a driveway of 106.76 m long and 9.75 m wide, to Range Road 55. Subject to approval the existing approach to the proposal will required to meet County's standards.

CIRCULATIONS:

Prior to proceeding with the original 2.0 acre proposal, Planning and Development consulted with Operational Services department to determine the standard of Range Road 55 and if any upgrades were necessary. As attached in this report, Operational Services concluded that:

- No improvements to the County Road are required as a result of this application, as the existing road provides adequate turn around area
- Subject to approval, the existing approach will require a culvert.

The application was circulated from June 23, 2021 to July 23, 2021 to referral agencies and adjacent landowners. From this process referral agencies provided standard response of no objection and one (1) adjacent landowner provided a letter of concern as future development would have an impact to their view. The adjacent landowner's letter as well as the applicant's response are included in this report. The adjacent landowner provided a second letter, this time in support of the amended application.

POLICY & REGULATION ANALYSIS:

Municipal Development Plan Bylaw No. 20/20

The subject property is in the Potential Multi-Lot Residential Development Area, which policies may allow up to three title lots and the balance of the quarter as the fourth parcel. However, the applicant is proposing to create a first parcel from previously unsubdivided quarter, as such as indicated in policy 3.3.5 (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.*"

Panhandle design is not supported by policy 4.3.3 h. and i. when country residential lots (up to three titled lots) are proposed; or when a single lot application beyond the first parcel out is proposed. However, as policy 3.3.5.(b) states that section 3.0 policies shall be used to evaluate a first parcel out, this proposal has been evaluated in accordance with Section 3.0, as follows:

Policy 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."*

- Ø The applicant is seeking approval for this proposal to Country Residential (1) District in accordance with the provisions of Section 12.2 of the Land Use Bylaw.
- Ø The applicant submitted a concurrent application for redesignation/subdivision.

Policy 3.3.9 *"Non-agricultural uses shall be directed to areas that minimize the impact on agricultural operations."*

- Ø The entire quarter section has a CLI Class 5 and used for the grazing of livestock.
- Ø The applicant confirmed that the proposed panhandle configuration does not impact the agricultural activities in the quarter section.

Policy 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.”*

- Ø The applicant is seeking to create a small parcel for residential purposes from a previously unsubdivided quarter section.
- Ø The proposal of 2.09 acres meets the required parcel size for residential purposes.

Policy 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.”*

- Ø Operational Services confirmed no issues and no improvements to Range Road 55
- Ø Both the proposal and the remainder of the quarter have direct access to a developed road allowance.

Land Use Bylaw No. 16/18

The proposal was reviewed under the provisions of Land Use Bylaw No. 16/18 as the application was deemed complete before Land Use Bylaw No. 21/21 became in effect on August 11, 2021. The proposal is compliant with the regulations of Land Use Bylaw No. 16/18 as the proposed 2.09 acres intended for Country Residential (1) District meets the purpose and parcel size area compliant with Section 12.2. Subject to Council's approval the remainder of approximately 157.91 acres will continue to remain in agricultural use with an Agricultural District (A) land use zoning compliant with Section 11.1.

In addition, Section 10.11a 4., sets the minimum distance of 165.0 m from a dwelling unit to a gravel pit; however, in instances where the lot is not developed, such distance should also consider the minimum setback distance for the relevant residential district in which the lot is designated. In this particular panhandle configuration to the 106.76 m distance (for driveway), another 40 m (setback from gravel road) to the eastern property line will be required. In which case a dwelling unit in this proposal would be located approximately 166.76 m to clay pit driveway and approximately 515 m from the pit operations area.

CONCLUSION:

The proposal is within the parameters described in Section 3.0 of the Municipal Development Plan. The land is deemed suitable for its intended use as Country Residential (1) District compliant with Section 12.2 of the Land Use Bylaw. Although there is no policy support for a panhandle design of a county residential lot beyond the first parcel out; or up to three title lots, the same policy that restricts consideration of a panhandle design does not apply to a first parcel out. The proposal should have no impact to the clay pit operating to the east from this proposal and would not interfere with the amenities of other surrounding landowners and a letter of support was provided by the neighbour to the north. Based on County's policies and the relevant considerations of this application, Planning and development can support a Resolution of Council 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 45/21 redesignating the lands within the SE 7-33-5-5. (Approval) That Council give third reading to Bylaw No. LU 45/21 redesignating the lands within the SE 7-33-5-5. (Approval)
Option Two:	That Council defer Bylaw No. LU 45/21 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	<p>That Council give second reading to Bylaw No. LU 45/21 redesignating the lands within the SE 7-33-5-5. (Refusal)</p> <p>That Council give third reading to Bylaw No. LU 45/21 redesignating the lands within the SE 7-33-5-5. (Refusal)</p>

ATTACHMENT(S):

- 01 - Bylaw No. LU 45/21 and Schedule "A"
- 02 - Location, Land Use and Ownership Map
- 03 - Proposed Redesignation Sketch
- 04 - Environmental Scan Maps
- 05 - Aerial Photographs
- 06 - Figure 3 MDP
- 07 - Historical Aerial Photographs
- 08 - Farm Land Assessment Map
- 09 - Operational Services Circulation Response
- 10 - Letter of Concern
- 11 - Applicant's Response
- 12 - Letter in Support of Reconfiguration
- 13 - Presentation to Council

BYLAW NO. LU 45/21

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SE 7-33-5-5 pursuant to the Municipal Government Act.

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

To redesignate from Agricultural District (A) to Country Residential (1) District (R-CR1) an approximate two point zero nine (2.09) acres (0.85 hectares) in the Southeast (SE) Quarter of Section seven (7), Township thirty-three (33), Range five (5), West of the Fifth (5th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading December 15, 2021

Received second reading _____

Received third reading _____

Reeve

Chief Administrative Officer

Date of Signing





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

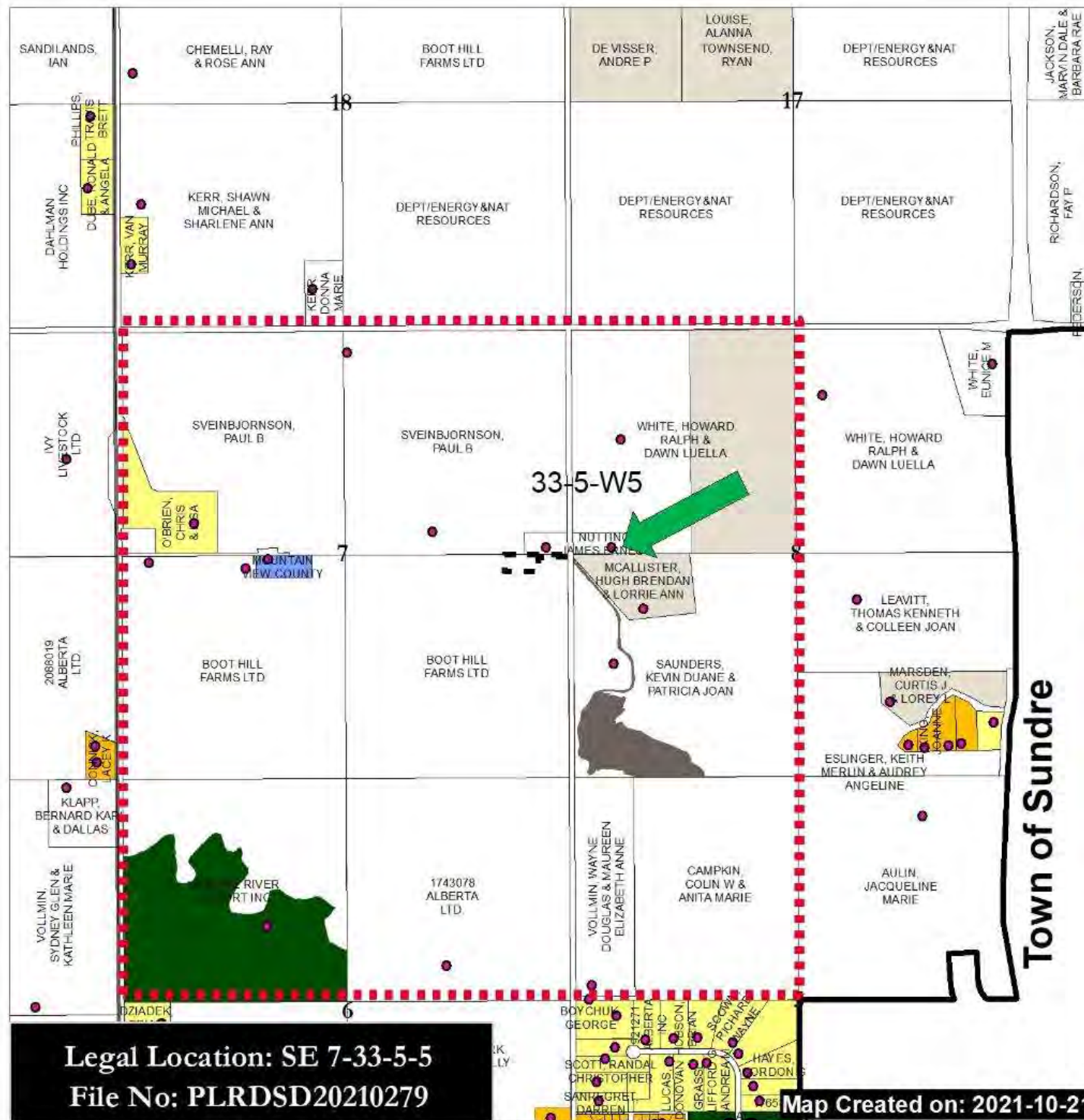
- Rural Address
- ▭ Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
- Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)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



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD 1983 CSRS 10TM AEP Forest
Projection: Transverse_Mercator



Legal Location: SE 7-33-5-5
File No: PLRDS20210279

Map Created on: 2021-10-21

Original Proposed Site Sketch



RECEIVED
JUN 17 2021
MOUNTAIN VIEW COUNTY
DIDSBURY

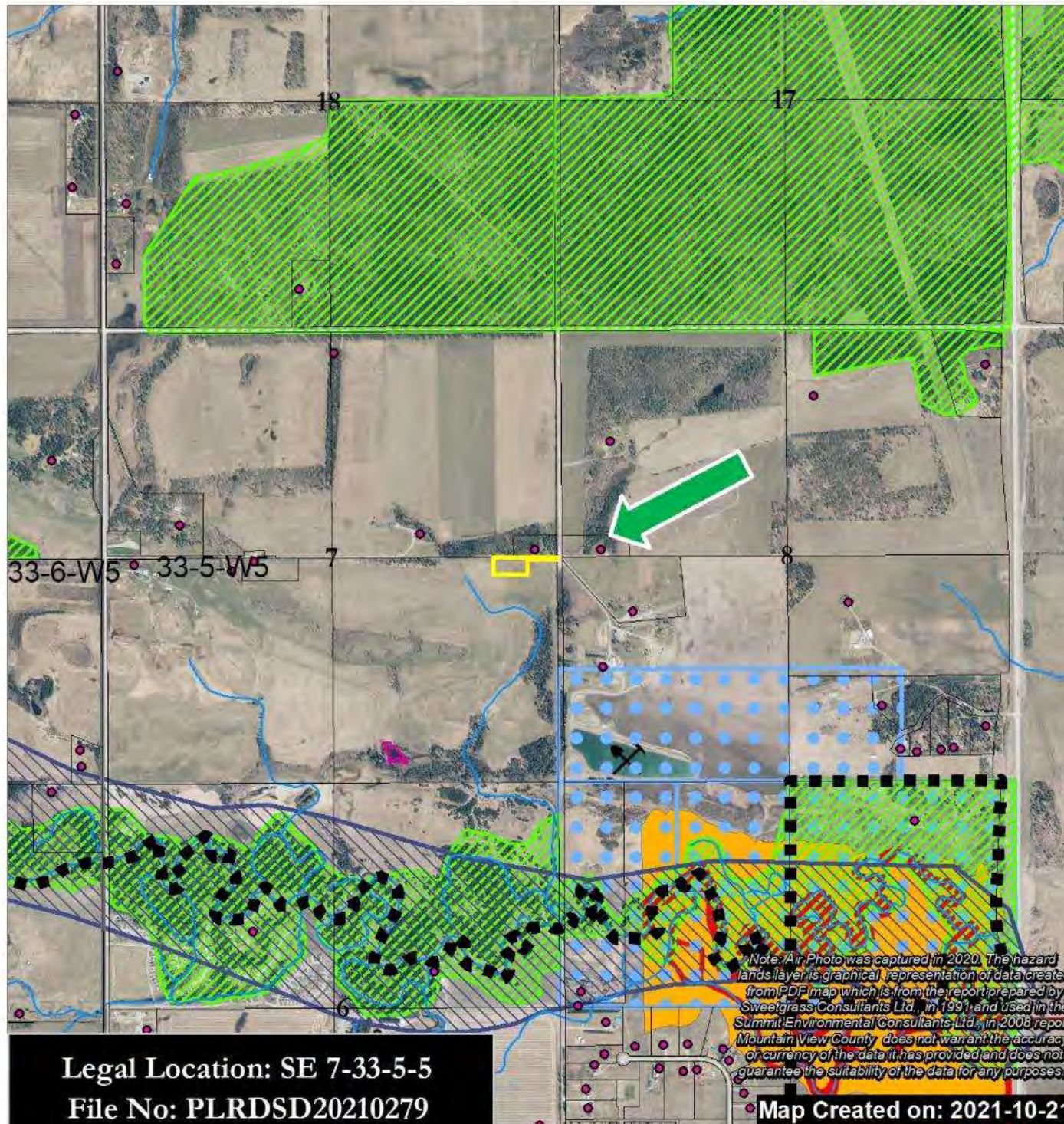
REF ID: A66450





Mountain View COUNTY

Environmental Scan



Legend

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

Legal Location: SE 7-33-5-5
File No: PLRDSD20210279

Map Created on: 2021-10-21



0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Environmental Scan

Legend

Provincial Flood Mapping

- Provincial Flood Mapping
- Floodway
- Flood Fringe

Environmental Scan

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

Environmentally Significant Areas

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

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

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

- Proposed Redesignation Subdivision Boundary
- Growth Centres

Historical Resources

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

Nuisance Grounds

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

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

Legal Location: SE 7-33-5-5
File No: PLRDSD20210279

Map Created on: 2021-10-21



0 50 100
Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Well & Pipeline Facilities

Legend

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



0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD 1983 CSRS 10TM AEP Forest

Projection: Transverse_Mercator

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

Legal Location: SE 7-33-5-5
File No: PLRDS20210279

Note: Air Photo was captured in 2020

Map Created on: 2021-10-21



Mountain View COUNTY

Topography & Water

Legend

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

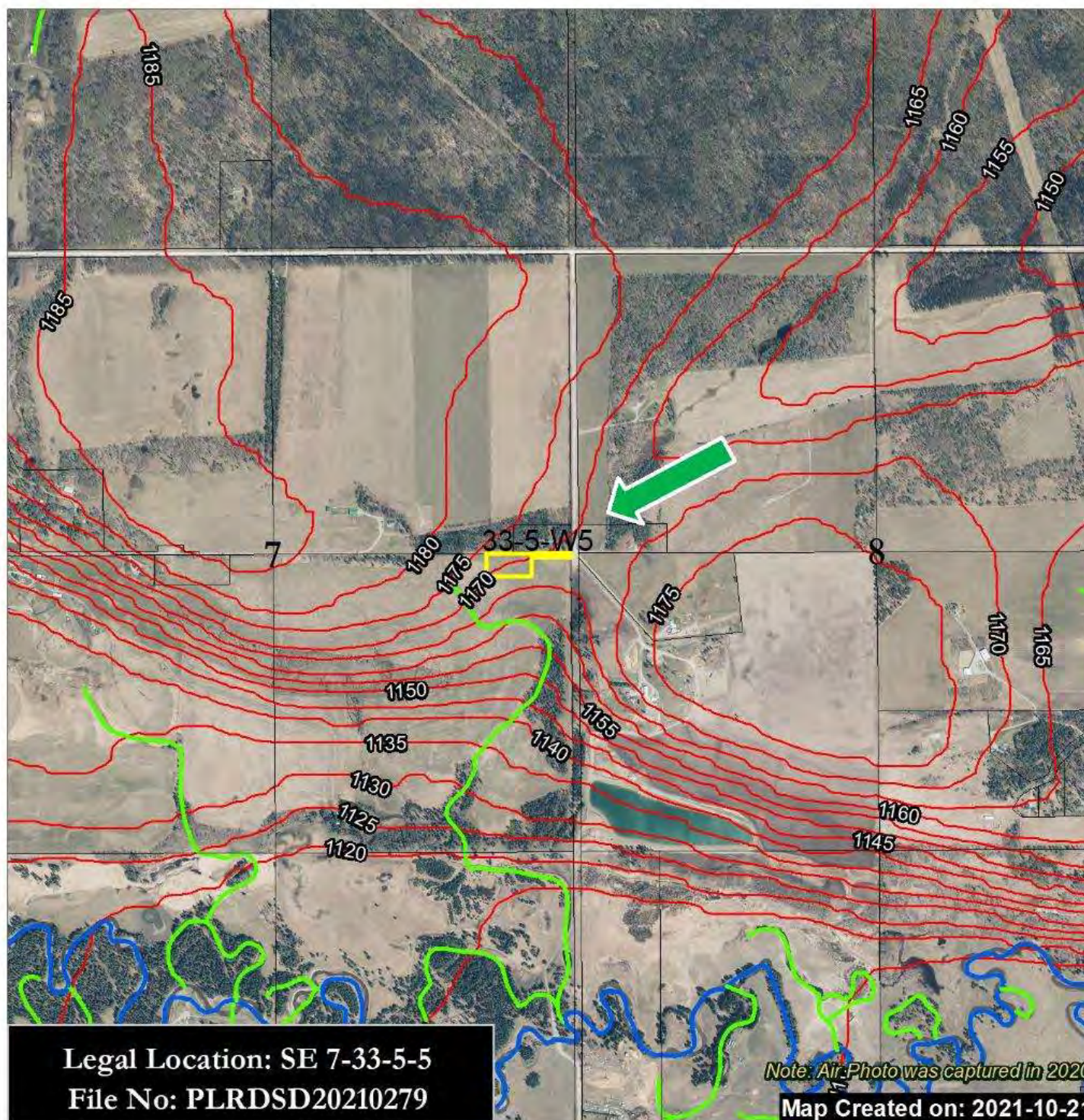


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 7-33-5-5
File No: PLRDSD20210279

Note: Air Photo was captured in 2020

Map Created on: 2021-10-21



Mountain View COUNTY

Site Dimension

Legend

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



Legal Location: SE 7-33-5-5
File No: PLRDSD20210279

Note: Air Photo was captured in 2020

Map Created on: 2021-10-21

Scale: 1:1,500
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator
NOTE: For Exact Wells Classification review
its Attribute Table or Contact AER



Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

Legend

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

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

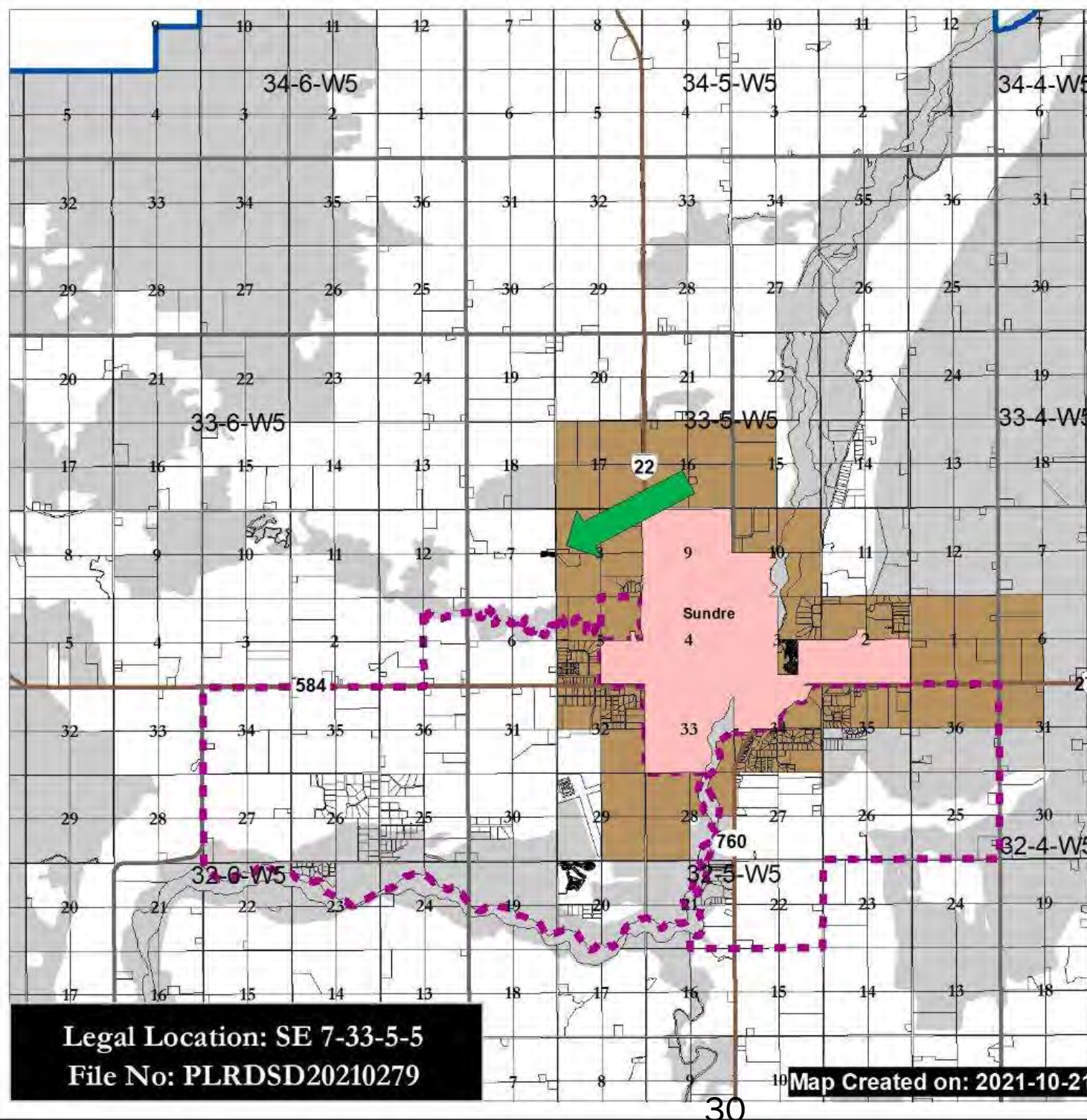


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal Location: SE 7-33-5-5

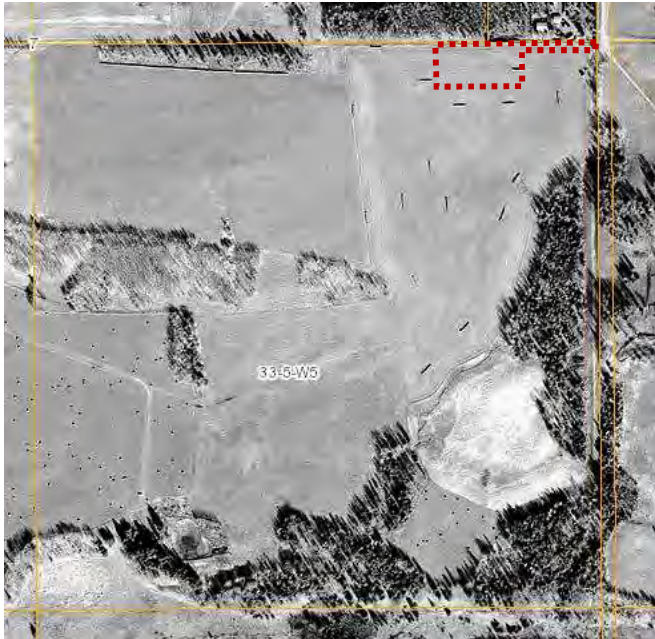
File No: PLRDS20210279

Map Created on: 2021-10-21



Historical Aerial Photographs

SE 7-33-5 W5M



2005



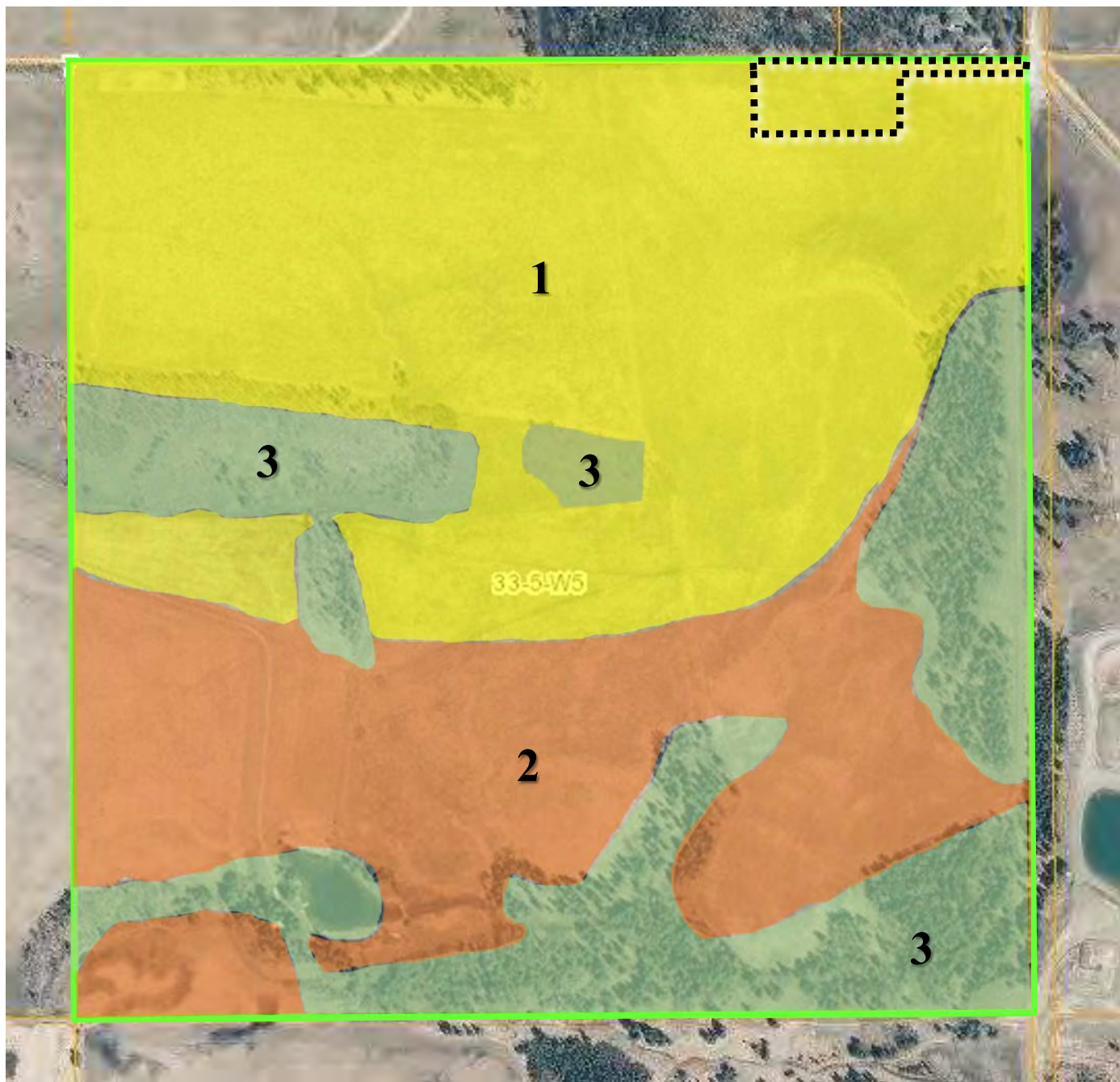
2008



2014




2018



Farm Land Assessment: SE 7-33-5 W5M

Legend

- 1** 76.00 ac – 39.0%
Fair to Fairly Good Arable
- 2** 44.00 ac – 39.0%
Fair to Fairly Good Arable
- 3** 40.00 ac – 7.5%
Fair to Good Pasture

 Proposal = ±2.09 ac

Dolu Gonzalez

From: Ryan Morrison
Sent: June 18, 2021 1:00 PM
To: Dolu Gonzalez
Cc: Ken Bellamy
Subject: RE: PLRDSD20210279: Review Undeveloped Road Allowance

Hi Dolu,

I went at looked at this today. No improvements are required on the County road for this application. The existing road and accesses provide an adequate turn around area. The applicant will need to contact OPS if this development is approved. His approach will require a culvert.

Thanks
RM

Ryan Morrison - CET, CLGM

Director Operational Services & Director of Emergency Management
403-335-3311 ext. 169 | rmorrison@mvcounty.com

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

From: Dolu Gonzalez <dgonzalez@mvcounty.com>
Sent: Thursday, June 17, 2021 12:18 PM
To: Ryan Morrison <rmorrison@mvcounty.com>
Subject: PLRDSD20210279: Review Undeveloped Road Allowance
Importance: High

Good Afternoon Ryan,
We have received an application in SE 7-33-5-5 for a 2.0 ac for residential purposes. It has come to my attention that the segment of Range Road 55 is an undeveloped road allowance:

Dolu Gonzalez

From: Rick [REDACTED]
Sent: June 28, 2021 12:44 PM
To: Dolu Gonzalez
Subject: PLRDSD20210279 concerns

Good afternoon,

We received a mailing this morning regarding a potential redesignation and development, file #PLRDSD20210279.

We have two main concerns:

1) Our house was built to take advantage of the view across the valley to the South and West. If a house is built immediately in front of ours (to the South), it will greatly impact the enjoyment of our property. It will hugely impact the view of the valley and mountains. We moved here 3 1/2 years ago to enjoy our retirement in peace & quiet, and to have some privacy, as opposed to living cheek by jowl in a city environment.

2) Our property has a water well that delivers good water. However the flow rate is only two gallons per minute, verified when we had the well serviced last year. We are concerned that having another house so close will negatively impact our flow rate.

If either of these things occur, the negative effect on our property value would be huge!

Do you know where on the lot the actual house is going to be built?

Thank you very much,

Rick & Christine Elliott

**** 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 ****

RECEIVED

AUG 06 2021

MOUNTAIN VIEW COUNTY
DIDSBURY

August 1, 2021

Dolu Mary Gonzalez, Planner
RE: Proposed Redesignation and Subdivision
Legal: SE 7-33-5-5

Dear Dolu,

We received the correspondence with concerns from Rick and Christine Elliott. We have met with the Elliotts and have found a solution to alleviate their concerns. They have agreed with the following proposal.


We propose to move the acreage approximately 350' to the west. This moves the buildings out from their view and gives distance from their existing well. We would ask for an $\frac{1}{2}$ acre to build road access to the acreage parallel to the Elliotts property. This also keeps clear access to the quarter for agriculture requirements.

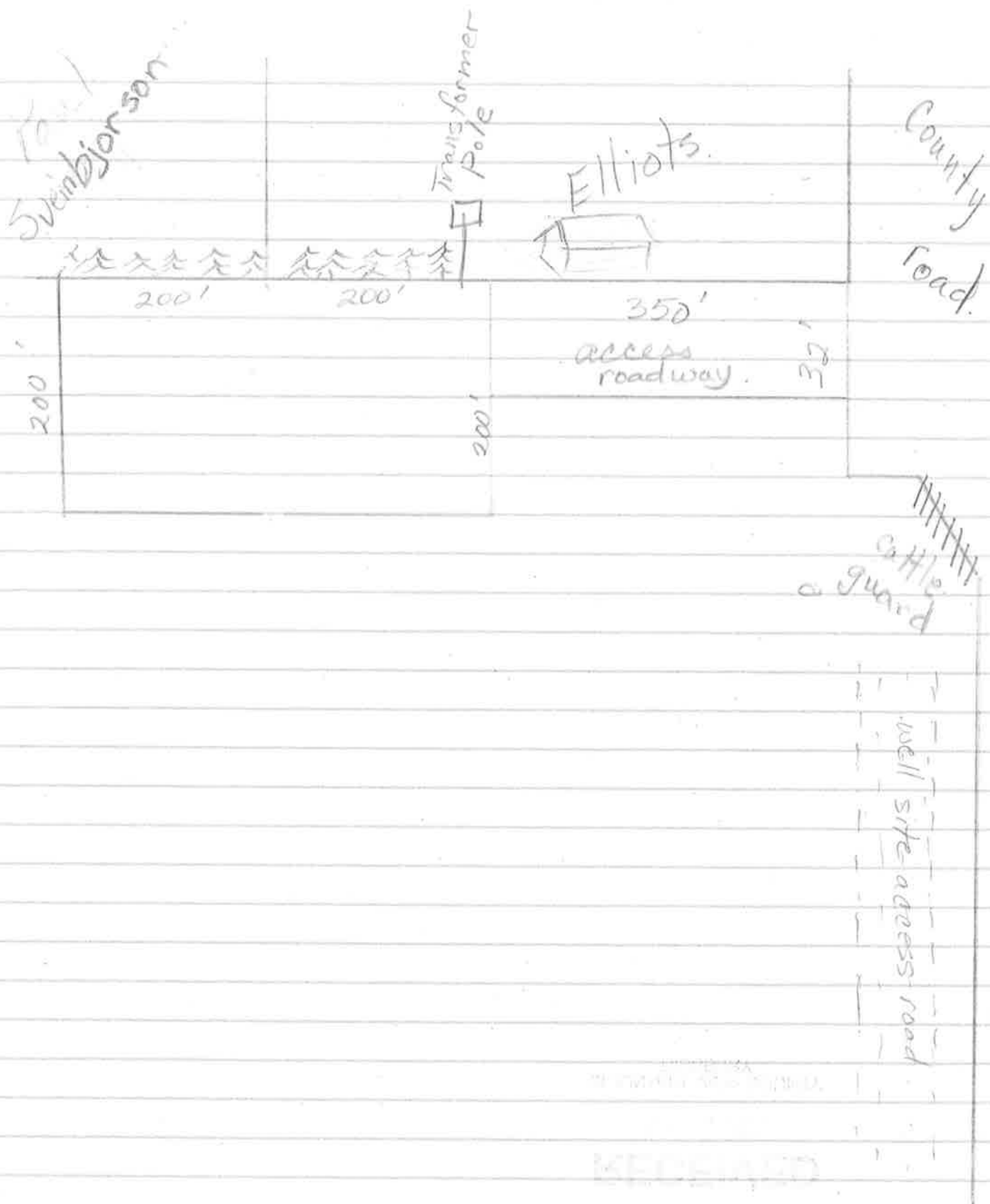
Please see the sketch attached.

We would like to have an appointment with you to discuss this proposal and the requirements to move forward.

Sincerely,

Vi and John Haynes.





From: [REDACTED]
To: [Dolu Gonzalez](#)
Subject: Re: PLRDSD20210279 concerns
Date: October 31, 2021 3:44:42 PM

Good afternoon,

Further to our email of June 28 2021:

We had some reservations about the subdivision of this property SE 7-33-5-5, and communicated them to you.

After meeting with the property owners and the potential owner of the subdivided property, both of our concerns have been addressed, and we are in full agreement with the revised subdivision, including the panhandle for access from Range Rd 55.

Thank you,

Rick & Christine Elliott

On Jun 28, 2021, at 12:43 PM, Rick <[REDACTED]> wrote:

Good afternoon,

We received a mailing this morning regarding a potential redesignation and development, file #PLRDSD20210279.

We have two main concerns:

1) Our house was built to take advantage of the view across the valley to the South and West. If a house is built immediately in front of ours (to the South), it will greatly impact the enjoyment of our property. It will hugely impact the view of the valley and mountains. We moved here 3 1/2 years ago to enjoy our retirement in peace & quiet, and to have some privacy, as opposed to living cheek by jowl in a city environment.

2) Our property has a water well that delivers good water. However the flow rate is only two gallons per minute, verified when we had the well serviced last year. We are concerned that having another house so close will negatively impact our flow rate.

If either of these things occur, the negative effect on our property value would be huge!

Do you know where on the lot the actual house is going to be built?

Thank you very much,

Rick & Christine Elliott

**** 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 ****

PLRDSD20210279 – Bylaw No. LU 45/21

By: Dolu Mary Gonzalez, Planner

January 12, 2022

APPLICANT: HAYNES, John and Viola

LANDOWNER: Boot Hill Farms Ltd. (c/o John and Viola Haynes)

LEGAL: SE 7-33-5-W5M

DIVISION: 5

ACRES: 160 ac.

PROPOSED REDESIGNATION:









To Redesignate from Agricultural District (A) to Country Residential (1) District (R-CR1) an approximate two point zero nine (2.09) acres within an existing 160.0 acre parcel.



Mountain View COUNTY

Site Sketch - Redesignation

Legend

-  Application Location
-  Rural Address
-  Pipelines
-  AltaLink Power Line
-  AltaLink Powerline Buffer (30m)
-  Proposed Redesignation Boundary
-  Wells
-  ABANDONED (1)



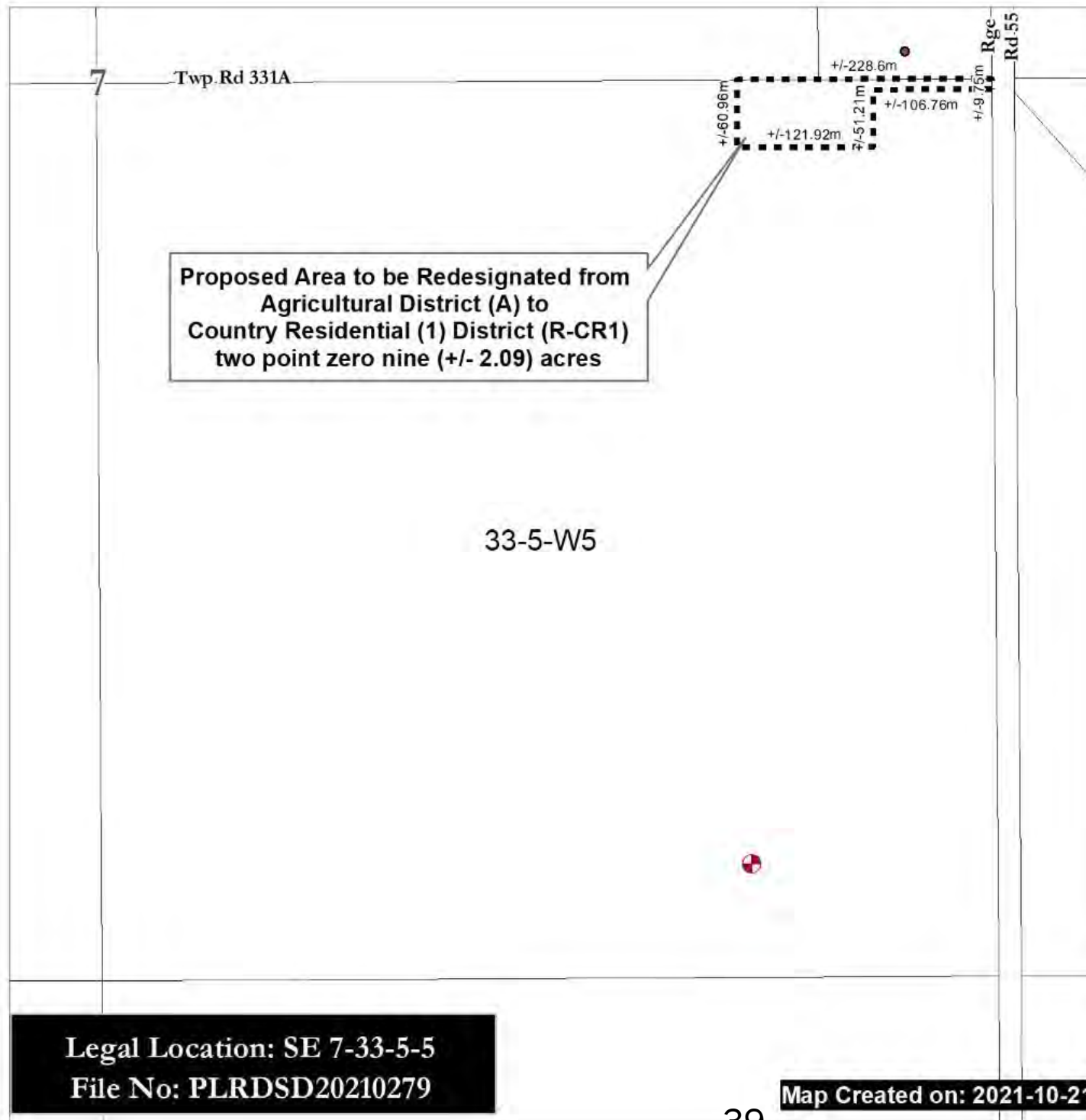
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Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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



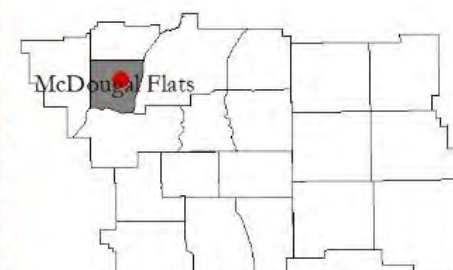


Mountain View COUNTY

Location

Legend

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

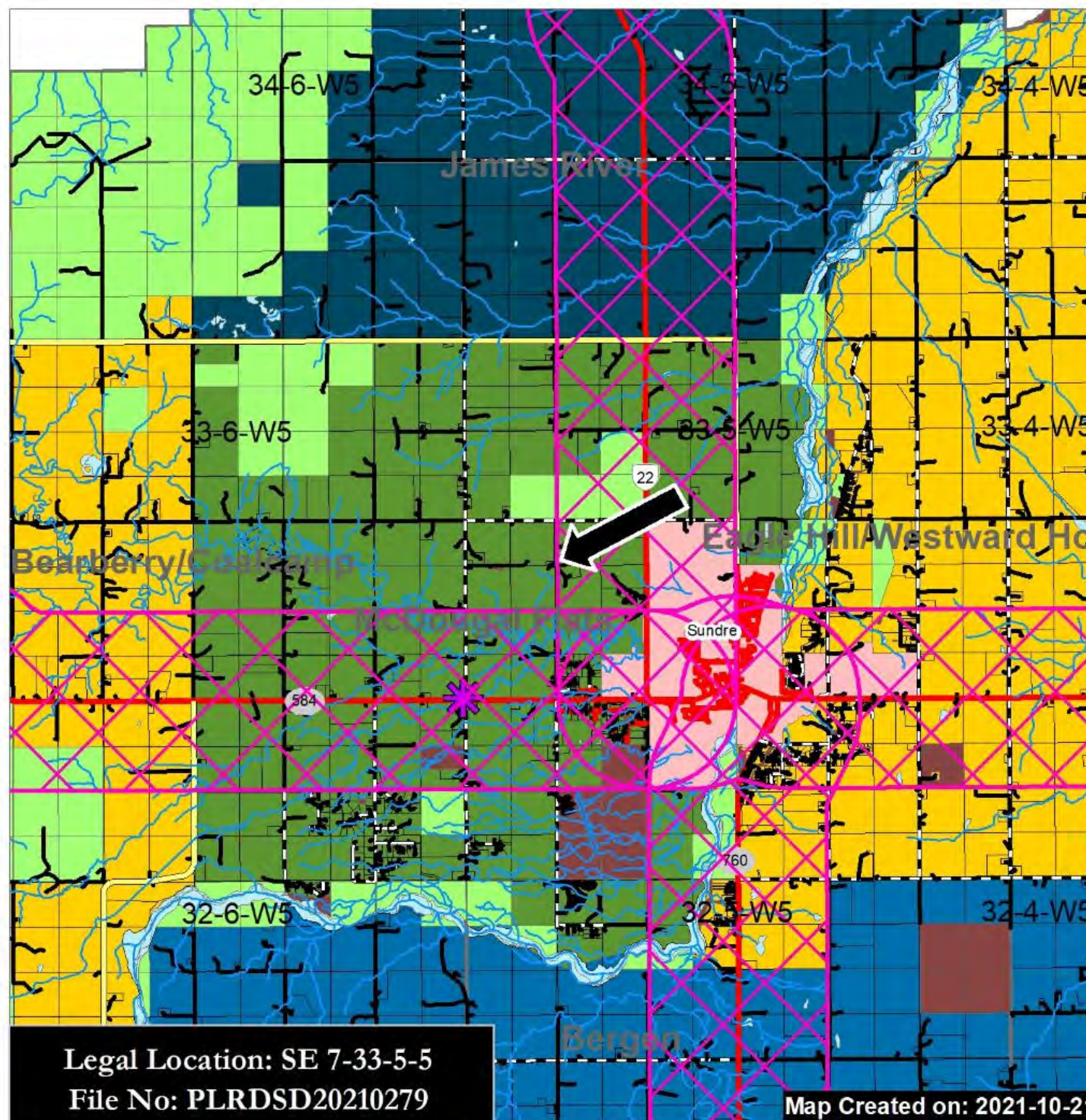


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 7-33-5-5

File No: PLRDS20210279

Map Created on: 2021-10-21



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

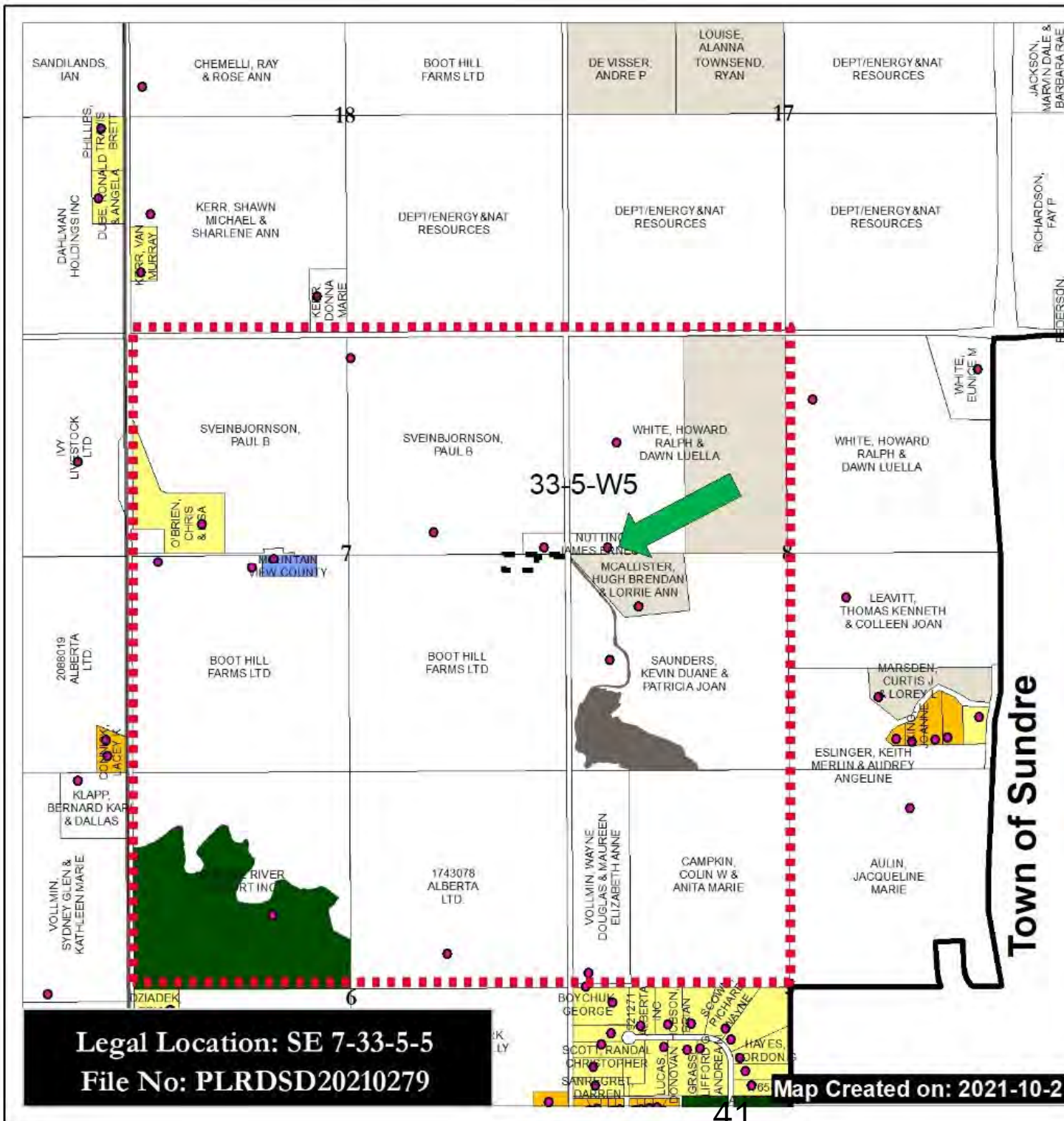
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)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



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 7-33-5-5
File No: PLRDS20210279

Map Created on: 2021-10-21



Mountain View
COUNTY

Topography & Water

Legend

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

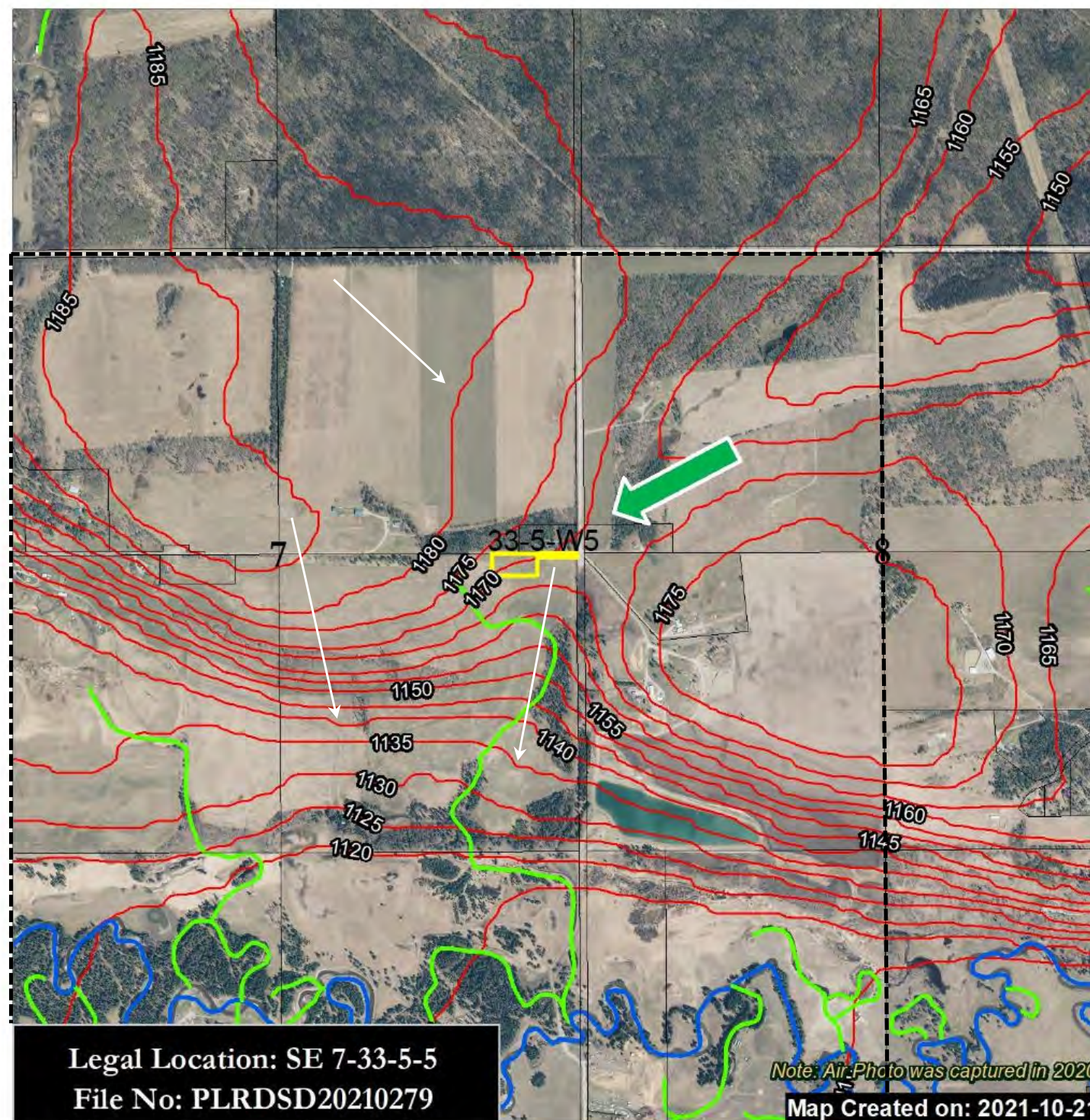


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Canada Land Inventory



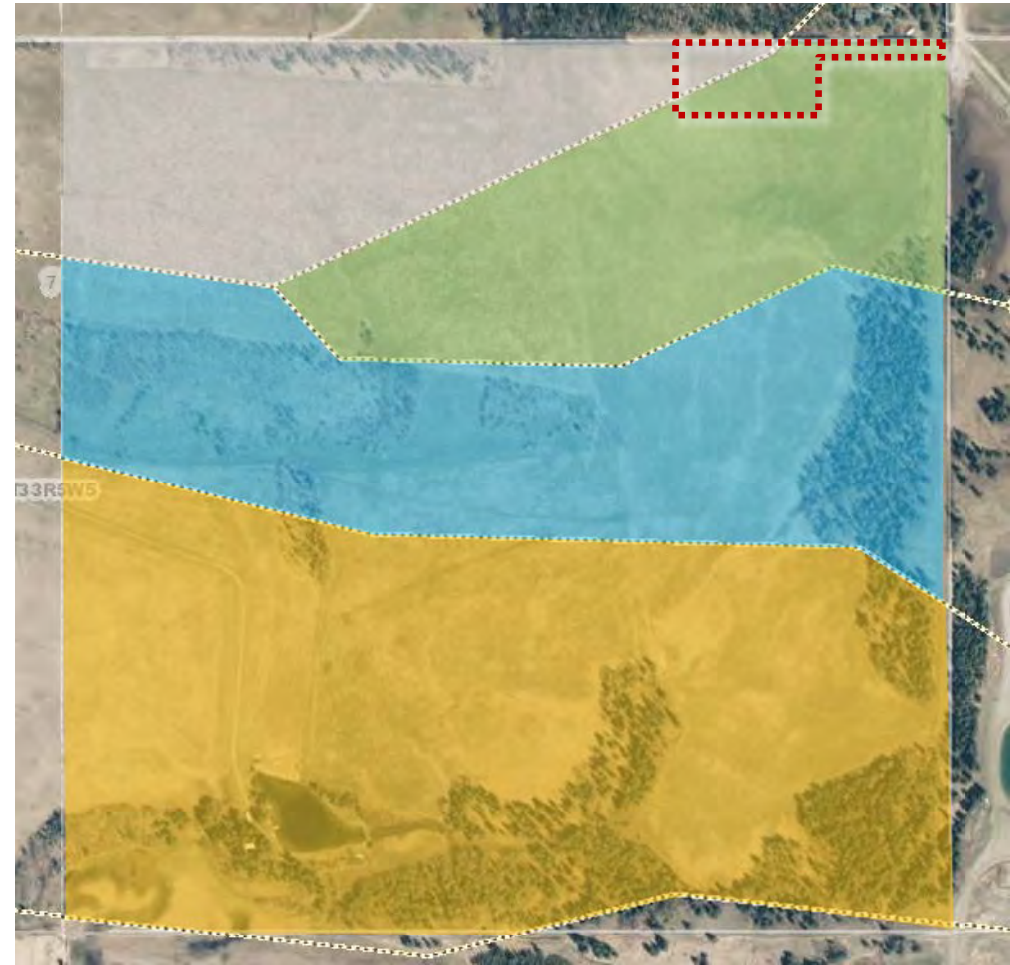
Soils

1	5
2	6
3	7
4	0



File No. PLRDSD20210279
Legal: SE 7-33-5-5

AGRASID Land Suitability Rating System



Description

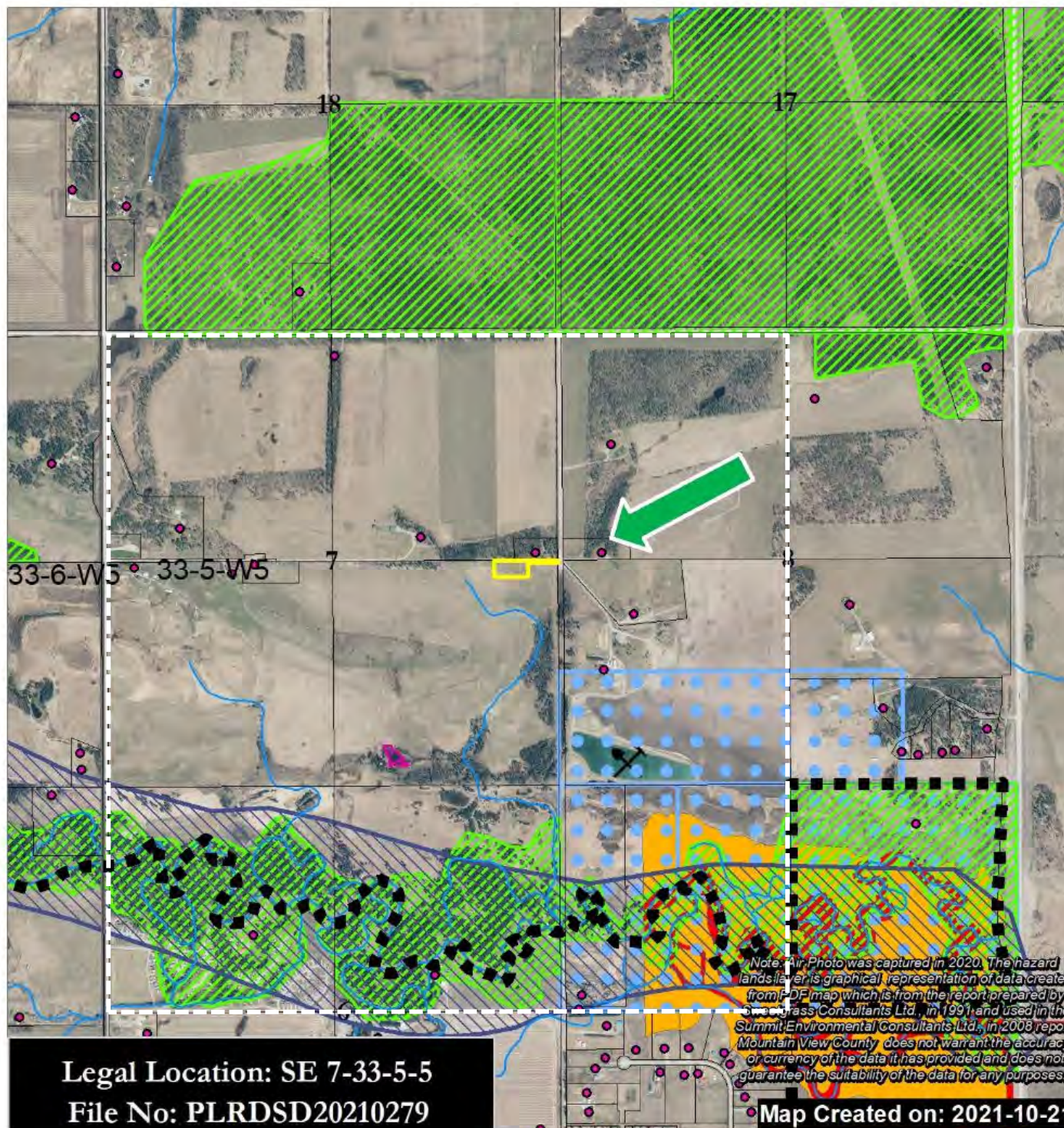
4H(9) - 7WV(1)	4H(10)
4HT(7) - 4H(2) - 7WV(1)	4H(8) - 7WV(2)

File No. PLRDSD20210279
Legal: SE 7-33-5-5



Mountain View COUNTY

Environmental Scan



Legend

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

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

Legal Location: SE 7-33-5-5
File No: PLRDSD20210279

Map Created on: 2021-10-21



0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Well & Pipeline Facilities

Legend

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



0 125 250 500 Meters

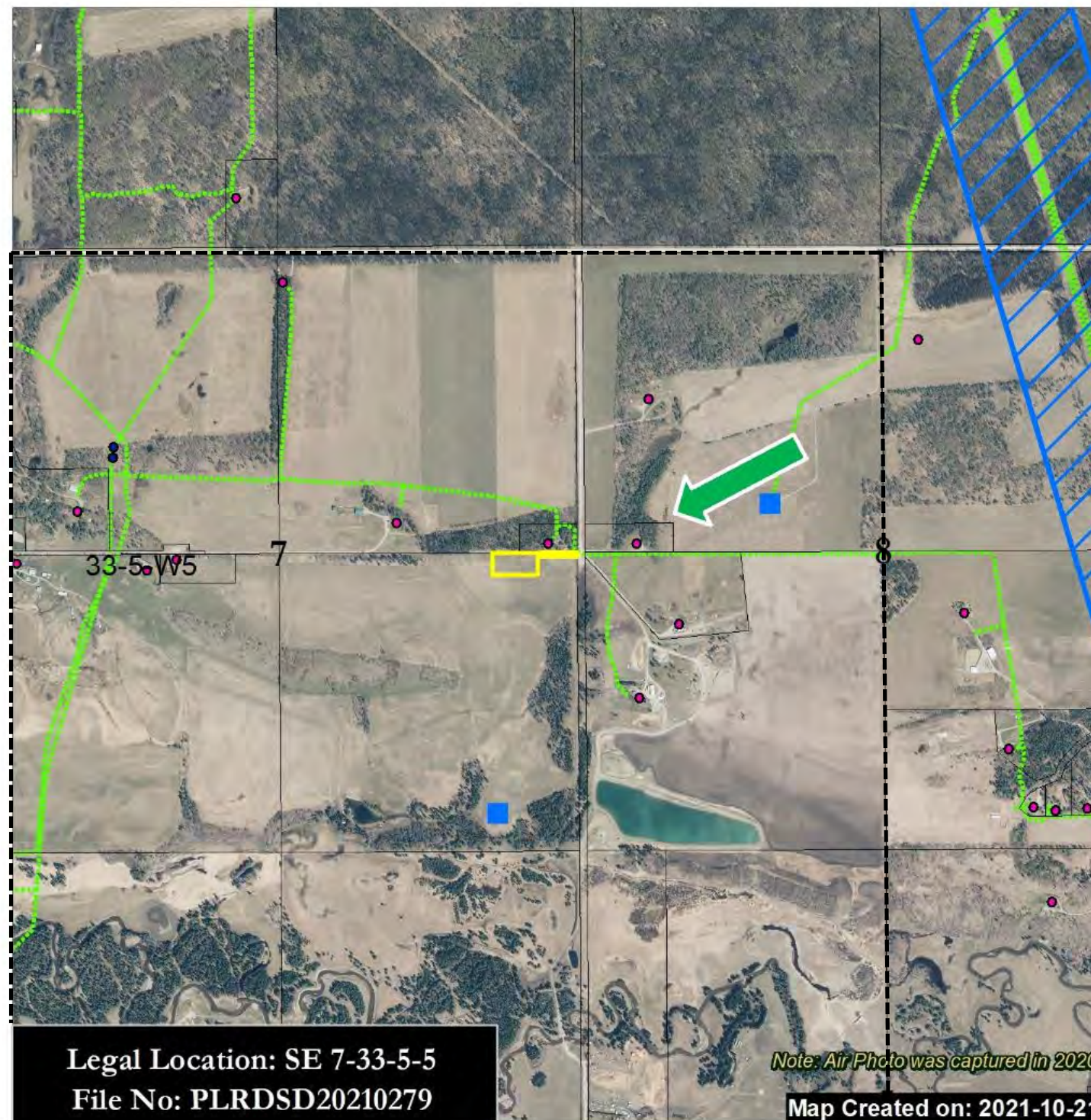
Scale: 1:15,000

Mountain View County

NAD 1983 CSRS 10TM_AEP_Forest

Projection: Transverse_Mercator

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



Legal Location: SE 7-33-5-5
File No: PLRDS20210279

Note: Air Photo was captured in 2020

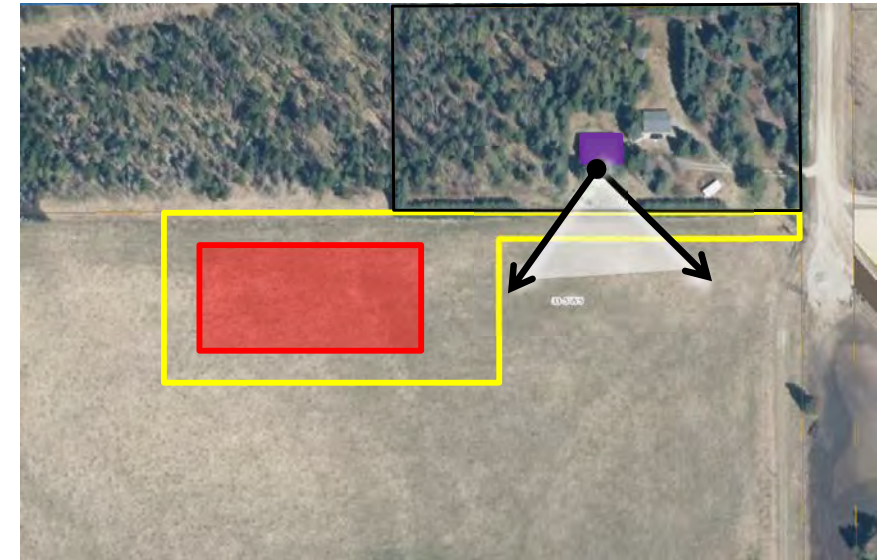
Map Created on: 2021-10-21

Proposal: Country Residential (1) District



1. Proposal and Gravel Pit



2. Proposal and Adjacent Landowner



 Building Envelope  Neighbour's Dwelling

3. Proposal and Road & Access



 Existing Access to Proposal
 Existing Access to Remainder

Agricultural Preservation Area

- Non-agricultural proposals require redesignation (**S. 3.3.8**)
- Country Residential parcels should be 2 to 3 acres, up to a maximum of 5 acres(**S. 3.3.13**)



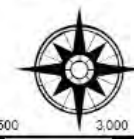
**Mountain View
COUNTY**

Growth Management Conceptual Strategy Figure 3

Legend

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

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

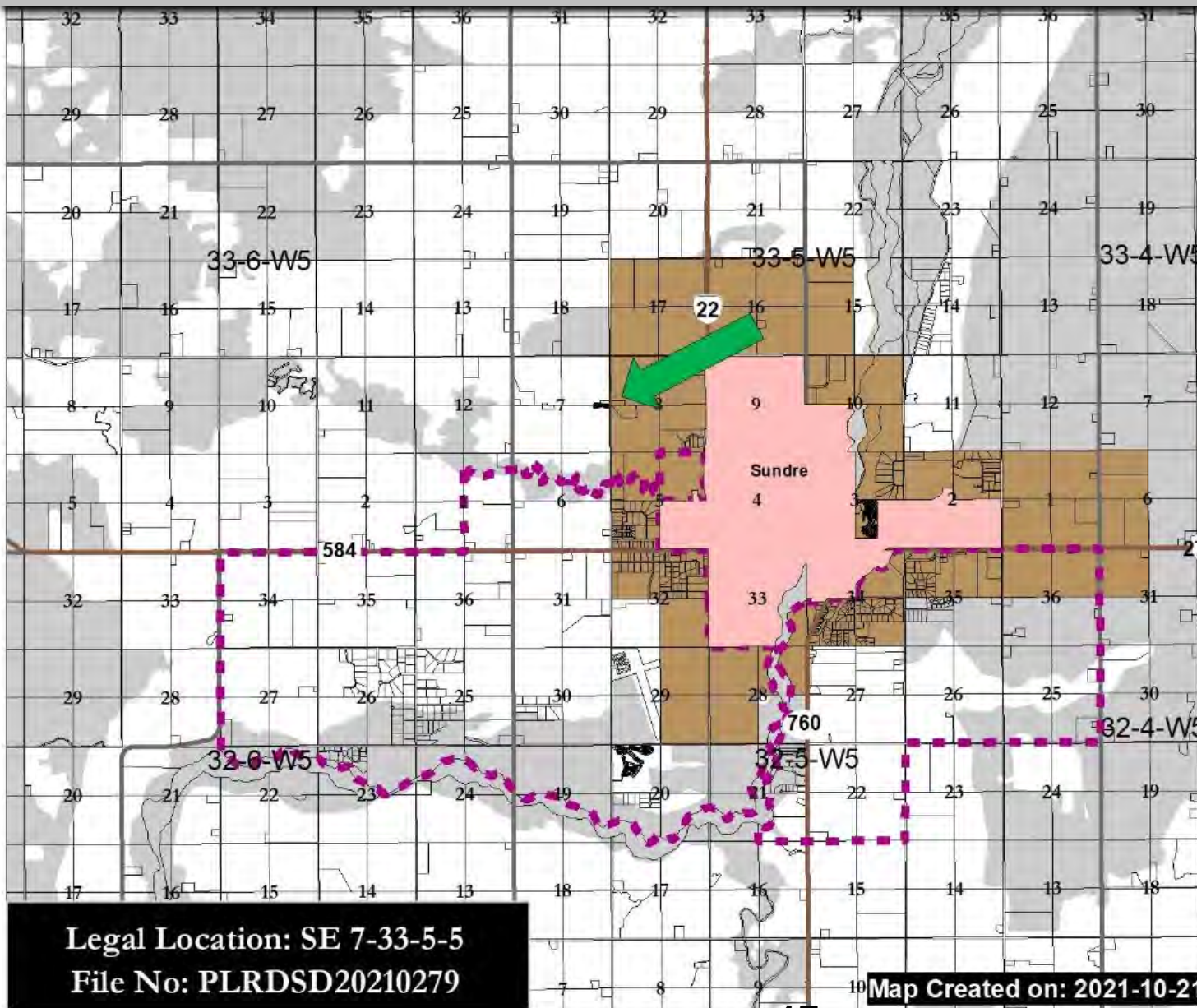


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Policy Interpretation

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 proposal is seeking redesignation approval in accordance with the LUB.
- The proposal is in the Potential Multi-Lot Residential Development Area and as defined in the MDP will be considered the first parcel out in accordance with Section 3.0 of the MDP.

Policy 3.3.8

All 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.

- The application proposes redesignation to Country Residential (1) District in accordance with the provisions of the LUB.

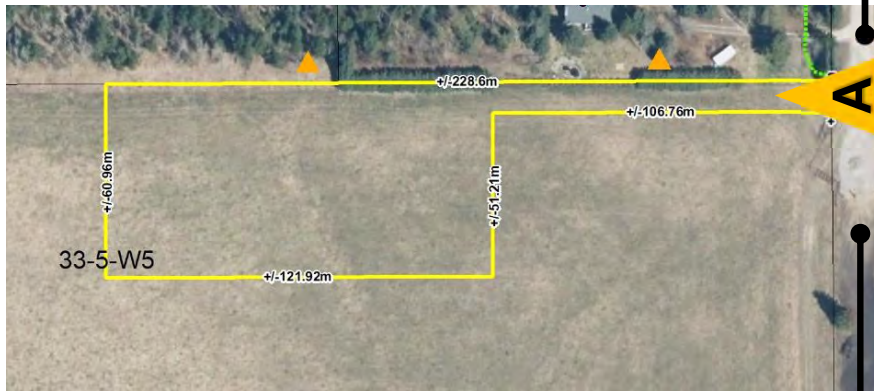
Policy 3.3.13

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.

- The proposal is limited to 2.09 acres.

Road and Access: Proposal

Range Road 55 – Dead End Gravel Surface



NORTH



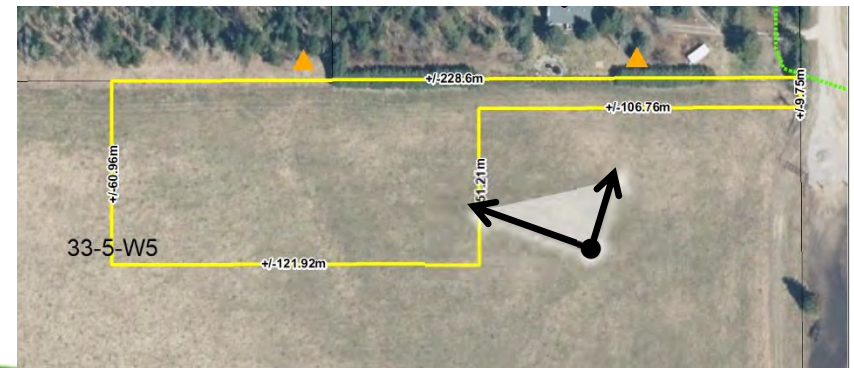
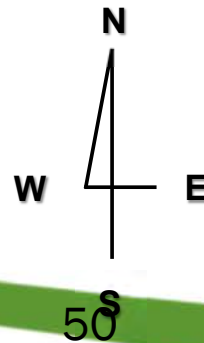
APPROACH



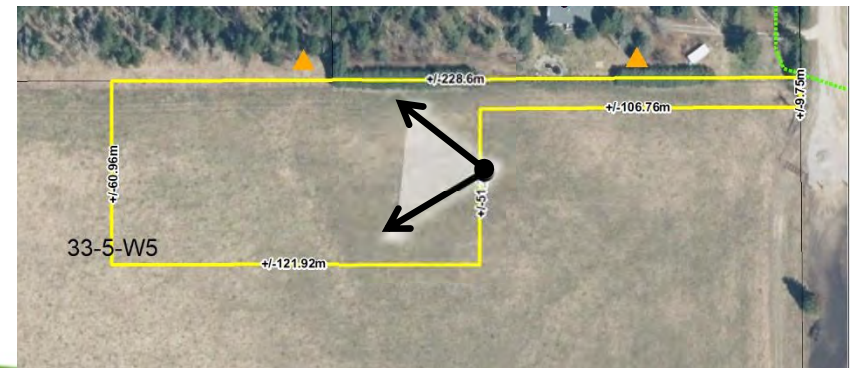
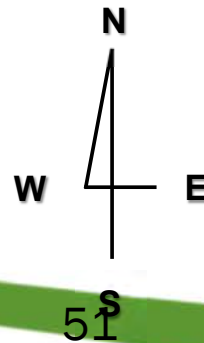
SOUTH



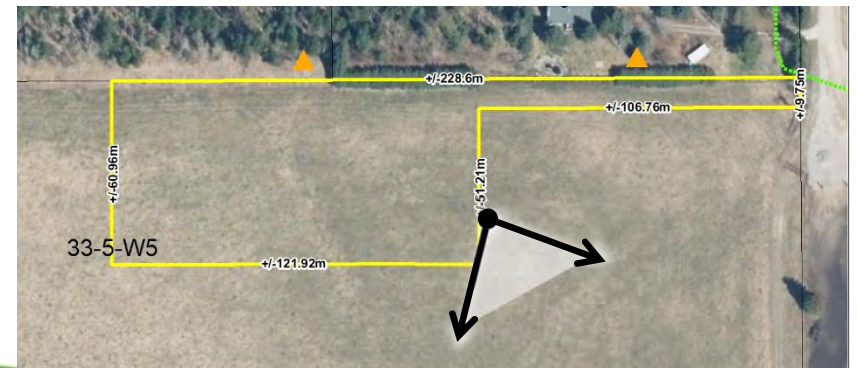
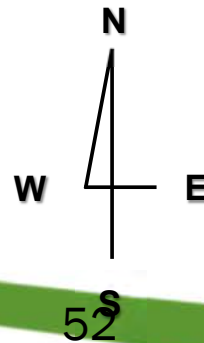
Proposal: Northerly Property Area



Proposal: Westerly Property Area



Remainder of the Quarter Section



Administrative Position

The Planning and Development Department supports Approval for PLRDSD20210279, within the SE 7-33-5 W5M for the following reasons:

1. The proposal is compliant with the policies of first parcel out of Section 3.0 of the Municipal Development Plan.
2. The land is deemed suitable for Country Residential (1) District in accordance with Section 12.2 of the LUB.
3. There are no technical outstanding matters.
4. No negative impacts as a result of this proposal.

Request for Decision

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

SUBJECT: Bylaw No. LU 54/21
SUBMISSION TO: Council Meeting
MEETING DATE: January 12, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLRDSD20210332
LEGAL: NW 10-29-3-5

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

ADMINISTRATIVE POSITION:

Administration supports a Council resolution based on Option Three.

BACKGROUND / PROPOSAL:

Council is being asked to consider second and third readings of Bylaw No. LU 54/21 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate seven point seven three (7.73) acres from Agricultural District (A) to Residential Farmstead District (R-F) and redesignating an approximate eighteen point nine two (18.92) acres from Agricultural District (A) to Agricultural (2) District (A(2)) all within NW 10-29-3-5.

Application Overview

Applicant	TAYLOR, Ken
Property Owner	YKEMA, Leo J and Vickey
Title Transfer Date	August 19, 2000
Existing Parcel Size	26.65 acres
Purpose of redesignation	For subdivision – to create a third title within a previously subdivided quarter in the Agricultural Preservation Area.
Division	1
Rural Neighbourhood/Urban Centre	The property is in in the rural community of Dogpound, southeast from the Village of Cremona.
Bylaw given first reading	December 15, 2021
Bylaw advertised on	December 28, 2021 and January 04, 2022

Key Dates, Communications and Information

Application Submitted	July 19, 2021
Application Circulation Period	From August 24, 2021 to September 23, 2021
Supportive Information Requested/Submitted	Upon review of the application, Planning and Development provided a letter with reasons of non-policy support and gave the applicant with the opportunity to provide additional information in support of the application. The letter to the applicant and the response letter are included in this report.
Application Revised from Submission	No
Communications Received from Referrals	<u>Fortis Alberta Inc.:</u> an easement is required, Request to the County to defer the subdivision approval until the easement process is complete. <u>Telus Communications Inc.:</u> no objections <u>Adjacent Landowner (Emmett Spence):</u> objection to the proposal.

Objections Received and Addressed	The letter of objection from the adjacent landowner and the applicant's response letter are included as attachments to this report.
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Applicable Directions, Policy and Regulations

Intermunicipal Development Plan (IDP)	The property is not within an IDP area
Municipal Development Plan (MDP) Bylaw No. 20/20	<p>In accordance with Figure 3: Growth Management Conceptual Strategy, as attached, this property and vicinity is in the Agricultural Preservation Area, which policies generally support first parcel out subdivision from a previously unsubdivided quarter section. The application is not compliant with the policies in the Agricultural Preservation Area, as the applicant is proposing a third parcel out.</p> <p>The review of the MDP policies and policy interpretation is in the Policy Analysis part of this report.</p>
Area Structure Plan (ASP)	The property is not within an approved ASP.
Land Use Bylaw No. 21/21 <i>In accordance with Section 1.6 of Bylaw No. 21/21 the application is considered based on the regulations of Bylaw No. 16/18 as it was a complete application prior to the effective date of Bylaw No. 21/21.</i>	<p>Land Use Bylaw No. 16/18</p> <p>11.2 Agricultural (2) District (A(2)) <u>Purpose:</u> 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.</p> <p><u>Parcel Area:</u> Minimum 16.16 ha (40.0 acres) or a smaller area redesignated by Council (Bylaw No. 08/21); Maximum 32.33 ha (79.9 ac) or the area in title at the time of passage of this Bylaw.</p> <p>12.3 Residential Farmstead District (R-F) <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.</p> <p><u>Parcel Area:</u> Minimum 0.8 ha (2.0 ac) – Maximum area deemed necessary to accommodate the farmstead.</p> <p>9.7 Dwelling Density 2. The maximum number of dwelling units on parcels less than 28.33 ha (70.0 ac) shall be one.</p> <p>3. The maximum number of dwelling units on parcels greater than 28.33 ha (70.0 ac) shall be two (2).</p>
Policy and Procedures	6009: Environmental Protection Guidelines for the Evaluation of Redesignation, Subdivision and Development Applications

Land Use and Development

Predominant Land Use on property	The subject property of 26.65 ac has an Agricultural District (A) land use zoning. The balance of the quarter (the second title) also has an Agricultural District zoning.
Predominant development on property	The subject property consists of a developed yard with a dwelling unit, an accessory building (an older home that change the use) and shed
Oil and gas facilities on property/adjacent	Oil and gas within this property and vicinity relates to natura gas lines servicing residences.
Surrounding land uses	Surrounding land uses are primarily Agricultural District, with full

	quarter sections and a couple of small agricultural parcels. There is a large residential parcel (farmstead) northwest from this proposal.
Proximity to utilities	The subject property is developed with services and utilities. Fortis and Cochrane gas service the area.

Physical and Natural Features

Waterbodies and wetlands on property	In accordance with Policy 6012 there is an unnamed/unclassified stream in the southwest of this property. The bed and shore of this waterbody has already been surveyed and claim by the Crown. No wetlands were identified,
Topographical constraints on property	The property moderately slopes to the south and west directions towards the waterbody. No topographical constraints.
ESA areas and classifications	No ESAs identified
Drainage and Soil Characteristics	Natural drainage in a south direction. Soils in this property and vicinity have a CLI Class 3 and AGRASID's Land Suitability Rating System of 100% 3HT
Potential for Flooding	There are no historical records or evidence of flooding on this property

Planning and Development History

Prior RD/SD/DP Applications	SD17/151: on February 23, 1966 the Red Deer Regional Planning Commission approved the subdivision of an approximately 27.0 ac parcel for the purpose of developing a feedlot operation. The approval included a portion of the creek. DP06-056: on May 24, 2006 the Municipal Planning Commission approved DP for Dwelling Unit to replace existing dwelling and Change of Use – existing dwelling to ancillary building.
Encumbrances on title affecting application	No encumbrances on title

Servicing and Improvements Proposed

Water Services	Private – existing property is serviced by means of water well
Sewer Services	Private – existing property is serviced by means of private sewage treatment system
Stormwater/Drainage Improvements	Not required for this application
Solid Waste Disposal	N/A

Suitability Assessment

Land suitable for intended use	The application with the intent to further subdivide an existing agricultural parcel is contrary to the intent of the Agricultural Preservation Area land use policy of the Municipal Development Plan.
Compatible with surrounding land uses	The surrounding area is in the Agricultural Preservation Area which allows for only one (1) parcel to be subdivided from a previously unsubdivided quarter. The existing agricultural parcel is the first parcel out from this quarter section.
Appropriate legal and physical access	The existing parcel has an established access approach off Township Road 292.
Complies with MDP/ASP/LUB requirements	The proposal for the consideration of a third parcel in the Agricultural Preservation Area is contrary to Section 3.0 of the MDP and Sections 11.2 and 12.3 of the LUB.

DISCUSSION:

The applicant is proposing redesignation of an existing Agricultural District (A) parcel of 26.65 ac to Residential Farmstead District and also to Agricultural (2) District in order to further subdivide and create a third title. The applicant had indicated that because the area outside the residential yard is poor farmland they would like to separate the residential yard from the remainder area with the intention to build a home and continue to pasture the land. The applicant was advised that the proposal is contrary to the Agricultural Preservation Land Use Policy as the existing parcel is considered the first parcel out and there are no policy provisions in the Municipal Development Plan that supports additional parcels. The applicant instructed Planning and Development to proceed with the application as submitted with the understanding that the application does not meet County's statutory plan.

BACKGROUND:

The subject property is in the rural community of Dogpound, at the southeast intersection between Township Road 292 (Acme Road) and Range Road 33, approximately nine miles southeast from the Village of Cremona. This area of the County is predominantly agricultural used mostly as farmland. Within the vicinity there are two other small agricultural parcels that contained developed yards, mostly the farmsteads. Also, most recently a Residential Farmstead District, first parcel out was approved northwest from this proposal. There is an equestrian riding arena and boarding stables type development within the subject quarter section, east from the subject parcel, and holds an Agricultural District (A) land use designation.

This area slopes moderately in a west and south directions and consists of a landform described as hummocky with low relief. Soils are identified by the Canada Land Inventory as Class 3, meaning, soils with moderately severe limitations that restrict the range of crops. AGRASID's Land Suitability Rating System in the area is 3HT(10).

No named waterbodies have been identified within this area; however, there is an unclassified/unnamed stream, tributary to the Dogpound Creek, flowing in a northwest direction. In addition, no County wide Environmentally Significant Areas have been identified but the ESAs in Alberta identifies the south quarter (SW 10-29-3-5) with a value of >0.189 belonging to the Parkland region.

Oil and gas activity in the area relates to natural gas lines. Cochrane is the gas provider in the area

APPLICATION & POLICY HISTORY:

The following timeline provides a general summary of files and policy related to this application:

- 1966 The Subdivision Authority approved on February 23, 1966, the creation of a parcel of 27.0 acres in size, first parcel out. The intent of this parcel was to develop a feedlot operation. The approval of the parcel included a portion of a seasonal waterbody. At the time of approval, redistricting to a different land use zoning was not a requirement therefore this parcel holds an Agricultural District (A) land use designation. Further, County records show that this parcel contained a dwelling built in 1950.
- 2012 County Council adopts Municipal Development Plan No. 09/12. The subject parcel was identified in the Agricultural Preservation Area because this property and vicinity have a Canada Land Inventory Class 3. The provision under the Agricultural Preservation only supported the first parcel out proposals from previously unsubdivided quarter sections, The exception to the parcel density, to allow a third parcel, were instances in which a man-made or a natural feature fragmented properties in accordance with the guidelines found in Policy 6008. Under the provisions of MDP 09/12, there was no policy support to allow further subdivision on the subject property.
- 2020 County Council adopts Municipal Development Plan No. 20/20. The subject parcel is identified in the Agricultural Preservation Area because the subject property and vicinity have a Canada Land Inventory Class 3 and AGRASID Class 3 as 1st Dominant. The Agricultural Preservation Area allows a maximum parcel density of two (2) title lots inclusive of the balance of the quarter. The subject parcel is considered the first parcel out, created in 1966 and therefore there is no policy provisions that support additional subdivisions.
- 2021 Prior to submitting an application, the applicant was made aware of County's statutory policies. The applicant proceeded to submit an application on July 19, 2021. Upon review of the proposal, a letter was provided to the applicant which outlines the non-policy compliance of the application. The applicant submitted a response and instructed Planning and Development to proceed with the application.

PROPOSAL:

The proposal is to further subdivide an existing Agricultural District parcel of 26.65 acres into two areas for state planning purposes:

- Developed yard: this area of approximately 7.73 acres is proposed as a Residential Farmstead District (R-F) and consists of a dwelling unit and accessory building – storage, change of use of older home (DP06-056), a shed and other accessory building. Of the proposed R-F area there is approximately 4.41 acres, of undeveloped land. As indicated by the applicant this developed yard of approximately 7.73 ac. is intended for the landowner's son.
- Residual area: this area of approximately 18.92 acres is proposed as an Agricultural (2) District and it is undeveloped and used as pastureland as indicated by the applicant: "...has been used to raise cattle and other animals over the time.." As indicated by the applicant this residual area will be for the current landowners to build a new home and will continue to be used as pastureland.

Identified Issues:

- The Municipal Development Plan defines Agriculture as: *The science, art, or occupation concerned with cultivating land, raising crops, and feeding, breeding, and raising livestock. Also known as the practice of farming.* While the applicant claims that the existing parcel is poor farmland and non cultivable, the MDP recognizes that pastureland is as important as farmland without distinction between the two.
- The application with the following information: *"The residual of this parcel is extremely poor farmland non cultivateable"* and *"Leo and Victoria would then build a smaller more manageable home on the residual and continue to pasture the remainder."* is somewhat contradictory as: a) the applicant proposes to create an Agricultural (2) District (A(2)) parcel, and b) the parcel of 26.65 ac. already has an Agricultural District zoning.
- The Municipal Development Plan identifies this parcel and the surrounding land as Agricultural Preservation Area since 2012 (MDP Bylaw No. 09/12) with the objective to preserve as much agricultural land (both farmland and pastureland) as possible. To achieve this, subdivisions are discretionary not automatic and limited to only one (1) parcel per quarter section, namely first parcel out. The application to further subdivide the existing 26.65 acre Agricultural District parcel for state planning purposes, in order to build a new home, is not aligned with the purpose and intent of the Agricultural Preservation Area of the Municipal Development Plan.

CIRCULATIONS:

The proposal was circulated from August 24, 2021 to September 23, 2021 to 11 adjacent landowners, within half a mile radius from the subject property, and referral agencies for comments. From this process referral agencies provided standard no objection response and one (1) letter of objection from an adjacent landowner was received. The following summarizes the issues raised by the adjacent landowner:

- Preservation of agricultural lands and the environment is very important.
- More subdivisions and more houses means removing agricultural production.
- There is no benefit to the environment or to agriculture in providing more bare titles under A2 designations.
- A2 parcels are being used almost exclusively to sell for another building site. Very seldom this is done for the true purpose of an A2.
- Existing property was already a subdivision from a full quarter section. Old established sites should not be used as a reason for further subdivision.

The applicant responded in the following manner:

- The parcel was subdivided by previous owners. Current landowner built a home 15 plus years ago.
- The land is poor pasture at best. The A2 zoning is what is required by the County to subdivide the RF parcel.
- Nothing is going to change with the residual parcel, A2 application.
- In the previous MDP this area of the County was Multi-lot potential and was change in the recent MDP update but the land is still poor pasture at best and cannot and will not be cultivated.
- We need a mix of large farms and small farms, along with industry, farm based and acreage based businesses in the County.

Applications are review and considered based on the policies of the day unless a bylaw provides for a transition provision. The application was submitted on July 19, 2021, as such, the provisions of MDP Bylaw No. 20/20 have been considered in the evaluation of this application.

POLICY AND REGULATION ANALYSIS:

Municipal Development Plan Bylaw No. 20/20

In accordance with Figure 3, as attached, the subject parcel and area is in the Agricultural Preservation Area, accordingly the following policies of Section 3.0 Agricultural Land Use Policies apply:

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.

- Ø The subject application is the existing parcel of 26.65 ac., “first parcel out” that was created in 1966 (SD17/151).

(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.”

- Ø The existing parcel that is the subject of this application is in the Agricultural Preservation Area and it is not for the consideration of first parcel out, as such it cannot be evaluated in accordance with Section 3.0 as it does not meet the following policies:

Policy 3.3.6 “The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section.”

- Ø The proposal will exceed the maximum number of titles allowed in the Agricultural Preservation Area.

Policy 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.”

- Ø The existing parcel of 26.65 ac holds an Agricultural District (A) land use zoning and less than 40.0 acres in size.
- Ø The proposal would further fragment the existing agricultural parcel.

Policy 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.”

- Ø The subject parcel was created in 1966 and redesignation was not required at the time, as such this parcel still holds an Agricultural District (A) land use zoning.
- Ø The application with the intent to further subdivide is seeking redesignation approval for two areas.

Policy 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.”

- Ø The existing parcel of 26.65 ac. is the original farmstead of this quarter section. This parcel was created in 1966 and the older home, now used for storage, was built in 1950 as per County records.
- Ø The proposal for a farmstead separation is not from a previously unsubdivided quarter section but from an existing parcel. Therefore the proposal will be the third parcel to be considered.

Policy 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.”

- Ø In 1966 the subdivision was approved to create a first parcel out of 26.65 ac. This area consisted of a dwelling (1950), services, access and area necessary to develop a feedlot.

Policy 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:*

- (i) 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, pasture land 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 nonconforming."*

Appendix A Glossary – Farmstead: *"An established residential site that previously contained or currently contains a dwelling and other improvements used in connection with the raising or production of crops, livestock or poultry, situated on the same land used in connection with the farming operations."*

Appendix A Glossary – First Parcel Out: *"A single lot/parcel created from a previously unsubdivided quarter section and includes quarter sections where fragmented parcels may have been removed prior to consideration for a first parcel out subdivision. Municipal Reserve dedication shall be required in accordance with the Municipal Government Act, including when the first parcel has been subdivided from a quarter section and the MDP identifies the remaining parcel as an unsubdivided quarter section."*

- Ø The applicant did not provide reasons as to how the proposed farmstead meets the above guidelines for the consideration of this application.
- Ø The review of the application and the file history of this property indicates that the existing parcel is the farmstead, first parcel out. Although at the time it was created in 1966, redesignation was not a requirement.
- Ø The proposal to subdivide this existing parcel is contradictory to the term first parcel out and farmstead.

Land Use Bylaw No. 16/18

The proposal was reviewed under the provisions of Land Use Bylaw No. 16/18 as the application was deemed complete before Land Use Bylaw No. 21/21 became in effect on August 11, 2021.

The application is proposing an Agricultural (2) (A(2)) District redesignation of 18.92 ac and a Residential Farmstead District (R-F) redesignation of 7.73 ac. Neither proposal complies with the Land Use Bylaw:

- Ø The proposed A(2) does not meet the minimum required size of 40.0 ac as required for Parcel Area in Section 11.2; and
- Ø The proposed R-F does not meet the purpose as it must be from an unsubdivided quarter section as required in Section 12.3

CONCLUSION:

Planning and Development is not in support of this proposal for the consideration of a third parcel in the Agricultural Preservation Area, contrary to Section 3.0 of the Municipal Development Plan. In addition the application to redesignate 18.92 ac to A(2) District and to redesignate 7.73 ac to R-F is not compliant with Sections 11.2 and 12.3 of the Land Use Bylaw. Based on County's statutory plan and the Land Use Bylaw, Planning and Development supports a resolution of Council based on Option Three.

OPTIONS / BENEFITS / DISADVANTAGES:

Option One: This motion indicates support	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No. LU 54/21 redesignating the lands within the NW 10-29-3-5. (Approval) That Council give third reading to Bylaw No. LU 54/21 redesignating the lands within the NW 10-29-3-5. (Approval)
Option Two: This motion indicates additional information required to render a decision on application	That Council defer Bylaw No. LU 54/21 to _____.
Option Three: This motion indicates that the application is not deemed suitable	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No. LU 54/21 redesignating the lands within the NW 10-29-3-5. (Refusal) That Council give third reading to Bylaw No. LU 54/21 redesignating the lands within the NW 10-29-3-5. (Refusal)

ATTACHMENT(S):

- 01 - Bylaw No. LU 54/21 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 - Letter of Non-Policy Support
- 08 - Applicant's Response
- 09 - Letter of Objection from Adjacent Landowner
- 10 - Applicant Response to Letter of Objection
- 11 - Presentation to Council

BYLAW NO. LU 54/21

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NW 10-29-3-5 pursuant to the Municipal Government Act.

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

To redesignate from Agricultural District (A) to Residential Farmstead District (R-F) an approximate seven point seven three (7.73) acres (3.13 hectares) and to redesignate from Agricultural District (A) to Agricultural (2) District (A(2)) an approximate eighteen point nine two (18.92) acres (7.67 hectares) all in the North West (NW) Quarter of Section ten (10), Township twenty-nine (29), Range three (3), West of the fifth (5th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading December 15, 2021

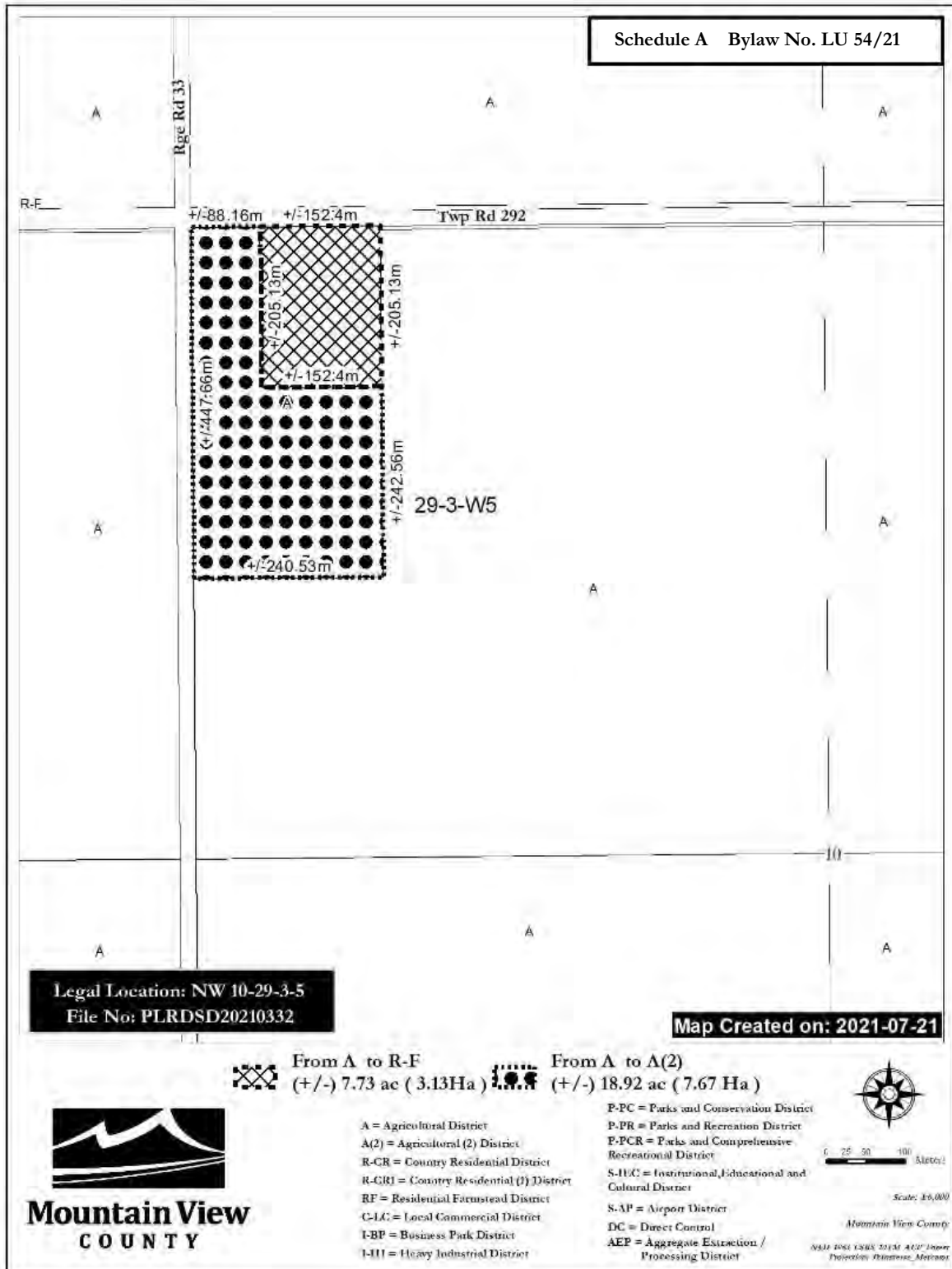
Received second reading _____

Received third reading _____

Reeve

Chief Administrative Officer

Date of Signing



PLRDSD20210332 – Bylaw No. LU 54/21

By: Dolu Mary Gonzalez, Planner

January 12, 2022

APPLICANT:	TAYLOR, Ken
LANDOWNER:	YKEMA, Leo J and Vickey
LEGAL:	NW 10-29-3-W5M
DIVISION:	1
ACRES:	26.65 ac.

PROPOSED REDESIGNATION:

To Redesignate from Agricultural District (A) to Residential Farmstead District (R-F) an approximate 7.73 acres and to redesignate from Agricultural District (A) to Agricultural (2) District (A(2)) an approximate 18.92 acres all within an existing 26.65 acre parcel.



Mountain View COUNTY

Site Sketch - Redesignation

Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- AltaLink Powerline Buffer (30m)
- Proposed Redesignation Boundary
- Road Width Less than 7 m
- 6 m



0 50 100 200 Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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

Twp Rd 292

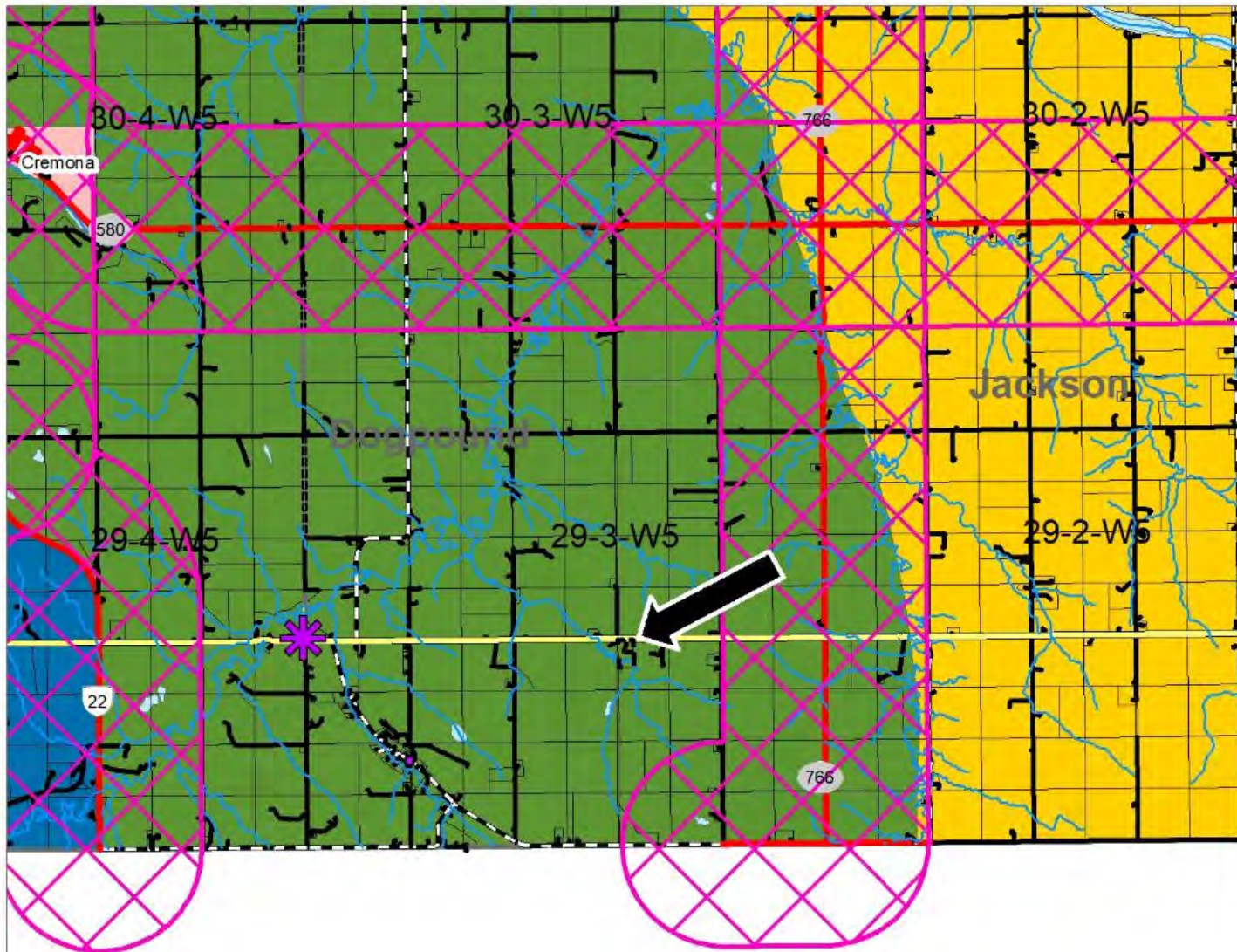
Proposed Area to be Redesignated from
Agricultural District (A) to
Residential Farmstead District (R-F)
seven point seven three (+/- 7.73) acres

29-3-W5

Proposed Area to be Redesignated from
Agricultural District (A) to
Agricultural (2) District (A(2))
eighteen point nine two (+/- 18.92) acres

Legal Location: NW 10-29-3-5
File No: PLRDS20210332

Map Created on: 2021-07-21



Mountain View
COUNTY

Location

Legend

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



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

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: NW 10-29-3-5
File No: PLRDS20210332

Map Created on: 2021-07-21



Mountain View COUNTY

Location, Land Use, Ownership Legend & Circulation

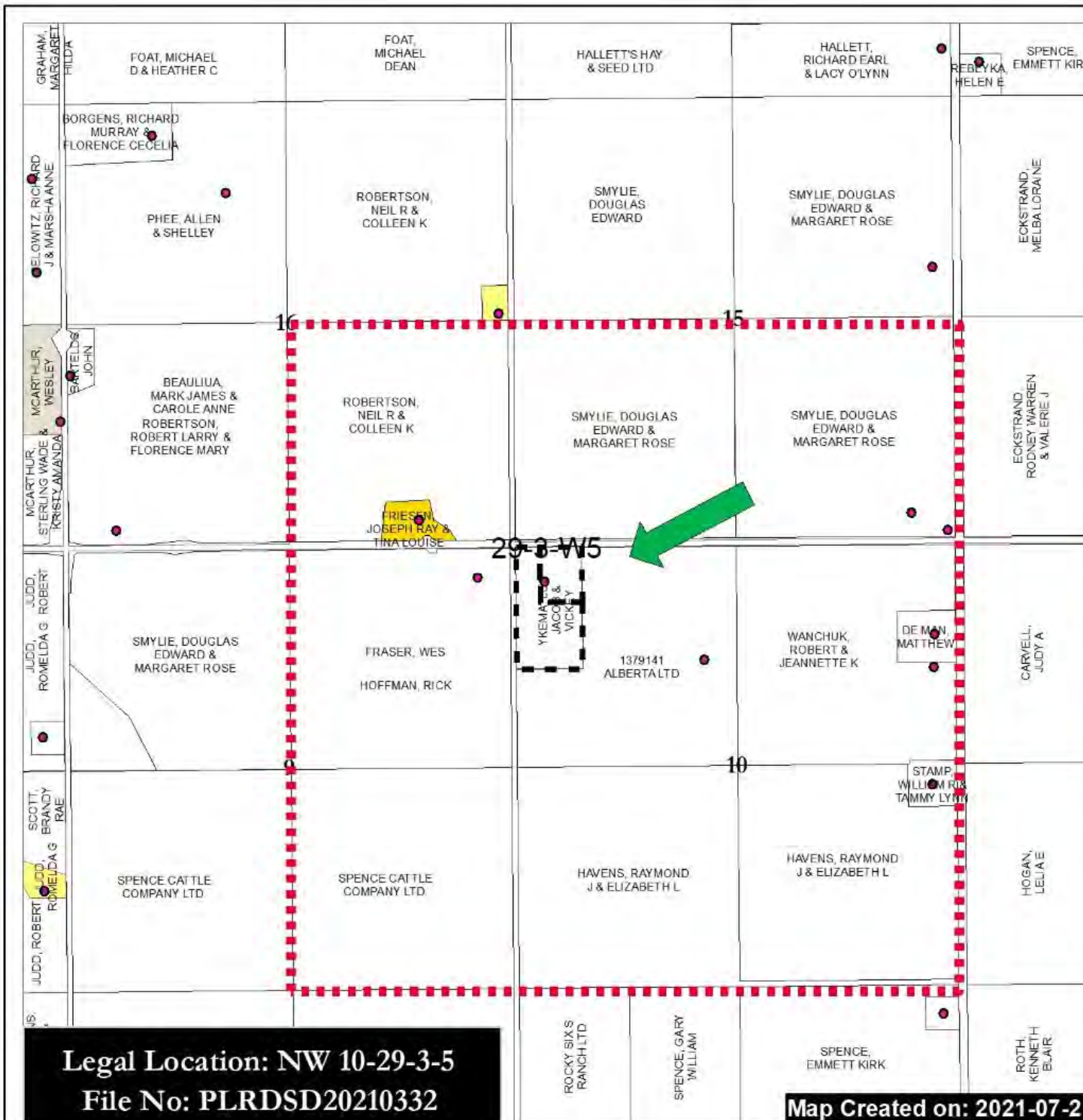
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)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



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Topography & Water

Legend

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

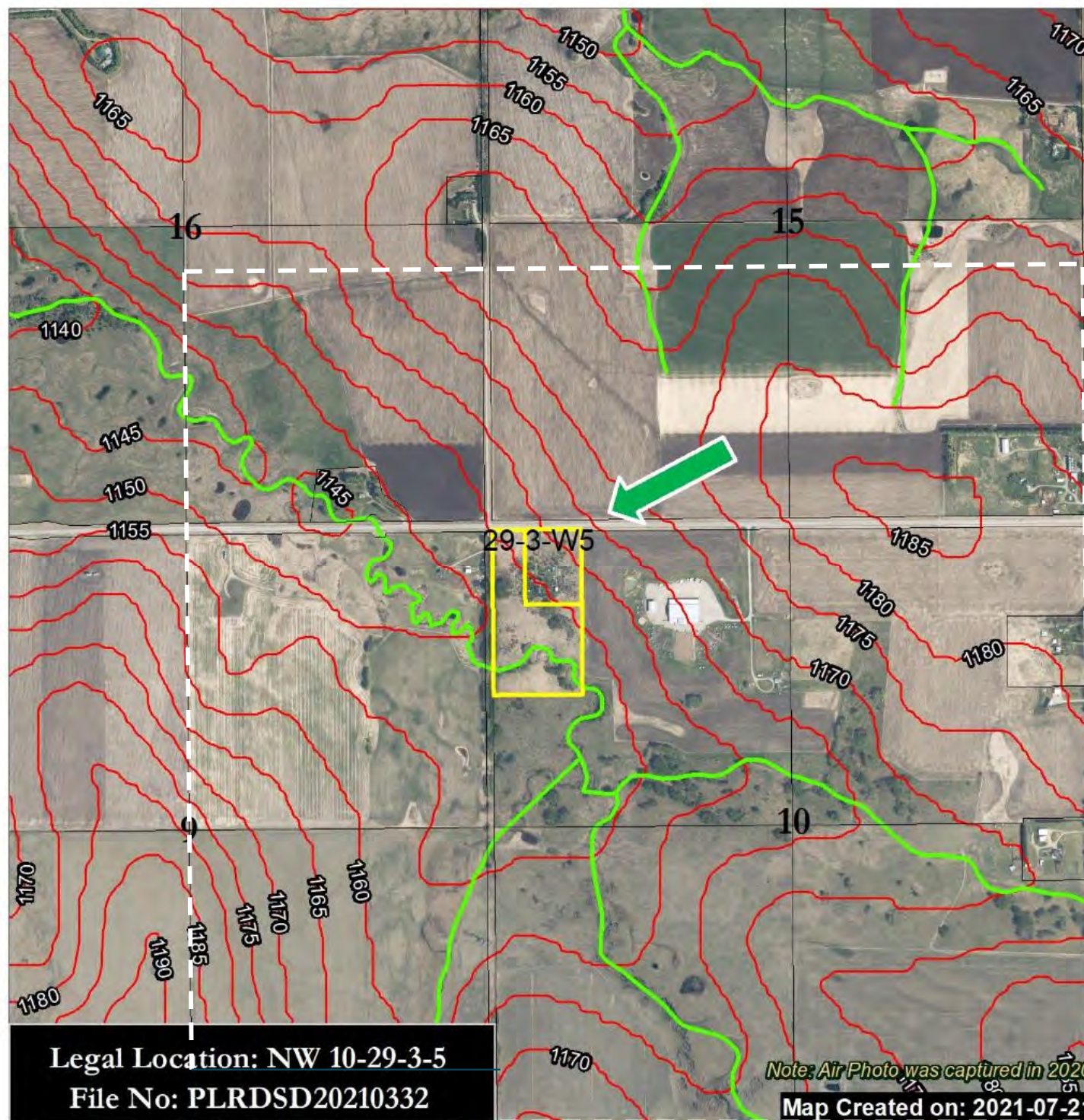


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

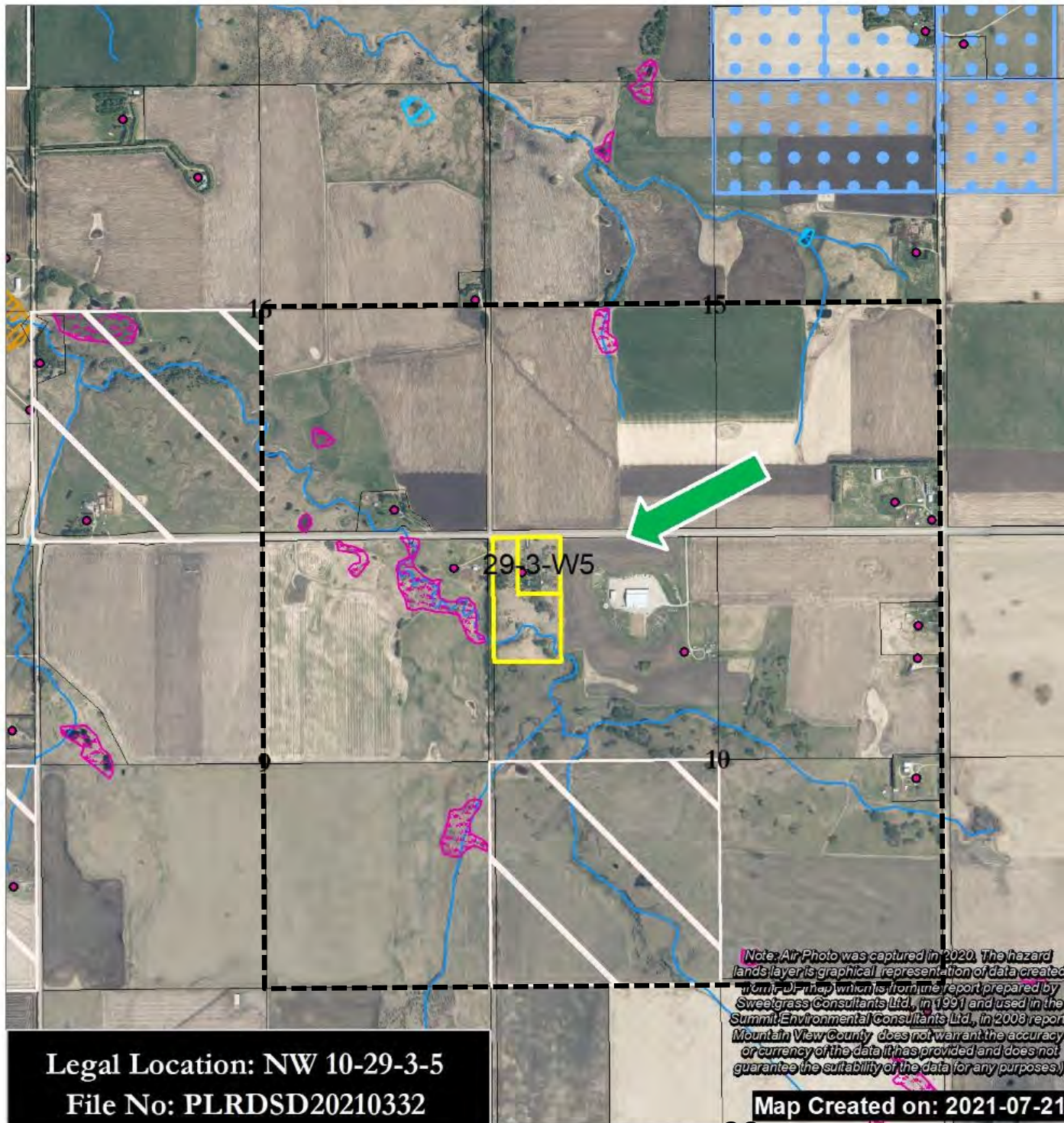
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Environmental Scan



Legend

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

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

Map Created on: 2021-07-21

Legal Location: NW 10-29-3-5
File No: PLRDSD20210332



0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Well & Pipeline Facilities

Legend

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



0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD 1983 CSRS 10TM_AEP_Forest

Projection: Transverse_Mercator

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

29.3-W5

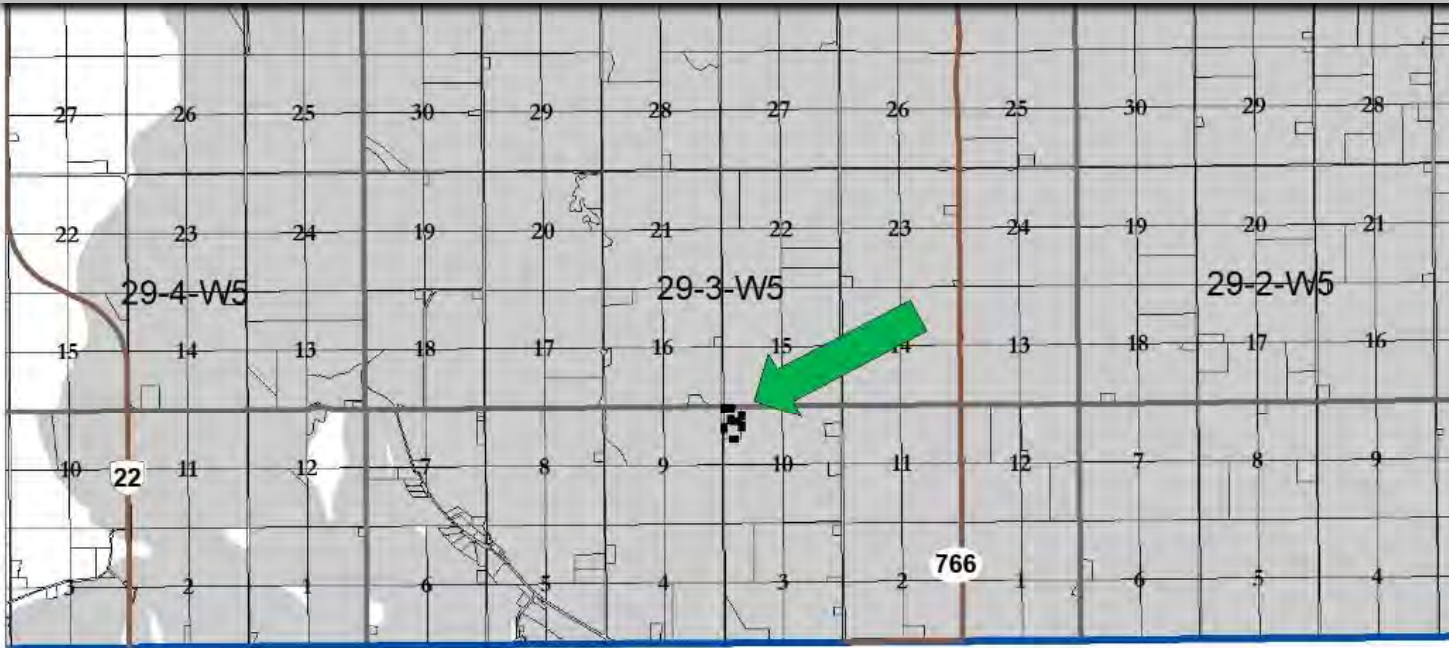
Legal Location: NW 10-29-3-5
File No: PLRDS20210332

Note: Air Photo was captured in 2020

Map Created on: 2021-07-21

Agricultural Preservation Area

- Allows for the creation of one parcel from unsubdivided quarters (**S. 3.3.5**)
- Number of lots is two per quarter section (**S. 3.3.6**)
- Agricultural parcel should be minimum 40.0 ac in size (**S. 3.3.7**)
- Farmstead separation may be supported if it is the first parcel out, meets the definition and criteria (**S. 3.3.10, 3.3.11 & 3.3.12**)



Appendix A – Definition Agriculture

The science, art, or occupation concerned with cultivating land, raising crops, and feeding, breeding, and raising livestock. Also known as the practice of farming.

Legal Location: NW 10-29-3-5

File No: PLRDSD20210332

Map Created on: 2021-07-21



**Mountain View
COUNTY**

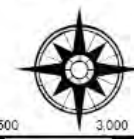
Growth Management Conceptual Strategy

Figure 3

Legend

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

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



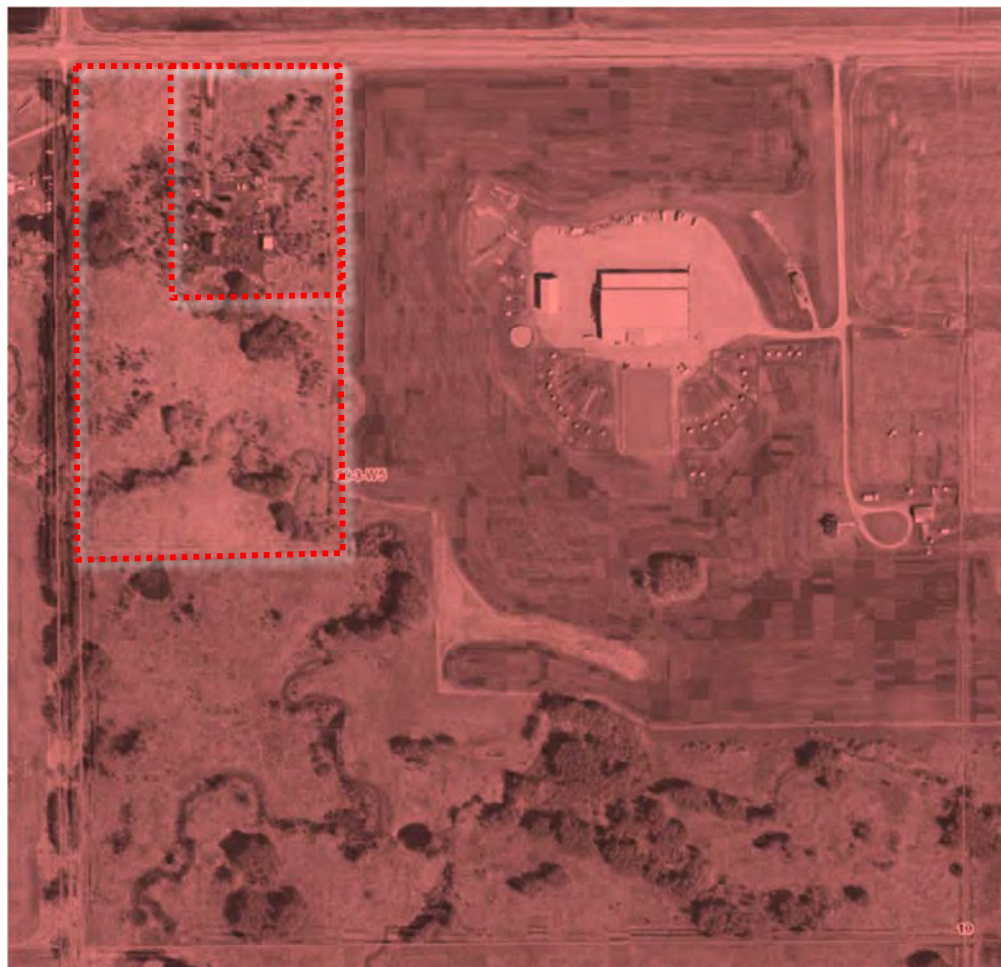
0 750 1,500 3,000 4,500 Meters









Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator

Canada Land Inventory



Soils	
	1
	2
	3
	4
	5
	6
	7
	0

File No. PLRDSD20210332
Legal: NW 10-29-3-5



AGRASID Land Suitability Rating System



Description

	3HT(10)
	3HT(10)

File No. PLRDSD20210332
Legal: NW 10-29-3-5

Proposal: Farmstead & Agricultural (2) parcels

1966 Subdivision: 26.65 ac for Feedlot Operation

- Dwelling 1950's
- Zoning was not required
- Portion of a waterbody



Agricultural District (A)
First Parcel Out Subdivision

A2 PROPOSAL

For current landowners to build a new home and continue with pasture the land.

Reasons:

- Land is poor, nonfarmable

Issues:

- Fragmenting existing Agricultural District parcel
- Agricultural Preservation Area:
 - CLI Class 3
 - AGRASID 3 Dominant
- Less than 40.0 ac in size



R-F PROPOSAL

For landowner's son to move in

Reasons:

No reasons provided

Issues:

- Fragmenting existing agricultural parcel
- Agricultural Preservation Area:
 - Third parcel out
 - Farmstead only considered from previously unsubdivided quarter sections

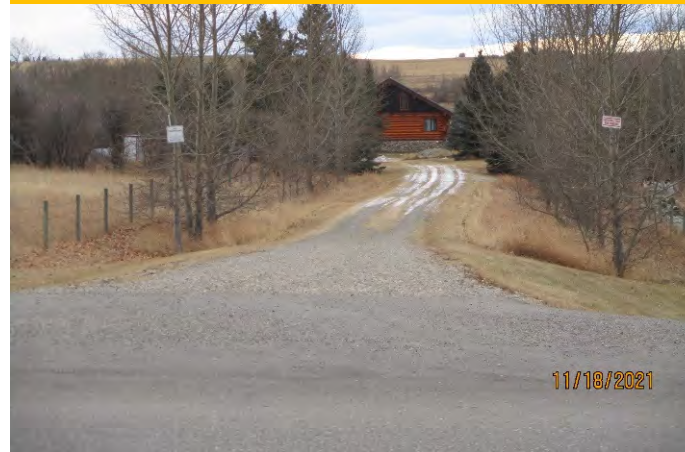
Road and Access

Acme Rd. (Township Road 292) – Paved Surface

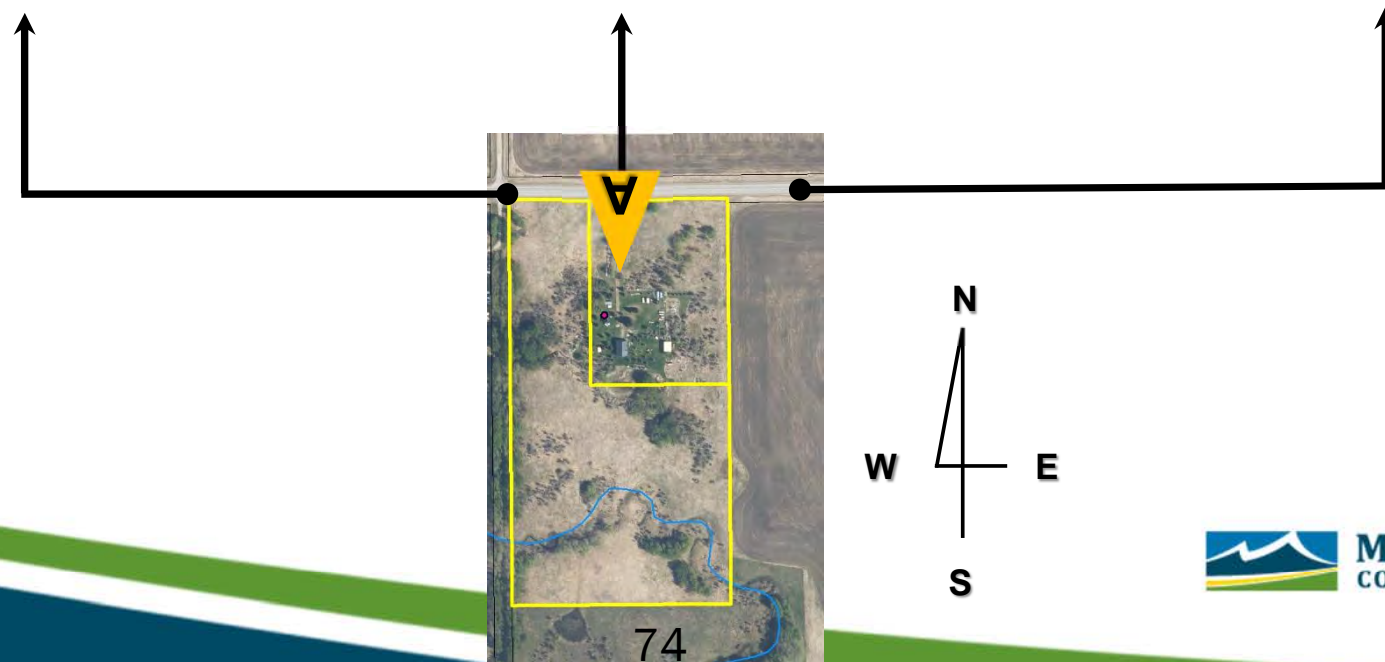
WEST



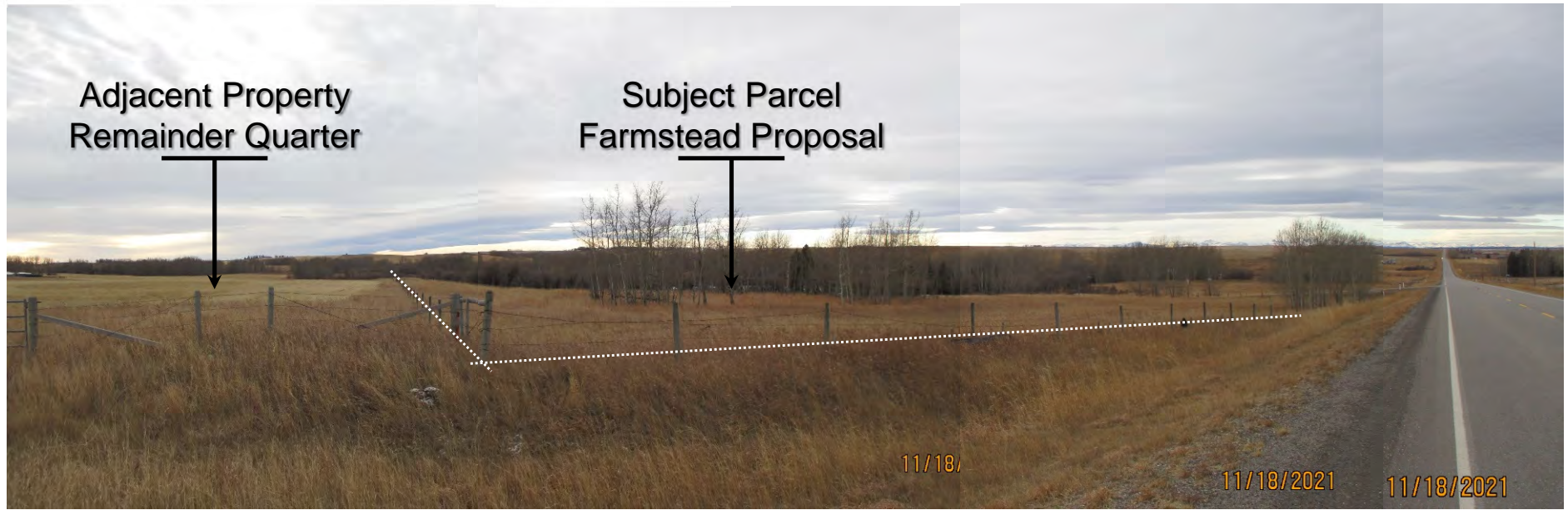
EXISTING ACCESS



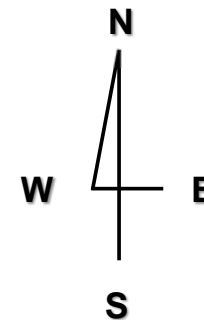
EAST



Proposal: Farmstead



Looking Southwest From Northeast Corner



Proposal: Farmstead Existing Development



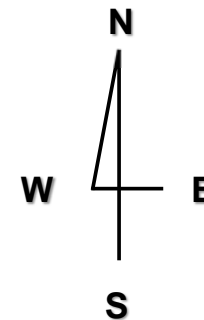
1. Dwelling Unit



2. Older Home: Storage



3. Shed



Proposal: Farmstead



Front Yard – Northeast Area



Proposal: Agricultural (2)

Adjacent Property
Remainder Quarter

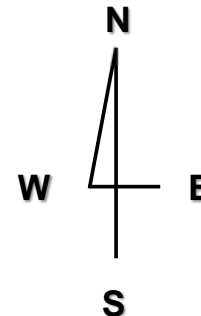
Subject Parcel
Agricultural (2) Proposal

11/18/2

11/18/2021

11/18/2021

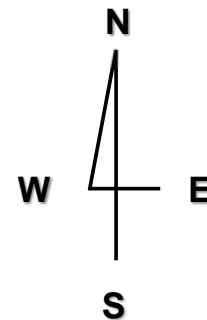
East/Central Area: Pastureland



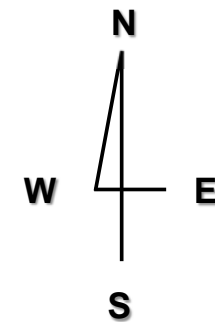
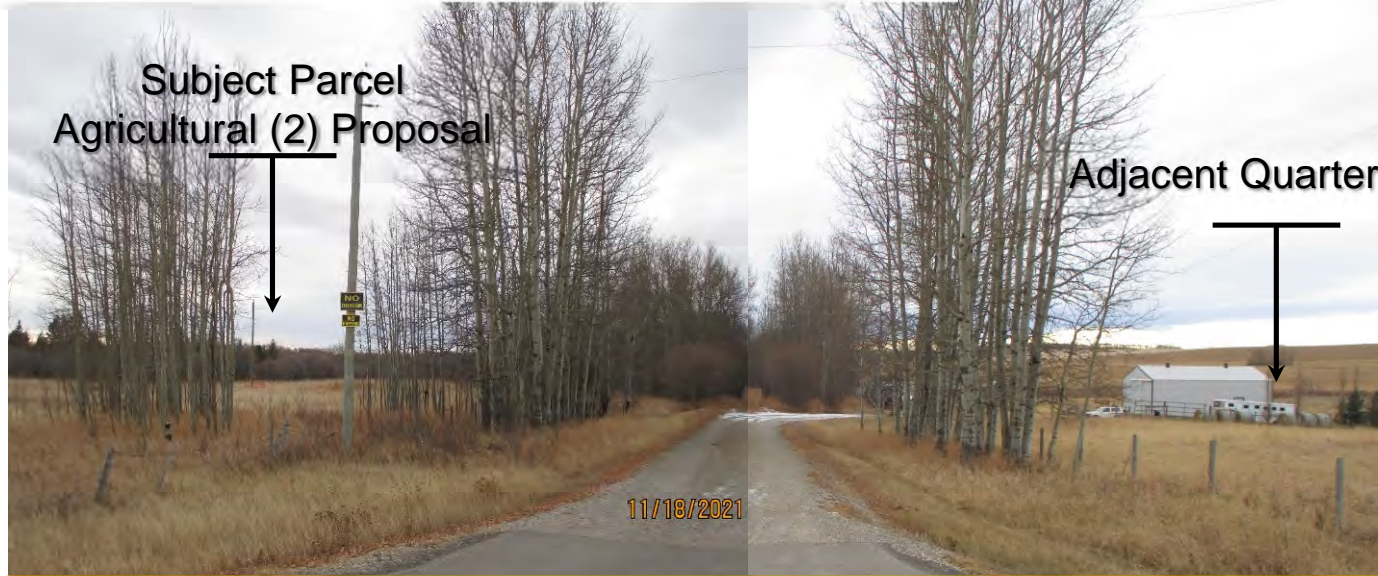
Proposal: Agricultural (2)



Looking Southwest: Pastureland



Proposal: Agricultural (2)



South: Undeveloped County Road Allowance



Northern Area from NW Corner

Administrative Position

The Planning and Development Department supports Refusal for PLRDSD20210332, within the NW 10-29-3-W5M for the following reasons:

1. The proposal is not compliant with the policies in the Agricultural Preservation Area of the Municipal Development Plan.
2. The proposal does not meet the regulations of Section 11.2 and 12.3 of the Land Use Bylaw.



Mountain View COUNTY

Location, Land Use, Ownership Legend & Circulation

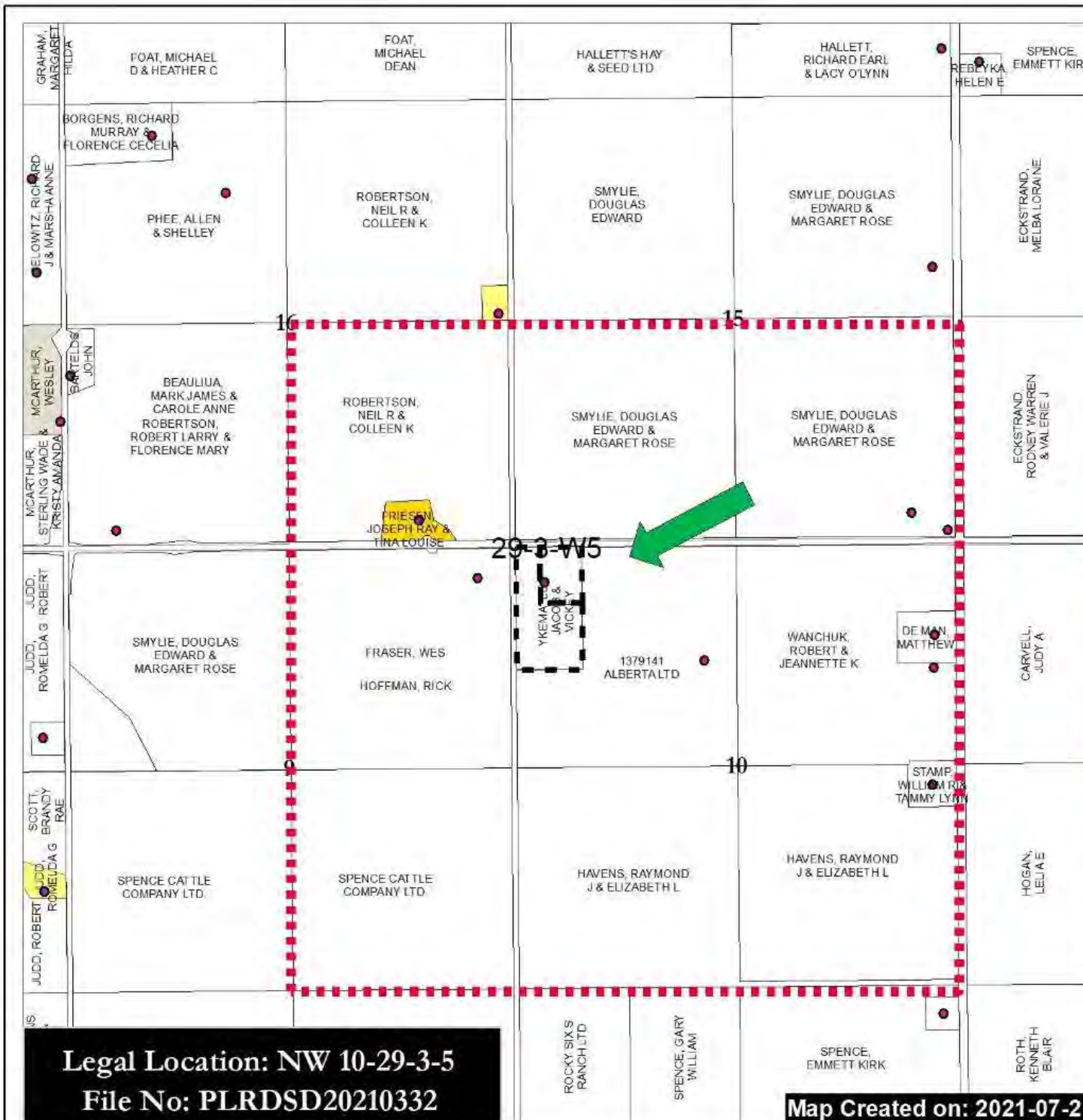
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)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

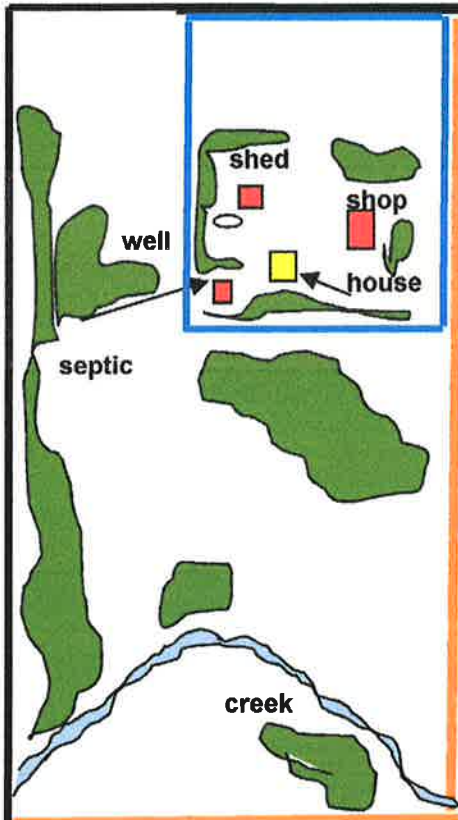


0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD 1983 CSRS 10TM AEP Forest
Projection: Transverse_Mercator





NORTH



NW-10-29-3-W5

OWNED BY OTHERS

RECEIVED

JUL 19 2021

MOUNTAIN VIEW COUNTY
DIDSBURY

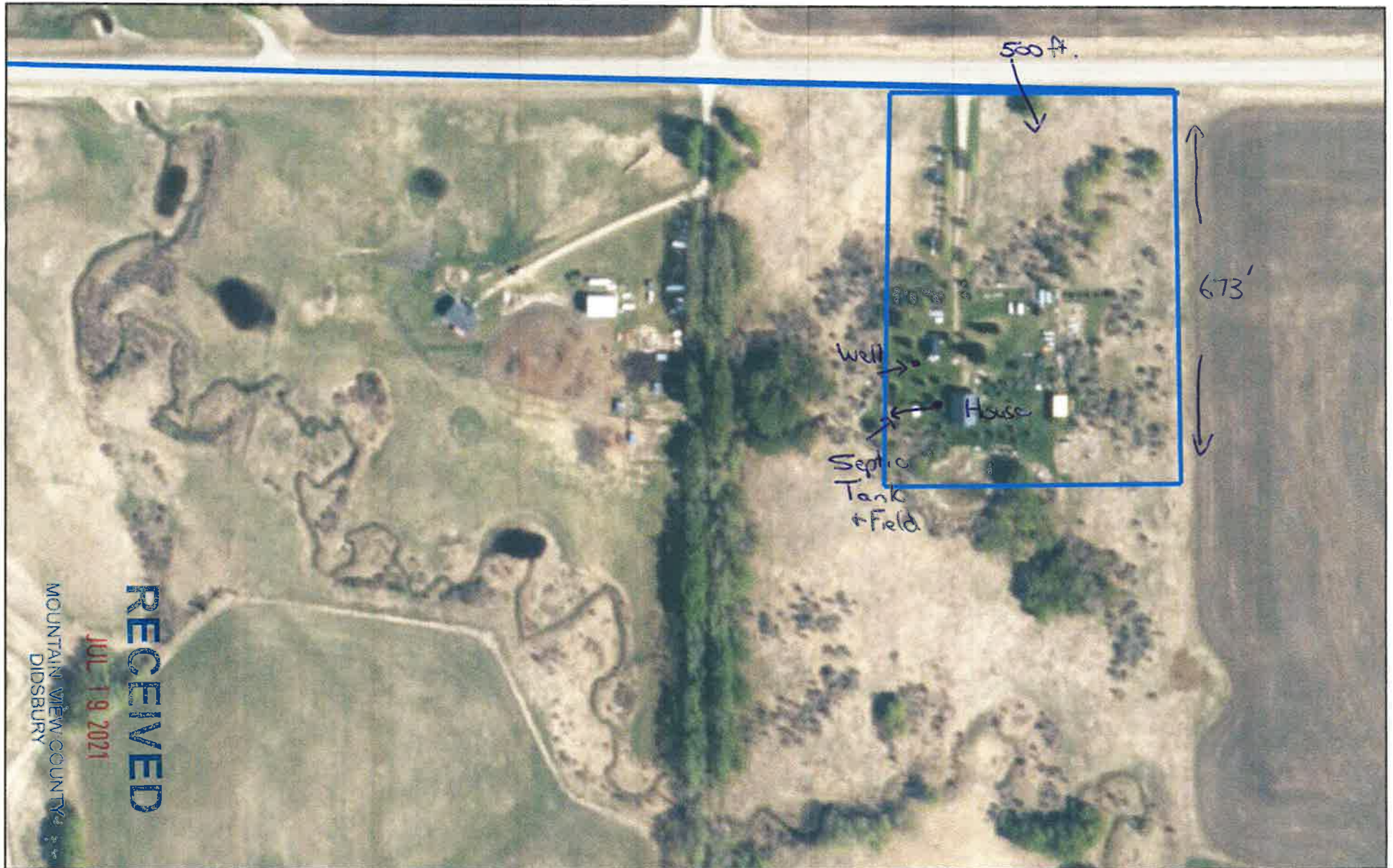
OWNERS:

LEO & VICTORIA YKEMA

5 MILES SOUTH AND 6 MILES EAST OF CREMONA

Parcel size 7.72 acres

ArcGIS Web Map



7/18/2021, 11:09:46 AM

World Imagery

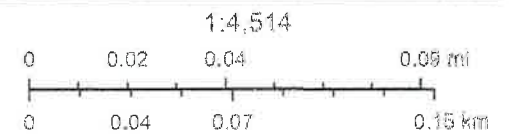
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata

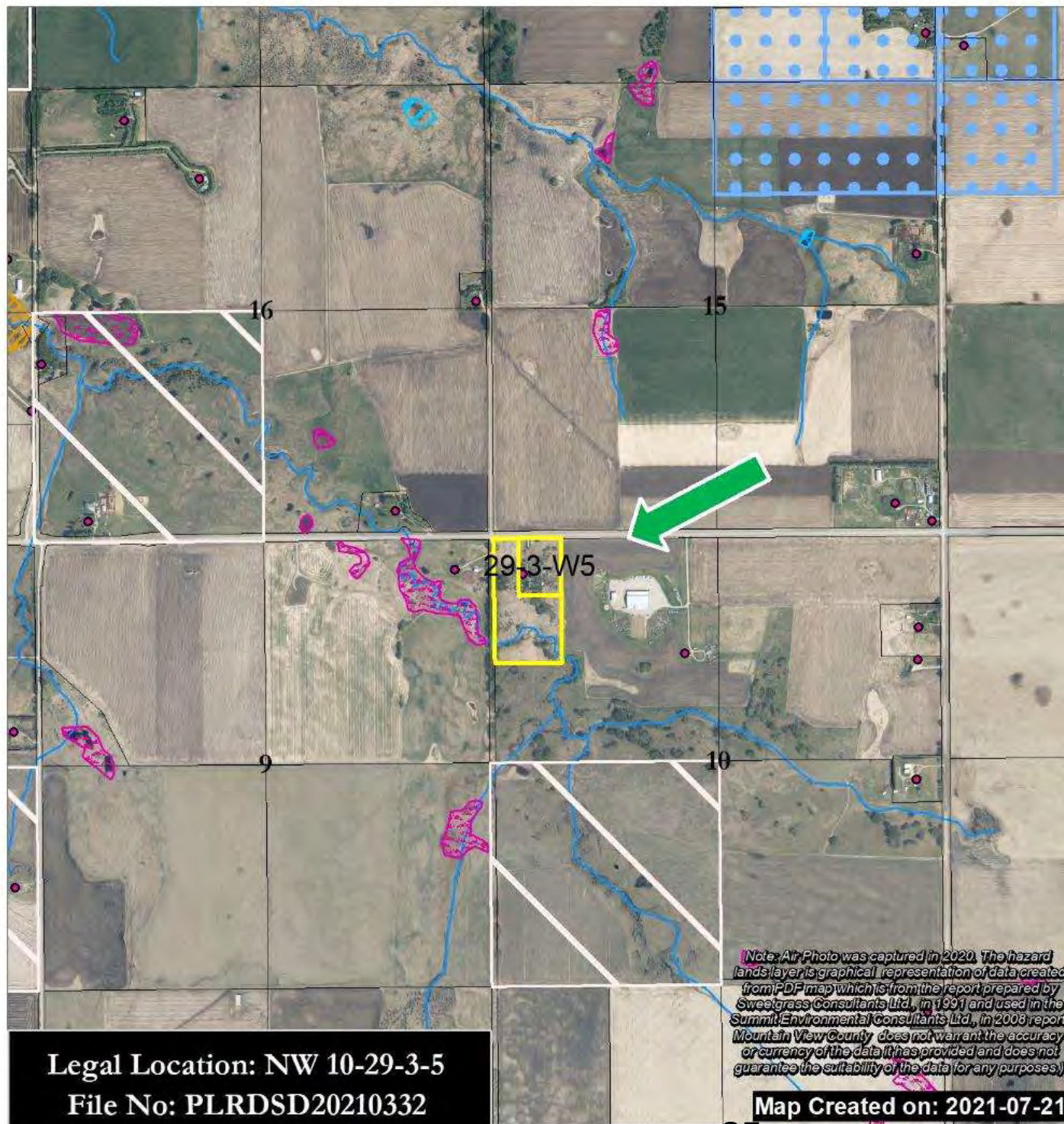


Mountain View County, Province of Alberta, Province of British Columbia,



Mountain View COUNTY

Environmental Scan



Legend

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

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Map Created on: 2021-07-21

Legal Location: NW 10-29-3-5
File No: PLRDSD20210332



0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Environmental Scan

Legend

Provincial Flood Mapping

- Provincial Flood Mapping
- Floodway
- Flood Fringe

Environmental Scan

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

Environmentally Significant Areas

ESA number

- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

Conservation Easement (Legacy Land Trust Society)

- Rural Address
- Proposed Redesignation Subdivision Boundary
- Growth Centres

Historical Resources

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

Nuisance Grounds

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



0 50 100
Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

29-3-W5

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Legal Location: NW 10-29-3-5
File No: PLRDSD20210332

Map Created on: 2021-07-21



Mountain View COUNTY

Well & Pipeline Facilities

Legend

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



0 125 250 500 Meters

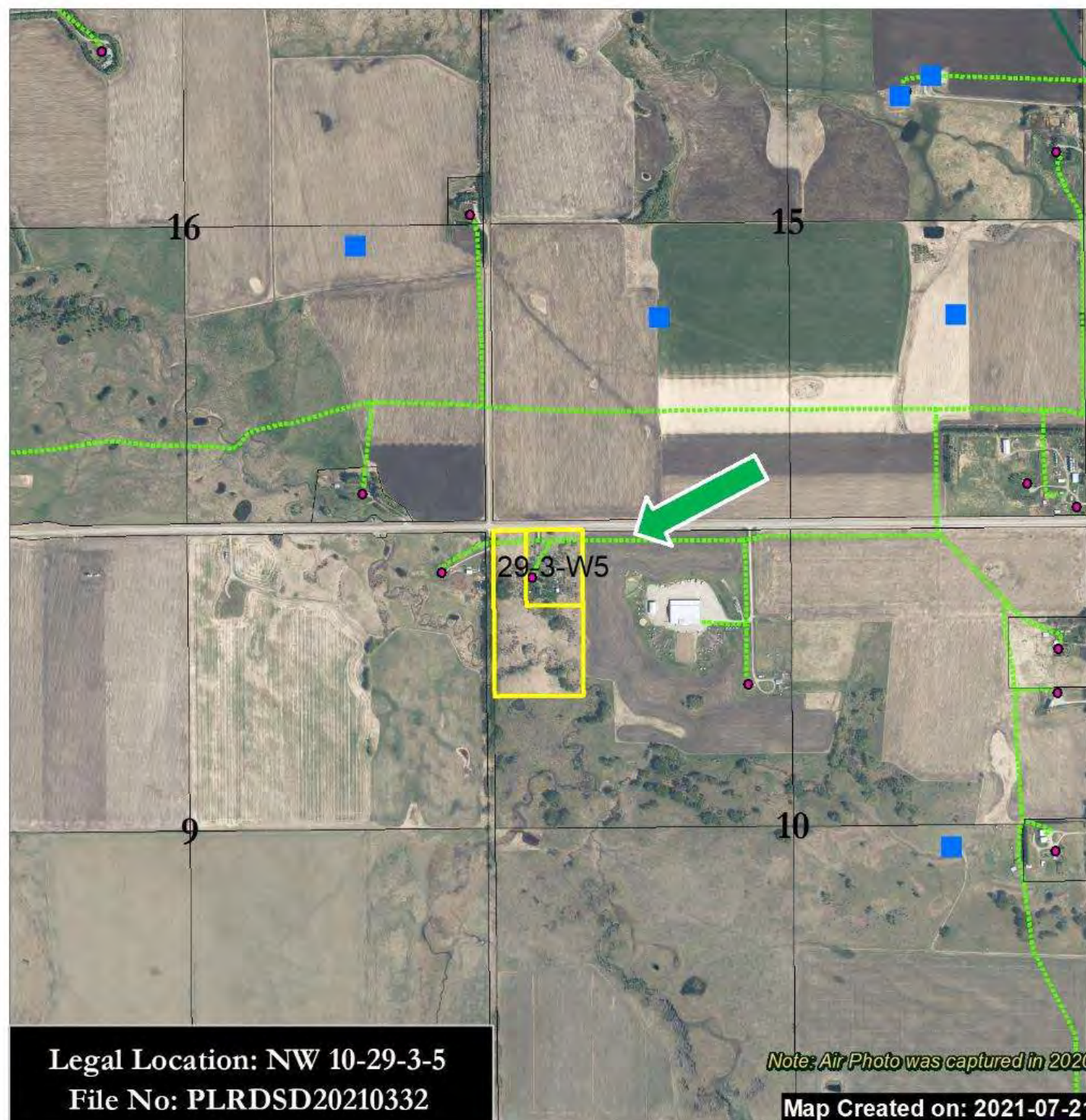
Scale: 1:15,000

Mountain View County

NAD 1983 CSRS 10TM AEP Forest

Projection: Transverse_Mercator

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





Mountain View COUNTY

Topography & Water

Legend

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

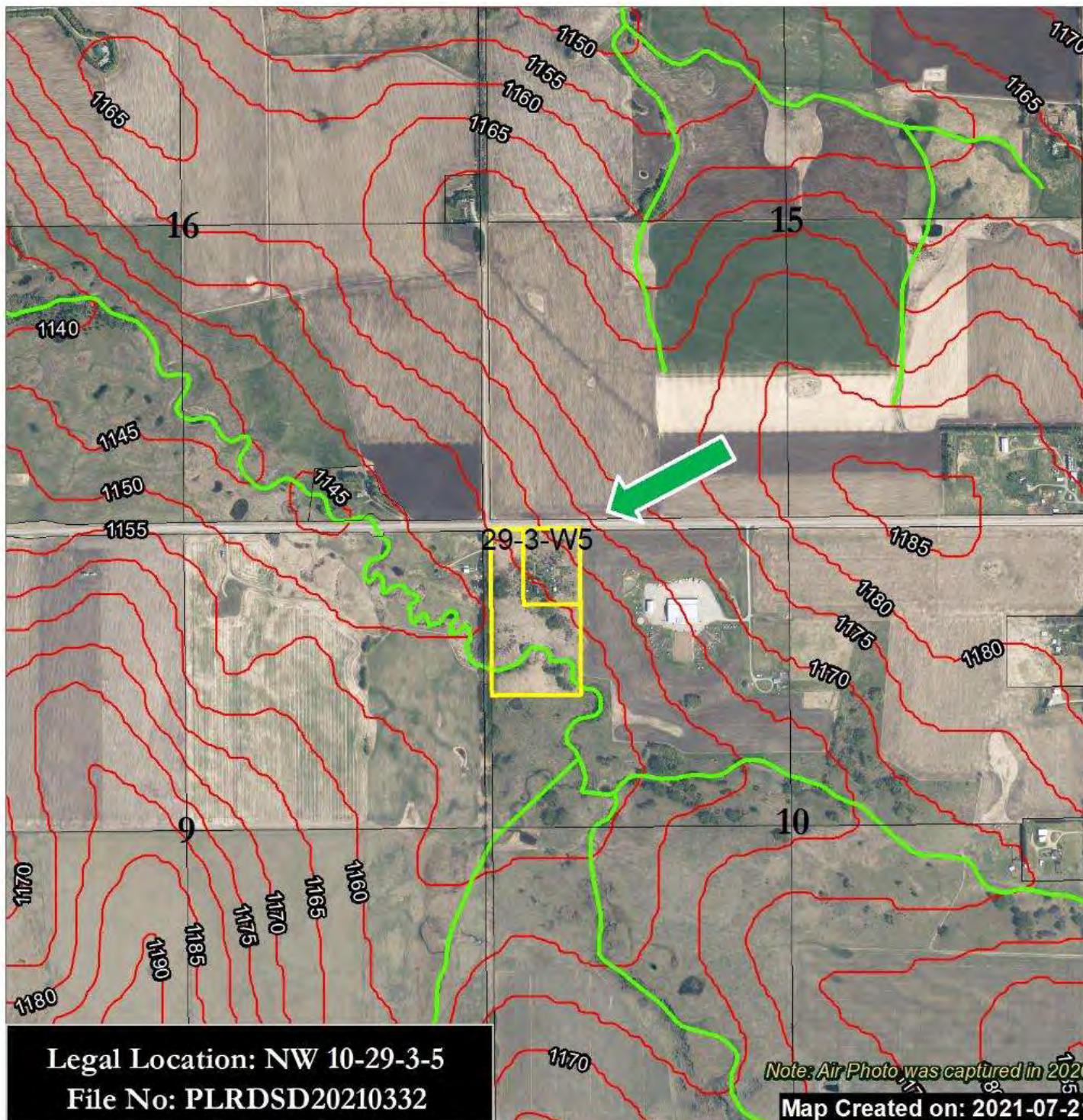


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Site Dimension

Legend

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



Scale: 1:3,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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

29-3-W5

Legal Location: NW 10-29-3-5
File No: PLRDS20210332

Note: Air Photo was captured in 2020

Map Created on: 2021-07-21



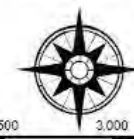
Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

Legend

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

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



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

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator

Legal Location: NW 10-29-3-5
File No: PLRDS20210332

Map Created on: 2021-07-21



October 07, 2021

File No.: PLRDSD20210332

Sent via email: [REDACTED]

TAYLOR, Ken
[REDACTED]
[REDACTED]

Dear TAYLOR, Ken:

RE: Proposed Redesignation and Subdivision
Legal: NW 10-29-3-5

Prior to submitting your application, you were advised that there is no policy support to allow further subdivisions in the NW 10-29-3-5. Your application has been reviewed and it has been determined that your application does not meet the following statutory plan policies and Land Use Bylaw regulations of Mountain View County:

Municipal Development Plan Bylaw No. 20/20

Policy 3.3.6 The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section.

Policy 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.

Policy 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.

Policy 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:

- (i) Demonstration that the Farmstead satisfies the definition of a Farmstead as contained in the Plan;

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

Building Rural Better

- (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, pasture land 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 nonconforming.

Appendix A Glossary – Farmstead Definition: An established residential site that previously contained or currently contains a dwelling and other improvements used in connection with the raising or production of crops, livestock or poultry, situated on the same land used in connection with the farming operations.

Land Use Bylaw No. 21/21

11.2 Agricultural (2) District (A(2))

Parcel Density: In accordance with statutory plans and approved concept plans

Minimum 16.16 ha (40.0 acres) or a smaller area redesignated by Council; Maximum 32.23 ha (79.9 ac) or the area in title at the time of passage of this Bylaw.

12.3 Residential Farmstead District (R-F)

Purpose: 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.

Based on the above Planning and Development cannot support your application as proposed.

Please note that this is the recommendation of the Planning and Development Department based on the merits of the application and current County's policy and regulation, but the final decision will be made by Council. At the Public Hearing you will have an opportunity to explain your application and you may be asked questions for clarification in regards to your submission.

If you wish to revise your application, provide additional information/justification or withdraw your application, please do so within **14 days** from the date of this letter. If you choose to withdraw your application a 60% refund of fees will be given in accordance with the Mountain View County Fee Schedule.

Sincerely,



Dolu Mary Gonzalez, Planner
Planning and Development Services

/dmg

cc YKEMA, LEO JACOB & VICKEY
Email: [REDACTED]

KEN M. TAYLOR



November 22, 2021

Mountain View County

Box 100, Didsbury Alberta TOM OWO

Attention: Planning and Development Department

Dear Staff:

RE: NW-10-29-3-W5 REDESIGNATION

We applied to take the 7.72 acre plus or minus parcel out of the above quarter as a RF parcel with house, outbuildings and services

The history on this land is as follows:

The Ykema's purchased this 26.65 acres after it was subdivided from the quarter section. They built their new home 15 years ago.

As you can see from the aerial this portion of the quarter is the poorest portion, it is impossible for cultivation. This 26.65 acres is all rated as Class 3 CLI and according to the AGSID rating it is all 3HT10 and it is described as Hummocky & Low Relief. This parcel is poor pasture at best. There is a waterway that runs across the southern third of the parcel.

The residual of this parcel is extremely poor farmland non cultivateable and the highest and best use would be for the residential farmstead and the residual.

This parcel is the original farmstead on the quarter section and has been used to raise cattle and other animals over the time they have owned it.

They wish to subdivide this 7.72 acre from the residual as their son wishes to take over this parcel with the large home. Leo and Victoria would then build a smaller more manageable home on the residual and continue to pasture the remainder.

This area of the County was in the Potential Multi Lot area up until the most recent change in the MDP.

The MDP says that in Ag Preservation the number of titles should be 2 but does not say must be 2. This parcel is as compact as it can be made and takes in only the buildings and services. This is a perfect parcel for Multi Lot and would be its highest and best use.

There will be legal and physical access to both parcels. A few months ago there was an application for subdivision of an 80 acre parcel 3 ½ miles east an ½ mile south of this parcel applied for to divide it into 2 parcels so that 2 brothers and their families could continue to live in the rural area and each have a parcel to build their homes on. The soil rating and farm ability of it was much better as the majority was cultivateable. This 80 acres was given redesignation and allowed these families an opportunity to remain on their land and continue their business there. Their land was further east into the Ag Preservation area but there was some consideration and discretion given to subdivide it.

We believe that was the right decision and would ask for the same consideration when reviewing this application.

We need places that are marginal in nature to be used for residential uses. This keeps high quality farmland from being built on and taken out of production.

We urge the County Council to support this redesignation so that this family can split this parcel for family and continue to live, work in and enjoy our community.

Please take this application through to the Public Hearing and we will address it in depth at that time.

If you have any questions pertaining to this application please contact the undersigned.

Yours truly,

Ken M. Taylor

To Whom it may concern

I am writing to state our opposition to the proposed redesignation and subdivision application file number PLRDSD20210332.

We are residents and also operate our families farm with its history dating back over a hundred years in Mountain View County. This means that both personally and professionally we have a vested interest in the planning and development of the area, and the repercussions of those decisions.

The preservation of agricultural lands and the environment that sustains it is very important to us, as this is what makes our community what it was. As well as providing the very thing that allows agricultural to continue, the land.

As more and more land is subdivided more and more houses are being built on these fragmented pieces, removing it from agricultural production and bringing in more people with different values and expectations. Once the land has been built on or "developed" returning it to a productive state is all but impossible. This is evidenced by the multiple oil leases that have been "reclaimed". Some of these being completed many years ago and the scar on the land still being very visible.

There is no benefit to the environment or to agriculture in providing more bare titles under A2 designations. As A2 designations currently entitle the owner to build a house the price of the land reflects this and puts it out of reach for ag producers to buy. As such A2 parcels are being used almost exclusively as a get around for land owners to subdivide off a piece of bare land to sell for what is likely going to be another building site. Very seldom are they being done for the true purpose of an A2, i.e, natural divisions that stop the owner from being able to access part of their property, also selling it to a producer that can make better use of it for example, a grain producer selling pasture land to a livestock producer or vice versa.

To speak to the application from the point of the Residential farmstead subdivision application. Being as this was already a subdivision from a full quarter it should not be allowed as this was intended as an avenue for producers to dispose of a building site when selling or buying ag land. This principle we agree with when it is an old established site for the reasons stated earlier that it is next to impossible to return the land to production. It should not be used as a reason for further subdivision.

As to the argument that these new subdivisions and resistances bring in added tax dollars. Many jurisdictions have studied this and almost always the short term increase in revenue is out weighted by the long term servicing costs to them. Commercial, industrial and agricultural taxes are however a net benefit to the tax base. While people are needed to staff these business I do not believe mountain view County is in the position of having to few people. The primary problem with our population is many people do not work in the area instead they are commuting to work in urban areas.

Agricultural lands should not be able to be used as a development opportunity or get rich quick scheme. As a county and as a community it has to be asked of ourselves if this is the legacy we wish to leave the future generation of residents.

Sincerely Emmett Spence and family

From: [REDACTED]
To: [Dolu Gonzalez](#)
Subject: Re: Correspondence letters to applicant
Date: September 30, 2021 10:01:27 AM

This is my response letter to the Spence objection letter.

The Ykema parcel was subdivided many years ago at a size of 26.65 acres in the NW corner of the quarter by previous owners. This is not cultivateable land and is treed over most of it and has a waterway across the south portion of the parcel. The CLI soil rating says class 3 and the Agrisid rating shows 3HT10 which is described as Hummocky with Low Relief. (Not even great cattle pasture)

This land is poor pasture at best. Since the Ykemas purchased this land they have built a home 15 plus years ago. This has been their home in the rural community. We need more residents in the rural area to increase our tax base as the oil tax base is dying out and there are little commercial or industrial tax based properties to pay for the road infrastructure. Land is a valueable commodity and should be used in a responsible sustainable way.

The A2 zoning is what is required by the County to subdivide the RF parcel out and leave the residual parcel of 18.92 acres. Individuals that see an application for A2 for this parcel do not understand that nothing is going to change with the residual parcel, they feel that it is no longer useable.

I totally disagree that land is being taken up and away from farming. Good cultivateable land should be preserved wherever possible and there is lots of marginal land available for building a residence on and this is the type of land that should be used for this purpose.

In the previous MDP this area of the County was Multilot potential and was changed in the recent MDP update but the land that we are deaing with is still poor pasture at best and cannot and will not be cultivated.

Mr. Spence believes that subdivision should be left for the old residential sites off of quarters that get purchased by farmers like himself and then in order to reduce the purchase price of the quarter want to cut it out and sell it. (can't have it both ways)

This is justifiable but who is going to buy the RF or CR acreage if he feels that the people coming to the area are not in tune with the community and will only go into the urban areas to work and therefore are not interested or invested in the rural community and way of life.

We need young families to move into our rural communities and perhaps find their passion for a rural business or work with the upstart businesses, and we also need places where young farmers can purchase a small acreage and move back to out rural area to help aging parents or family.

We need a mix of large farms and small farms, along with industry, farm based and acreage based businesses in our County. The Spences have subdivided a RF and sold it off so that they don't have to maintain rental properties. Also not all farms need 1,000's of acres some only need small holding like this 19 acres to make a small farm thrive.

Yes I agree with Mr. Spence agriculture is important but we need a mix of all people and all ways of life with big and small ventures but we also need land that is suitable for a home and potentially a small home based business.

We wish to give the Ykema's an opportunity to subdivide the Farmstead and continue to live in the area of the County they love.

Please take this application to a Public Hearing.

Ken M. Taylor

On 2021-09-27 09:24, Dolu Gonzalez wrote:

Good Morning Ken,
Further to my letter dated September 24, 2021, please see the attached letter from an adjacent landowner.

Kind regards,

Dolu Mary Gonzalez, RPP, MCIP | Planner
Planning and Development Services
T: 403.335.3311 Ext: 186 | F: 403.335.9207
E: dgonzalez@mvcountry.com

Mountain View County Office
Postal Bag 100 | Didsbury, AB | TOM OWO
www.mountainviewcounty.com

From: Dolu Gonzalez
Sent: September 24, 2021 8:42 AM
To: ken.taylor [REDACTED]
Cc: [REDACTED]
Subject: Correspondence letters to applicant

Good Morning,
Please see the attached correspondence.

Dolu Mary Gonzalez, RPP, MCIP | Planner
Planning and Development Services
T: 403.335.3311 Ext: 186 | F: 403.335.9207
E: dgonzalez@mvcountry.com

Mountain View County Office
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**** 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 ****

Request for Decision

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

SUBJECT: Bylaw No. LU 52/21
SUBMISSION TO: Council Meeting
MEETING DATE: January 12, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLRDSD20210399
LEGAL: SW 10-33-27-4

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

ADMINISTRATIVE POSITION:

Administration supports a Council resolution based on Option One.

BACKGROUND / PROPOSAL:

Council is being asked to consider second and third readings of Bylaw No. LU 52/21 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate two point zero zero (2.00) acres within SW 10-33-27-4 from Agricultural District (A) to Institutional, Educational & Cultural District (S-IEC).

Application Overview

Applicant	STAHL, Jonathan
Property Owner	HUTTERIAN BRETHREN CHURCH OF VALLEYVIEW
Title Transfer Date	September 20, 1976
Existing Parcel Size	158.97 acres
Purpose of redesignation	For the development of a cemetery for the colony
Division	7
Rural Neighbourhood/Urban Centre	Reed Ranch
Bylaw given first reading	December 01, 2021
Bylaw advertised on	December 28, 2021 and January 04, 2022

Key Dates, Communications and Information

Application Submitted	August 30, 2021
Application Circulation Period	In circulation from Sept. 15, 2021 to October 15, 2021 Recirculated after the subdivision was added November 4 - November 18, 2021
Supportive Information Requested/Submitted	None requested
Application Revised from Submission	Yes, subdivision was added, and the parcel was relocated to be adjacent to the County road to facilitate access to the parcel.
Communications Received from Referrals	<u>Telus</u> - No objections to the proposal. <u>Fortis Alberta</u> - No concerns. <u>Service Alberta</u> - No objections at this time. The Hutterian Brethren Church of Valleyview has not made application to this office for registration of a cemetery. Registration is not guaranteed, and the proposed cemetery owner must meet the application requirements under section 17 of the Cemeteries General Regulation. In addition to those requirements, the following conditions must be met: <input type="checkbox"/> ownership of the cemetery site must be held in the name of a religious organization or auxiliary as defined under the Cemeteries Act;

- ☐ a Habendum Clause would be registered against the title by this office prior to registration;
- ☐ no other caveats, liens or encumbrances may be added to the cemetery title without the consent of the Director of Cemeteries; and
- ☐ the title should be free and clear of all caveats, liens and encumbrances that do not directly apply to the proposed cemetery land.

Once the subdivision of the land is completed, the Hutterian Brethren Church of Valleyview must submit an application form, sketch plan and health authority approval form to our office for review, as per the requirements of the Cemeteries Act and its regulation. Once approved, a Final Certificate of Approval will be issued to the cemetery owner. No burials can take place on the property until this certificate has been issued by our office. Confirmation received that there are no additional comments as a result of the recirculation.

Alberta Transportation - No objections to the proposed redesignation.

If the land use authority considers approval of the redesignation, the department has the following additional comments on the referral:

- ☐ If the redesignation is approved and proceeds to the municipal development permitting stage, the proposed development does not fall within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation and will not require a roadside development permit from Alberta Transportation.
- ☐ There is a vertical curve (hill) to the east of the Highway 27 and Range Road 273 intersection.
- ☐ Highway 27 is classified as a major two-lane highway with an average of 1160 vehicles per day. The Department does not currently have a traffic count at the subject intersection.
- ☐ Alberta Transportation conducted a cursory intersection review and offers no objections in principle to the proposed 2 acre redesignation as presented.
- ☐ Alberta Transportation appreciates Mountain View County's excellent communication and respectfully requests proposals that increase traffic volumes at the Highway 27 and Range Road 273 intersection continue to be referred to the department. Increase traffic volumes could result for reasons such as changes to the land use, the creation of additional subdivided parcels, establishment of additional major home businesses, etc.

Recirculation comments identified that the Subdivision and Development Appeal Board can hear a subdivision appeal.

Crossroads Gas Co-op Ltd. - Crossroads Gas Co-op Ltd. has a blanket utility right-of-way, registration number 131 200 659, registered against the entire parcel of land on title number 761 116 196 c. This URW was granted to Crossroads Gas Co-op Ltd. by Mr. Stahl in 2013 to access the land for locating, constructing, maintaining, and removing the gas pipeline located on the parcel as well as any future gas lines. The URW remains with the land therefore will automatically be added to the new title if the property is subdivided as well as remain on the existing title. The blanket URW is granted for as long as the gas

	pipeline operates across said lands therefore cannot be discharged and has no effect on this redesignation subdivision transaction.
Objections Received and Addressed	No objections or concerns received

Applicable Directions, Policy and Regulations

Intermunicipal Development Plan	Not within an IDP area
Municipal Development Plan Bylaw No. 20/20	According to Figure 3 Growth Management Conceptual Strategy this property within an agricultural preservation area. This area allows for consideration of the first parcel out of a quarter resulting in two (2) titles within a quarter. Section 3.0 Agricultural Land Use Policies 3.3.5 <ul style="list-style-type: none"> (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.
Area Structure Plan	An ASP has not been developed for this area.
Land Use Bylaw No. 21/21	Section 16.1 S-IEC Institutional, Educational and Cultural District Purpose: To accommodate uses and facilities used by the public including but not limited to education, health, government, religious assemblies and other institutional facilities and services.
Policy and Procedures	N/A

DISCUSSION:

Land Use and Development

Predominant land Use on property	The predominant land use on this quarter is agricultural, with an area in the southwest corner that zoned Direct Control District.
Predominant development on property	The area in the southwest corner of the quarter has a multi residential facility and agricultural buildings, the remainder of the quarter is in agricultural production.
Oil and gas facilities on property/adjacent	There is a natural gas pipeline that is adjacent to the northern quarter line then goes to the south end of the quarter to service the developed area. There are two (2) natural gas pipelines that are south of the proposed area adjacent to the western side of the quarter.
Surrounding land uses	The surrounding quarters are unsubdivided quarters used for agricultural production.
Proximity to utilities	The proposed area is undeveloped and the southern portion of

	the quarter contains a serviced area.
--	---------------------------------------

Physical and Natural Features

Waterbodies and wetlands on property	According to the Alberta Merged Wetland Data there is an area on the balance towards the eastern side of the quarter identified as marsh.
Topographical constraints on property	The proposed area is relatively flat with no topographical constraints noted during the site visit.
ESA areas and classifications	There are no ESAs located within the quarter.
Drainage and Soil Characteristics	According to the Canada Land Inventory the entire quarter has Class 1 soil. According to AGRASID the Land Suitability Rating for this quarter is Class 2H(10)
Potential for Flooding	No risk for flooding was identified during the site visit

Planning and Development History

Prior RD/SD/DP Applications	<u>RD06-006</u> – Redesignation application to redesignate approximately 44 acres from Agricultural District to Direct Control District. Approved by Council June 28, 2006. <u>DP06-047</u> – Industrial Manufacturing (shop/attached office for roll forming for siding and roofing) utility barn, sewage lagoon. <u>PLDP20130123</u> – Temporary Living Quarters – DP issued June 11, 2013. <u>PLDP20150495</u> – Dwelling units multiple, Educational Services, Agricultural Processing, Agricultural Support Services/Industrial, Manufacturing and Processing. DP issued April 8, 2016 <u>PLDP20210474</u> – Dwelling, Single Detached (three (3) move-on housing units. DP issued December 15, 2021 <u>NRCB Approval RA 13010</u> - 30, 000 broiler chickens, 10, 000-layer chickens, 750 ducks, 250 geese. June 6, 2013 <u>NRCB Approval RA 17037</u> – 60,000 broiler chickens, 300 layer hens, 750 ducks, 250 geese, 5 milking cows (plus dries and replacements) (NRCB approval RA13010 is hereby canceled and no longer in effect.) Sept. 7, 2017
Encumbrances on title affecting application	No encumbrances on title impacting this proposal.

Servicing and Improvements Proposed

Water Services	No services proposed
Sewer Services	No services proposed
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:

This application proposes to redesignate approximately 2.00 acres from Agricultural District (A) to Institutional, Educational & Cultural District (S-IEC). This is the first parcel to be removed from this unsubdivided quarter.

BACKGROUND:

The property is located approximately thirteen and half (13 ½) miles east and one (1) miles north of the Town of Olds. The quarter is bordered on the east side by Range Road 273.

PROPOSAL:

This proposal is for the creation of an undeveloped parcel for the future development of a cemetery to be used by the members of the Hutterite colony. Initially the applicant had applied for redesignation only and the proposal was located a little north of the current location. As a result of the circulation from Service Alberta the applicant met with Administration and as a result the application was amended to include subdivision as a cemetery, among other registration requirements needs to have its own title. The proposed parcel was relocated to be situated adjacent to the developed County Road to ensure legal and physical access can be obtained and exclude any existing pipelines and minimize impact on agricultural activity on the remainder.

The quarter has a mix of uses, there is an area in the southern end that is zoned Direct Control District and contains the dwellings, chicken barns and industrial manufacturing operation. Most of the rest of the quarter is cultivated except for an area in the northeast corner that contains water.

There has been a row of trees planted alongside the County Road on the west side of the quarter and starts close to the southern boundary of the proposed parcel.

According to Canada Land Inventory the entire quarter has Class 1 soil. AGRASID's Land Suitability Rating System (LSRS) shows that this quarter to be within two soil classification polygons in the northeast corner the dominant soil class is 2H and the remainder of the quarter is also class 2H as the dominant soil. The Farmland calculation identifies this area as 1 Dryland Arable with a 95 % rating.

APPLICATION HISTORY:

The applicant originally applied for redesignation only in an area a little north of the current location. Service Alberta responded to the circulation and indicated that a cemetery is to be on a separate title. The application was amended to include subdivision and the proposed parcel relocated to be adjacent to the County Road and the file was re-circulated.

CIRCULATIONS:

The circulation to adjacent landowners resulted in no concerns or objections.

Service Alberta provided comments and indicated that an application for the cemetery has not been submitted yet to Service Alberta.

Alberta Transportation has no objection with this application.

POLICY ANALYSIS:Municipal Development Plan Bylaw No. 20/20

This property is within the Agricultural Preservation area of the Municipal Development Plan, and this provides for the consideration of a first parcel subdivision that would result in two (2) titles within the quarter.

Although the intent of Section 3.0 policies of the MDP focus on the evaluation of proposed residential or agricultural parcels, the proposed parcel is for an institutional use to accommodate a cemetery and complies with Policies 3.3.5 and 3.3.6 as this is the first parcel out of the quarter. The parcel is located to have a minimal impact on the surrounding agricultural practices within the quarter and complies with Policy 3.3.9.

Land Use Bylaw No 21/21

The proposed use for the parcel complies as a permitted use within the S-IEC Institutional, Educational and Cultural District. The applicant has chosen a parcel size adequate for the proposed use.

CONCLUSION:

Planning and Development can support a resolution of approval for the proposed redesignation. The application complies with the policies of the MDP and LUB regulations. Physical access can be established for the proposed parcel as part of the subdivision process and no letters of objection were received as part of the circulations of the proposal.

OPTIONS / BENEFITS / DISADVANTAGES:

Option One: This motion indicates support	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No. LU 52/21 redesignating the lands within the SW 10-33-27-4. (Approval) That Council give third reading to Bylaw No. LU 52/21 redesignating the lands within the SW 10-33-27-4. (Approval)
Option Two: This motion indicates additional information required to render a decision on application	That Council defer Bylaw No. LU 52/21 to _____.
Option Three: This motion indicates that the application is not deemed suitable	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No. LU 52/21 redesignating the lands within the SW 10-33-27-4. (Refusal) That Council give third reading to Bylaw No. LU 52/21 redesignating the lands within the SW 10-33-27-4. (Refusal)

ATTACHMENT(S):

- 01 - Bylaw No. LU 52/21 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- Council Presentation

BYLAW NO. LU 52/21

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SW 10-33-27-4 pursuant to the Municipal Government Act.

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

To redesignate from Agricultural District (A) to Institutional, Educational & Cultural District (S-IEC) an approximate two point zero (2.00) acres (0.80 hectares) in the Southwest (SW) Quarter of Section ten (10), Township thirty three (33), Range twenty seven (27), West of the fourth (4th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading December 01, 2021

Received second reading _____

Received third reading _____

Reeve

Chief Administrative Officer

Date of Signing





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

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



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD 1983 CSRS 10TM AEP Forest
Projection: Transverse_Mercator



Subdivision Initial: *JST*

PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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

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



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



Indicate name of ROAD if applicable	
ROAD	<div style="border: 1px solid black; padding: 5px; margin: 5px;"> <p>25M 90M</p> <p>← 25M</p> <p>90M</p> </div>
ROAD	
<p>Revised location to south and west to avoid pipelines and access (see new mapping) Initial: <i>JST</i></p>	
Indicate name of ROAD if applicable	

RECEIVED

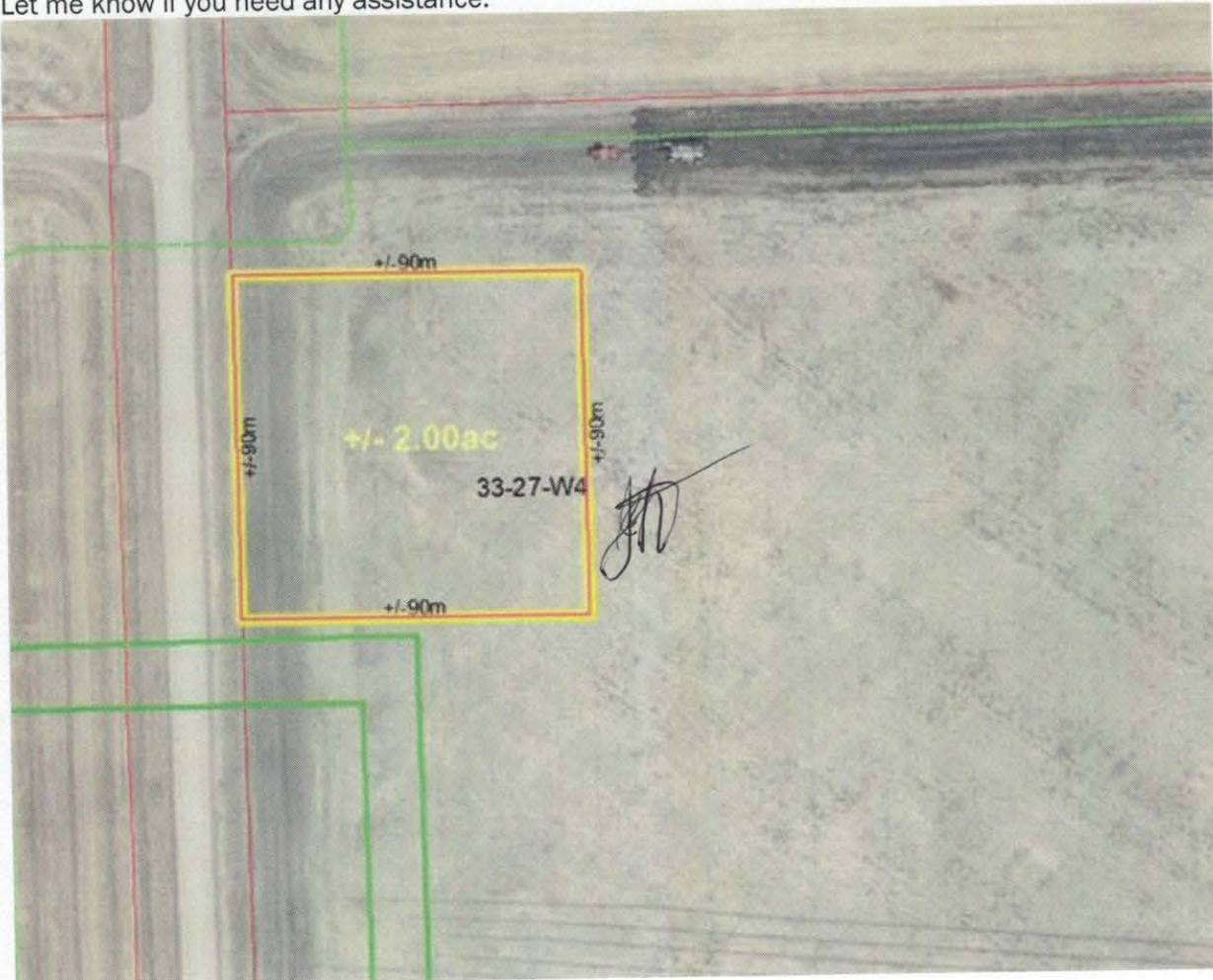
AUG 30 2021

MOUNTAIN VIEW COUNTY
DIDSBUY

jj@airenet.com

From: Lynn Craven <lcraven@mvcounty.com>
Sent: November 4, 2021 8:56 AM
To: [REDACTED]
Subject: FW: PLRDSD20210399
Attachments: PLRD20210399 - Application Amended.pdf

Good morning Jonathan,
Please initial on all the stops that are red and also initial the map that is attached.
Let me know if you need any assistance.



Have a great day!

[Lynn Craven | Administrative Support](#)
[403-335-3311 ext. 209 | lcraven@mvcounty.com](#)



[Mountain View County](#)



Mountain View COUNTY

Environmental Scan

Legend

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

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from FDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2003 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Map Created on: 2021-11-02

Legal Location: SW 10-33-27-4
File No: PLRDSD20210399



0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Environmental Scan

Legend

Provincial Flood Mapping

- Provincial Flood Mapping
- Floodway
- Flood Fringe

Environmental Scan

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

Environmentally Significant Areas

- ESA_number
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

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

- Proposed Redesignation Boundary
- Growth Centres

Historical Resources

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

Nuisance Grounds

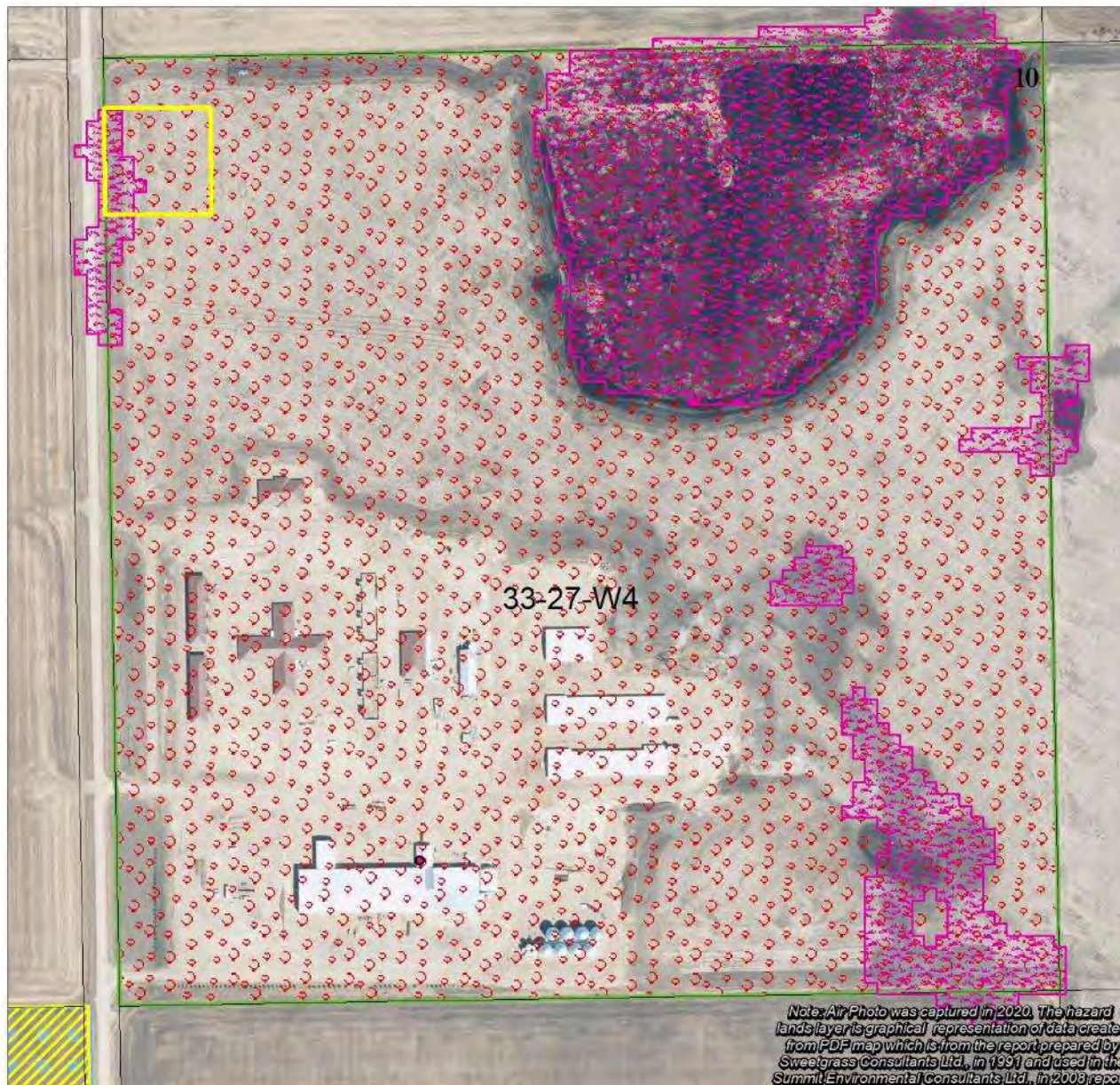
- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO- NRCB Approved



0 50 100
Meters

Scale: 1:5,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from F-D-F map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2003 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: SW 10-33-27-4
File No: PLRDSD20210399

Map Created on: 2021-11-02



Mountain View COUNTY

Site Dimension

Legend

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



Scale: 1:1,500

Mountain View County

NAD_1983_CSRS_MTM_AEP_Forest

Projection: Transverse_Mercator

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



Legal Location: SW 10-33-27-4
File No: PLRDSD20210399

Note: Air Photo was captured in 2020

Map Created on: 2021-11-02



Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

Legend

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

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

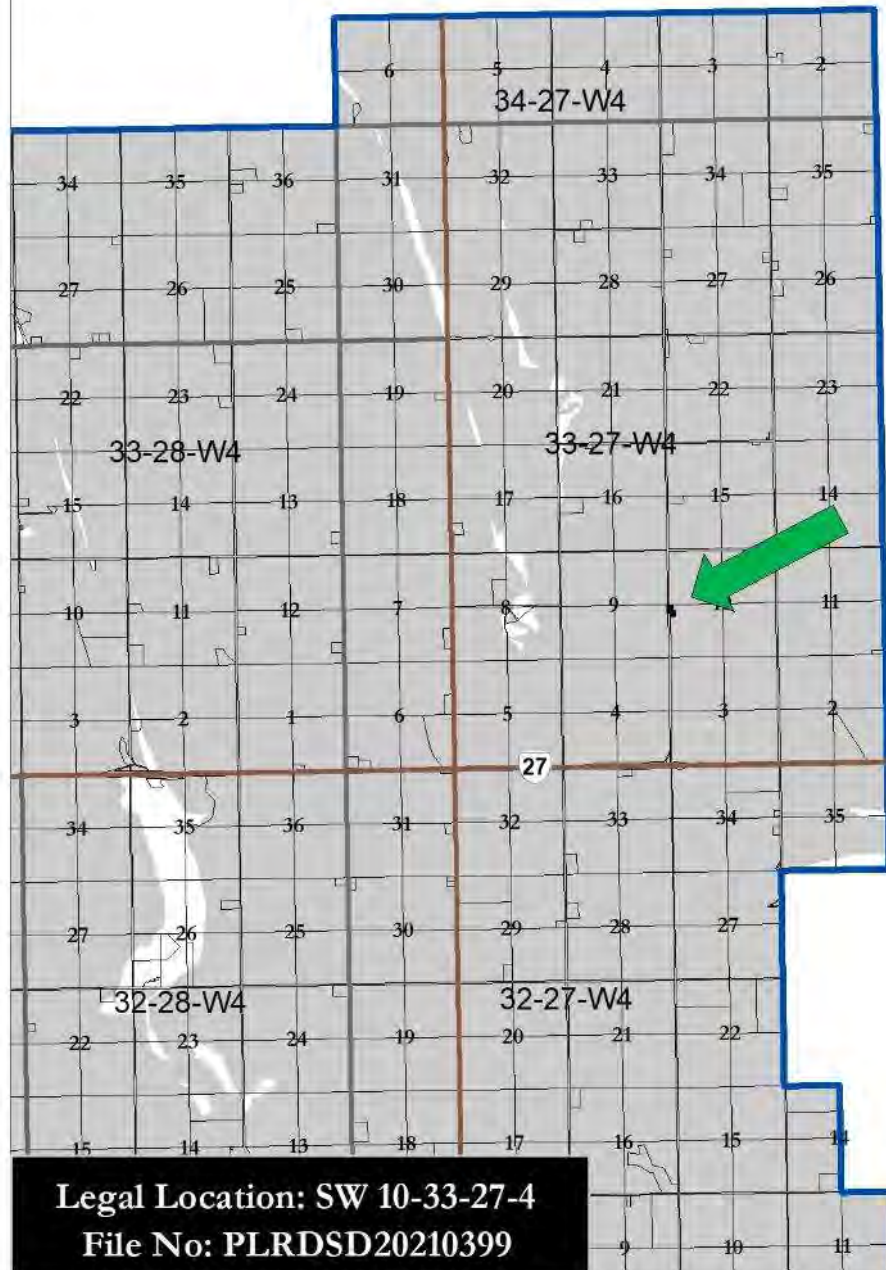


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal Location: SW 10-33-27-4
File No: PLRDSD20210399

Map Created on: 2021-11-02

PLRDSD20210399

Bylaw No. LU52/21

Tracey Connatty
Planner
January 12, 2022

APPLICANT: STAHL, Jonathan
LANDOWNER: HUTTERIAN BRETHREN CHURCH OF VALLEYVIEW
LEGAL: SW 10-33-27-W4M
DIVISION: 7
ACRES: 2.0 ac.

PROPOSED REDESIGNATION:

To Redesignate from:

Agricultural District “A” to Institutional, Educational & Cultural
District “S-IEC” one (1), two point zero (2.0) +/- acre parcel within an
existing 158.97 acre parcel.

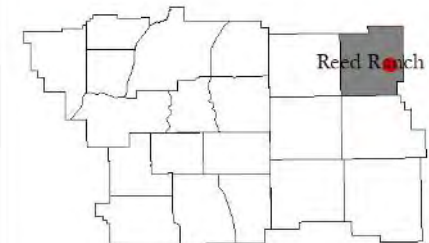


Mountain View COUNTY

Location

Legend

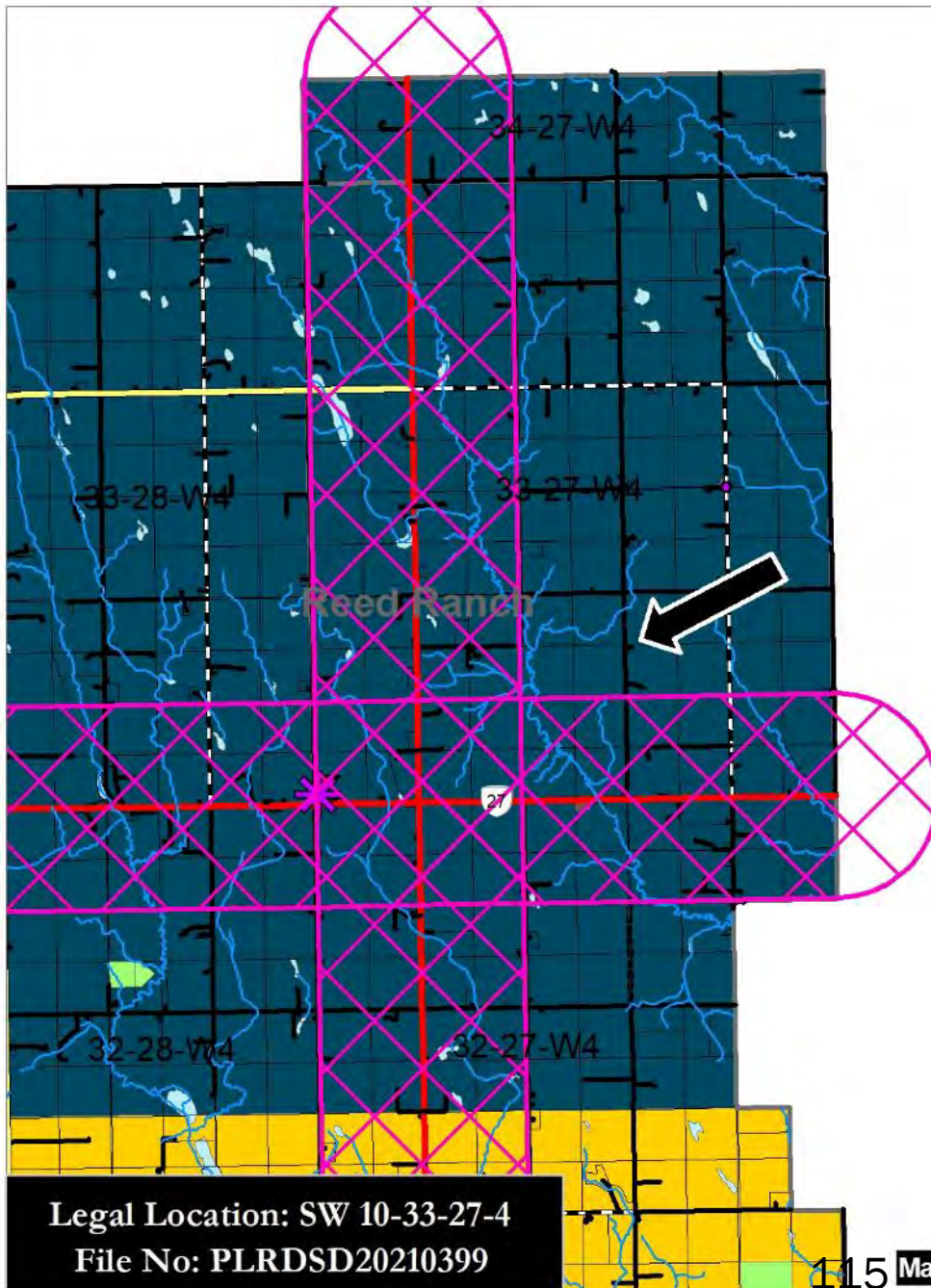
- | | | | |
|--|---------------------------------|--------------|---------------|
| | Neighborhood Reference Points | | Towns/Village |
| | Proposed Redesignation Boundary | Roads | |
| | Highway Buffer (1.6 Km) | | chip sealed |
| | Existing Features | | gravel |
| | Crown Land (Prov. and Fed) | | paved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



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

Scale: 1:100,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SW 10-33-27-4

File No: PLRDSD20210399

115

Map Created on: 2021-11-02



Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

Legend

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

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

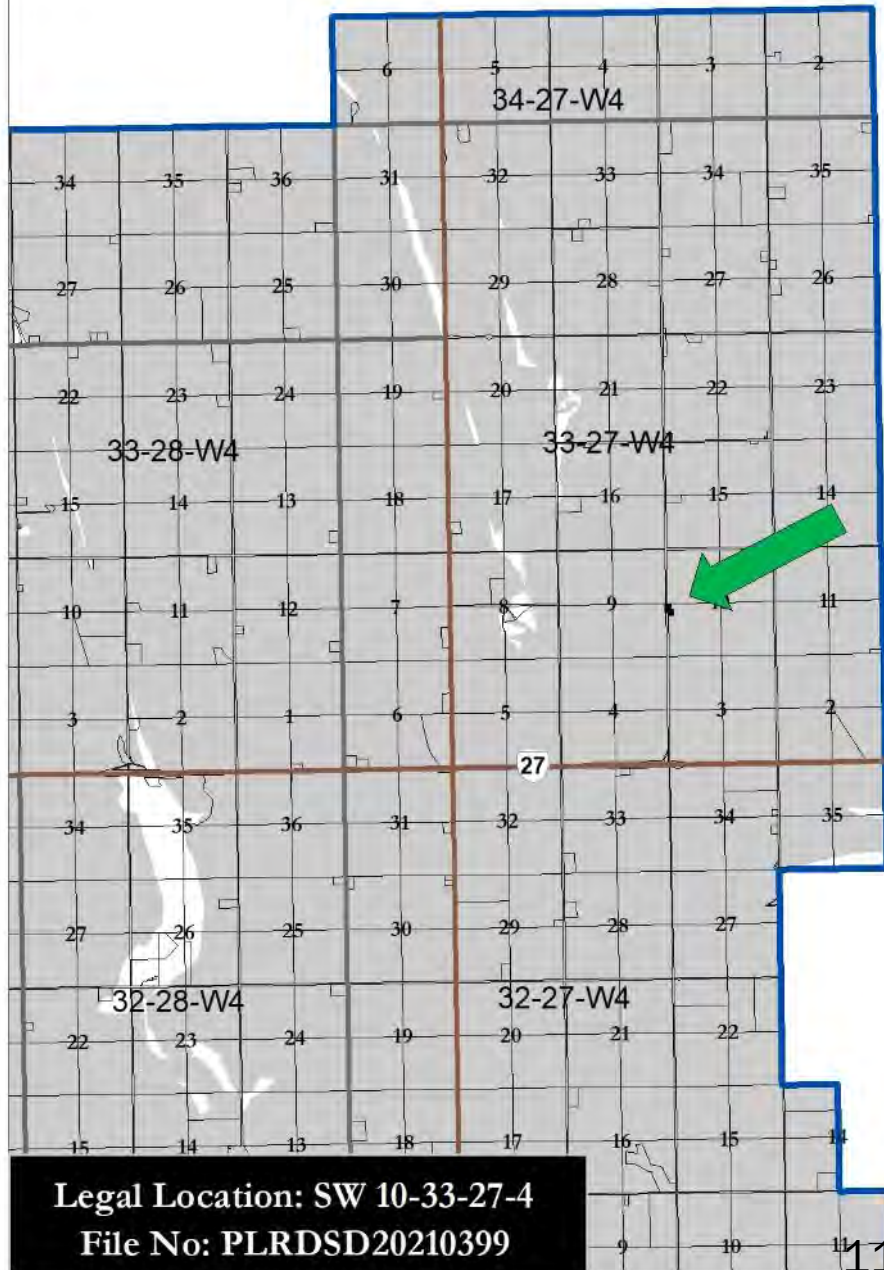


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal Location: SW 10-33-27-4
File No: PLRDSD20210399

Map Created on: 2021-11-02



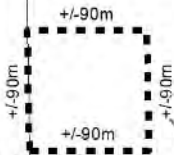
Mountain View COUNTY

Site Sketch - Redesignation

33-27-W4

Rge Rd 273

10



Proposed Area to be Redesignated from
Agricultural District (A) to
Institutional, Educational and Cultural District (S-IEC)
two point zero zero (+/- 2.00) acres

Legend

- Application Location
- Rural Address
- - - Pipelines
- AltaLink Power Line
- ▨ Altalink Powerline Buffer (30m)
- Proposed Redesignation Boundary



0 50 100 200 Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

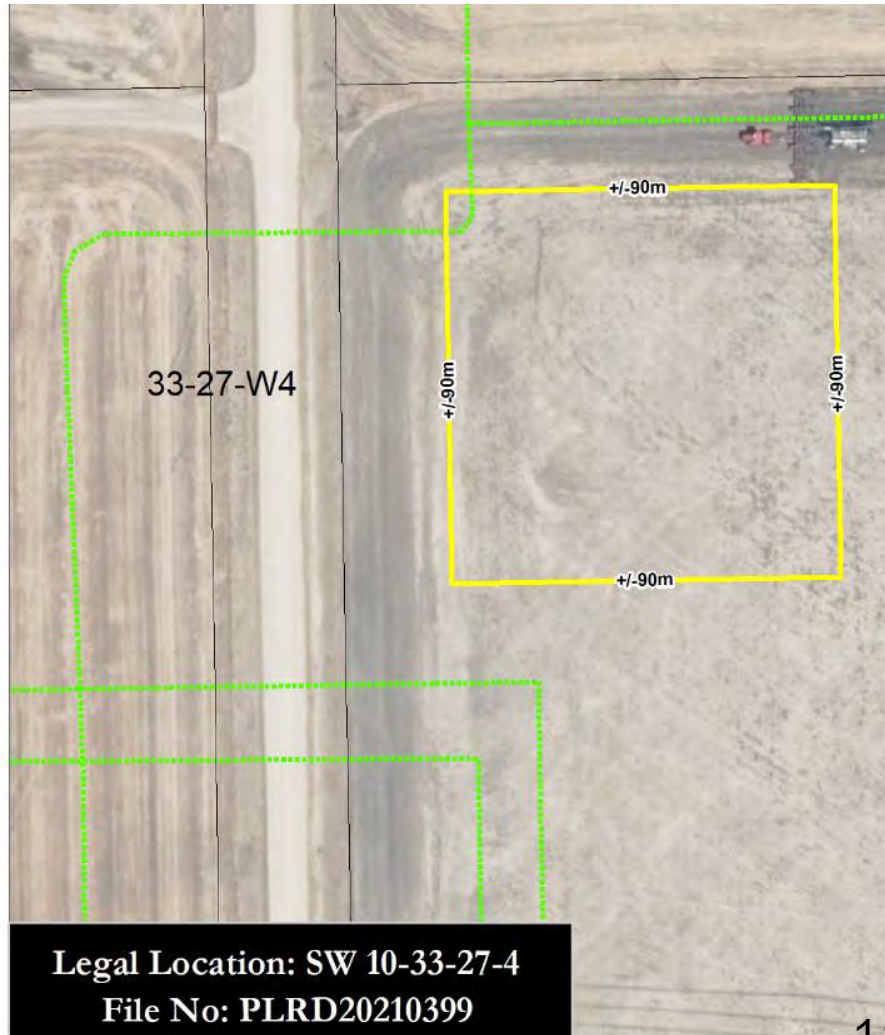
NOTE: For Exact Wells Classification review
its Attribute Table or Contact AER

Legal Location: SW 10-33-27-4

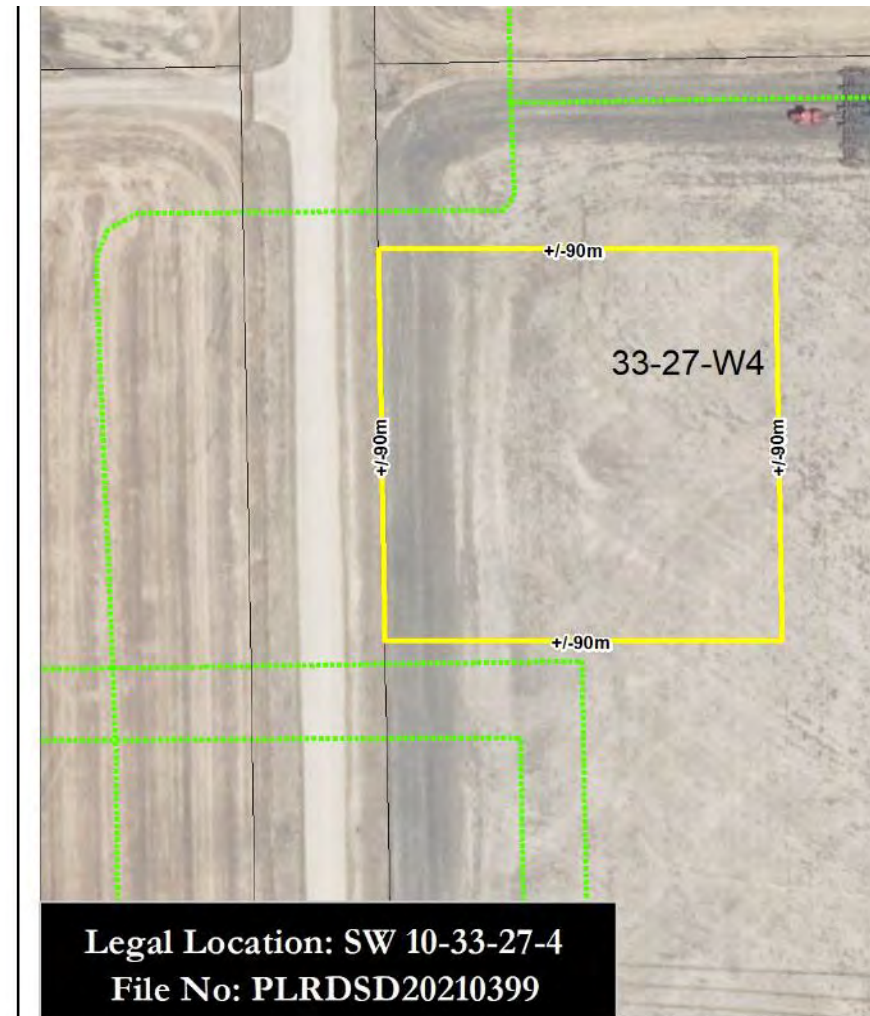
File No: PLRDSD20210399

117 Map Created on: 2021-11-02

Initial application, redesignation only



Revised application for redesignation and subdivision and amended location





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

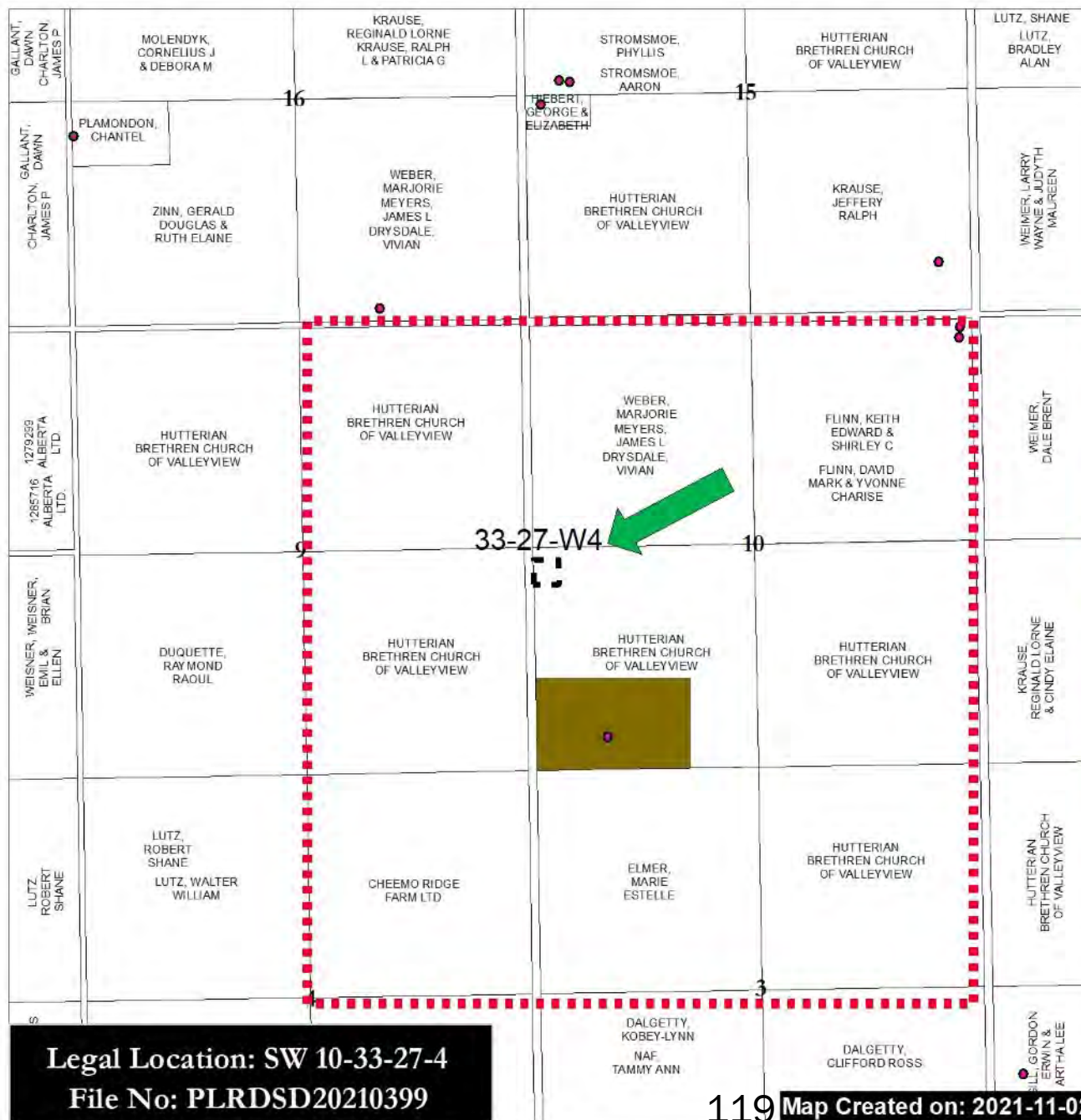
- Rural Address
- Proposed Redesignation Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business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



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Farmland Calculation

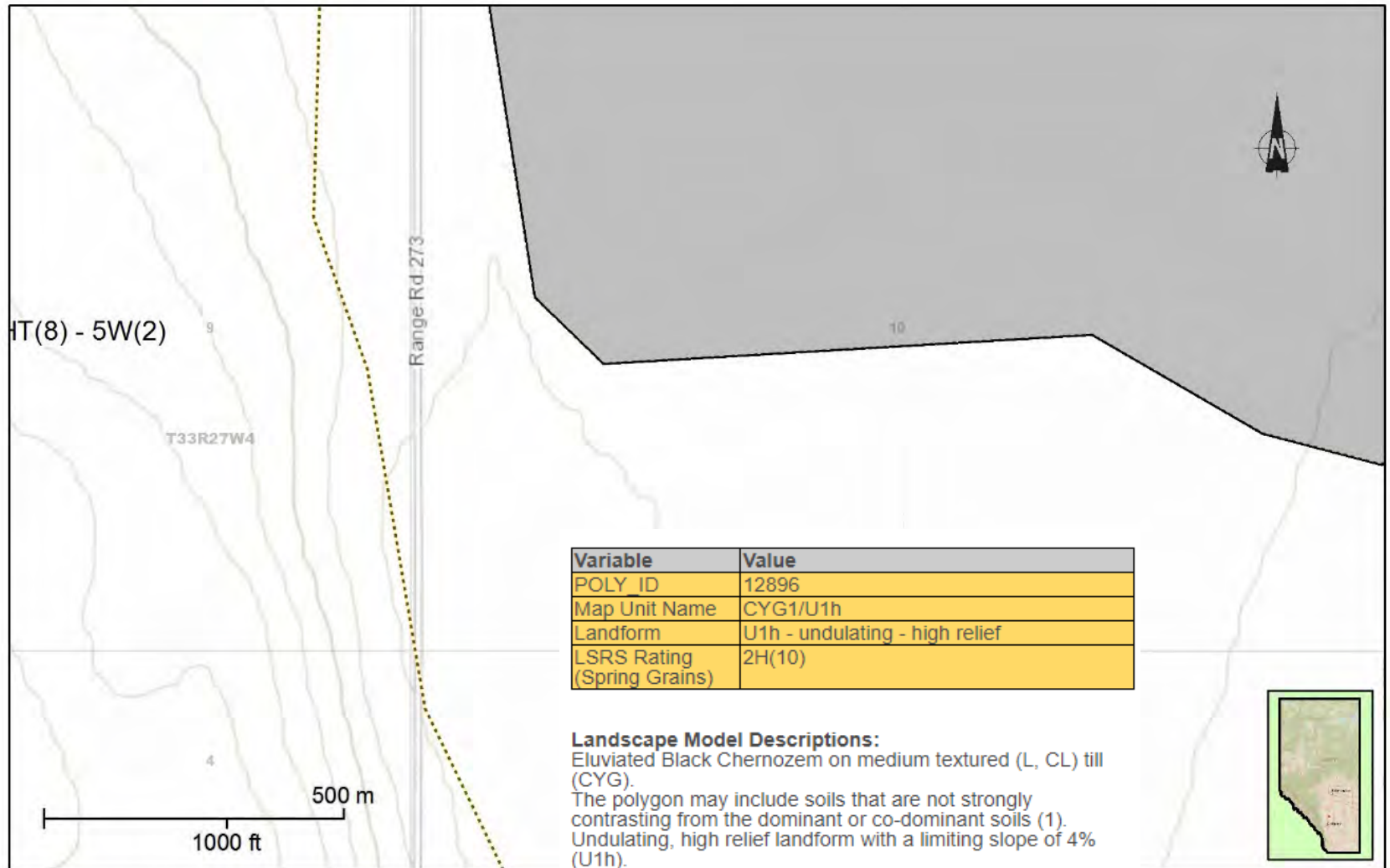
**#1 Dryland
Arable – 88.1%**
**#2 – Dryland
Arable – 71.5%**
**#3 – Pasture –
18.0%**

Notes

Not responsible for errors or omissions.

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

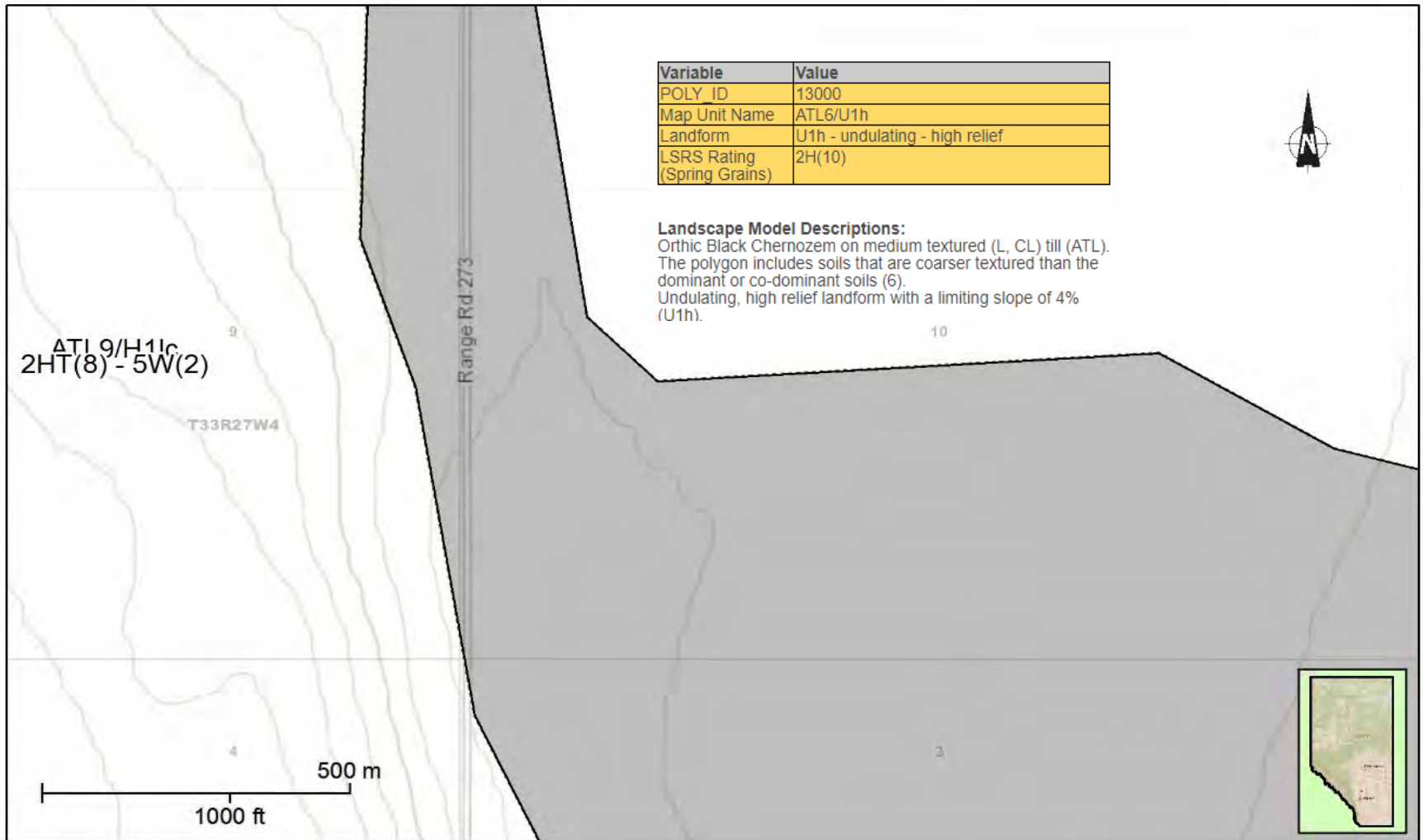


September 16, 2021

Soil Landscape Polygons

Scale 1:9,028
 1 inch = 752.33 feet
 1 cm = 90.28 metres
 Map centre at latitude +51.812°N and longitude -113.754°E

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



September 16, 2021

Soil Landscape Polygons

Scale 1:9,028
 1 inch = 752.33 feet
 1 cm = 90.28 metres
 Map centre at latitude +51.813°N and longitude -113.755°E

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



Mountain View COUNTY

Environmental Scan

Legend

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

Environmentally Significant Areas

- ESA_number
- 1 (Very High)
 - 2 (High)
 - 3 (Moderate)
 - 4 (Low)

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from FDP map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2003 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: SW 10-33-27-4
File No: PLRDSD20210399

Map Created on: 2021-11-02



0 50 100 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Environmental Scan

Legend

Provincial Flood Mapping

- Provincial Flood Mapping
- Floodway
- Flood Fringe

Environmental Scan

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

Environmentally Significant Areas

- ESA_number
- 1 (Very High)
 - 2 (High)
 - 3 (Moderate)
 - 4 (Low)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

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

- Proposed Redesignation Boundary
- Growth Centres

Historical Resources

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

Nuisance Grounds

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

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from FDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2003 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

12 Map Created on: 2021-11-02

Legal Location: SW 10-33-27-4
File No: PLRDSD20210399



0 50 100
Meters

Scale: 1:5,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Well & Pipeline Facilities

Legend

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



0 125 250 500 Meters

Scale: 1:15,000
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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

33-27-W4

9

10

Legal Location: SW 10-33-27-4
File No: PLRDSD20210399

Note: Air Photo was captured in 2020

125 Map Created on: 2021-11-02



Mountain View COUNTY

Well & Pipeline Facilities

Legend

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



Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_MTM_AEP_Forest

Projection: Transverse_Mercator

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

33-27-W4

Legal Location: SW 10-33-27-4

File No: PLRDSD20210399

Note: Air Photo was captured in 2020

126 Map Created on: 2021-11-02



Mountain View COUNTY

Topography & Water

Legend

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

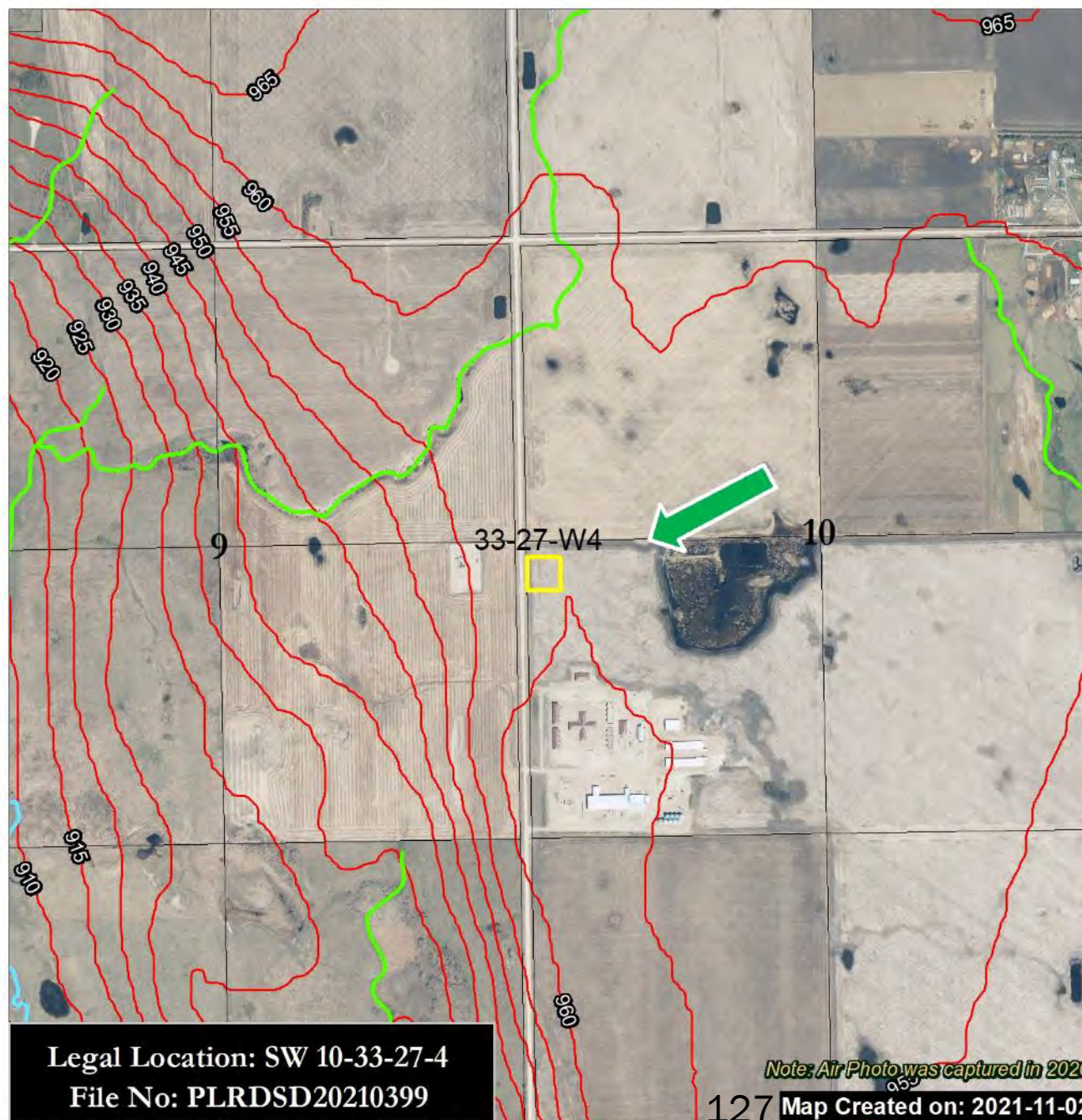


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SW 10-33-27-4
File No: PLRDSD20210399

Note: Air Photo was captured in 2020

127 Map Created on: 2021-11-02



Legal Location: SW 10-33-27-4
File No: PLRDSD20210399

Note: Air Photo was captured in 2020

128 Map Created on: 2021-11-02



**Mountain View
COUNTY**

Topography & Water

Legend

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



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



Mountain View COUNTY

Site Dimension

Legend

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



Scale: 1:1,500

Mountain View County

NAD_1983_CSRS_MTM_AEP_Forest

Projection: Transverse_Mercator

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

33-27-W4



Legal Location: SW 10-33-27-4
File No: PLRDSD20210399

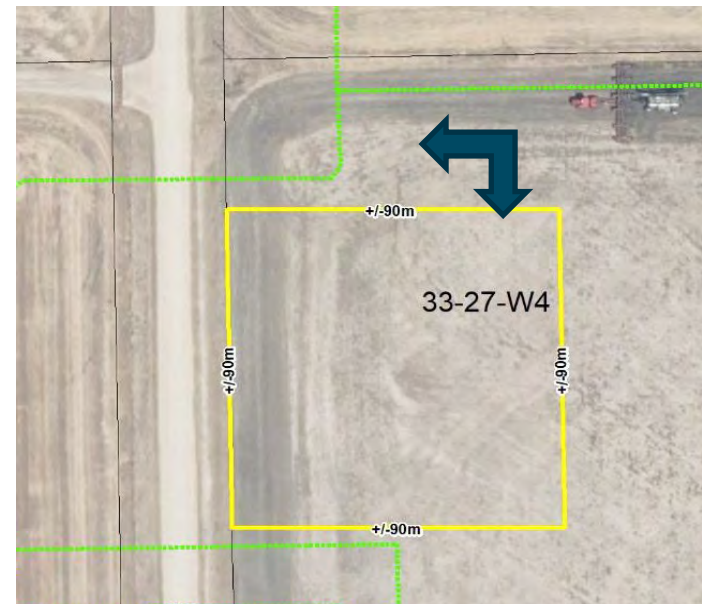
Note: Air Photo was captured in 2020

129 Map Created on: 2021-11-02





Looking south towards Direct Control District area



Looking east towards Range Road 273

Administrative Position

The Planning and Development Department supports Approval for PLRDSD20210399, within the SW 10-33-27 W4M for the following reasons:

1. The proposal complies with the Policies of the MDP being the first parcel removed from an unsubdivided quarter.
2. The land suitable for the intended use.
3. No objections or concerns were received during the circulations of the application.

Request for Decision

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

SUBJECT: Bylaw No. LU 55/21
SUBMISSION TO: Council Meeting
MEETING DATE: January 12, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLRDSD20210321
LEGAL: SW 35-32-7-5

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

ADMINISTRATIVE POSITION:

Administration supports a Council resolution based on Option One.

BACKGROUND / PROPOSAL:

Council is being asked to consider second and third readings of Bylaw No. LU 55/21 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate twenty point zero seven (20.07) acres within SW 35-32-7-5 from Agricultural District (A) to Agricultural (2) District (A(2)).

Application Overview

Applicant	WILD DOG ENTERPRISES LTD
Property Owner	WILD DOG ENTERPRISES LTD
Title Transfer Date	June 1, 1995
Existing Parcel Size	160 acres
Purpose of redesignation	Create a new agricultural parcel for a family member to purchase
Division	5
Rural Neighbourhood/Urban Centre	Bearberry/Coalcamp
Bylaw given first reading	December 01, 2021
Bylaw advertised on	December 28, 2021 and January 4, 2022

Key Dates, Communications and Information

Application Submitted	July 22, 2021
Application Circulation Period	August 23, 2021, to September 22, 2021
Supportive Information Requested/Submitted	The applicant was asked to provide justification for the parcel size, the response is attached to this report.
Application Revised from Submission	No
Communications Received from Referrals	<u>Fortis Alberta</u> – No easement is required. <u>Alberta Transportation</u> – no objections as access will be via the local road system and is more than 300 metres from the right of way of Highway 584. AT has confirmed that any appeals for this subdivision can be heard by the local Subdivision and Development Appeal Board. <u>Foothills Natural Gas Co-op</u> – Conditionally approves the subdivision. They advise of their standard conditions including any existing right-of-way shall remain in effect and any installation of or improvement of natural gas service is the responsibility of the landowner. No secondary lines are permitted to supply natural gas service from one titled property to another.

	<u>Operational Services</u> – a nonconforming road inspection was conducted, and it was determined that Range Road 72 is acceptable for the proposal.
Objections Received and Addressed	No objections or concerns received

Applicable Directions, Policy and Regulations

Intermunicipal Development Plan	The property is not within an IDP area
Municipal Development Plan Bylaw No. 20/20	<p>According to Figure 3 Growth Management Conceptual Strategy this proposal is within the Agricultural Preservation Area.</p> <p>Section 3.0 Agricultural Land Use Policies</p> <p>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.</p> <p>(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.</p> <p>3.3.6 The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section.</p> <p>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.</p>
Bearberry Red Deer River Corridor Area Structure Plan Bylaw No. 02/15	<p>According to the Future Land Use Map this property is within the Agricultural Preservation Area as well as within the Bentz Lake Natural area</p> <p>Section 7.3 Agricultural Preservation Area</p> <p>7.3.2 The base density of the Agricultural Preservation Area is two (2) titled lots per quarter section.</p> <p>7.3.3 The first parcel out of an unsubdivided quarter section is not permitted by right, but shall be generally supported by the County</p>

	<p>for the creation of an additional parcel, subject to a subdivision application and/or redesignation and the provisions of the Municipal Development Plan, the Land Use Bylaw and this Area Structure Plan.</p> <p>7.3.4 The first parcel out from a previously unsubdivided quarter may be:</p> <ul style="list-style-type: none"> a) An agricultural parcel no smaller than 16.18 hectares (40 acres); b) A farmstead separation, considered a non-agricultural use, where the farmstead has been in existence for a minimum of 10 years or more at the time of the application. c) The maximum parcel size for farmstead separation separations should be 4.05 hectares (10 acres) with a minimum parcel size of 0.8 hectares (2.0 acres). Larger lot sizes may be permitted when required for shelter belts and such other land as required to provide physical access to the site. d) A country residential parcel no larger than 1.21 hectares (3.0 acres) or smaller than 0.8 hectares (2.0 acres), although a larger parcel (up to 2.02 hectares – 5.0 acres) may be permitted where setbacks, topography and easements prevent the creation of a reasonable building envelope. <p>7.1 Sensitive Features and Environmental Protection</p> <p>7.1.10 The Bentz Lake Natural Area shall remain a natural preserve. Any development that may be approved on lands adjacent to the Natural Area shall be set back a sufficient distance from the boundaries in order to help maintain the character and integrity of the Natural Area.</p>
Land Use Bylaw No. 16/18 <i>In accordance with Section 1.6 of Bylaw No. 21/21 the application is considered based on the regulations of Bylaw No. 16/18 as it was a complete application prior to the effective date of Bylaw No. 21/21.</i>	<p>Section 11.2 A (2) Agricultural (2) District</p> <p>Purpose: To accommodate smaller parcels of agricultural land and fragmented parcels physically separated by permanent or man-made features for agricultural use. Residential uses are accessory to the agricultural use.</p>
Policy and Procedures	<p>Policy/Procedure #6009 Environmental Protection Guidelines for the Evaluation of Redesignation, Subdivision and Development Applications</p> <p>Policy #6012 Guidelines for the Identification of Environmentally Significant Areas</p>

DISCUSSION:

Land Use and Development

Predominant land Use on property	The quarter is utilized for livestock pasturing and there is a cabin on the balance of the quarter.
Predominant development on property	The proposed area is undeveloped.

Oil and gas facilities on property/adjacent	There is one natural gas pipeline within the quarter that provides service to the cabin.
Surrounding land uses	The property is surrounded by agricultural lands, the quarter to the north has two titles and the quarter to the northwest has four agricultural titles, the remainder of the surrounding quarters are unsubdivided. Three of the surrounding quarters are Crown lands.
Proximity to utilities	The proposed area is undeveloped and unserved, there is a natural gas pipeline providing service on the balance of the quarter. There is a powerline across the County Road to the west.

Physical and Natural Features

Waterbodies and wetlands on property	Smith Creek runs along the eastern edge of the quarter and there is an unclassified stream that terminates at the northern edge of the proposed area. According to the Alberta Merged Wetland Data there is an area along the eastern side of the quarter that has Swamp and two small areas, one within the proposal that contains Fen.
Topographical constraints on property	Most of the area within the proposed parcel is relatively flat, there some undulations and the eastern edge of the parcel slopes gradually towards a swampy area.
ESA areas and classifications	The quarter is within a Level 3 ESA area as well as a Provincial ESA area.
Drainage and Soil Characteristics	The proposed area has a mature stand of trees. According to the CLI the quarter has Class 5 soil. The AGRASID soils classification for this quarter is Class 4 as the dominant and Class 7 as the co-dominant.
Potential for Flooding	No risk for flooding was identified during the site visit

Planning and Development History

Prior RD/SD/DP Applications	<u>RD07-063</u> – proposal to redesignate 9.88 acres to Country Residential within the southwest corner of the quarter. Application was withdrawn, there was a requirement for a Geotechnical study to be completed to support the proposal.
Encumbrances on title affecting application	None

Servicing and Improvements Proposed

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

Suitability Assessment

Land suitable for intended use	Yes
Compatible with surrounding land uses	Yes
Appropriate legal and physical access	Yes, physical access can be established as part of the subdivision
Complies with MDP/ASP/LUB requirements	Yes

DISCUSSION:

This application proposes to redesignate approximately twenty point zero seven (20.07) acres from Agricultural District (A) to Agricultural (2) District (A(2)). This is consideration for the first parcel to be removed from this unsubdivided quarter.

BACKGROUND:

This property is approximately ten (10) miles west and one (1) mile south of the Town of Sundre in the Rural Neighborhood of Bearberry/Coalcamp. The quarter is bordered on the west side by Range Road 72.

The quarter is entirely within a Level 3 ESA within the Bentz Lake area. The ESA has the following criteria according to the Summit Report:

- 2. Vital environmental, ecological, or hydrological functions.
- 5. Unique habitats or remnants of once large habitats.
- 8. Areas that provide linking function and permit movement.
- 9. Areas that are excellent representatives of one or more ecosystems or landscapes that characterize a natural region.

This property has also been identified as being within a Provincial ESA, within the Foothills Natural Region, as outlined in the Fiera Report with criteria 3 Areas with ecological integrity and criteria 4 Areas that contribute to water quality and quantity.

Five of the surrounding quarters are unsubdivided and three of the quarters are Crown Lands, the quarter directly north has two titles and the quarter to the northwest has four titles.

PROPOSAL:

This proposal is for the creation of a new undeveloped agricultural parcel. The proposed parcel is located within the southwest corner of the quarter. The applicant has indicated that the eastern proposed property line is based on the location of a swamp. The entire quarter has tree coverage and has been used for pastureland. There is a small cabin located on the balance of the quarter.

The applicant was asked to provide justification for consideration of a parcel smaller than the 40 acres described in the MDP policy. The applicant's explanation is attached to this report.

The intent of the proposed parcel is for future use as an agricultural parcel that would support livestock pasturing and future development of a residence.

The applicant met staff onsite for a site visit to point out the natural features that define the eastern boundary of the proposed parcel.

CIRCULATIONS:

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

POLICY ANALYSIS:Municipal Development Plan Bylaw No. 20/20

According to Figure 3 Growth Management Conceptual Strategy this property is within the Agricultural Preservation Area. This area allows for the consideration of one (1) subdivision resulting in two (2) titles within a quarter.

This proposal complies with Policy 3.3.5 and 3.3.6 being the first parcel out of the quarter resulting in two (2) titles. Although the parcel is smaller than the minimum 40 acres, policy 3.3.7 is a "should" policy and allows for parcel configuration to reflect existing conditions and the applicant has provided an explanation of the future agricultural use for the parcel.

Bearberry Red Deer River Corridor Area Structure Plan Bylaw No. 02/15

The property is within the Agricultural Preservation area which allows for the consideration of one subdivision resulting in two titles within a quarter. This proposal is for the first parcel out of the unsubdivided quarter and complies with ASP policies 7.3.2 and 7.3.4.

The ASP also identifies that this property is within the Bentz Lake Natural Area which provides that any development may be approved on lands adjacent to the Natural Area and shall be setback a sufficient distance from the boundaries

to help maintain the character and integrity of the natural area. Bentz Lake is approximately one and half (1 ½) miles east and approximately a half (1/2) mile north of this proposal.

Land Use Bylaw No. 16/18

In accordance with Section 1.6 of Bylaw No. 21/21 the application is considered based on the regulations of Bylaw No. 16/18 as it was a complete application prior to the effective date of Bylaw No. 21/21.

The proposed agricultural use for the parcel is in compliance with the regulations of the Agricultural (2) District within the LUB and the future development of a home can be considered as a use within the District.

CONCLUSION:

Administration can support a resolution of approval for the proposed redesignation. The proposal complies with the policies of the MDP and ASP and complies with the regulations of the LUB. Physical access can be established as part of the subdivision process.

OPTIONS / BENEFITS / DISADVANTAGES:

Option One: This motion indicates support	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No. LU 55/21 redesignating the lands within the SW 35-32-7-5. (Approval) That Council give third reading to Bylaw No. LU 55/21 redesignating the lands within the SW 35-32-7-5. (Approval)
Option Two: This motion indicates additional information required to render a decision on application	That Council defer Bylaw No. LU 55/21 to _____.
Option Three: This motion indicates that the application is not deemed suitable	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No. LU 55/21 redesignating the lands within the SW 35-32-7-5. (Refusal) That Council give third reading to Bylaw No. LU 55/21 redesignating the lands within the SW 35-32-7-5. (Refusal)

ATTACHMENT(S):

- 01 - Bylaw No. LU 55/21 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 - Bearberry - Red Deer River Corridor ASP Map
- 08 - Applicants justification for parcel size
- 09 - Non-Conforming Road Inspection Report
- 10 - Council Presentation

BYLAW NO. LU 55/21

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SW 35-32-7-5 pursuant to the Municipal Government Act.

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

To redesignate from Agricultural District (A) to Agricultural (2) District (A(2)) an approximate twenty point zero seven (20.07) acres (8.12 hectares) in the Southwest (SW) Quarter of Section thirty-five (35), Township thirty-two (32), Range seven (7), West of the fifth (5th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading December 01, 2021

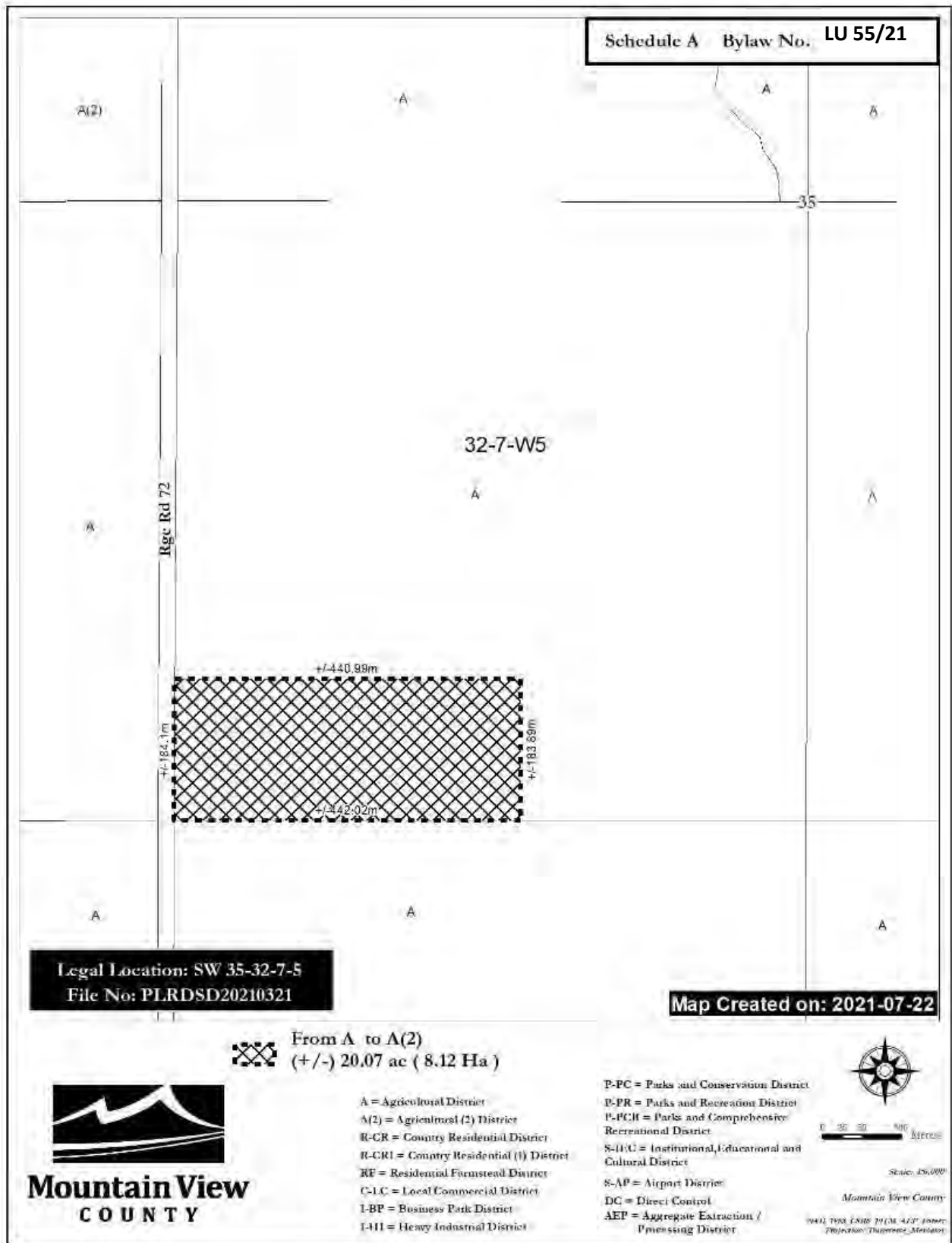
Received second reading _____

Received third reading _____

Reeve

Chief Administrative Officer

Date of Signing





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

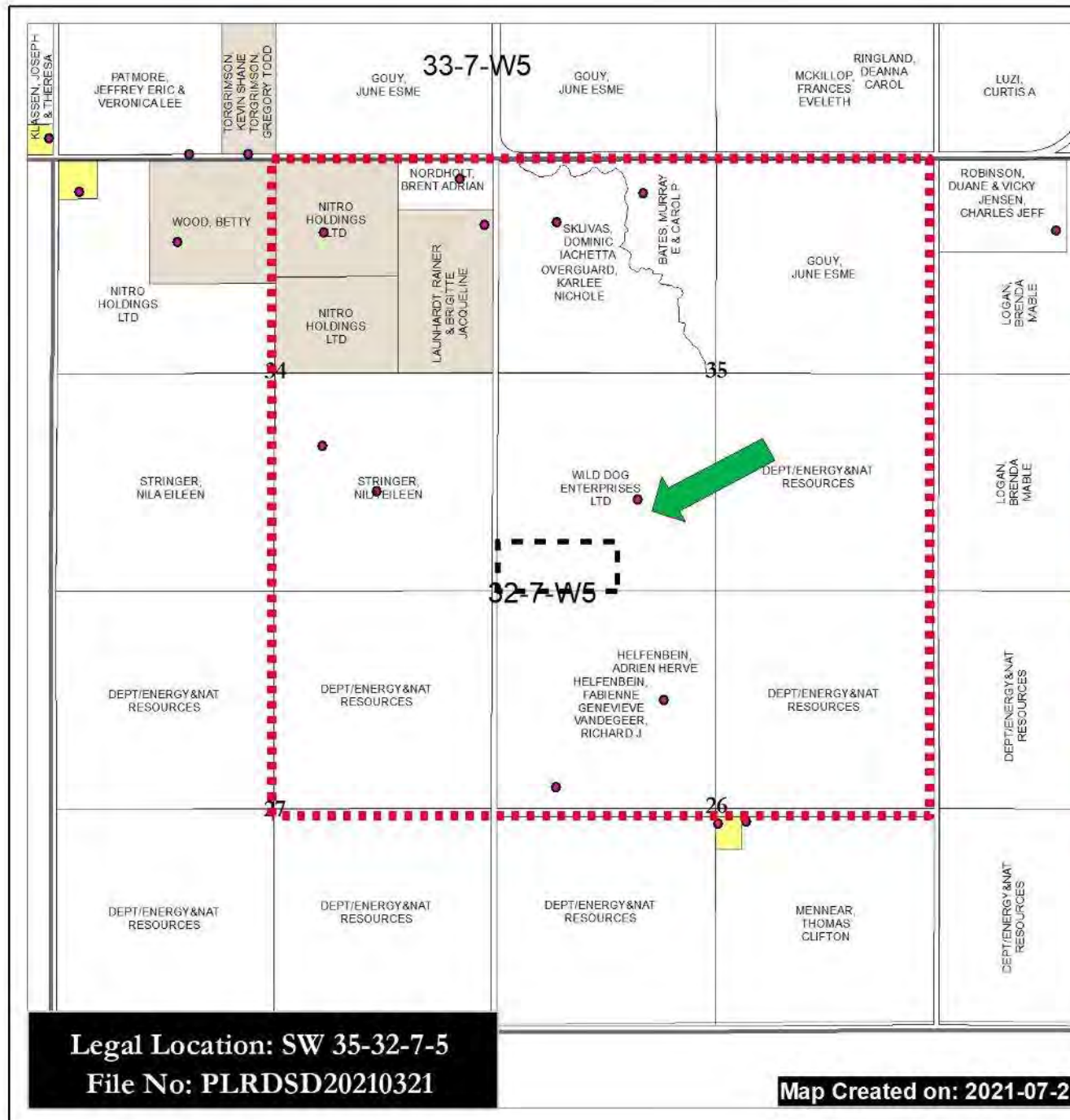
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
- Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)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



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD 1983 CSRS 10TM AEP Forest
Projection: Transverse_Mercator



PROPOSED REDESIGNATION/SUBDIVISION SKETCH

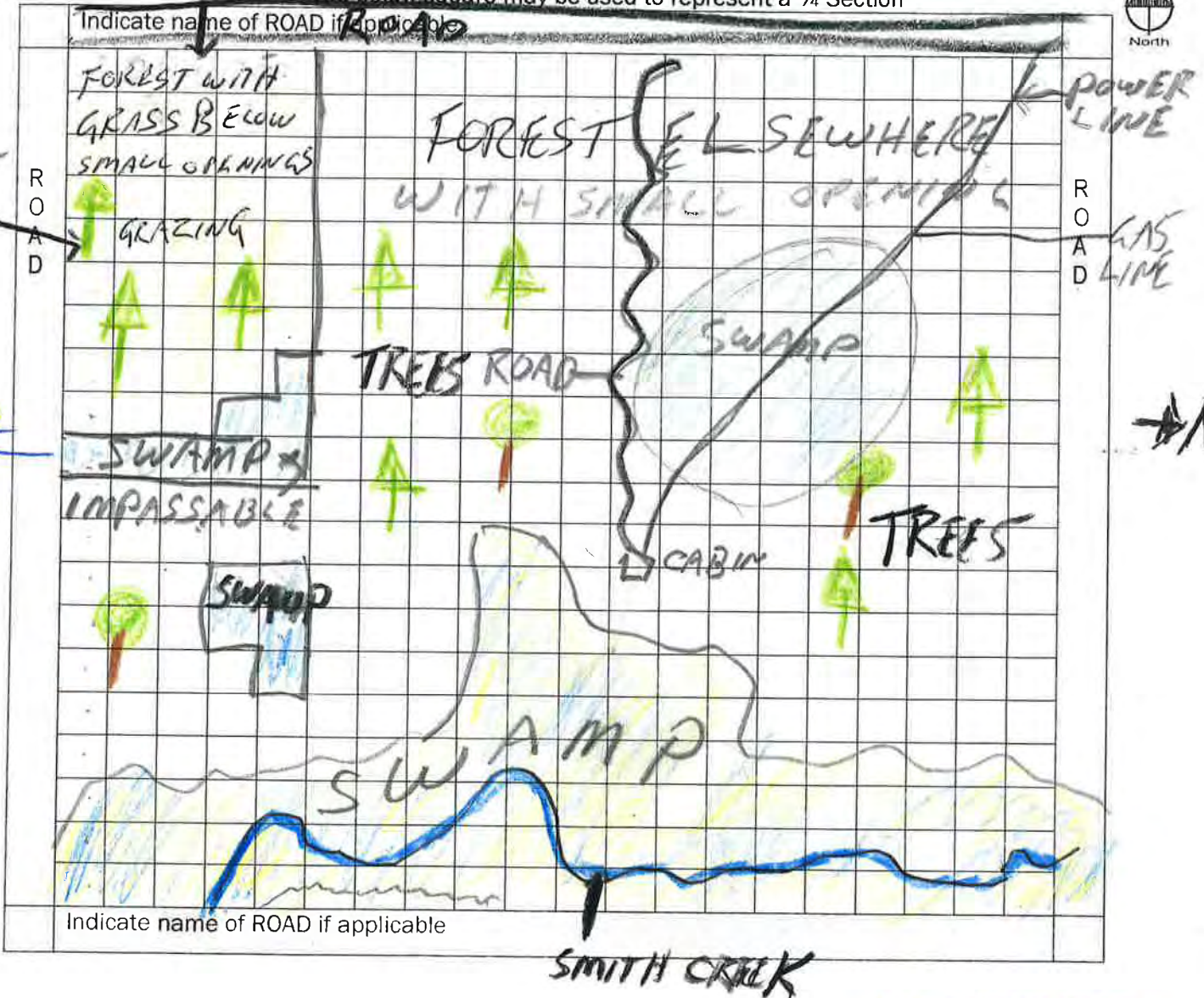
The Site Plan must include all of the following information (if applicable) in order for it to be considered complete:

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



20 ACRES

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



RECEIVED

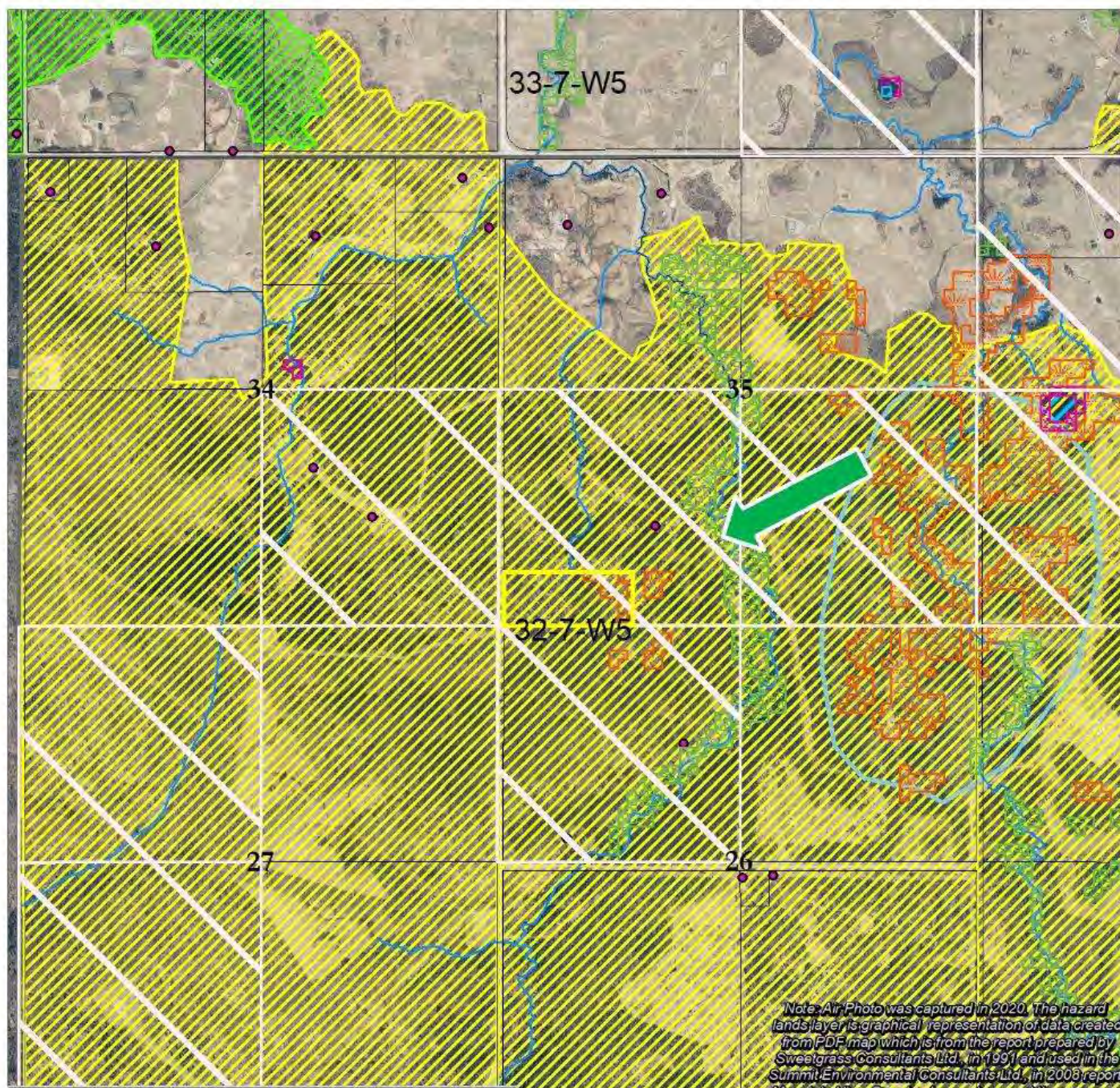
JUL - 8 2021

MOUNTAIN VIEW COUNTY
DIDSBUY



Mountain View COUNTY

Environmental Scan



Legend

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

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

Legal Location: SW 35-32-7-5
File No: PLRDSD20210321

Map Created on: 2021-07-22



0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Environmental Scan

Legend

Provincial Flood Mapping

- Provincial Flood Mapping
- Floodway
- Flood Fringe

Environmental Scan

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

Environmentally Significant Areas

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

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

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

- Proposed Redesignation Subdivision Boundary
- Growth Centres

Historical Resources

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

Nuisance Grounds

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

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

Legal Location: SW 35-32-7-5
File No: PLRDSD20210321

Map Created on: 2021-07-22



0 50 100
Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Site Dimension

Legend

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



Scale: 1:3,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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



Legal Location: SW 35-32-7-5

File No: PLRDSD20210321

Note: Air Photo was captured in 2020

Map Created on: 2021-07-22



Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

Legend

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

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



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

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator

Legal Location: SW 35-32-7-5
File No: PLRDSD20210321

Map Created on: 2021-07-22

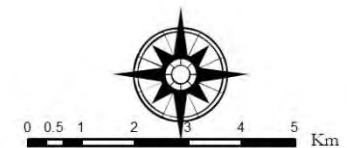


Mountain View COUNTY

Bearberry - Red Deer River Corridor ASP Future Land Use

Legend

- Proposed Redesignation/Subdivision Boundary
- Bearberry - Red Deer River Corridor ASP
 - Agricultural Preservation Area (1 lot and balance as 2 lot)
 - Bearberry Community Centre (Up to 4 lots/quarter section)
 - Highland / Crown
 - Potential Multi-Lot Residential Area (3 lots and balance as 4 lot)
 - Red Deer River Corridor
 - Subject Land



Scale: 1:125,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: SW 35-32-7-5
File No: PLRDSD20210321

Map Created on: 2021-07-22

Tracey Connatty

From: wilddog [REDACTED]
Sent: October 25, 2021 12:06 PM
To: Tracey Connatty
Subject: Re: Agricultural Subdivision

Hello Tracey,

Regarding : Wild Dog enterprises Ltd.

Thank you for meeting and walking with me through the land of my proposed 20 acre subdivision. As discussed while walking and viewing, I've proposed the 20 acres instead of 40 acres due to the large deep swamp that divides the property at the proposed subdivision boundaries. The reason that this 20 acres will be adequate as an agricultural parcel is my son is planning on living on this 20 acre parcel and running a small cow/ calf business operation. I will be leasing the 140 acres I remain owner of to him for summer grazing. Essentially, simply put this is family succession planning.

I you have any further questions or concerns please contact me.

Al Scurfield
100% owner Wild Dog Enterprises.
[REDACTED]

Sent from my iPhone

On Oct 21, 2021, at 3:45 PM, Tracey Connatty <tconnatty@mvcounty.com> wrote:

Good Afternoon Al;

Sorry for the delay.

Here is the email.

Thanks for the reminder;

Tracey Connatty BSc RPP MCIP | Planning

403-335-3311 ext. 225 | tconnatty@mvcounty.com

<image001.png>

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

From: wilddog [REDACTED]
Sent: August 25, 2021 9:15 AM
To: Tracey Connatty <tconnatty@mvcounty.com>
Subject: Re: Agricultural Subdivision

Hello Tracey,

As we discussed when the application was submitted, that the SW portion of the full 1/4 section , is divided at the 20 acres mark because it is physically divided by a very large swamp. This swamp effectively divides the property by water and muskeg making the SE portion inaccessible. I believe due to this swamp, the 20 acres makes the correct sense as the swamp acts as a natural water divider. The 20 proposed acres would be used for the normal agricultural uses that are common to the areas West of Sundre. If you have further questions you can contact me by e-mail or phone at 403-703-2174

Thanks,
Al Scurfield
Owner Wild Dog Enterprises Ltd.

Sent from my iPhone

On Aug 24, 2021, at 3:01 PM, Tracey Connatty <tconnatty@mvcountry.com> wrote:

Good Afternoon Allan;

I was looking at your application and as this is a proposal for a new agricultural parcel, I would like to have a little more detail as how this will be used for an agricultural operation.

The policy in 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.

I will need your explanation about how the parcel follows this policy for Council to consider when it is presented to them.

The file is in circulation at this point and has not been scheduled yet. I will let you know when I am going to schedule the site visit for this file.

Thanks;

Tracey Connatty BSc RPP MCIP | Planning

403-335-3311 ext. 225 | tconnatty@mvcountry.com

<image001.png>



Mountain View
COUNTY

Non-Conforming Road - Inspection

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

T

Application #	PLRDSO 20210321		Approved by	SEP 13 2021
Legal	SW35-32-7-5		Date	DM
Inspection Date	Sept 7 / 2021			
Inspector	KEN BRIDGMAN			

Location Description	Range Road & Township <u>RR 72</u> Length of Road Inspected <u>1 mile</u>	
Road Width	Is the width consistent? <input checked="" type="checkbox"/> YES Most Consistent Width in Meters <u>8</u> <input type="checkbox"/> NO Comments:	
Surface Type	Comments: <u>Gravel</u>	
Ditch Condition	<input checked="" type="checkbox"/> Typical County road conditions <input type="checkbox"/> Needs Improvement Comments:	
Drainage	<input type="checkbox"/> Well drained <input checked="" type="checkbox"/> Typical County road conditions <input type="checkbox"/> Not well drained <input type="checkbox"/> Needs Improvement Comments: <u>some shallow areas</u>	
Brush / Trees	<input type="checkbox"/> Close to road <input checked="" type="checkbox"/> Typical County road conditions <input type="checkbox"/> Excessive trees/brush <input type="checkbox"/> Needs Improvement Comments: <u>trees not an issue</u>	
Maintenance	<input checked="" type="checkbox"/> Regularly Maintained <input checked="" type="checkbox"/> Regular Snow Removal Comments:	
Maintenance Issues	<input type="checkbox"/> Difficult snow removal <input type="checkbox"/> Soft Spots <input type="checkbox"/> Other Comments: <u>N/A</u>	
Nearby Residences	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Accessibility	<input type="checkbox"/> Through access <input type="checkbox"/> Multiple road access <input checked="" type="checkbox"/> Dead End Comments:	
OVERALL	<input checked="" type="checkbox"/> Acceptable for above application <input type="checkbox"/> Not acceptable for above application Comments:	

PLRDSD20210321

Bylaw No. LU 55/21

Tracey Connatty

Planner

January 12, 2022

APPLICANT: WILD DOG ENTERPRISES LTD.
LANDOWNER: WILD DOG ENTERPRISES LTD.
LEGAL: SW 35-32-7-W5M
DIVISION: 5
ACRES: 20.07 ac.

PROPOSED REDESIGNATION:

To Redesignate from:

Agricultural District “A” to Agricultural (2) District “A(2)” one (1),
twenty point zero seven (20.07) +/- acre parcel within an existing
160.0 acre parcel.



Mountain View COUNTY

Location

Legend

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



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

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: SW 35-32-7-5
File No: PLRDSD20210321

152 Map Created on: 2021-07-22



Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

Legend

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

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



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

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator

Legal Location: SW 35-32-7-5
File No: PLRDSD20210321

153


Map Created on: 2021-07-22




Mountain View COUNTY


Bearberry - Red Deer River Corridor ASP Future Land Use


Legend


 Proposed Redesignation/Subdivision Boundary

Bearberry - Red Deer River Corridor ASP


 Agricultural Preservation Area
(1 lot and balance as 2 lot)

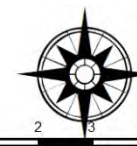
 Bearberry Community Centre
(Up to 4 lots/quarter section)

 Highland / Crown

 Potential Multi-Lot Residential Area
(3 lots and balance as 4 lot)

 Red Deer River Corridor

 Subject Land



0 0.5 1 2 3 4 5 Km

Scale: 1:125,000

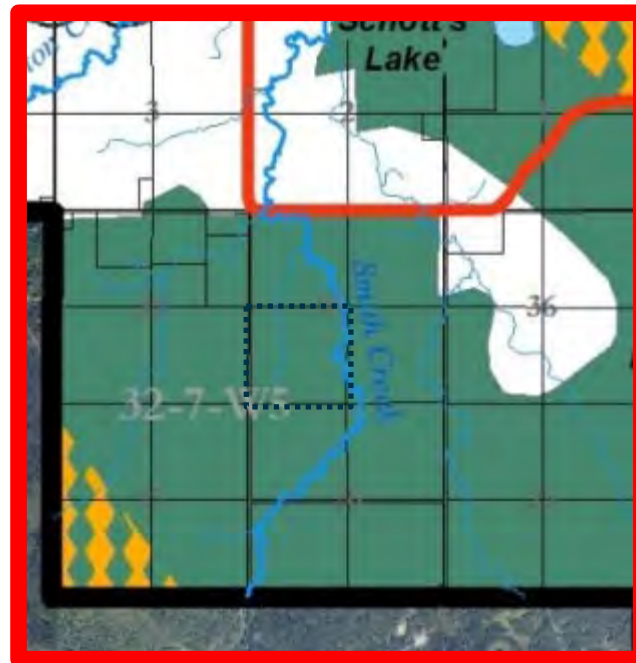
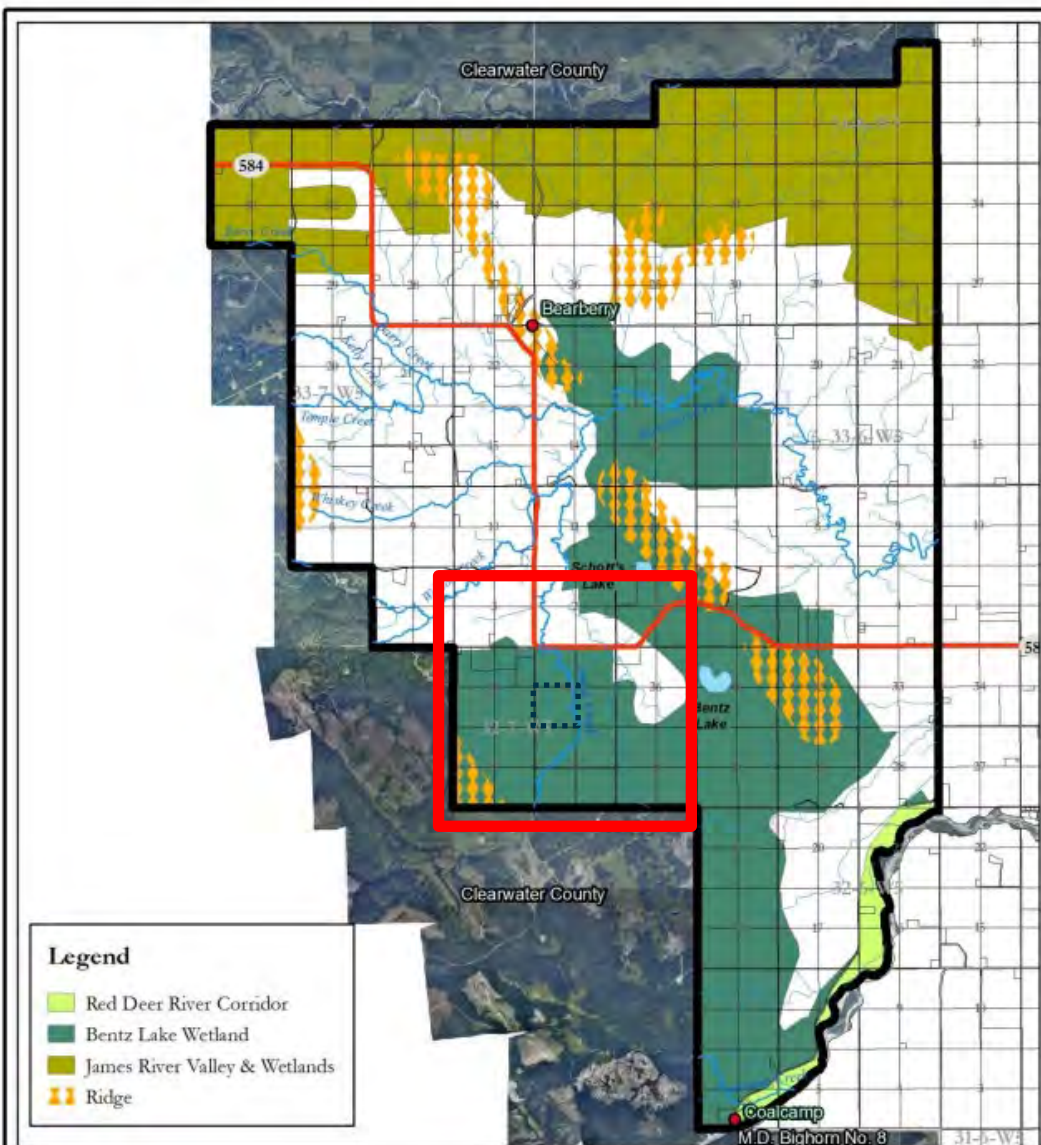
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: SW 35-32-7-5

File No: PLRDSD20210321

154 Map Created on: 2021-07-22



Bearberry - Red Deer River Corridor Area Structure

Map 4: Sensitive Features

Note: Map 4 is based on the Summit Report (2008)



0 1 2 3 4 5 Km

Scale: 1:50,000





Mountain View COUNTY

Site Sketch - Redesignation

Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- ▨ AltaLink Powerline Buffer (30m)
- ▭ Proposed Redesignation Boundary
- Road Width Less than 7 m
 - 6 m
 - 6.5 m



0 50 100 200 Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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

Proposed Area to be Redesignated from
Agricultural District (A) to
Agricultural (2) District (A(2))
twenty point zero seven (+/- 20.07) acres

32-7-W5

+/-440.99m

+/-442.02m

+/-183.89m

Rge Rd-72

+/-184.11m

Legal Location: SW 35-32-7-5

File No: PLRDSD20210321

156 Map Created on: 2021-07-22



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

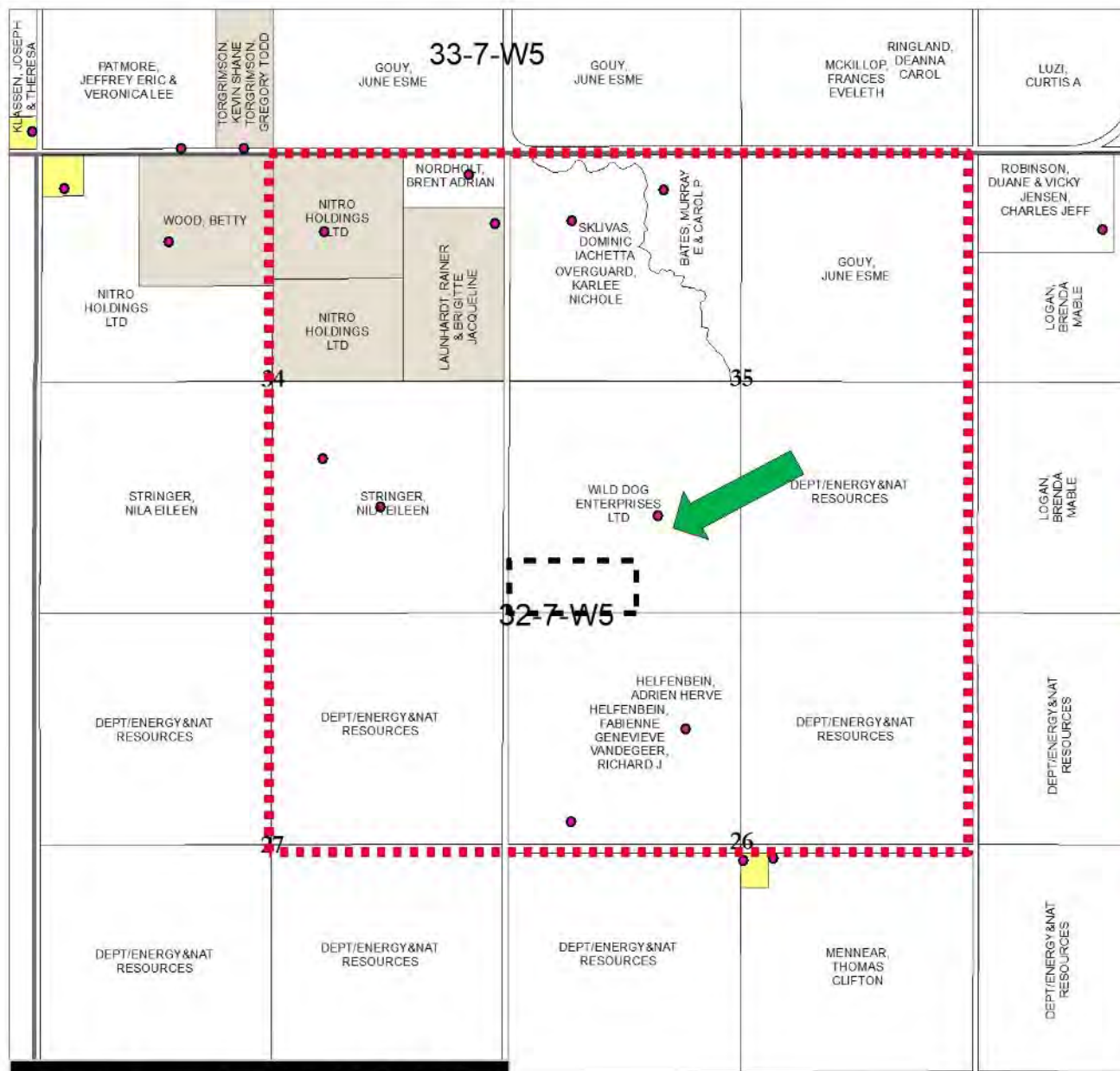
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)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



0 250 500 1,000 Meters

Scale: 1:20,000

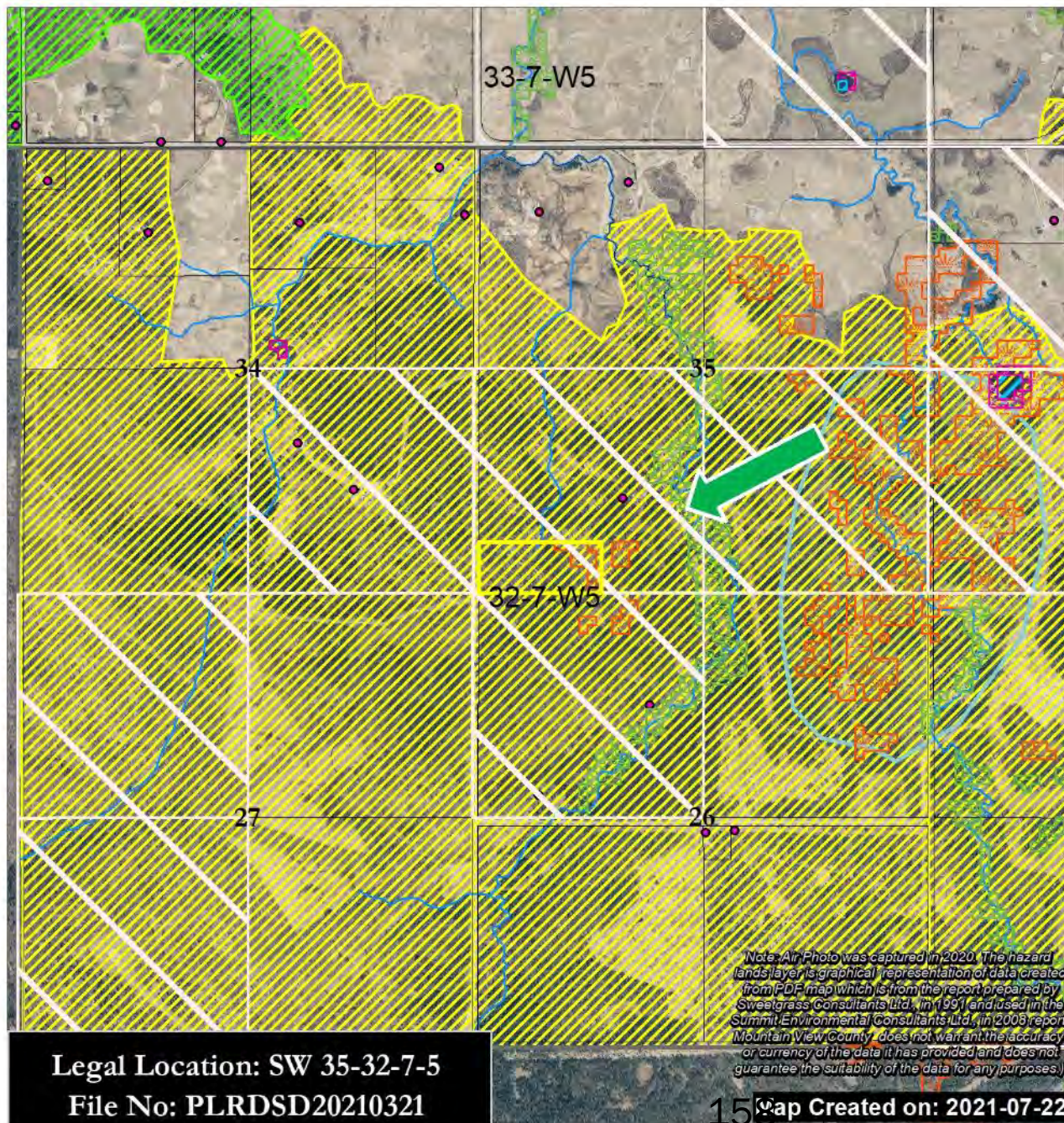
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Environmental Scan



Legend

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



0 50 100 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: SW 35-32-7-5

File No: PLRDSD20210321

Map Created on: 2021-07-22



Mountain View COUNTY

Environmental Scan

Legend

Provincial Flood Mapping

- Provincial Flood Mapping
- Floodway
- Flood Fringe

Environmental Scan

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

Environmentally Significant Areas

- ESA_number
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

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

- Proposed Redesignation Subdivision Boundary
- Growth Centres

Historical Resources

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

Nuisance Grounds

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

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

Legal Location: SW 35-32-7-5
File No: PLRDSD20210321

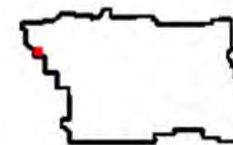
Map Created on: 2021-07-22



0 50 100
Meters

Scale: 1:5,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legend

- MVC Primary Secondary Highway
- Roads - No Driveways, WITH LABELS
 - Chip-sealed
 - Gravel
 - Paved
- Alberta Merged Wetland
 - Bog
 - Fen
 - Marsh
 - Open Water
 - Swamp
- County Towns and Village
- Parcels (PGIS)
- SD Applications
 - <all other values>
 - SD - Approved
 - SD - Closed
 - SD - Conditionally Approved
 - SD - Endorsed
 - SD - Endorsed Closed
 - SD - Expired Application
 - SD - Refused
 - SD - Under Review
 - SD - Withdrawn
- Section Number Grid
- Township Grid

Notes

Not responsible for errors or omissions

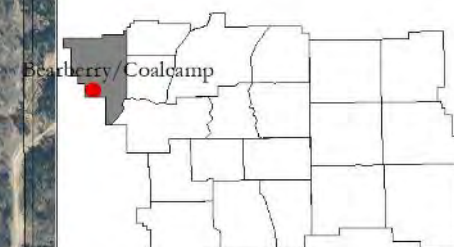


Mountain View COUNTY

Well & Pipeline Facilities

Legend

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



0 125 250 500 Meters

Scale: 1:15,000
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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

32-7-W5

Legal Location: SW 35-32-7-5
File No: PLRDSD20210321

Note: Air Photo was captured in 2020

161 Map Created on: 2021-07-22

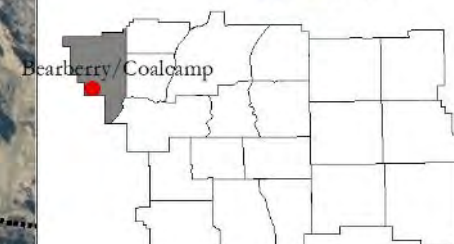


Mountain View COUNTY

Well & Pipeline Facilities

Legend

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



Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_MTM_AEP_Forest

Projection: Transverse_Mercator

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

32-7-W5

Legal Location: SW 35-32-7-5

File No: PLRDSD20210321

Note: Air Photo was captured in 2020

162 Map Created on: 2021-07-22



Mountain View COUNTY

Topography & Water

Legend

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

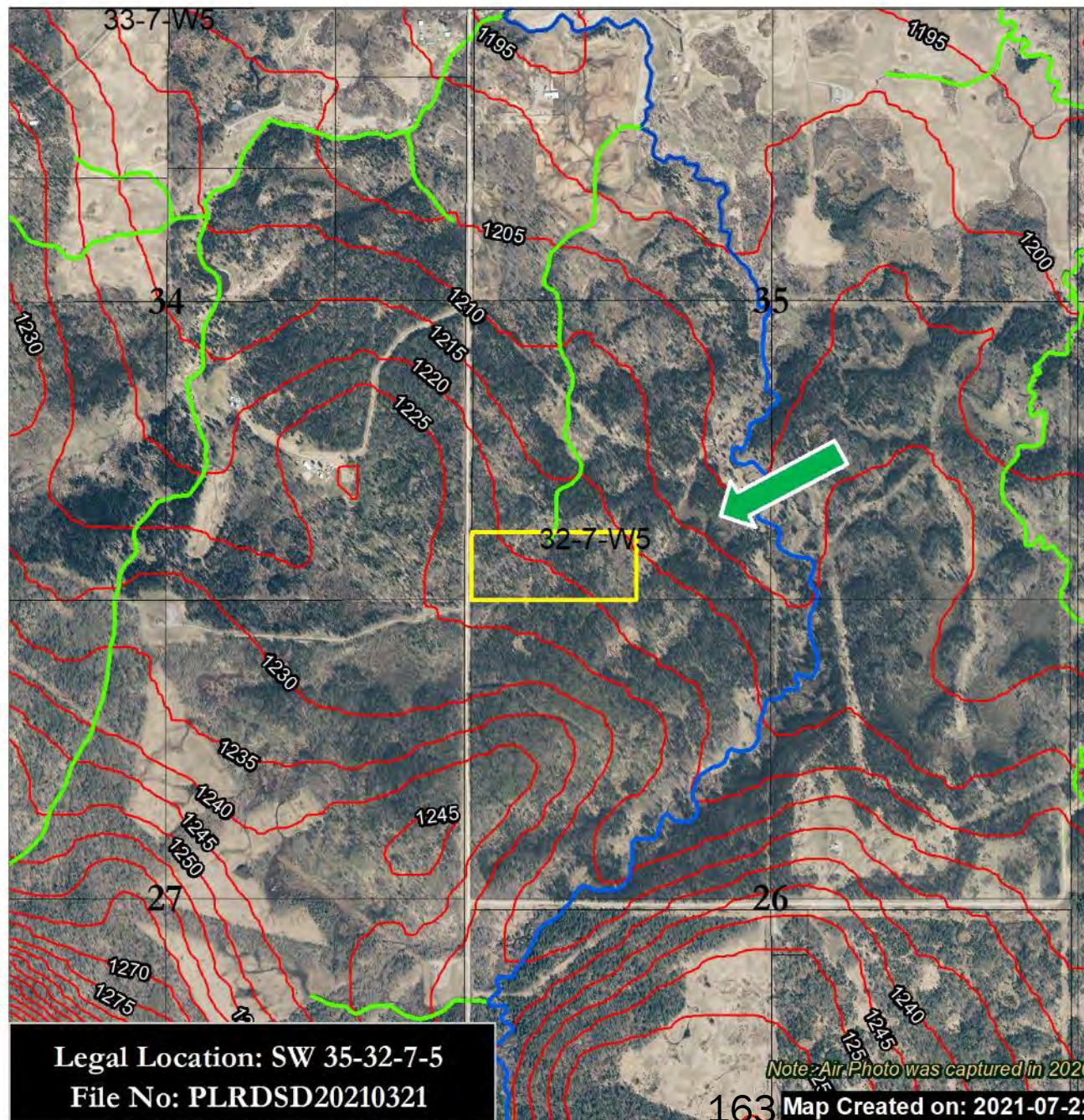


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SW 35-32-7-5
File No: PLRDSD20210321

Note: Air Photo was captured in 2020

163 Map Created on: 2021-07-22



Mountain View COUNTY

Topography & Water

Legend

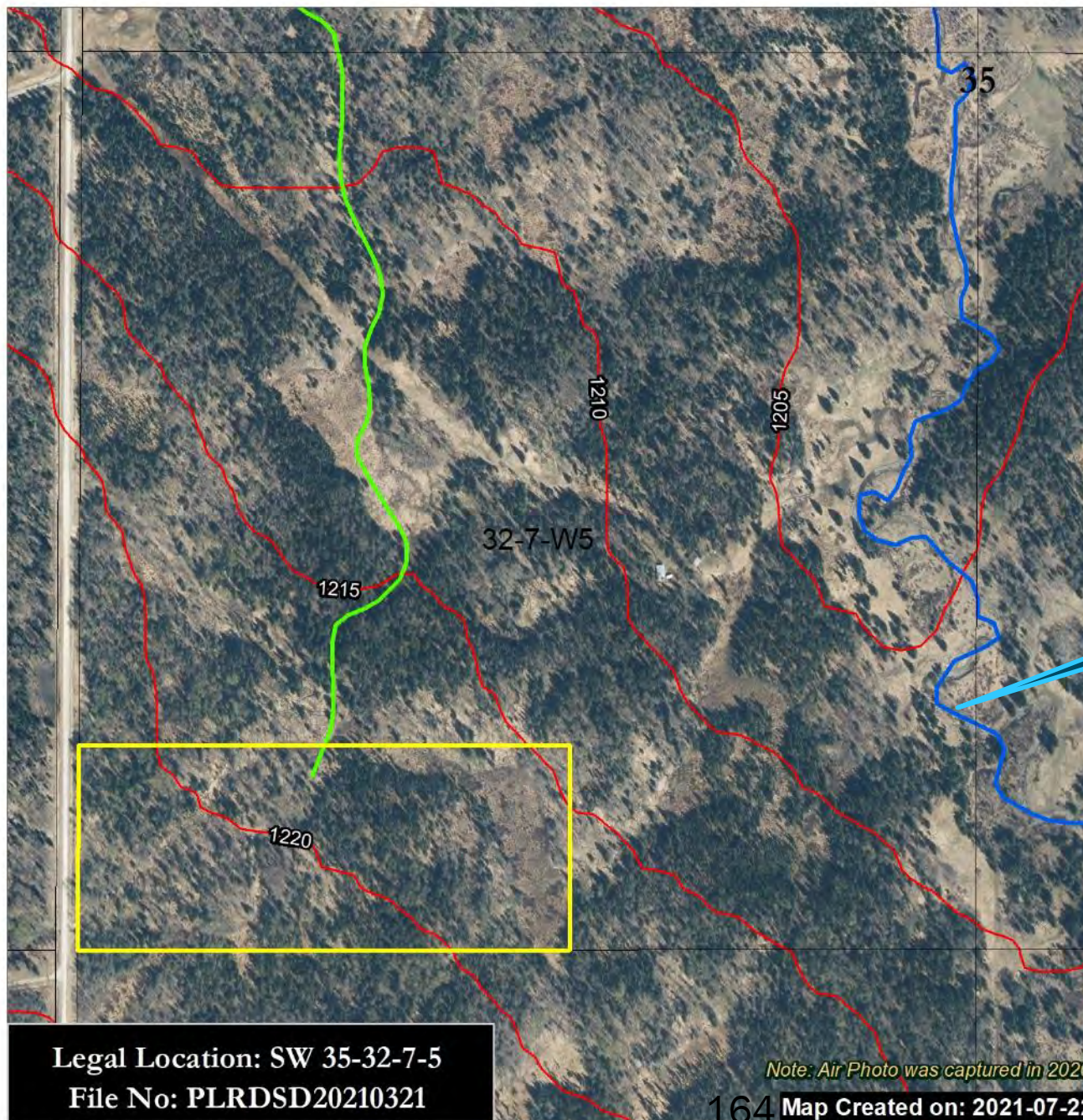
- Application Location
- Contours - 5m
- Rivers and Creeks
 - Unclassified
- mvc Stream Class
 - Activity Restrictions
 - No Activity Restrictions
- ▭ Proposed Redesignation Subdivision Boundary

Smith Creek



Scale: 1:5,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SW 35-32-7-5
File No: PLRDSD20210321

Note: Air Photo was captured in 2020

164 Map Created on: 2021-07-22

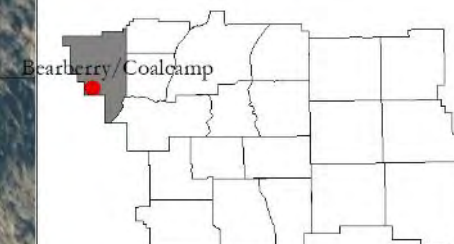


Mountain View COUNTY

Site Dimension

Legend

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



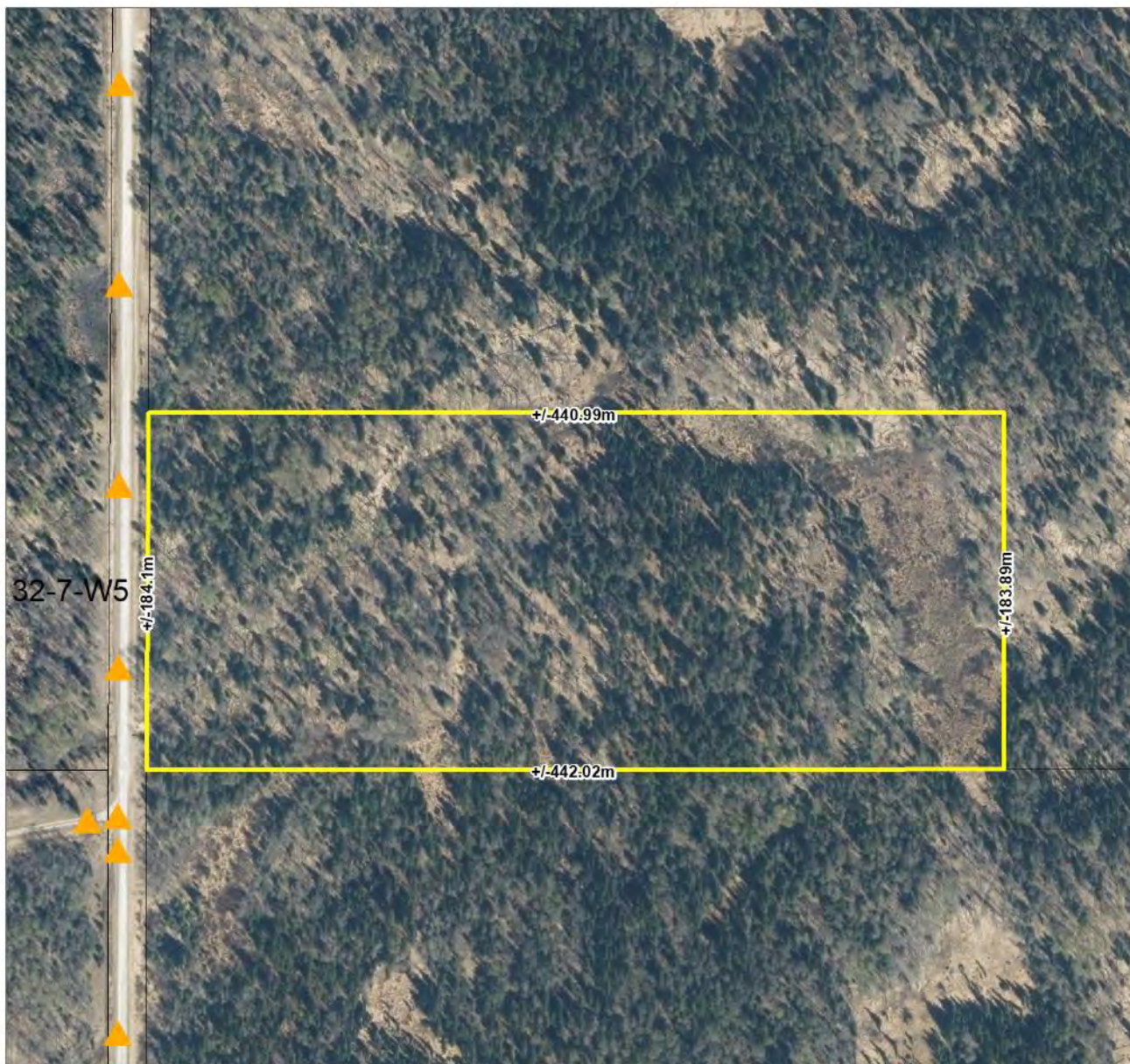
Scale: 1:3,000

Mountain View County

NAD_1983_CSRS_NTM_AEP_Forest

Projection: Transverse_Mercator

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



Legal Location: SW 35-32-7-5

File No: PLRDSD20210321

Note: Air Photo was captured in 2020

165 Map Created on: 2021-07-22





Tree coverage within the proposed area





Low area at the eastern side of the proposed parcel





09/22/2021

Administrative Position

The Planning and Development Department supports Approval for PLRDSD20210321, within the SW 35-32-7 W5M for the following reasons:

1. The proposal complies with MDP policies for a first parcel subdivision.
2. The land is deemed suitable for the proposed agricultural use.
3. No objections or concerns were received during the referral period.

Request for Decision

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

SUBJECT: Bylaw No. LU 57/21
SUBMISSION TO: Council Meeting
MEETING DATE: January 12, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLRDSD20210359
LEGAL: NE 20-32-1-5

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

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 57/21 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate seven point two zero (7.20) acres within NE 20-32-1-5 from Agricultural District (A) to Residential Farmstead District (R-F).

Application Overview

Applicant	OGDEN, Darrell & WIENS, Deborah
Property Owner	CIPPERLEY, Wayne George
Title Transfer Date	December 11, 1986
Existing Parcel Size	157.26 acres
Purpose of redesignation	Subdivide homestead from quarter section.
Division	7
Rural Neighbourhood/Urban Centre	Netook
Bylaw given first reading	December 15, 2021
Bylaw advertised on	December 28, 2021 and January 04, 2022

Key Dates, Communications and Information

Application Submitted	August 9, 2021
Application Circulation Period	September 23, 2021 to October 23, 2021
Supportive Information Requested/Submitted	No
Application Revised from Submission	No
Communications Received from Referrals	<p><u>Alberta Transportation</u>: Grants approval for the subdivision authority to grant a variance of Section 14 and pursuant to Section 15, the department will accept a service road; The applicant is to provide a 30 metre wide service road dedication across the highway frontage of the proposed 7.20 acre parcel; Construction of the Service Road is not required at this time and we are prepared to accept its registration by caveat; Legal and physical access to the remnant title is to be via the local road, Township Road 324. No additional highway access will be considered as a result of this subdivision application.</p> <p><u>AltaLink</u>: No comments received.</p> <p><u>Chinook's Edge School Division</u>: No comments received.</p> <p><u>Environmental Public Health</u>: No comments received.</p> <p><u>Fortis Alberta</u>: No easement required.</p>

	<p><u>Foothills Natural Gas Co-op Ltd:</u> <i>Conditionally approves the subdivision</i> and provided standard conditions.</p> <p><u>Olds Fire Department:</u> No comments received.</p> <p><u>Telus Communications:</u> <i>No objection.</i></p> <p><u>Town of Olds:</u> <i>No concerns.</i></p> <p><u>NAL Resources Limited:</u> No comments received.</p> <p><u>Whitecap Resources Limited:</u> No comments received.</p> <p><u>Mountain View County Regional Water Services:</u> If Council approved the zoning, a Restrictive Covenant will be prepared to restrict the water allocation associated with the water lines within the proposed parcel to allow for residential use of the water, according to the Water Act.</p> <p><u>ATCO Gas:</u> No comments received.</p> <p><u>Adjacent Landowners:</u> No comments received.</p>
Objections Received and Addressed	N/A

Applicable Directions, Policy and Regulations

Intermunicipal Development Plan (IDP) Between Mountain View County and The Town of Olds (Bylaw No. 19/20)	<p>The subject lands are located within the Town of Olds' IDP Urban Fringe Area.</p> <p>“Urban Fringe” means that area in the County that shall be set aside to accommodate future town expansion and shall be annexed to the Town as the Town's need for additional residential, commercial and industrial lands emerges and can be justified.</p> <p>3) To preserve large blocks of land for efficient, economical design as part of a future urban area and to avoid impeding the ability of the Town to grow, subdivision and development in the Urban Fringe shall be limited</p> <p>4) Use and development of the lands identified as Urban Fringe on Map 1 shall be based on the current designations under the County's Land Use Bylaw that are in place as of the date the IDP is adopted. With the exception of the items under clause 6, changes in land use designation to allow for non-agricultural uses shall not be approved</p> <p>5) The approval of subdivision of the lands identified as Urban Fringe on Map 1 shall be limited to applications involving a first parcel out in the form of a fragmented parcel, or a <u>farmstead separation</u>, or a vacant country residential parcel, or an agricultural parcel in accordance with the Agricultural Land Use Policies of the County's Municipal Development Plan.</p> <p>6) Changes in land use designation for lands identified as Urban Fringe on Map 1 shall only be approved to facilitate first parcel out subdivisions in accordance with the Agricultural Land Use Policies of the County's Municipal Development Plan.</p>
Municipal Development Plan (MDP) Bylaw No. 20/20	<p>According to Figure 3 Growth Management Conceptual Strategy, this property is within the Agricultural Preservation Area.</p> <p>3.0 Agricultural Land Use Policies</p> <p>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.</p>

	<p>(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.</p> <p>3.3.6 The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section.</p> <p>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.</p> <p>3.3.9 Non-agricultural uses shall be directed to areas that minimize the impact on agricultural operations.</p> <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> (i) 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, pasture land 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; <p>Farmstead: An established residential site that previously contained or currently contains a dwelling and other improvements used in connection with the raising or production of crops, livestock or poultry, situated on the same land used in connection with the farming operations.</p>
--	--

Area Structure Plan (ASP)	The proposal is not in an area with an adopted ASP.
Land Use Bylaw No. 21/21	<p>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</p> <p>12.3 Residential Farmstead District (R-F) Purpose: 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. Parcel Area: Minimum 2.0 ac; Maximum area deemed necessary to accommodate the farmstead.</p>
Policy and Procedures	N/A

DISCUSSION:

Land Use and Development

Predominant Land Use on property	The predominant land use within the subject quarter is agricultural. There is also a residential site as well as some oil and gas facilities within the subject quarter.															
Predominant development on property	The proposal contains a mobile home, a quonset, a gazebo, an older dwelling used for storage, an old foundation, a detached garage and a few sheds. The balance contains a quonset and a shed.															
Oil and gas facilities on property/adjacent	<p>Oil and gas facilities within the subject quarter consists of one (1) operating natural gas pipeline, two (2) operating fuel gas pipelines, two (2) operating sour natural gas pipelines, one (1) pumping gas well and one (1) suspended battery site. The closest facility to the proposal is the operating natural gas pipeline, located over 25 metres west of the proposal.</p> <p>Oil and gas facilities surrounding the subject quarter are concentrated in the quarters west of the proposal and are summarized in the table below:</p> <table><tr><th>Amount</th><th>Type of Facility</th><th>Facility Status</th></tr><tr><td>1</td><td>Sour Natural Gas Pipeline</td><td>1 Operating</td></tr><tr><td>1</td><td>Gas Well</td><td>1 Pumping</td></tr><tr><td>3</td><td>Development Well</td><td>3 Abandoned</td></tr><tr><td>1</td><td>Battery Site</td><td>1 Active</td></tr></table> <p>The closest facility from the neighbouring quarters is an abandoned well located in the quarter to the southeast (SW 21-32-1-5). This facility is over 400 metres southeast of the proposal.</p>	Amount	Type of Facility	Facility Status	1	Sour Natural Gas Pipeline	1 Operating	1	Gas Well	1 Pumping	3	Development Well	3 Abandoned	1	Battery Site	1 Active
Amount	Type of Facility	Facility Status														
1	Sour Natural Gas Pipeline	1 Operating														
1	Gas Well	1 Pumping														
3	Development Well	3 Abandoned														
1	Battery Site	1 Active														
Surrounding land uses	<p>The subject quarter is predominantly surrounded by agricultural zoned land and five (5) residential sites. The quarter section to the north (SE 29-32-1-5) is located within the Town of Olds municipal boundary. The quarter sections to the northeast (SW 28-32-1-5) and east (NW 21-32-1-5) are zoned Institutional, Educational and Cultural District (S-IEC) and are Olds College grounds. Highway 2A runs along the east side of the subject quarter.</p> <p>Four (4) of the neighbouring quarter sections are currently unsubdivided. The quarter to the north (SE 29-32-1-5) contains one (1) residential lot and one (1) agricultural lot. The quarters to the southwest (SW 20-32-1-5) and northwest (SW 29-32-1-5)</p>															

	both contain two (2) agricultural titles, while the quarter to the southeast (SW 21-32-1-5) contains three (3) agricultural titles.
Proximity to utilities	The proposal contains an established residential site with existing power, water and natural gas lines. There is a Mountain View Regional Water line that is located approximately 40 metres west of the proposal. An agreement was made between the province and the landowner, dated October 23, 1985, to provide a maximum of 10 cubic metres of water per day. There are pipes that run from the regional water line to the development within the proposal, which consists of pressure valves, a metering system and water holding tanks.

Physical and Natural Features

Waterbodies and wetlands on property	According to Alberta Merged Wetland Inventory data, there may be potential wetlands within the proposal boundaries and also along the northern and western portions of the quarter. No other waterbodies or streams have been identified within the subject quarter.
Topographical constraints on property	The subject quarter appears relatively flat with little topographic relief, but generally slopes down to the west and northwest. According to AGRASID's Land Suitability Rating System (LSRS), the landform model for the subject quarter is considered <i>undulating, high relief</i> . The proposal area appears relatively flat.
ESA areas and classifications	There are no ESAs identified within or surrounding the subject quarter. The closest ESA is located over two point five (2.5) kilometres northwest of the subject quarter.
Drainage and Soil Characteristics	<p>According to Canada Land Inventory (CLI) data, the subject quarter contains predominantly Class 1 Soils.</p> <p>According to AGRSID, the soils within the subject quarter have an LSRS rating of 3H(8) – 5W(2), which means 80% of the soils have moderate limitations due to a lack of heat units and 20% of the soils have very severe limitations due to excess water.</p> <p>According to the Farmland Field Sheet, the subject quarter contains soils with two (2) varying levels of productivity. The majority of the quarter has a Farmland Assessment Rating (FAR) of 91.8%, which is considered <i>very good to excellent arable</i>. The northwest portion of the quarter contains soils with a FAR of 36.0%, which is considered <i>fair to fairly good arable</i>. The subject quarter has been used as pastureland for bison.</p>
Potential for Flooding	The proposal appears to be at no risk for flooding.

Planning and Development History

Prior RD/SD/DP Applications	<p>PLDP20170336: Development Permit for a <i>Change of Use – Dwelling (800 sq. ft) to Accessory Building (Cold Storage & Garage)</i> was Approved by the Olds Inter-Municipal Planning Commission (IMPC) on October 12, 2018. This Permit brought the existing development into compliance with the LUB and met Condition #16 of PLDP20120176.</p> <p>DP20170143: Development Permit for a third permanent Dwelling Unit (manufactured) was refused by the Olds IMPC on May 16, 2017. This application was seeking to extend the 5 years time-frame that approved the third dwelling unit through PLDP20120176.</p> <p>DP20120176: This proposal did not comply with the Dwelling Density requirements, according to LUB 15/15. The refusal decision was Appealed to the Intermunicipal Subdivision and</p>
-----------------------------	--

	<p>Development Appeal Board on June 15, 2017 but the original decision was upheld and the Appeal was refused.</p> <p>BP20120619: Building Permit to allow for a third dwelling unit (manufactured) was issued on October 02, 2012.</p> <p>PLDP20120176: Development Permit for a <i>third dwelling on pilings on a temporary basis for five (5) years</i> was issued on August 14, 2012. One (1) of the Conditions of Approval was that prior to the expiry of the permit, the landowner would either apply for a new development permit for the continued use of the third dwelling, or remove the manufactured home approved by Permit DP20120176 or remove the existing older house so that only two (2) dwellings would remain on site.</p> <p>DP09-083: Development Permit for a <i>Contractor's Business, Automotive Sales and Service and Southerly Setback Relaxation to Existing Structure</i> was Approved by ASDAA on July 15, 2009.</p> <p>DP96-018: Development Permit for a mobile home as a second residence was approved by the MPC on March 20, 1996.</p> <p>BP96-034: Building Permit for a foundation for future house and a modular home was approved by MPC on June 10, 1996.</p> <p>LP90-058: Location Permit to allow for a residence was issued by MVC on May 3, 1990.</p>
Encumbrances on title affecting application	<p>6517HE: Utility Right of Way (Canadian Western Natural Gas Company Limited)</p> <p>761 005 907: Utility Right of Way (The Mountain View Regional Water Services Commission)</p> <p>761 062 814: Utility Right of Way (Foothills Natural Gas Co-op Ltd.)</p>

Servicing and Improvements Proposed

Water Services	The proposal contains an existing residential site that has connections to the Mountain View Regional Water line. An agreement was made between the province and the landowner to provide a maximum of 10 cubic metres of water per day. A condition of subdivision can address protection of water supply and right of way to the proposed parcel.
Sewer Services	The proposal contains an existing residential site with an established septic system.
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/ASP/LUB requirements	Yes

DISCUSSION:

The applicants are proposing to redesignate an approximate seven point two zero (7.20) acres from Agricultural District (A) to Residential Farmstead District (R-F).

BACKGROUND:

The subject lands are located along Highway 2A, in the rural neighbourhood of Netook. The subject quarter is located within the Intermunicipal Development Plan (IDP) area between Mountain View County and the Town of Olds. According to Map 1 of the IDP, the subject lands are within the *Urban Fringe* area. According to Figure 3 Growth Management Conceptual Strategy of the Municipal Development Plan (MDP), the proposal is also located within the Agricultural Preservation Area.

The subject quarter is mostly surrounded by agricultural zoned land. The quarter to the north is within the Town of Olds' municipal boundaries. The quarter sections to the northeast and east are both Olds College grounds and are zoned Institutional Educational and Cultural District (S-IEC). Four (4) of the neighbouring quarter sections are currently unsubdivided, three (3) have two (2) titles and one (1) has three (3) titles.

The topography for the quarter is relatively flat with little topographic relief but generally slopes down to the north and northwest. According to Alberta Merged Wetland Inventory data, there may be potential marshland mostly along the northern portion of the quarter and also within the proposal boundaries. No other waterbodies have been identified within the subject lands. Also, there are no Environmentally Significant Areas that have been identified within or surrounding the subject quarter.

The subject quarter contains productive agricultural land, consisting of Canada Land Inventory Class 1 soils. AGRASID data and the Farmland Field Sheet shows that most of the soils have only moderate limitations, with the exception of the northern portion of the quarter, which has poorer agricultural land due to some wetland areas. The land has been used as pastureland for bison.

Oil and gas facilities within the subject quarter consists of one (1) gas well, one (1) suspended battery site and five (5) operating pipelines, two (2) of which are sour natural gas pipelines, all located within the balance of the quarter. The application was circulated to the applicable oil and gas facility operators and no responses of conditions or concerns were received. The proposal is located outside of the pipeline right-of-ways and existing oil and gas facilities should have a minimal impact on the proposal.

PROPOSAL:

The proposal is seeking to subdivide an existing residential site from an unsubdivided quarter section as a farmstead removal. The proposal would be considered the first parcel removed from the quarter and is seeking to create a second title.

Development within the proposal consists of a mobile home, a quonset, a gazebo, an older dwelling used for storage, an old foundation, a detached garage and a few sheds. Just west of the proposal area, within the balance, there is a quonset and a shed as well as a few grain bins.

The proposal is situated in the very southeast corner of the subject quarter. The proposal's northern boundary is located north of a shelterbelt. The proposal's western boundary is located just west of a shelter belt, but east of the quonset and shed that are to remain with the balance of the quarter.

There is a Mountain View Regional Water line located west of the proposal, which supplies water to the development within the subject quarter. Many years ago, when the regional water line was being constructed, the previous landowner negotiated with the water commission to provide for water to the farmstead. According to the landowner and a sketch of the water line locations, a secondary line was installed from the main line to two (2) 1,200 gallon storage tanks, which are located within the basement of the mobile home. These storage tanks supply water to both the dwelling and the quonset within the proposal. There is access to the regional control valve through a manhole, located west of the quonset within the balance of the quarter. Also, within the shed located within the proposed remainder (shown as "water house" on the sketch), there is a pressure valve for the pipe to the proposal. The manner in which the existing services will be handled are further discussed under the *Circulations* Section of this report.

There had previously been three (3) dwellings within the subject quarter, however, only two (2) of these dwellings remain and only one (1) is being used for residential purposes. The first dwelling constructed within the quarter was the original farmstead dwelling, located within the southern portion of the proposal. This residence had a change of use to cold storage, which was approved on October 12, 2018 (Development Permit PLDP20170336) and has since had all services removed from the building. The second dwelling was approved on March 20, 1996 (Development Permit DP96-018) and is the mobile home, which remains today and is the only dwelling unit within the proposal boundaries. The third (3rd) dwelling was located west of the proposal and was approved on August 14, 2012 (Development Permit PLDP20120176) but was only approved as a temporary residence for a five (5) year time-frame. Although the applicant did reapply to keep this third residence permanently on the land through PLDP20170143, it did not comply with the dwelling density requirements of the MDP and the application was refused. This dwelling unit was later destroyed through a fire in November 2020 and the dwelling site has since been reclaimed.

It should also be noted that there is an old foundation within the proposal boundaries that was constructed as part of Phase II development, approved through Development Permit DP96-018. The applicant has stated that this foundation has been sealed to ensure that nothing can enter the basement and would like to eventually demolish and reclaim the site of the foundation. They have stated that it is not able to be used for future development.

Access to the proposal can be made via Highway 2A to the east. Access to the balance can be made via Township Road 324 to the north. Road widening for the northerly and easterly portions of the quarter have already been taken, reflected on Title through Road Plans 8710045 and 0010106. As the proposal is located along a Highway, the application was referred to Alberta Transportation for comment, which is discussed further within the *Circulations* Section of this report.

CIRCULATIONS:

Foothills Natural Gas Co-op Limited conditionally approved the subdivision and provided standard conditions. Fortis Alberta responded that *no easement is required*. Telus Communications responded that they had *no objections*. The Town of Olds also responded that they had *no concerns*.

Alberta Transportation (AT) responded that the applicant will need to provide a 30 metre wide service road dedication across the highway frontage of the proposed parcel, but that this could be registered via caveat. Also, access to the balance must be made from Township Road 324 as no additional accesses from the highway will be considered.

Mountain View Regional Water Services Commission responded that there is currently an agreement to provide 10 cubic metres of water to the development within the subject quarter and they had no objections with the proposal. The commission requested that no development is placed on the water line's right of way and that all water is to be metered. The water allotment for the proposed parcel will also need to be negotiated. Subject to redesignation approval, the Commission agreed that a Restrictive Covenant will be developed with the Commission and become part of the Conditions of Subdivision Approval.

POLICY ANALYSIS:

The subject lands are located immediately adjacent to the Town of Olds within an Intermunicipal Development Plan (IDP) area. One (1) of the goals of the IDP is to *confirm future Town growth directions and land requirements and protect the identified areas in the IDP to enable the efficient, orderly and economical expansion of the Town*.

The subject lands are located within the Agricultural Preservation Area but not in an area with an adopted ASP; as such, this proposal has been evaluated in accordance with the provisions of the IDP, MDP and LUB.

Intermunicipal Development Plan (IDP) Mountain View County & the Town of Olds Bylaw No. 19/20

According to Map 1 of the IDP, the subject lands are within the *Urban Fringe* area. This is a policy area where the intent is to accommodate the future growth of the Town of Olds and shall be annexed to the Town when it is necessary at some time in the future. Subdivision and development in the Urban Fringe area is limited to ensure the ability of the Town to grow is not impeded. As the subject lands are still located within Mountain View County, proposals must follow the policies and regulations, according to MVC's statutory documents, however, new applications must also be referred to the Town for comments.

The IDP may allow for first parcel out subdivisions in accordance with MVC's Agricultural Land Use Policies of the MDP. As the proposal is seeking to create a first parcel out as a farmstead removal, the proposal complies with the IDP.

Municipal Development Plan (MDP) Bylaw No. 20/20

The proposal is located within an unsubdivided quarter section in a Policy Area that may allow for a maximum of two (2) titles for the quarter. The proposal would be considered the first parcel removed and complies with policies 3.3.5 and 3.3.6.

The MDP lists a few other requirements for Residential Farmstead District (R-F) lots, which the proposal is able to meet. The farmstead has been in existence for more than 10 years and is between two (2) and nine (9) acres. The proposal consists of an established residential site and contains development that has been used in connection with the farming operations, which meets the definition of a farmstead. The application is seeking redesignation to the appropriate land use district and is located along the periphery of the quarter, in compliance with Policies 3.3.8 and 3.3.9. The proposal also has direct access to a road and the balance of the quarter shall be maintained as an agricultural parcel.

Land Use Bylaw (LUB) No. 21/21

The LUB specifies the parcel size for Residential Farmstead District (R-F) lots to be between two (2) and the maximum deemed necessary to accommodate the farmstead, which the proposal is able to comply with, being approximately seven point two zero (7.20) acres. The balance of the quarter shall remain zoned as an Agricultural District (A) parcel and have a final parcel size of approximately one hundred fifty point zero six (150.06) acres, meeting the minimum requirement of 80 acres.

Although the proposal contains two (2) dwellings, the older dwelling had a change of use, through Development Permit PLDP20170336, is not used for residential purposes and is only used for cold storage. The proposal complies with the dwelling density requirements and can be considered for redesignation.

CONCLUSION:

Administration can support a resolution of approval for this proposal. The proposal is within the parameters described in the Intermunicipal Development Plan, the Municipal Development Plan and the Land Use Bylaw. The land is deemed suitable for its intended use as a Residential Farmstead District (R-F) parcel, being the first parcel removed from an unsubdivided quarter section. There were no objections or concerns during the circulation process. The proposal should have a minimal impact on surrounding land uses.

OPTIONS / BENEFITS / DISADVANTAGES:

Option One: This motion indicates support	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No. LU 57/21 redesignating the lands within the NE 20-32-1-5. (Approval) That Council give third reading to Bylaw No. LU 57/21 redesignating the lands within the NE 20-32-1-5. (Approval)
Option Two: This motion indicates additional information required to render a decision on application	That Council defer Bylaw No. LU 57/21 to _____.
Option Three: This motion indicates that the application is not deemed suitable	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No. LU 57/21 redesignating the lands within the NE 20-32-1-5. (Refusal) That Council give third reading to Bylaw No. LU 57/21 redesignating the lands within the NE 20-32-1-5. (Refusal)

ATTACHMENT(S):

- 01 - Bylaw No. LU 57/21 and Schedule "A"
- 02 - MVC and Town of Olds Intermunicipal Development Plan Map 1
- 03 - Growth Management Conceptual Strategy Figure 3
- 04 - Location, Land Use, Ownership & Circulation Map
- 05 - Application Site Sketch
- 06 - Aerial Photographs
- 07 - Soils Information Maps
- 08 - Sketch of Water and Power Lines within Subject Quarter
- 09 - Mountain View Regional Water Services Commission Response
- 010 - Alberta Transportation Response
- 011 - Presentation to Council

BYLAW NO. LU 57/21

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NE 20-32-1-5 pursuant to the Municipal Government Act.

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

To redesignate from Agricultural District (A) to Residential Farmstead District (R-F) an approximate seven point two zero (7.20) acres (2.91 hectares) in the northeast (NE) Quarter of Section twenty (20), Township thirty-two (32), Range one (1), West of the fifth (5th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading December 15, 2021

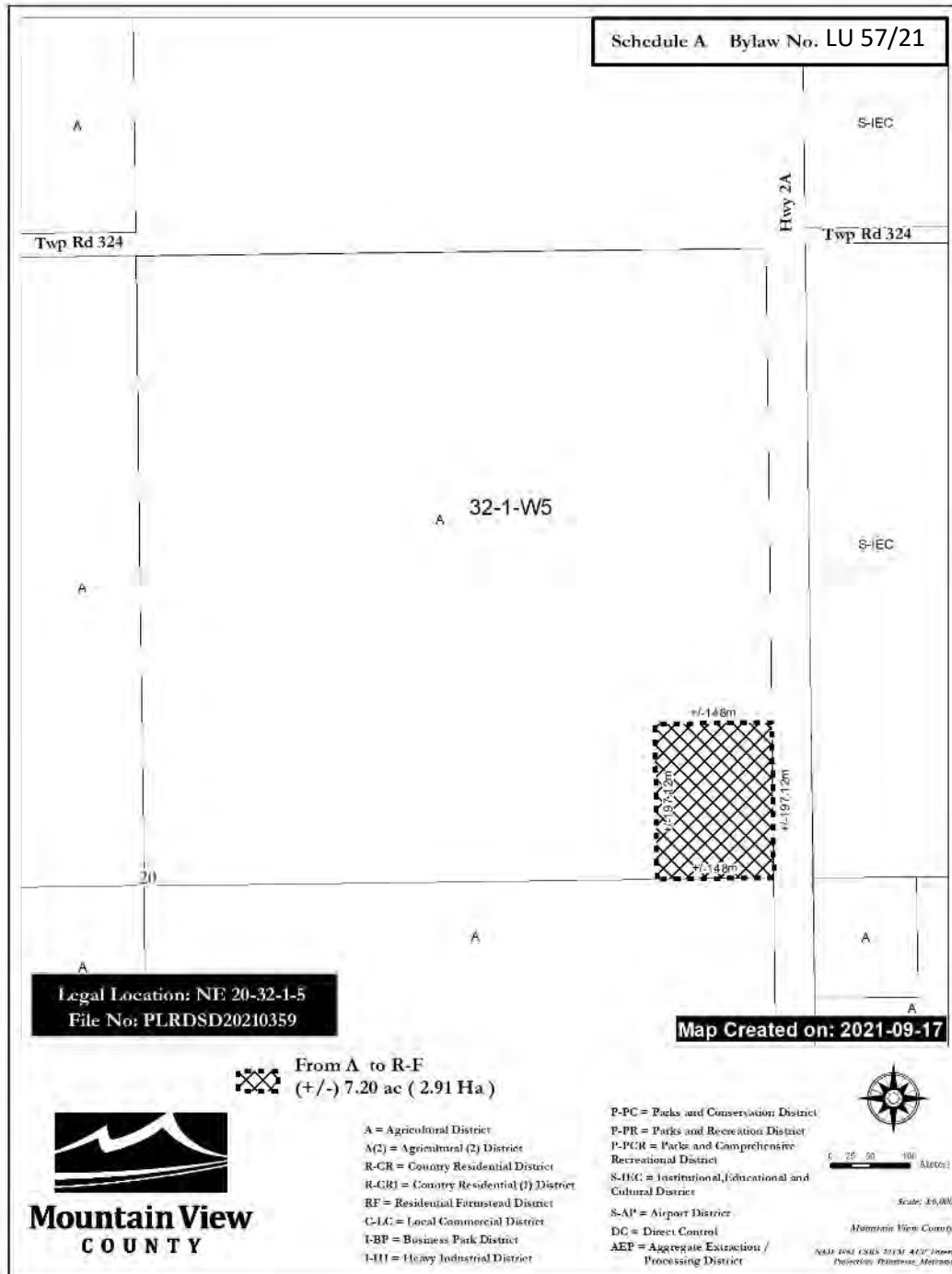
Received second reading _____

Received third reading _____

Reeve

Chief Administrative Officer

Date of Signing













Mountain View
COUNTY

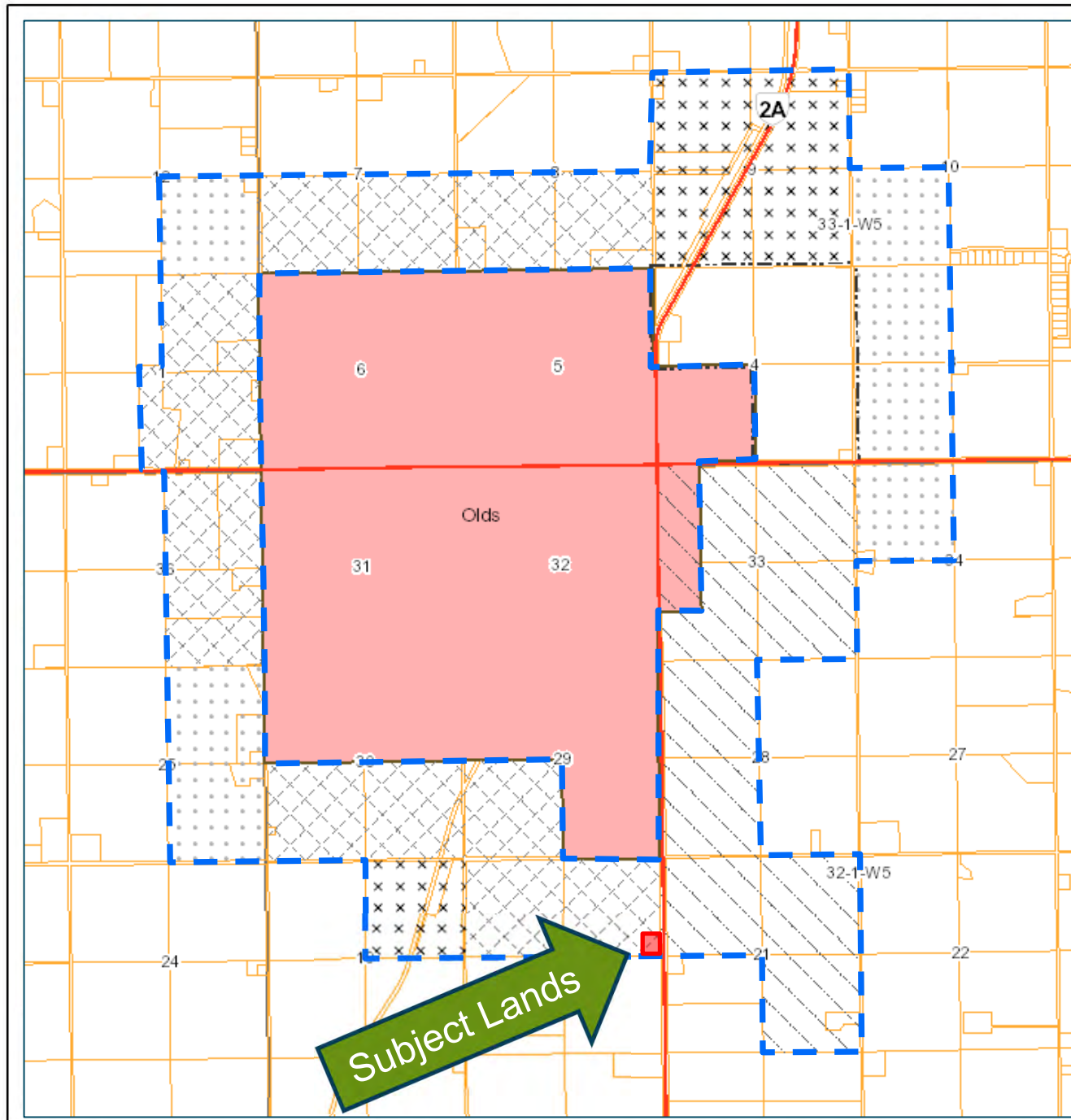
Intermunicipal Development Plan Area – Town of Olds

Legend

-  Town of Olds
-  Highway
-  Short Term Annexation
-  Urban Fringe
-  Agricultural Growth Area
-  College Area
-  Referral Area
-  IDP Plan Area



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





Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

Legend

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

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

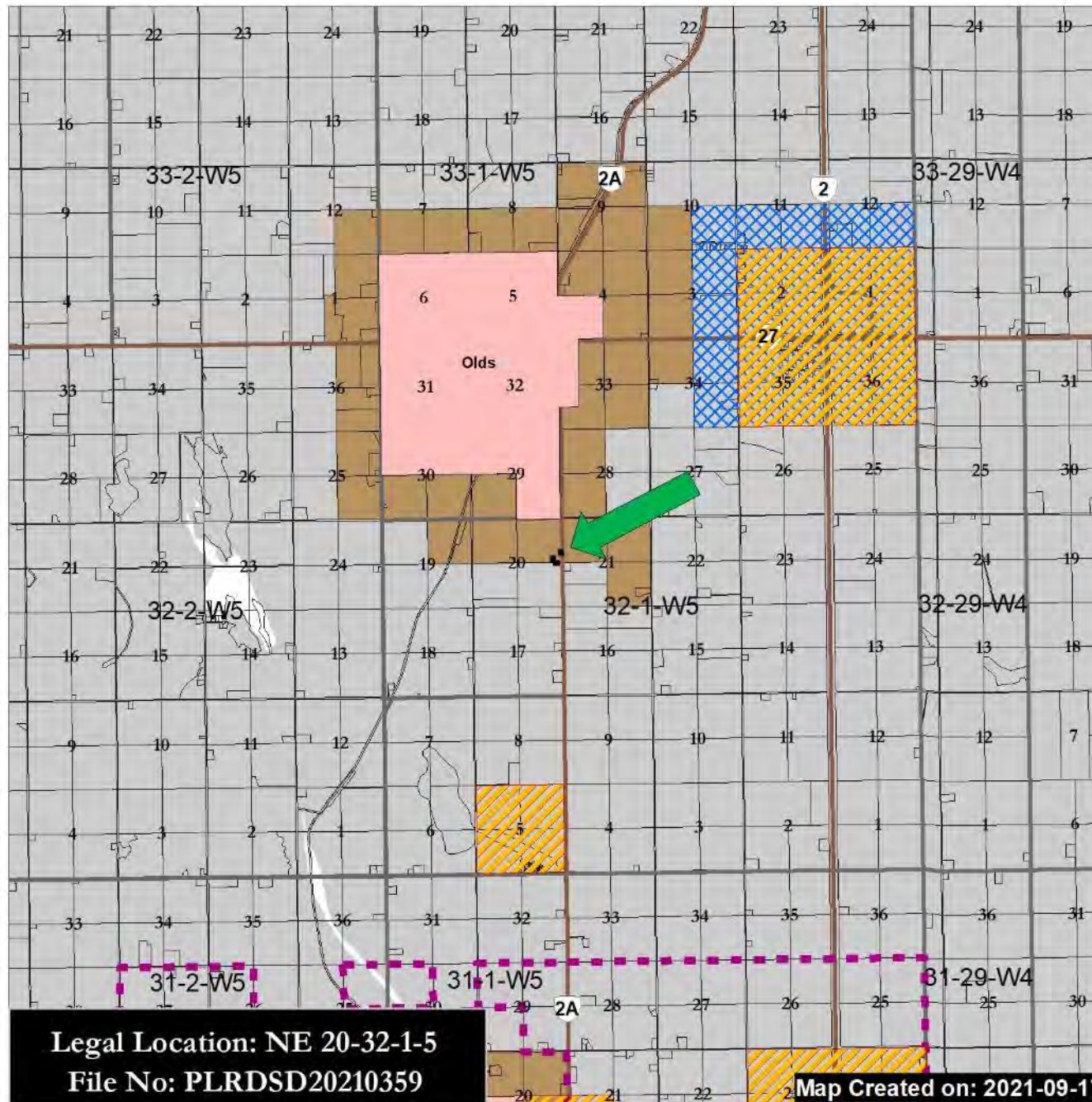


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

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

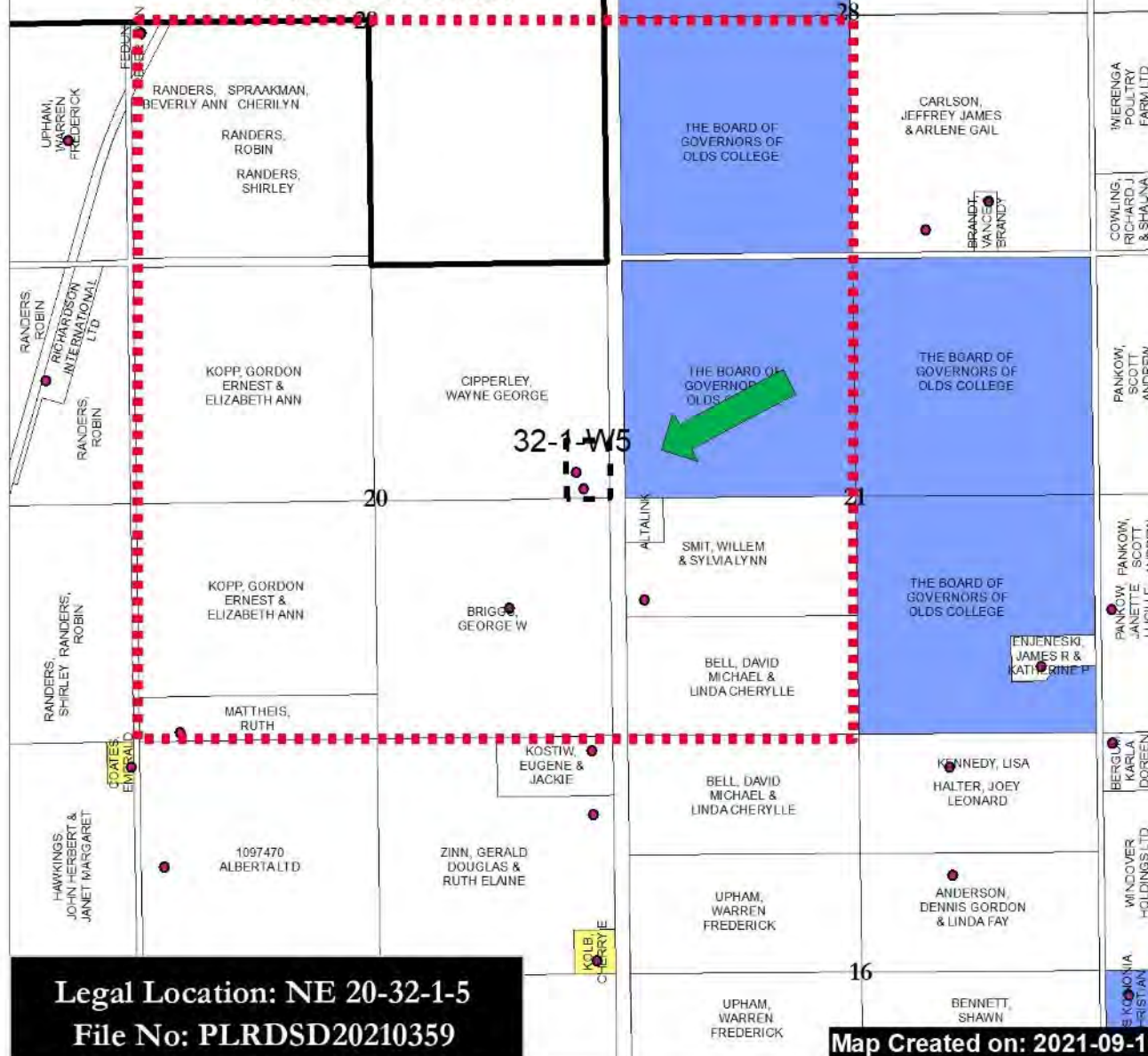


0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Town of Olds



PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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

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



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



Indicate name of ROAD if applicable	
R O A D	

mon

max

own

140 y 20

0.0145 SL

SEPT

Indicate name of ROAD if applicable	

RECEIVED

AUG - 9 2021

MOUNTAIN VIEW COUNTY
DIDSBUY



Mountain View COUNTY

Well & Pipeline Facilities

Legend

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



0 125 250 500 Meters

Scale: 1:15,000
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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





Mountain View COUNTY

Topography & Water

Legend

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

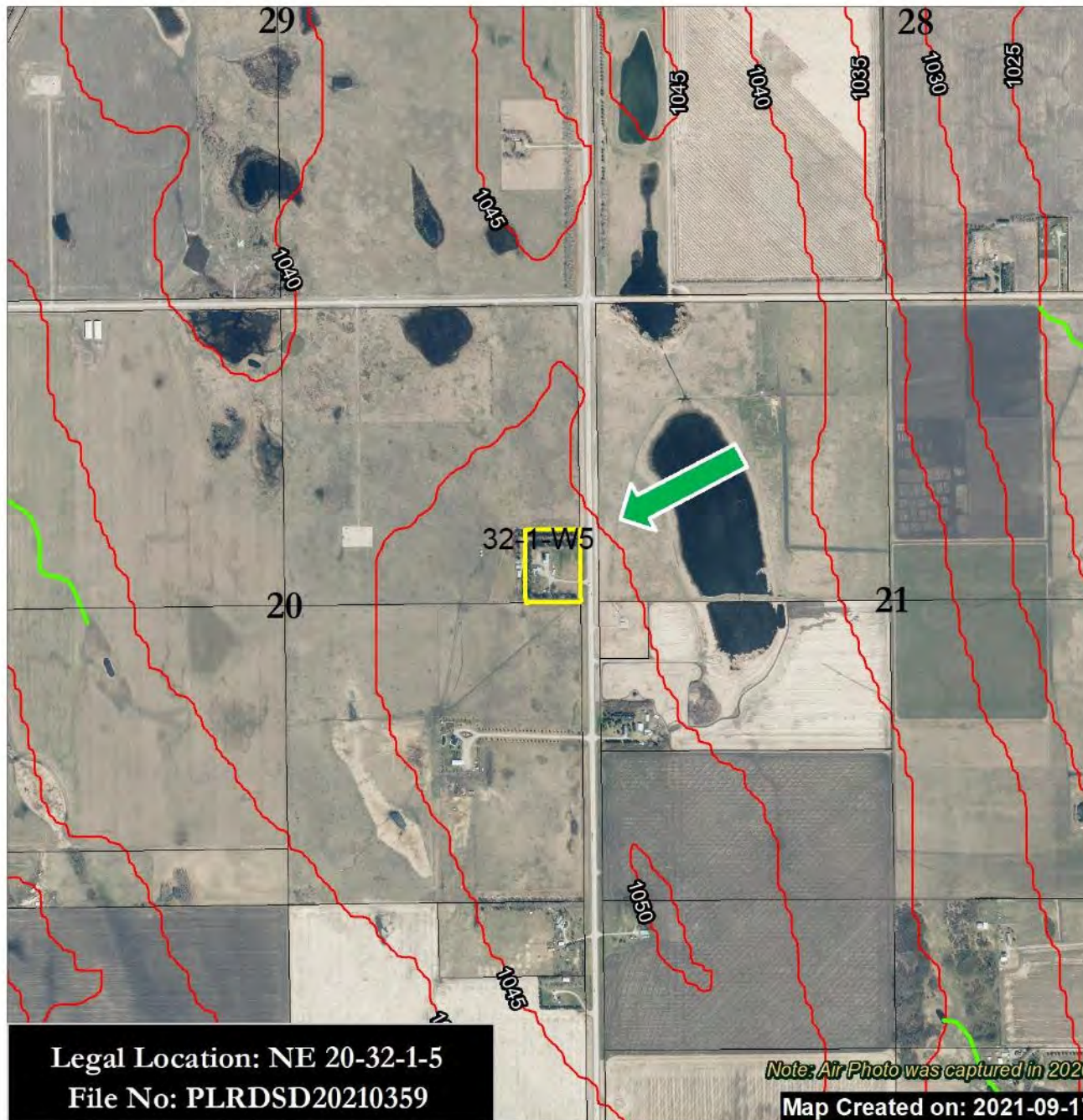


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Environmental Scan

Legend

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

Environmentally Significant Areas

- ESA_number
 - 1 (Very High)
 - 2 (High)
 - 3 (Moderate)
 - 4 (Low)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from FDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2003 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Map Created on: 2021-09-17

Legal Location: NE 20-32-1-5
File No: PLRDSD20210359



0 50 100 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Site Dimension

Legend

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



Scale: 1:1,500

Mountain View County

NAD_1983_CSRS_MTM_AEP_Forest

Projection: Transverse_Mercator

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





Mountain View
COUNTY

Canada Land Inventory

- Class 1
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Class 7
- Class 0



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





AGRASID Data

Land Suitability Rating System for Spring Grains (LSRS) Suitability

- Class 1 – No Limitations
- Class 2 – Slight Limitations
- Class 3 – Moderate Limitations
- Class 4 – Severe Limitations
- Class 5 – Very Severe Limitations
- Class 6 – Extremely Severe Limitations
- Class 7 – Unsuitable

LSRS Restrictions & Limitations

- H – Temperature (Inadequate heat units for the optimal growth.)
- W – Drainage (Soils in which excess water (not due to inundation) limits the production.)




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







**Mountain View
COUNTY**


Farmland Field Sheet

 91.8% Very Good to
Excellent Arable

 36.0% Fair to Fairly
Good Arable

 Slough

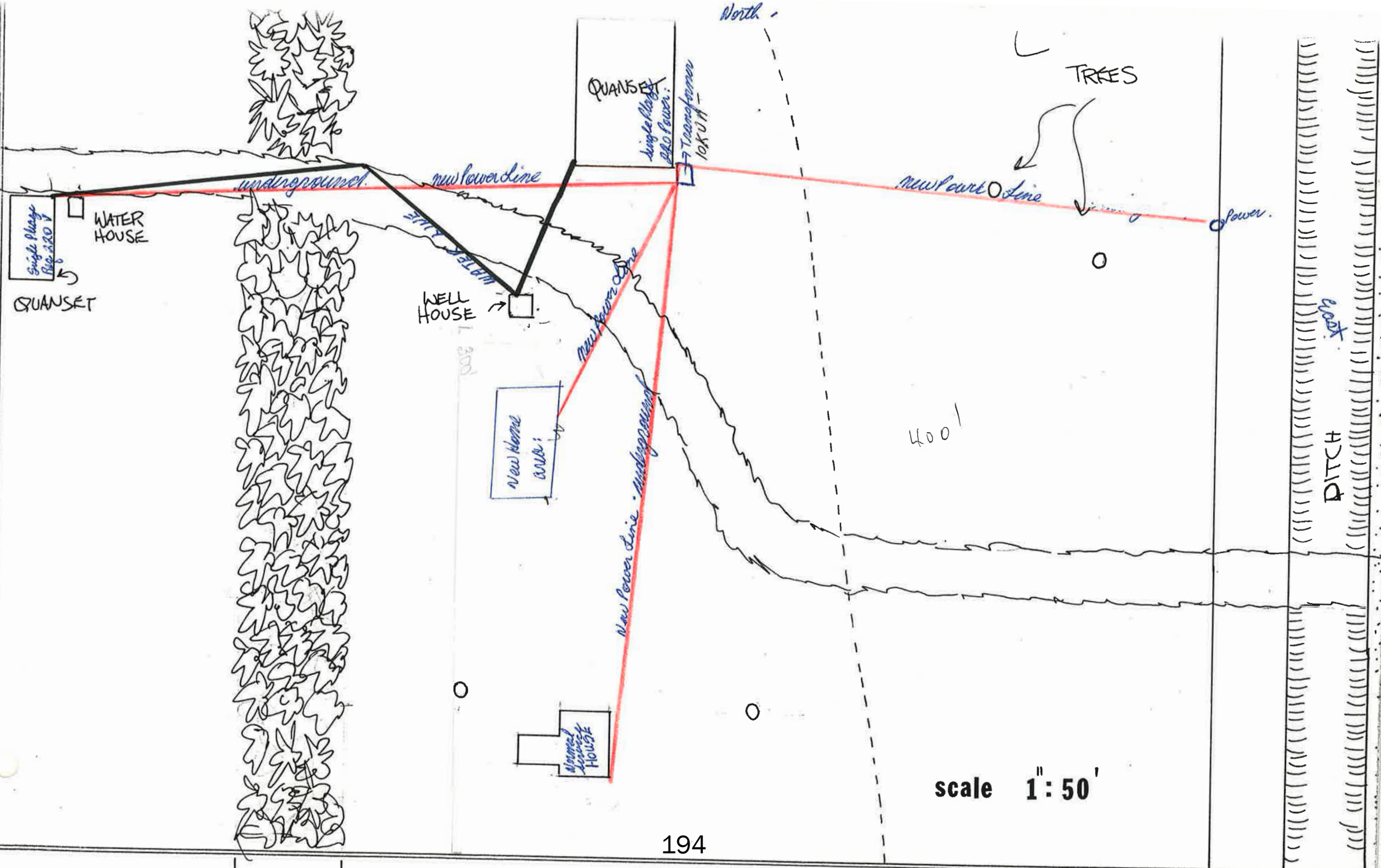
 Well Site

 Proposed
Redesignation /
Subdivision



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





From: [Margaretha Bloem](#)
To: [Reanne Pohl](#)
Subject: FW: Subdivision proposal in Mountain View County (PLRDSD20210359)
Date: Monday, November 08, 2021 1:41:39 PM
Attachments: [Cipperley Agreement.pdf](#)

FYI

Margaretha Bloem | Director of Planning and Development Services
[403-335-3311 ext. 166](tel:403-335-3311) | mbloem@mycounty.com
Mountain View County Office: [403-335-3311](tel:403-335-3311) | Fax: [403-335-9207](tel:403-335-9207)
1408 Twp Rd. 320 | Didsbury, AB | TOM OWO
www.mountainviewcounty.com

From: Margaretha Bloem
Sent: November 8, 2021 1:41 PM
To: 'John Van Doesburg' [REDACTED]
Subject: RE: Subdivision proposal in Mountain View County (PLRDSD20210359)

Thank you John,

As the proposed lot will have a residential zoning, we will likely recommend the restriction for this lot the typical water allocation for residential use under the Water Act.

If Council approves the zoning, we will prepare a Restrictive Covenant and circulate the document to the applicant and the Commission before the Subdivision Authority considers the subdivision – that will require the Restrictive Covenant as a condition.

Thank you,
Margaretha

Margaretha Bloem | Director of Planning and Development Services
[403-335-3311 ext. 166](tel:403-335-3311) | mbloem@mycounty.com
Mountain View County Office: [403-335-3311](tel:403-335-3311) | Fax: [403-335-9207](tel:403-335-9207)
1408 Twp Rd. 320 | Didsbury, AB | TOM OWO
www.mountainviewcounty.com

From: John Van Doesburg [REDACTED]
Sent: November 8, 2021 1:10 PM
To: Margaretha Bloem <mbloem@mycounty.com>
Subject: Re: Subdivision proposal in Mountain View County (PLRDSD20210359)

10 Cubic meters would have to be negotiated with the commission. The total would be for all properties on the quarter

A restrictive covent is a good idea . we can agree to that

John

From: Margaretha Bloem <mbloem@mycounty.com>
Date: Monday, November 8, 2021 at 12:17 PM
To: Personal Van Doesburg [REDACTED]
Subject: RE: Subdivision proposal in Mountain View County (PLRDSD20210359)

Thank you for the response.

Is the Water Commission's expectation that the Agreement for the maximum 10 cubic metres per day be transferred to the new title and not apply to the remainder of the quarter section; or that the maximum of 10 cubic meters per day be shared between the new title and the remainder?

If the Water Commission only requirement is that the two titles together not use more than 10 cubic meters per day, perhaps a Restrictive Covenant be a condition of the subdivision, and the Water Commission be party to the Restrictive Covenant that will be registered on both titles. Let me know if that could work for the Commission.

Regards,
Margaretha

Margaretha Bloem | Director of Planning and Development Services
[403-335-3311 ext. 166](tel:403-335-3311) | mbloem@mycounty.com
Mountain View County Office: [403-335-3311](tel:403-335-3311) | Fax: [403-335-9207](tel:403-335-9207)
1408 Twp Rd. 320 | Didsbury, AB | TOM OWO
www.mountainviewcounty.com

From: John Van Doesburg [REDACTED]

Sent: November 8, 2021 12:05 PM
To: Margaretha Bloem <mbloem@mycounty.com>
Subject: Re: Subdivision proposal in Mountain View County (PLRDSD20210359)

Margaretha

Sorry about the delay

1. We did not receive the document but are not opposed with the subdivision with conditions
2. Agreement is attached and is a service agreement for max of 10 cubic meters per day
3. Conditions
 - a. No Construction on Right away
 - b. All water to metered

Contact me if there are any questions

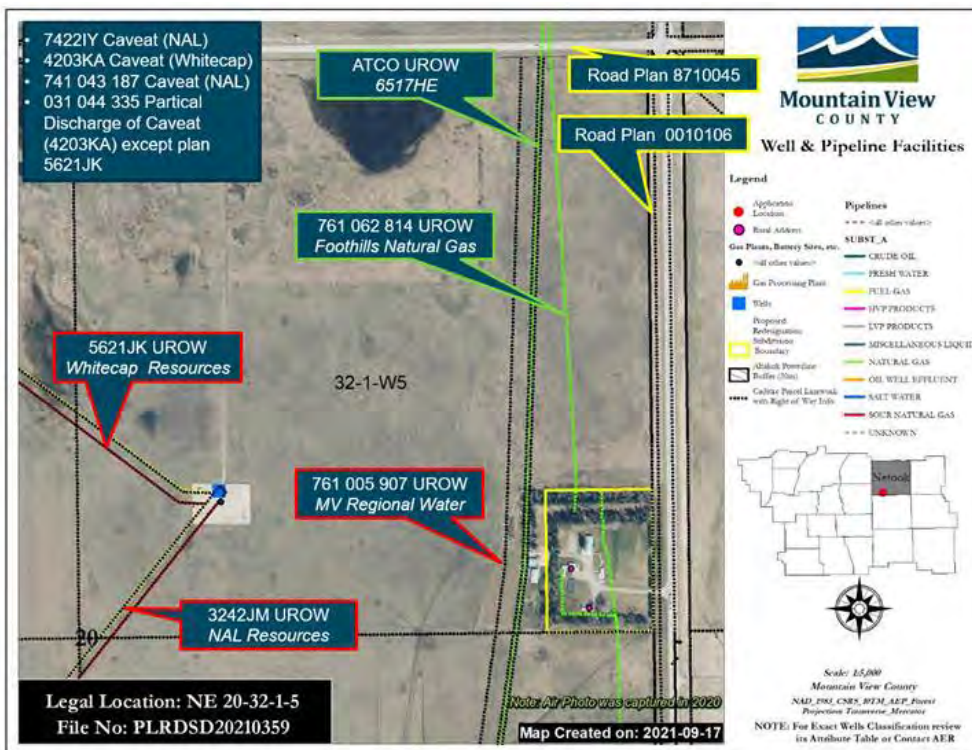
John

From: Margaretha Bloem <mbloem@mycounty.com>
Date: Wednesday, November 3, 2021 at 11:48 AM
To: Personal Van Doesburg [REDACTED]
Cc: [REDACTED]
Subject: Subdivision proposal in Mountain View County (PLRDSD20210359)

Good morning John,

We have an application to change the zoning and subdivide the farmstead from an unsubdivided quarter section NE 20-32-1-5 south of the Town of Olds, immediately west of Highway 2A. (see the attached circulation)

- The Commission's waterline is located on the quarter section; and there is an existing water connection from the waterline to the existing farmstead – that is the subject of the proposed subdivision.
- Mr. Cipperley (landowner) indicate that when the waterline was constructed in the 70's, the Commission and Mr Cipperley's father reached agreement to supply water to the quarter section. (There is no agreement registered on Title and Mr. Cipperley could not provide documentation regarding the agreement, see the attached land title).
- The application to change the zoning and subdivide the farmstead was circulated to the Water Commission and we have not received a response.





Questions:

1. Do the Commission have a copy of an Agreement reached with the landowner of NE 20-32-1-5?
2. Do you have any concerns with the proposed subdivision, if a condition of the subdivision requires a pipeline right of way to be registered on the remainder to protect the water supply and the existing pipe from the waterline on the remainder to the new parcel?
3. Any other requirements that the Commission may have that you would like us to consider as a condition of subdivision approval.

Regards,
Margaretha

Margaretha Bloem | Director of Planning and Development Services
[403-335-3311 ext. 166](tel:403-335-3311) | mbloem@mycounty.com
 Mountain View County Office: [403-335-3311](tel:403-335-3311) | Fax: [403-335-9207](tel:403-335-9207)
 1408 Twp Rd. 320 | Didsbury, AB | T0M 0W0
www.mountainviewcounty.com

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 **** 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 ****



Delivery Services, Transportation
Central Region, Red Deer District
4920 - 51 Street
Red Deer, Alberta T4N 6K8

AT Reference No.: RSDP038710
AT File Number: NE20-32-01-W5(SUB)
Municipality File Number: PLRDSD20210359

October 19, 2021

Mountain View County
1408 - Twp Rd 320, Postal Bag 100
Didsbury, AB, Canada T0M 0W0
Email: rpohl@mvcounty.com

Attention Mountain View County

RECEIVED

Oct 19, 2021

**MOUNTAIN VIEW COUNTY
DIDSBURY**

Subject: Referral for the items identified below within Mountain View County ("Municipality")

Reference / File Number	Description	Location
RSDP038710-1	Subdivision Referral: PLRDSD20210359 OGDEN, Darrell & WIENS, Deborah (Applicants) and CIPPERLEY, Wayne George (Owner)	Highway 2a NE-20-32-1-5

This will acknowledge receipt of your circulation regarding the above noted proposal, which must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 2a. The department is currently protecting Highway 2a to a Major Two-Lane standard at this location.

The above noted subdivision proposal meets Section 14 of the Regulation. Due to the direct access to the provincial highway, Section 15 has not been met. The department anticipates incremental impact on the highway from this proposal. However, for future access management requirements a service road is required. Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14 and pursuant to Section 15, the department will accept a service road that meets the requirements below.

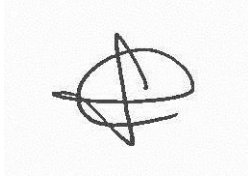
1. As per Section 15 of the Subdivision and Development Regulations, the applicant is to provide a 30 metre wide service road dedication across the highway frontage of the proposed 7.20 acre parcel (noted on the attached sketch).
2. Construction of the Service Road is not required at this time and we are prepared to accept its registration by caveat.
3. Legal and physical access to the remnant title is to be via the local road, Township Road 324.
4. No additional highway access will be considered as a result of this subdivision application.

Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Land and Property Rights Tribunal (LPRT).

Please note that our review found that due to the high background traffic volumes, that improvements to the direct highway access may be required if future traffic volumes increase at the proposed parcel. The increased traffic volumes could result for reasons such as changes to the land use, the creation of additional subdivided parcels, establishment of on-site development or a home-based business, etc. These intersectional improvements must be implemented to standards approved by the department and at the sole expense of the developer.

If you have any questions please contact the undersigned Development and Planning Technologist. Thank you for the referral and opportunity to comment.

Signed:



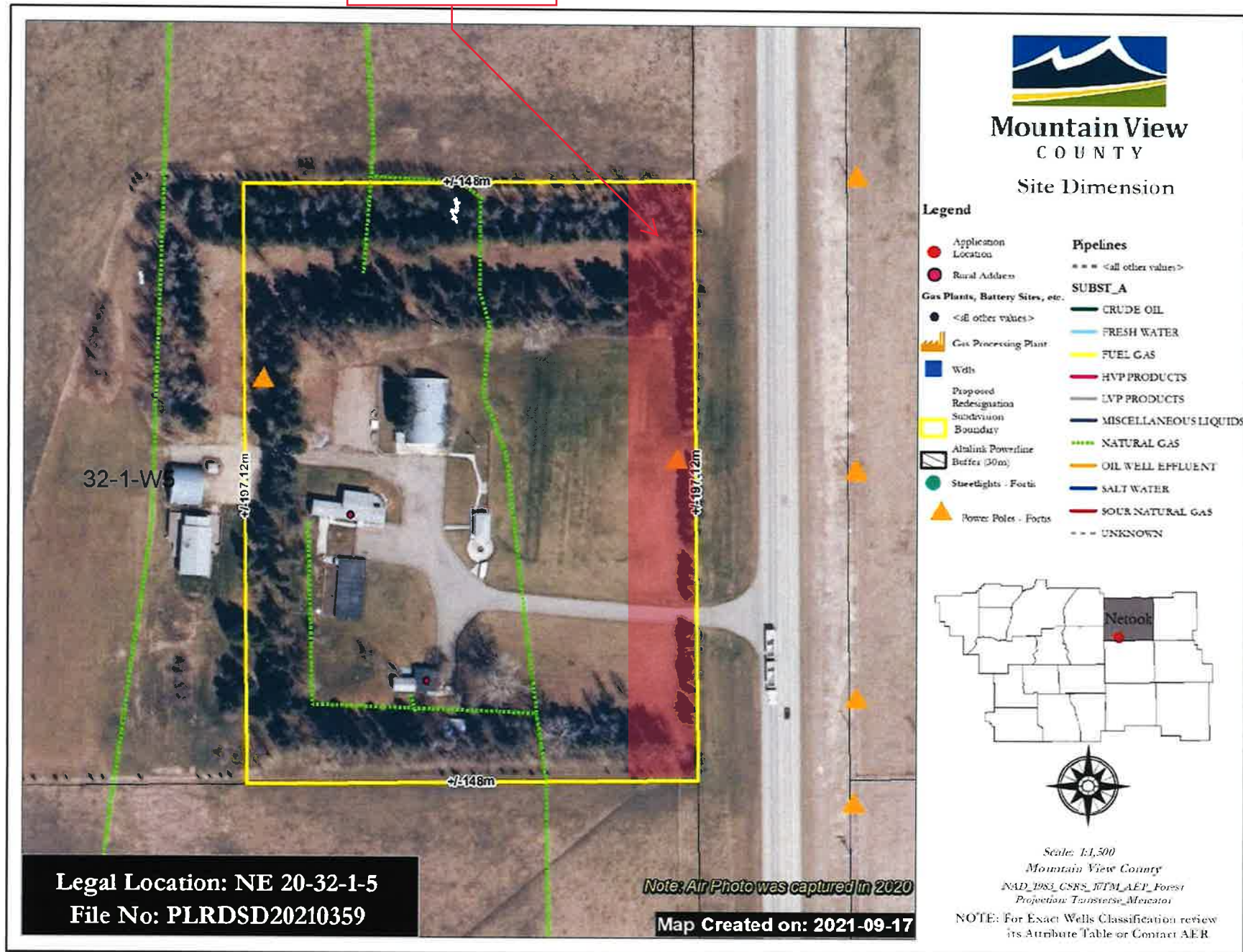
Sandy Choi
Dev and Planning Tech
sandy.choi@gov.ab.ca
(403) 340 7179

RECEIVED

Oct 19, 2021

**MOUNTAIN VIEW COUNTY
DIDSBURY**

30m wide Service
Road dedication by
Caveat

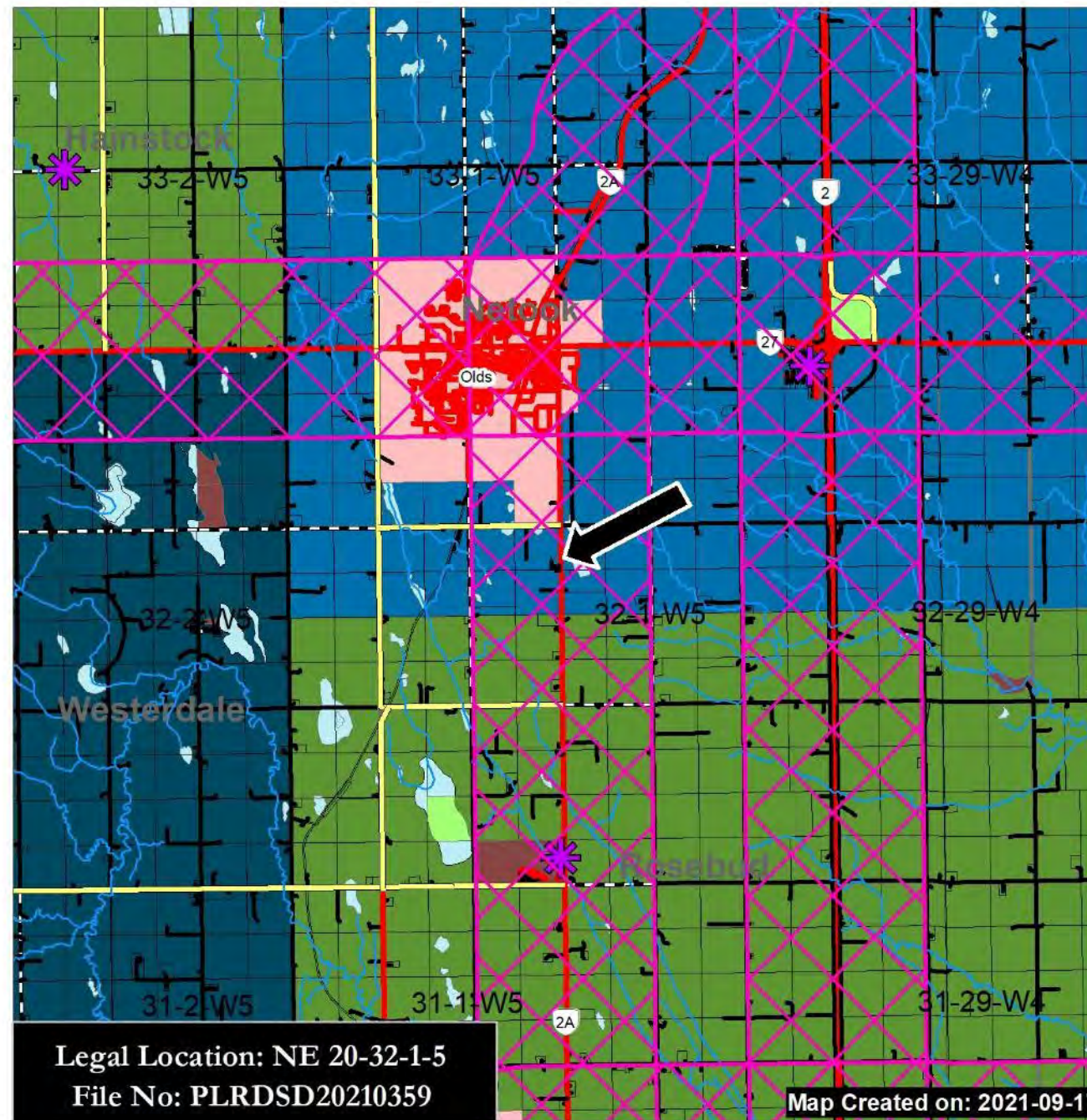


APPLICANT: - **OGDEN, Darrell & WIENS, Deborah**
LANDOWNER: - **CIPPERLEY, Wayne George**
LEGAL: - **NE 20-32-1 W5**
DIVISION: - **7**
ACRES: - **7.20 ac.**

PROPOSED REDESIGNATION:

To Redesignate from:

Agricultural District (A) to Residential Farmstead District (R-F) an
approximate seven point two zero (7.20) acres.



Mountain View COUNTY

Location

Legend

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



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

Scale: 1:100,000

Mountain View County









NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View
COUNTY

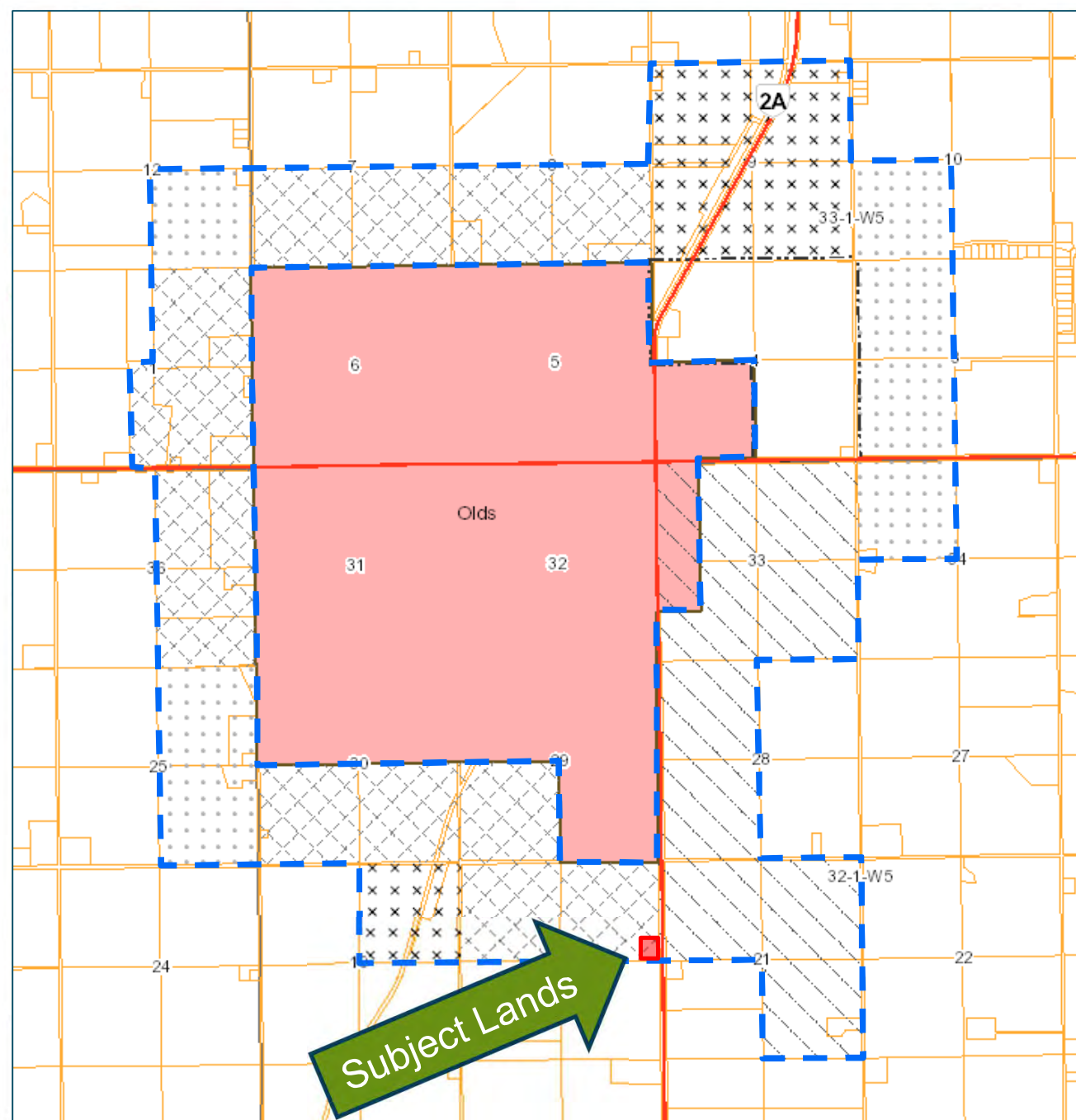
Intermunicipal Development Plan Area – Town of Olds

Legend

-  Town of Olds
-  Highway
-  Short Term Annexation
-  Urban Fringe
-  Agricultural Growth Area
-  College Area
-  Referral Area
-  IDP Plan Area



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





Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

Legend

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

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

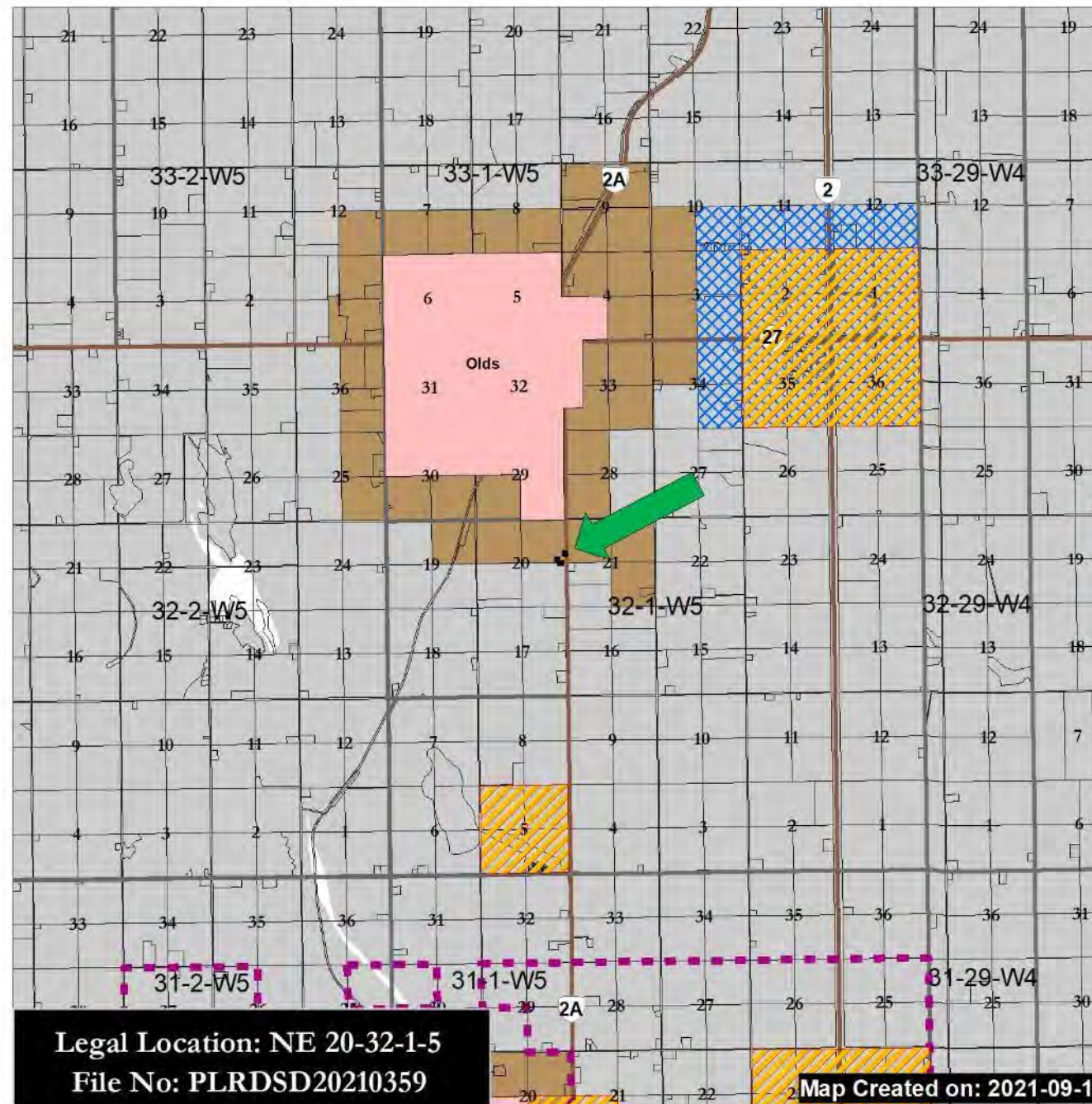


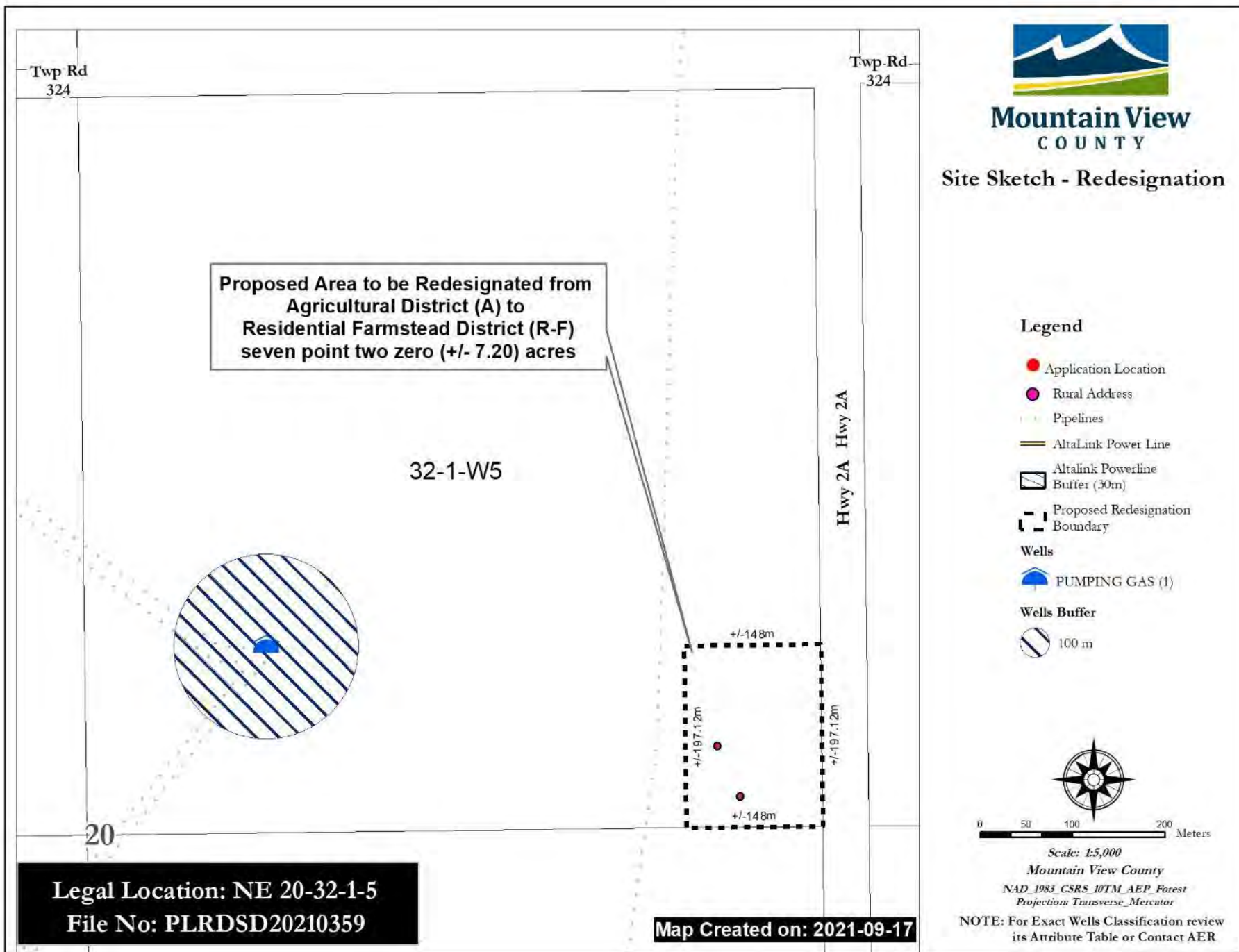
0 750 1,500 3,000 4,500 Meters

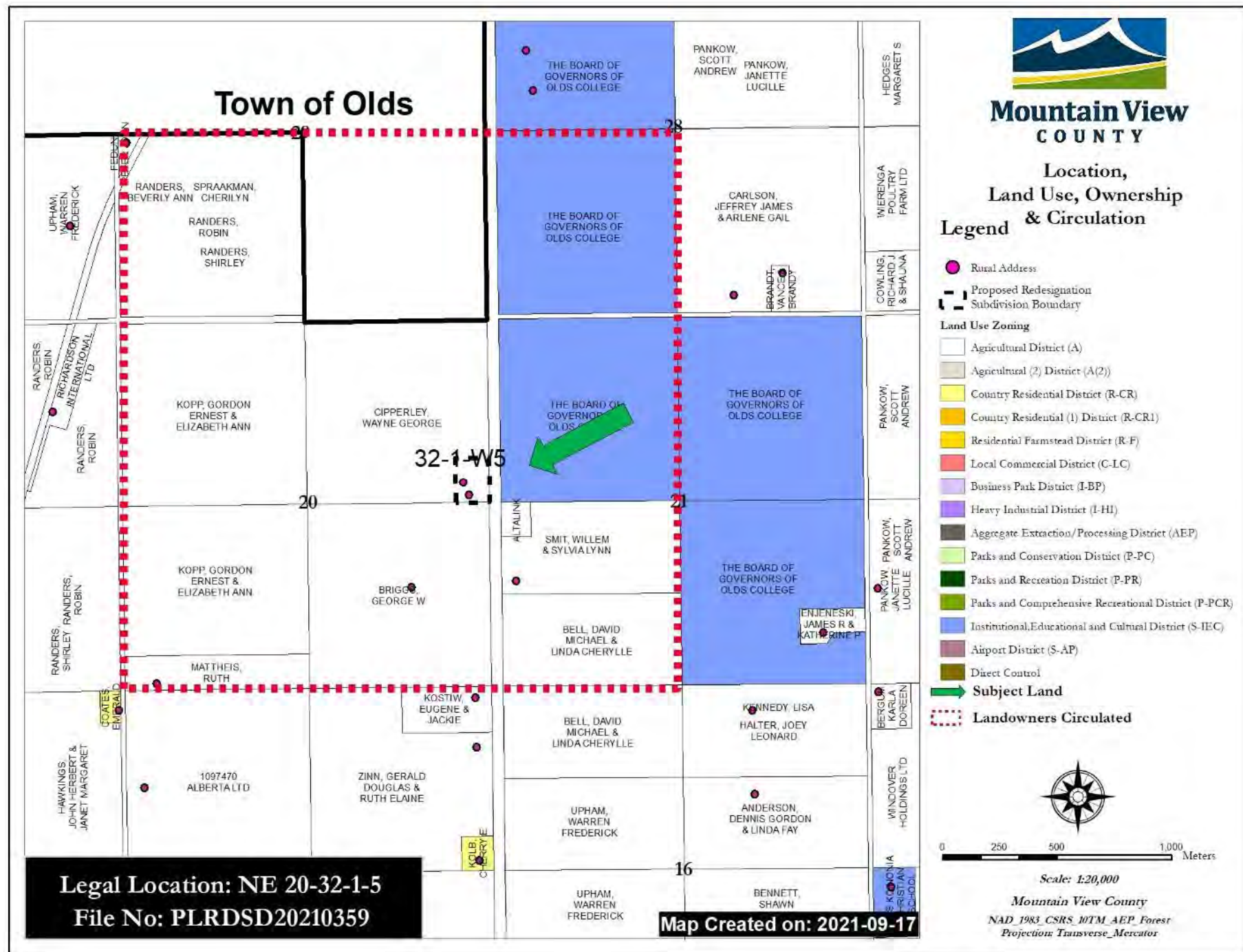
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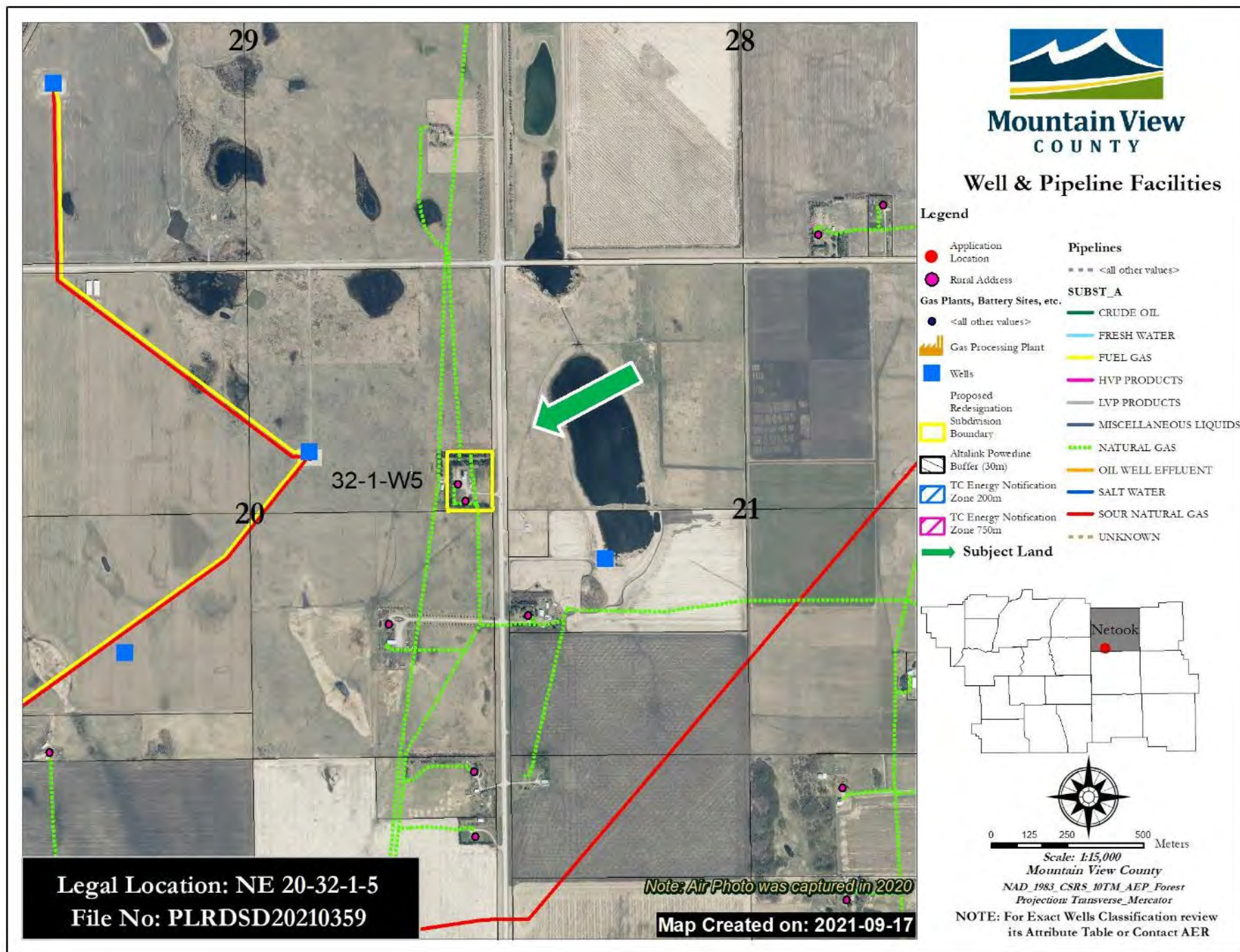
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator











Mountain View COUNTY

Well & Pipeline Facilities

Legend

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



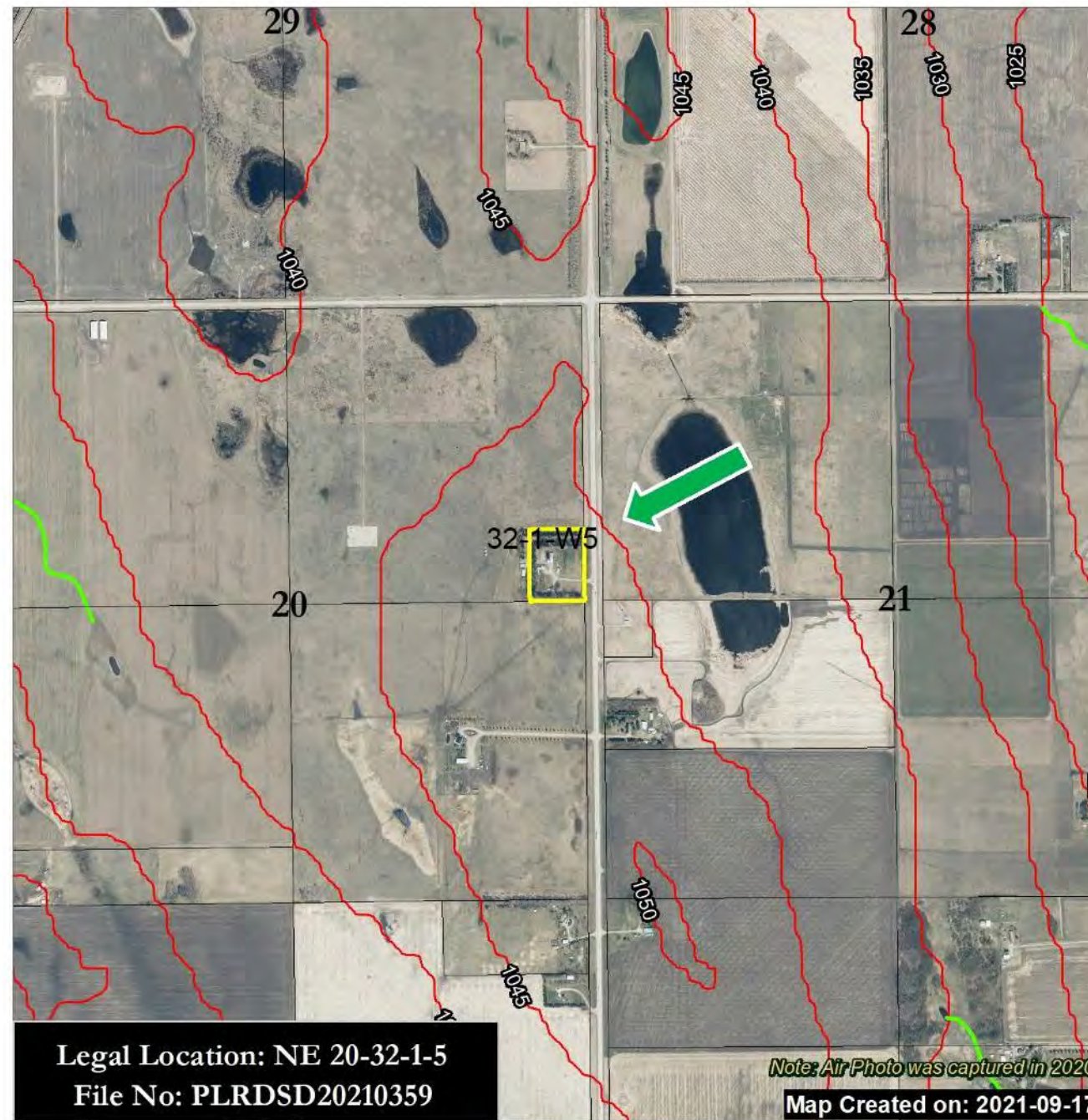
Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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



Mountain View COUNTY

Topography & Water

Legend

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



0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Topography & Water

Legend

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



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



Mountain View COUNTY

Environmental Scan

Legend

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

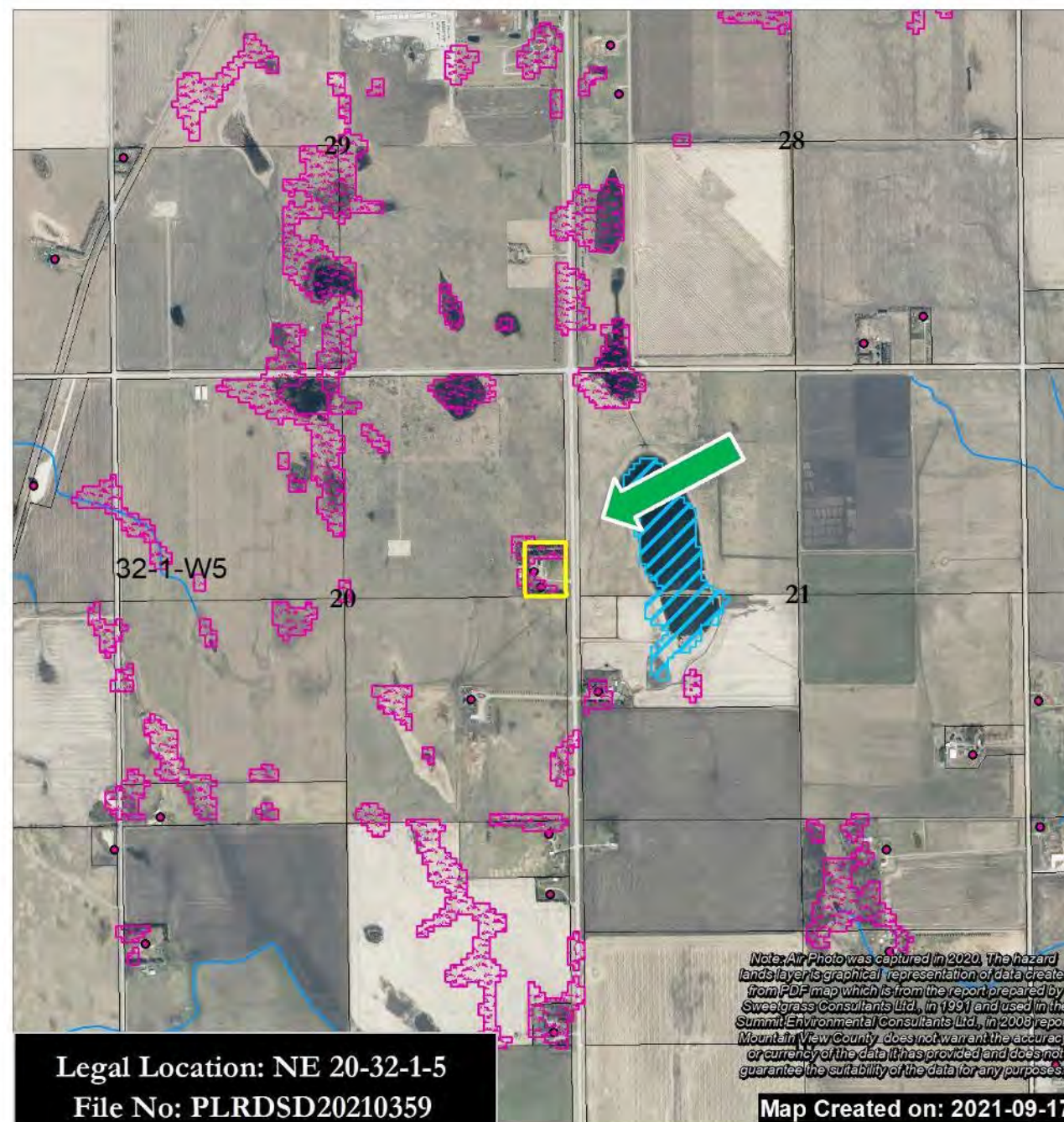


0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County

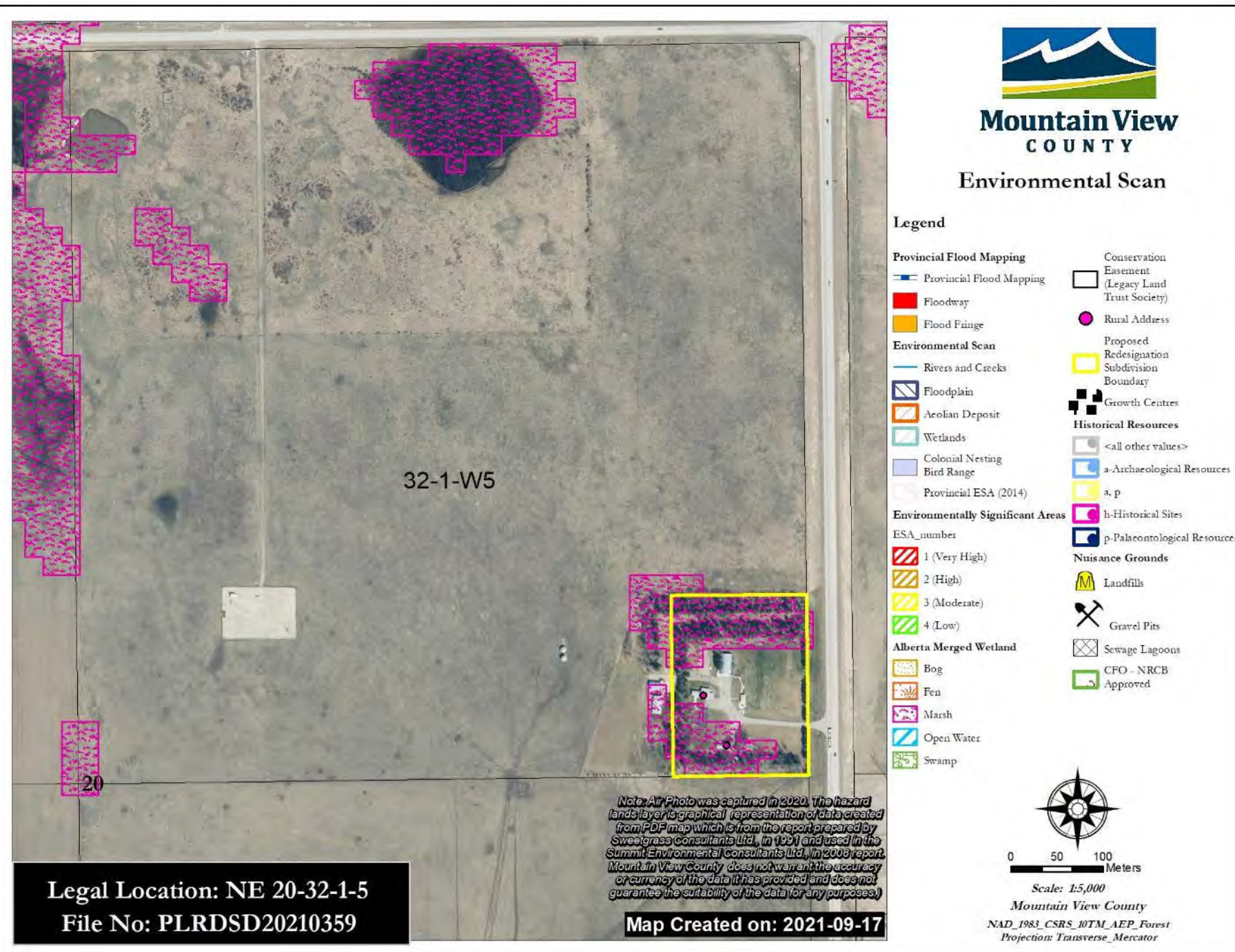
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



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

Legal Location: NE 20-32-1-5
File No: PLRDSD20210359

Map Created on: 2021-09-17





Mountain View
COUNTY

Canada Land Inventory



Class 1



Class 2



Class 3



Class 4



Class 5



Class 6



Class 7



Class 0



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



AGRASID Data

Land Suitability Rating System for Spring Grains (LSRS) Suitability

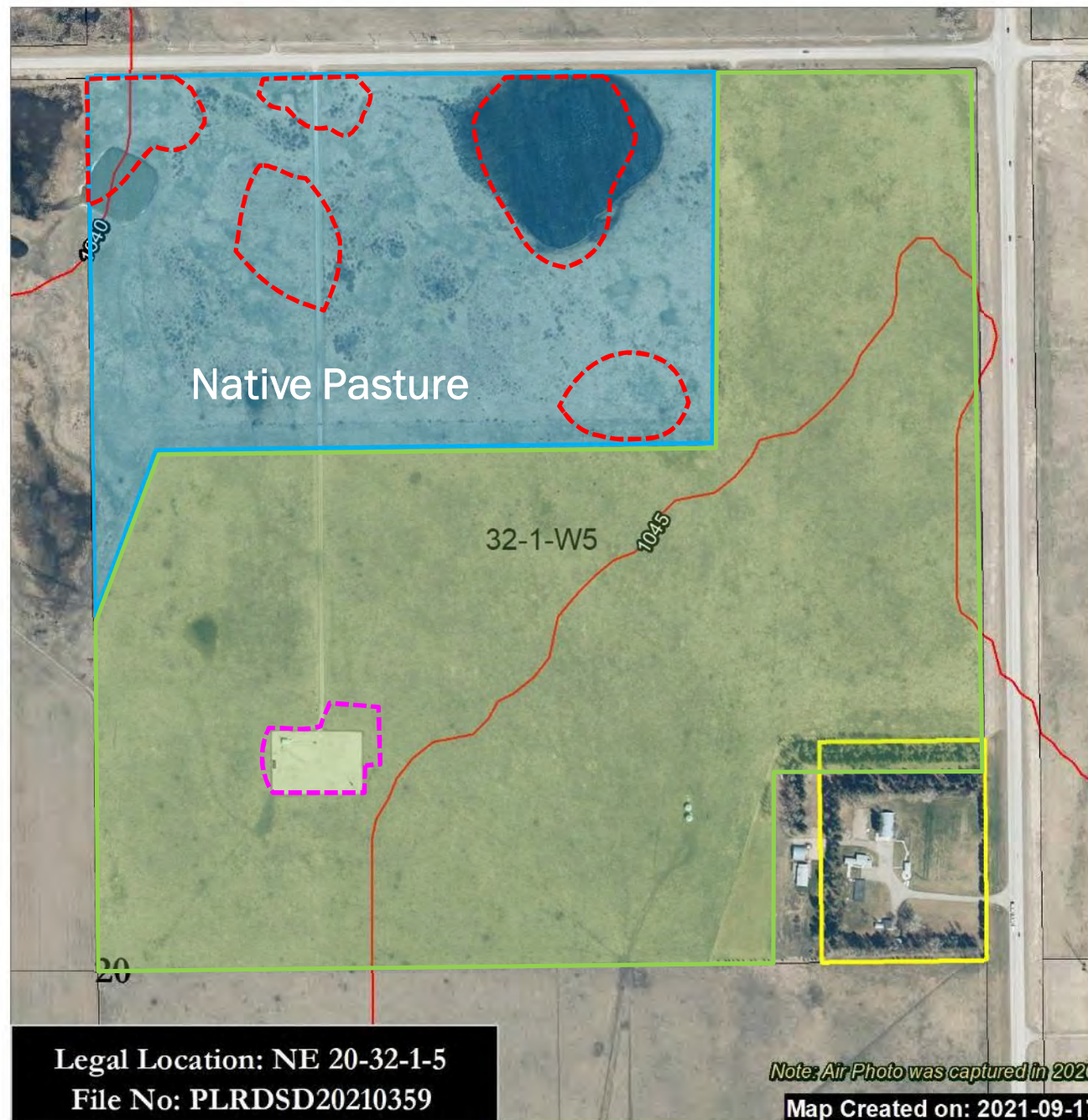
- Class 1 – No Limitations
- Class 2 – Slight Limitations
- Class 3 – Moderate Limitations
- Class 4 – Severe Limitations
- Class 5 – Very Severe Limitations
- Class 6 – Extremely Severe Limitations
- Class 7 – Unsuitable

LSRS Restrictions & Limitations

- H – Temperature (Inadequate heat units for the optimal growth.)
- W – Drainage (Soils in which excess water (not due to inundation) limits the production.)



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



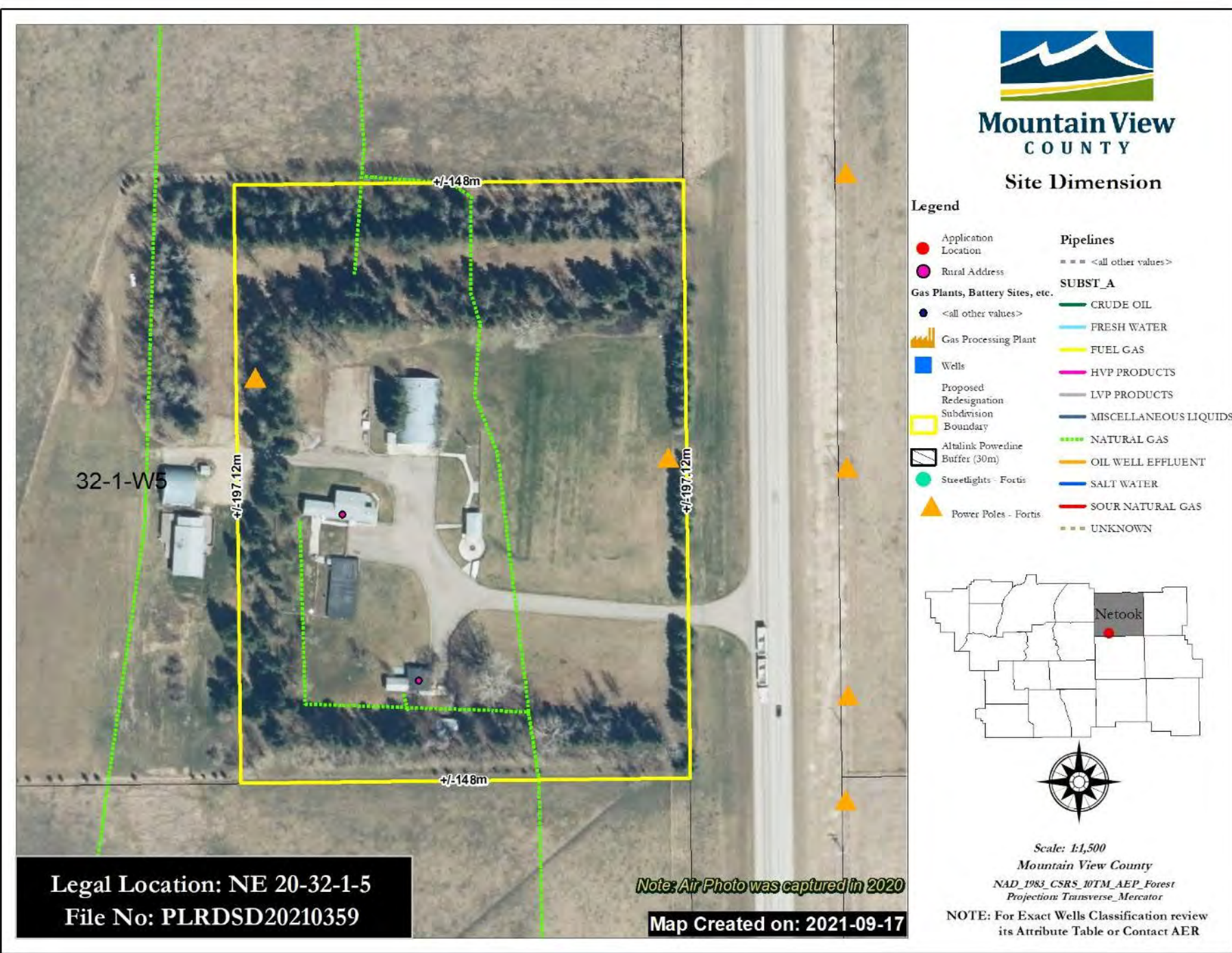
**Mountain View
COUNTY**

Farmland Field Sheet

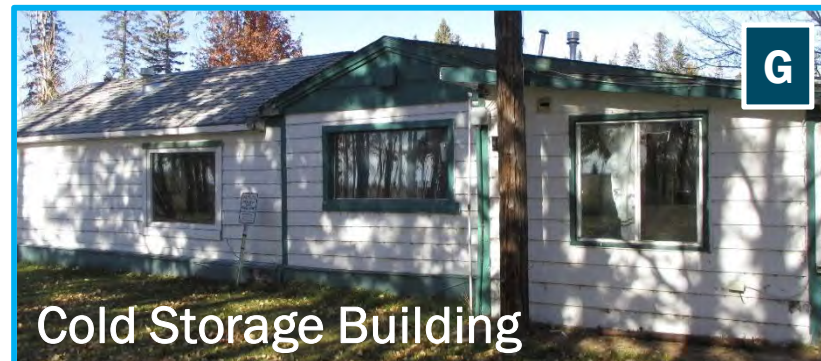
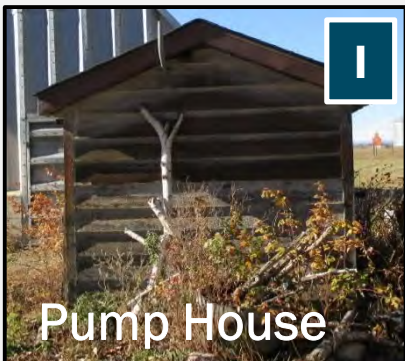
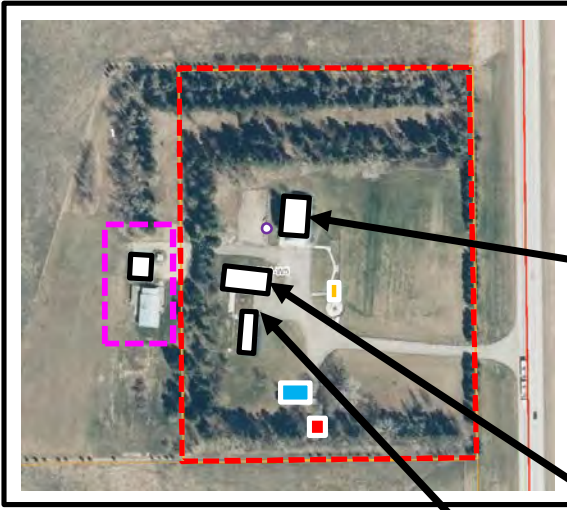
- 91.8% Very Good to Excellent Arable
- 36.0% Fair to Fairly Good Arable
- Slough
- Well Site
- Proposed Redesignation / Subdivision

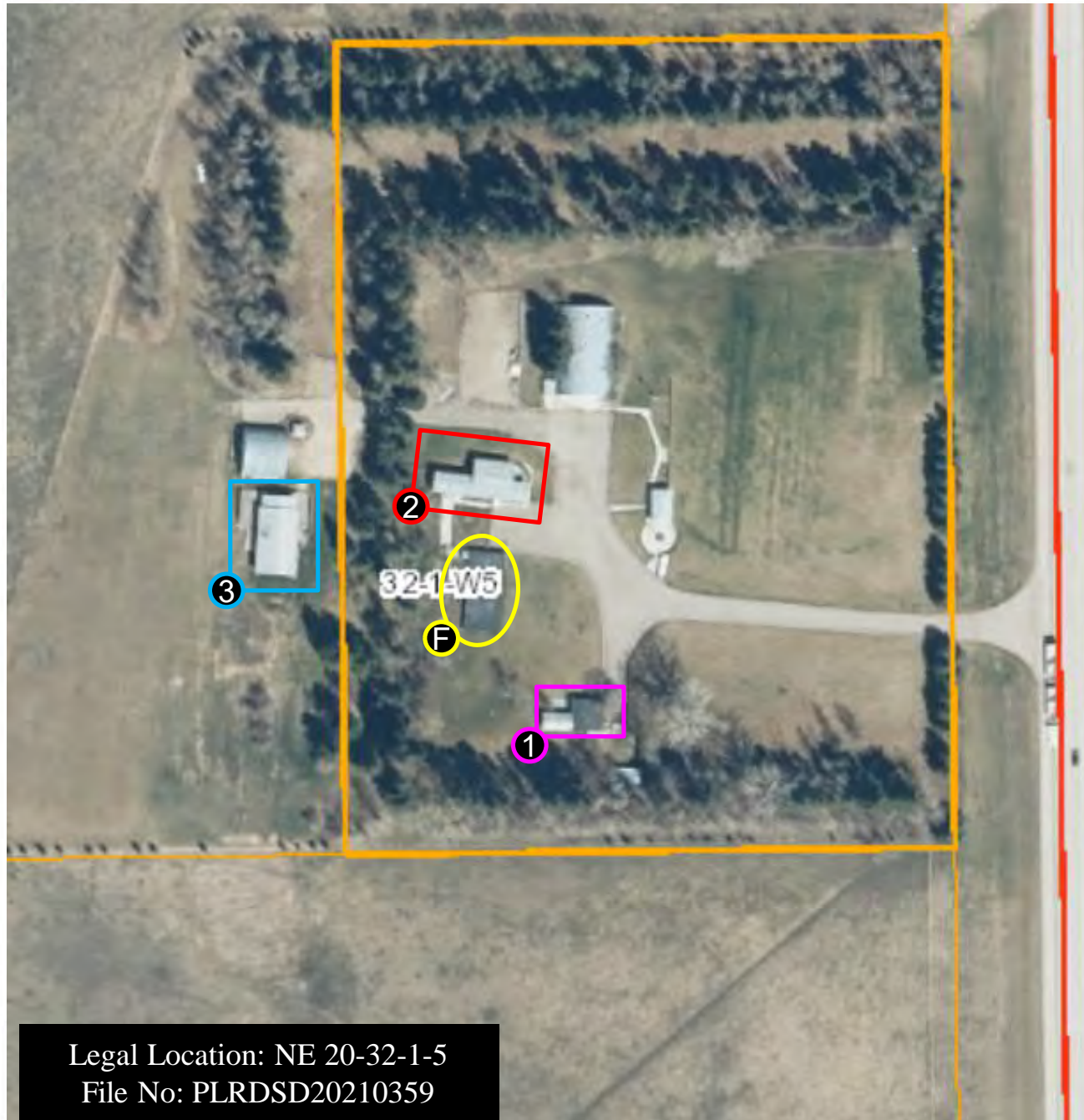


Scale: 1:5,000
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Development Within Proposal





**Mountain View
COUNTY**

**Review of Dwellings
Within NE 20-32-1-5**

- ① Original Farmstead Dwelling (Cold Storage)
- ② Mobile Home
- ③ Dwelling (Destroyed & Reclaimed)
- ⓕ Old Foundation



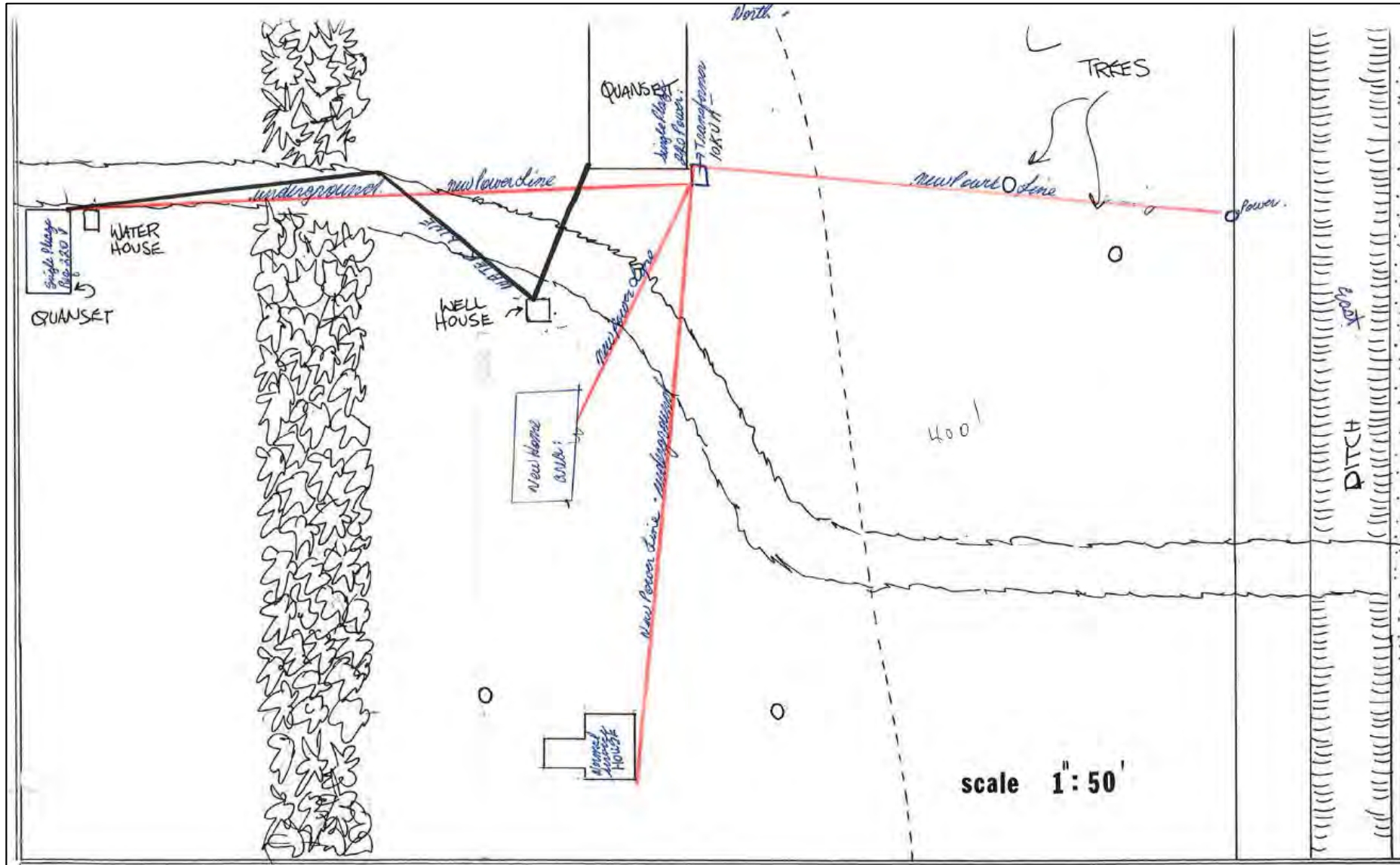
Mountain View
COUNTY

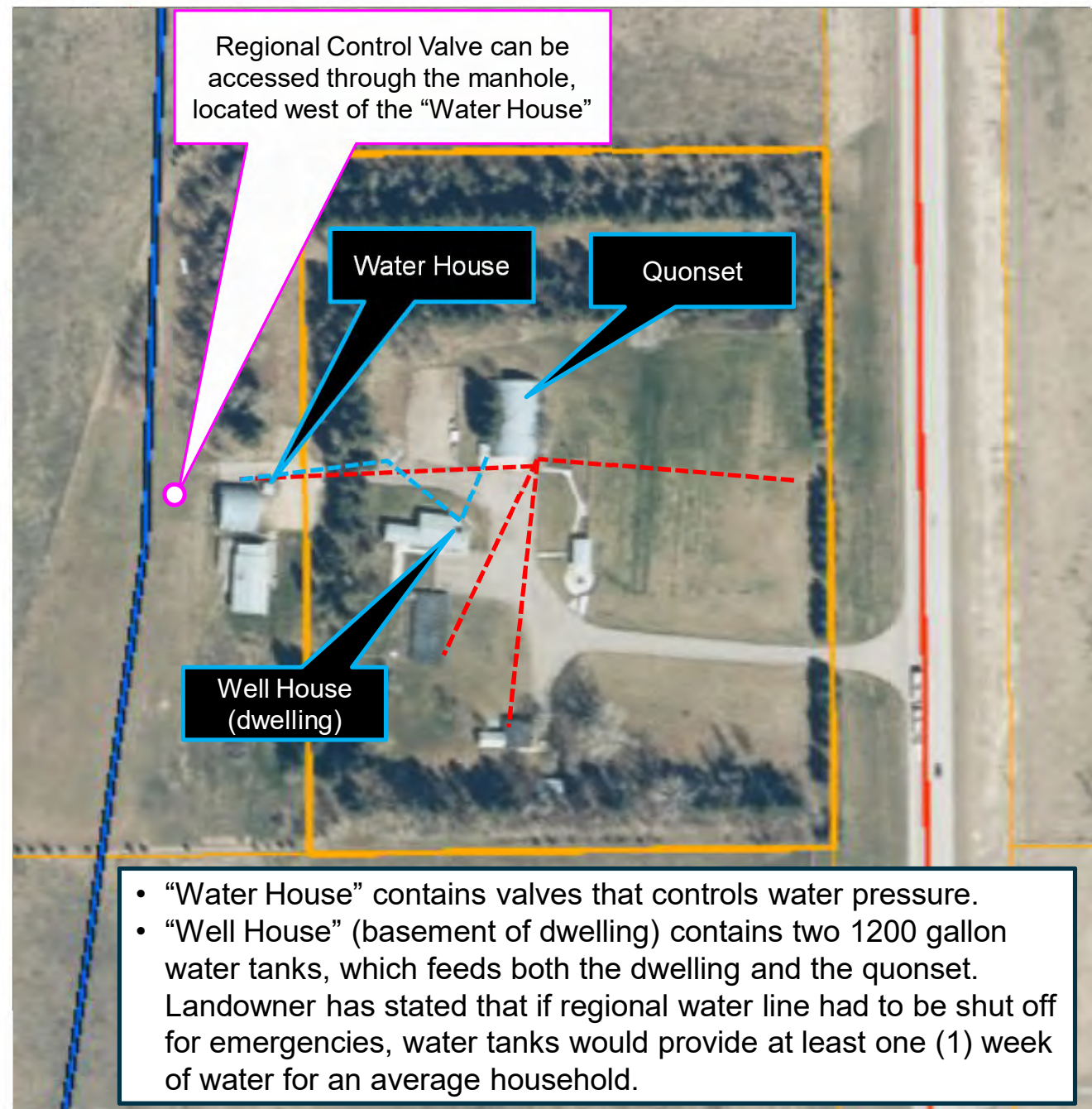
**Mountain View Regional
Water Line**

— Mountain View
Regional Water Line

Sketch of Water and Power Lines within NE 20-32-1-5

A sketch of Mountain View Regional water lines and power lines within NE 20-32-1-5 was submitted with the Application for Location Permit 58/90 in June 1990.





Mountain View
COUNTY

**Aerial Image with Overlay:
Sketch of Water
&
Power Lines**

- Power Line
- Water Line
- Mountain View
Regional Water Line



Referral Agency Responses

Mountain View Regional Water Services Response

- There is currently an agreement to provide 10 cubic metres of water to the development within the subject quarter
- No objections with the proposal.
- The commission requested that a Restrictive Covenant be put in place to ensure that no development is placed on the water line's right of way and that all water is to be metered.
- The water allotment for the proposed parcel will also need to be negotiated.

Subject to redesignation approval, a Restrictive Covenant will be developed with the Mountain View Regional Water Services and become part of the Conditions of Subdivision Approval.

Alberta Transportation Response

- The applicant will need to provide a 30 metre wide service road dedication across the highway frontage of the proposed parcel, registered via caveat.
- Access to the balance must be made from Township Road 324.
- No additional accesses from the highway will be considered.

Town of Olds Response

- No Concerns with redesignation & subdivision application.
- Application appears consistent with the Policies of the IDP.

Foothills Natural Gas Co-op Limited conditionally approved the subdivision and provided standard conditions.

Fortis Alberta responded that *no easement is required*.

Telus Communications responded that they had *no objections*.

Access & Site Lines to Proposal (Highway 2A)



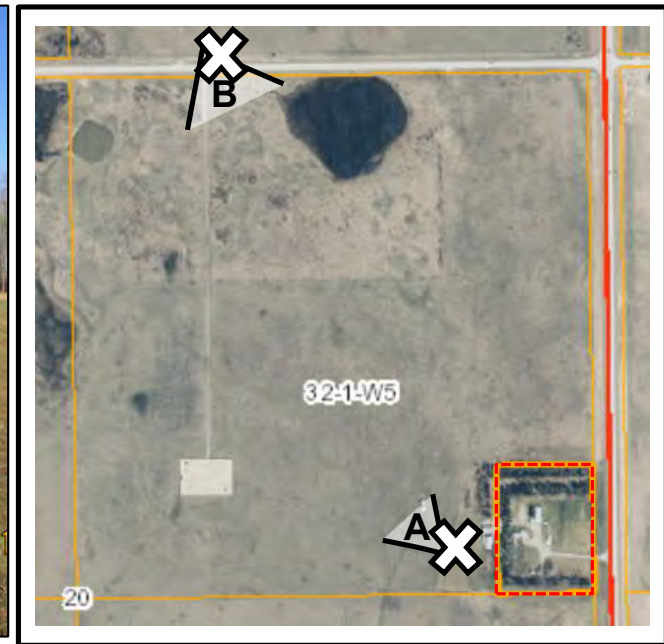
Access & Site Lines to Balance (Township Road 324)



Approximate Location of Proposal Boundaries



Views of Balance of Quarter



Policy Analysis - Bylaw No. 19/20 Intermunicipal Development Plan Between Mountain View County and the Town of Olds

MOUNTAIN VIEW COUNTY and TOWN OF OLDS

INTERMUNICIPAL DEVELOPMENT PLAN



SEPTEMBER 2020

Document History

This Document: Final for Council Consideration – September 2020

Previous Documents:

Edited for Public Input and ICC Review in September 2020

Edited based on ICC Review on June 17, 2020

Draft for Joint Council Review sent May 29, 2020

The subject lands are located within the Town of Olds' IDP Urban Fringe Area.

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

- 4) Use and development of the lands identified as Urban Fringe on Map 1 shall be based on the current designations under the County's Land Use Bylaw that are in place as of the date the IDP is adopted. With the exception of the items under clause 6, changes in land use designation to allow for non-agricultural uses shall not be approved
- 5) The approval of subdivision of the lands identified as Urban Fringe on Map 1 shall be limited to applications involving a first parcel out in the form of a fragmented parcel, or a farmstead separation, or a vacant country residential parcel, or an agricultural parcel in accordance with the Agricultural Land Use Policies of the County's Municipal Development Plan.
- 6) Changes in land use designation for lands identified as Urban Fringe on Map 1 shall only be approved to facilitate first parcel out subdivisions in accordance with the Agricultural Land Use Policies of the County's Municipal Development Plan.

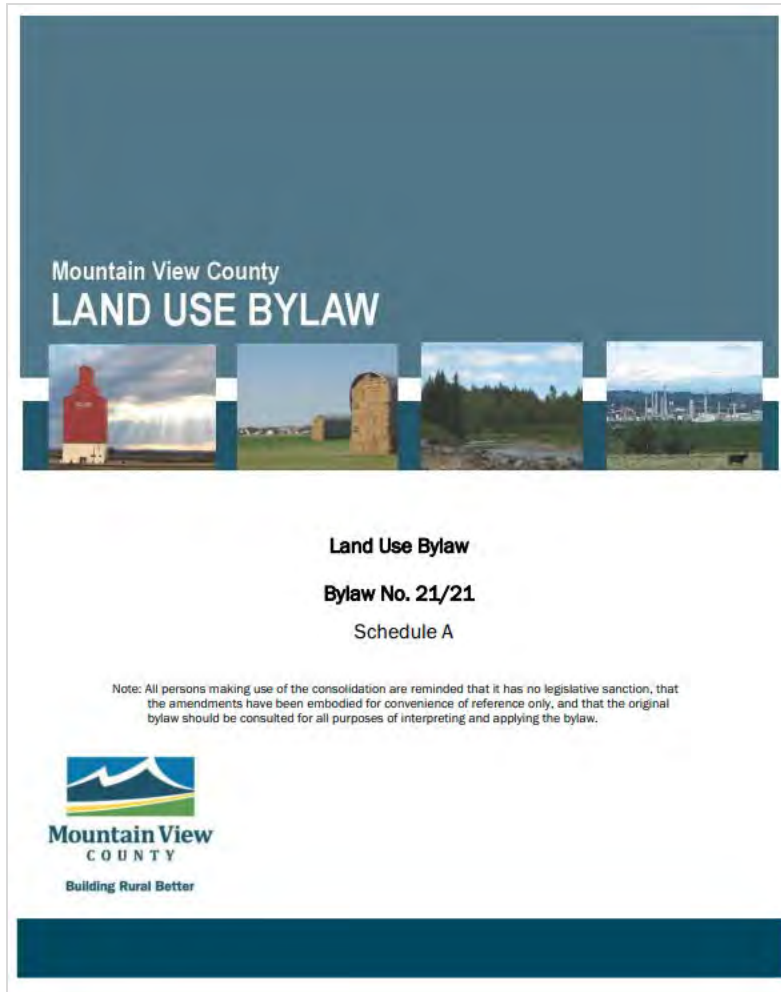
Policy Analysis - Municipal Development Plan Bylaw No. 20/20

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.
- 3.3.10 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:
- i. 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, pasture land 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;

Farmstead: An established residential site that previously contained or currently contains a dwelling and other improvements used in connection with the raising or production of crops, livestock or poultry, situated on the same land used in connection with the farming operations

Policy Analysis - Land Use Bylaw No. 21/21



11.1 Agricultural District (A)

A

Parcel Area	Minimum 80.0 Acres
-------------	--------------------

Balance Lot: (+/-) 150.06 Acres

12.3 Residential Farmstead District (R-F)

R-F

Parcel Area	Min 2.0 ac – Maximum deemed necessary.
-------------	--

Proposed Lot: (+/-) 7.20 Acres

- ✓ The balance of the quarter shall meet the minimum parcel size of 80 acres.
- ✓ The proposed residential parcel shall meet the parcel size requirements for Residential Farmstead District (R-F) parcels.

Administrative Position

The Planning and Development Department supports Approval for PLRDSD20210359, within the NE 20-32-1 W 5M for the following reasons:

1. The proposal complies with the Intermunicipal Development Plan.
2. The proposal complies with the Municipal Development Plan.
3. The land is deemed suitable for its intended use as a Residential Farmstead District (R-F) parcel in accordance with the regulations of the Land Use Bylaw.
4. No objections during the circulation process.

Request for Decision

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

SUBJECT: Bylaw No. LU 58/21
SUBMISSION TO: Council Meeting
MEETING DATE: January 12, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLRDSD20210401
LEGAL: SE 21-33-3-5

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

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 58/21 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate two point nine eight (2.98) acres within SE 21-33-3-5 from Agricultural District (A) to Country Residential (1) District (R-CR1).

Application Overview

Applicant	TAYLOR, Ken
Property Owner	KYLE, Elaine Ruth
Title Transfer Date	September 23, 1991
Existing Parcel Size	160 acres
Purpose of redesignation	Subdivide a first parcel out from the quarter.
Division	6
Rural Neighbourhood/Urban Centre	Hainstock
Bylaw given first reading	December 15, 2021
Bylaw advertised on	December 28, 2021 and January 04, 2022

Key Dates, Communications and Information

Application Submitted	August 31, 2021
Application Circulation Period	October 01, 2021 to October 31, 2021
Supportive Information Requested/Submitted	No
Application Revised from Submission	No
Communications Received from Referrals	<p><u>AltaLink</u>: No comments received. <u>Chinook's Edge School Division</u>: No comments received. <u>Environmental Public Health</u>: No comments received. <u>Foothills Natural Gas Co-op</u>: No objections. <u>Fortis Alberta</u>: No easement is required. <u>Telus Communications</u>: No objection. <u>Olds Fire Department</u>: No comments received. <u>MVC Operations</u>: No comments received. <u>1483383 Alberta Ltd</u>: No comments received. <u>Plains Midstream Canada ULC</u>: No comments received. <u>Camino Industries Inc.</u>: No comments received. <u>Pembina Pipeline Corporation</u>: No comments received. <u>Whitecap Resources Inc.</u>: No comments received. <u>NAL Resources Inc.</u>: No comments received. <u>Adjacent Landowners</u>: One (1) letter of concern was received.</p>

Objections Received and Addressed	<p>One (1) letter of concern was received from an adjacent landowner, who outlined the following:</p> <ul style="list-style-type: none"> Concern with the location of the proposed subdivision, which will obstruct view of the mountains; Dwelling has recently been built and oriented towards views of the mountains and the proposed parcel will be in the site line; Proposal would be better located further south from its current location; Given that there are two (2) residential parcels across from each other, clustering a third (3rd) dwelling site in such close proximity will create congestion. <p>The applicant responded to the outlined concerns with the following:</p> <ul style="list-style-type: none"> The proposal is situated in the best location as there are many oil and gas facilities on the subject quarter. The adjacent landowner's dwelling is elevated higher than the proposal area, which should avoid impacting views. The future dwelling site would have a similar setback as the surrounding dwellings and should not disturb existing site lines. The proposal's location has poor soils, as an oil and gas company had stripped the topsoil for a well and then cancelled the site, only reclaiming some of the topsoil.
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Applicable Directions, Policy and Regulations

Intermunicipal Development Plan	Not in an IDP area.
Municipal Development Plan (MDP) Bylaw No. 20/20	<p>According to Figure 3 Growth Management Conceptual Strategy, this property is within the Agricultural Preservation Area.</p> <p>3.0 Agricultural Land Use Policies</p> <p>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.</p> <p>(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.</p> <p>3.3.6 The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section.</p> <p>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.</p> <p>3.3.9 Non-agricultural uses shall be directed to areas that minimize the impact on agricultural operations.</p> <p>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</p>

	<p>(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.</p> <p>6.0 Environmental Land Use Policies</p> <p>6.3.5 The County shall apply environmental protection measures and prescribe improvements upon the land as a condition of subdivision or development approval in accordance with Mountain View County Policy 6009 as approved and amended by Council from time to time.</p> <p>6.3.6 Areas known to be Hazard Lands within MVC are identified on Figure 4. Further studies should be required as part of any subdivision or development application to determine the exact location of the lands within a site.</p> <p>6.3.7 Hazard lands representing river valleys shall require a dedication of a minimum 6 metres environmental reserve, environmental easement and/or restrictive covenant from the delineated top of bank at time of subdivision or development. The extent of this restriction shall be guided by approved ASPs, existing provincial standards with respect to development in proximity to hazard lands and/or a geotechnical assessment prepared by a qualified professional engineer in support of the subdivision and/or development.</p> <p>6.3.8 Development on lands identified as hazard land shall comply with the regulations set out in the Land Use Bylaw.</p> <p>6.3.13 The developer should be required to provide a geotechnical report, prepared and stamped by a registered professional geotechnical engineer, for slopes over 10%, to demonstrate stability and suitability for development. The engineering report shall outline the standards for development of the site.</p>
Area Structure Plan (ASP)	The proposal is not in an area with an adopted ASP.
Land Use Bylaw No. 21/21	<p>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</p> <p>12.2 R-CR1 Country Residential (1) District Purpose: To accommodate clustering of residential uses on smaller parcels that encourage the preservation of ecologically significant areas, historical sites, and agricultural land Parcel Area: Minimum 2.0 ac; Maximum 2.99 ac</p>
Policy and Procedures	<ul style="list-style-type: none"> • 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	The predominant land use within the subject quarter is agricultural. Much of the quarter appears to have been used for cultivation. There is also development related to oil and gas activity.																																													
Predominant development on property	Development within the subject quarter consists of a few sheds, a few grain bins and a recreational vehicle. There is also development related to oil and gas activity. The proposal area is currently bare land.																																													
Oil and gas facilities on property/adjacent	<p>Within the subject quarter there are the following oil and gas facilities:</p> <table><tr><th>Amount</th><th>Type of Facility</th><th>Facility Status</th></tr><tr><td>6</td><td>Natural Gas Pipeline</td><td>2 Operating, 4 Abandoned</td></tr><tr><td>9</td><td>Oil Well Effluent Pipeline</td><td>5 Operating; 3 Abandoned; 1 Discontinued</td></tr><tr><td>1</td><td>Freshwater Pipeline</td><td>1 Abandoned</td></tr><tr><td>2</td><td>Crude Oil Pipelines</td><td>2 Operating</td></tr><tr><td>10</td><td>Wells</td><td>3 Pumping; 1 Flowing; 1 Suspended; 1 Cancelled; 4 Abandoned</td></tr><tr><td>6</td><td>Battery Site</td><td>1 Active; 4 Suspended; 1 Unknown Status</td></tr><tr><td>1</td><td>Satellite Site</td><td>1 Unknown Status</td></tr></table> <p>The closest facility to the proposal is an abandoned oil well effluent pipeline, located over 65 metres west of the proposal.</p> <p>Oil and gas facilities surrounding the subject quarter are summarized in the table below:</p> <table><tr><th>Amount</th><th>Type of Facility</th><th>Facility Status</th></tr><tr><td>4</td><td>Natural Gas Pipeline</td><td>4 Operating</td></tr><tr><td>1</td><td>Oil Well Effluent Pipeline</td><td>1 Operating</td></tr><tr><td>2</td><td>Gas Well</td><td>1 Pumping; 1 Suspended</td></tr><tr><td>7</td><td>Oil Well</td><td>6 Pumping; 1 Suspended</td></tr><tr><td>7</td><td>Development Well</td><td>1 Standing; 2 Suspended; 3 Abandoned; 1 Drain</td></tr><tr><td>3</td><td>Battery Site</td><td>2 Suspended; 1 Unknown</td></tr></table> <p>The closest facility to the proposal from the neighbouring quarters is an abandoned well located in the quarter to the east (SW 22-33-3-5). This facility is over 380 metres east of the proposal.</p>	Amount	Type of Facility	Facility Status	6	Natural Gas Pipeline	2 Operating, 4 Abandoned	9	Oil Well Effluent Pipeline	5 Operating; 3 Abandoned; 1 Discontinued	1	Freshwater Pipeline	1 Abandoned	2	Crude Oil Pipelines	2 Operating	10	Wells	3 Pumping; 1 Flowing; 1 Suspended; 1 Cancelled; 4 Abandoned	6	Battery Site	1 Active; 4 Suspended; 1 Unknown Status	1	Satellite Site	1 Unknown Status	Amount	Type of Facility	Facility Status	4	Natural Gas Pipeline	4 Operating	1	Oil Well Effluent Pipeline	1 Operating	2	Gas Well	1 Pumping; 1 Suspended	7	Oil Well	6 Pumping; 1 Suspended	7	Development Well	1 Standing; 2 Suspended; 3 Abandoned; 1 Drain	3	Battery Site	2 Suspended; 1 Unknown
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Surrounding land uses	<p>The subject quarter is surrounded by agricultural zoned land and eleven (11) residential sites. Three (3) of the neighbouring quarter sections are currently unsubdivided and five (5) have two (2) titles. The quarter sections to the northeast (NW 22-33-3-5) and southwest (NW 16-33-3-5) each contain one (1) Country Residential District (R-CR) zoned lot.</p> <p>The Little Red Deer River meanders through the west portion of the subject quarter.</p>																																													
Proximity to utilities	The proposal area is currently undeveloped. Utilities will need to be established with future development.																																													

Physical and Natural Features

Waterbodies and wetlands on property	<p>The Little Red Deer River meanders through the southwest and northwest portions of the subject quarter. This river is a Class C waterbody, which is considered to have a <i>moderate sensitivity</i>. There is also an unclassified creek, which follows the natural drainage course and that flows from the east and drains into the Little Red Deer River.</p> <p>According to Alberta Merged Wetland Inventory data, the southwest portion of the subject quarter contains open water and the northwest portion of the quarter contains marshland.</p>
Topographical constraints on property	<p>The subject quarter is more elevated in its northeast corner and slopes down to the west, towards the Little Red Deer River, which is located at the lowest point in the landscape. According to AGRASID's Land Suitability Rating System (LSRS), the landform model for the east portion of the subject quarter, and within the proposal boundaries, is considered <i>inclined to undulating, high relief</i>. The west portion of the subject quarter, and surrounding the river, the landform model is considered <i>valley with terraces</i>.</p>
ESA areas and classifications	<p>According to the Summit Report (2008), the areas surrounding the Little Red Deer River and the forested areas within the subject quarter are considered a Level 1 ESA, which is considered to have <i>very high significance</i>. This ESA is characterized by <i>spruce and poplar woodland, shrubbery and back channel wetlands</i>. Level 1 ESAs typically meet three (3) or more criteria. The criteria used to classify this ESA are:</p> <ul style="list-style-type: none"> 2) Areas which perform a vital environmental, ecological or hydrological function such as aquifer recharge; 4) Areas which contain significant, rare or endangered plant or animal species; 8) Areas which provide an important linking function and permit the movement of wildlife over considerable distances, including migration corridors and migratory stopover points; 10) Areas with intrinsic appeal due to widespread community interest or the presence of highly valued features or species such as game species or sport fish; <p>According to the Provincial Fiera Report (2014), the quarter to the southeast (NW 15-33-3-5) has also been identified as an ESA and has a rating of 0.21. This quarter contains wetlands and is considered to have ecological integrity that also contributes to the area's water quality and quantity.</p>
Drainage and Soil Characteristics	<p>According to Canada Land Inventory (CLI) data, the subject quarter contains mostly Class 3 soils with some Class 4 soils along the east portion of the quarter. The southeast corner of the quarter contains some Class 2 soils. The proposal contains Class 4 soils.</p> <p>According to AGRASID data, the east portion of the quarter contains soils with an LSRS Rating of 3H, which means the soils in this area have a moderate limitation due to a lack of heat units. The west portion of the subject quarter has an LSRS Rating of 2H, which means the soils here have slight limitations due to a lack of heat units.</p> <p>According to the Farmland Field Sheet, the subject quarter contains soils with seven (7) varying levels of productivity. The</p>

	<p>most productive soils have a Farmland Assessment Rating (FAR) of 72.0% and are located in the northeast portion of the quarter. The soils within the proposal boundaries also have a FAR of 72.0%, which is considered to be <i>good to very good arable</i>.</p> <p>The balance of the quarter has FARs that range from 0% to 72.0%. The soils with the lowest FARs surround the Little Red Deer River and the small patches of forested areas. The cultivated fields have FARs that range from 54.5% to 72.0%</p>
Potential for Flooding	The areas surrounding the Little Red Deer River, and surrounding the proposal area, have been identified as potential hazard lands due to flooding. During the site visit it was noted that the proposal area is well elevated above the banks of the river and should be at no risk for flooding.

Planning and Development History

Prior RD/SD/DP Applications	LP017-92: Location Permit to allow for a seasonal summer cabin was approved by MVC on March 18, 1992.
Encumbrances on title affecting application	Oil and Gas Caveats and Utility Rights of Ways, none that affect the application

Servicing and Improvements Proposed

Water Services	The proposal is currently bare land. A water well will need to be established with future development.
Sewer Services	The proposal is currently bare land. A septic system will need to be established with future development.
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/ASP/LUB requirements	Yes

DISCUSSION:

The applicant is proposing to redesignate an approximate two point nine eight (2.98) acres from Agricultural District (A) to Country Residential (1) District (R-CR1).

BACKGROUND:

The subject lands are located along Range Road 33, in the rural neighbourhood of Hainstock, approximately 22 kilometres west of the Town of Olds. According to Figure 3 Growth Management Conceptual Strategy of the MDP, the subject quarter is located within the Agricultural Preservation Area.

The subject quarter is surrounded predominantly by agricultural zoned land. Three (3) of the neighbouring quarter sections are currently unsubdivided and five (5) have two (2) titles. There are two (2) residential zoned lots, one (1) within the quarter to the northeast and the second (2nd) in the quarter to the southwest.

PROPOSAL:

The applicant is proposing to redesignate an approximate two point nine eight (2.98) acres to allow for the creation of a new residential parcel. The subject quarter is currently unsubdivided and the proposal is contemplating the creation of a second (2nd) title.

The proposal is currently bare land and has historically been used for cultivation. The balance of the quarter contains a few sheds, a few grain bins, a recreational vehicle and infrastructure related to oil and gas.

The Little Red Deer River meanders through the west portion of the subject quarter, where the landform model is considered *valley with terraces*. The river represents the lowest elevation within the quarter. The east portion of the quarter, including the proposal area, has a landform model that is considered *inclined to undulating, high relief* and consists of rolling topography. Entering into the proposal area from Range Road 33, elevation readily decreases moving

from east to west. During the site visit GPS data was gathered to estimate approximate slopes within the proposal boundaries. The proposal area shows considerable topographic relief and the data collected shows that slopes range from 7.2% to 16.0% in some locations, however, there does appear to be areas within the proposal that could be developed. MVC's mapping does show that the proposal is located in potential hazard lands due to flooding, however, the site visit confirmed that the proposal should be at no risk for flooding, as it is well elevated above the banks of the Little Red Deer River.

A review of the available soil data was undertaken, using information from Canada Land Inventory and AGRASID and shows that the east portion of the quarter, including the proposal area, contains soils with moderate limitations, while the remaining soils to the west have only slight limitations. The Farmland Field Sheet, however, outlines that the northeast portion of the quarter has the most productive soils, having soils that are considered *good to very good arable* (FAR 72.0%). The remaining cultivated areas to the south and southwest are considered to be *fairly good to good arable* (FAR 54.4% to 56.7%). Although a small area of cultivated land may be removed from an agricultural land use, oil and gas facilities limit other options. Also, the balance of the quarter is intended to continue existing agricultural operations.

According to the Provincial Fiera Report (2014), the quarter to the southeast has been identified as being an Environmentally Significant Area (ESA) due to the marshland within this quarter. The proposal is located over 700 metres from this ESA and is well removed.

According to the Summit Report (2008), the treed areas and the areas surrounding the Little Red Deer River have been identified as a Level 1 ESA. One (1) of the criteria used to identify this area as an ESA includes *areas which contain significant, rare or endangered plant or animal species*. A review of Alberta Conservation Information Management System (ACIMS) was undertaken, to see if there have been any sensitive species that are known to be within the vicinity of the subject quarter and no sensitive species have been identified. The areas surrounding the river appear relatively undisturbed and may continue to act as a wildlife corridor. The proposal is over 160 metres from the Little Red Deer River and over 100 metres from the ESA area. The proposal is also located on land that has been previously used for agriculture and is clustered beside two (2) other developed residential acreages, within the quarters to the north and northeast. The proposal should have a minimal impact on the surrounding environment.

The subject quarter contains 18 pipelines, 10 wells and seven (7) battery sites, some of which are operating and others are either abandoned, suspended or cancelled. The proposal is located in an area that is not impacted by the pipeline right of ways. During the circulation process the necessary oil and gas facility operators were notified about the proposal and no comments of objection or concern were received. Existing oil and gas facilities should have a minimal impact on the proposal.

Access to both the proposal and the balance of the quarter can be made via Range Road 33 to the east. There is an existing access to the proposal in the quarter's northeast corner. A Non-conforming Road Inspection was completed as it was identified that Range Road 33 is less than 6 metres wide. MVC's Operational Services Department confirmed that the road would be acceptable for the proposal. The inspector also outlined that the site lines of the existing access into the proposal area may be insufficient and advised that the access may need to be located further to the south, closer to the proposal's southern boundary. Subject to approval, one (1) Condition of Subdivision will be to ensure that one (1) access to the proposal and the access to the balance meet the County's current Access Management Policy or be upgraded if not in compliance. Also, a road widening agreement (*easterly*, 5.18 metres) would also be required as a Condition of Subdivision.

CIRCULATIONS:

During the circulation process Foothills Natural Gas Co-op Limited and Telus Communications both responded that they had *no objections*. Fortis Alberta responded that *no easement is required*.

The landowner within the residential parcel northeast of the proposal responded with a letter of concern. Although they did not object to the proposal, they were concerned about the proposal's location, which could obstruct their view of the mountains from the home they recently constructed. This letter of concern was shared with the applicant on November 4, 2021. The applicant provided a response letter on November 5, 2021 to address the outlined concerns. The applicant stated that due to existing oil and gas infrastructure, other locations for the proposal are not suitable. The proposal is located in an area that has poor topsoil due to previous oil and gas activity. The applicant also outlined that the future construction of a dwelling should not obstruct any views as the adjacent landowner's dwelling is well elevated above the proposal area and a dwelling will still need to be setback from the road.

The letter of concern and the applicant's response have been included as an attachment to this report.

POLICY ANALYSIS:

The subject lands are not in an area with an adopted Area Structure Plan; as such, this proposal has been evaluated in accordance with the provisions of the Municipal Development Plan (MDP) and the Land Use Bylaw (LUB).

Municipal Development Plan (MDP) Bylaw No. 20/20

As outlined in Policy 3.3.5, the proposal was evaluated under Section 3.0 *Agricultural Land Use Policies*, as the proposal would be considered the first parcel out from an unsubdivided quarter section.

The subject lands are located within the Agricultural Preservation Area, which is a Policy Area that may allow for a maximum of two (2) titles per quarter. The proposal would be considered the first parcel removed and is contemplating the creation of a second title and complies with Policy 3.3.6.

The application is seeking to redesignate land to the appropriate land use district to allow for a new residential parcel, in compliance with Policy 3.3.8. The proposal is of an appropriate size, being between two (2) and three (3) acres, and is located along the periphery of the quarter, where there is direct access to a county road. The proposal is also clustered near where there are existing residential sites, within the quarters to the north and northeast.

Although the proposal is located in a portion of the quarter that has been farmed, the applicant has stated that the topsoil within the proposals boundaries are poor as an oil and gas company had stripped some of the topsoil for a well, which was later cancelled. Existing oil and gas activity also limits other options.

The policies within Section 6.0 *Environmental Land Use Policies* were considered, as MVC mapping indicated that the lands surrounding the Little Red Deer River are hazard lands due to flooding and are within a Level 1 ESA. During the site visit it was confirmed that the proposal area is unlikely to flood and a Flood Risk Assessment would not be required. The GPS data collected did show that the proposal contains slopes that exceed 10% at some locations however, there does appear to be areas within the proposal that could be developed. Subject to approval, environmental protection of the ESA areas will be considered at the time of subdivision. If the redesignation and subdivision is approved

Land Use Bylaw No. 21/21

The LUB specifies the size for Country Residential (1) District (R-CR1) parcels to be between two (2) and two point nine nine (2.99) acres, which the proposal is able to meet, being approximately two point nine eight (2.98) acres. The remaining Agricultural District (A) zoned land shall have a final parcel size of approximately one hundred fifty-seven point zero two (157.02) acres, meeting the minimum requirement of 80 acres.

CONCLUSION:

Administration can support a resolution of approval for this proposal that falls within the parameters described in the Municipal Development Plan and the Land Use Bylaw. There were no letters of objection. Although there was one (1) letter of concern from an adjacent landowner, the applicant provided a detailed response to the outlined concerns and the proposal should have a minimal impact on surrounding land uses. The proposal complies with the policies of the Statutory Plan and the regulations of the Land Use Bylaw.

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 58/21 redesignating the lands within the SE 21-33-3-5. (Approval) That Council give third reading to Bylaw No. LU 58/21 redesignating the lands within the SE 21-33-3-5. (Approval)
Option Two:	That Council defer Bylaw No. LU 58/21 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 58/21 redesignating the lands within the SE 21-33-3-5. (Refusal)

	That Council give third reading to Bylaw No. LU 58/21 redesignating the lands within the SE 21-33-3-5. (Refusal)
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ATTACHMENT(S):

- 01 - Bylaw No. LU 58/21 and Schedule “A”
- 02 - Growth Management Conceptual Strategy Figure 3
- 03 - Location, Land Use, Ownership & Circulation Map
- 04 - Application Site Sketch
- 05 - Aerial Photographs
- 06 - Soils Information Maps
- 07 - Adjacent Landowner Letter of Concern and Applicants Response
- 08 - Non-Conforming Road Inspection
- 09 - Presentation to Council

BYLAW NO. LU 58/21

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SE 21-33-3-5 pursuant to the Municipal Government Act.

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

To redesignate from Agricultural District (A) to Country Residential (1) District (R-CR1) an approximate two point nine eight (2.98) acres (1.20 hectares) in the southeast (SE) Quarter of Section twenty-one (21), Township thirty-three (33), Range three (3), West of the fifth (5th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading December 15, 2021

Received second reading _____

Received third reading _____

Reeve

Chief Administrative Officer

Date of Signing





Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

Legend

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

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

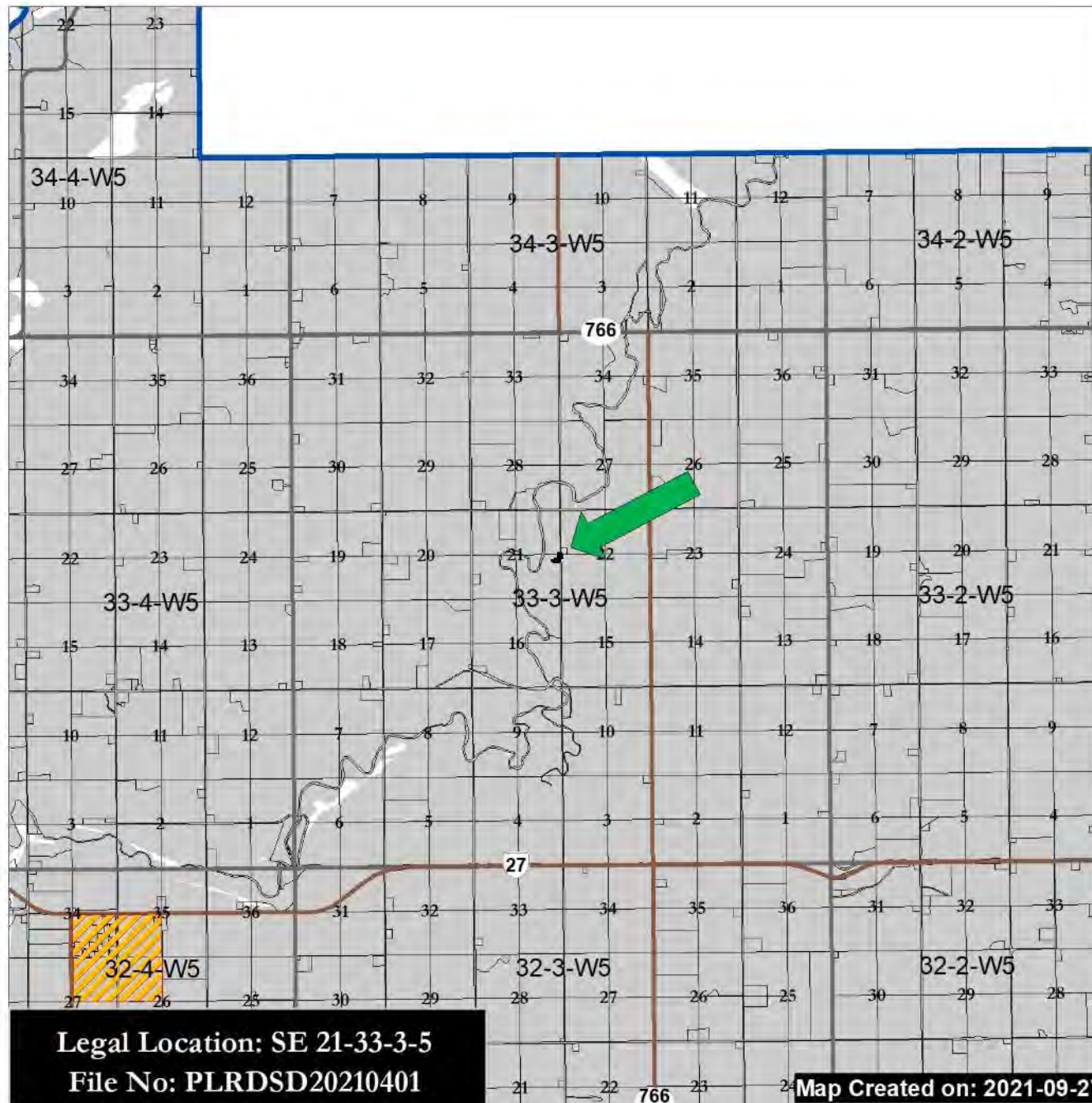


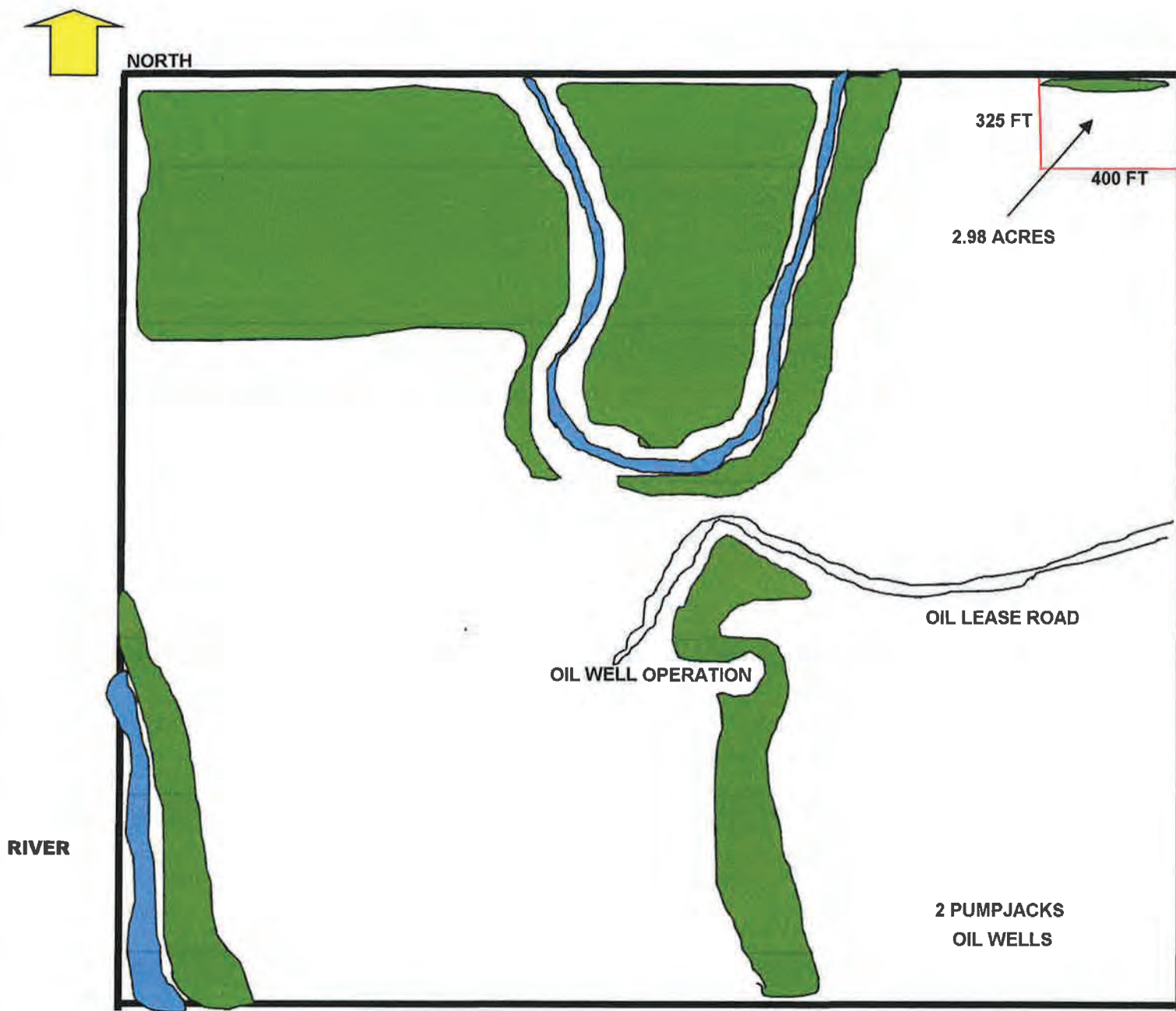
0 750 1,500 3,000 4,500 Metres

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator





RECEIVED

AUG 31 2021

MOUNTAIN VIEW COUNTY
DIDSBURY



Mountain View COUNTY

Environmental Scan

Legend

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

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from FDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2003 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Map Created on: 2021-09-27

Legal Location: SE 21-33-3-5
File No: PLRDSD20210401



0 50 100 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Well & Pipeline Facilities

Legend

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



0 125 250 500 Meters

Scale: 1:15,000
Mountain View County

NAD 1983 CSRS 10TM AEP Forest
Projection: Transverse_Mercator

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

Legal Location: SE 21-33-3-5
File No: PLRDSD20210401

Note: Air Photo was captured in 2020

Map Created on: 2021-09-27



Mountain View COUNTY

Site Dimension

Legend

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



Scale: 1:1,500

Mountain View County

NAD_1983_CSRS_MTM_AEP_Forest

Projection: Transverse_Mercator


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





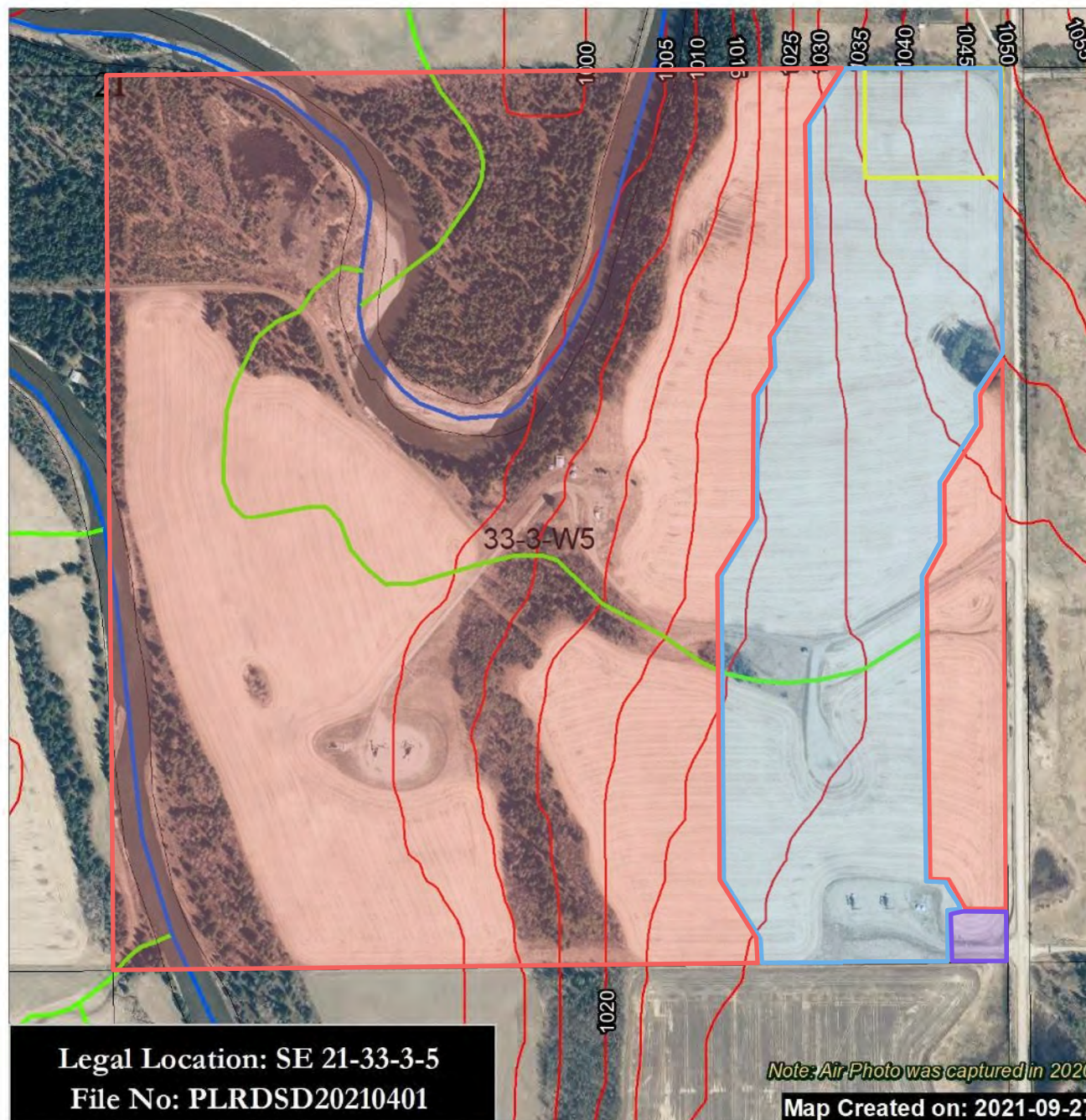
Mountain View
COUNTY

Canada Land Inventory

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



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





Mountain View
COUNTY

AGRASID Data

Land Suitability Rating System for Spring Grains (LSRS) Suitability

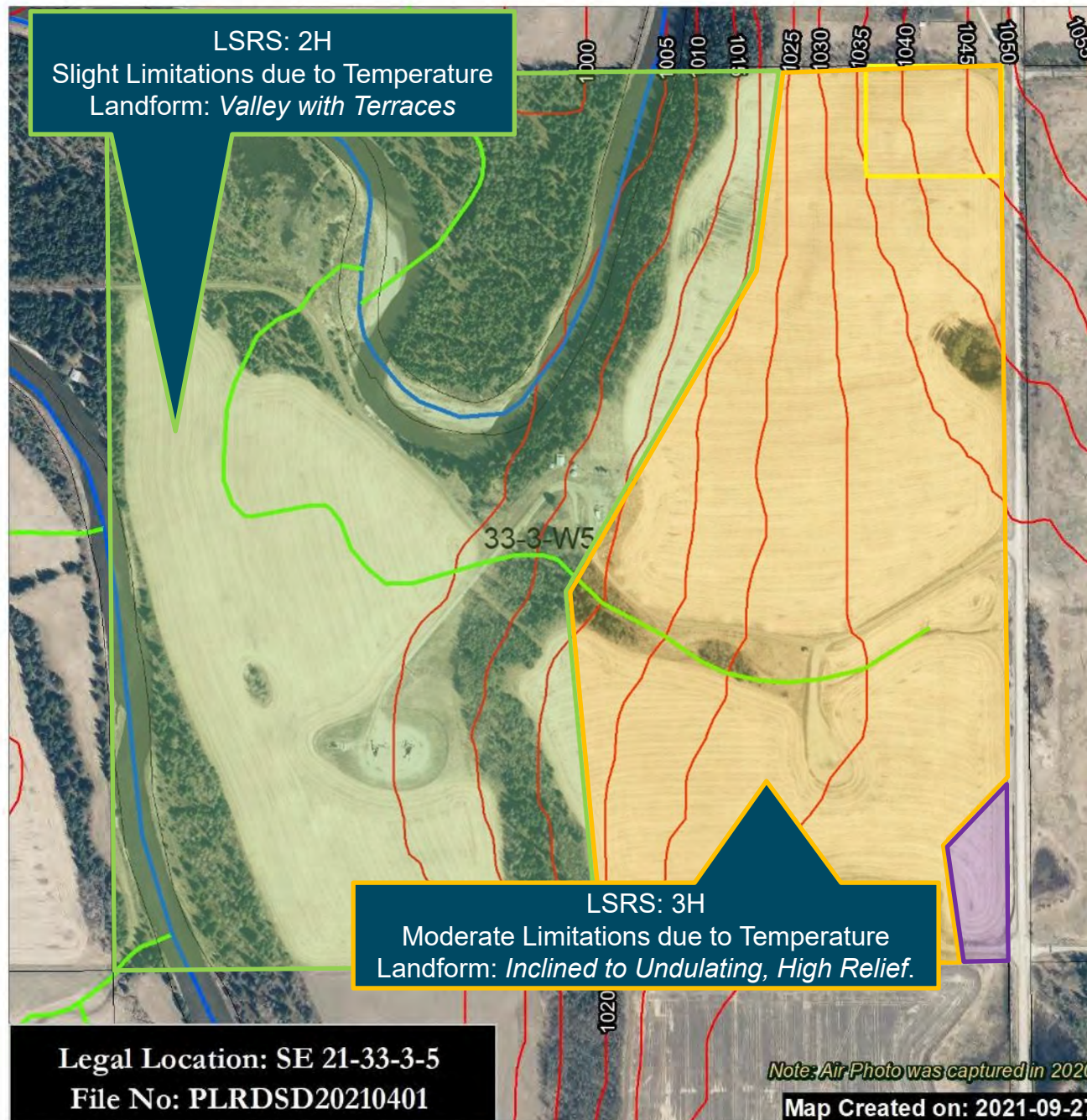
- Class 1 – No Limitations
- Class 2 – Slight Limitations
- Class 3 – Moderate Limitations
- Class 4 – Severe Limitations
- Class 5 – Very Severe Limitations
- Class 6 – Extremely Severe Limitations
- Class 7 – Unsuitable

LSRS Restrictions & Limitations

H – Temperature (Inadequate heat units for the optimal growth.)











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





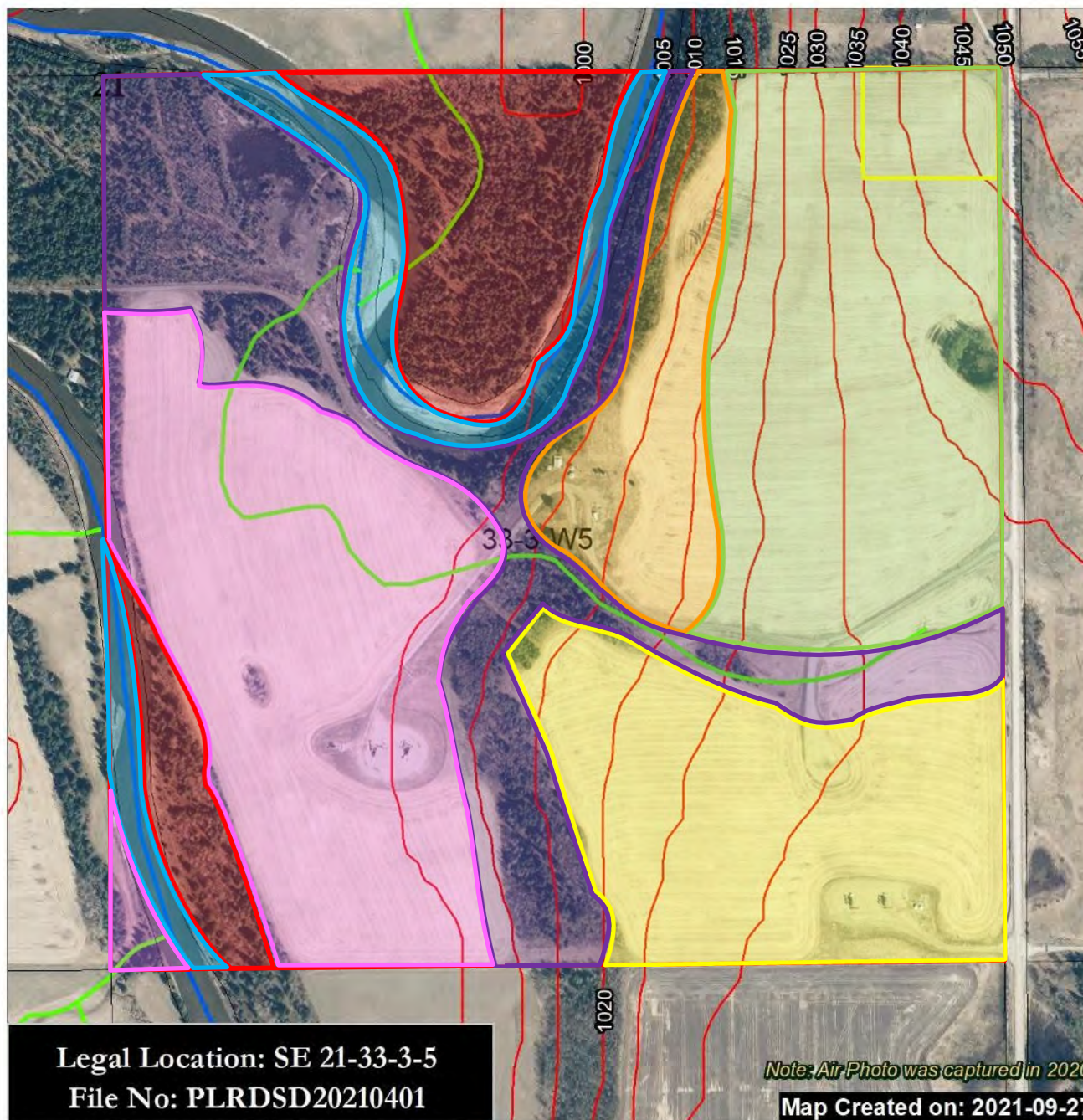
Mountain View
COUNTY

Farmland Field Sheet

-  72.0% Good to Very Good Arable
-  60.5% Good to Very Good Arable
-  56.7% Fairly Good to Good Arable
-  54.5% Fairly Good to Good Arable
-  10.0% Good to Very Good Pasture
-  8.0% Fair to Good Pasture
-  0.0% Poor to Fair Pasture
-  Proposed Redesignation / Subdivision



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



From: [Chris Wren](#)
To: [Reanne Pohl](#)
Subject: Proposed Redesignation and Subdivision" for SE 21-33-3-5. (File No.PLRD20210401)
Date: Tuesday, October 26, 2021 9:48:26 PM

Dear Mountain View County,

We appreciate your letter regarding the "Proposed Redesignation and Subdivision" for SE 21-33-3-5. (File No.PLRD20210401). We have concerns with this proposal for redesignation of land. We have recently bought and built on the adjacent land on (NW 22-33-3-5 Block 1, Lot 1). We chose this piece of land for its limited number of adjacent landowners and the view of the mountains. We are not opposed to a new neighbour "down" the road but we are concerned with where this new proposed subdivision is located. It will be right in our view of the mountains. We have built our house in such a location and orientation to take in all the mountain views at this property. If this proposed subdivision gets built, we will now have our mountain view obstructed. To put it lightly it's like going to a movie theater and showing up early to get good seats and right as the movie starts a tall individual sits down right in front of you blocking your view of the entire movie. Very upsetting!

If this proposed subdivision was moved south down the road, we would not have an issue. I feel this location will impact my resale value on this property in the future. If this "proposed property" was already established, we would have not purchased this property we are currently living at. We moved out of the city to get away from close proximity to adjacent neighbors. This would put all three land owners in a congested situation for no reason. We do not want this "Proposed Redesignation and Subdivision" to go through at its proposed location.

Thank you for your time. If you want to reach out to me, please give me a call at [REDACTED].

Best Regards,

Chris & Angela

**** 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 ****

From: [REDACTED]
To: [Reanne Pohl](#)
Cc: [REDACTED]
Subject: Re: PLRDSD20210401 - Circulation Responses Received
Date: Friday, November 05, 2021 3:21:54 PM

Reanne thanks for sending the response letters. Telus , Fortis, Foothills had no objection letters as expected.

My response to the adjacent land owner is as follows:

We chose this site on the Kyle quarter as this is the only area on the quarter that does not have wells or pipelines on it therefore this is the only totally suitable site for an acreage. This acreage is across the road in a SW direction from the Wren's home. There are trees all along the south boundary of the Wren property that will hide any activity or buildings. The Wren property is much higher up than the Kyle quarter and looking west the Wrens will not even be in the line of site.

The potential buildings will be a minimum of 200 feet west of the road and will be totally out of site.

The Wren's bought this acreage directly east across the road from a building site that had been there for years. I understand that we don't want someone to block our view but this acreage and its proposed buildings will be away from their site lines and in no way inhibit their view of the mountains.

The Wren home is set back from the road as well as the neighbour to the west and this Kyle site would be no different.

We also chose this site because it is in the corner of the quarter with trees to separate it from the neighbor and will have minimal impact on the cultivated land.

This area was also chosen because this corner has very poor soil for crops as several years ago an oil company stripped the topsoil for an oil and gas well and then cancelled the site reclaiming some of the topsoil but not well and this is an extremely unproductive corner.

Also there are wells and pipelines further south along with access road to these wells. Setbacks to these wells and pipelines leave this pretty much the only site for this subdivision.

Hopefully this gives you the justification that is required to proceed to redesignation.

If anything more is needed please let me know.

Thanks

Ken M. Taylor

On 2021-11-04 14:39, Reanne Pohl wrote:

Good Morning Ken & Elaine,

The circulation for your application is now complete. Please find all of the responses that we have received attached. We did receive one letter of concern from an adjacent landowner.



Mountain View
C O U N T Y

Non-Conforming Road - Inspection

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

Application #		Approved by	<i>[Signature]</i>
Legal	SE21-33-3-5	Date	NOV 22 2021
Inspection Date	NOV 3 2021		
Inspector	Ken Beaman		

Location Description	Range Road & Township <u>RR 33</u> Length of Road Inspected <u>1 mile</u>
Road Width	Is the width consistent? <input checked="" type="checkbox"/> YES Most Consistent Width in Meters <u>7</u> <input type="checkbox"/> NO Comments: _____
Surface Type	Comments: <u>Gravel</u>
Ditch Condition	<input checked="" type="checkbox"/> Typical County road conditions <input type="checkbox"/> Needs Improvement Comments: _____
Drainage	<input type="checkbox"/> Well drained <input type="checkbox"/> Not well drained <input checked="" type="checkbox"/> Typical County road conditions <input type="checkbox"/> Needs Improvement Comments: _____
Brush / Trees	<input type="checkbox"/> Close to road <input type="checkbox"/> Excessive trees/brush <input type="checkbox"/> Typical County road conditions <input type="checkbox"/> Needs Improvement Comments: <u>NO ISSUE</u>
Maintenance	<input checked="" type="checkbox"/> Regularly Maintained <input checked="" type="checkbox"/> Regular Snow Removal Comments: _____
Maintenance Issues	<input type="checkbox"/> Difficult snow removal <input type="checkbox"/> Soft Spots <input type="checkbox"/> Other Comments: <u>steep hills</u>
Nearby Residences	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Accessibility	<input type="checkbox"/> Through access <input type="checkbox"/> Multiple road access <input checked="" type="checkbox"/> Dead End Comments: _____
OVERALL	<input checked="" type="checkbox"/> Acceptable for above application <input type="checkbox"/> Not acceptable for above application Comments: _____

APPLICANT: - **TAYLOR, Ken**
LANDOWNER: - **KYLE, Elaine Ruth**
LEGAL: - **SE 21-33-3 W5**
DIVISION: - **6**
ACRES: - **2.98 ac.**

PROPOSED REDESIGNATION:

To Redesignate from:

Agricultural District (A) to Country Residential (1) District (R-CR1) an
approximate two point nine eight (2.98) acres.



Mountain View COUNTY

Location

Legend

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

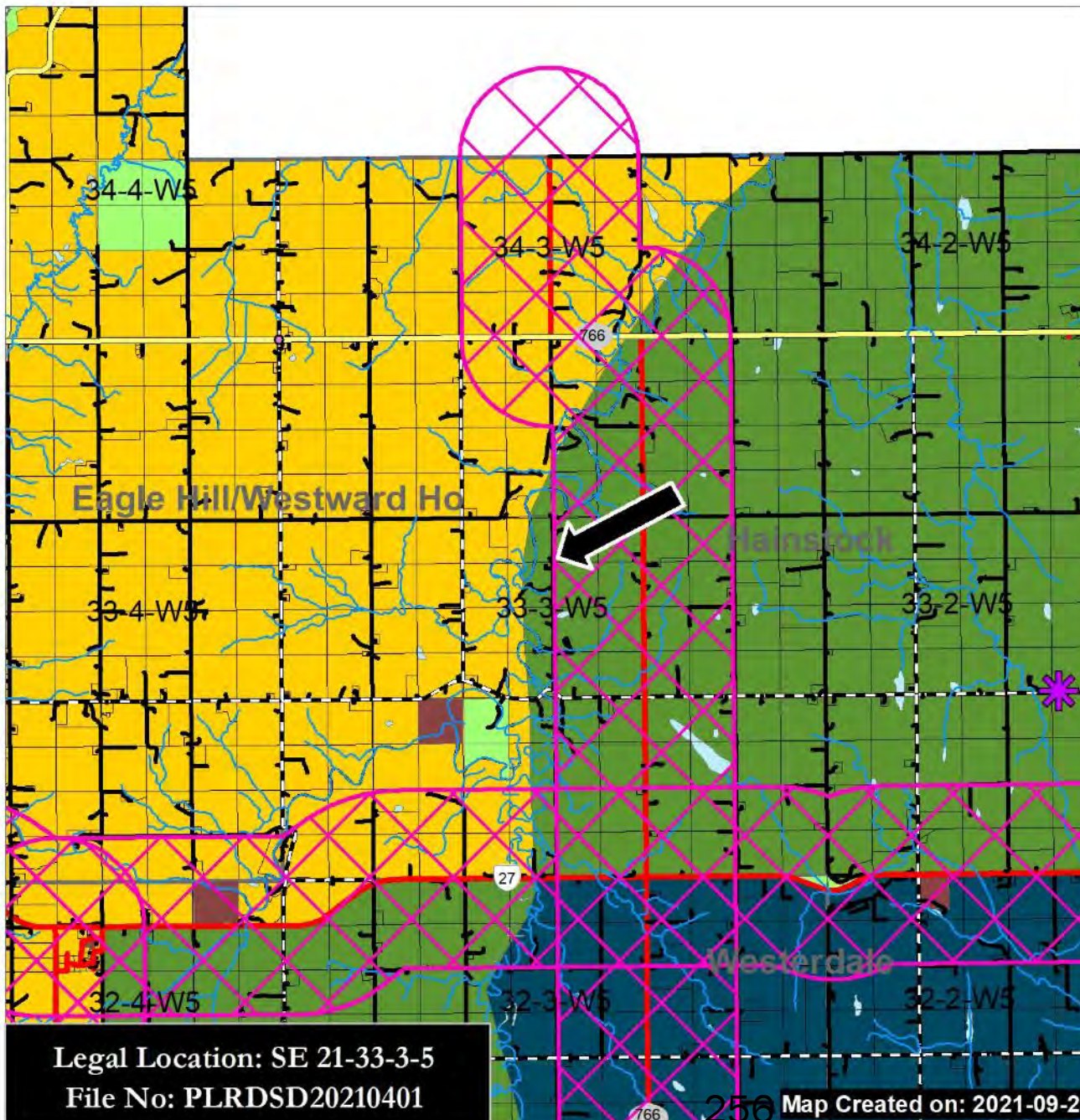


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 21-33-3-5

File No: PLRDSD20210401

Map Created on: 2021-09-27



Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

Legend

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

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

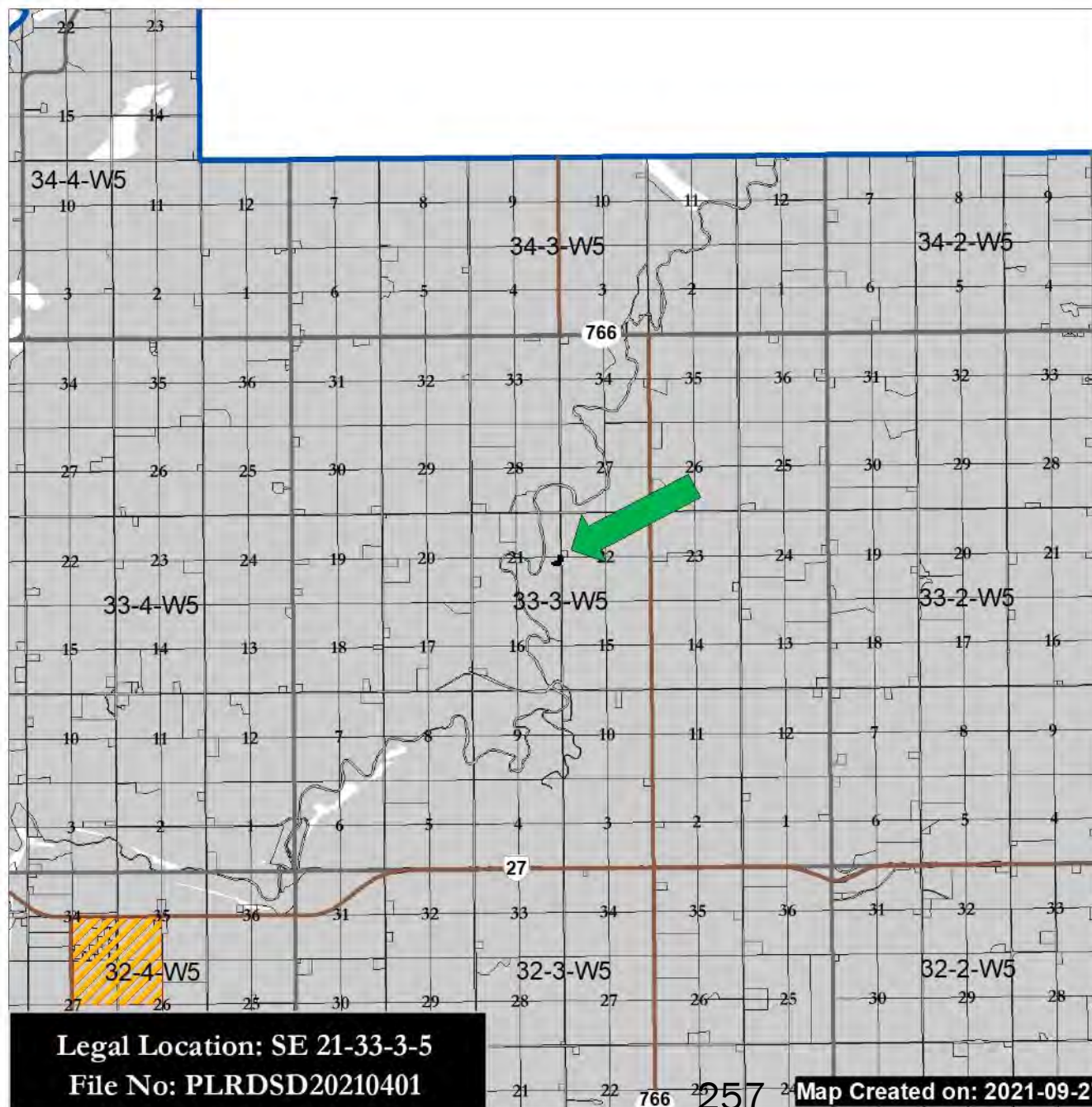


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal Location: SE 21-33-3-5

File No: PLRDSD20210401

Map Created on: 2021-09-27



Mountain View COUNTY

Site Sketch - Redesignation

Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- AltaLink Powerline Buffer (30m)
- Proposed Redesignation Boundary
- Road Width Less than 7 m
- 6 m
- Wells**
 - ABANDONED (1)
 - ABANDONED & REENTERED OBSERVATION (1)
 - ABANDONED WATER SOURCE (1)
 - ABANDONED ZONE (1)
 - CANCELLED LOCATION (1)
 - FLOWING OIL (1)
 - PUMPING OIL (3)
 - SUSPENDED OIL (1)
- Wells Buffer**
 - 100 m



0 50 100 200 Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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

21

Proposed Area to be Redesignated
from Agricultural District (A) to
Country Residential (1) District (R-CR1)
an approximate two point nine eight
(2.98) acres.

33-3-W5

Rge Rd 33

Legal Location: SE 21-33-3-5

File No: PLRDSD20210401

258 Map Created on: 2021-09-27



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

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



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Well & Pipeline Facilities

Legend

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



0 125 250 500 Meters

Scale: 1:15,000
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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

Legal Location: SE 21-33-3-5

File No: PLRDSD20210401

Note: Air Photo was captured in 2020

260 Map Created on: 2021-09-27



Mountain View COUNTY

Well & Pipeline Facilities

Legend

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



Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_MTM_AEP_Forest

Projection: Transverse_Mercator

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

Legal Location: SE 21-33-3-5

File No: PLRDSD20210401

Note: Air Photo was captured in 2020

261 Map Created on: 2021-09-27



Mountain View COUNTY

Topography & Water

Legend

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

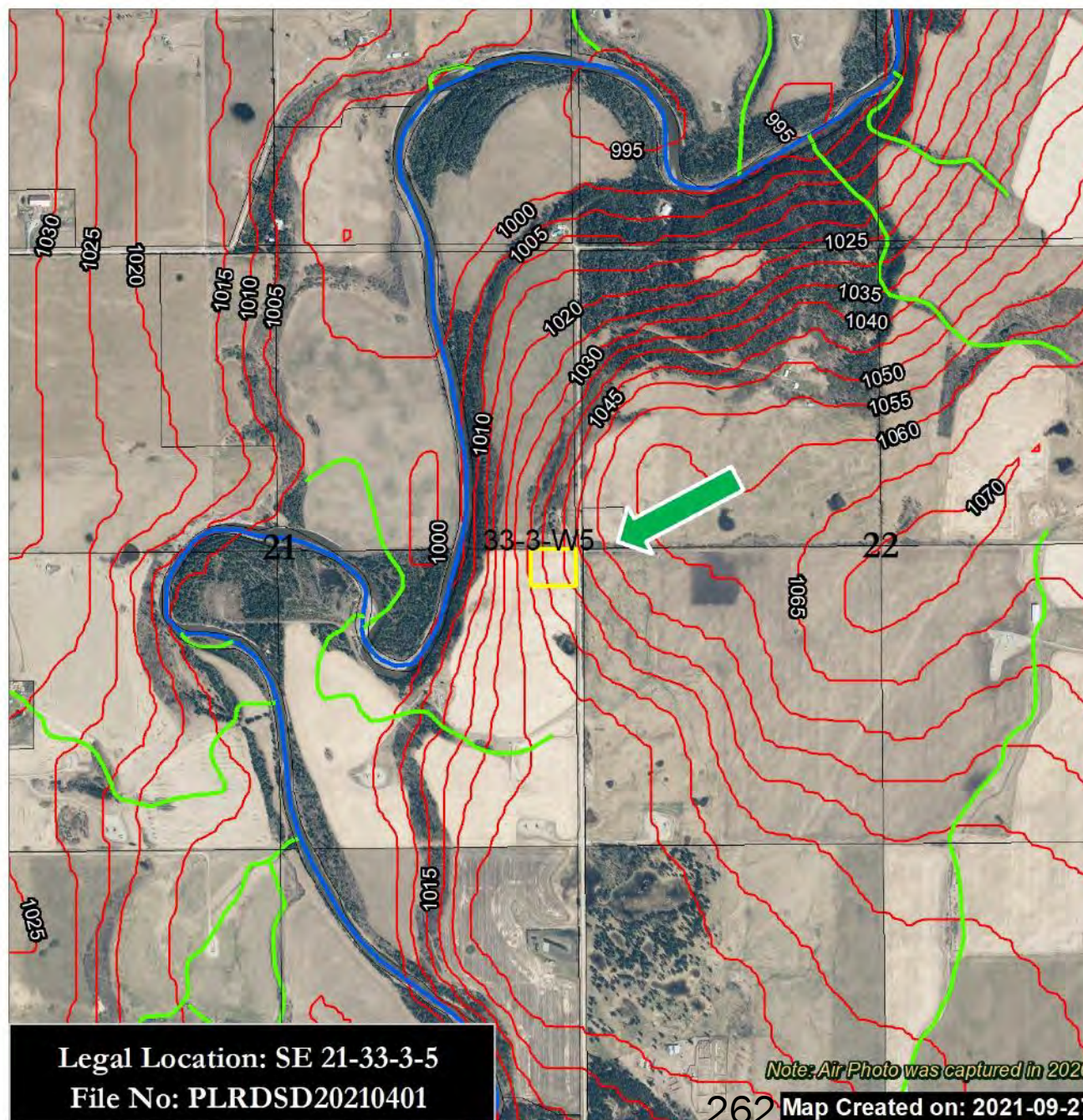


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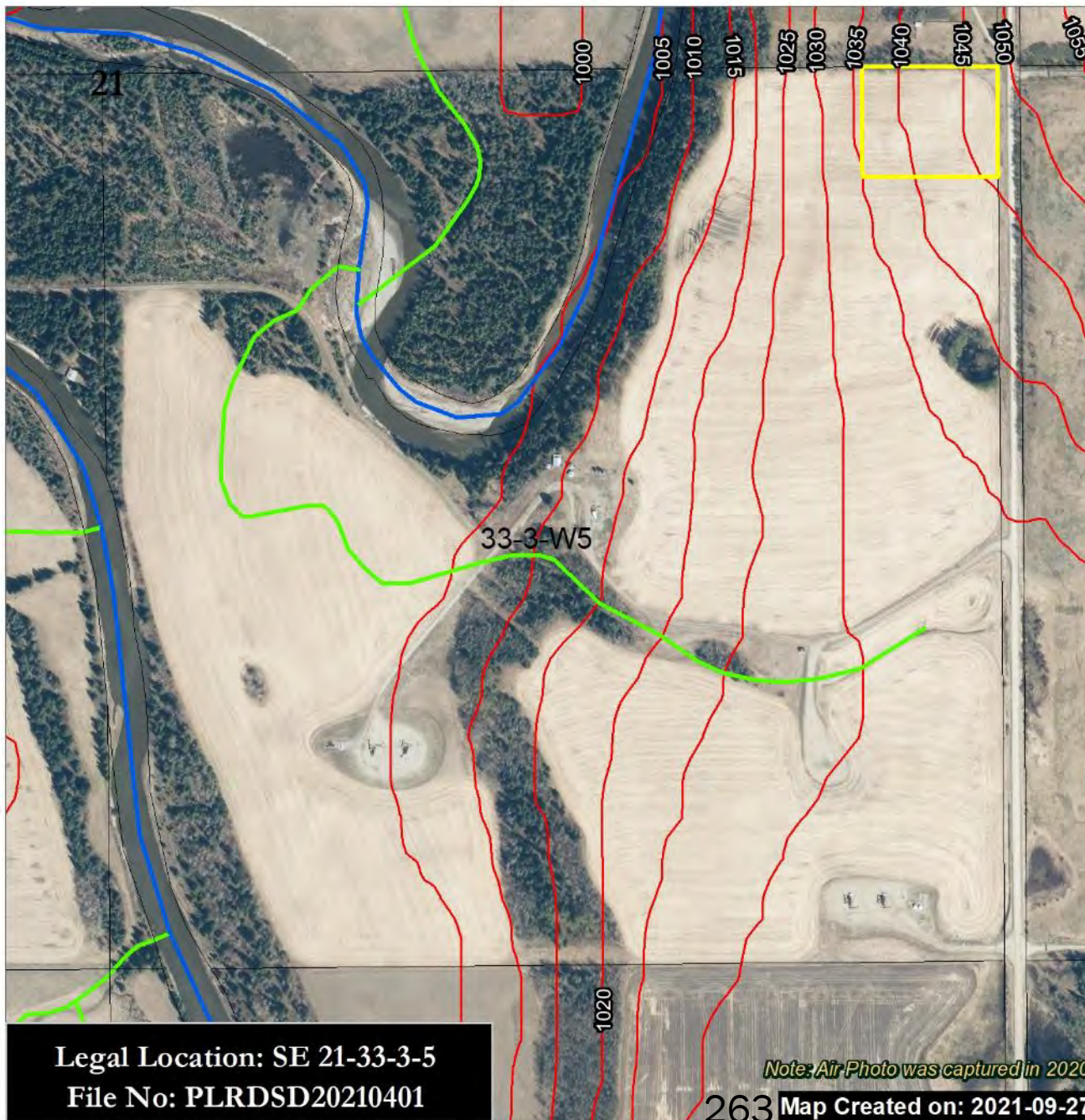
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 21-33-3-5
File No: PLRDSD20210401

262 Map Created on: 2021-09-27



Mountain View COUNTY

Topography & Water

Legend

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



Legal Location: SE 21-33-3-5
File No: PLRDSD20210401

Note: Air Photo was captured in 2020

263 Map Created on: 2021-09-27

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



Mountain View COUNTY

Environmental Scan

Legend

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

Environmentally Significant Areas

ESA_number

- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

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

Map Created on: 2021-09-27

Legal Location: SE 21-33-3-5
File No: PLRDSD20210401



0 50 100 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Environmental Scan

Legend

Provincial Flood Mapping

- Provincial Flood Mapping
- Floodway
- Flood Fringe

Environmental Scan

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

Environmentally Significant Areas

ESA_number

- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

Conservation Easement (Legacy Land Trust Society)

Rural Address

Proposed Redesignation Subdivision Boundary

Growth Centres

Historical Resources

<all other values>

a-Archaeological Resources

a, p

h-Historical Sites

p-Paleontological Resources

Nuisance Grounds

Landfills

Gravel Pits

Sewage Lagoons

CFO - NRCB

Approved

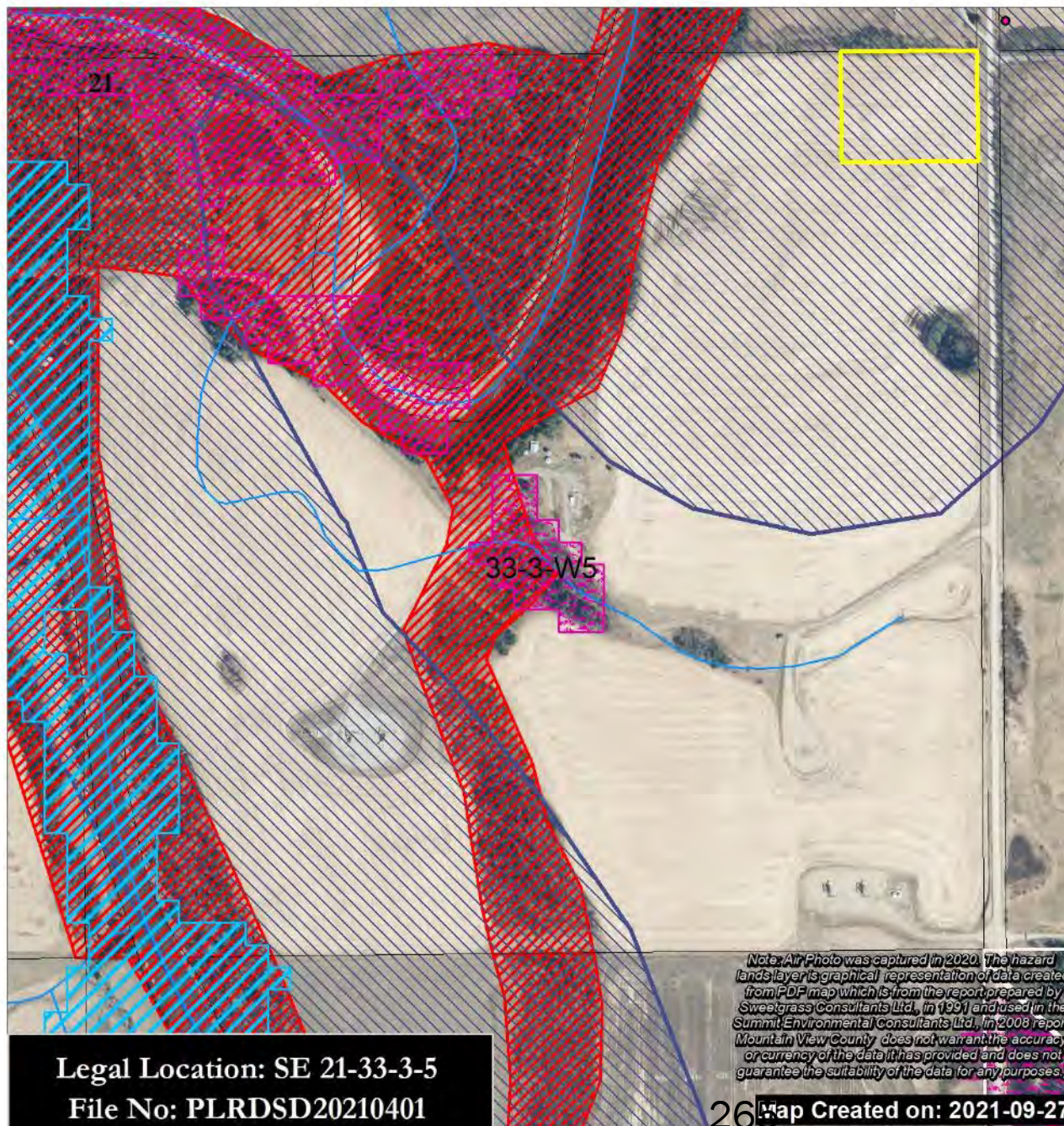


0 50 100
Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 21-33-3-5

File No: PLRDSD20210401


Map Created on: 2021-09-27



Mountain View
COUNTY

Canada Land Inventory


 Class 1


 Class 2

 Class 3

 Class 4

 Class 5

 Class 6

 Class 7

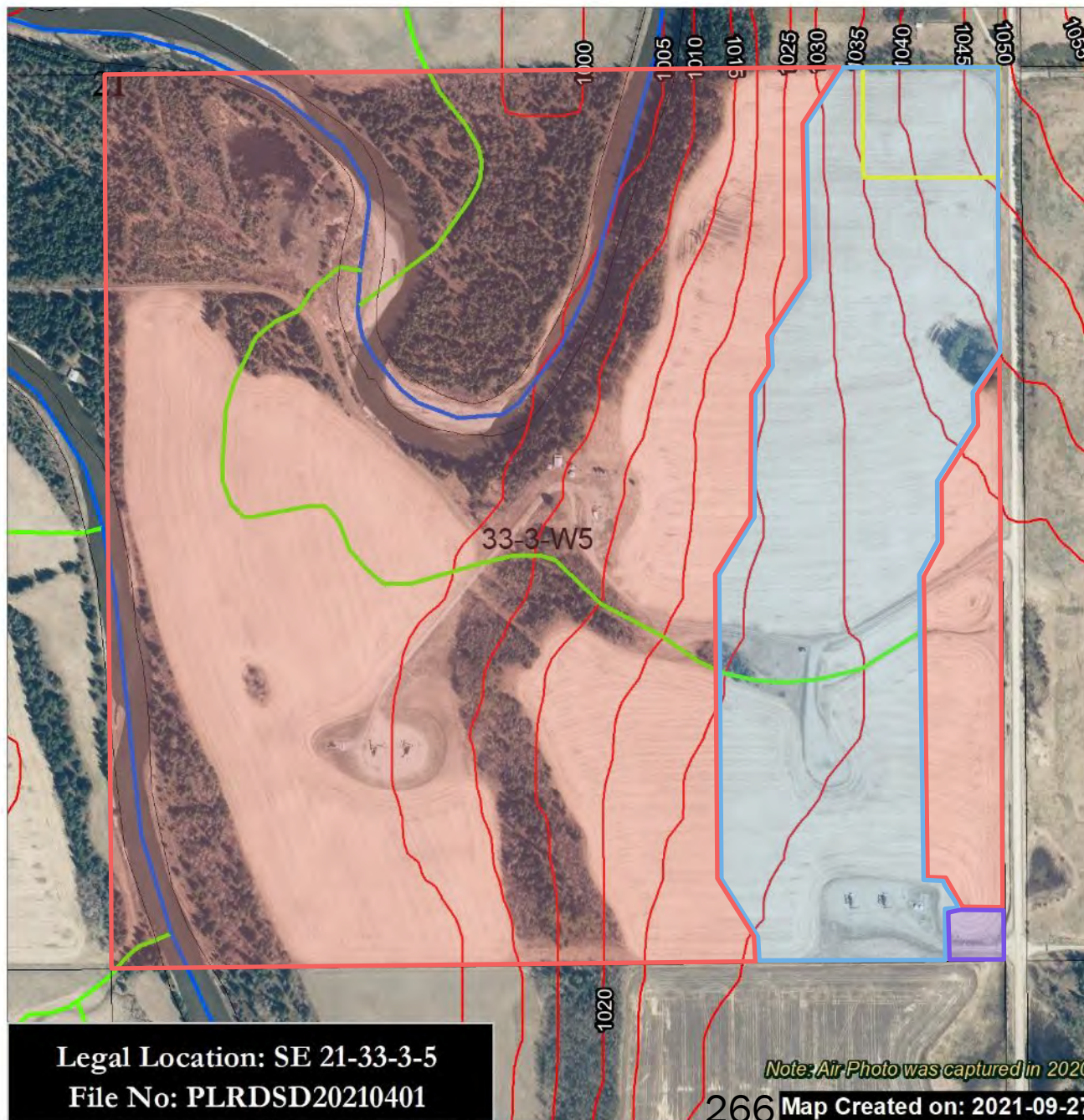
 Class 0



Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 21-33-3-5
File No: PLRDSD20210401

Note: Air Photo was captured in 2020

266 Map Created on: 2021-09-27



Mountain View
COUNTY

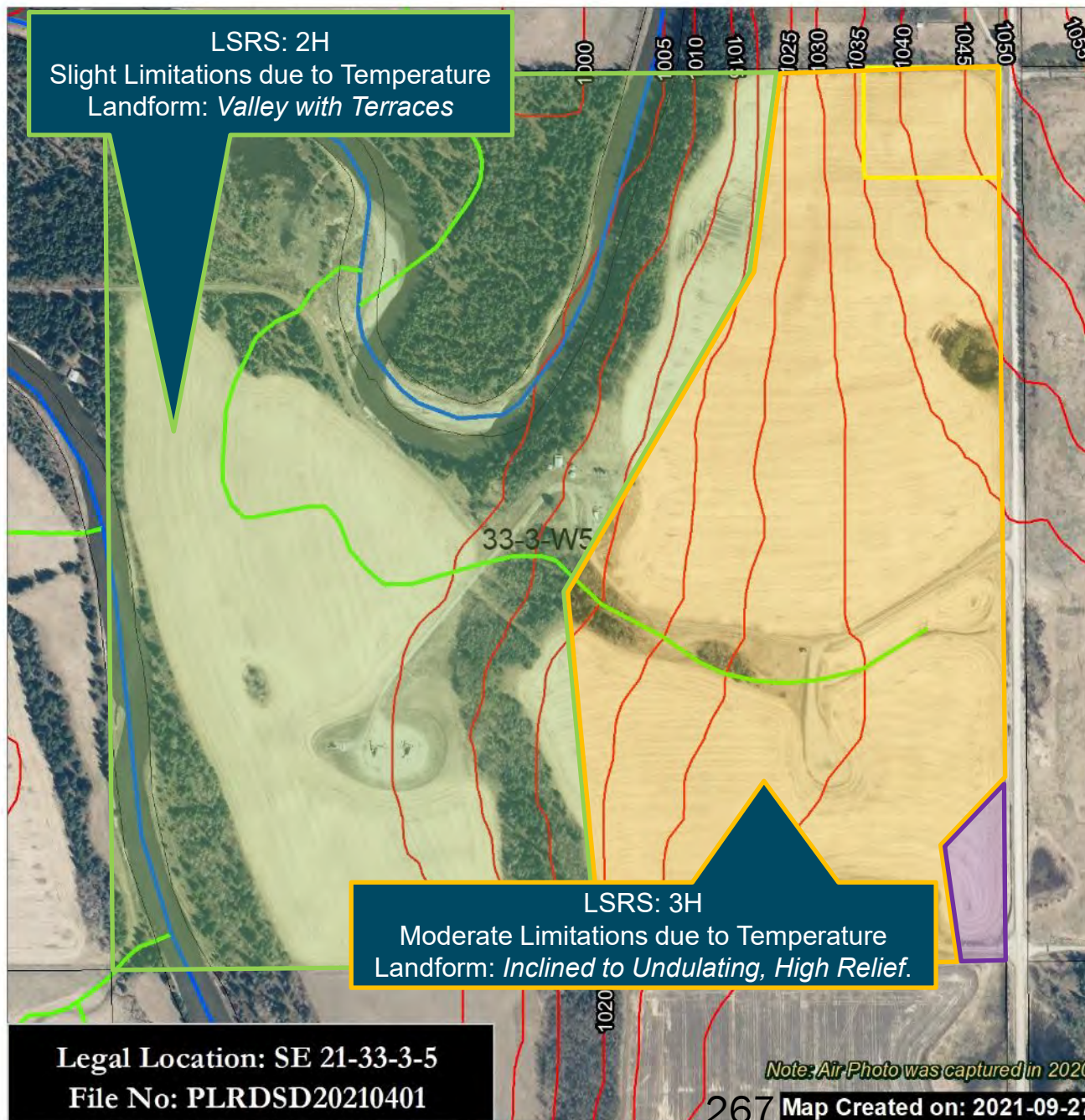
AGRASID Data

Land Suitability Rating System for Spring Grains (LSRS) Suitability

- Class 1 – No Limitations
- Class 2 – Slight Limitations
- Class 3 – Moderate Limitations
- Class 4 – Severe Limitations
- Class 5 – Very Severe Limitations
- Class 6 – Extremely Severe Limitations
- Class 7 – Unsuitable

LSRS Restrictions & Limitations









- H – Temperature (Inadequate heat units for the optimal growth.)





Mountain View
COUNTY

Farmland Field Sheet

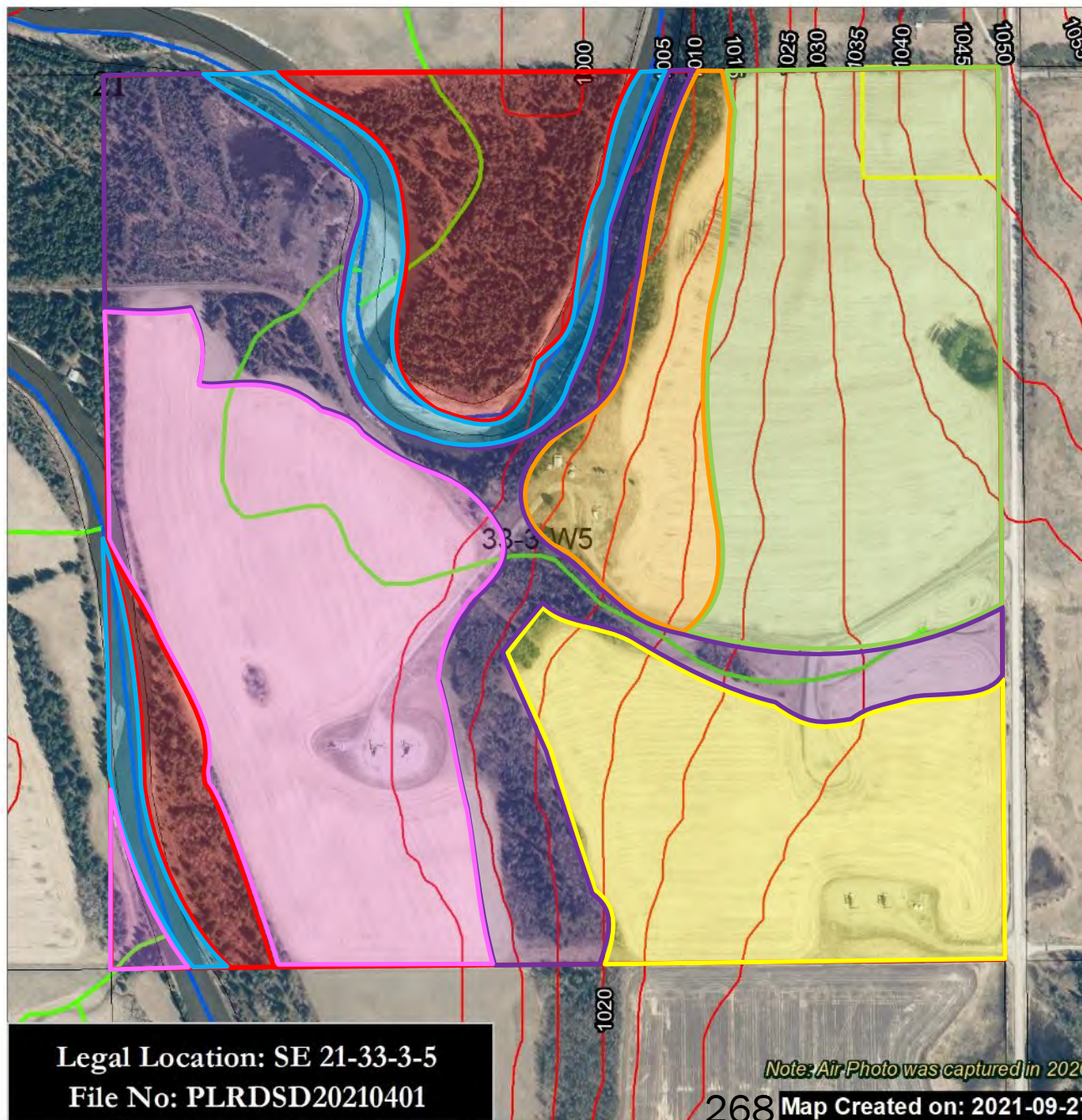
-  72.0% Good to Very Good Arable
-  60.5% Good to Very Good Arable
-  56.7% Fairly Good to Good Arable
-  54.5% Fairly Good to Good Arable
-  10.0% Good to Very Good Pasture
-  8.0% Fair to Good Pasture
-  0.0% Poor to Fair Pasture
-  Proposed Redesignation / Subdivision



Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 21-33-3-5
File No: PLRDSD20210401

Note: Air Photo was captured in 2020

268 Map Created on: 2021-09-27



Mountain View COUNTY

Site Dimension

Legend

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



Scale: 1:1,500

Mountain View County

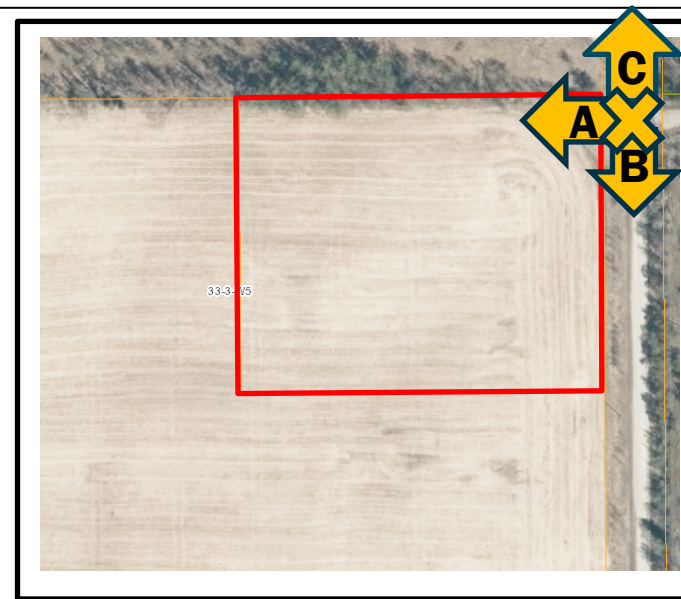
NAD_1983_CSRS_MTM_AEP_Forest

Projection: Transverse_Mercator

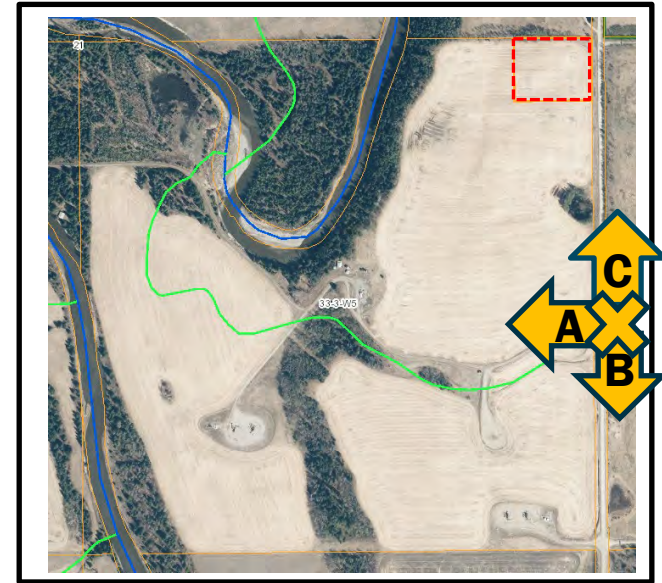
NOTE: For Exact Wells Classification review its Attribute Table or Contact AER



Access & Site Lines to Proposal



Access & Site Lines to Balance



Views of Proposal

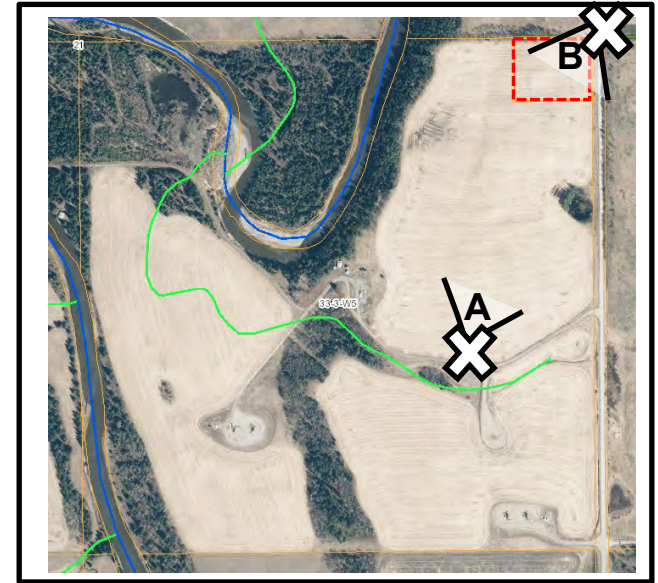
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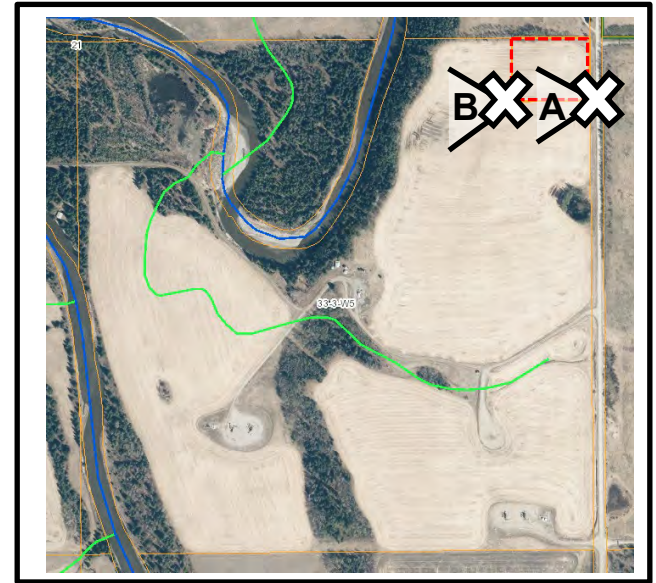
B



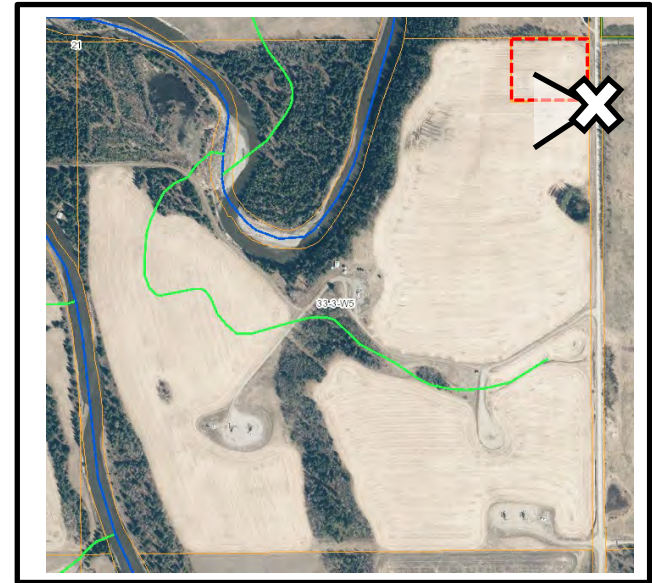
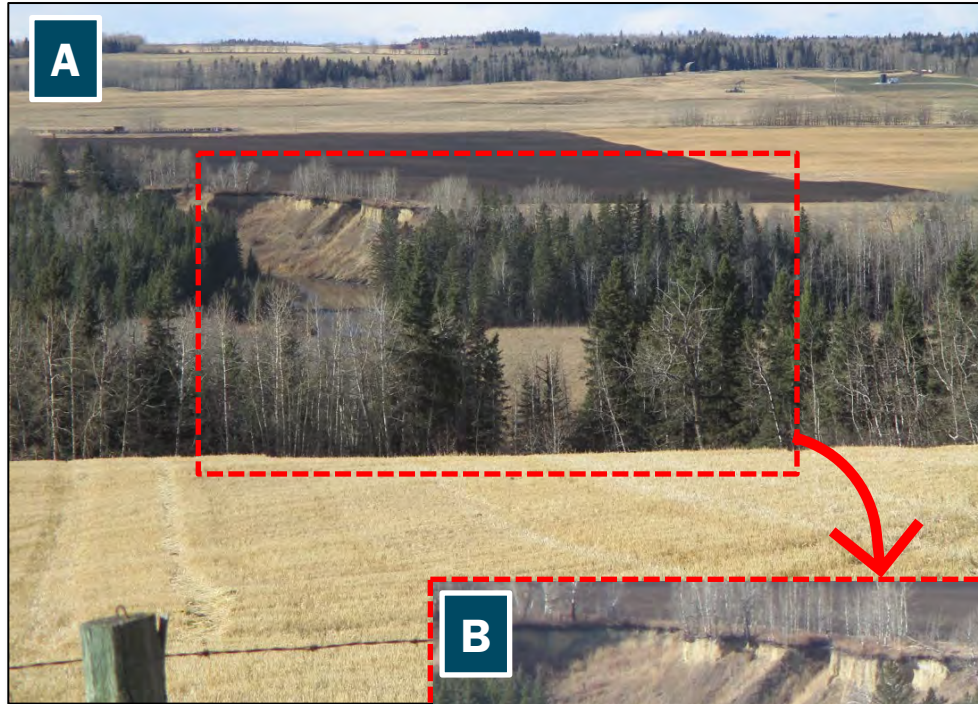
Views to Proposal



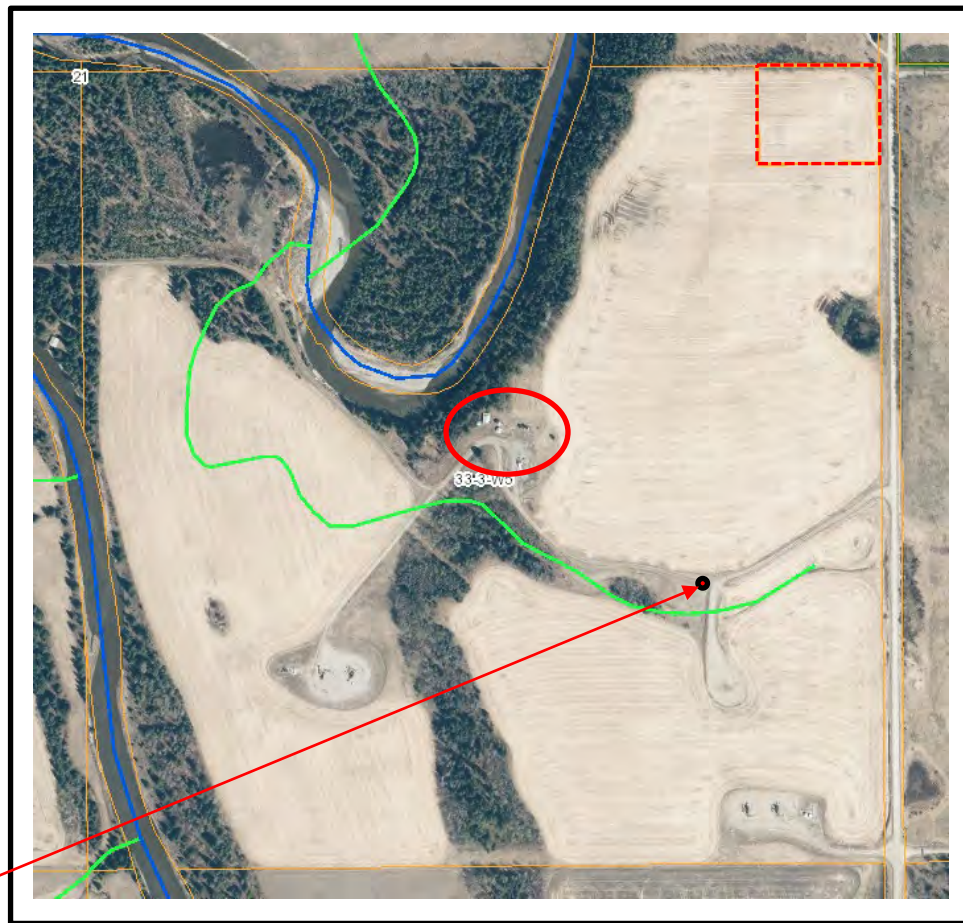
Views to Little Red Deer River



Views to the Little Red Deer River



Development Within Balance of Quarter



Oil & Gas Facilities Within Balance of Quarter

A

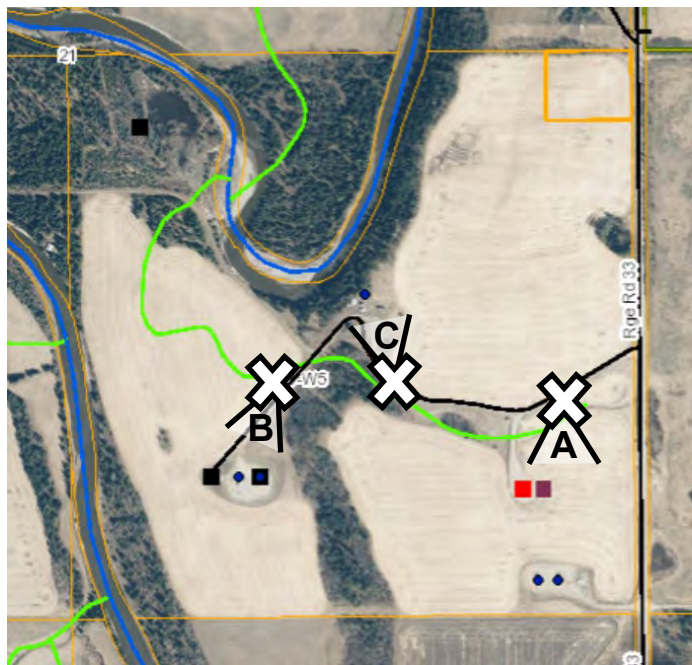


Wells Near Quarter's Southern Boundary

B



Wells in Quarter's Southwest Field

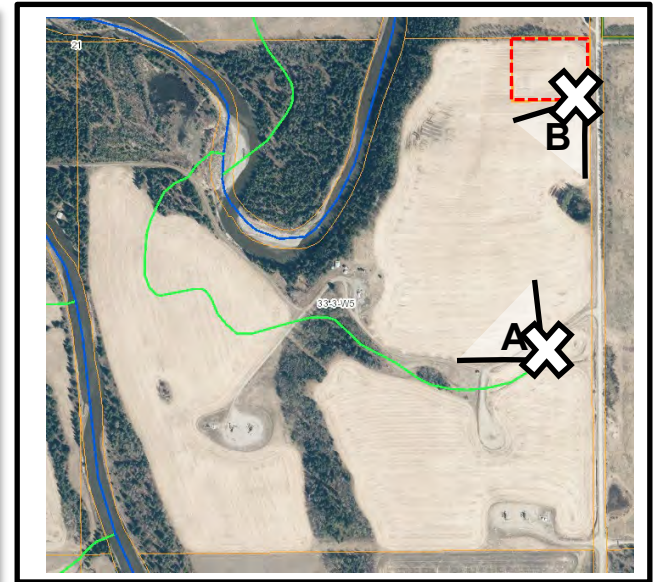


C



Oil & Gas Facilities Near Center of Quarter

Views of Balance of Quarter



Policy Analysis - Municipal Development Plan Bylaw No. 20/20



YourCounty. YourPlan.

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO.
20/20
SCHEDULE A

Consolidated Version (Bylaw No. 25/21) October 13, 2021

Note: All persons making use of the consolidation are reminded that it has no legislative sanction; that the amendments have been embodied for convenience of reference only, and that the original bylaw should be consulted for all purposes of interpreting and applying the bylaw.

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.

Policy Analysis - Municipal Development Plan Bylaw No. 20/20



YourCounty. YourPlan.

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO.
20/20
SCHEDULE A

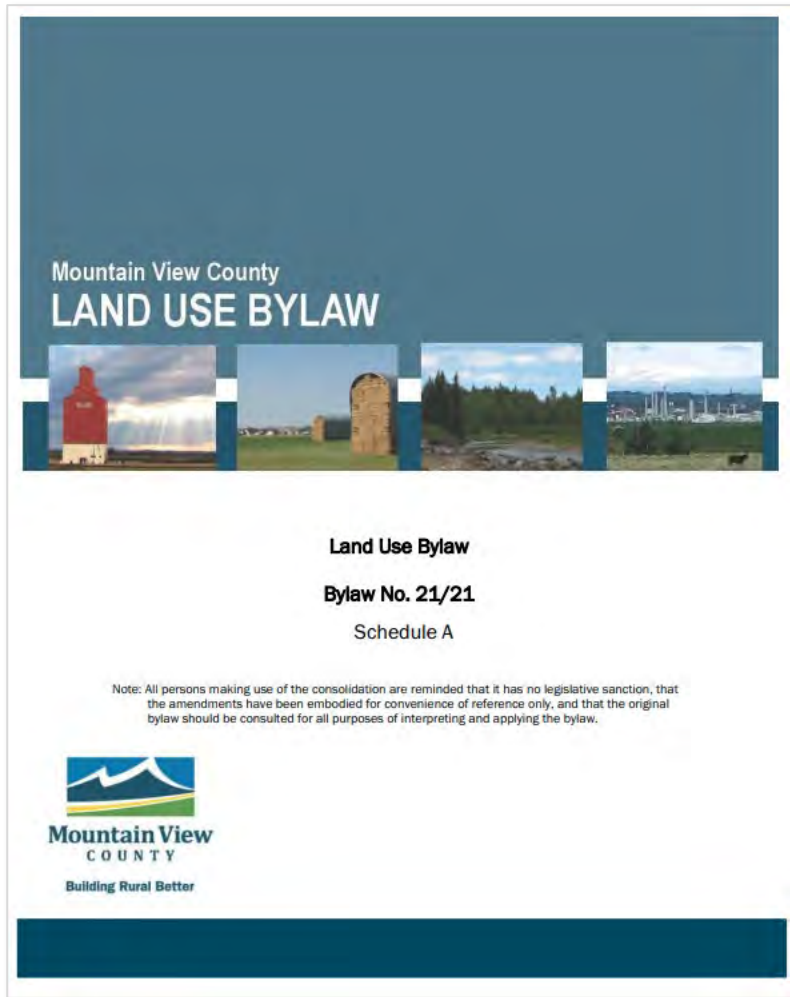
Consolidated Version (Bylaw No. 25/21) October 13, 2021

Note: All persons making use of the consolidation are reminded that it has no legislative sanction; that the amendments have been embodied for convenience of reference only, and that the original bylaw should be consulted for all purposes of interpreting and applying the bylaw.

6.0 Environmental Land Use Policies

- 6.3.5 The County shall apply environmental protection measures and prescribe improvements upon the land as a condition of subdivision or development approval in accordance with Mountain View County Policy 6009 as approved and amended by Council from time to time.
- 6.3.6 Areas known to be Hazard Lands within MVC are identified on Figure 4. Further studies should be required as part of any subdivision or development application to determine the exact location of the lands within a site.
- 6.3.7 Hazard lands representing river valleys shall require a dedication of a minimum 6 metres environmental reserve, environmental easement and/or restrictive covenant from the delineated top of bank at time of subdivision or development. The extent of this restriction shall be guided by approved ASPs, existing provincial standards with respect to development in proximity to hazard lands and/or a geotechnical assessment prepared by a qualified professional engineer in support of the subdivision and/or development.
- 6.3.8 Development on lands identified as hazard land shall comply with the regulations set out in the Land Use Bylaw.
- 6.3.13 The developer should be required to provide a geotechnical report, prepared and stamped by a registered professional geotechnical engineer, for slopes over 10%, to demonstrate stability and suitability for development. The engineering report shall outline the standards for development of the site

Policy Analysis - Land Use Bylaw No. 21/21



11.1 Agricultural District (A)

A

Parcel Area	Minimum 80.0 Acres
-------------	--------------------

Balance Lot: (+/-) 157.02 Acres

12.2 Country Residential (1) District (R-CR1)

R-CR1

Parcel Area	Min 2.0 ac – Max 2.99 ac
-------------	--------------------------

Proposed Lot: (+/-) 2.98 Acres

- ✓ The balance of the quarter shall meet the minimum parcel size of 80 acres.
- ✓ The proposed residential parcel shall meet the parcel size requirements for Country Residential (1) District (R-CR1) parcels.

Letter of Concern from Adjacent Landowner & Applicant's Response

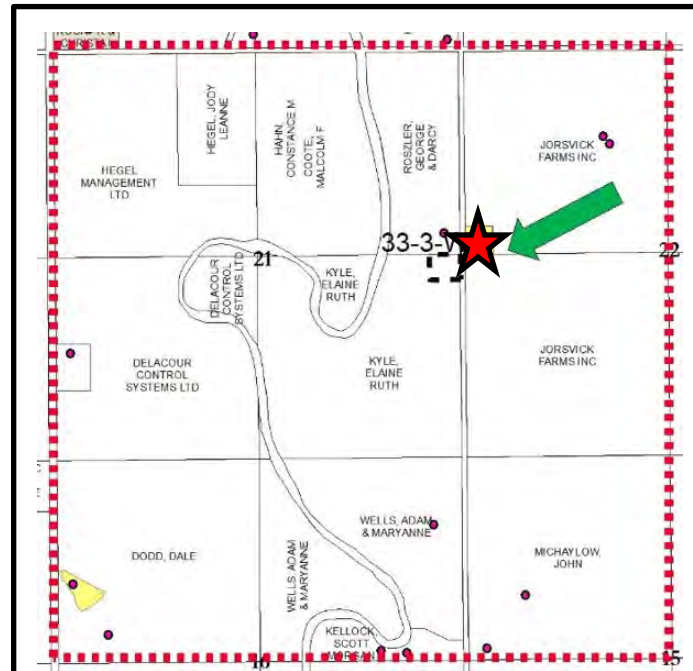
One (1) letter of concern was received from an adjacent landowner, who outlined the following:

- Concern with the location of the proposed subdivision, which will obstruct view of the mountains;
- Dwelling has recently been built and oriented towards views of the mountains and the proposed parcel will be in the site line;

- Proposal would be better located further south from its current location;
- Given that there are two (2) residential parcels across from each other, clustering a third (3rd) dwelling site in such close proximity will create congestion.

The applicant responded to the outlined concerns with the following:

- The proposal is situated in the best location as there are many oil and gas facilities on the subject quarter.
- The adjacent landowner's dwelling is elevated higher than the proposal area, which should avoid impacting views.



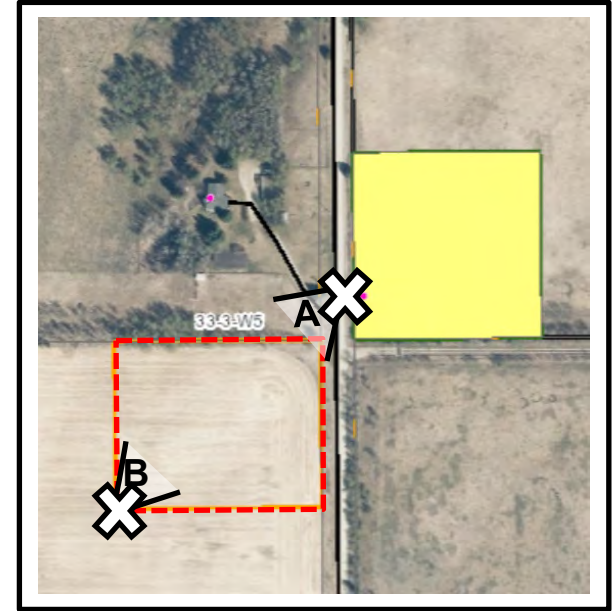
- The future dwelling site would have similar setbacks as the surrounding dwellings and should not disturb existing site lines.
- The proposal's location has poor soils, as an oil and gas company had stripped the topsoil for a well and then cancelled the site, only reclaiming some of the topsoil.

Proximity of Nearby Country Residential Parcel

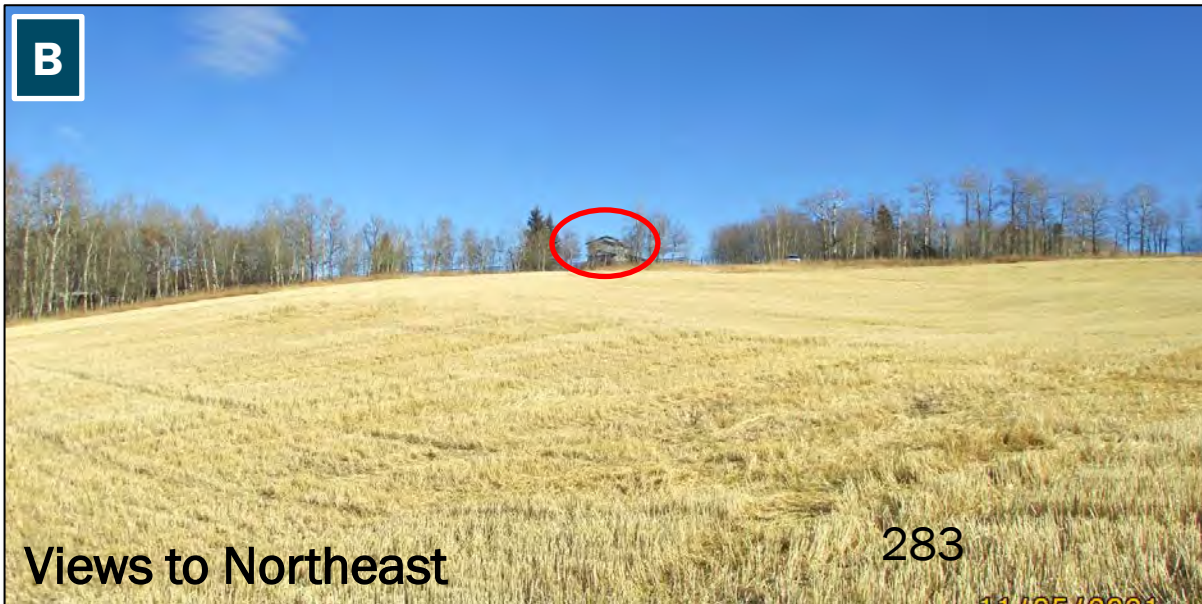
A



Views to Southwest



B



Views to Northeast

283

Administrative Position

The Planning and Development Department supports Approval for PLRDSD20210401, within the SE 21-33-3 W 5M for the following reasons:

1. The proposal complies with the Municipal Development Plan.
2. The land is deemed suitable for its intended use as a Country Residential (1) District (R-CR1) parcel in accordance with the regulations of the Land Use Bylaw.
3. The applicant responded to the letter of concern outlined by an adjacent landowner and should have a minimal impact on surrounding land uses.

Request for Decision

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

SUBJECT:	Bylaw No. LU 01/22	REVIEWED AND APPROVED FOR SUBMISSION
SUBMISSION TO:	Council Meeting	CAO:
MEETING DATE:	January 12, 2022	MANAGER:
DEPARTMENT:	Planning and Development Services	DIRECTOR: MB
FILE NO.:	PLRDSD20210362	PREPARER: DMG
LEGAL:	NE 3-29-4-5	LEGAL/POLICY REVIEW:
		FINANCIAL REVIEW:

ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 01/22 redesignating the lands within the NE 3-29-4-5 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 01/22 redesignating the lands within the NE 3-29-4-5 for February 09, 2022 at or after 9:00 a.m.

BACKGROUND / PROPOSAL:

To redesignate an approximate twenty-two point two two (22.22) acres from Agricultural District (A) to Agricultural (2) District (A(2)).

Application Overview

Applicant	SHERRIFFS, Douglas and Pauline
Property Owner	SHERRIFFS, Douglas Gary and Pauline Anne
Title Transfer Date	February 12, 2007
Existing Parcel Size	22.22 acres
Purpose of redesignation	For Subdivision for the purpose of a Boundary Adjustment. No new titles will be created as a result of this application.
Division	2
Rural Neighbourhood/Urban Centre	The subject property is in the rural community of Water Valley/Winchell Lake, southwest from the Village of Cremona.

Key Dates, Communications and Information

Application Submitted	August 04, 2021
Application Circulation Period	From September 07, 2021 to October 07, 2021
Supportive Information Requested/Submitted	Nothing requested at this time. However, the applicant submitted a letter explaining their proposed boundary adjustment and included a letter of support from the Dogpound Agricultural Stampede Association, which property is involved for this boundary adjustment proposal.
Application Revised from Submission	No
Communications Received from Referrals	Alberta Transportation: the two subdivisions and consolidations as well as the redesignation proposal is contrary to Section 14 of the Subdivision and Development Regulation; however, the proposal do have highway access and therefore there is no concern. Alberta Transportation grants unconditional variance of the requirement of Section 14 of the

	<p>Regulation. No access to Highway 22 will be permitted as a result of the subdivision/consolidation. An appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided no other provincial agency is involved in the application.</p> <p><u>Fortis Alberta Inc.:</u> no easement is required.</p> <p><u>Plains Midstream Canada:</u> no concerns.</p> <p><u>Telus Communications Inc.:</u> no objection.</p>
Objections Received and Addressed	No letters of objection/concern were received.

Applicable Directions, Policy and Regulations

Intermunicipal Development Plan (IDP)	The subject property is not within an IDP
Municipal Development Plan Bylaw No. 20/20	<p>In accordance with <i>Figure 3: Growth Management Conceptual Strategy</i>, as attached, the proposal is in the Potential Multi-Lot Residential Development Area; however, the application will not be creating new titles but rather it is for boundary adjustment of existing parcels, one of which requires redesignation to an appropriate land use district compliant with the regulations of the Land Use Bylaw.</p> <p>The interpretation of applicable policy sections will be provided at the Public Hearing stage</p>
Area Structure Plan (ASP)	The subject property is not within an ASP
Land Use Bylaw No. 21/21	<p>11.2 Agricultural (2) District Purpose: 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.</p> <p>Parcel Area: Minimum 16.16 ha (40.0 acres) or a smaller area redesignated by Council; Maximum 32.33 ha (79.9 ac) or the area in title at the time of passage of this Bylaw</p>
Policy and Procedures	6013 Boundary Adjustment Guidelines

Land Use and Development

Predominant land Use on property	The property subject to redesignation holds an Agricultural District (A) land use designation
Predominant development on property	The property is undeveloped and currently used as farmland
Oil and gas facilities on property/adjacent	There are no oil and gas activity on this property. In the vicinity there is an HVP Products operating line and some natural gas lines
Surrounding land uses	Surrounding land uses are predominantly agricultural and some residential development to the west from this proposal.
Proximity to utilities	Utilities are available as there is development within the subject quarter section and vicinity. Cochrane is the gas provider in the area and there are power poles in the adjacent properties.

Physical and Natural Features

Waterbodies and wetlands on property	In accordance with Policy 6012 there is an unnamed/unclassified stream flowing in the most northeast corner. No wetlands were identified on this property.
Topographical constraints on property	The topography gradually slopes in a north and northeast direction. Overall there is no concerns with topography.

ESA areas and classifications	No ESAs identified. A Level 2 (High) ESA is identified in the southern area of the quarter section, south of Township Road 290. This ESA identified areas along the Dogpound Creek.
Drainage and Soil Characteristics	Natural drainage in a north direction. Soils are a combination of loam and clay with sandstone. CLI soils are Class 5 and AGRASID's Land Suitability Rating System of 4H(5) – 5W(5) in northeast area and 4H(4) – 4HT(4) – 5W(2) in the remainder area of the subject parcel.
Potential for Flooding	There are no historical records of risk for flooding on this property.

Planning and Development History

Prior RD/SD/DP Applications	PLRDSD20140164: Council approved the redesignation to Agricultural (2) District area of 15.3 acres on September 10, 2014 with Bylaw No. LU 37/14. Subsequently the Subdivision Authority on October 07, 2014 approved the subdivision for agricultural purposes.
Encumbrances on title affecting application	Instrument No. 151 167 332 – Caveat: Acquisition of Land. Caveator Mountain View County. This caveat is for future Road Widening along Township Road 290.

Servicing and Improvements Proposed

Water Services	Private – may be in future at the development and building permit stage
Sewer Services	Private – may be in future at the development and building permit stage
Stormwater/Drainage Improvements	Not required for this application
Solid Waste Disposal	N/A

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

OPTIONS / BENEFITS / DISADVANTAGES: N/A

ATTACHMENT(S):

- 01 - Bylaw No. LU 01/22 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

BYLAW NO. LU 01/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NE 3-29-4-5 pursuant to the Municipal Government Act.

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

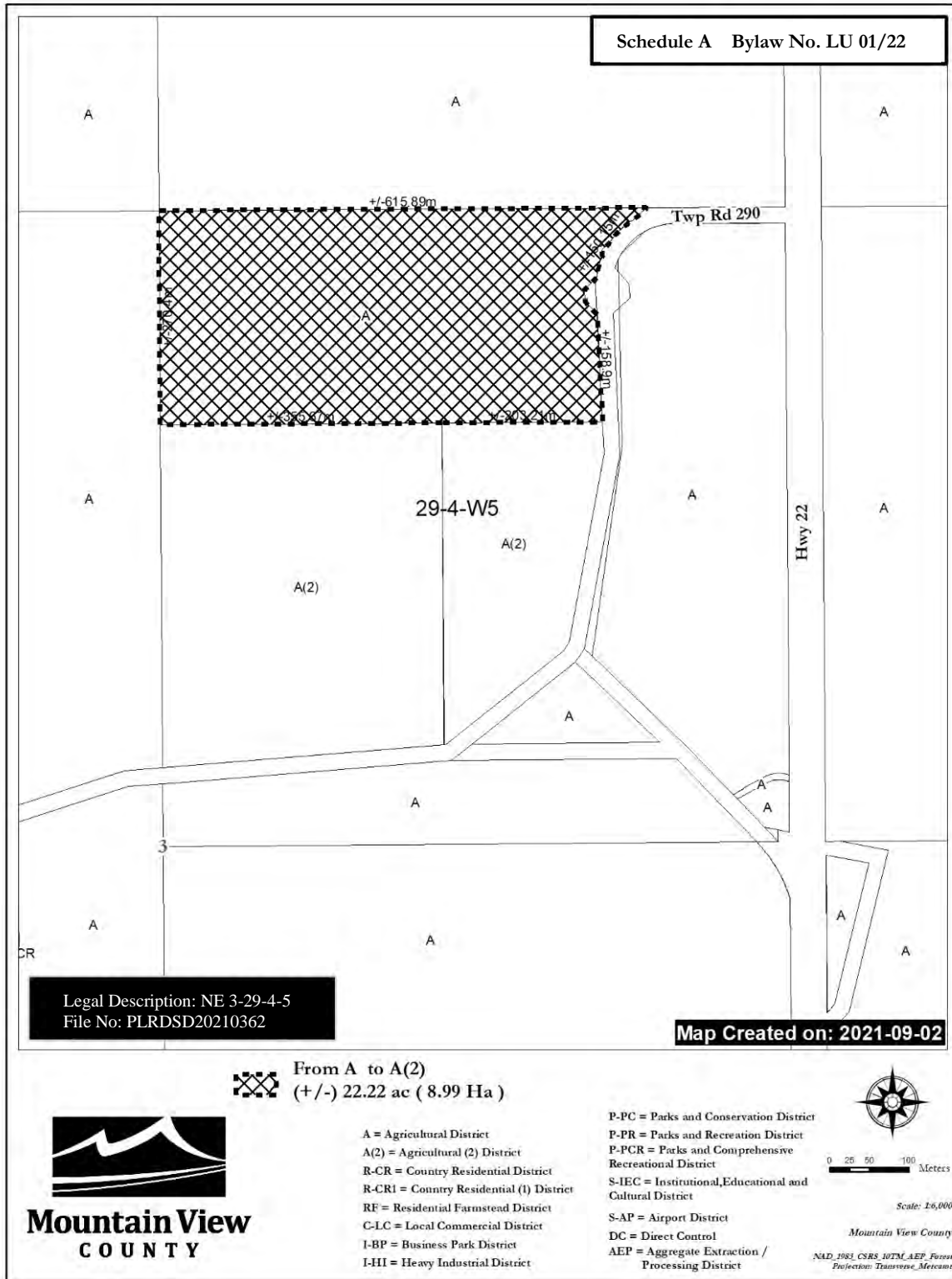
To redesignate from Agricultural District (A) to Agricultural (2) District (A(2)) an approximate twenty-two point two two (22.22) acres (8.99 hectares) in the Northeast (NE) Quarter of Section three (3), Township twenty-nine (29), Range four (4), West of the fifth (5th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading _____,

Reeve

Chief Administrative Officer

Date of Signing





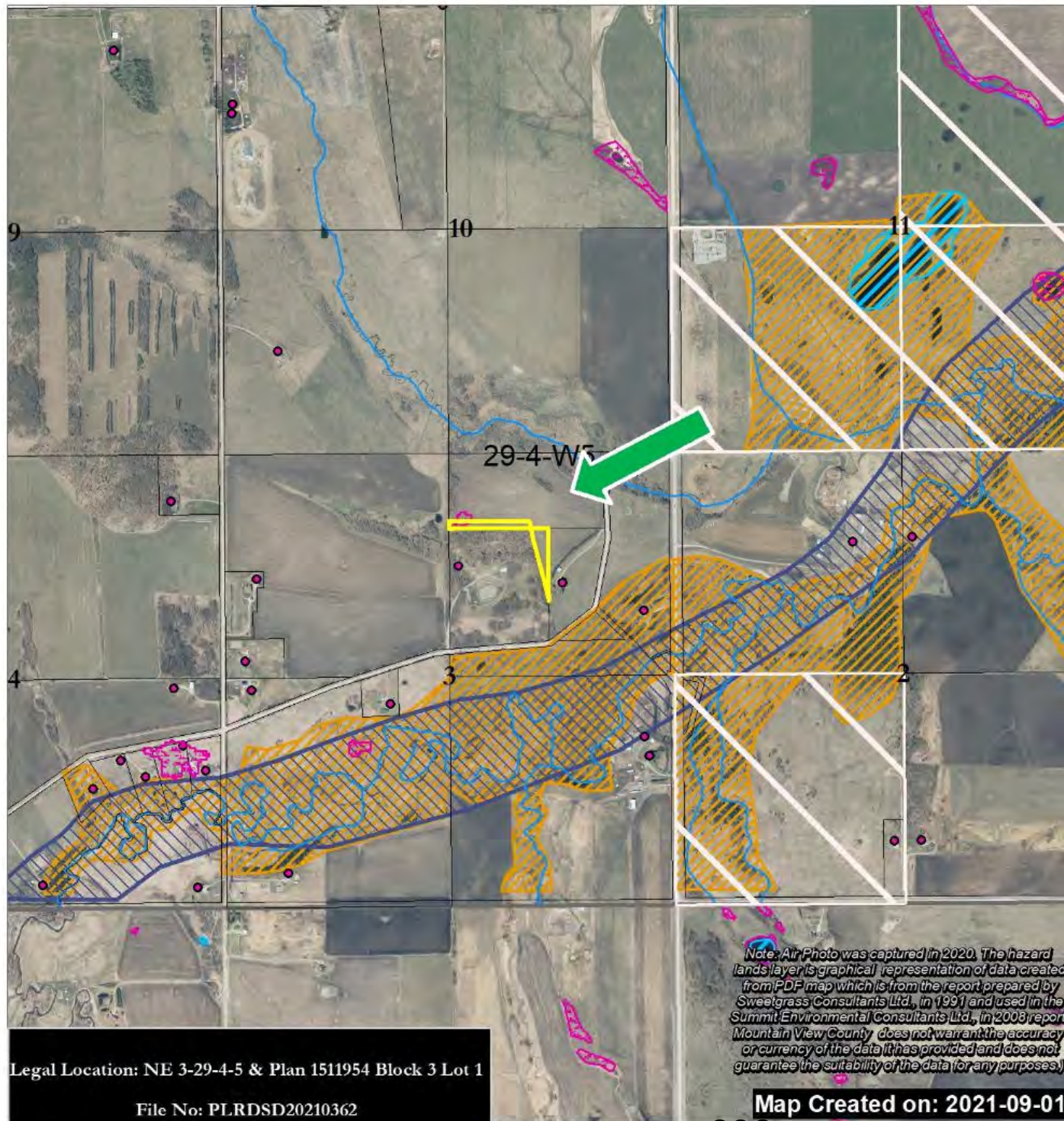
NE 3-29-4 W5 Acres





Mountain View COUNTY

Environmental Scan



Legend

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

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

Legal Location: NE 3-29-4-5 & Plan 1511954 Block 3 Lot 1
File No: PLRDSD20210362

Map Created on: 2021-09-01



0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Environmental Scan

Legend

Provincial Flood Mapping

- Provincial Flood Mapping
- Floodway
- Flood Fringe

Environmental Scan

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

Environmentally Significant Areas

- ESA_number
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

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

- Proposed Redesignation Subdivision Boundary
- Growth Centres

Historical Resources

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

Nuisance Grounds

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

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



0 50 100
Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: NE 3-29-4-5 & Plan 1511954 Block 3 Lot 1

File No: PLRDSD20210362

Map Created on: 2021-09-01



Mountain View COUNTY

Well & Pipeline Facilities

Legend

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



Water Valley/Winchell Lake



0 125 250 500 Meters

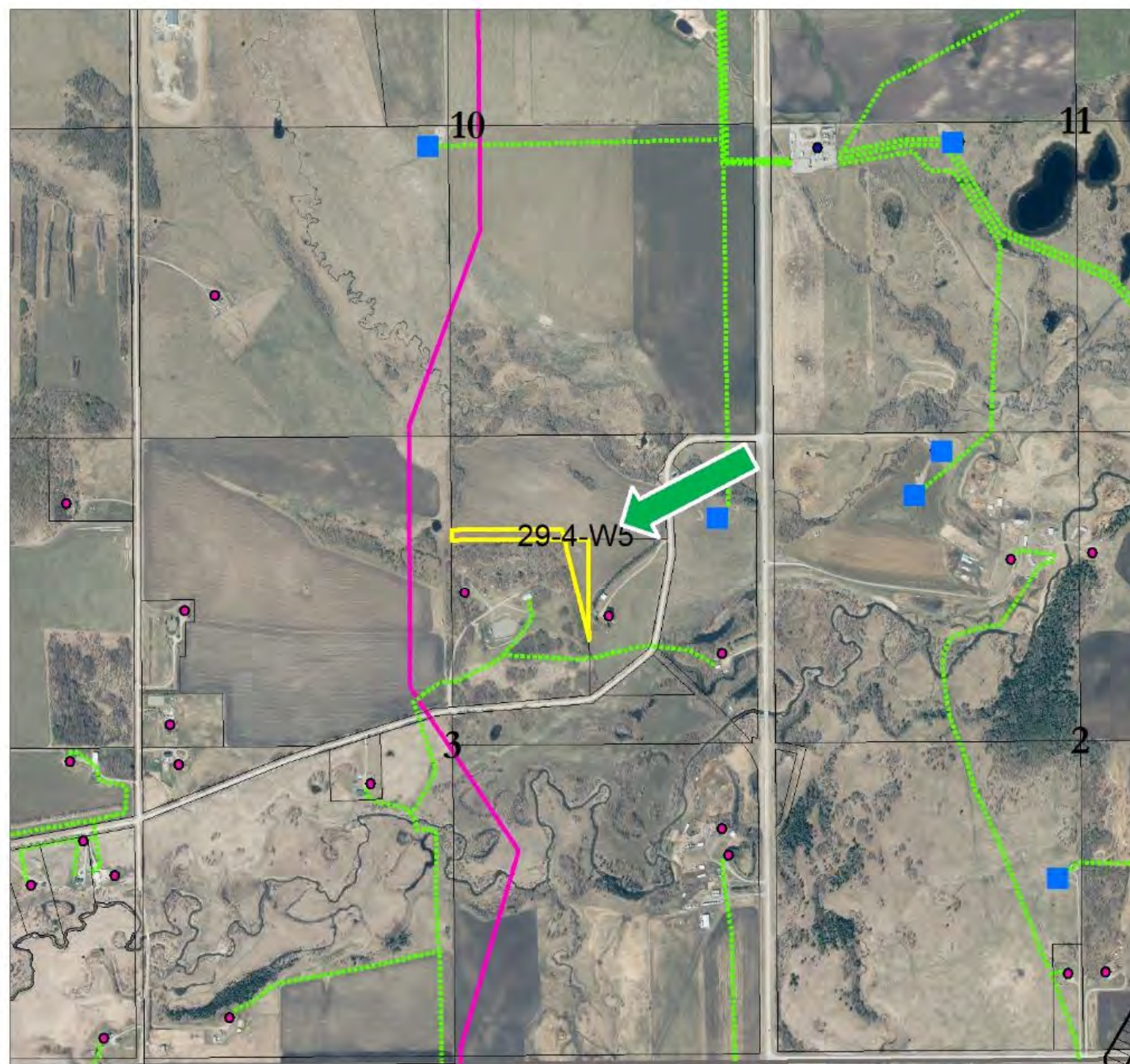
Scale: 1:15,000

Mountain View County

NAD 1983 CSRS 10TM_AEP_Forest

Projection: Transverse_Mercator

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



Legal Location: NE 3-29-4-5 & Plan 1511954 Block 3 Lot 1

File No: PLRDSD20210362

Note: Air Photo was captured in 2020

Map Created on: 2021-09-01



Mountain View COUNTY

Topography & Water

Legend

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

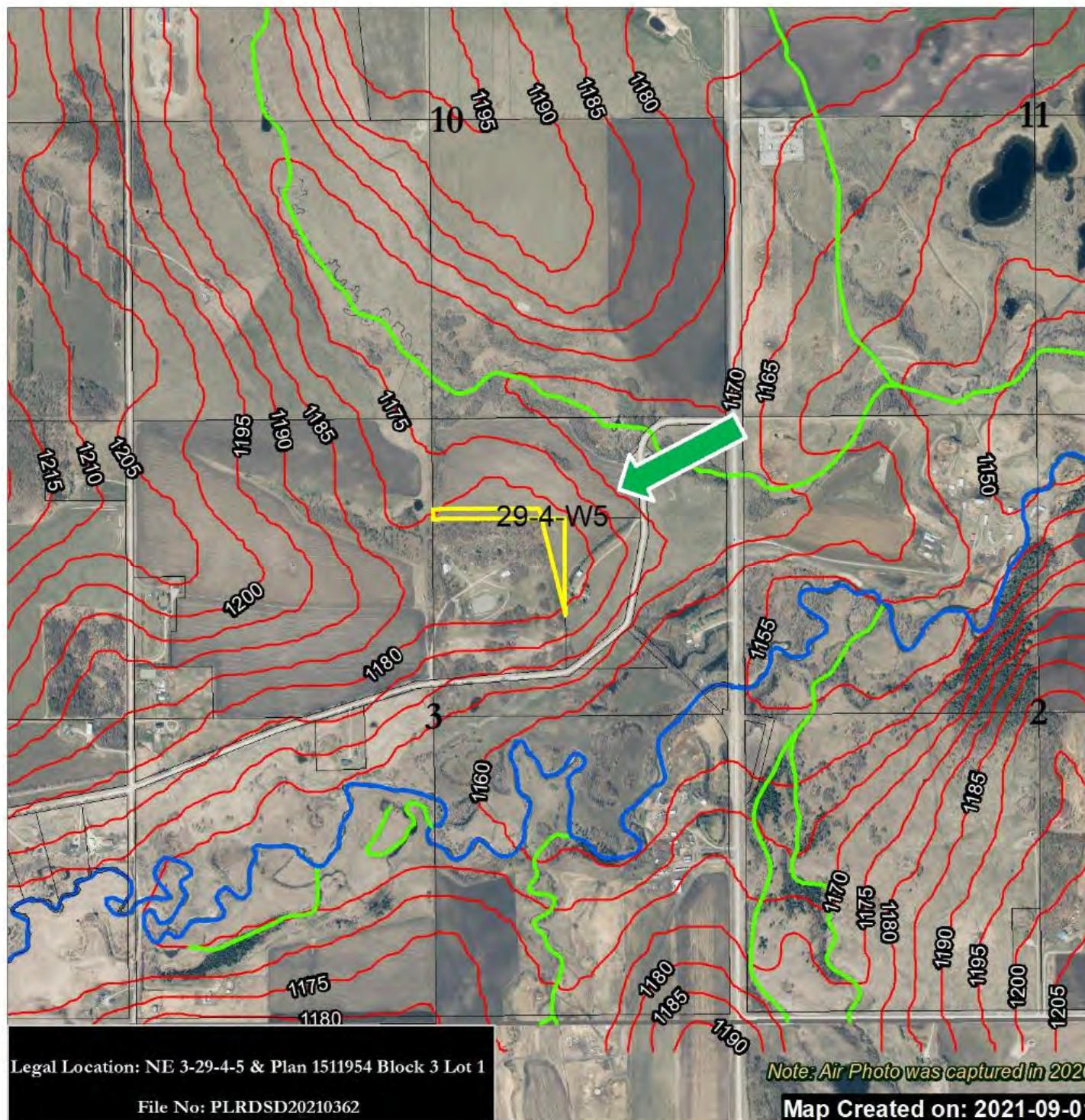


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Site Dimension

Legend

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



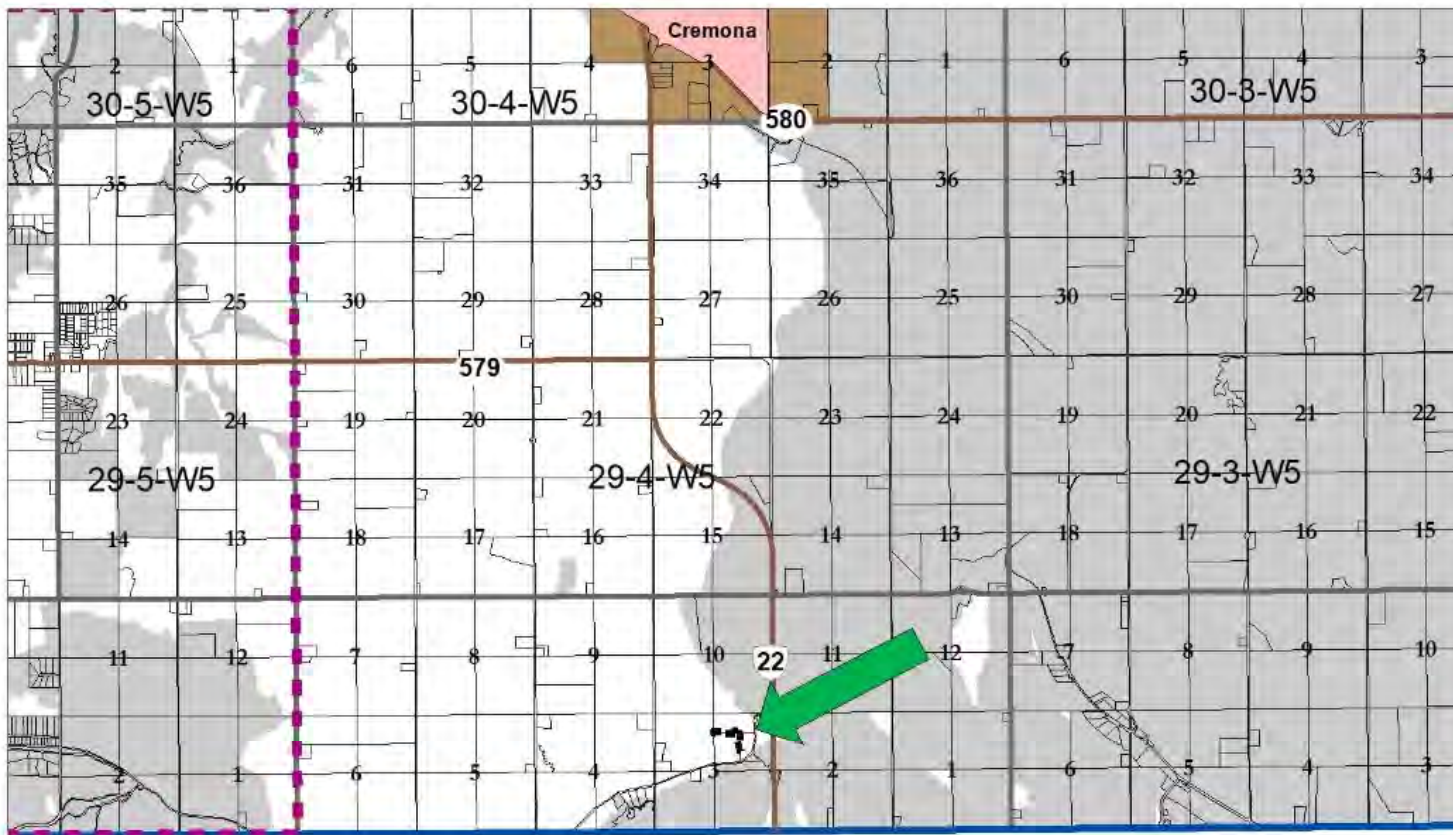
Scale: 1:2,500

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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





Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

Legend

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

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



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

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator

Legal Location: NE 3-29-4-5 & Plan 1511954 Block 3 Lot 1

File No: PLRDSD20210362

Map Created on: 2021-09-01

Regular Council Meeting

Request for Decision

CAO Services

Date: January 12, 2022

SUBJECT: Council Directives

RECOMMENDATION: That Council receive the Council Directives as information.

ALTERNATIVE OPTIONS: N/A

BACKGROUND: Receive as Information

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attachments ☒ Nil ☐ As per recommendation

PREPARED BY: lmc



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 Section 24 of the Municipal Government Act.	CAO	Preparing submission to Land Titles
RC21-440	That Council request that the Chief Administrative Officer contact all Recreational Condominium Corporations to determine their interest in the approval process.	Director, Planning and Development	For the next LUB Review
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.	Director, Legislative, Community and Agricultural Services	Negotiations underway
RC21-446	That Council defer amendments to the Municipal Development Policy and Land Use Policy to address the Flood Hazard Area on a date to be determined by Council after the 2021 Municipal Election.	Director, Planning and Development	BF in 2022
RC21-538	That Council direct administration to proceed with submission of Bylaw No. 24/21 for the permanent closure of Road Plan Number 051 1358, and consolidation with the adjacent land in NE 34-30-3 W5 to Alberta Transportation for approval prior to second and third reading	Director, Operational Services	In Progress
RC21-554	That Council direct administration to apply for the Forest Resource Improvement Association of Alberta grant to prepare a Wildfire Preparedness Guide for the Bearberry area. That Council direct Administration to engage the public on all three Wildfire preparedness plans, including Fire Smart principles	Director, Operational Services	We applied and were successful. Funds will be received upon completion of the project and submission of the final report.
RC21-589	That Council request that Municipal Planning Commission consider implementing a development permit condition that requires a compliance review of take place 5 years after approval	Director, Planning and Development	BF to MPC
RC21-590	That Council request that Municipal Planning Commission consider implementing a development permit condition that restricts Aggregate extraction below the water table	Director, Planning and Development	BF to MPC
RC21-592	That Council request that Municipal Planning Commission consider development permit conditions that take into consideration the dust management plan contained in the Comprehensive Site Development Plan	Director, Planning and Development	BF to MPC
RC21-626	That Council request that administration apply to the Province to increase the area in the Recreational Lease No. REC 2513.	Director, Legislative, Community and Agricultural Services	Correspondence sent
OR21-006	That Council request administration add the Agricultural Service Board Terms of Reference to a future Council meeting for consideration of adding Youth members.	Director, Legislative, Community and Agricultural Services	Referring to ASB for comment.
RC21-683	That Council direct Administration to send a letter to the towns, and ICC committees regarding fire budget looking at a maximum of CPI, and any increase in the budget to be justified through the ICC process.	CAO Services	In Progress
RC21-696	That Council request that Administration develop a Terms of Reference for the Mountain View Aviation Advisory Board and return it to a future Council meeting for consideration.	Director, Legislative, Community and Agricultural Services	In Progress
RC21-706	That Council amend Bylaw No. 27/21 to change the January penalty date to the 16th of January.	Director, Legislative, Community and Agricultural Services	Complete
RC21-716	That Council direct Administration to amend Section 6.01 (b) items a. and b. to read: a. Development prior to January 1st 2022 and adherence to a Winter Maintenance Program to the County's satisfaction, including clear key performance indicators to be monitored.and; b. Development prior to May 1st 2022 and adherence to a Summer Maintenance Program to the County's satisfaction, including clear key performance indicators to be monitored.	Director, Planning and Development	In Progress
RC21-719	That Council direct administration to renew the contract with Bow Valley Services from 2022-2025 to continue the bridge inspection program	CAO Services	Complete

RC21-720	That Council direct Administration to remove PK22-02 Campbell CE Park Development Project Sheet from the 2022 Project Budget	Director, Corporate Services	Complete
RC21-724	That Council request that Administration prepare the 2022 Operating Budget without the Cost of Living Percent adjustment as required in Section 2.10 of Procedure 1004-01	Director, Corporate Services	In Progress
RC21-731	That Council direct Administration to Amend policy 6301 - Agricultural Services Board to add two (2) additional members on one (1) year terms, who are 35 and under at the time of application	Director, Legislative, Community and Agricultural Services	In Progress
RC21-732	That Council authorize Reeve Aalbers and Councillor Krebs to arrange a meeting with the Alberta Veterinary Medical Association (ABVMA) to identify if there is a role to play for municipal support of the ABVMA to lobby for ways to increase the number of rural Veterinarians in Alberta	CAO Services	BF to RCM Jan 12/22
RC21-766	That Council defer item 10.4 - Canstone Energy Ltd. Tax Forgiveness until the January 12, 2022 Regular Council Meeting	Director, Corporate Services	BF to RCM Jan 12/22
RC21-770	That Council refund the \$425.00 appeal fee associated to SDABPLDP20210147	Director, Corporate Services	In Progress

Regular Council Meeting

Request for Decision

Corporate Services

Date: January 12, 2022

SUBJECT: 2022 Proposed Operating Budget

RECOMMENDATION:

That Council receive as information the 2022 Proposed Operating Budget.

*Council is encouraged to submit additional questions by January 21, 2022, and administration will answer them on the Council Agenda for February 9, 2022.

ALTERNATIVE OPTIONS:

BACKGROUND:

Council has approved a 2022 Interim Budget and the 2022 Project Budget as per December 1, 2021, meeting:

RC21-723	That Council approve the 2022 Project Budget in the amount of \$13,699,860.00
RC21-726	That Council approve the 2022 Interim Operating Budget

The 2022 Interim Budget will remain in effect until the final operating budget is approved on March 23, 2022.

Today, Council will begin their review of the 2022 Operating Budget. For reference the full budget process timeline is included in the 2022 Budget Package.

The first draft of the 2022 Operating Budget starts with the 2022 Interim Budget and is modified with consideration to the previous year's spending trends, and future contract costs. Again, this year we have increased the property tax revenue only for the estimated RCMP contract of \$190,000. The significant change this year was not including a major road project therefore we reduced our reliance on government funds for capital projects, decreased by the province from last year by \$4million. Additionally, we didn't require debenture funding. To comply with the Tax Rate Stabilization policy, we propose to withdraw approximately \$1million to balance the reserve to 5% of municipal taxes replacing the temporary 10%, effective December 31, 2022. Currently we balanced the 2022 Budget and continued an annual transfer to reserves.

As part of our review of the 2022 budget, we will consider whether the reserve transfers are satisfactory.

- a. The transfer to reserves should match the funding required for the long-range plans and not create significant spikes in the tax revenue requirement. The overall net transfer to reserves reflected in the budget may not be at a sustainable level to manage our long-range capital plans. This be reviewed with the 2022 Budget Plan.
- b. Subsidizing the tax revenue requirement from operating reserves for ongoing expenses is not sustainable in the long-term. For the 2022 Budget we are not relying on operating reserves to fund ongoing operations and that is sustainable.

When we have assessment numbers, and a draft budget plan we can explore alternative funding options:

1. Increase transfer from Operating Reserves
 - a. We may propose to Council an approval to withdraw from the Operating Expense Reserve for road maintenance at any time during the year. Current balance is \$2million.
 - b. The policy for the Tax Rate Stabilization Reserve states the target balance should return to 5% from 10% of Municipal Tax Revenue at the end of 2022. This may provide some one-time funding to balance the overall budget. This option is currently reflected in the proposed 2022 Budget.
2. Increase debenture funding
 - a. \$1,000,000 loan, 20-year asset, 3.27% interest, \$34,256.55 payment- twice/year
3. Increase tax revenue
 - a. Mill rate changes
 - b. Change ratio between assessment classes
4. Decrease service levels

Administration will provide the draft budget plan on February 9, 2022.

RELEVANT POLICY:

[Policy #1009 Financial Controls](#)

[MGA Article 242\(1\), 243](#)

[Policy #1008 Reserves](#)

BUDGET IMPLICATIONS:

Attachments ☒ Nil ☐

1. 2022 Proposed Operating Budget
 - a. 2022 Amended Budget Presentation Timeline
 - b. 2022 Proposed Operating Budget, Consolidated Statement of Operations
 - c. Revenue Comparison - budget change detail
 - d. Government Transfers- 2022 estimated capital grants with prior year history
 - e. Division Operating Summary Changes and Department Budget Change Detail (includes the Agriculture Budget Report presented to Agriculture Service Board)
 - f. Total Reserves – estimate the reserve balances for Dec 2022
 - g. Reserve Movements from LRP and Projects – proposed for 2022 budget
 - h. 9% Intermunicipal Funding- Calculate payments to urban partners for recreation & library operating and to capital reserves
 - i. Projects by Funding Type – Projects split by funding sources
 - j. Projects by Type – Projects split between operating, inventory, and capital budget

PREPARED BY: MA
Reviewed by: LM

Wednesday, September 8, 2021	Finance Situation Review
Thursday, September 16, 2021	Audit Committee Meeting to Review Project Sheets
Wednesday, September 22, 2021	Project Budget Report Provided to Council
Monday, September 27, 2021	Council Questions Due
Wednesday, October 13, 2021	Interim Budget Submitted for Recommendation to Future Council
Wednesday, October 13, 2021	1st Project Budget Presentation with Questions Addressed
Wednesday, October 27, 2021	Council Organizational Meeting
Wednesday, November 3, 2021	Finance Workshop with MNP Ltd.
Wednesday, November 10, 2021	2nd Project Budget Presentation (1 st Presentation to new Council)
Wednesday, November 10, 2021	Present COLA Options to Council (CAO Services)
Wednesday, November 10, 2021	Short Term Borrowing Bylaw for 1 st Reading
Monday, November 15, 2021	Council Questions Due for Project Budget
Wednesday, December 1, 2021	3rd Project Budget Presented for Approval (Questions Addressed)
Wednesday, December 1, 2021	Short Term Borrowing Bylaw for 3rd Reading
Wednesday, December 1, 2021	Interim Budget Presented for Approval
Wednesday, December 15, 2021	Interim Budget Presented for Approval (if required)
Wednesday, January 12, 2022	1st Operating Budget Presentation Provided to Council
Friday, January 21, 2022	Information Council Questions Due (Operating Budget)
Wednesday, February 9, 2022	2nd Operating Budget Presentation with Questions Addressed
Wednesday, March 9, 2022	Complete Budget Presented to Council (Including Carry Forwards)
Wednesday, March 23, 2022	Complete Budget Presented to Council for Approval
Wednesday, March 23, 2022	Tax Rate Bylaw Presented to Council for 1st and 2nd Reading
Wednesday, April 13, 2022	Tax Rate Bylaw Presented to Council for 3rd Reading
Wednesday, April 13, 2022	Audited Financial Statements Presented to Council



2022 Proposed Operating Budget Consolidated Statement of Operations

	Change	2022 Budget \$	2021 Budget \$	2020 Actual \$	2019 Actual \$
REVENUE					
Net taxes available for municipal purposes	190,000	30,001,656	29,811,656	29,460,641	29,324,961
Sale of goods	7,000	55,000	48,000	173,648	186,987
Sale of services	20,000	241,500	221,500	239,988	329,679
Fees & levies	222	652,722	652,500	678,558	1,054,719
Fines & penalties	105,000	371,500	266,500	254,665	478,979
Return on investments	117,153	1,364,153	1,247,000	1,478,435	1,662,443
Rentals	-	146,975	146,975	171,328	267,760
Recovery	-	146,500	146,500	286,146	655,758
Government transfers for operating	(733,581)	954,340	1,687,921	2,325,945	1,946,375
Other	-	-	-	43,000	-
Total Revenue	(294,206)	33,934,346	34,228,552	35,112,354	35,907,661
EXPENSES					
Council	30,387	667,687	637,300	525,109	615,179
CAO Services	38,632	745,144	706,512	698,133	709,402
Corporate Services					
Finance & general office	155,189	2,115,905	1,960,716	1,777,936	2,568,736
Assessment	46,065	439,165	393,100	430,214	488,271
Business services	66,487	1,130,742	1,064,255	1,029,823	685,544
Waste management	-	364,000	364,000	376,557	476,935
Planning & Development Services					
Planning	124,995	1,000,213	875,218	811,478	1,040,331
Development	146,720	692,127	545,407	500,918	465,957
Permitting	29,974	378,575	348,601	315,830	340,041
Legislative & Community Services					
Legislative services	177,337	1,963,849	1,786,512	1,365,539	1,294,148
Agriculture & land management	140,054	1,422,679	1,282,625	1,125,533	1,245,898
Community grants & transfers	1,684	5,390,024	5,388,340	4,761,276	5,931,938
Operational Services					
Roads, facilities & shops	10,511	20,609,019	20,598,508	21,227,750	21,969,378
Airports	38,203	373,753	335,550	350,686	335,960
Total Expenses (Schedule 3)	1,006,240	37,292,882	36,286,643	35,296,782	38,167,718
EXCESS (DEFICIENCY) OF REVENUE	(1,300,446)	(3,358,536)	(2,058,091)	(184,428)	(2,260,057)
OTHER					
Assets transferred to another municipality	-	-	-	(1,157,572)	(141,263)
Gain/(loss) on sale of assets*	-	(200,000)	(200,000)	(428,375)	(235,386)
Government transfers for capital	(4,078,935)	2,791,500	6,870,435	4,972,871	4,165,622
EXCESS OF REVENUE OVER EXPENSES	(5,379,381)	(767,036)	4,612,345	3,202,496	1,528,916
Amortization	450,282	14,077,788	13,627,506	12,911,676	13,203,058
Disposal of Tangible Capital Assets	(160,796)	655,464	816,260	1,172,094	964,184
Reserve Funding	(2,438,377)	7,703,099	10,141,476	18,405,443	15,628,009
Reserve Funding: Tax Rate Stabilization	1,090,389	1,090,389	-	-	-
Debt Funding	(5,600,000)	-	5,600,000	1,184,910	-
Capital Spending	9,780,341	(11,853,810)	(21,634,151)	(18,759,273)	(12,384,891)
Unfunded Liability Reduction	-	(170,000)	(170,000)	-	-
Unfunded Liability Addition	-	300,000	300,000	82,113	33,617
Reserve Additions	2,262,542	(10,735,894)	(12,998,436)	(18,199,459)	(18,972,893)
Contingency	(5,000)	(300,000)	(295,000)	-	-
	-	-	-	-	-



2022 Proposed Operating Budget
Revenue Comparison

Property Tax	Cost Center	GL Name	Change	2022	2021
			190,000	30,001,656	29,811,656
Sale of Goods					
	FINANCE	SALE OF GOODS-MAPS	-	2,500	2,500
	OPERATIONAL SERVICES	SALE OF GOODS	2,000	2,500	500
	OPERATIONAL SERVICES	SALE OF GOODS-OPS-GRAVEL	-	8,500	8,500
	OPERATIONAL SERVICES	SALE OF GOODS-OPS-DIDS SHOP	5,000	40,000	35,000
	AGRICULTURAL SERVICES	SALE OF GOODS-AG-CHEMICALS	-	1,500	1,500
		Subtotal	7,000	55,000	48,000
Sale of Services					
	FINANCE	SERVICES-TAX CERTIFICATES	-	27,500	27,500
	PLANNING	ZONING APPLICATION FEES	20,000	70,000	50,000
	PLANNING	SUBDIVISION APPEAL FEES	-	500	500
	PLANNING	TIME EXTENSION FEES	-	5,000	5,000
	PLANNING	ENGINEERING FEES	-	5,000	5,000
	DEVELOPMENT	COMPLIANCE CERTIFICATE REVENUE	-	10,000	10,000
	OPERATIONAL SERVICES	SERVICES-DUST CONTROL-CALCIUM	-	100,000	100,000
	AGRICULTURAL SERVICES	SERVICES-AG-OTHER FEES	-	23,500	23,500
		Subtotal	20,000	241,500	221,500
Fees & levies					
	PLANNING	SUBDIVISION APPLIC & APPROVAL	-	40,000	40,000
	DEVELOPMENT	PERMITTED USE	-	20,000	20,000
	DEVELOPMENT	DISCRETIONARY USE	-	75,000	75,000
	DEVELOPMENT	BUILDING PERMIT	-	115,000	115,000
	DEVELOPMENT	GAS PERMIT	2,000	22,000	20,000
	DEVELOPMENT	ELECTRICAL PERMIT	(6,000)	46,000	52,000
	DEVELOPMENT	PLUMBING PERMIT	2,222	12,222	10,000
	DEVELOPMENT	PSTS PERMIT	2,000	13,000	11,000
	OPERATIONAL SERVICES	GAS & OIL PERMITS	-	-	-
	OPERATIONAL SERVICES	PIPELINE CROSSING	-	3,000	3,000
	OPERATIONAL SERVICES	APPROACH AGREEMENT INSPECTION	-	25,000	25,000
	OPERATIONAL SERVICES	APPROACH PARALLEL CONSENT	-	2,000	2,000
	OPERATIONAL SERVICES	ROAD INSPECTION	-	60,000	60,000
	OPERATIONAL SERVICES	FEES-COMM AGGREGATE PMT LEVY	-	200,000	200,000
	OPERATIONAL SERVICES	OTHER-OLDS/DI AIRPORT-FRONTAGE	-	4,000	4,000
	OPERATIONAL SERVICES	OTHER-OLDS/DI AIRPORT-FRONTAGE	-	15,000	15,000
	PARKS & LAND	PARKS-WATER VALLEY	-	500	500
		Subtotal	222	652,722	652,500
Fines & penalties					
	FINANCE	TAXROLL-PENALTIES	105,000	230,000	125,000
	FINANCE	TAXROLL-COSTS	-	-	-
	FINANCE	INTEREST ON AR	-	1,500	1,500
	PATROL	TRAFFIC VIOLATIONS	-	140,000	140,000
		Subtotal	105,000	371,500	266,500
Return on Investment					
	FINANCE	INTEREST-SHORT TERM INV	-	905,000	905,000
	FINANCE	INTEREST-OTHER	100,000	100,000	-
	FINANCE	INTEREST-MV SENIORS	17,153	359,153	342,000
		Subtotal	117,153	1,364,153	1,247,000
Rentals					
	OPERATIONAL SERVICES	AIRPORT LEASE	-	3,000	3,000
	OPERATIONAL SERVICES	RENTALS-SHOPS	-	-	-
	PARKS & LAND	RENTALS-WESTWARD HO PARK LEASE	-	35,000	35,000
	PARKS & LAND	RENTALS-COUNTY LANDS	-	87,000	87,000
	PARKS & LAND	RENTALS-ROAD ALLOWANCES	-	4,975	4,975
	PARKS & LAND	RENTALS-OTHER EASEMENTS	-	17,000	17,000
		Subtotal	-	146,975	146,975
Recovery					
	FINANCE	WCB RECOVERY	-	25,000	25,000
	ASSESSMENT	ADMINISTRATION	-	121,000	121,000
	AGRICULTURAL SERVICES	MISCELLANEOUS REVENUE	-	500	500
		Subtotal	-	146,500	146,500
Government transfers for operating					
	FINANCE	PROVINCIAL GRANT (Intern Grant)	(20,000)	-	20,000
	FINANCE	PROVINCIAL GRANT (MOST)	(234,235)	-	234,235
	PLANNING	PROVINCIAL GRANT (ICI)	(42,000)	-	42,000
	COMMUNITY SERVICES	PROVINCIAL GRANTS (MSI Operating - Fire)	3,326	168,326	165,000
	COMMUNITY SERVICES	GRANT-OTHER AGENCIES (Fire Calls)	-	60,000	60,000
	COMMUNITY SERVICES	GRANT-OTHER AGENCIES (Cremona Fire 20%)	30,328	86,780	56,452
	COMMUNITY SERVICES	PROVINCIAL GRANT-FCSS	-	342,984	342,984
	AGRICULTURAL SERVICES	PROVINCIAL GRANT (ASB Grant)	(60,000)	183,000	243,000
	AGRICULTURAL SERVICES	PROVINCIAL GRANT (CAP Mitigation Grant)	-	3,250	3,250
	DISASTER SERVICES	FEDERAL GRANT (FireSmart)	15,000	15,000	-
	AGRICULTURAL SERVICES	FEDERAL GRANT-OTHER AG (ALUS)	40,000	70,000	30,000
	AGRICULTURAL SERVICES	PROV GRANT-WATER CONSERVATION (Riparian)	-	25,000	25,000
	AGRICULTURAL SERVICES	OPERATIONAL SERVICES (MSI- Reallocated to Capital)	(466,000)	-	466,000
		Subtotal	(733,581)	954,340	1,687,921
		Total	(294,206)	33,934,346	34,228,552



2022 Proposed Operating Budget Government Transfers

TRANSFERS FOR CAPITAL	Change	Budget 2022	Budget 2021	Budget 2020	Budget 2019
Federal					
Federal Gas Tax Fund - Capital	18,000	788,000	770,000	748,000	1,348,000
Provincial					
Flood Recovery Erosion Control (FREC)	(1,319,568)	-	1,319,568	50,000	750,000
Municipal Stimulus Program (MSP)	(1,379,491)	-	1,379,491	-	-
Municipal Sustainability Initiative - Capital (MSI)	(884,000)	2,003,500	2,887,500	3,432,000	1,950,000
Municipal Sustainability Initiative - Carry Forward	(391,376)	-	391,376	703,000	1,280,000
Basic Municipal Transportation Grant	(100,000)	-	100,000	100,000	120,000
Strategic Transportation Infrastructure Program (STIP)	-	-	-	170,300	170,300
Other Provincial Grants	-	-	-	-	-
Other					
Cash in Lieu	(22,500)	-	22,500	-	24,200
ODFA	-	-	-	170,300	170,300
Total Capital Grants	(4,078,935)	2,791,500	6,870,435	5,373,600	5,812,800



2022 Proposed Operating Budget Council Commentary

Council's 2022 Operating Budget has been increased by \$30K. This increase is reflective of the change to Council Remuneration as well as returning budgets to pre-Covid levels for purchased services and training.

**2022 Proposed Operating Budget
Council**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
CL.001 COMMITTEES								
Payroll	82,000	2,000	80,000	63,216	65,199	75,736	80,764	73,900
Purchased Services	29,284	(4,216)	33,500	12,456	16,480	28,684	34,564	26,576
Training	-	-	-	-	-	1,374	1,761	1,045
Goods & Materials	-	-	-	-	-	-	200	67
CL.001	111,284	(2,216)	113,500	75,672	81,679	105,795	117,288	
CL.002 CONVENTIONS								
Payroll	13,000	2,395	10,605	11,446	3,196	12,754	8,130	8,027
Purchased Services	13,800	-	13,800	243	1,806	18,661	15,181	11,883
Training	10,000	1,000	9,000	5,673	6,463	11,961	16,480	11,635
CL.002	36,800	3,395	33,405	17,361	11,466	43,376	39,792	
CL.003 COUNCIL MEETINGS								
Payroll	372,266	14,559	357,707	336,585	331,937	339,307	281,563	317,602
Purchased Services	12,000	-	12,000	9,415	3,821	14,702	14,771	11,098
Goods & Materials	-	-	-	189	-	206	15	74
CL.003	384,266	14,559	369,707	346,189	335,758	354,214	296,350	
CL.004 OTHER COUNCIL - 8025 GENERAL: OTHER COUNCIL								
Payroll	7,765	190	7,575	7,748	8,790	11,494	9,966	10,083
Purchased Services	66,500	10,700	55,800	46,481	38,638	33,940	53,391	41,990
Training	-	-	-	-	2,595	3,180	795	2,190
Goods & Materials	2,500	-	2,500	4,576	2,987	5,009	1,007	3,001
Grants	4,300	-	4,300	4,036	2,315	8,552	8,996	6,621
CL.004 8025	81,065	10,890	70,175	62,842	55,325	62,175	74,156	63,886
CL.004 OTHER COUNCIL - 8026 EMPLOYEE RECOGNITION: OTHER CO								
Purchased Services	10,000	-	10,000	-	-	7,230	8,660	5,297
Goods & Materials	11,800	(1,000)	12,800	10,402	17,064	10,563	14,767	14,131
CL.004 8026	21,800	(1,000)	22,800	10,402	17,064	17,793	23,427	19,428
CL.004 OTHER COUNCIL - 8027 SDAB PUBLIC MEMBERS								
Payroll	5,500	349	5,151	3,881	3,570	5,067	7,069	5,235
Purchased Services	1,000	-	1,000	3,029	756	873	1,782	1,137
Training	1,000	1,000	-	-	426	-	-	142
CL.004 8027	7,500	1,349	6,151	6,911	4,752	5,940	8,851	6,515
CL.004 OTHER COUNCIL - 8028 MPC PUBLIC MEMBERS								
Payroll	16,772	410	16,362	13,317	13,607	17,756	12,754	14,706
Purchased Services	8,200	3,000	5,200	7,991	5,459	8,129	8,109	7,232



2022 Proposed Operating Budget
Council

		2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
CL.004	8028	24,972	3,410	21,562	21,308	19,066	25,885	20,863	21,938
CL.004 OTHER COUNCIL - 8029 ELECTIONS: OTHER COUNCIL (LS-21-03)									
	Payroll	-	-	-	-	-	-	-	-
	Purchased Services	-	-	-	-	-	-	(150)	(50)
	Goods & Materials	-	-	-	-	-	-	-	-
CL.004	8029	-	-	-	-	-	-	(150)	(50)
CL.004 OTHER COUNCIL - 15198 REGIONAL COUNCIL ORIENTATION									
	Purchased Services	-	-	-	7,091	-	-	-	-
CL.004	15198	-	-	-	7,091	-	-	-	-
		667,687	30,387	637,300	547,775	525,109	615,179	580,577	573,622



2022 Proposed Operating Budget CAO Commentary

CAO's 2022 Operating Budget increased by \$38.6K. Included in the Disaster Services activity is CA-22-01 Fire Preparedness for the Bearberry Protection Area \$15K. We have also included the payroll increases offset by slight reductions in Municipal Area Partnership (\$8K) and Director Development (\$2.5K) activities.

**2022 Proposed Operating Budget
CAO**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.210 CAO SERVICES - 8275 CAO SERVICES								
Payroll	334,252	3,582	330,670	318,920	322,165	319,092	301,545	314,267
Purchased Services	16,850	-	16,850	10,118	10,997	13,059	16,307	13,454
Training	5,568	2,803	2,765	4,325	567	2,715	8,466	3,916
Transfers	-	-	-	-	-	-	5,870	1,957
Goods & Materials	500	-	500	281	1,258	316	228	601
Grants	-	-	-	-	-	700	600	433
OP.210 8275	357,170	6,385	350,785	333,644	334,986	335,882	333,016	334,628
OP.210 CAO SERVICES - 8030 HUMAN RESOURCES								
Payroll	102,819	6,314	96,505	96,979	94,411	104,420	150,190	116,340
Purchased Services	2,000	-	2,000	841	1,907	47,903	4,782	18,197
Training	1,631	858	773	846	2,759	715	971	1,482
Goods & Materials	2,000	-	2,000	31	1,699	3,179	2,784	2,554
OP.210 8030	108,450	7,172	101,278	98,696	100,776	156,218	158,727	138,574
OP.210 CAO SERVICES - 8031 HR RECRUITING								
Purchased Services	5,000	-	5,000	4,840	1,825	2,605	4,988	3,139
OP.210 8031	5,000	-	5,000	4,840	1,825	2,605	4,988	3,139
OP.210 CAO SERVICES - 8032 HEALTH & SAFETY								
Payroll	121,404	10,900	110,504	114,144	108,234	101,985	100,186	103,468
Purchased Services	5,500	-	5,500	667	3,113	6,568	6,106	5,262
Training	30,961	65	30,896	25,424	15,436	20,133	33,070	22,880
Goods & Materials	8,500	(1,500)	10,000	6,079	7,150	7,032	11,643	8,608
OP.210 8032	166,365	9,465	156,900	146,313	133,933	135,717	151,006	140,219
OP.210 CAO SERVICES - 8033 H & S EVENTS								
Purchased Services	4,500	(150)	4,650	-	25	5,119	5,311	3,485
Goods & Materials	3,000	-	3,000	5,454	1,912	2,778	2,013	2,234
Grants	-	-	-	-	-	-	-	-
OP.210 8033	7,500	(150)	7,650	5,454	1,937	7,897	7,324	5,719
OP.210 CAO SERVICES - 8034 MAP								
OP.210 8034 Purchased Services	-	-	-	-	-	-	-	-
OP.210 8034	-	-	-	-	-	-	-	-
OP.210 CAO SERVICES - 14137 DISASTER SERVICES								
Payroll	10,659	260	10,399	8,512	13,183	103	-	4,429
Purchased Services	20,000	17,000	3,000	17,493	2,692	1,016	-	1,236

**2022 Proposed Operating Budget
CAO**

			2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
	Training		10,000	7,500	2,500	3,547	-	263	-	88
	Goods & Materials		3,500	1,500	2,000	202	603	-	-	201
OP.210	14137		44,159	26,260	17,899	29,755	16,477	1,381	-	5,953
CA.101 DIRECTOR'S DEVELOPMENT - 7544 DIRECTOR'S DEVELOPMENT										
	Training		5,000	(2,500)	7,500	-	-	13,253	9,100	7,451
CA.101	7544		5,000	(2,500)	7,500	-	-	13,253	9,100	7,451
CA.105 CAO'S FUND - 7545 CAO'S FUND										
CA.105	7545	Purchased Services	-	-	-	-	-	200	2,129	776
CA.105	7545		-	-	-	-	-	200	2,129	776
CA.110 LEGAL - ALL MVC DEPTS										
	Purchased Services		50,000	-	50,000	22,212	21,882	38,948	67,265	42,698
CA.110			50,000	-	50,000	22,212	21,882	38,948	67,265	42,698
CA.111 MUNICIPAL AREA PARTNERSHIP (MAP) - (CL-21-01)										
	Purchased Services		1,500	(8,000)	9,500	-	-	-	24,253	8,084
CA.111			1,500	(8,000)	9,500	-	-	-	24,253	
CA.112 BUSINESS CONTINUITY PLAN UPDAT - 14078 BUSINESS CONTINUITY PLAN UPDAT										
	Purchased Services		-	-	-	-	7,720	17,300	-	8,340
CA.112	14078		-	-	-	-	7,720	17,300	-	8,340
CA.113 COVID-19										
	Payroll		-	-	-	22,546	59,856	-	-	19,952
	Purchased Services		-	-	-	1,015	11,118	-	-	3,706
	Transfers		-	-	-	-	(46,414)	-	-	(15,471)
	Goods & Materials		-	-	-	2,969	54,036	-	-	18,012
CA.113			-	-	-	26,530	78,597	-	-	26,199
CA.109 INTERMUNICIPAL COLLABORATION I										
CA.109		Purchased Services	-	-	-	-	-	-	-	-
CA.109			-	-	-	-	-	-	-	-
			745,144	38,632	706,512	667,444	698,133	709,402	757,808	721,781



2022 Proposed Operating Budget Corporate Services Commentary

Finance's 2022 Operating Budget has increased by \$155K. The bad debt will no longer include the budget for CS-22-09 Tax Incentive therefore \$200K was added to the budget and will be funded with the Tax Stabilization Reserve, CS-22-07 Bad Debt expense remains at \$175K. In 2022 training expenses are budgeted departmentally at 2% according to policy, however this level of training expense has not been historically realized and therefore there is an offsetting credit in the Finance department (\$87K) which reduces the net funding requirement for training to 1%. Debenture costs have decreased by \$35.5K. Increases to payroll are reflected and some slight increases to purchased services within the shared office support activity. Although Carbon Levies are anticipated to increase from \$40/tonne to \$50/tonne we assume that 2021 purchases will be comparable to 2022 purchases and existing budgets should be sufficient to cover this increase. There was a small increase of \$50 to the Lone Pine Clay Target Club Tax Relief expenses CS-22-01.

Assessment's 2022 Operating Budget increased by \$46K. This is mostly attributed to the change in staff vacancy, in 2022 we have funded an Assessor II position leaving an Assessor I position vacant. Additionally there was an increase to equipment costs of \$11K for amortization which is an unfunded expense so this does not affect the overall tax revenue requirements.

Business Services' 2022 Operating Budget has increased by \$66K. 2022 Projects added include CS-22-02 GIS Summer Student \$20K and CS-22-06 Air Photo Refresh \$65K which are offset by \$46.9K for the removal of 2021 projects (Wi-Fi in Shops \$4.6K, Internet Upgrade \$19.3K, and City view Portal Project \$23K). Payroll, Purchased Services and Goods & Materials were adjusted to reflect spending trends in 2021.

There was a slight reallocation between expense lines for Waste Management but the overall budget remains unchanged at \$364K



**2022 Proposed Operating Budget
Finance**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.310 FINANCE - 8276 FINANCE								
Payroll	802,205	39,026	763,179	693,408	747,830	901,039	954,486	867,785
Purchased Services	45,802	(11,298)	57,100	46,246	33,113	48,173	184,402	88,563
Training	22,264	15,210	7,054	6,125	10,126	11,061	10,917	10,701
Goods & Materials	22,500	1,000	21,500	15,280	14,066	148,774	18,364	60,401
Fiscal Services	500	500	-	212	1,039	97	56,753	19,296
Finance Bad Debt	-	-	-	-	14,000	5,000	1,000	6,667
OP.310 8276	893,271	44,438	848,833	761,271	820,173	1,114,143	1,225,922	1,053,413
OP.310 FINANCE - 8049 SHARED OFFICE SUPPORT								
Purchased Services	202,855	21,191	181,664	184,053	163,372	165,871	167,558	165,600
Training	(87,935)	(87,935)	-	-	-	-	-	-
Goods & Materials	15,300	3,300	12,000	15,121	17,906	25,568	36,733	26,736
Fiscal Services	226,750	6,750	220,000	222,207	234,870	227,348	161,313	207,844
OP.310 8049	356,970	(56,694)	413,664	421,381	416,148	418,787	365,604	400,180
OP.310 FINANCE - 8050 POST RETIREMENT								
Payroll	20,000	-	20,000	9,958	(56,273)	1,019	45,843	(3,137)
OP.310 8050	20,000	-	20,000	9,958	(56,273)	1,019	45,843	(3,137)
OP.310 FINANCE - 8051 TAX COLLECTION (CS-22-01 & CS-22-07 & CS-22-09)								
Purchased Services	19,750	(250)	20,000	21,901	16,072	14,498	21,667	17,412
Goods & Materials	-	-	-	92	3,626	1,197	-	1,608
Finance Bad Debt	375,000	200,000	175,000	283,729	184,270	660,022	136,948	327,080
OP.310 8051	394,750	199,750	195,000	305,722	203,968	675,717	158,615	346,100
OP.310 FINANCE - 8052 DEBT & BANK SERVICES								
Grants	-	-	-	194	101	670	60	277
Fiscal Services	375,500	(35,500)	411,000	412,818	347,932	304,298	335,284	329,171
Finance Bad Debt	-	-	-	-	-	-	-	-
OP.310 8052	375,500	(35,500)	411,000	413,011	348,033	304,968	335,344	329,448
CS.107 REVISED COUNTY MAP - 10131 REVISED COUNTY MAP								
Purchased Services	-	-	-	-	-	-	-	-
CS.107 10131	-	-	-	-	-	-	-	-
CS.117 IT DEVELOPMENT - 7325 IT DEVELOPMENT								
CS.117 7325 Goods & Materials	-	-	-	-	-	-	8,277	2,759
CS.117 7325	-	-	-	-	-	-	8,277	2,759
CS.119 ASSET MANAGEMENT COSTS								
Payroll	-	-	-	-	2,116	11,742	-	4,619



**2022 Proposed Operating Budget
Finance**

			2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
		Purchased Services	-	-	-	-	-	7,285	997	2,761
		Training	-	-	-	-	-	-	-	-
		Goods & Materials	-	-	-	-	-	8,746	80	2,942
CS.119			-	-	-	-	2,116	27,773	1,077	10,322
CS.120 INFORMATION SECURITY - 7328 INFORMATION SECURITY										
CS.120	7328	Goods & Materials	-	-	-	-	-	-	-	-
CS.120	7328		-	-	-	-	-	-	-	-
CS.122 FINANCE INTERN COSTS - 13013 FINANCE INTERN COSTS										
		Payroll	74,259	2,587	71,672	64,079	40,436	24,337	65,953	43,575
		Purchased Services	-	-	-	-	-	585	1,464	683
		Training	1,155	608	547	3,169	1,299	615	783	899
		Goods & Materials	-	-	-	-	2,036	-	-	679
CS.122	13013		75,414	3,195	72,219	67,248	43,771	25,536	68,200	45,836
CS.123 EXCHANGE MIGRATION - 2017 OE - 13082 Exchange Migration 2017 OE Cos										
CS.123	13082	Purchased Services	-	-	-	-	-	-	-	-
CS.123	13082		-	-	-	-	-	-	-	-
CS.124 AIR PHOTO REFRESH - 13410 AIR PHOTO REFRESH - 2018										
CS.124	13410	Purchased Services	-	-	-	-	-	-	34,731	11,577
CS.124	13410		-	-	-	-	-	-	34,731	11,577
CS.125 2018 SCOTIABANK TRANSITION - 13807 2018 SCOTIABANK TRANSITION										
CS.125	13807	Purchased Services	-	-	-	-	-	-	2,108	703
CS.125	13807	Goods & Materials	-	-	-	-	-	-	208	69
CS.125	13807		-	-	-	-	-	-	2,316	772
			2,115,905	155,189	1,960,716	1,978,591	1,777,936	2,567,944	2,245,929	2,197,269



**2022 Proposed Operating Budget
Assessment**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.320 ASSESSMENT - 8277 ASSESSMENT								
Payroll	352,047	29,678	322,369	315,508	395,955	423,670	413,414	411,013
Purchased Services	56,760	80	56,680	4,779	9,561	28,513	42,070	26,715
Training	7,958	5,677	2,281	527	1,000	11,821	5,948	6,256
Goods & Materials	1,150	150	1,000	1,043	1,633	1,460	2,348	1,813
OP.320 8277	417,915	35,585	382,330	321,858	408,148	465,464	463,782	445,798
MR.320 MINOR REPAIRS - ASSESSMENT		-						
Payroll	500.00	-	500.00	44.73	631.45	326.09	543.44	500.33
Purchased Services	2,960	(20)	2,980	3,474	2,231	2,521	2,652	2,468
Transfers	1,000	(1,500)	2,500	490	2,655	2,115	2,257	2,342
Goods & Materials	5,790	1,000	4,790	10,370	4,082	5,379	6,837	5,433
Fiscal Services	11,000	11,000	-	10,068	12,466	12,466	4,077	9,670
MR.320	21,250	10,480	10,770	24,447	22,065	22,807	16,367	20,413
	439,165	46,065	393,100	346,305	430,214	488,271	480,148	466,211

**2022 Proposed Operating Budget
Business Services**

			2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.330 BUSINESS SERVICES - 8278 BUSINESS SERV										
		Payroll	446,612	20,494	426,118	440,701	418,602	385,484	437,441	413,842
		Purchased Services	125,100	(8,750)	133,850	173,991	177,672	80,901	63,470	107,348
		Training	9,463	6,018	3,445	4,980	1,528	5,479	9,683	5,563
		Goods & Materials	243,000	(12,900)	255,900	159,868	167,762	37,885	40,181	81,942
OP.330	8278		824,175	4,862	819,313	779,540	765,564	509,748	550,774	608,695
OP.330 BUSINESS SERVICES - 8053 GIS										
		Payroll	124,897	4,302	120,595	116,918	116,976	125,968	105,551	116,165
		Purchased Services	45,500	500	45,000	35,054	36,052	8,601	45,054	29,902
		Training	2,020	1,035	985	-	-	1,918	3,597	1,838
		Goods & Materials	-	-	-	1,229	-	113	2,450	854
OP.330	8053		172,417	5,837	166,580	153,200	153,029	136,600	156,652	148,760
OP.330 BUSINESS SERVICES - 8054 OFF COMM										
		Purchased Services	48,750	(1,550)	50,300	41,700	35,155	27,785	29,450	30,797
		Goods & Materials	400	-	400	170	156	170	164	164
OP.330	8054		49,150	(1,550)	50,700	41,871	35,312	27,955	29,614	30,960
BS.001 GIS STUDENT/INTERN - 14080 GIS STUDENT/INTERN - CS-22-02										
BS.001	14080	Payroll	20,000	20,000	-	-	-	7,896	-	2,632
BS.001	14080		20,000	20,000	-	-	-	7,896	-	2,632
BS.002 CLOUD-BASED DISASTER RECOVERY - 14081 CLOUD-BASED DISASTER RECOVERY										
		Purchased Services	-	-	-	94	1,859	1,294	-	1,051
BS.002	14081		-	-	-	94	1,859	1,294	-	1,051
BS.003 IT POLICY DEVELOPMENT - 14637 IT DEVELOPMENT										
		Goods & Materials	-	-	-	2,236	6,150	2,050	-	2,733
BS.003	14637		-	-	-	2,236	6,150	2,050	-	2,733
BS.004 AIR PHOTO REFRESH - 14630 2020 Air Photo Refresh CS-22-06										
		Purchased Services	65,000	65,000	-	-	46,700	-	-	15,567
BS.004	14630		65,000	65,000	-	-	46,700	-	-	15,567
BS.005 WIFI IN SHOPS										
		Purchased Services	-	(4,621)	4,621	-	933	-	-	311
		Goods & Materials	-	-	-	-	3,091	-	-	1,030
BS.005			-	(4,621)	4,621	-	4,024	-	-	



2022 Proposed Operating Budget
Business Services

		2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
BS.006 CITYVIEW PORTAL - 15166 2020 CITY VIEW PORTAL									
	Purchased Services	-	(23,041)	23,041	22,291	17,185	-	-	5,728
BS.006	15166	-	(23,041)	23,041	22,291	17,185	-	-	5,728
		1,130,742	66,487	1,064,255	999,232	1,029,823	685,544	737,040	817,469



2022 Proposed Operating Budget
Waste Managment

		2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.350 UTILITIES - 13488 UTILITIES									
	Purchased Services	338,000	(26,000)	364,000	352,713	354,567	453,145	170,354	326,022
	Grants	26,000	26,000	-	5,891	21,990	23,790	28,225	24,668
OP.350	13488	364,000	-	364,000	358,604	376,557	476,935	198,579	350,690
		364,000	-	364,000	358,604	376,557	476,935	198,579	350,690



2022 Proposed Operating Budget Planning Development Commentary

Planning's Operating Budget has increased by \$124K. In 2022 the County is funding the Manager of Planning position which was previously unfunded in 2021 as well as payroll increases. PD-18-01 IDP Review \$50.6K and PD-22-01 Eagle Valley ASP \$5.5K have been removed in the 2022 budget, as well as a \$5K budget for unsightly premises. PD-22-01 South McDougal ASP review has been added at \$5K.

Permitting's Operating Budget has increased by \$29K in staff increases and permitting commission fees

Development and Bylaw's budget has increased by \$141K mostly due to the addition of PD-22-02 New position for the Development Compliance Officer which is being partially funded through the Aggregate Levy (\$76K) and offset by a reduction in contracted services under Operational Services.

**2022 Proposed Operating Budget
Planning Services**

			2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.410 PLANNING - 8279 PLANNING										
		Payroll	907,984	171,456	736,528	743,500	744,148	929,662	898,997	857,602
		Purchased Services	23,725	1,350	22,375	7,013	21,812	37,606	35,649	31,689
		Training	14,765	8,741	6,024	1,933	404	13,276	7,370	7,017
		Goods & Materials	1,900	-	1,900	1,569	4,003	12,463	19,852	12,106
		Grants	-	(750)	750	-	-	1,250	1,250	833
		Fiscal Services	20,000	-	20,000	4,286	7,857	16,167	24,477	16,167
OP.410	8279		968,374	180,797	787,577	758,302	778,224	1,010,424	987,595	925,414
MR.410 MINOR REPAIRS - PLANNING										
		Payroll	2,000	-	2,000	32	267	701	513	494
		Purchased Services	3,089	89	3,000	1,279	1,460	1,239	1,270	1,323
		Transfers	3,000	(500)	3,500	196	3,915	1,075	1,485	2,158
		Goods & Materials	4,750	750	4,000	1,391	2,729	3,442	3,842	3,338
		Fiscal Services	4,000	-	4,000	3,406	3,406	3,406	1,703	2,839
MR.410			16,839	339	16,500	6,304	11,778	9,863	8,813	
PL.019 MDP REVIEW - 10241 MDP REVIEW - 2019										
PL.019	10241	Payroll	-	-	-	-	-	5,958	-	1,986
PL.019	10241	Purchased Services	-	-	-	-	3,794	1,935	-	1,910
PL.019	10241	Goods & Materials	-	-	-	-	-	-	-	-
PL.019	10241		-	-	-	-	3,794	7,893	-	3,896
PL.027 SOUTH CARSTAIRS ECONOMIC GROWTH - 7340 SOUTH CARSTAIRS ECONOMIC GROWTH										
PL.027	7340	Purchased Services	-	-	-	-	-	-	52	17
PL.027	7340		-	-	-	-	-	-	52	17
PL.028 EAGLE VALLEY ASP REVIEW - 7341 EAGLE VALLEY ASP REVIEW (PD-21-01)										
PL.028	7341	Payroll	-	(1,500)	1,500	-	-	-	-	-
PL.028	7341	Purchased Services	-	(4,000)	4,000	-	-	208	-	69
PL.028	7341		-	(5,500)	5,500	-	-	208	-	69
PL.031 ENGINEERING COSTS										
		Purchased Services	10,000	-	10,000	-	-	7,844	3,313	3,719
PL.031			10,000	-	10,000	-	-	7,844	3,313	
PL.032 IDP REVIEW - 13422 IDP REVIEW - OLDS										
PL.032	13422	Purchased Services	-	-	-	-	175	-	-	58
PL.032	13422		-	-	-	-	175	-	-	58



**2022 Proposed Operating Budget
Planning Services**

			2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
PL.032 IDP REVIEW - 13423 IDP REVIEW										
PL.032	13423	Purchased Services	-	(50,641)	50,641	-	-	228	43	90
PL.032	13423		-	(50,641)	50,641	-	-	228	43	90
PL.032 IDP REVIEW - 14097 IDP REVIEW - Town of Carstairs										
PL.032	14097	Purchased Services	-	-	-	8,021	8,753	-	-	2,918
PL.032	14097		-	-	-	8,021	8,753	-	-	2,918
PL.032 IDP REVIEW - 14098 IDP REVIEW - Town of Didsbury										
PL.032	14098	Purchased Services	-	-	-	9,345	8,753	-	-	2,918
PL.032	14098		-	-	-	9,345	8,753	-	-	2,918
PL.033 UNSIGHTLY PREMISES										
		Payroll	-	-	-	-	-	171	-	57
		Purchased Services	-	(5,000)	5,000	-	-	3,112	-	1,037
		Transfers	-	-	-	-	-	588	-	196
PL.033			-	(5,000)	5,000	-	-	3,871	-	
PD-22-01 ASP Review - South McDougal Flats										
		Payroll	3,000	3,000	-	-	-	-	-	-
		Purchased Services	2,000	2,000	-	-	-	-	-	-
OP.410	8279		5,000	5,000	-	-	-	-	-	-
			1,000,213	124,995	875,218	781,972	811,478	1,040,331	999,816	950,542

**2022 Proposed Operating Budget
Development and Bylaw Services**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
DEVELOPMENT								
OP.420 DEVELOPMENT - 8280 DEVELOPMENT								
Payroll	512,217	131,829	380,388	361,693	347,003	298,563	345,352	330,306
Purchased Services	5,175	(6,625)	11,800	2,372	1,538	2,436	1,294	1,756
Training	8,126	5,082	3,044	662	1,408	5,406	4,047	3,620
Goods & Materials	500	-	500	595	220	578	530	442
OP.420 8280	532,118	130,286	401,832	365,322	350,168	306,982	351,224	336,125
DV.001 MOTOR SPORTS PARK PLDP20190014 - 14280 MOTOR SPORT PARK PLDP20190014								
Payroll	-	-	-	-	15,739	-	-	5,246
Purchased Services	-	-	-	-	4,917	14,443	-	6,453
DV.001 14280	-	-	-	-	20,656	14,443	-	11,700
Budget Total - Development	532,118	130,286	401,832	365,322	370,825	321,425	351,224	347,825
BYLAW								
OP.440 BYLAW - 8281 BYLAW								
Payroll	105,479	12,199	93,280	93,812	90,151	91,514	85,025	88,897
Purchased Services	34,800	300	34,500	19,317	22,858	40,194	32,766	31,939
Training	1,680	(1,065)	2,745	3,150	4,997	867	2,472	2,778
Goods & Materials	1,250	-	1,250	465	963	1,979	1,023	1,322
OP.440 8281	143,209	11,434	131,775	116,743	118,969	134,554	121,285	124,936
BL.001 BYLAW ENFORCEMENT								
Payroll	-			5,951				-
Purchased Services	5,000			7,239				-
Transfers	-			3,217				-
Goods & Materials	-			351				-
BL.001	5,000			16,758				-
MR.440 MINOR REPAIRS - BYLAW								
Payroll	500	-	500	16	62	98	120	93
Purchased Services	800	-	800	271	1,469	554	213	745
Transfers	1,000	-	1,000	98	540	1,125	720	795
Goods & Materials	3,500	-	3,500	2,614	3,360	2,503	2,990	2,951
Fiscal Services	6,000	-	6,000	5,694	5,694	5,694	5,694	5,694
MR.440	11,800	-	11,800	8,693	11,125	9,973	9,736	10,278
Budget Total - Bylaw	160,009	11,434	143,575	142,194	130,094	144,527	131,021	135,214
Budget Total	692,127	141,720	545,407	507,516	500,918	465,953	482,244	483,038



**2022 Proposed Operating Budget
Permitting Services**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.430 PERMITTING - 13115 PERMITTING - GENERAL								
Payroll	317,029	22,318	294,711	295,686	288,579	224,461	179,751.26	230,930.64
Purchased Services	-	-	-	-	-	125	-	42
Training	5,046	2656	2,390	-	-	-	-	-
OP.430 13115	322,075	24,974	297,101	295,686	288,580	224,586	179,751	230,972
OP.430 PERMITTING - 8079 PERMITTING COMMISSIONS								
Purchased Services	56,500	5,000	51,500	51,978	27,250	115,455	126,910	89,872
OP.430 8079	56,500	5,000	51,500	51,978	27,250	115,455	126,910	89,872
	378,575	29,974	348,601	347,664	315,830	340,041	306,661	320,844



2022 Proposed Operating Budget Legislative Services Commentary

Legislative Services budget decreased by \$66K, most of the decrease came from the removal of \$50K for the Council Election Project LS-21-03 and \$10K reduction came from the upon completion of the committed funding to Legacy Land Trust Funding. Salaries were reduced based on staffing changes.

Economic Development's Operating Budget was relatively unchanged, the LS-22-03 Airport and Business Park Signage project is being overseen by the Economic Development department it is considered a capital project and is therefore not reflected within their Operating Budget requirements.

Communication's Operating budget increased by \$60K with the addition of 2 operating projects; LS-22-01 Council Meeting Streaming/Agenda Software \$25K and LS-22-02 Photo/Video Library Replacement \$25K, small changes to salary and training expenses are also included.

Records Management's Operating budget went up by \$6K to cover payroll increases and training expenses.

Patrol's budget increased by \$178K, there is an anticipated increase of \$190K increase to the provincial police funding with small reductions in salary due to staffing changes.



**2022 Proposed Operating Budget
Legislative Services**

			2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.510 LEGISLATIVE - 8282 LEGISLATIVE										
	Payroll		261,066	(8,505)	269,571	270,516	268,395	260,846	269,674	266,305
	Purchased Services		5,000	-	5,000	1,301	1,732	2,470	2,618	2,273
	Training		5,755	2,033	3,722	1,884	998	5,464	5,999	4,154
	Goods & Materials		750	-	750	209	245	528	673	482
OP.510	8282		272,571	(6,472)	279,043	273,911	271,370	269,307	278,965	273,214
OP.510 LEGISLATIVE - 8085 INACTIVE LANDFILL SITES										
	Purchased Services		9,500	-	9,500	6,842	6,769	7,113	8,281	7,387
OP.510	8085		9,500	-	9,500	6,842	6,769	7,113	8,281	7,387
LS.029 OLDS COLLEGE MEAT TRAINING CEN - 7397 OLDS COLLEGE MEAT TRAINING CEN										
LS.029	7397	Grants	-	-	-	-	-	-	-	-
LS.029	7397		-	-	-	-	-	-	-	-
LS.039 FRONT SIGNAGE UPDATE - 7359 FRONT SIGNAGE UPDATE - 2017										
LS.039	7359	Purchased Services	-	-	-	-	-	-	6,350	2,117
LS.039	7359		-	-	-	-	-	-	6,350	2,117
LS.040 ALBERTA HIGHSCHOOL RODEO - 7393 ALBERTA HIGHSCHOOL RODEO - 201										
LS.040	7393	Grants	-	-	-	-	-	-	-	-
LS.040	7393		-	-	-	-	-	-	-	-
LS.041 OLDS REG EXH - COMMUNITY KITCH - 7394 OLDS REG EXH - COMMUNITY KITCH										
LS.041	7394	Grants	-	-	-	-	-	-	-	-
LS.041	7394		-	-	-	-	-	-	-	-
LS.042 ACP GRANT - 7395 ACP GRANT - 2017										
	Grants		-	-	-	-	8,320	-	-	2,773
LS.042	7395		-	-	-	-	8,320	-	-	2,773
LS.043 WATER VALLEY COMMUNITY HALL - 7396 WATER VALLEY COMMUNITY HALL -										
LS.043	7396	Grants	-	-	-	-	-	-	-	-
LS.043	7396		-	-	-	-	-	-	-	-
LS.046 LEGACY LAND TRUST FUNDING REQU - 13418 LEGACY LAND TRUST FUNDING REQU										
	Grants		-	(10,000)	10,000	10,909	20,000	30,000	40,000	30,000
LS.046	13418		-	(10,000)	10,000	10,909	20,000	30,000	40,000	30,000
LS-20-07 e-Ticketing (Budgeted \$6K Capital Expense)										
	Goods & Materials		-	-	-	2,913	-	-	-	-
LS.056	15174		-	-	-	2,913	-	-	-	-



**2022 Proposed Operating Budget
Legislative Services**

		2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
LS-21-03 202 Municipal Election									
	Payroll	-	-	-	33,334	-	-	-	-
	Purchased Services	-	(50,000)	50,000	14,574	-	-	-	-
	Goods & Materials	-	-	-	6,408	-	-	-	-
LS.058	15566	-	(50,000)	50,000	54,316	-	-	-	-
		282,071	(66,472)	348,543	348,891	306,459	306,420	333,596	315,492



**2022 Proposed Operating Budget
Economic Development**

			2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.520 ECONOMIC DEV. - 8080 ECONOMIC DEVELOPMENT										
		Payroll	100,140	(2,338)	102,478	72,073	96,058	86,260	60,064.27	81,067
		Purchased Services	57,400	-	57,400	2,674	3,311	3,774	10,277	10,736
		Training	2,184	759	1,425	436	630	348	469	482
		Goods & Materials	11,500	-	11,500	1,352	11,480	5,465	12,152	9,699
		Grants	-	-	-	-	600	-	600	400
OP.520	8080		171,224	(1,579)	172,803	76,536	112,080	95,848	83,563	97,164
LS.035 VISITOR INFORMATION CENTER - 10220 VISITOR INFORMATION CENTRE										
		Grants	-	-	-	-	10,000	24,624	20,347	18,323
LS.035	10220		-	-	-	-	10,000	24,624	20,347	18,323
LS.049 OLDS/DIDSBURY AIRPORT ECONOMIC - 14095 OLDS/DIDSBURY AIRPORT ECONOMIC										
LS.049	14095	Purchased Services	-	-	-	-	8,000	40,000	-	16,000
LS.049	14095		-	-	-	-	8,000	40,000	-	16,000
LS.050 MCDUGAL PIT SOLAR PANEL FEASI - 14255 MCDUGAL PIT SOLAR PANEL FEASA										
LS.050	14255	Purchased Services	-	-	-	-	-	69,875	-	23,291
LS.050	14255		-	-	-	-	-	69,875	-	23,292
			171,224	(1,579)	172,803	76,536	130,080	230,346	103,910	154,779



**2022 Proposed Operating Budget
Communications**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.530 COMMUNICATIONS - 8082 COMMUNICATIONS								
Payroll	105,579	6,536	99,043	96,278	96,644	93,864	94,205	93,642
Purchased Services	232,200	3,500	228,700	204,574	146,145	216,500	209,892	209,729
Training	1,680	884	796	-	-	699	3,994	1,564
Goods & Materials	500	-	500	25	34	61	38	45
OP.530 8082	339,959	10,920	329,039	300,877	242,824	311,125	308,130	287,360
OP.530 COMMUNICATIONS - 8084 COMMUNITY WEBSITE								
Purchased Services	-	-	-	953	3,638	1,612	3,074	2,775
OP.530 8084	-	-	-	953	3,638	1,612	3,074	2,775
LS-22-01 Council Meeting Streaming/Agenda Software -								
Purchased Services	25,000	25,000	-	-	-	-	-	-
LS-22-01 0	25,000	25,000	-	-	-	-	-	-
LS-22-02 Photo/Video Library Replacement -								
Purchased Services	25,000	25,000	-	-	-	-	-	-
LS-22-02 0	25,000	25,000	-	-	-	-	-	-
	389,959	60,920	329,039	301,831	246,462	312,737	311,204	290,134

**2022 Proposed Operating Budget
Records Management**

		2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.540 RECORDS MANAGEMENT - 8086 RECORDS MANAGEMENT									
	Payroll	82,486	5,505	76,981	61,492	74,755	80,173	76,634	77,187
	Purchased Services	3,500	-	3,500	3,205	6,806	30,018	7,287	14,704
	Training	1,271	669	602	-	-	-	2,620	873
	Goods & Materials	1,500	-	1,500	120	152	1,394	778	775
OP.540	8086	88,757	6,174	82,583	64,818	81,713	111,584	87,320	93,539
		88,757	6,174	82,583	64,818	81,713	111,584	87,320	93,539



**2022 Proposed Operating Budget
Patrol**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.550 PATROL - 8087 PATROL								
Payroll	240,724	(19,263)	259,987	246,588	252,757	243,813	260,349	253,781
Purchased Services	3,445	500	2,945	3,202	1,916	10,710	2,454	5,027
Training	5,383	3,321	2,062	325	1,050	-	3,769	1,606
Goods & Materials	4,500	1,500	3,000	1,144	297	2,578	7,038	3,304
Grants	8,250	250	8,000	7,457	7,451	11,705	11,382	10,179
Fiscal Services	5,000	-	5,000	1,956	1,956	1,956	3,135	2,349
OP.550 8087	267,302	(13,692)	280,994	260,671	265,426	270,762	288,128	274,772
OP.550 PATROL - 8089 PATROL: RADIO COMMUNICATIONS								
Purchased Services	100	(150)	250	151	2,409	3,148	2,745	2,767
Goods & Materials	1,000	500	500	1,043	1,133	1,125	1,087	1,115
Grants	-	-	-	-	-	-	82	27
Fiscal Services	-	-	-	-	-	-	-	-
OP.550 8089	1,100	350	750	1,194	3,542	4,273	3,914	3,910
OP.550 PATROL - 14938 PATROL - PROVINCIAL POLICING								
Grants	712,500	190,000	522,500	522,500	295,000	-	-	98,333
OP.550 14938	712,500	190,000	522,500	522,500	295,000	-	-	98,333
MR.550 MINOR REPAIRS - PATROL								
Payroll	1,000	-	1,000	938	234	354	1,020	536
Purchased Services	5,436	1,636	3,800	7,113	4,763	4,670	3,801	4,411
Transfers	3,500	-	3,500	816	746	3,806	3,215	2,589
Goods & Materials	21,000	-	21,000	18,834	13,940	17,594	21,053	17,529
Fiscal Services	20,000	-	20,000	10,904	17,174	31,915	23,743	24,277
MR.550	50,936	1,636	49,300	38,605	36,858	58,338	52,831	49,342
	1,031,838	178,294	853,544	822,970	600,826	333,373	344,873	426,357



2022 Proposed Operating Budget Community Services Commentary

Community Service's Operating Budget decreased by \$657K which was related to the removal of 2021 projects; LS-20-02 Cremona Sports Park \$180K, LS-21-04 MOST Community Supports \$143K, LS-21-05 Cremona Center Ave North project \$234K and the completion of the committed funding to the MVC Production Competition supports of \$100K.

Library and Recreation funding was increased by \$85K based on a preliminary CPI adjustment of 4% which is subject to change based on the final December 2021 CPI. Population changes are also anticipated which will change the final support requirements for Libraries and Recreation.

Fire's overall Operating Budget increased by \$576K. There was an increase of \$400K to Fire Capital Grants to Urban Partners and an increase of \$176K to Fire Operating expenses. Final Budget values are subject to change following budget recommendation from each Intermunicipal Collaboration Committee

FCSS Operating Budget was reduced by \$2.9K overall, this decrease is mostly attributed to staffing changes.

**2022 Proposed Operating Budget
Community Services**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.560 COMM SERVICES - 8283 COMM SERVICES								
Payroll	106,316	683	105,633	103,502	103,228	102,533	90,116	98,626
Purchased Services	1,500	-	1,500	593	709	1,234	1,465	1,136
Training	3,382.00	2,495	887	-	-	1,014	-	338
Goods & Materials	100	(150)	250	-	11	58	41	36
Grants	-	-	-	-	-	-	-	-
Fiscal Services	-	-	-	-	-	-	-	-
OP.560 8283	111,298	3,028	108,270	104,095	103,948	104,840	91,623	100,137
OP.560 COMM SERVICES - 8119 DONATIONS MUSEUMS								
Grants	24,000	-	24,000	26,182	24,000	24,000	24,000	24,000
OP.560 8119	24,000	-	24,000	26,182	24,000	24,000	24,000	24,000
OP.560 COMM SERVICES - 8120 COMMUNITY GRANTS-CITIZENSHIP								
Grants	6,000.00	-	6,000	6,545	6,000	3,000	3,000	4,000
OP.560 8120	6,000	-	6,000	6,545	6,000	3,000	3,000	4,000
OP.560 COMM SERVICES - 8121 COMMUNITY GRANTS-COMM ENGAGE								
Grants	10,000.00	(2,500)	12,500	10,909	10,000	10,000	10,000	10,000
OP.560 8121	10,000	(2,500)	12,500	10,909	10,000	10,000	10,000	10,000
OP.560 COMM SERVICES - 8122 COMMUNITY GRANTS-MUSIC EDUCATI								
Grants	4,000.00	-	4,000	3,436	3,425	3,250	2,500	3,058
OP.560 8122	4,000	-	4,000	3,436	3,425	3,250	2,500	3,058
OP.560 COMM SERVICES - 8139 RURAL COMMUNITY GRANTS-GENERAL								
Grants	70,000	-	70,000	59,182	19,956	43,096	45,000	36,017
OP.560 8139	70,000	-	70,000	59,182	19,956	43,096	45,000	36,017
OP.560 COMM SERVICES - 8140 RURAL COMMUNITY GRANTS-PLAYGRD								
Grants	-	-	-	-	20,779	12,745	-	11,175
OP.560 8140	-	-	-	-	20,779	12,745	-	11,175
OP.560 COMM SERVICES - 8141 HEALTH FUNDING								
Grants	65,370	-	65,370	47,084	47,245	63,277	37,380	49,301
OP.560 8141	65,370	-	65,370	47,084	47,245	63,277	37,380	49,301
OP.560 COMM SERVICES - 13099 STARS FUNDING								
Grants	26,148.00	-	26,148	28,525	26,148	26,148	26,148	26,148
OP.560 13099	26,148	-	26,148	28,525	26,148	26,148	26,148	26,148
OP.560 COMM SERVICES - 8142 RURAL COMM GRNT-CEMETARY								
Grants	19,000.00	-	19,000	10,909	13,000	15,385	13,600	13,995
OP.560 8142	19,000	-	19,000	10,909	13,000	15,385	13,600	13,995

**2022 Proposed Operating Budget
Community Services**

			2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.560 COMM SERVICES - 8144 COMM HALL GRNT										
		Grants	90,000	-	90,000	59,381	62,659	69,886	58,925	63,823
OP.560	8144		90,000	-	90,000	59,381	62,659	69,886	58,925	63,823
OP.560 COMM SERVICES - 8146 RCMP DIDSBURY BRANCH ADMIN GRA										
		Grants	-	-	-	-	5,868	21,647	20,171	15,895
OP.560	8146		-	-	-	-	5,868	21,647	20,171	15,895
OP.560 COMM SERVICES - 8267 DONATIONS										
		Grants	3,000	-	3,000	1,636	200	850	2,050	1,033
OP.560	8267		3,000	-	3,000	1,636	200	850	2,050	1,033
OP.560 COMM SERVICES - 13630 RURAL CRIME REDUCTION INITIATI										
OP.560	13630	Purchased Services	-	-	-	-	-	-	4,508	1,503
OP.560	13630	Grants	-	-	-	-	-	-	10,558	3,519
OP.560	13630		-	-	-	-	-	-	15,065	5,022
OP.560 COMM SERVICES - 14093 CRIME PREVENTION INITIATIVE -										
		Grants	12,400	-	12,400	7,111	3,887	7,700	-	3,862
OP.560	14093		12,400	-	12,400	7,111	3,887	7,700	-	3,862
OP.560 COMM SERVICES - 14094 CRIME PREVENTION INITIATIVE -										
OP.560	14094	Purchased Services	-	-	-	-	-	4,420	-	1,473
OP.560	14094	Grants	-	-	-	-	-	50	-	17
OP.560	14094		-	-	-	-	-	4,470	-	1,490
PB.001 PUBLIC TRANSPORTATION										
		Grants	45,000	-	45,000	34,200	16,053	43,962	43,750	34,588
PB.001			45,000	-	45,000	34,200	16,053	43,962	43,750	
LS.045 MVC PROD COMPETITION PROGRAM - 13277 MVC PRODUCTION COMPETITION PRO										
		Grants	-	(100,000)	100,000	109,091	100,000	100,000	100,000	100,000
LS.045	13277		-	(100,000)	100,000	109,091	100,000	100,000	100,000	100,000
LS.051 CREMONA AG SOCIETY - 14509 CREMONA AG SOCIETY RENOVATION										
		Grants	-	-	-	-	66,000	434,000	-	166,667
LS.051	14509		-	-	-	-	66,000	434,000	-	166,667
LS.052 OLDS ROTARY ATHLETIC PARK - 14532 OLDS ROTARY ATHLETIC PARK										
		Grants	-	-	-	-	-	1,000,000	-	333,333
LS.052	14532		-	-	-	-	-	1,000,000	-	333,333
LS.054 PAINT THE BARN RED - 14863 PAINT THE BARN RED										
		Grants	-	-	-	-	4,410	-	-	1,470
LS.054	14863		-	-	-	-	4,410	-	-	1,470



2022 Proposed Operating Budget
Community Services

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
LS.042 ACP GRANT - 7395 ACP GRANT - 2017								
Grants	-	-	-	-	-	-	-	-
LS.042 7395	-	-	-	-	-	-	-	-
LS.053 CREMONA SPORTS PARK FUNDING - 14841 CREMONA SPORTS PARK FUNDING								
Grants	-	(180,000)	180,000	196,364	-	-	-	-
LS.053 14841	-	(180,000)	180,000	196,364	-	-	-	-
LS.055 2020 MOST COMMUNITY SUPPORT - 15171 2020 MOST GRANT COMMUNITY SUPPORT								
Grants	-	(143,573)	143,573	161,429	30,000	-	-	10,000
LS.055	-	(143,573)	143,573	161,429	30,000	-	-	10,000
VILLAGE OF CREMONA - CENTER AVE N PROJECT								
Grants	-	(234,000)	234,000	-	-	-	-	-
	-	(234,000)	234,000	-	-	-	-	-
	486,216	(657,045)	1,143,261	866,080	563,578	1,988,256	493,212	1,015,015

**2022 Proposed Operating Budget
Recreational and Library**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
RECREATION FUNDING								
OP.561 COMM GRTS-REC - 8090 CARSTAIRS								
Grants	198,806	7,649	191,157	208,537	189,639	185,369	181,560	165,539
OP.561 8090	198,806	7,649	191,157	208,537	189,639	185,369	181,560	
OP.561 COMM GRTS-REC - 8091 CREMONA								
Grants	220,814	8,481	212,333	165,751	207,447	205,973	201,700	203,114
OP.561 8091	220,814	8,481	212,333	165,751	207,447	205,973	201,700	203,114
OP.561 COMM GRTS-REC - 8092 DIDSBUY								
Grants	432,372	16,634	415,738	453,537	412,438	403,174	394,890	360,042
OP.561 8092	432,372	16,634	415,738	453,537	412,438	403,174	394,890	360,042
OP.561 COMM GRTS-REC - 8093 OLDS								
Grants	513,826	19,768	494,058	538,977	490,137	479,126	469,283	479,515
OP.561 8093	513,826	19,768	494,058	538,977	490,137	479,126	469,283	479,515
OP.561 COMM GRTS-REC - 8094 SUNDRE								
Grants	626,885	24,117	602,768	657,571	597,984	584,551	572,541	585,025
OP.561 8094	626,885	24,117	602,768	657,571	597,984	584,551	572,541	585,025
Budget Total - Recreation Funding	1,992,703	76,649	1,916,054	2,024,374	1,897,645	1,858,194	1,819,975	1,858,605
LIBRARY FUNDING								
OP.562 COMM GRTS-LIB - 8103 LIBRARIES PLRL								
Grants	111,783	-	111,783	121,945	111,783	107,861	106,161	108,601
OP.562 8103	111,783	-	111,783	121,945	111,783	107,861	106,161	108,601
LB.002 LIBRARIES OPERATING - 8095 CARSTAIRS								
Grants	29,185	1,121	28,064	30,614	27,840	27,208	26,645	27,231
LB.002 8095	29,185	1,121	28,064	30,614	27,840	27,208	26,645	27,231
LB.002 LIBRARIES OPERATING - 8096 CREMONA								
Grants	31,769	1,221	30,548	33,324	30,305	29,617	29,000	29,641
LB.002 8096	31,769	1,221	30,548	33,324	30,305	29,617	29,000	29,641
LB.002 LIBRARIES OPERATING - 8097 DIDSBUY								
Grants	40,907	1,572	39,335	42,909	39,022	38,136	37,346	38,168
LB.002 8097	40,907	1,572	39,335	42,909	39,022	38,136	37,346	38,168
LB.002 LIBRARIES OPERATING - 8098 OLDS								
Grants	48,614	1,869	46,745	50,993	46,374	45,321	44,382	45,359
LB.002 8098	48,614	1,869	46,745	50,993	46,374	45,321	44,382	45,359

2022 Proposed Operating Budget
 Recreational and Library

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
LB.002 LIBRARIES OPERATING - 8099 SUNDRE								
Grants	59,310	2,280	57,030	62,213	56,577	55,293	54,148	55,339
LB.002 8099	59,310	2,280	57,030	62,213	56,577	55,293	54,148	55,339
LB.002 LIBRARIES OPERATING - 8100 WATER VALLEY								
Grants	13,616	524	13,092	14,282	12,988	12,693	12,433	12,705
LB.002 8100	13,616	524	13,092	14,282	12,988	12,693	12,433	12,705
Budget Total - Library Funding	335,184	8,587	326,597	356,278	324,889	316,129	310,115	317,045
	2,327,887	85,236	2,242,651	2,380,653	2,222,534	2,174,323	2,130,090	2,175,649



2022 Proposed Operating Budget
Fire Services

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
FIRE CAPITAL								
FS.001 FIRE CAPITAL - 8112 GENERAL								
FS.001 8112	-	-	-	-	-	-	-	
FS.001 FIRE CAPITAL - 8113 CARSTAIRS								
Grants	-	-	-	-	-	20,545.13	-	6,848.38
FS.001 8113	-	-	-	-	-	20,545	-	6,848
FS.001 FIRE CAPITAL - 8114 CREMONA								
FS.001 8114	-	-	-	-	-	-	-	-
FS.001 FIRE CAPITAL - 8115 DIDSBUY								
Grants	350,000	350,000	-	-	348,831	38,597	-	129,143
FS.001 8115	350,000	350,000	-	-	348,831	38,597	-	129,143
FS.001 FIRE CAPITAL - 8116 OLDS								
Grants	-	-	-	-	-	26,567	157,225	61,264
FS.001 8116	-	-	-	-	-	26,567	157,225	61,264
FS.001 FIRE CAPITAL - 8117 SUNDRE								
Grants	450,000	50,000	400,000	-	-	-	-	-
FS.001 8117	450,000	50,000	400,000	-	-	-	-	-
TOTAL FIRE CAPITAL	800,000	400,000	400,000	-	348,831	85,709	157,225	197,255
FIRE OPERATING								
FS.002 FIRE OPERATING - 8104 GENERAL								
Purchased Services	37,500	3,361	34,139	38,723	33,469	33,893	34,807	34,056
FS.002 8104	37,500	3,361	34,139	38,723	33,469	33,893	34,807	34,056
FS.002 FIRE OPERATING - 8105 CARSTAIRS								
Grants	146,807	(18,695)	165,502	166,911	183,177	149,268	121,364	151,269
FS.002 8105	146,807	(18,695)	165,502	166,911	183,177	149,268	121,364	151,269
FS.002 FIRE OPERATING - 8107 DIDSBUY								
Grants	173,653	3,855	169,798	155,312	137,395	166,614	138,585	147,531
FS.002 8107	173,653	3,855	169,798	155,312	137,395	166,614	138,585	147,531
FS.002 FIRE OPERATING - 8108 OLDS								
Grants	243,657	8,619	235,038	256,405	267,116	186,124	208,773	220,671
FS.002 8108	243,657	8,619	235,038	256,405	267,116	186,124	208,773	220,671
FS.002 FIRE OPERATING - 8109 SUNDRE								
Grants	188,112	22,700	165,412	197,739	164,178	202,981	179,762	182,307

**2022 Proposed Operating Budget
Fire Services**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
FS.002 8109	188,112	22,700	165,412	197,739	164,178	202,981	179,762	182,307
FS.002 FIRE OPERATING - 8110 WATER VALLEY								
Purchased Services	-	-	-	237	187	225	-	137
Grants	-	-	-	-	-	-	-	-
FS.002 8110	-	-	-	237	187	225	-	137
FS.002 FIRE OPERATING - 8111 CREMONA FIRE								
Payroll	104,700	13,000	91,700	99,900	83,977	90,882	57,836	77,565
Purchased Services	67,250	30,050	37,200	39,960	47,574	41,563	55,285	48,141
Training	16,125	(300)	16,425	4,153	4,693	7,021	12,166	7,960
Transfers	-	-	-	-	-	7,104	-	2,368
Goods & Materials	75,300	22,250	53,050	24,429	66,211	45,578	41,537	51,109
Grants	-	-	-	-	-	-	4,004	1,335
Fiscal Services	35,000	5,000	30,000	33,874	33,874	31,943	27,239	31,019
FS.002 8111	298,375	70,000	228,375	202,316	236,329	224,091	198,066	219,496
FS.002 FIRE OPERATING - 15107 RADIO HUBS								
Purchased Services	-	-	-	-	11,606	-	-	3,869
Grants	-	-	-	-	8,509	-	-	2,836
FS.002 15107	-	-	-	-	20,115	-	-	6,705
FS.003 FIRE SMALL CAPITAL - 13421 FIRE SMALL CAPITAL - CREMONA								
Purchased Services	-	-	-	-	168	-	(55)	38
Transfers	-	-	-	-	(230)	32,980	-	10,917
Goods & Materials	170,524	129,639	40,885	18,589	56,862	16,171	75,774	49,602
FS.003 13421	170,524	129,639	40,885	18,589	56,800	49,151	75,719	60,556
MR.563 MINOR REPAIRS - FIRE								
Payroll	-	-	-	1,592	1,162	1,477	745	1,128
Purchased Services	-	(28,000)	28,000	31,063	32,621	40,313	17,821	30,252
Transfers	-	-	-	6,087	4,680	9,180	4,545	6,135
Goods & Materials	-	(15,000)	15,000	16,027	11,207	18,453	19,137	16,266
Fiscal Services	85,000	-	85,000	108,922	84,341	84,341	84,341	84,341
MR.563	85,000	(43,000)	128,000	163,690	134,011	153,764	126,589	
TOTAL FIRE OPERATING	1,343,628	176,479	1,167,149	1,199,923	1,212,661	1,166,110	1,083,665	1,154,145
FS.002 FIRE OPERATING - 14374 HIGH LEVEL FIRE RESPONSE								
Payroll	-	-	-	-	-	40,539	-	13,513



2022 Proposed Operating Budget
Fire Services

		2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
	Purchased Services	-	-	-	-	-	4,111	-	1,370
	Goods & Materials	-	-	-	-	-	2,103	-	701
	Grants	-	-	-	-	-	84,477	-	28,159
FS.002	14374	-	-	-	-	-	131,230	-	43,743
FS.003 FIRE SMALL CAPITAL - 14719 FIRE TRANSFERS FOR CAPITAL									
	Transfers	-	-	-	-	(3,623)	(44,981)	-	(16,201)
	Goods & Materials	-	-	-	-	(10,178)	-	-	(3,393)
FS.003	14719	-	-	-	-	(13,801)	(44,981)	-	(19,594)
		2,143,628	576,479	1,567,149	1,199,923	1,567,807	1,338,068	1,240,889	1,382,255

**2022 Proposed Operating Budget
Family and Community Support Services**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
SS.001 FCSS - 8123 GENERAL								
Payroll	75,962	514	75,448	67,484	72,303	72,785	68,240	71,110
Training	1,323	-	1,323	-	-	-	-	-
SS.001 8123	77,285	(9,486)	86,771	67,484	72,303	72,785	68,240	71,110
SS.001 FCSS - 8124 CARSTAIRS								
Grants	29,036	-	29,036	31,676	29,036	29,036	29,036	29,036
SS.001 8124	29,036	-	29,036	31,676	29,036	29,036	29,036	29,036
SS.001 FCSS - 8125 CREMONA								
Grants	55,152	-	55,152	60,166	55,152	55,152	45,152	51,819
SS.001 8125	55,152	-	55,152	60,166	55,152	55,152	45,152	51,819
SS.001 FCSS - 8126 DIDSBUY								
Grants	40,698	-	40,698	44,398	40,698	40,698	40,698	40,698
SS.001 8126	40,698	-	40,698	44,398	40,698	40,698	40,698	40,698
SS.001 FCSS - 8127 OLDS								
Grants	48,365	-	48,365	52,762	48,365	48,365	48,365	48,365
SS.001 8127	48,365	-	48,365	52,762	48,365	48,365	48,365	48,365
SS.001 FCSS - 8128 SUNDRE								
Grants	59,007	-	59,007	64,371	59,007	59,007	59,007	59,007
SS.001 8128	59,007	-	59,007	64,371	59,007	59,007	59,007	59,007
SS.001 FCSS - 8129 FCSS ADMIN								
Purchased Services	6,250	-	6,250	4,091	4,540	1,476	911	2,309
Training	3,500	(6,500)	10,000	-	-	-	-	-
SS.001 8129	9,750	(6,500)	16,250	4,091	4,540	1,476	911	2,309
SS.001 FCSS - 8130 FCSS- MOUNTAIN VIEW COUNTY								
Purchased Services	-	-	-	-	-	48	-	16
Grants	113,000	13,000	100,000	106,004	98,256	124,725	151,498	124,826
SS.001 8130	113,000	13,000	100,000	106,004	98,256	124,773	151,498	124,842
	432,293	(2,986)	435,279	430,951	407,357	431,292	442,907	427,185



2022 Proposed Operating Budget Agricultural Services Commentary

The Agricultural Services 2022 Operating budget increased by \$152K, \$29.3K is tied to staff salary changes. There was an increase to ALUS program costs of \$40K which is offset by a corresponding revenue line. Reallocations of existing budgets for equipment costs and an additional \$70K in amortization is budgeted, however amortization is an unfunded expense so it does not affect the tax revenue requirements. An additional \$15.5K is also budgeted for Invasive plant management and the additional expense for 2 new Agricultural Service Board (ASB) committee members.

The Land Management budget decreased by \$12.8K, largely due to the removal of 2021 Projects; PK-21-01 Bagnall Park Expansion \$15K, PK-21-02 Hiller's Dam Maintenance \$7.5K and PK-21-03 Campbell CE Park Development \$20K. There was an increase to the Parks budget of \$10K in contracted services in line with spending trends and anticipated expenses in 2022 as well as an additional \$11.3K in amortization which is unfunded. Land Management also saw a slight increase of \$5K to the County Land Maintenance activity.

**2022 Proposed Operating Budget
Agricultural Services**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.710 AGRICULTURE								
Payroll	172,874	(4,035)	176,909	157,561	165,920	158,550	141,902	155,457
Purchased Services	3,520	(22,665)	26,185	3,038	3,718	2,756	4,130	3,535
Training	12,453	10,885	1,568	-	-	375	-	125
Transfers	(4,931)	94,133	(99,064)	(4,250)	(47,246)	(982)	-	(16,076)
Goods & Materials	666	(36,982)	37,648	574	48	-	25	24
Fiscal Services	1,738	(41,017)	42,755	1,498	998	2,217	4,201	2,472
OP.710	186,320	320	186,000	158,421	123,437	162,917	150,258	145,537
MR.710 MINOR REPAIRS - AGRICULTURE								-
Payroll	56,553	27,068	29,485	156,201	141,395	141,318	134,652	139,122
Purchased Services	24,401	20,037	4,364	58,266	34,765	36,368	14,282	28,472
Transfers	(76,406)	(59,895)	(16,511)	(210,253)	(196,855)	(192,083)	(205,214)	(198,051)
Goods & Materials	29,669	23,394	6,275	93,933	56,196	71,122	85,811	71,043
Fiscal Services	70,000	62,874	7,126	65,297	68,514	86,675	83,996	79,728
MR.710	104,217	73,217	31,000	163,443	104,016	143,400	113,527	120,314
AG.000 GENERAL ADMINISTRATION - 10002 GENERAL ADMINISTRATION								-
Payroll	709	709	-	609	367	1,828	3,407	1,867
Purchased Services	72	72	-	62	118	30	1,110	420
Training	-	-	-	332	-	655	465	373
Transfers	89	89	-	77	-	-	-	-
Goods & Materials	2,068	2,068	-	1,781	1,849	1,935	1,086	1,623
AG.000 10002	2,938	2,938	-	2,861	2,334	4,447	6,067	4,283
AG.002 TRAINING CONFERENCES/ASB MTGS - 10004 TRAINING CONFERENCES/ASB MEETI								-
Payroll	26,154	1,425	24,729	18,742	21,677	32,758	20,390	24,942
Purchased Services	-	(3,660)	3,660	-	1,000	3,231	1,354	1,862
Training	232	13	219	169	7,114	6,195	2,977	5,429
Transfers	-	13,848	(13,848)	-	800	1,376	128	768
Goods & Materials	-	(5,263)	5,263	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
AG.002 10004	26,386	386	26,000	18,910	30,592	43,561	24,849	33,001
AG.003 ASB COMMITTEES COSTS - 10005 ASB COMMITTEE COSTS								-
Payroll	18,805	(1,169)	19,974	7,476	11,136	11,360	9,437	10,644
Purchased Services	2,613	(343)	2,956	1,987	3,743	6,078	6,030	5,284
Training	5,933	5,756	177	420	-	-	5,279	1,760
Transfers	-	11,185	(11,185)	(4,540)	-	(540)	-	(180)

**2022 Proposed Operating Budget
Agricultural Services**

		2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
	Goods & Materials	403	(3,848)	4,251	79	66	48	48	54
AG.003	10005	27,754	6,754	21,000	5,423	14,945	16,946	20,795	17,562
AG.004 CATTLE SALES - 10006 CATTLE SCALES									-
	Payroll	500	390	110	90	-	87	156	81
	Goods & Materials	-	-	-	-	-	-	-	-
AG.004	10006	500	-	500	90	-	87	156	81
AG.007 SUSTAINABLE AGRICULTURAL - 10067 SUSTAINABLE AGRICULTURE									-
	Payroll	86,516	35,509	51,007	104,538	99,055	103,400	93,982	98,813
	Purchased Services	346	(12,945)	13,291	417	382	356	1,193	644
	Training	2,045	1,493	552	-	-	-	140	47
	Transfers	1,465	(901)	2,366	1,766	(62,613)	(3,894)	672	(21,945)
AG.007	10067	90,372	1,872	88,500	106,721	36,824	99,862	95,987	77,558
AG.008 AGRICULTURE - SAFETY MEETINGS - 10068 AGRICULTURE - SAFETY MEETINGS									-
	Payroll	13,036	(1,231)	14,267	12,110	10,739	13,778	14,868	13,128
	Purchased Services	-	(2,112)	2,112	-	-	20	-	7
	Training	-	(126)	126	-	1,400	-	-	467
	Transfers	649	8,638	(7,989)	614	64	32	128	75
	Goods & Materials	1,564	(1,472)	3,036	1,483	461	504	1,183	716
AG.008	10068	15,249	249	15,000	14,207	12,664	14,334	16,179	14,392
AG.009 COUNTY WORKSHOPS - 10072 COUNTY WORKSHOPS									-
	Payroll	7,624	2,437	5,187	5,420	4,870	6,098	11,923	7,630
	Purchased Services	1,104	(248)	1,352	496	5,894	15,729	18,291	13,305
	Training	-	(56)	56	300	-	40	-	13
	Transfers	373	132	241	269	(4,802)	192	2,812	(599)
	Goods & Materials	-	(73)	73	-	-	9	-	3
	Grants	-	(2,091)	2,091	-	3,000	450	2,170	1,873
AG.009	10072	9,101	101	9,000	6,485	8,963	22,517	35,196	22,225
AG.011 AGRICULTURAL RECYCLING									-
	Payroll	8,000	3,389	4,611	245	396	1,483	37	639
	Purchased Services	-	(1,201)	1,201	-	22	3,791	-	1,271
	Transfers	-	(214)	214	-	-	416	96	171
	Goods & Materials	-	(65)	65	-	21	1,028	7	352
	Grants	-	(1,859)	1,859	-	-	-	5,273	1,758
AG.011		8,000	(0)	8,000	245	439	6,718	5,413	4,190
AG.014 RANCHING OPPORTUNITIES CONFERE - 10076 RANCHING OPPORTUNITIES									-

**2022 Proposed Operating Budget
Agricultural Services**

		2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
	Payroll	2,628	899	1,729	1,503	4,826	3,167	386	2,793
	Purchased Services	-	(451)	451	-	(2,888)	3,274	15,199	5,195
	Transfers	399	319	80	230	-	96	32	43
	Grants	-	(697)	697	-	4,025	167	750	1,647
AG.014	10076	3,027	27	3,000	1,733	5,964	6,704	16,367	9,678
AG.016 RIPARIAN PROJECTS VOLUNTARY - 10060 ACA FENCING PROGRAM (RIP PROJE									
	Payroll	-	(28,817)	28,817	-	-	-	-	-
	Transfers	-	(1,337)	1,337	-	60,247	14,650	(14,084)	20,271
	Goods & Materials	-	(407)	407	-	-	225	-	75
	Grants	50,000	38,383	11,617	2,525	2,401	9,388	15,856	9,215
AG.016	10060	50,000	0	50,000	2,525	62,648	24,263	1,773	29,562
AG.016 RIPARIAN PROJECTS VOLUNTARY - 10077 MVC FUNDED - RIPARIAN PROJECTS									
	Payroll	-	-	-	-	-	249	-	83
	Transfers	-	-	-	-	-	96	-	32
	Goods & Materials	-	-	-	-	200	-	140	113
	Grants	-	-	-	-	-	-	-	-
AG.016	10077	-	-	-	-	200	345	140	228
AG.023 AG COMMUNITY FUNDING PRJ - AG - 10083 AG COMMUNITY FUNDING PRJ - AG									
	Payroll	-	-	-	-	-	-	-	-
	Purchased Services	-	-	-	-	-	-	-	-
	Training	-	-	-	-	-	-	-	-
	Transfers	-	-	-	-	-	-	-	-
	Goods & Materials	-	-	-	-	-	-	-	-
	Grants	-	-	-	-	23,000	25,792	17,442	22,078
AG.023	10083	-	(3,125)	3,125	-	23,000	25,792	17,442	22,078
AG.027 ALTERNATIVE LAND USE SERVICES - 10087 ALTERNATIVE LAND USE SERVICES									
	Purchased Services	4,313	(193)	4,506	2,312	7,968	7,697	11,562	9,076
	Training	-	(187)	187	-	-	1,076	-	359
	Transfers	8,470	7,668	802	4,540	10,191	(8,751)	12,552	4,664
	Goods & Materials	403	159	244	216	183	148	66	132
	Grants	56,814	49,844	6,970	30,451	51,443	28,056	19,111	32,870
AG.027	10087	70,000	40,000	30,000	37,518	69,785	28,225	43,291	47,100
AG.028 ANNUAL ASB SUMMER TOUR - 13420 ANNUAL ASB SUMMER TOUR									
	Payroll	-	(7,609)	7,609	-	-	2,647	3,468	2,038
	Purchased Services	8,000	6,874	1,126	2,616	2,560	2,700	4,016	3,092

**2022 Proposed Operating Budget
Agricultural Services**

		2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
	Transfers	-	4,261	(4,261)	-	-	1,184	980	721
	Goods & Materials	-	(1,619)	1,619	-	-	609	571	393
	Grants	-	-	-	-	-	-	-	-
AG.028	13420	8,000	0	8,000	2,616	2,560	7,139	9,035	6,245
AG.029	FARMTECH SPONSORSHIP - 14713 FARMTECH SPONSORSHIP								-
	Payroll	1,355	(72)	1,427	-	-	-	-	-
	Grants	145	145	-	-	1,373	-	-	458
AG.029	14713	1,500	-	1,500	-	1,373	-	-	458
AG.101	ROADSIDE SPRAYING - 10010 ROADSIDE SPRAYING								-
	Payroll	52,966	(6,044)	59,010	57,908	51,737	46,783	45,688	48,069
	Purchased Services	121	1	120	150	946	205	130	427
	Training	1,890	1,249	641	246	538	1,094	-	544
	Transfers	24,724	(49,572)	74,296	30,606	20,021	23,906	27,342	23,756
	Goods & Materials	131,487	60,554	70,933	164,863	96,796	116,434	131,639	114,956
AG.101	10010	211,188	6,188	205,000	253,773	170,038	188,421	204,799	187,752
AG.102	TOAD FLAX - 10012 TOAD FLAX								-
	Payroll	13,651	6,455	7,196	4,252	8,587	4,554	7,725	6,955
	Transfers	11,722	2,661	9,061	3,776	4,844	2,928	7,406	5,059
	Goods & Materials	81	(8,569)	8,650	26	1,147	48	14,707	5,300
AG.102	10012	25,454	454	25,000	8,054	14,578	7,530	29,838	17,315
AG.103	REVERSE FENCELINE SPRAYING PRO								-
	Payroll	7,706	5,691	2,015	8,437	5,335	3,579	5,339	4,751
	Transfers	186	(2,351)	2,537	230	224	64	384	224
	Goods & Materials	10	(2,412)	2,422	12	-	151	224	125
AG.103	10013	7,902	902	7,000	8,679	5,559	3,793	5,947	5,100
AG.104	BRUSH CONTROL (CHEMICAL) - 10015 BRUSH CONTROL (CHEMICAL)								-
	Payroll	13,233	7,476	5,757	5,755	8,577	7,143	9,322	8,348
	Purchased Services	-	(12)	12	-	-	-	401	134
	Transfers	7,382	134	7,248	3,367	4,192	5,148	8,074	5,805
	Goods & Materials	-	(6,920)	6,920	-	3,892	64	6,116	3,357
AG.104	10015	20,615	615	20,000	9,123	16,661	12,355	23,912	17,643
AG.300	AGRIC-INSECT CONTROL - 10019 AGRIC-INSECT CONTROL - Monitor								-
	Payroll	1,550	(545)	2,095	1,351	1,688	985	2,021	1,565
	Transfers	1,482	1,219	263	1,344	1,440	1,056	800	1,099
	Goods & Materials	28	(178)	206	25	31	-	-	10

**2022 Proposed Operating Budget
Agricultural Services**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
AG.300 10019	3,060	60	3,000	2,720	3,159	2,041	2,821	2,674
AG.301 TREES & CROPS- FUSARIUM - 10020 TREES & CROPS- FUSARIUM/CLUBRO								-
Payroll	15,025	2,105	12,920	16,007	14,528	17,024	19,828	17,126
Purchased Services	2,346	923	1,423	2,625	1,481	2,219	1,473	1,724
Transfers	1,098	(524)	1,622	1,229	576	1,160	576	771
Goods & Materials	750	(520)	1,270	839	-	260	621	294
AG.301 10020	19,219	719	18,500	20,700	16,585	20,662	22,498	19,915
AG.302 COYOTE CONTROL - 10022 COYOTE CONTROL (SKUNK, RAT)								-
Payroll	1,809	412	1,397	1,332	400	1,273	1,371	1,015
Transfers	251	76	175	192	-	256	-	85
Goods & Materials	-	(137)	137	-	-	-	-	-
AG.302 10022	2,060	60	2,000	1,524	400	1,529	1,371	1,100
AG.304 GOPHER CONTROL (RICHARDSON) - 10023 GOPHER CONTROL (RICHARDSON)								-
Payroll	1,645	597	1,048	3,581	2,394	2,636	1,632	2,220
Purchased Services	-	(115)	115	-	129	-	-	43
Transfers	16	(116)	132	38	96	96	-	64
Goods & Materials	-	(103)	103	-	2,072	1,651	1,913	1,879
AG.304 10023	1,661	161	1,500	3,619	4,690	4,383	3,544	4,206
AG.310 POCKET GOPHER REBATE - 10025 POCKET GOPHER REBATE								-
Grants	5,000	4,659	342	1,800	2,700	2,000	1,400	2,033
AG.310 10025	5,000	0	5,000	1,800	2,700	2,000	1,400	2,033
AG.401 ROADSIDE SEEDING (GENERAL) - 10027 ROADSIDE SEEDING (GENERAL)								-
Payroll	7,055	4,752	2,303	3,940	2,728	4,298	2,202	3,076
Transfers	1,366	(1,533)	2,899	811	1,332	1,452	1,766	1,517
Goods & Materials	-	(2,768)	2,768	-	1,395	4,448	1,973	2,605
AG.401 10027	8,421	421	8,000	4,751	5,455	10,198	5,940	7,198
AG.403 ROADSIDE MOWING - 10029 ROADSIDE MOWING								-
Payroll	21,908	(6,302)	28,210	19,666	16,202	22,914	19,790	19,635
Purchased Services	-	(57)	57	-	-	-	14	5
Transfers	78,194	42,677	35,517	77,639	66,406	65,456	66,851	66,238
Goods & Materials	-	(33,909)	33,909	-	1,094	-	1,417	837
AG.403 10029	100,102	2,102	98,000	97,305	83,702	88,370	88,071	86,714
AG.500 WEED INSPECTION - GENERAL - 10030 WEED INSPECTION - GENERAL								-
Payroll	76,704	15,239	61,465	83,956	56,646	70,581	75,031	67,419
Purchased Services	968	(72)	1,040	1,146	810	707	461	659



**2022 Proposed Operating Budget
Agricultural Services**

		2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
	Training	-	(1,049)	1,049	-	268	1,116	550	645
	Transfers	24,124	2,222	21,902	28,564	13,632	21,694	17,216	17,514
	Goods & Materials	-	(426)	426	-	-	454	662	372
AG.500	10030	101,796	10,796	91,000	113,666	71,356	94,551	93,921	86,609
AG.501 TALL BUTTERCUP - 10032 TALL BUTTERCUP									
	Payroll	-	(6,754)	6,754	-	-	129	-	43
	Transfers	-	(2,407)	2,407	-	-	160	-	53
	Grants	15,000	14,438	562	15,454	17,807	5,868	8,468	10,715
AG.501	10032	15,000	5,000	10,000	15,454	17,807	6,158	8,468	10,811
AG.503 URBAN WEED CONTROL INCENTIVE - 10036 URBAN WEED CONTROL INCENTIVE									
	Payroll	6,500	1,122	5,378	8,372	8,344	8,122	9,273	8,580
AG.503	10036	6,500	0	6,500	8,372	8,344	8,122	9,273	8,580
AG.504 ALBERTA TRANSPORT WEED CONTROL - 10037 ALBERTA TRANSPORT WEED CONTROL									
	Payroll	1,629	(386)	2,015	179	1,384	585	1,123	1,031
	Transfers	5,390	2,853	2,537	600	800	1,234	1,228	1,087
	Goods & Materials	-	(2,422)	2,422	-	1,970	-	2,832	1,601
AG.504	10037	7,019	19	7,000	779	4,155	1,819	5,183	3,719
AG.506 WEED INSPECTION - OLDS - 10039 WEED INSPECTION - OLDS									
	Payroll	3,780	(357)	4,137	3,565	2,564	4,161	4,085	3,603
	Transfers	1,220	399	821	1,152	448	672	640	587
AG.506	10039	5,000	0	5,000	4,717	3,012	4,833	4,725	4,190
AG.509 WEED INSPECTION - DIDSBURY - 10041 WEED INSPECTION - DIDSBURY									
	Payroll	1,193	(462)	1,655	1,867	1,214	1,207	2,201	1,540
	Purchased Services	193	176	17	301	199	175	310	228
	Transfers	614	286	328	960	704	736	160	533
AG.509	10041	2,000	-	2,000	3,128	2,117	2,118	2,671	2,302
AG.510 WEED INSPECTION - CARSTAIRS - 10042 WEED INSPECTION - CARSTAIRS									
	Payroll	1,350	(305)	1,655	1,437	1,338	1,104	1,966	1,469
	Transfers	650	322	328	691	384	576	288	416
AG.510	10042	2,000	-	2,000	2,128	1,722	1,680	2,254	1,885
AG.511 WEED INSPECTION - CREMONA - 10043 WEED INSPECTION - CREMONA									
	Payroll	500	86	414	-	-	-	-	-
AG.511	10043	500	-	500	-	-	-	-	-
AG.513 WEED INSPECTION - SUNDRE - 10044 WEED INSPECTION - SUNDRE									
	Payroll	1,497	(158)	1,655	1,943	1,160	880	2,023	1,354

**2022 Proposed Operating Budget
Agricultural Services**

		2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
	Transfers	503	175	328	653	640	832	192	555
AG.513	10044	2,000	0	2,000	2,595	1,800	1,712	2,215	1,909
AG.517 BED & SHORE WEED PICKING PROGR - 10048 BED & SHORE WEED PICKING PROGR									-
	Payroll	5,904	2,527	3,377	2,230	4,230	1,624	1,855	2,570
	Purchased Services	3,494	3,437	57	1,355	559	559	1,702	940
	Transfers	(4,244)	(5,447)	1,203	(1,646)	352	1,628	-	660
AG.517	10048	5,154	154	5,000	1,939	5,141	3,811	3,557	4,170
AG.609 WEED MAPPING SOFTWARE LICENSE - 10051 WEED MAPPING SOFTWARE LICENSE									-
	Purchased Services	1,000	992	8	-	-	-	810	270
AG.609	10051	1,000	-	1,000	-	-	-	810	270
AG.900 AGRICULTURE EXTENSION (4-H) - 10052 AGRICULTURE EXTENSION (4-H)									-
	Payroll	2,799	2,139	660	1,675	1,669	1,624	1,855	1,716
	Training	-	(36)	36	-	-	75	-	25
	Grants	201	(2,102)	2,303	120	350	795	770	638
AG.900	10052	3,000	-	3,000	1,795	2,019	2,494	2,625	2,379
AG.903 FARM SAFETY FUNDING - 10055 FARM SAFETY FUNDING									-
	Grants	4,200	975	3,225	5,040	4,200	4,200	4,200	4,200
AG.903	10055	4,200	0	4,200	5,040	4,200	4,200	4,200	4,200
AG.904 GRAZING ASSOCIATION SUPPORT - 14187 GRAZING ASSOCIATION SUPPORT									-
	Grants	6,000	1,393	4,607	7,200	-	-	-	-
AG.904	14187	6,000	-	6,000	7,200	-	-	-	-
VB.304 MECHANICAL BRUSHING									-
	Payroll	39,333	9,108	30,225	22,446	23,555	25,988	35,656	28,400
	Purchased Services	-	(61)	61	-	-	-	3,270	1,090
	Transfers	68,066	30,012	38,054	41,368	46,582	41,733	69,686	52,667
	Goods & Materials	-	(36,332)	36,332	-	-	-	53	18
VB.304		107,399	2,399	105,000	63,814	70,137	67,721	108,664	82,174
WM.033 WASTE MANAGEMENT-CHEM DUMP - 10538 GENERAL CHEMICAL CONTAINER SIT									-
	Payroll	2,171	(682)	2,853	1,755	1,140	2,015	1,132	1,429
	Purchased Services	74	(348)	422	61	32	106	146	95
	Transfers	791	2,389	(1,598)	651	169	439	448	352
	Goods & Materials	-	(607)	607	-	-	207	-	69
WM.033	10538	3,036	36	3,000	2,466	1,341	2,767	1,726	1,945
		1,279,650	152,825	1,126,825	1,166,341	1,016,420	1,148,758	1,193,689	1,119,623

**MOUNTAIN VIEW COUNTY
AGRICULTURE SERVICE BOARD**

	CHANGE FROM 2021 BUDGET \$	2022 BUDGET \$	2021 BUDGET \$	2021 YTD (OCT) \$
REVENUE				
Bed and Shore Weed Control Program	-	5,000	5,000	-
Alberta Transportation	-	7,000	7,000	-
Urban Weed Inspection	-	11,500	11,500	2,932
	-	23,500	23,500	2,932
ACA Funding	-	25,000	25,000	25,000
ALUS	40,000	70,000	30,000	29,348
	40,000	95,000	55,000	54,348
Grants - Regular	(62,343)	183,907	246,250	245,532
Sales - Chemicals & Gopher Poison	(1,500)	-	1,500	1,863
Tree Planter	-	-	-	-
Scales	-	-	-	-
Other Revenue	500	1,000	500	450
Other Recoveries (Wire)	1,000	1,000	-	1,095
	(62,343)	185,907	248,250	248,940
Total Revenue	(22,343)	304,407	326,750	306,219
Project Group				
<u>Right of Way Management</u>				
Roadside Spraying	-	205,000	205,000	211,477
Reverse Fence Line/Pasture Sprayer Program	-	7,000	7,000	7,233
Brush Control (Chemical)	-	20,000	20,000	7,602
Brush Control (Mechanical)	-	105,000	105,000	53,178
Grass Control	-	-	-	-
Grass Seeding (General)	-	8,000	8,000	3,959
Grass Mowing	-	98,000	98,000	81,088
Alberta Transportation/Highways	-	7,000	7,000	649
CP Rail	-	-	-	-
Toad Flax Program	-	25,000	25,000	6,712
Program Management Costs (incl COLA)	13,100	13,100		
	13,100	488,100	475,000	371,899
<u>Invasive Plant Management</u>				
Weed Inspection	5,000	96,000	91,000	94,721
Range & Pasture Herbicide Rebate*	5,000	15,000	10,000	12,878
Bed & Shore Weed Picking Program	-	5,000	5,000	1,616
Scentless Chamomile	-	-	-	-
Gravel Pit Spraying/Weed Picking	-	-	-	-
Mountain View Regional Waste Sites	-	-	-	-
Program Management Costs (incl COLA)	5,950	5,950		
	15,950	121,950	106,000	109,216
<u>Town Weed Inspection</u>				
Town of Olds	-	5,000	5,000	3,931
Town of Didsbury	-	2,000	2,000	2,606
Town of Carstairs	-	2,000	2,000	1,773
Village of Cremona	-	500	500	-
Town of Sundre	-	2,000	2,000	2,163
Weed Infestation Mapping (Annual Software license)	-	1,000	1,000	-
Urban Weed Control	-	6,500	6,500	6,977
Program Management Costs (incl COLA)	-			
	-	19,000	19,000	17,451
<u>Pest Control</u>				
Insect Monitoring	-	3,000	3,000	2,267
Pocket Gopher Rebate	-	5,000	5,000	1,500
Fusarium / Clubroot	-	18,500	18,500	17,250
Coyote, skunk, rat	-	2,000	2,000	1,270
Gopher Control	-	1,500	1,500	3,016
Program Management Costs (incl COLA)	1,000	1,000		
	1,000	31,000	30,000	25,303

<u>Extension</u>				
Cattle Scales	-	500	500	75
Tree Planting/Horticulture Extension	-	-	-	-
Agriculture Extension (4-H)	-	3,000	3,000	1,496
Grazing Association Support	-	6,000	6,000	6,000
Farm Safety Funding	-	4,200	4,200	4,200
Program Management Costs (incl COLA)	-	-	-	-
	-	13,700	13,700	11,771
<u>General</u>				
ASB Summer Tour	-	8,000	8,000	2,180
Chemical Container Site	-	3,000	3,000	2,055
General Administration	-	186,000	186,000	133,570
<i>General Amortization Expense (unfunded)</i>		-	-	832
Equipment Costs (not incl. Amortization)	31,000	31,000	-	81,789
<i>Equipment Amortization (unfunded)</i>	39,000	70,000	31,000	54,414
Training, Conferences, ASB meeting (Staff)	-	26,000	26,000	15,759
ASB Committee Costs	6,600	27,600	21,000	4,519
Health & Safety	-	15,000	15,000	11,839
Program Management Costs (incl COLA)	7,300	7,300	-	-
	83,900	373,900	290,000	306,956
<u>Environmental</u>				
Sustainable Agriculture	-	88,500	88,500	88,934
Alternative Land User Services	40,000	70,000	30,000	31,265
Solar Watering Unit	-	-	-	-
Riparian Fencing	-	50,000	50,000	2,104
Riparian Projects Mandatory/Voluntary-RC Funds	-	-	-	-
County Workshop & Other	-	9,000	9,000	5,404
Agricultural Recycling (AG Plastics & Wire)	-	8,000	8,000	205
Living in the Natural Environment	-	-	-	-
LLL/Ranching Opportunities Conferences	-	3,000	3,000	1,444
Agricultural Community Funding Projects-AG Societies	(3,125)	-	3,125	-
Program Management Costs (incl COLA)	2,000	2,000	-	-
	38,875	230,500	191,625	129,356
<u>NEW Recurring Projects</u>				
AG-19-01 FarmTech Attendance Sponsorship	-	1,500	1,500	-
	-	1,500	1,500	-
Total Recurring Expenses	152,825	1,279,650	1,126,825	971,951
Less Amortization Expense (Unfunded)	(70,000)	(70,000)	(31,000)	(55,246)
NET FUNDING REQUIREMENTS:	105,168	905,243	769,075	610,486



**2022 Proposed Operating Budget
Parks and Land Management**

			2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.720 PARKS - 8176 WESTWARD HO PRK GENERAL										
		Purchased Services	3,216	3,216	-	3,613	3,484	3,129	3,084	3,232
		Fiscal Services	-	-	-	-	17	271	709	332
OP.720	8176		3,216	3,216	-	3,613	3,501	3,400	3,793	3,565
OP.720 PARKS - 8177 WWH CENT. BLDG										
		Purchased Services	523	523	-	588	567	551	466	528
OP.720	8177		523	523	-	588	567	551	466	528
OP.720 PARKS - 8178 OTHER PARKS GENERAL										
		Purchased Services	67,500	10,000	57,500	-	-	-	-	-
		Fiscal Services	11,300	11,300	-	10,568	10,568	9,838	9,181	9,863
OP.720	8178		78,800	21,300	57,500	10,568	10,568	9,838	9,181	9,863
OP.720 PARKS - 8179 OTHER PARKS-WATER VALLEY PARK										
OP.720	8179	Transfers	-	-	-	-	-	(10,190)	-	(3,397)
OP.720	8179		-	-	-	-	-	(10,190)	-	(3,397)
OP.720 PARKS - 8228 OTHR PRK BAGNALL										
		Purchased Services	76	-	-	84	-	-	-	-
OP.720	8228		76	-	-	84	-	-	-	-
PK.006 WATER VALLEY COOKHOUSE ROOF - 7408 WATER VALLEY COOKHOUSE ROOF -										
PK.006	7408	Purchased Services	-	-	-	-	-	-	-	-
PK.006	7408		-	-	-	-	-	-	-	-
RS.500 WESTWARD HO PARK - 10355 WESTWARD HO PARK										
RS.500	10355	Payroll	-	-	-	596	216	64	411	230
RS.500	10355	Purchased Services	-	-	-	-	20	1,853	-	624
RS.500	10355	Transfers	-	-	-	70	128	64	256	149
RS.500	10355	Goods & Materials	-	-	-	-	-	507	134	214
RS.500	10355		-	-	-	666	364	2,489	801	1,218
RS.600 OTHER PARKS - 10359 OTHER PARKS										
		Payroll	-	-	-	3,445	1,460	1,060	1,586	1,368
		Purchased Services	-	-	-	1,785	575	-	-	192
		Transfers	-	-	-	2,479	2,112	1,390	2,083	1,862
		Goods & Materials	-	-	-	2,592	4,068	399	816	1,761
RS.600	10359		-	-	-	10,301	8,215	2,849	4,485	5,183
RS.601 SKUNK HOLLOW/BAGNALL PARK - 10361 SKUNK HOLLOW/BAGNALL PARK										
		Payroll	-	-	-	6,537	3,634	2,846	2,075	2,852
		Purchased Services	-	-	-	39	2,142	-	-	714



**2022 Proposed Operating Budget
Parks and Land Management**

		2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
	Transfers	-	-	-	4,516	3,827	2,178	1,394	2,466
	Goods & Materials	-	-	-	883	133	343	-	159
RS.601	10361	-	-	-	11,976	9,736	5,367	3,469	6,190
RS.604 WATER VALLEY PARK - 10363 WATER VALLEY PARK									
	Payroll	-	-	-	11,417	6,144	5,664	3,494	5,101
	Purchased Services	63	63	-	1,831	1,029	2,475	2,573	2,026
	Transfers	-	-	-	8,121	5,510	3,410	1,652	3,524
	Goods & Materials	-	-	-	3,104	1,311	374	250	645
RS.604	10363	63	63	-	24,473	13,994	11,924	7,970	11,296
RS.605 HILLER DAM - 10367 HILLERS DAM									
	Payroll	-	-	-	3,929	3,639	3,588	5,083	4,103
	Purchased Services	24	24	-	50	13	368	325	235
	Transfers	-	-	-	3,358	4,092	2,275	3,114	3,160
	Goods & Materials	-	-	-	186	106	3,433	569	1,369
RS.605	10367	24	24	-	7,523	7,850	9,663	9,091	8,868
PK-21-02 HILLERS DAM MAINTENANCE									
	Purchased Services	-	(7,500)	7,500	-	-	-	-	-
RS.605	15202	-	(7,500)	7,500	-	-	-	-	-
RS.659 DAVIDSON PARK - 10372 DAVIDSON PARK									
	Payroll	-	-	-	2,533	2,430	1,788	3,641	2,619
	Purchased Services	-	-	-	23	39	-	250	96
	Transfers	-	-	-	2,791	3,215	2,174	2,734	2,708
	Goods & Materials	-	-	-	65	246	585	1,302	711
RS.659	10372	-	-	-	5,412	5,930	4,547	7,927	6,135
RS.660 CAMPBELL CE PARK DEVELOPMENT									
	Purchased Services	-	(20,000)	20,000	5,320	-	-	-	-
RS.660	15203	-	(20,000)	20,000	4,836	-	-	-	-
PK-21-01 BAGNAL PARK EXPANSION									
	Payroll	-	-	-	2,754	-	-	-	-
	Purchased Services	-	(15,000)	15,000	-	-	-	-	-
	Transfers	-	-	-	653	-	-	-	-
	Goods & Materials	-	-	-	28	-	-	-	-
OP.720	15201	-	(15,000)	15,000	3,123	-	-	-	-
MR.720 MINOR REPAIRS - PARKS									
	Payroll	-	-	-	120	-	129	550	226



**2022 Proposed Operating Budget
Parks and Land Management**

		2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
	Purchased Services	17	(483)	500	16	16	15	13	14
	Goods & Materials	-	-	-	-	-	15	393	136
MR.720		17	(483)	500	136	16	159	956	
PARKS TOTAL		82,719	(17,857)	100,500	83,300	60,740	40,596	48,138	49,825
OP.730 LAND - 8180 LAND GENERAL									
	Fiscal Services	4,500	-	4,500	9,048	6,873	4,697	4,697	5,423
OP.730 8180		4,500	-	4,500	9,048	6,873	4,697	4,697	5,423
OP.730 LAND - 8181 LAND MANAGEMENT GENERAL									
	Purchased Services	810	10	800	911	1,044	811	781	879
	Goods & Materials	4,500	-	4,500	3,303	3,459	3,361	3,335	3,385
OP.730 8181		5,310	10	5,300	4,214	4,502	4,172	4,116	4,263
LM.001 COUNTY LAND MAINTENANCE - 10200 COUNTY LAND MAINTENANCE									
	Payroll	20,000	5,000	15,000	22,098	18,281	13,852	18,793	16,976
	Purchased Services	-	-	-	393	-	1,303	120	474
	Transfers	5,000	-	5,000	2,870	1,566	736	1,288	1,197
	Goods & Materials	-	-	-	1,374	4,482	1,653	2,450	2,862
LM.001 10200		25,000	5,000	20,000	26,735	24,329	17,544	22,651	21,508
LM.002 BUSINESS PARK MAINTENANCE - 10201 BUSINESS PARK MAINTENANCE									
	Payroll	8,000	-	8,000	11,039	4,293	5,497	6,525	5,438
	Purchased Services	5,000	-	5,000	19	1,845	9,335	1,700	4,293
	Transfers	10,000	-	10,000	6,027	6,061	160	3,187	3,136
	Goods & Materials	2,500	-	2,500	753	280	348	1,202	610
LM.002 10201		25,500	-	25,500	17,837	12,479	15,340	12,614	13,477
LM.003 WESTLAND ASSESSMENT - 7409 2017 - WESTLAND ASSESSMENT									
LM.003 7409	Purchased Services	-	-	-	-	-	-	-	-
LM.003 7409		-	-	-	-	-	-	-	-
LAND MANAGEMENT TOTAL		60,310	5,010	55,300	57,834	48,183	41,753	44,078	44,671
		143,029	(12,847)	155,800	141,134	108,923	82,349	92,217	94,496



2022 Proposed Operating Budget Operational Services Commentary

The overall change to the Operational Services 2022 Operating Budget (including Facilities and Shops) is an increase of \$10K. There was a slight reallocation of costs within the operations budget resulting in an increase of \$81.9K. Facilities and Shops Operating Budget was reduced by \$71.4K.

The Airport Operating Budget increased by \$38K, \$36K was related to an increase in amortization budgets which are unfunded and therefore do not affect the overall tax revenue requirements. This airport does reflect the new airport management contracts for \$20K per month for the maintenance of the airports (\$10K/month per airport) which can be seen in the budget reallocations but did not affect the overall budgets in any significant way.

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2021 Forecast	2020	2019	2018	2017	3 year Average
OP.610 OPERATIONS										
Payroll	816,850	66,422	750,428	637,963	695,960	713,530	747,089	777,488	930,288	746,036
Purchased Services	408,880	10,130	398,750	346,441	377,936	386,434	504,979	435,865	478,388	442,426
Training	81,477	47,477	34,000	4,171	4,550	11,888	8,940	16,178	13,147	12,335
Transfers	-	-	-	96	105	11,526	58,629	313,916	237,972	128,024
Goods & Materials	418,100	12,250	405,850	182,842	199,464	561,108	225,098	170,201	(302,121)	318,802
Fiscal Services	11,597,500	-	11,597,500	8,681,687	9,470,932	10,817,435	11,107,435	11,558,382	11,179,696	11,161,084
OP.610	13,322,807	136,279	13,186,528	9,853,201	10,748,946	12,501,920	12,652,168	13,272,032	12,537,370	12,808,707
MR.610 MINOR REPAIRS - OPERATIONS										
Payroll	2,137,248	(457,422)	2,594,670	2,186,456	2,385,225	2,458,348	2,485,215	2,479,029	2,378,592	2,474,197
Purchased Services	386,739	60,739	326,000	404,395	441,158	293,546	425,943	301,931	276,255	340,473
Transfers	(5,200,000)	-	(5,200,000)	(4,213,740)	(4,596,807)	(4,951,024)	(4,931,645)	(5,041,759)	(4,861,230)	(4,974,809)
Goods & Materials	1,551,000	85,500	1,465,500	1,314,331	1,433,816	1,370,577	1,523,471	1,595,756	1,295,655	1,496,601
Fiscal Services	1,400,000	-	1,400,000	1,383,378	1,509,139	1,465,493	1,425,328	1,273,459	1,227,550	1,388,093
MR.610	274,987	(311,183)	586,170	1,074,820	1,172,531	636,940	928,312	608,416	316,823	724,556
Bridges (Budget Reference OS-22-23)										
Payroll	-	-	-	28,825	31,446	13,766	12,414	11,249	16,309	12,476
Purchased Services	137,000	49,500	87,500	104,307	113,789	176,286	48,090	73,947	74,348	99,441
Transfers	-	-	-	932	1,016	38,554	10,302	12,458	6,876	20,438
Goods & Materials	-	-	-	0	0	1,241	996	3,764	263	2,000
Bridges	137,000	49,500	87,500	134,064	146,251	229,846	71,802	101,418	97,797	134,356
IN.013 MCDUGAL FLATS EVACUATION PLAN										
Purchased Services	-	-	-	-	-	-	-	761	16,834	254
Goods & Materials	-	-	-	-	-	-	-	1,239	-	413
IN.013	-	-	-	-	-	-	-	1,999	16,834	666
IN.014 MINOR PROJECTS										
Payroll	-	-	-	59	65	-	-	-	-	-
Purchased Services	100,000	-	100,000	26,082	28,453	60,697	160,074	22,947	-	81,239
Transfers	-	-	-	64	70	-	723	5,657	-	2,127
Goods & Materials	-	-	-	279	305	1,537	-	-	-	512
IN.014	100,000	-	100,000	26,485	28,892	62,234	160,797	28,605	-	83,879
IN.016 DESIGN GUIDELINES & CONSTR SPE										
IN.016 Transfers	-	-	-	-	-	-	-	11,926	-	3,975
IN.016	-	-	-	-	-	-	-	11,926	-	3,975
HP.106 SPOT PATCHING-CHIPSEAL										
Payroll	9,255	3,235	6,020	18,810	20,520	9,592	6,600	719	628	5,637
Purchased Services	60,000	60,000	-	95,902	104,621	-	1,703	-	-	568
Transfers	100,000	25,000	75,000	156,471	170,695	64,599	36,250	1,280	9,280	34,043
Goods & Materials	30,000	20,000	10,000	43,224	47,153	10,598	17,947	-	693	9,515
HP.106	199,255	108,235	91,020	314,406	342,989	84,789	62,500	1,998	10,600	49,762
HP.108 COLD MIX PATCHING										
Payroll	156,508	(40,894)	197,402	164,912	179,904	104,678	120,399	168,996	68,683	131,358
Purchased Services	115,000	15,000	100,000	115,247	125,724	108,439	85,969	227	207	64,879

**2022 Proposed Operating Budget
Operational Services**

		2022 Budget	Change from 2021	2021 Budget	2021	2021 Forecast	2020	2019	2018	2017	3 year Average
	Transfers	125,000	15,000	110,000	136,817	149,254	99,987	128,247	97,465	38,426	108,566
	Goods & Materials	5,150	-	5,150	1,450	1,581	193	9,449	-	-	3,214
HP.108		401,658	(10,894)	412,552	418,426	456,464	313,297	344,064	266,688	107,315	308,017
HP.112 PATCH SPRAYING											
	Payroll	-	-	-	28	31	-	-	-	-	-
	Purchased Services	50,000	-	50,000	49,875	54,409	49,351	50,761	46,765	50,038	48,959
	Transfers	-	-	-	100	109	-	-	-	-	-
HP.112		50,000	-	50,000	50,003	54,549	49,351	50,761	46,765	50,038	48,959
HP.113 CRACK SEALING											
	Payroll	189	189	-	424	462	139	-	-	-	46
	Purchased Services	100,000	10,000	90,000	97,582	106,453	79,152	77,400	51,994	85,500	69,515
	Transfers	-	-	-	-	-	256	-	-	-	85
HP.113		100,189	10,189	90,000	98,005	106,915	79,548	77,400	51,994	85,500	69,647
HP.115 PAVEMENT RESURFACING PLAN											
	Purchased Services	-	-	-	2,440	2,662	22,247	-	-	-	7,416
HP.115		-	-	-	2,440	2,662	22,247	-	-	-	7,416
HL.125 LINE STRIPING - ALL QUADRANTS											
	Purchased Services	40,000	-	40,000	1,714	1,870	56,640	36,850	31,406	30,518	41,632
	Transfers	-	-	-	1,013	1,105	-	-	-	-	-
HL.125		40,000	-	40,000	2,727	2,974	56,640	36,850	31,406	30,518	41,632
HS.115 OIL ROAD INSPECTION											
	Payroll	5,234	3,052	2,182	5,615	6,125	3,052	3,395	2,038	1,793	2,828
	Transfers	15,000	-	15,000	16,128	17,594	12,648	20,245	11,500	13,941	14,798
	Goods & Materials	-	-	-	734	800	-	-	-	4	-
HS.115		20,234	3,052	17,182	22,477	24,520	15,700	23,640	13,538	15,738	17,626
HS.120 SPRING CLEAN UP											
	Payroll	9,555	4,239	5,316	6,892	7,519	3,650	7,559	3,050	7,807	4,753
	Purchased Services	-	-	-	2,678	2,921	-	-	-	-	-
	Transfers	40,000	10,000	30,000	50,489	55,078	32,129	48,451	20,750	53,489	33,777
	Goods & Materials	-	-	-	-	-	-	-	633	-	211
HS.120		49,555	14,239	35,316	60,059	65,519	35,779	56,010	24,433	61,295	38,741
DM.201 MACHINE DITCH CLEANING											
	Payroll	22,247	7,947	14,300	15,353	16,749	15,163	13,884	18,598	12,588	15,881
	Purchased Services	-	-	-	1,145	1,249	-	-	560	6,988	187
	Transfers	90,000	30,000	60,000	110,381	120,416	86,267	133,731	177,137	137,284	132,378
	Goods & Materials	1,000	-	1,000	-	-	68	5	3,097	659	1,057
DM.201		113,247	37,947	75,300	126,879	138,413	101,497	147,621	199,392	157,518	149,503
DM.500 SHOULDER REPAIR - ALL QUADRANT											
	Payroll	761	693	68	798	871	576	-	107	88	228
	Transfers	1,000	1,000	-	1,256	1,370	1,140	500	350	3,146	663
	Goods & Materials	-	-	-	88	96	-	-	120	-	40
DM.500		1,761	1,693	68	2,142	2,337	1,716	500	577	3,234	931
CM.205 CULVERT CLEANING/MTCE											

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2021 Forecast	2020	2019	2018	2017	3 year Average
Payroll	41,005	9,434	31,571	7,633	8,327	38,371	35,966	40,003	45,158	38,113
Purchased Services	3,500	-	3,500	-	-	2,944	-	293	423	1,079
Transfers	35,000	-	35,000	13,826	15,083	39,472	30,574	36,319	48,904	35,455
Goods & Materials	-	-	-	261	285	-	-	3,203	288	1,068
CM.205	79,505	9,434	70,071	21,720	23,694	80,787	66,539	79,817	94,774	75,714
CM.207 CULVERT INSTALL/REPLACE										
Payroll	21,060	7,881	13,179	4,066	4,435	13,668	11,479	18,305	5,699	14,484
Purchased Services	2,500	-	2,500	-	-	3,309	2,475	3,226	774	3,003
Transfers	45,000	-	45,000	20,583	22,454	56,452	46,830	78,723	41,903	60,668
Goods & Materials	45,000	-	45,000	19,928	21,739	52,716	26,270	58,656	20,845	45,881
CM.207	113,560	7,881	105,679	44,576	48,629	126,145	87,053	158,909	69,221	124,036
EM.210 PEST CONTROL										
Payroll	419	11	408	176	192	223	108	-	624	110
Purchased Services	2,000	-	2,000	-	-	1,130	-	-	-	377
Transfers	-	-	-	608	663	976	560	-	352	512
EM.210	2,419	11	2,408	784	855	2,329	668	-	976	999
EM.215 FLOOD MAINTENANCE										
Payroll	11,217	4,101	7,116	534	583	7,641	4,357	11,918	11,963	7,972
Purchased Services	-	-	-	-	-	-	-	-	66	-
Transfers	35,000	(5,000)	40,000	640	698	37,627	9,700	35,909	19,825	27,745
Goods & Materials	-	-	-	-	-	6,120	-	6,601	573	4,241
EM.215	46,217	(899)	47,116	1,174	1,281	51,388	14,057	54,429	32,427	39,958
EM.220 EARTH/ROCK SLIDE CLEANUP										
EM.220	-	-	-	-	-	-	-	-	-	-
EM.222 RIPRAP MAINTENANCE										
Payroll	746	746	-	610	666	-	182	-	-	61
Transfers	-	-	-	1,168	1,274	-	2,434	-	-	811
Goods & Materials	-	-	-	8	8	-	35	-	-	12
EM.222	746	746	-	1,786	1,948	-	2,651	-	-	884
VB.301 HAND BRUSHING										
Payroll	140,920	5,990	134,930	58,967	64,327	83,869	166,154	105,287	196,186	118,436
Purchased Services	-	-	-	-	-	2,081	-	25,840	156	9,307
Transfers	45,000	-	45,000	55,449	60,489	73,109	132,727	55,206	121,320	87,014
Goods & Materials	-	-	-	20	22	1,864	1,411	-	1,449	1,092
VB.301	185,920	5,990	179,930	114,435	124,838	160,923	300,292	186,333	319,111	215,849
VB.302 BRUSH BURNING										
Payroll	71,878	4,184	67,694	27,031	29,488	62,606	69,472	66,801	58,786	66,293
Purchased Services	-	-	-	-	-	-	183	-	-	61
Transfers	15,000	-	15,000	21,546	23,505	30,966	41,959	33,082	28,707	35,335
Goods & Materials	2,250	-	2,250	1,545	1,686	926	2,679	2,501	633	2,035
VB.302	89,128	4,184	84,944	50,122	54,679	94,498	114,293	102,383	88,126	103,725
VB.303 OVERGROWTH BRUSHING										
Payroll	18,831	(14,685)	33,516	12,417	13,545	11,569	16,863	38,025	16,980	22,152

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2021 Forecast	2020	2019	2018	2017	3 year Average
Purchased Services	-	-	-	-	-	-	-	-	145	-
Transfers	10,000	-	10,000	8,584	9,364	16,683	9,548	16,032	10,212	14,088
Goods & Materials	-	-	-	-	-	-	-	1,465	-	488
VB.303	28,831	(14,685)	43,516	21,001	22,910	28,251	26,411	55,523	27,337	36,728
VM.306 ROAD ENCROACHMENT SPRAYING										
Payroll	269	269	-	80	87	358	98	-	139	152
Transfers	-	-	-	638	696	978	-	-	128	326
Goods & Materials	-	-	-	-	-	-	-	136	-	45
VM.306	269	269	-	718	783	1,336	98	136	267	523
TC.411 TRAFFIC COUNTING - ALL QUADRAN										
Payroll	2,257	754	1,503	972	1,061	336	3,505	-	9,441	1,281
Transfers	2,000	1,000	1,000	1,966	2,145	976	3,330	64	10,980	1,457
TC.411	4,257	1,754	2,503	2,938	3,205	1,312	6,835	64	20,421	2,737
TD.407 DELINEATOR INSTALL/REPLACE										
Payroll	4,048	(147)	4,195	836	912	2,903	3,508	4,633	2,065	3,681
Purchased Services	-	-	-	-	-	-	-	-	149	-
Transfers	4,000	-	4,000	1,162	1,268	4,816	2,942	5,434	5,718	4,397
Goods & Materials	1,500	-	1,500	1,034	1,128	1,658	1,506	4,632	1,736	2,599
TD.407	9,548	(147)	9,695	3,032	3,307	9,377	7,957	14,699	9,668	10,677
TG.403 GUARD RAIL INSTALL/REPLACE										
Payroll	982	269	713	-	-	2,075	-	-	-	692
Transfers	3,000	-	3,000	-	-	2,672	-	-	-	891
Goods & Materials	1,000	-	1,000	-	-	1,686	-	-	-	562
TG.403	4,982	269	4,713	-	-	6,432	-	-	-	2,144
TG.408 GUARD RAIL MAINTENANCE										
Payroll	6,384	(1,870)	8,254	1,879	2,050	6,755	1,470	6,158	2,559	4,794
Transfers	4,000	-	4,000	2,150	2,345	4,272	320	3,632	2,016	2,741
Goods & Materials	-	-	-	1,062	1,159	-	-	-	3,572	-
TG.408	10,384	(1,870)	12,254	5,091	5,554	11,026	1,790	9,790	8,148	7,535
TL.410 SUBDIVISION LIGHTING										
Goods & Materials	43,500	-	43,500	34,550	37,690	46,611	39,472	46,248	37,297	44,110
TL.410	43,500	-	43,500	34,550	37,690	46,611	39,472	46,248	37,297	44,110
TR.406 RAILROAD CROSSING MTCE (RR COM										
Purchased Services	10,000	-	10,000	9,490	10,353	11,062	10,966	9,672	10,761	10,566
TR.406	10,000	-	10,000	9,490	10,353	11,062	10,966	9,672	10,761	10,566
TS.401 SIGN/DELINEATOR MTCE										
Payroll	28,701	2,793	25,908	18,448	20,125	22,814	22,696	24,220	23,643	23,243
Transfers	12,500	2,500	10,000	14,250	15,545	10,312	10,676	13,266	15,084	11,418
Goods & Materials	1,000	-	1,000	-	-	196	2,281	133	201	870
TS.401	42,201	5,293	36,908	32,698	35,671	33,322	35,652	37,620	38,927	35,531
TS.402 SIGN INSTALL/REPLACE										
Payroll	61,991	(7,257)	69,248	32,822	35,806	53,989	67,229	63,364	53,248	61,527
Purchased Services	-	-	-	-	-	-	114	515	-	210

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2021 Forecast	2020	2019	2018	2017	3 year Average
Transfers	80,000	-	80,000	66,680	72,742	83,202	78,249	78,762	80,298	80,071
Goods & Materials	81,000	-	81,000	57,569	62,803	81,054	97,664	73,868	78,870	84,196
TS.402	222,991	(7,257)	230,248	157,071	171,350	218,245	243,256	216,509	212,416	226,003
TS.405 SIGNS - NUTS/BOLTS/INCIDENTALS										
Payroll	839	(2,108)	2,947	118	129	1,523	479	3,622	776	1,875
Purchased Services	-	-	-	20	22	-	57	-	-	19
Transfers	500	-	500	500	545	512	96	1,984	416	864
Goods & Materials	2,500	-	2,500	1,998	2,180	2,148	5,212	2,003	2,804	3,121
TS.405	3,839	(2,108)	5,947	2,637	2,877	4,184	5,844	7,609	3,995	5,879
TS.406 RURAL ADDRESSING REVIEW										
Payroll	-	-	-	-	-	-	-	2,142	-	714
Purchased Services	-	-	-	-	-	-	-	71	-	24
Transfers	-	-	-	-	-	-	-	1,408	-	469
TS.406	-	-	-	-	-	-	-	3,621	-	1,207
DC.503 DUST CONTROL MTCE										
Payroll	16,274	12,266	4,008	5,327	5,812	5,779	2,339	3,580	2,845	3,899
Purchased Services	1,500	-	1,500	-	-	1,988	-	-	3,777	663
Transfers	85,000	10,000	75,000	106,207	115,862	66,230	89,441	108,566	59,688	88,079
Goods & Materials	50,000	-	50,000	52,353	57,113	32,424	52,448	41,205	11,840	42,026
DC.503	152,774	22,266	130,508	163,887	178,786	106,420	144,228	153,350	78,150	134,666
MG.505 GRAVEL ROAD INSPECTION										
Payroll	23,547	11,039	12,508	7,305	7,969	14,134	12,919	15,532	16,168	14,195
Transfers	40,000	-	40,000	33,212	36,231	53,286	76,286	84,931	70,932	71,501
MG.505	63,547	11,039	52,508	40,517	44,201	67,420	89,205	100,463	87,100	85,696
GR.001 GRAVEL MATERIAL TRANSFERS										
Payroll	20,021	10,035	9,986	9,645	10,522	29,870	10,185	10,227	6,422	16,761
Purchased Services	-	-	-	-	-	129,485	218	-	19,244	43,234
Transfers	200,000	50,000	150,000	220,764	240,833	166,613	155,228	185,416	139,506	169,086
Goods & Materials	1,000	-	1,000	-	-	4,094	1,583	71	3,153	1,916
GR.001	221,021	60,035	160,986	230,409	251,356	330,063	167,214	195,714	168,325	230,997
RB.507 SURFACE GRADING MTCE										
Payroll	46,276	21,090	25,186	47,349	51,653	60,961	28,690	23,771	26,020	37,807
Purchased Services	125,000	115,000	10,000	128,657	140,353	10,356	135,973	158,984	163,262	101,771
Transfers	900,000	(100,000)	1,000,000	1,005,852	1,097,293	928,216	903,685	820,652	932,295	884,184
Goods & Materials	-	-	-	10,284	11,219	21,808	16,407	8,155	36,987	15,456
RB.507	1,071,276	36,090	1,035,186	1,192,142	1,300,518	1,021,341	1,084,754	1,011,562	1,158,564	1,039,219
RB.508 MINOR ROAD REPAIR GRAVEL										
Payroll	33,584	13,459	20,125	28,143	30,701	35,775	9,135	11,782	12,775	18,898
Purchased Services	1,000	-	1,000	4,620	5,040	1,379	944	1,839	14,390	1,387
Transfers	350,000	(150,000)	500,000	305,129	332,868	499,102	199,931	274,526	274,150	324,519
Goods & Materials	150,000	-	150,000	118,722	129,515	212,915	92,111	167,985	134,885	157,670
RB.508	534,584	(136,541)	671,125	456,614	498,124	749,171	302,121	456,132	436,200	502,475
RB.509 GRAVEL ROAD RESHAPING										

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Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2021 Forecast	2020	2019	2018	2017	3 year Average
Payroll	429	166	263	95	104	64	-	641	2,008	235
Transfers	1,500	-	1,500	2,164	2,361	1,485	405	628	24,546	839
RB.509	1,929	166	1,763	2,259	2,464	1,549	405	1,269	26,553	1,074
RB.510 GRAVEL STABILIZATION										
RB.510	-	-	-	-	-	-	-	-	-	-
DC.512 DUST CONTROL - SAFETY & EMERG										
DC.512	-	-	-	-	-	-	-	-	-	-
SO.701 SNOW PLOWING & SANDING GENERAL										
Payroll	100,227	47,783	52,444	(37,209)	(40,591)	102,225	73,639	43,107	90,353	72,990
Purchased Services	-	-	-	-	-	-	-	3,828	4,861	1,276
Transfers	1,000,000	-	1,000,000	557,002	607,638	1,386,533	1,281,487	1,468,469	1,124,366	1,378,829
Goods & Materials	500,500	-	500,500	250,227	272,974	518,377	390,062	440,458	406,127	449,632
SO.701	1,600,727	47,783	1,552,944	770,019	840,021	2,007,135	1,745,187	1,955,861	1,625,707	1,902,728
SO.702 WINTER ROAD PATROL										
Payroll	27,640	14,546	13,094	1,302	1,420	21,778	17,654	21,889	15,203	20,440
Transfers	75,000	-	75,000	52,064	56,797	95,581	93,431	101,892	71,308	96,968
SO.702	102,640	14,546	88,094	53,366	58,217	117,359	111,085	123,780	86,511	117,408
SO.703 SAND & SALT MIXING - ALL QUADS										
Payroll	6,131	4,603	1,528	69	76	827	1,706	2,345	555	1,626
Purchased Services	2,500	-	2,500	-	-	2,578	-	14,276	14,444	5,618
Transfers	10,000	(10,000)	20,000	504	550	19,616	9,916	27,470	22,118	19,001
Goods & Materials	-	-	-	878	958	-	-	126	-	42
SO.703	18,631	(5,397)	24,028	1,451	1,583	23,020	11,622	44,216	37,118	26,286
SO.704 SNOW FENCE INSTALL/REMOVAL										
Payroll	19,551	(6,127)	25,678	2,924	3,189	8,474	12,251	26,330	26,360	15,685
Purchased Services	-	-	-	-	-	-	-	-	20	-
Transfers	5,000	(500)	5,500	3,184	3,473	5,584	8,007	12,938	15,011	8,843
Goods & Materials	-	-	-	-	-	-	-	2,446	1,969	815
SO.704	24,551	(6,627)	31,178	6,108	6,663	14,058	20,258	41,714	43,360	25,343
SO.705 WINTER DITCHING										
Payroll	940	507	433	755	823	91	667	702	1,182	487
Transfers	3,500	-	3,500	5,656	6,170	784	9,264	8,070	17,770	6,039
SO.705	4,440	507	3,933	6,411	6,993	875	9,931	8,772	18,952	6,526
SO.706 CULVERT STEAMING										
Payroll	33,938	9,211	24,727	9,897	10,797	27,348	22,067	33,701	44,848	27,705
Purchased Services	7,500	-	7,500	845	922	7,350	473	-	-	2,608
Transfers	30,000	-	30,000	13,408	14,627	39,861	23,099	28,397	43,488	30,452
SO.706	71,438	9,211	62,227	24,150	26,345	74,559	45,638	62,098	88,336	60,765
SO.707 SNOW MATERIAL SITE TRANSFERS										
Payroll	7,494	4,709	2,785	1,371	1,496	2,093	3,836	3,931	2,453	3,287
Purchased Services	-	-	-	-	-	-	-	7,560	-	2,520
Transfers	150,000	(25,000)	175,000	56,462	61,595	81,080	162,943	82,170	86,791	108,731
Goods & Materials	5,000	-	5,000	1,356	1,479	6,656	4,014	3,734	3,450	4,801

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2021 Forecast	2020	2019	2018	2017	3 year Average
SO.707	162,494	(20,291)	182,785	59,189	64,570	89,828	170,793	97,395	92,694	119,339
SO.708 FROST PROBES - ALL QUADRANTS										
Payroll	3,368	1,576	1,792	1,281	1,398	1,437	2,897	1,665	2,283	1,999
Purchased Services	-	-	-	-	-	-	-	-	36	-
Transfers	3,000	1,000	2,000	2,204	2,404	2,972	2,338	2,366	2,644	2,559
Goods & Materials	-	-	-	2,000	2,182	-	-	1,650	-	550
SO.708	6,368	2,576	3,792	5,485	5,984	4,409	5,235	5,681	4,963	5,108
SO.709 SNOW WINTER PREPARATION										
Payroll	17,722	4,985	12,737	1,250	1,364	12,560	20,097	11,015	4,761	14,557
Purchased Services	-	-	-	-	-	-	570	-	-	190
Transfers	5,000	-	5,000	1,124	1,226	8,705	24,593	8,198	3,600	13,832
Goods & Materials	-	-	-	-	-	400	138	-	-	179
SO.709	22,722	4,985	17,737	2,374	2,590	21,664	45,398	19,213	8,360	28,758
WC.801 USER PAY CALCIUM PROGRAM										
Payroll	14,483	4,378	10,105	8,682	9,471	8,452	9,029	8,580	7,601	8,687
Purchased Services	-	-	-	-	-	-	-	-	(1,480)	-
Transfers	30,000	-	30,000	22,982	25,071	26,639	38,311	25,646	16,444	30,199
Goods & Materials	150,000	-	150,000	102,709	112,046	91,101	175,117	140,066	103,553	135,428
WC.801	194,483	4,378	190,105	134,372	146,588	126,192	222,457	174,292	126,117	174,314
WC.803 USER PAY GRAVEL PROGRAM										
Payroll	5,687	2,740	2,947	231	252	607	2,043	5,162	3,978	2,604
Transfers	10,000	-	10,000	6,280	6,851	7,852	15,770	27,027	26,331	16,883
Goods & Materials	-	-	-	-	-	-	660	-	-	220
WC.803	15,687	2,740	12,947	6,511	7,103	8,459	18,472	32,189	30,309	19,707
WC.804 MISCELLANEOUS CHARGE-OUTS										
Payroll	-	-	-	-	-	-	-	-	4,307	-
Transfers	-	-	-	-	-	-	-	-	9,277	-
Goods & Materials	-	-	-	-	-	-	-	-	6,079	-
WC.804	-	-	-	-	-	-	-	-	19,664	-
WC.810 ROAD INSPECTIONS										
Payroll	429	293	136	-	-	15	50	290	579	118
Purchased Services	50,000	(102,000)	152,000	64,220	70,058	137,410	162,993	177,703	113,390	159,369
Transfers	-	-	-	-	-	-	-	3,278	1,212	1,093
WC.810	50,429	(101,707)	152,136	64,220	70,058	137,425	163,042	181,271	115,181	160,579
SA.901 SIGN SHOP CLEANUP										
Payroll	2,582	(331)	2,913	1,599	1,745	3,178	2,620	1,695	2,604	2,498
Transfers	250	-	250	-	-	244	-	-	64	81
SA.901	2,832	(331)	3,163	1,599	1,745	3,422	2,620	1,695	2,668	2,579
SA.902 GENERAL SHOP CLEANUP										
Payroll	33,630	(3,792)	37,422	18,011	19,649	35,357	44,309	33,103	28,292	37,590
Transfers	4,500	-	4,500	3,585	3,911	4,448	4,985	4,172	26,341	4,535
Goods & Materials	-	-	-	-	-	-	127	-	-	42
SA.902	38,130	(3,792)	41,922	21,596	23,560	39,805	49,422	37,275	54,633	42,167

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2021 Forecast	2020	2019	2018	2017	3 year Average
SA.903 GENERAL YARD CLEANUP										
Payroll	16,550	2,318	14,232	10,775	11,755	20,186	19,455	18,846	10,738	19,496
Purchased Services	-	-	-	-	-	9	-	-	-	3
Transfers	10,000	-	10,000	7,476	8,156	21,324	13,114	21,648	8,001	18,695
Goods & Materials	-	-	-	621	678	506	2,313	1,382	1,127	1,400
SA.903	26,550	2,318	24,232	18,873	20,588	42,025	34,881	41,875	19,865	39,594
SA.904 OTHER SUPPORT ACTIVITIES										
Payroll	3,381	290	3,091	2,134	2,328	3,949	2,627	5,049	4,001	3,875
Purchased Services	1,000	-	1,000	880	960	-	2,275	1,250	11,260	1,175
Transfers	10,000	-	10,000	11,215	12,235	4,188	6,575	18,408	18,789	9,724
Goods & Materials	-	-	-	-	-	-	-	1,177	-	392
SA.904	14,381	290	14,091	14,229	15,523	8,137	11,477	25,884	34,049	15,166
SA.905 TRUCK/EQUIPMENT MTCE										
Payroll	62,957	5,283	57,674	34,690	37,844	53,131	60,777	53,334	38,643	55,748
Transfers	20,000	-	20,000	21,622	23,587	23,090	23,986	22,085	20,195	23,054
SA.905	82,957	5,283	77,674	56,311	61,431	76,221	84,763	75,419	58,838	78,801
SA.906 PARTS & EQUIP PICKUP & DELIVER										
Payroll	4,642	3,097	1,545	3,226	3,519	2,817	1,920	1,189	653	1,975
Transfers	2,500	-	2,500	7,487	8,168	3,748	3,435	2,010	1,211	3,064
SA.906	7,142	3,097	4,045	10,713	11,687	6,565	5,355	3,199	1,864	5,040
SA.907 SAFETY MEETINGS (Tailgate/Safe										
Payroll	34,597	(3,207)	37,804	41,921	45,732	35,782	46,823	42,721	42,986	41,776
Transfers	8,500	-	8,500	14,007	15,280	8,094	27,022	26,014	16,102	20,377
SA.907	43,097	(3,207)	46,304	55,928	61,012	43,876	73,845	68,735	59,088	62,152
SA.908 OPERATOR TRAINING/SEMINARS										
Payroll	53,269	(2,588)	55,857	50,670	55,276	21,088	63,444	73,393	68,598	52,641
Purchased Services	-	-	-	-	-	-	-	1,428	12,981	476
Training	-	-	-	-	-	4,484	8,855	14,098	11,333	9,146
Transfers	2,500	-	2,500	13,896	15,159	7,800	28,495	22,369	39,131	19,554
SA.908	55,769	(2,588)	58,357	64,566	70,435	33,372	100,793	111,288	132,043	81,818
SA.909 HOURLY EMPLOYEE ADMIN DUTIES										
Payroll	94,891	23,299	71,592	111,637	121,786	107,378	102,505	89,040	78,761	99,641
Transfers	20,000	-	20,000	44,975	49,064	32,571	19,880	26,160	30,343	26,203
SA.909	114,891	23,299	91,592	156,612	170,849	139,948	122,385	115,200	109,104	125,844
SA.910 WORK IDENTIFICATION										
Payroll	9,538	2,609	6,929	5,033	5,491	6,977	10,456	7,125	6,742	8,186
Purchased Services	-	-	-	-	-	-	32	-	-	11
Transfers	7,500	-	7,500	7,996	8,723	6,426	6,102	6,480	10,126	6,336
SA.910	17,038	2,609	14,429	13,029	14,213	13,403	16,590	13,605	16,868	14,533
SA.911 LITTER CONTROL										
Payroll	20,653	5,742	14,911	11,979	13,068	7,520	15,213	14,737	16,348	12,490
Purchased Services	-	-	-	149	163	245	545	29	527	273
Transfers	12,500	-	12,500	12,218	13,329	10,248	15,079	14,816	19,262	13,381

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2021 Forecast	2020	2019	2018	2017	3 year Average
SA.911	33,153	5,742	27,411	24,346	26,559	18,014	30,836	29,582	36,137	26,144
SA.915 FUEL COMMISSIONS										
Goods & Materials	10,000	10,000	-	9,072	9,897	10,174	10,542	11,208	10,360	10,641
SA.915	10,000	10,000	-	9,072	9,897	10,174	10,542	11,208	10,360	10,641
SA.916 ON-CALL TIME										
Payroll	45,775	45,656	119	52,734	57,528	68,155	67,404	66,765	41,684	67,441
Transfers	-	-	-	-	-	-	-	1,393	644	464
SA.916	45,775	45,656	119	52,734	57,528	68,155	67,404	68,158	42,328	67,906
SA.917 MOVING EQUIP FOR REPAIR										
Payroll	39,294	9,676	29,618	8,752	9,547	26,322	29,791	31,289	23,926	29,134
Transfers	30,000	-	30,000	25,940	28,298	39,786	37,554	43,093	38,343	40,144
SA.917	69,294	9,676	59,618	34,691	37,845	66,107	67,344	74,382	62,268	69,278
SA.918 ACCIDENT CLEAN-UP										
Payroll	617	617	-	205	224	1,411	-	-	179	470
Purchased Services	-	-	-	14,194	15,484	-	-	-	-	-
Transfers	2,000	-	2,000	192	209	2,194	-	-	1,587	731
SA.918	2,617	617	2,000	14,591	15,917	3,605	-	-	1,766	1,202
SA.920 UNALLOCATED TIME (OFFICE USE O										
Payroll	80	80	-	-	-	-	265	782	1,124	349
SA.920	80	80	-	-	-	-	265	782	1,124	349
SA.921 PREPARING EQUIP FOR SALE										
Payroll	2,573	1,053	1,520	1,542	1,682	2,717	1,661	4,130	-	2,836
Transfers	2,000	-	2,000	2,800	3,055	3,838	8,238	4,173	-	5,416
SA.921	4,573	1,053	3,520	4,342	4,737	6,555	9,899	8,303	-	8,252
SA.923 MONTHLY OPERATIONAL MEETINGS										
Payroll	2,408	404	2,004	2,287	2,495	3,186	4,658	3,013	4,846	3,619
Purchased Services	500	-	500	-	-	416	855	698	860	656
Training	-	(500)	500	-	-	-	852	113	1,254	322
Transfers	1,500	-	1,500	552	602	1,638	2,723	964	5,112	1,775
SA.923	4,408	(96)	4,504	2,839	3,097	5,240	9,088	4,788	12,072	6,372
SA.924 CORPORATE MEETINGS										
Payroll	9,437	(1,475)	10,912	2,688	2,932	13,075	13,958	10,718	23,135	12,583
Purchased Services	-	-	-	-	-	-	-	-	59	-
Transfers	3,000	-	3,000	1,770	1,931	3,763	5,952	2,852	6,505	4,189
SA.924	12,437	(1,475)	13,912	4,458	4,863	16,838	19,910	13,570	29,699	16,772
SA.925 OIL SPILL - CLEAN UP										
Transfers	-	-	-	-	-	-	-	11,028	-	3,676
SA.925	-	-	-	-	-	-	-	11,028	-	3,676
SA.926 FENCING MAINTENANCE										
Payroll	-	(272)	272	-	-	-	-	694	5,765	231
Purchased Services	-	-	-	-	-	-	-	75	-	25
Transfers	-	-	-	-	-	-	-	352	2,637	117
Goods & Materials	-	-	-	-	-	-	-	25	232	8

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2021 Forecast	2020	2019	2018	2017	3 year Average
SA.926	-	(272)	272	-	-	-	-	1,146	8,634	382
SP.046 INVENTORY-YEAR END										
Payroll	1,101	320	781	2,295	2,503	2,819	2,164	2,594	3,747	2,526
Purchased Services	200	-	200	220	240	181	229	166	315	192
Transfers	3,000	3,000	-	-	-	3,340	3,390	3,240	4,590	3,323
Goods & Materials	-	-	-	-	-	81	-	-	-	27
SP.046	4,301	3,320	981	2,514	2,743	6,422	5,784	6,000	8,652	6,068
PT.001 PIT RECLAMATION										
PT.001	-	-	-	-	-	-	-	-	-	-
PT.002 PIT MAINTENANCE										
Payroll	2,257	1,043	1,214	1,337	1,459	2,180	1,285	173	87	1,213
Purchased Services	-	-	-	-	-	-	-	11,117	5,984	3,706
Transfers	2,000	-	2,000	15,724	17,153	2,692	1,170	2,172	840	2,011
Goods & Materials	-	-	-	16	18	-	72	1,263	11	445
PT.002	4,257	1,043	3,214	17,077	18,630	4,872	2,528	14,725	6,923	7,375
PT.003 GRAVEL PIT GENERAL (Includes OS-22-07 Gravel Pit Engineering)										
Purchased Services	55,000	40,000	15,000	14,065	15,344	655,312	47,658	39,109	68,906	247,360
Transfers	40,000	-	40,000	-	-	41,763	68,697	25,014	41,108	45,158
Grants	(450,000)	-	(450,000)	-	-	(496,963)	(440,321)	(459,139)	(479,618)	(465,474)
PT.003	(355,000)	40,000	(395,000)	14,065	15,344	200,113	(323,966)	(395,016)	(369,604)	(172,957)
PT.004 GRAVEL PIT PROSPECTING										
Payroll	919	919	-	507	553	-	721	119	77	280
Purchased Services	-	-	-	-	-	-	115,470	-	-	38,490
Transfers	-	-	-	1,489	1,624	45,655	155,168	22,007	347,921	74,277
PT.004	919	919	-	1,996	2,177	45,655	271,359	22,126	347,998	113,047
PT.005 GRAVEL PIT STRIP/RECL LIABILITY										
Transfers	-	-	-	-	-	13,150	742,272	77,434	1,434,094	277,619
PT.005	-	-	-	-	-	13,150	742,272	77,434	1,434,094	277,619
FR.003 SUBDIVISION UTILITY COSTS										
Purchased Services	85,000	-	85,000	45,634	49,783	78,980	75,032	21,105	7,691	58,372
Transfers	-	-	-	-	-	-	-	-	(9,557)	-
FR.003	85,000	-	85,000	45,634	49,783	78,980	75,032	21,105	(1,867)	58,372
FR.004 ADMIN OFFICE YARD MAINTENANCE										
Payroll	-	-	-	7,625	8,318	11,351	7,954	8,115	6,476	9,140
Purchased Services	10,000	-	10,000	1,665	1,816	6,582	5,040	4,256	10,620	5,293
Transfers	10,000	-	10,000	4,228	4,612	13,474	10,465	10,971	10,001	11,636
Goods & Materials	500	-	500	622	679	200	121	787	397	369
FR.004	20,500	-	20,500	14,139	15,425	31,606	23,580	24,130	27,494	26,439
FR.020 YEARLY FACILITY MTCE (LRP)										
Purchased Services	-	-	-	89,401	97,528	18,190	21,071	40,536	-	26,599
Transfers	-	-	-	-	-	23,148	-	-	-	7,716
FR.020	-	-	-	89,401	97,528	41,337	21,071	40,536	-	34,315
FR.021 ENVIRONMENTAL LIAB MGMT										

**2022 Proposed Operating Budget
Operational Services**

		2022 Budget	Change from 2021	2021 Budget	2021	2021 Forecast	2020	2019	2018	2017	3 year Average
Purchased Services		50,000	-	50,000	39,722	43,333	44,454	63,982	31,586	-	46,674
Transfers		-	-	-	-	-	-	-	-	3,600,000	-
FR.021		50,000	-	50,000	39,722	43,333	44,454	63,982	31,586	3,600,000	46,674
FR.022 ADMIN BLDG EXTERIOR INSULATION											
Purchased Services		-	-	-	-	-	5,561	300,106	-	-	101,889
FR.022		-	-	-	-	-	5,561	300,106	-	-	101,889
HP.115 PAVEMENT RESURFACING PLAN - 14652 Pavement Resurfacing Plan											
HP.115	14652	-	-	-	-	-	-	-	-	-	-
FR.020 YEARLY FACILITY MTCE (LRP) - 14669 Luft Pit Salt Shed 2020											
FR.020	14669	-	-	-	-	-	-	-	-	-	-
CP.0.208 SUNDRE AIRPORT DEVELOPMENT PLA - 13433 SUNDRE AIRPORT DEVELOPMENT PLA											
CP.0.208	13433	-	-	-	-	-	-	-	-	-	-
OS-21-11 SUNDRE SALT SHED REPAIR											
15204	Purchased Services	-	(57,500)	57,500	10,023	10,934	-	-	-	-	-
FR.020	15204	-	(57,500)	57,500	10,023	10,934	-	-	-	-	-
OS-21-12 OLDS SHOP FLOOR DRAINS											
OS-21-12		-	(16,000)	16,000	-	-	-	-	-	-	-
OS-22-15 Range Road 292 Gravel Stabilizer											
OS-22-15	Purchased Services	6,000	6,000	-	-	-	-	-	-	-	-
OS-22-15		6,000	6,000	-	-	-	-	-	-	-	-
OS-22-16 Airport Pit Development Permit											
OS-22-16	Purchased Services	12,500	12,500	-	-	-	-	-	-	-	-
OS-22-16		12,500	12,500	-	-	-	-	-	-	-	-
		20,442,332	81,921	20,360,412	16,704,541	18,223,135	21,053,290	21,832,468	20,869,272	24,463,712	21,251,677

**2022 Proposed Operating Budget
Shops**

			2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.670 SHOP OPERATIONS - 8166 OPS-SHOPS-BLDG										
		Payroll	12,304	(22,249)	34,553	(4,353)	18,272	11,910	2,571	10,918
		Purchased Services	75,147	9,397	65,750	102,765	64,444	65,110	59,070	62,875
		Training	-	(281)	281	-	-	-	(1,030)	(343)
		Transfers	-	-	-	1,375	1,485	2,430	5,850	3,255
		Goods & Materials	43,600	3,550	40,050	39,010	37,618	39,378	34,812	37,269
OP.670	8166		131,051	(9,583)	140,634	138,796	121,819	118,828	101,272	113,973
OP.670 SHOP OPERATIONS - 8286 SHOP OPERATIONS										
		Transfers	(400,000)	-	(400,000)	(355,667)	(361,818)	(421,648)	(376,955)	(386,807)
		Goods & Materials	-	-	-	-	-	390	6	132
		Fiscal Services	75,000	-	75,000	29,444	32,559	63,861	73,869	56,763
OP.670	8286		(325,000)	-	(325,000)	(326,223)	(329,259)	(357,397)	(303,080)	(329,912)
SA.909 HOURLY EMPLOYEE ADMIN DUTIES - 6583 Hourly Employee Admin Duties -										
SA.909	6583	Payroll	-	-	-	-	-	-	-	-
SA.909	6583	Transfers	-	-	-	-	-	-	-	-
SA.909	6583		-	-	-	-	-	-	-	-
SH.001 MECH SHOP - FLEET FOREMAN - 10419 MECH SHOP - FLEET FOREMAN (Lab										
		Payroll	147,736	8,193	139,544	20,929	28,805	45,798	46,218	40,274
		Transfers	75,000	(75,000)	150,000	61,413	97,380	144,270	153,990	131,880
SH.001	10419		222,736	(67,958)	290,695	82,342	126,185	190,068	200,208	172,154
SH.002 MECH SHOP - PARTS DEPT COORD - 10420 MECH SHOP - PARTS DEPT. COORDI										
		Payroll	119,140	7,032	112,107	116,623	114,696	115,466	109,238	113,134
		Transfers	-	-	-	1,031	2,025	-	-	675
SH.002	10420		119,140	6,122	113,017	117,653	116,721	115,466	109,238	113,809
SH.902 MECHANICAL SHOP CLEANUP - 13322 MECHANICAL SHOP CLEAN-UP										
		Payroll	-	-	-	2,134	2,062	3,614	3,105	2,927
		Training	-	-	-	-	-	-	-	-
		Transfers	-	-	-	9,278	9,990	14,175	12,600	12,255
SH.902	13322		-	-	-	11,413	12,052	17,789	15,705	15,182
SH.909 MECH SHOP ACTING ADMIN/ASSIST - 13323 MECH SHOP ACTING ADMIN/ASSIST										
		Payroll	-	-	-	106	-	718	1,075	598
		Training	-	-	-	-	-	-	-	-
		Transfers	-	-	-	785	-	3,105	2,880	1,995
SH.909	13323		-	-	-	892	-	3,823	3,955	2,593

**2022 Proposed Operating Budget
Shops**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
SH.923 MECHANICAL SHOP PROGRESS MTGS - 13324 MECHANICAL SHOP PROGRESS MTGS								
Payroll	-	-	-	-	-	1,180	580	586
Training	-	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	4,275	1,890	2,055
SH.923 13324	-	-	-	-	-	5,455	2,470	2,641
MR.670 MINOR REPAIR - SHOP OPERATIONS								
Payroll	-	-	-	675	1,562	1,504	586	1,217
Purchased Services	1,260	10	1,250	1,056	1,180	1,252	338	923
Transfers	-	-	-	(628)	1,276	1,506	(654)	709
Goods & Materials	2,500	-	2,500	563	2,728	5,873	502	3,034
Fiscal Services	15,000	-	15,000	14,027	12,791	13,058	12,074	12,641
MR.670	18,760	10	18,750	15,693	19,537	23,192	12,846	
	166,687	(71,409)	238,096	40,565	67,055	117,223	142,614	108,964

**2022 Proposed Operating Budget
Airports Budget**

	2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
OP.620 AIRPORTS - 8157 SUNDRE GENERAL								
Purchased Services	125,678	120,578	5,100	5,373	5,570	4,708	4,576	4,951
Goods & Materials	6,700	550	6,150	6,482	7,568	6,959	6,469	6,999
Grants	-	(85,000)	85,000	92,727	85,000	85,000	85,000	85,000
Fiscal Services	28,500	-	28,500	27,283	27,489	27,695	27,695	27,626
OP.620 8157	160,878	36,128	124,750	131,865	125,628	124,362	123,740	124,576
OP.620 AIRPORTS - 8158 OLDS/DIDS GENERAL								
Purchased Services	122,338	120,038	2,300	2,721	2,751	2,507	2,814	2,690
Goods & Materials	-	-	-	-	-	-	-	-
Grants	-	(155,500)	155,500	165,784	151,969	154,561	131,288	145,939
Fiscal Services	86,000	36,000	50,000	83,012	67,299	50,958	45,064	54,440
OP.620 8158	208,338	538	207,800	251,517	222,018	208,025	179,165	203,070
OP.620 AIRPORTS - 8285 AIRPORTS								
Purchased Services	37	37	-	42	40	39	33	38
OP.620 8285	37	37	-	42	40	39	33	38
OD.001 OLDS DIDSBUYR AIRPORT MAINTENA - 4277 Olds/Didsbury Airport - Mowing								
Payroll	-	-	-	-	-	264	345	203
Transfers	-	-	-	-	-	890	60	317
OD.001 4277	-	-	-	-	-	1,154	405	520
OD.001 OLDS DIDSBUYR AIRPORT MAINTENA - 4278 Olds/Didsbury Airport - Gen Mt								
Payroll	-	-	-	327	-	-	465	155
Purchased Services	-	-	-	-	-	-	850	283
Transfers	-	-	-	(327)	-	-	424	141
Goods & Materials	-	-	-	-	-	-	559	186
OD.001 4278	-	-	-	0	-	-	2,298	766
OD.001 OLDS DIDSBUYR AIRPORT MAINTENA - 4280 Olds/Didsbury Airport - Flight								
Payroll	-	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-
OD.001 4280	-	-	-	-	-	-	-	-
SU.001 SUNDRE AIRPORT MAINTENANCE - 4281 Sundre Airport - Mowing/Spraying								
Payroll	-	-	-	692	-	-	-	-
Purchased Services	-	-	-	-	-	630	11,037	3,889
Transfers	-	-	-	384	-	-	-	-
SU.001 4281	-	-	-	1,076	-	630	11,037	3,889
SU.001 SUNDRE AIRPORT MAINTENANCE - 4282 Sundre Airport - Gen Mtce								



2022 Proposed Operating Budget
Airports Budget

		2022 Budget	Change from 2021	2021 Budget	2021 Forecast	2020	2019	2018	3 year Average
	Purchased Services	-	-	-	-	-	630	11,037	3,889
SU.001	4282	-	-	-	-	-	630	11,037	3,889
SU.001 SUNDRE AIRPORT MAINTENANCE - 4283 Sundre Airport - Plowing									
	Transfers	-	-	-	70	-	-	192	64
SU.001	4283	-	-	-	70	-	-	192	64
SU.001 SUNDRE AIRPORT MAINTENANCE - 4284 Sundre Airport - Flight System									
	Purchased Services	4,500	1,500	3,000	4,636	3,000	1,750	4,250	3,000
SU.001	4284	4,500	1,500	3,000	4,636	3,000	1,750	4,250	3,000
		373,753	38,203	335,550	389,206	350,686	336,590	332,157	339,811



2022 MVC Reserve Movements from Long Range Plan and Projects

RESERVE TYPE	Beginning of Year \$ Approved 2021 Budget	Budget Transfer In \$	Budget Transfer Out \$	End of Year \$ Estimated 2022 Budget
Agriculture	117,789	-	(17,789)	100,000
Bad Debt Reserve	2,325,000	-	(175,000)	2,150,000
Bridge	12,634,749	2,377,849	(1,430,000)	13,582,598
Emergency Facilities	3,130,964	155,000	-	3,285,964
Environmental	271,000	-	-	271,000
Equipment Fleet	2,383,459	2,662,000	(2,355,000)	2,690,459
Facility	5,149,473	649,000	(67,000)	5,731,473
General Fire	1,289,769	554,000	(885,000)	958,769
Intermunicipal	1,287,229	395,756	-	1,682,985
Intermunicipal Collaboration - Cremona	85,306	88,289	-	173,595
Office Equipment	711,252	200,000	(368,850)	542,402
Operating Expense	2,000,000	-	-	2,000,000
Pit Stripping and Reclamation	3,194,200	400,000	(870,000)	2,724,200
Road	27,600,580	3,254,000	(1,034,460)	29,820,120
Strings and Keys Music	12,985	-	-	12,985
Tax Rate Stabilization	2,790,472	-	(1,590,389)	1,200,083
TOTAL RESERVES	<u>64,984,226</u>	<u>10,735,894</u>	<u>(8,793,488)</u>	<u>66,926,632</u>
NET CHANGE IN RESERVES				<u>1,942,406</u>

Note: The additions and deletions shown here are based on project work taking place within the 2022 year. Transfers In are the funds that will be added to each reserve based on the long term planning goals of the County. Transfers Out are the funds that will be used for capital and operating projects based on the established budget project matrix.

Beginning balances are based on the 2021 Approved Budget.

Tax Rate Stabilization Funding is comprised of \$200K Tax Incentive, \$300K Contingency and funds required to meet 5% max as per policy



2022 Proposed Operating Budget
9% Intermunicipal Funding

Forecasted Property Tax	\$30,001,656
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9%	\$2,700,149
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Operating:

Recreation:

Carstairs	\$198,806
Cremona	\$220,814
Didsbury	\$432,372
Olds	\$513,826
Sundre	\$626,885

Library:

Carstairs	\$29,185
Cremona	\$31,769
Didsbury	\$40,907
Olds	\$48,614
Sundre	\$59,310
Water Valley	\$13,616

Total Operating	\$2,216,104
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Reserve Funding:

Intermunicipal Reserve - Cremona	\$88,289
Intermunicipal Reserve	\$395,756

Total Reserve Funding	\$484,045
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Total Funding	\$2,700,149
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2022 Proposed Operating Budget Projects By Funding Type

Sum of Budget			Project Type				
Funding Group	Funding Source	Budget Reference	Project	Capital	Inventory	Operating	Grand Total
General Revenue	General Revenue	CS-22-01	Lone Pine Clay Target Club Tax Relief			550	550
		CS-22-02	GIS Summer Student			20,000	20,000
		LM-22-02	County Land Improvements - Fencing	22,211			22,211
		LS-22-01	Council Meeting Streaming/Agenda Software			25,000	25,000
		LS-22-02	Photo/Video Library Replacement			25,000	25,000
		LS-22-03	Airport and Business Park Signage	33,000			33,000
		OS-22-01	Asphalt Long Patching	600,000			600,000
		OS-22-02	Re-Gravel Program	76,000			76,000
		OS-22-03	Re-Chipping Program	246,000			246,000
		OS-22-04	Base Stabilization	1,100,000			1,100,000
		OS-22-05	Subdivision Chip Program	200,000			200,000
		OS-22-06	Gravel Pit Stripping		130,000		130,000
		OS-22-07	Gravel Pit Engineering			60,000	60,000
		OS-22-10	Township 323A Microseal	50,000			50,000
		OS-22-13	Range Road 45 Repair	350,000			350,000
		OS-22-15	Range Road 292 Gravel Stabilizer			6,000	6,000
		OS-22-16	Airport Pit Development Permit			12,500	12,500
		OS-22-18	Cremona Floor Drains	20,000			20,000
		OS-22-19	Digital Message Boards	88,000			88,000
		OS-22-20	Radio Project	10,000			10,000
		OS-22-23	2022 Bridge Maintenance			137,000	137,000
		PD-22-01	ASP Reviews			5,000	5,000
		PD-22-02	Development Compliance Position			(76,000)	(76,000)
		PK-22-01	Davidson Park Expansion	3,000			3,000
General Revenue Total				2,798,211	130,000	215,050	3,143,261
General Revenue Total				2,798,211	130,000	215,050	3,143,261
Grants	Canada Community Building Fund	OS-22-03	Re-Chipping Program	788,000			788,000
	Canada Community Building Fund Total			788,000			788,000
	FRIAA Firesmart	CA-22-01	Fire Preparedness (Bearberry Protection Area)			15,000	15,000
	FRIAA Firesmart Total					15,000	15,000
	MSI Capital Funding	OS-22-02	Re-Gravel Program	1,537,500			1,537,500
	MSI Capital Funding Total	OS-22-03	Re-Chipping Program	466,000			466,000
MSI Capital Funding Total				2,003,500			2,003,500
Grants Total				2,791,500		15,000	2,806,500
Levies	Aggregate Levy	OS-22-02	Re-Gravel Program	74,000			74,000
		PD-22-02	Development Compliance Position			76,000	76,000
	Aggregate Levy Total			74,000		76,000	150,000
Levies Total				74,000		76,000	150,000
Liability	Unfunded Pit Reclamation Liability	OS-22-06	Gravel Pit Stripping		170,000		170,000
	Unfunded Pit Reclamation Liability Total				170,000		170,000
Liability Total					170,000		170,000
Reserves	Agriculture	LM-22-02	County Land Improvements - Fencing	17,789			17,789
	Agriculture Total			17,789			17,789
	Bad Debt Reserve	CS-22-07	Bad Debt			175,000	175,000
	Bad Debt Reserve Total					175,000	175,000
	Bridge	OS-22-22	2022 Capital Bridge	1,430,000			1,430,000
	Bridge Total			1,430,000			1,430,000
	Equipment Fleet	OS-22-21	2022 Equipment Replacement	2,355,000			2,355,000
	Equipment Fleet Total			2,355,000			2,355,000
	Facility	CS-22-03	Gate Access Control	32,000			32,000
		LS-22-05	Water Valley Fire Hall - Training Area	35,000			35,000
	Facility Total			67,000			67,000
	General Fire	LS-22-04	Cremona Fire - Command Vehicle Program	85,000			85,000
		LS-22-06	Capital Fire Apparatus			800,000	800,000
	General Fire Total			85,000		800,000	885,000
	Office Equipment	CS-22-05	Business Services Hardware and Software	260,600			260,600
		CS-22-06	Air Photo Refresh			65,000	65,000
		CS-22-08	Finance Process Automation	43,250			43,250
	Office Equipment Total			303,850		65,000	368,850
	Pit Stripping and Reclamation	OS-22-08	Gravel Pit Reclamation	870,000			870,000
	Pit Stripping and Reclamation Total			870,000			870,000
	Road	OS-22-09	Township 322 Overlay	1,034,460			1,034,460
	Road Total			1,034,460			1,034,460
	Tax Rate Stabilization	CS-22-09	Tax Incentive			200,000	200,000
	Tax Rate Stabilization Total					200,000	200,000
Reserves Total				6,163,099		1,240,000	7,403,099
Trust Account	Cash in Lieu Municipal Reserve	PK-22-01	Davidson Park Expansion	27,000			27,000
	Cash in Lieu Municipal Reserve Total			27,000			27,000
Trust Account Total				27,000			27,000
Grand Total				11,853,810	300,000	1,546,050	13,699,860



2022 Proposed Operating Budget Projects By Type

Sum of Budget			
Project Type	Budget Reference	Project	Total
Capital	CS-22-03	Gate Access Control	\$ 32,000.00
	CS-22-05	Business Services Hardware and Software	\$ 260,600.00
	CS-22-08	Finance Process Automation	\$ 43,250.00
	LM-22-02	County Land Improvements - Fencing	\$ 40,000.00
	LS-22-03	Airport and Business Park Signage	\$ 33,000.00
	LS-22-04	Cremona Fire - Command Vehicle Program	\$ 85,000.00
	LS-22-05	Water Valley Fire Hall - Training Area	\$ 35,000.00
	OS-22-01	Asphalt Long Patching	\$ 600,000.00
	OS-22-02	Re-Gravel Program	\$ 1,687,500.00
	OS-22-03	Re-Chipping Program	\$ 1,500,000.00
	OS-22-04	Base Stabilization	\$ 1,100,000.00
	OS-22-05	Subdivision Chip Program	\$ 200,000.00
	OS-22-08	Gravel Pit Reclamation	\$ 870,000.00
	OS-22-09	Township 322 Overlay	\$ 1,034,460.00
	OS-22-10	Township 323A Microseal	\$ 50,000.00
	OS-22-13	Range Road 45 Repair	\$ 350,000.00
	OS-22-18	Cremona Floor Drains	\$ 20,000.00
	OS-22-19	Digital Message Boards	\$ 88,000.00
	OS-22-20	Radio Project	\$ 10,000.00
	OS-22-21	2022 Equipment Replacement	\$ 2,355,000.00
	OS-22-22	2022 Capital Bridge	\$ 1,430,000.00
	PK-22-01	Davidson Park Expansion	\$ 30,000.00
Capital Total			\$ 11,853,810.00
Inventory	OS-22-06	Gravel Pit Stripping	\$ 300,000.00
Inventory Total			\$ 300,000.00
Operating	CA-22-01	Fire Preparedness (Bearberry Protection Area)	\$ 15,000.00
	CS-22-01	Lone Pine Clay Target Club Tax Relief	\$ 550.00
	CS-22-02	GIS Summer Student	\$ 20,000.00
	CS-22-06	Air Photo Refresh	\$ 65,000.00
	CS-22-07	Bad Debt	\$ 175,000.00
	CS-22-09	Tax Incentive	\$ 200,000.00
	LS-22-01	Council Meeting Streaming/Agenda Software	\$ 25,000.00
	LS-22-02	Photo/Video Library Replacement	\$ 25,000.00
	LS-22-06	Capital Fire Apparatus	\$ 800,000.00
	OS-22-07	Gravel Pit Engineering	\$ 60,000.00
	OS-22-15	Range Road 292 Gravel Stabilizer	\$ 6,000.00
	OS-22-16	Airport Pit Development Permit	\$ 12,500.00
	OS-22-23	2022 Bridge Maintenance	\$ 137,000.00
	PD-22-01	ASP Reviews	\$ 5,000.00
	PD-22-02	Development Compliance Position	\$ -
Operating Total			\$ 1,546,050.00
Grand Total			\$ 13,699,860.00

Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: January 12th 2022

SUBJECT: Municipal Climate Change Resiliency Grant Application Support

RECOMMENDATION: That Council support the submission of an application to the Municipal Climate Change Resiliency Grant to provide funding towards the development of a Mountain View County wildfire Structure Protection Unit.

ALTERNATIVE OPTIONS: That Council accept this report as information only.

BACKGROUND: In 2020, Council provided direction to Administration to apply to the Forest Resource Improvement Association of Alberta (FRIAA) grant to update both the Bergen (previously done in 2014) and Water Valley (previously done in 2013) Wildfire Preparedness Guides. The County was successful in receiving funding for these updates which were finalized in 2021.

Although comprehensive documents, one of the main components of the Wildfire Preparedness Guides is the contemplation of structural protection of buildings and priority areas through the use of pumps and sprinklers. Currently, there is limited capacity within the County's fire districts to deal with a wildfire response and would rely heavily on Provincial forces for any significant events that occurred.

Some municipalities have begun the development of Type 2 Structure Protection Units (Wildfire Trailers) that house various pumps, hoses, sprinklers and tools required to respond quickly to a wildfire threat. A complete trailer would cost in the \$150,000.00 range, although it could likely be developed over many years. In our instance, it would be Administration's recommendation that a trailer could be developed to be used regionally based on the area of concern to provide greater abilities for initial response while awaiting further provincial assistance. In the event that the maximum grant allowance of \$100,000 is not received, components of the system could be purchased to the extent that funding allows.

The Intact Municipal Climate Resiliency Grant has recently been released with a January 31st 2022 deadline with an objective of providing 'funding for municipalities towards effective, practical solutions that mitigate flood and wildfire risk.' The entirety of the granting guidelines are provided as attachment 1 to this RFD to review, however Administration would interpret that beginning the development of a Type 2 SPU would qualify under the grant requirements. In the event that the maximum grant allowance of \$100,000 is not received, components of the system could be purchased to the extent that grant funding allows.

As this would be a service level enhancement, Administration is seeking Council direction as to whether they would like to proceed with a grant application or not.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A – The creation of a Type 2 SPU is not currently contemplated in MVC approved Service Levels and would only occur if grant dollars were received.

Attachments ☒ Nil ☐
1. Att 01 – Municipal Climate Resiliency Grant
2. Att 02 – Water Valley Wildfire Preparedness Guide

PREPARED BY: CA

REVIEWED BY: CA



Municipal Climate Resiliency Grant

Granting Guidelines

About The Intact Foundation: The Intact Foundation is an integral part of Intact Financial Corporation's value of generosity. Since its inception, the Intact Foundation has donated over \$40 million in charitable funding to over 1,500 organizations nationally. The Intact Foundation is committed to drive climate change adaptation solutions and help people protect themselves from the increasing impacts of climate change.

About The Municipal Climate Resiliency Grant: The Municipal Climate Resiliency Grant (MCRG) provides funding for municipalities towards effective, practical solutions that mitigate flood and wildfire risk. Applications are open to any municipality across Canada, or in partnership with an NGO that has a mission to prevent the impacts of flood or wildfire. The MCRG funds initiatives up to \$100,000 for one year and will invest in projects that can increase community resiliency to mitigate flood and wildfire risks. Projects must be slated to start before or by October 2022 and can support operating or select capital expenditures.

MCRG Program Criteria

Applications for funding must:

- Be submitted by a Canadian municipality, a Canada Revenue Agency (CRA) registered charitable organization, Indigenous or other public body performing a function of government in Canada (also known as a "qualified donee")
- Impact a community vulnerable to the impacts of climate change and mitigate the risk of flooding and wildfire
- Be "shovel ready" projects that can be completed within 1-2 years
- Support projects that have measurable outcomes and indicators of success
- Support one of the following focus areas:
 - "Shovel ready" greening/natural infrastructure solutions
 - Climate mitigation tools
 - Readiness research or feasibility assessments
 - Awareness and education
- Support projects that can be scaled across the community
- Only submit one application per municipality (consult FAQ's for more detail)
- Not exceed \$100,000 CAD

MCRG Timelines

October 4, 2021 – January 31, 2022	Open for application submission
February 1, 2022 – March 31, 2022	Application evaluation and approvals
April 1, 2022 – May 31, 2022	Successful applications receive funding and begin projects
June 1, 2022 – September, 30 2022	Successful applicants report progress and impact

Evaluation Process

Grant applications will go through a three-step process which includes initial screening by a member of the social impact team, secondary screening by a grants review committee, and final approval by the Intact Foundation.

Questions?

For any questions regarding the granting program, please contact the Intact Foundation at intact.foundation@intact.net.

Project Examples

Solution Type	Flood Resiliency	Wildfire Resiliency
"Shovel ready" greening/ natural infrastructure solutions	<ul style="list-style-type: none"> Restoring wetland, riparian, and upland habitat Installing culverts, berms and dykes Implementing natural water management systems such as storm water ponds and rain gardens Creating naturalized spaces or transforming impervious surfaces to reduce water runoff Naturalizing green spaces to improve resiliency by planting trees and native plants 	<ul style="list-style-type: none"> Deploying landscape and vegetation management techniques to create a community fire guard, such as: <ul style="list-style-type: none"> Planting fire-resistant trees and drought-tolerant plants Creating fuel-reduced buffer zones Clearing vegetation to create firebreaks Digging trenches to create fuel breaks Implementing native or traditional fire management activities such as cultural burns
Climate mitigation tools	<ul style="list-style-type: none"> Offering new incentives or subsidies to homeowners, businesses and vulnerable community members to install tools such as: <ul style="list-style-type: none"> sump pumps backwater valves window well covers downspout extensions corrective grading Implementing flood forecasting & warning systems Maintaining wastewater pumping stations Improving resiliency of municipality-owned and operated buildings and assets Offering a municipal audit program to support the Intact Centre on Climate Adaptation's 'Home Flood Protection Check-Up' for home owners 	<ul style="list-style-type: none"> Offering new incentives or subsidies to homeowners, businesses and vulnerable community members to install equipment such as: <ul style="list-style-type: none"> fire-retardant roofing fire-resistant siding non-combustible screens and safeguards Improving access to dependable water supply such as portable wildfire pumps and water tanks Securing fire suppression and on-site firefighting equipment such as firefighting gear, hoses and nozzles, sprinkler systems Securing propane relocation equipment

Solution Type	Flood Resiliency	Wildfire Resiliency
Research readiness / feasibility assessments	<ul style="list-style-type: none"> • Updating flood-risk mapping • Developing a municipal adaptation strategy • Undertaking feasibility assessments for resilience infrastructure projects • Contractual staff as Resiliency Officer/ Consultant 	<ul style="list-style-type: none"> • Updating fire-risk mapping • Undertaking a wildfire hazard assessment • Developing an urban/wildland interface fire plan to reduce hazards in existing and new neighbourhoods
Awareness and education	<ul style="list-style-type: none"> • Creating an online portal for residents to obtain property-level flood risk information • Distributing home flood-protection materials to residents • Educating/raising awareness among local businesses and commercial properties to improve the climate resiliency of their buildings 	<ul style="list-style-type: none"> • Enhancing fire safety apps to account for wellness checks • Distributing home wildfire protection materials to residents such as FireSmart Canada's™ 'Fire Smart Begins at Home' • Educating/raising awareness among local businesses, commercial operations and developers to improve the fire resiliency of their buildings and developments

MOUNTAIN VIEW COUNTY
COMMUNITY WILDFIRE PRE-PLAN

RISK ASSESSMENT

Function	Apparatus/Equipment
Wildland Fire Behavior	<ul style="list-style-type: none">Significant pine (C-3), spruce (C-2) and mixed wood (M-1>50%) in western portion of areaPredominant winds from SW
Structural	<ul style="list-style-type: none">Scattered homes with combustible roofing materialsMultiple homes with combustible siding materialsMultiple homes lacking Zone 1-2 clearance
Infrastructure	<ul style="list-style-type: none">Several locked private gatesSeveral narrow/long private driveways through heavy coniferous fuel with poor turn-aroundsUnrated private bridges on some private propertiesOverhead distribution and service powerlines throughoutScattered propane and overhead fule tanks on rural properties

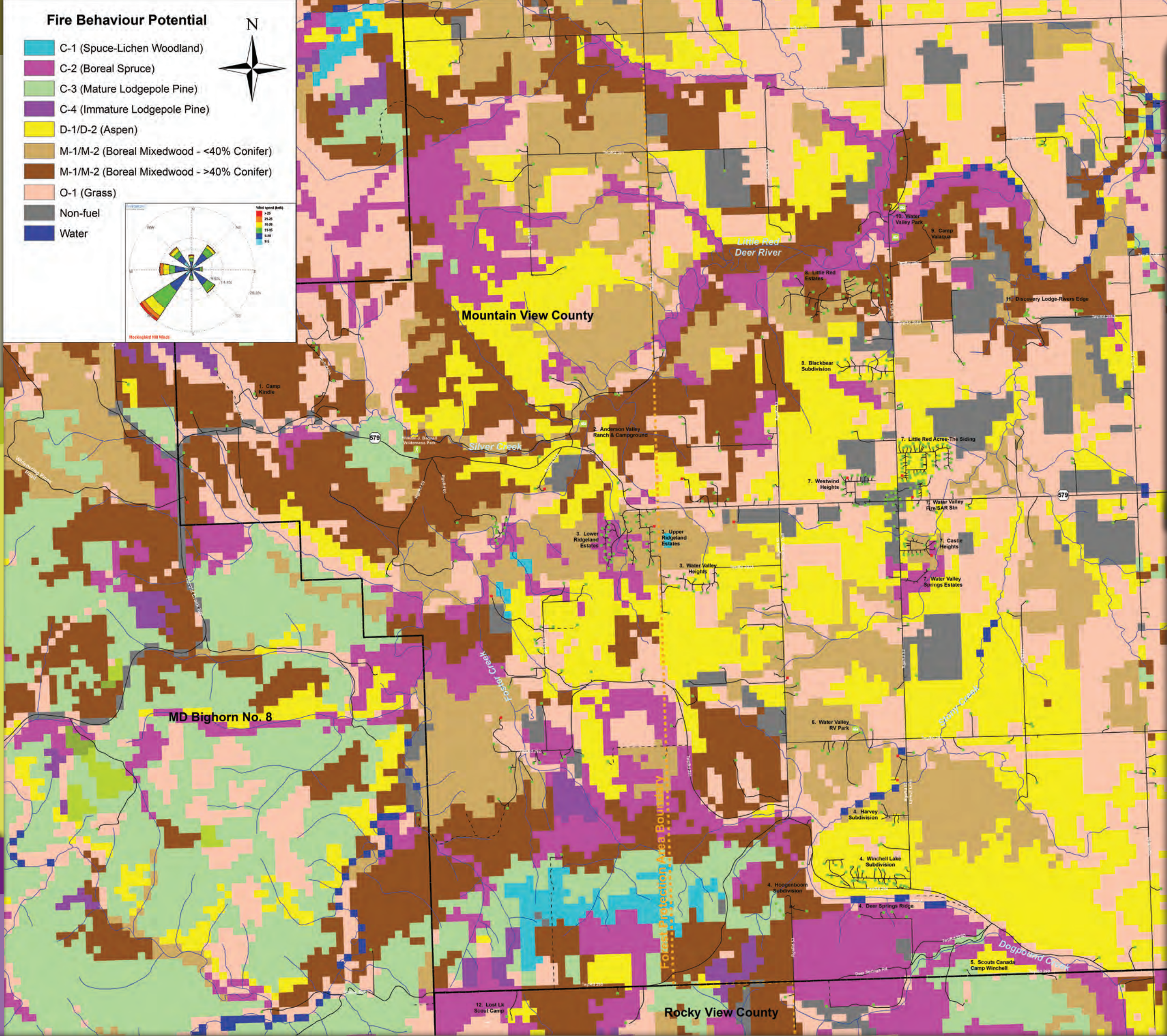
AUTO ORDER LIST

Note: This list is for minimum resource requirements in the **first operational period** of a Rank 4+ interface fire and is based on probable fire spread/behavior and anticipated values at risk. More and/or specialized resources may be required and should be requested immediately if warranted.

Function	Apparatus/Equipment	Manpower
Evacuation		10 - Enforcement Personnel (RCMP/CPO's)
Structure Protection	2 - Structural Engines (T1/T2) 2 - Wildland Engines (T5/T6) 2 - Water Tenders (T2/S2) 1 - Sprinkler Trailer (30 homes)	2 - Structure/Site Prep Crews
Wildfire	2 - Airtanker Groups 2 - Dozer Units 1 - Medium Helicopter (T2) c/w bucket	2 - Type 1 Crews c/w Intermediate (T3) Helicopter

STAGING AREAS

Map #	Name	Lat/Long	Location
S1	Water Valley Staging	51° 32.304' 114° 36.615'	Water Valley Fire/SAR Station 5165 - Hwy 579



COMMUNICATIONS

Command Frequency(s)				
Type	Channel Name	Tone (Hz)	Receive (MHz)	Transmit (MHz)
Command Primary	Prov. Mutual Aid Fire	N/A	156.855	156.855
Tactical Frequency(s)				
Type	Channel Name	Tone (Hz)	Receive (MHz)	Transmit (MHz)
STRUCTURE PROTECTION (Mountain View County)				
Primary	TBD at fire			
WILDFIRE (ERSD)				
FireNet	Mockingbird 222	173.8	152.555	157.815
Primary	FireLine 38	88.5	151.115	151.115
Secondary	FireLine 36	88.5	151.070	151.070
Heavy Equipment	FireLine 11	100.0	152.390	152.390

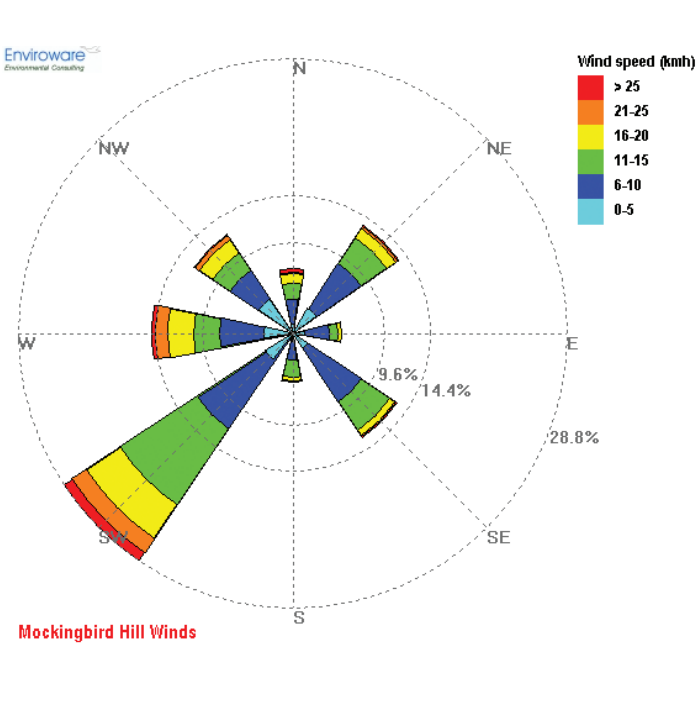
WATER TENDER SUPPLY

Map #	Name	Lat/Long	Type	Delivery Method
T1	Water Valley Stn. 5165 - Hwy 579	51° 32.309' 114° 36.615'	Underground Tank - 50,000 litres (slow recharge rate)	Draft <3m
T2	Water Valley Park	51° 32.251' 114° 36.616'	Little Red Deer River	Draft 3-6m
T3	Rge Rd. 54 North 30156 - Rge Rd. 54	51° 33.480' 114° 39.467'	Un-Named Creek	Draft 3-6m
T4	Rge Rd. 54 South	51° 31.153' 114° 39.604'	Little Red Deer River	Draft 3-6m
T5	Anderson Valley Ranch	51° 30.781' 114° 40.295'	Little Red Deer River	Draft 3-6m
T6	Silver Creek	51° 30.930' 114° 43.296'	Silver Creek	Draft 3-6m
T7	Laveck Lane 29166 - Rge Rd. 52	51° 28.139' 114° 36.826'	Pond	Draft 3-6m
T8	Stony Creek Rge Rd. 52A	51° 27.729' 114° 37.799'	Stony Creek	Draft <3m
T9	Winchell Lake	51° 27.323' 114° 36.483'	Winchell Lake	Draft 3-6m
T10	Bates Bar J Ranch	51° 26.787' 114° 43.501'	Lake Red Deer River	Draft 3-6m

VALUES AT RISK/FIRE OPERATIONS

Map #	VALUES AT RISK							FIRE OPERATIONS			COMMENTS
	Value Name	Value Type(s)	Lat/Long	No. of People Onsite	Number of Structures			Strategy(s)	Tactic(s)	Water Source	
					Total	Non-Comb	Combustible				
1	Camp Kindle 29479 - Rge Td. 61A 403-637-3975	Youth Camp	51° 31.162' 114° 44.283'	100+	12	12	0	Protect Onsite	<ul style="list-style-type: none">• Youth Camp - evacuate campers early• Sprinkler structures from creek and pond• Patrol with engines for spot fires	Silver Creek	
2	Anderson Valley Ranch & Campground 5442 - Hwy. 579 403-637-3737	Trail Rides and Campground	51° 30.748' 114° 40.268'	50 - 100	2	2	0	Retreat & Return	<ul style="list-style-type: none">• Sprinkler structures from relay tanks• Post-impingement patrol for spot fires	Little Red Deer River	<ul style="list-style-type: none">• Special:<ul style="list-style-type: none">○ Livestock on site
3	Upper & Lower Ridgeland Estates 5413 & 5417 - Hwy. 579 Water Valley Heights 5341 - Twp Rd. 293A	Country Residential Subdivisions	51° 29.912' 114° 39.494'	100+	59	58	1	Retreat & Return	<ul style="list-style-type: none">• Sprinkler structures from relay tanks• Post-impingement patrol for spot fires	None	<ul style="list-style-type: none">• Upper and Lower Ridgelands Estates - Extreme hazard subdivisions<ul style="list-style-type: none">○ Dense coniferous fuel type○ Mid to upper-slope position○ Lack of Zone 1 - 2 clearance
4	Deer Springs Ridge 29040 - Rge Rd. 52C Winchell Lake Subdivision 29066 - Rge Td. 52/5242 - Twp Rd. 290 Harvey Subdivision 29130 - Rge Rd. 52 Hoogenboom Subdivision 29042 - Rge Rd. 53	Country Residential Subdivisions	51° 27.487' 114° 37.190'	100+	48	48	0	Retreat & Return	<ul style="list-style-type: none">• Sprinkler structures from relay tanks or Winchell Lake• Post-impingement patrol for spot fires	None Winchell Lake	
5	Scouts Canada Camp Winchell 5142 - Twp Rd. 290C 403-637-2117	Youth Camp	51° 26.777' 114° 36.045'	50 - 100	3	3	0	Retreat & Return	<ul style="list-style-type: none">• Youth Camp - evacuate campers early• Sprinkler structures from relay tanks• Post-impingement patrol for spot fires	None	
6	Water Valley RV Park 5240 - Twp Rd. 290C	RV Park 29 sites	51° 28.566' 114° 37.163'	50 - 100	1	1	1	Retreat & Return	<ul style="list-style-type: none">• Evacuate campers• Sprinkler shower building from relay tanks• Patrol with engines for spot fires	None	
7	Water Valley Little Red Acres/The Siding 29415 - Rge Td. 52 Westwind Heights 5228 - Hwy. 579 Castel Lane 29347 - Rge Rd. 52 Water Valley Springs Estates 29327 - Rge Rd. 52	Country Residential Subdivisions	51° 30.233' 114° 36.657'	200+	124	120	4	Protect Onsite		None	<ul style="list-style-type: none">• Hazardous:<ul style="list-style-type: none">○ Water Valley Waste Transfer Station• Critical Infrastructure:<ul style="list-style-type: none">○ Water Valley Station - Fire/SAR• Special:<ul style="list-style-type: none">○ Water Valley Cemetery
8	Blackbear Subdivision 29508 - Rge Rd. 52 Little Red Estates 29542 - Rge Rd. 52	Country Residential Subdivisions	51° 31.514' 114° 37.008'	50 - 100	41	41	0	Retreat & Return & Protect Onsite	<ul style="list-style-type: none">• Sprinkler structures from relay tanks• Protect Onsite - Patrol with engines for spot fires in Blackbear Subdivision• Retreat & Return - Post-impingement patrol for spot fires in Little Red Estates	None	<ul style="list-style-type: none">• Critical Infrastructure:<ul style="list-style-type: none">○ Cochrane Lake Gas Coop Metering Stn. 403-932-2707
9	Camp Valaqua 5164 - Twp Rd. 300 403-637-2510	Youth Camp	51° 32.228' 114° 36.217'	50 - 100	17	17	0	Retreat & Return	<ul style="list-style-type: none">• Youth Camp - evacuate early• Sprinkler structures from Little Red Deer River• Post-impingement patrol for spot fires	Little Red Deer River	
10	Water Valley Park Rge Rd. 52	Campground	51° 32.304' 114° 36.615'	50 - 100	1	1	0	No Action	<ul style="list-style-type: none">• Evacuate campers early		
11	Discovery Lodge - Rivers Edge Bible Camp 5066/5038 - Twp Rd. 295A 403-637-2766	Youth Camp	51° 31.584' 114° 34.751'	200+	24	24	0	Protect Onsite	<ul style="list-style-type: none">• Youth Camp - evacuate early• Sprinkler structures from relay tanks• Patrol with engines for spot fires	None	
12	Scouts Canada Lost Lake Scout Camp NE31 - Twp 28 - Rge 5 - W5M	Youth Camp	51° 26.542' 114° 41.443'	<50	3	3	0	Retreat & Return	<ul style="list-style-type: none">• Youth Camp - evacuate early• Sprinkler structures from Lost Lake• Post-impingement patrol for spot fires	Lost Lake	

Mockingbird Hill Windrose
(April - October)



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WATER VALLEY AREA
Community Wildfire Pre-Plan



LEGEND

Jurisdictional Boundaries

- County/MD Boundary
- Forest Protection Area Boundary

Values at Risk

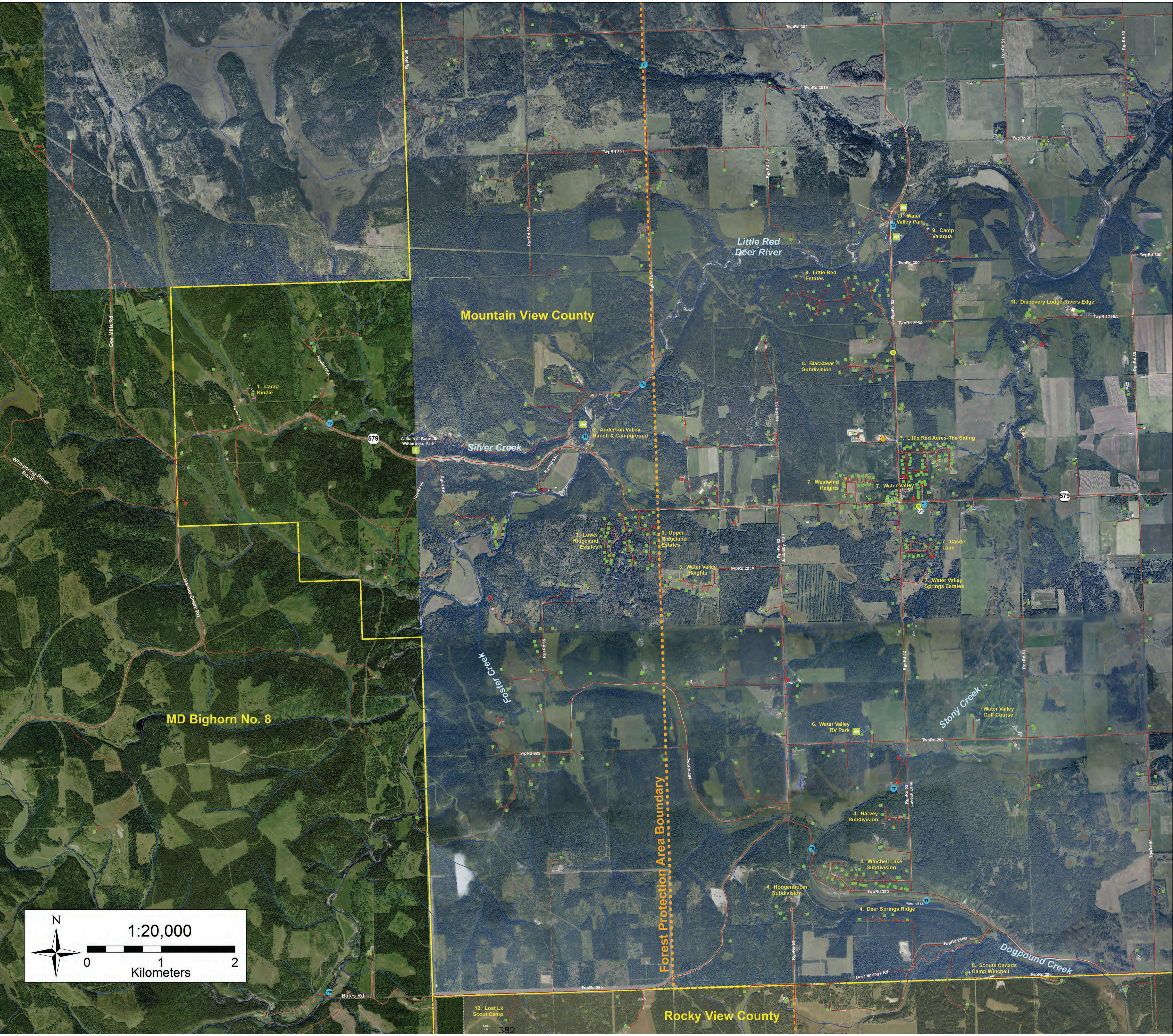
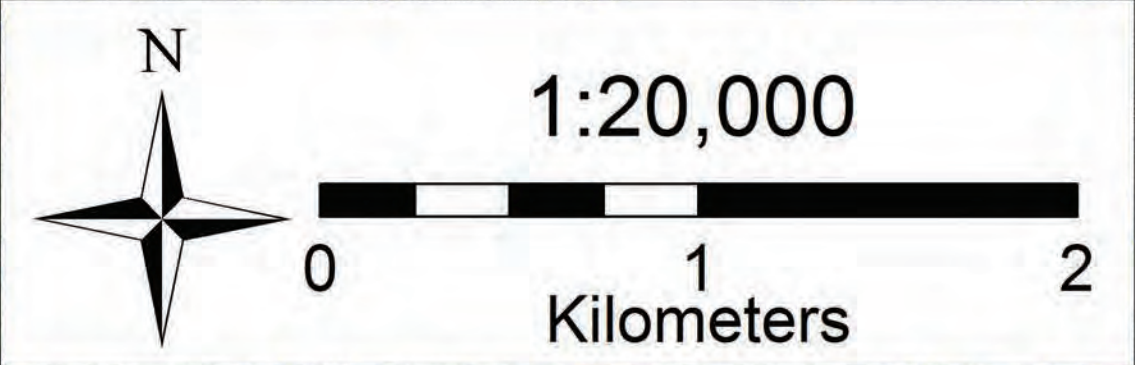
- Non-Combustible Roof
- Combustible Roof
- Critical Infrastructure Site
- Hazardous Site
- Special Site
- Campground
- Day Use Area
- Trailhead

Access

- All-Weather/Improved
- Emerg Access/Unimproved

Fire Operations

- Staging Area
- Water Tender Source (Draft)



Regular Council Meeting

Request for Decision

Corporate Services

Date: January 12, 2022

SUBJECT: Canstone Energy Update

RECOMMENDATION: That Council receive as information the update on Canstone Energy's request for tax relief.

ALTERNATIVE OPTIONS: N/A

BACKGROUND:

On December 15, 2021, Canstone Energy Ltd requested Tax Forgiveness and the following Council Resolutions were approved:

RC21-766	That Council defer item 10.4 – Canstone Energy Ltd. Tax Forgiveness until the January 12, 2022 Regular Council Meeting
RC21-767	That Council receive information from Canstone on the January 12, 2022 Regular Council Meeting based on their financial health

After the meeting, Canstone Energy Ltd has communicated to administration they will pay the outstanding amount. To date we have not received payment, however, we expect it prior to January 16, 2022, when we charge a 3% tax penalty.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attachments ☐ Nil ☒

PREPARED BY: MA

REVIEWED BY: LM

Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: January 12th 2022

SUBJECT: Procedure 1009-01 Financial Controls

RECOMMENDATION: That Council accepts the amended Procedure 1009-01 Financial Controls as information.

ALTERNATIVE OPTIONS: N/A

BACKGROUND: Procedure 1009-01 'Financial Controls' provides guidance to Administration on various procedures associated to the financial systems of the municipality. In review of the Procedure, Administration has developed amendments to align with existing practices to the following sections:

Section 1.6: To allow for Administration to replace an existing asset through the use of insurance dollars, and in the instance that insurance dollars do not completely cover the new expense, to allow for the CAO contingency to be used to return that asset to its previous service level.

Section 1.8: To empower Administration to re-allocate grant funds where necessary to ensure the greatest efficiencies realized through the full expenditure of grant funding.

Although Procedures are managed Administratively, these amendments have been brought forward for Council's information due to the nature of the Procedure.

RELEVANT POLICY: Policy 1009 "Financial Controls"

BUDGET IMPLICATIONS: N/A

Attachments ☒ Nil ☐

1. Procedure 1009-01 "Financial Controls" – Tracked Changes
-

PREPARED BY: CA
REVIEWED BY: CA

Procedure Title: Financial Controls

Procedure No.: 1009-01

Approval: CAO

Effective Date: February 22, 2017

Amended Date: August 23, 2017

Amended Date: March 15, 2018

Amended Date: May 3, 2018 Schedule A

Amended Date: March 11, 2019

Amended Date: February 13, 2020

Amended Date: October 20, 2020

Amended Date: June 24, 2021



Supersedes Procedure No.: Policy No. 1009 Appendix A

1. Budget

- 1.1 Capital and Operating budgets will be prepared annually in accordance with the Municipal Government Act (MGA), by the CAO or their delegate. Council will provide direction to the CAO and adopt the budget when they are satisfied with the content.
- 1.2 As part of the budget process Council will set the annual tax rates.
- 1.3 Once the operating, interim and/or capital budget is passed by Council the CAO has the authority to authorize the expenditure of funds and payment of accounts according to the approved budget as per the MGA.
- 1.4 Some variances from budget are expected. As long as expenditures remain consistent with the budget as approved by Council, and overall expenditures do not exceed the total budgeted expenditures by more than 1% of municipal tax revenue the CAO has the authority to approve additional expenditures or decrease expenditures. By remaining consistent with the budget its intended that the CAO is able to increase expenditures in areas that are already included in the budget but not add new programs or initiatives. When expenses have increased in one area the CAO should strive to reduce expenditures in other areas by a corresponding amount.
- 1.5 The CAO has the authority to cancel or suspend initiatives that were approved in the budget. If this occurs, the CAO will contact the Reeve immediately and will report to Council, at the next regularly scheduled Council meeting, the initiatives involved and the circumstances that led to cancellation or suspension. Once contacted the Reeve may call a special meeting of Council, at their discretion. If an initiative is delayed this should be noted when explaining variances as part of financial reporting.
- 1.6 When there is the need for additional expenditures that are not consistent with this Policy and Procedure or anticipated in the budget, these must be brought to Council to receive approval of the expenditure and to determine the source of funding for the expenditure. In the event that an expenditure, to replace an existing asset, is required that will have insurance revenues allocated to it, the Chief Administrative Officer shall have the authorization to approve the expenditure and to allocate additional funds required through

the Chief Administrative Officer contingency to fund the balance of the expense as required to return the asset to it's previous service level.

- 1.7 Council must be informed of ~~c~~Contracts with a total value which exceeds \$100,000 and extends beyond 12 months.

1.8 The funds for any specific initiatives not completed may be placed in a reserve to be spent within 36 months with the exception of grant funds that shall be managed in separate accounts for financial reporting purposes. In an effort to maximize the usage of grant funds on projects approved by Council, the Chief Administrative Officer shall have the authority to approve the re-allocation of grant funding in instances when the actual amounts received differs from those budgeted or to balance variances observed between individual initiatives. -

1.8

- 1.9 Any project change orders, that would exceed a previously approved budget or delegated spending authority requires Chief Administrative Officer authorization prior to approval.

2. Financial Reporting

- 2.1 The CAO will ensure accurate records and accounts are kept of the financial affairs of the County as per the MGA.
- 2.2 Financial reporting is used primarily to verify County expenditures.
- 2.3 ~~The Policies and Priorities Committee~~Council will receive regular financial reports which give information on operating funds, capital funds, reserves and expenditures approved subsequent to the initial budget. Actual results should be compared to budgeted amounts and significant variances highlighted.
- 2.4 Generally, ~~-~~reporting will be ~~monthly~~ quarterly and at a program level but Council may request any reporting frequency and level of detail that they deem necessary and appropriate.

3. Revenues and Receipts

- 3.1 Revenues may be collected in cash, cheque, money order, electronic transfer, debit card, or credit card.
- 3.2 Receipts will be issued where practical and may be either on paper or electronically.

4. Review of Cheques

- 4.1 The Reeve and CAO's signatures, or designates signatures, will appear on all general cheques.
- 4.2 Only the CAO's or designates signature is necessary for payroll cheques.
- 4.3 The Reeve or Deputy Reeve and the CAO, or their designate, should conduct a general review of each general cheque run noting payees and amounts. This is not an approval process and it is not expected that they review the back up documentation for each cheque, although back up documentation will be provided if requested. The Reeve or Deputy Reeve and the CAO, or their designate will sign the cheque register confirming the review has occurred.
- 4.4 Signatures for cheques may be handwritten, lithographed or reproduced electronically.
- 4.5 The cheque register listing the payees and amounts for each general cheque run should be made available to Council members for examination where requested.
- 4.6 As per the MGA only the CAO may authorize the opening or closing of accounts that hold money for the County.

4.7 As per the MGA, a municipality must ensure that all money belonging to or held by the municipality is deposited in a bank, credit union, loan corporation, treasury branch or trust corporation designated by council.

4.8 All cheques over \$500,000 require the manual signatures of the CAO or designate and the Reeve or designate.

5. Approval of Positions

5.1 Any new permanent positions require the approval of Council. The CAO has the authority to restructure existing positions and modify job duties providing new additional permanent positions are not created.

6. Delegation to CAO

6.1 The Bylaw which appoints the CAO, delegates responsibility for maintaining financial controls to the CAO. The CAO will establish the necessary and appropriate financial control procedures to support this policy.

7. Audit Committee

7.1 An Audit Committee will be established by Council.

8. GOA (Grant of Authority)

8.1 Schedule "A" will identify by position, the authority to approve expenses and enter into contracts within individual department budgets.

8.2 With the approval of the Chief Administrative Officer and the department Director the Grant of Authority for individual positions may be increased to the next level higher where there is a business need and the increased authority would increase efficiency, while not compromising the integrity of the Council approved budget.

8.3 An Incident Commander may be appointed and may be an internal or external party. Should someone act as Incident Commander and already be approved for a GOA due to the nature of their position, the higher authority would apply.

8.4 The Incident Commander as described in the Mountain View Regional Emergency Response Plan during a state of local emergency shall have the authority to spend up to \$25,000.00 per expense in order to respond to or manage the incident or event. Any expenditure over this amount must be approved by the Chief Administrative Officer of delegate.

9. Procurement Requirements of Equipment, Goods and Services

9.1 Purchases up to \$25,000 may be sole sourced.

9.2 Purchases over \$25,000 up to \$74,999 require a minimum of 3 written quotes, a Request for Proposal, or Tender.

9.3 Purchases over \$74,999 must be posted on the Alberta Purchasing Connection unless the New West Partnership Trade Agreement provides an exception.

9.4 Where Manufacturer Specifications and Warranties need to be maintained purchases over \$25,000 may be sole sourced.

9.5 Buying items at an auction is an acceptable alternative of purchasing for both 9.2 and 9.3.

- 9.6 Where a deposit is required that exceeds \$10,000.00, a credit check will be undertaken. Proponents are notified that a poor result of this check may result in disqualification under the procurement opportunity.
- 9.7 Change orders required for procurement conducted under this section shall be conducted by the employee that originally executed the contract, their respective director or the Chief Administrative Officer.

10. Procurement Requirements for Construction Contracts

- 10.1 Construction Contracts may be awarded up to a contract value of \$199,999. A minimum of 3 competing quotes should be obtained before selecting a Contractor.
- 10.2 Construction Contracts with a value of \$200,000 and higher must be posted on the Alberta Purchasing Connection unless the New West Partnership Trade Agreement provides an exception.
- 10.3 All Construction Contracts with a value exceeding \$1,000,000 must use Pre Qualified Contractors in accordance with New West Partnership Trade Agreement Guidelines.
- 10.4 Change orders required for procurement conducted under this section shall be conducted by a Director or the Chief Administrative Officer.

11. Credit Card Purchases

- 11.1 In an effort to facilitate effective and convenient procurement, and to maximize the County's return realized from incentive programs, Credit Cards, that have been issued by the organization, are encouraged to be used for low dollar purchases, including employee business expenses and purchases under \$5,000.00.
- 11.2 All purchases on Credit Cards require appropriate approvals and shall be subject to the spending limit restrictions contained within Schedule "A".
- 11.3 In accordance with Schedule "A" staff that are issued a Corporate Credit Card will be required to sign the Credit Card Use Agreement contained in Schedule "B".
- 11.4 Staff that have access to Credit Cards are expected to produce appropriate documentation to support a monthly credit card reconciliation.
- 11.5 In the event that a credit card is lost or compromised, the employee shall notify their supervisor and the Director of Corporate Services immediately.
- 11.6 Employees that contravene these procedures may be subject to credit card revocation and/or further disciplinary measures as deemed necessary.

12. Disposal of Assets:

When assets have been replaced or are no longer required for county use they will be disposed of in a manner that maximizes recovery of costs.

- 12.1 Assets with a residual value exceeding \$1,000 will be disposed of by public auction. Operational Services will be responsible for determining which public auction firm will provide the best return. Both commission charges and logistics to prepare equipment and deliver to auction location will be taken into account when deciding which auction firm will be selected. Notwithstanding the above, the Chief Administrative Officer may authorize the disposal of assets through alternative means, including private sale.

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- 12.2 Assets with a residual value of less than \$1000 may be disposed of by sealed bid. Operational services will be responsible for determining the bid process and advertising.
- 12.3 Assets with a residual value of less than \$50 may be disposed of at the discretion of the department Manager or Foreman.



Mountain View C O U N T Y

	Type of Decision:	CAO	Director Corp. ⁷	Other Directors	Assistant Directors	Other ⁸	Mgr. Op Services	Mgr Business Ser.	Managers/Foreman	Co-ordinators	Incident Comm ¹⁰
Spending Authority:	Operating Expenditure Approval	Up to Approved Budget or Motion	50K and all payroll amounts	500k	250k	10K	50K	8K	5k	1k	25K
	Capital Expenditures	Up to Approved Budget or Motion	100k	500k	250k	No	No	No	No	No	No
	Create New Positions ¹	Up to Approved Budget or Motion	No	No	No	No	No	No	No	No	No
	Fill Open positions	Yes	Yes	Yes	No	No	No	No	No	No	No
	Travel Expense ²	Yes	>\$300	>\$300	\$300	No	\$300	\$300	\$300	No	No
	Transfer of Funds ⁵	Yes	Yes	No	No	No	No	No	No	No	No
Payment Authority:	Approval of Cheque Run	Yes	Yes	No	No	No	No	No	No	No	No
	Credit Cards ³	10K	5K	5k	5K	No	5K	8K	5K	No	No
	Signing of Cheques ⁴	Yes	No	No	No	No	No	No	No	No	No
	Transfer of Funds ⁵	Yes	No	Yes	No	No	No	No	No	No	No

1. Creating new positions must be approved by Council according to policy 1009 Financial Controls

2. All out of Province travel expenses must be approved by CAO according to policy 2005-056

3. Payment authority is given to all credit card holders based on their approved credit card limits. CAO to approve all granting of credit cards and limits.

4. Signing of cheques is as per policy 1009 Financial Controls

5. Transfer of funds is a transition of moving cash and or investments from one type/account to another. This is to be originated by the Director of Corporate Services or CAO thru a transfer request.

Page 7 of 8

Approval of the Transfer request must be someone different than the originator.
6.If someone is acting, they will assume the authority of the acting position (see policy 2005-055 Acting Incumbency Pay)
7.Director of Corporate Services has additional spending authority to up 150k for government source deductions and LAPP remittances
8.This group consists of the following positions: Support Technologist, Parts/Inventory Co-Ordinator, Projects Co-Ordinator (Operational Services) and Community Services Co-Ordinator
9.The Assistant Agricultural Fieldman and Fire Chief shall be considered a Manager/Forman for the purpose this table
10.Incident Commander relates to an inside/outside party during a local emergency. Should someone act as incident commander and already has a GOA the higher authority would apply.



Procedure #1009-01 Schedule B

Date

Via Email:

Cardholder

Dear Holder

Re: Letter of Understanding and Agreement for Use of Credit Card

This letter of Understanding and Agreement is between Mountain View County and_____. The following measures shall be adhered to when using the Credit Card:

- It is an efficient and convenient method of procurement for low-dollar value purchases, including employee business expenses and purchases under \$5,000, including GST. The credit card program is a major component of The County's procurement activities, allowing The County to achieve significant improvements in efficiency while reducing processing costs.
- The Credit Card is for business use only, personal use is not permitted.
- You agree any accidental personal charges will be reimbursed via payroll deduction
- Please keep all security features of Credit Card secure as you will be personally responsible for misuse of card
- The card will have a limit of \$5,000
- Monthly Statements will be received at the County office; we require receipts to be submitted monthly to support expenditures.
- Please notify the County immediately if you lose the card or discover suspicious use of the Card.

The letter of Understanding and Agreement on use of Mountain View County's Credit Card is agreed to and accepted by:

Mountain View County

Holder



Regular Council Meeting

Request for Decision

Corporate Services

Date: January 12, 2022

SUBJECT: Tax Receivable: Bad Debt Write Off & Provincial Education Requisition Credit (PERC) and the Designated Industrial Requisition Credit (DIRC) application

RECOMMENDATION:

- 1) That Council approves writing off \$83.50 for Terra Energy Corp. for property tax roll # 2831060040.
- 2) That Council approves the list of ratepayers below, with outstanding oil and gas accounts. These will be included on the PERC and DIRC application due on January 15th, 2022. These accounts have not been written off, except for Terra Energy Corp.

- Houston Oil & Gas Ltd.	- Manito Energy Inc.
- Outpost Energy Ltd.	- Pieridae Alberta Production Ltd.
- Sanling Energy Ltd.	- Scollard Energy Ltd
- Shanpet Resources Ltd.	- Sutton Energy Ltd.
- Tallahassee Exploration Inc.	- Terra Energy Corp.
- Trident Exploration Corp.	- Trident Limited Partnership

ALTERNATIVE OPTIONS:

BACKGROUND:

Tax Receivable – Bad Debt write off

Council had previously written off tax levies and penalties for the 2016 to 2020 tax years for Terra Energy Corp as it had been in receivership and since then dissolved therefore it no longer exists. The oilfield property has not been sold. The site is waiting for decommissioning and then remediation to be completed by the Orphan Well Association, at which point taxation will cease. Therefore, Bill 77 would not apply in this instance. There are no remaining options available for collection for this account with an outstanding balance of \$83.50.

Roll	Balance	Penalty Portion	Levy Portion	Municipal	REQUISITIONS		
					Education	Seniors Housing	Designated Industrial
2831060040	\$83.50	\$1.65	\$81.85	\$58.26	\$21.08	\$2.08	\$0.43

PERC & DIRC Application

In prior years, only oilfield accounts which had been written off were eligible to be included. This year the program changed that requirement. Therefore, this year's application does include some accounts which we are optimistic we will still receive payments from. The requisition amount owing to the government will also be adjusted when we collect from oilfield companies. The PERC program provides an opportunity to recover funds previously submitted to the province for the education requisition whereas the DIRC provides the same opportunity for the designated industrial property (DIP) requisition. A verbal update will be provided on the total amount eligible for the PERC and DIRC applications, administration will be finalizing this information after the agenda deadline.

RELEVANT POLICY: [MGA References:](#)

- Section 347 - Cancellation of taxes
 - Property Tax Credit Guidelines: Provincial Education Requisition Credit, Designated Industrial Requisition Credit <https://open.alberta.ca/publications/property-tax-credit-guidelines-perc-dirc>
-

BUDGET IMPLICATIONS:

Tax Receivable – write off

The account to be written off has been recognized in the allowance for bad debt. By writing off this tax account we recognize it as a bad debt expense. The allowance for doubtful accounts and taxes receivable would be reduced by the same amount, \$83.50.

PERC & DIRC Application

The PERC application would create a credit which would reduce a future education requisition installment payment. The DIRC application would create a credit, which would reduce the 2022 Designated Industrial Tax Requisition. The provincial budget amount for these programs for the next two years will be reduced by half (pending annual provincial budget approval). With limited funding for the PERC and DIRC program any eligible properties are included on this year's application.

Attachments ☐ Nil ☒

PREPARED BY: EL

REVIEWED BY: LM

Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: January 12th 2022

SUBJECT: SDAB Appeal Fee Refund Request

RECOMMENDATION: That Council accept this report as information only.

ALTERNATIVE OPTIONS: That Council refund the \$425.00 appeal fee associated to the SDAB Appeal File SDABPLRDSD20210281.

BACKGROUND: On December 9th 2021, the Subdivision and Development Appeal Board conducted a hearing for SDABPLRDSD20210281 relative to a subdivision application that was refused by the Municipal Planning Commission.

The complete Notice of Decision which outlines the summary of the hearing, positions of the parties and decision of the board is attached.

For Council's convenience a brief summary of the appeal is as follows:

1. Lands are designated Agricultural (A) District. The appellant previously applied to redesignate to Agricultural (2) (A(2)) District an 18.48 acre parcel which was refused by Council on October 13th 2021.
2. Land Use Bylaw requires for the minimum parcel size of a parcel zoned Agricultural (A) district to be 80.0 acres.
3. MPC refused the subdivision on November 18th 2021 due to the proposed parcel size being non-compliant with County and Provincial Legislation.
4. Appellant appealed to the SDAB as they felt they were not properly represented during their re-designation application to Council.
5. SDAB, although within their purview to vary the minimum parcel size, refused the appeal as it was inconsistent with the intent of the Agricultural (A) District and they do not have the authority to redesignate the parcel to a more appropriate district.

In order to file an appeal, Appellants are required to submit a fee of \$425.00. The fee is intended to help cover some of the costs associated to the appeal but also to deter individuals from filing appeals without merit. In the event that an Appellant is successful, the \$425.00 is refunded in its entirety.

Following the appeal, Administration was contacted by the Appellant seeking a refund of the fee as they felt misled by Administration that they

“understood that they could appeal at the municipal level because of Community Creek creating the 18 acre parcel which was less than the 40 acres under A2 or 80 acres under A1. We were

also told the SDAB did not review redesignation and that would not play into their decision. If we knew this prior we would not have appealed to the SDAB at all”

At this time, as only Council has the authority to refund the cost of the appeal, the request has been brought forward for consideration.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: \$425.00

Attachments ☒ Nil ☐

1. SDABPLRDSD20210281 Notice of Decision
-

PREPARED BY: CA
REVIEWED BY: CA

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OF
MOUNTAIN VIEW COUNTY

DECISION

Hearing held at: Mountain View County Office
Council Chambers

Date of Hearing: December 9, 2021

Members Present: Alana Gibson - Chair
Reeve Angela Aalbers
Jack Brander
Gil Hegel
Tris Reeves

Basis of Appeal: This is an appeal from a Subdivision Application refused to create one (1) eighteen point four eight ((+/-) 18.48) acre parcel (The "**Proposed Subdivision**") located on the SW 2-32-6-W5M (The "**Lands**") refused by Mountain View County's Municipal Planning Commission on November 18, 2021 (The "**Subdivision Application**"). The Appellant stated the following as the Reason for Appeal, amongst others contained within the Notice of Appeal:

- The Proposed Subdivision was not properly represented by the contractor the Appellant hired to represent them during the redesignation process. The contractor informed Council of a tree farm and potential green house but did not mention the Appellant's business or actual use of land.

Appellant: Jud and Sandra Hillock

Applicant: Jud and Sandra Hillock

Landowner: Jud and Sandra Hillock

Respondent: Mountain View County Municipal Planning Commission

Description of Application

On December 9, 2021, the Subdivision and Development Appeal Board (the "**Board**") opened the appeal hearing for the appeal filed by the Appellant in regard to a Subdivision Application refused to create one (1) eighteen point four eight ((+/-) 18.48) acre parcel (the "**Proposed Subdivision**") on SW 2-32-6-W5M (the "**Lands**") pursuant to Section 678, Section 679 and Section 680 of the *Municipal Government Act*, R.S.A. 2000 Chapter M-26, as amended. The Subdivision Application was refused by the Municipal Planning Commission on November 18, 2021 (the "**Subdivision Application**").

The Notice of Subdivision Appeal was filed by the Appellant with the Board on November 18, 2021. (the "**Notice of Appeal**").

Summary of the Appellant's Position:

1. The Appellant submitted to the Board that during the re-designation application to Council, the Appellant utilized a third party contractor to represent their position. It is the Appellant's position that the contractor represented their future plans poorly and did not respond to their requests to clarify misinformation for Council, resulting in Council defeating the proposed redesignation.
2. The Appellant provided a lengthy summary of their business, Canadian Green Thumb, a company that constructs year-round hydroponic grow rooms capable of growing a large variety of plant species, with the intent of transplanting many of these plants on the Lands.
3. The Appellant noted that the Proposed Subdivision is desired to provide capital equity to their business operations in an effort to increase borrowing capacity for future business operations and to keep a distinction between their existing farm and the company.
4. The Appellant outlined that the Lands selected for the Proposed Subdivision are ideal due to the large elevation changes surrounding it and natural water sources in close proximity that can be used for business operations.
5. Further, the Appellant submitted that there is a creek that bisects the quarter section to the north of the Proposed Subdivision which causes limitations for parcel size.
6. The Appellant confirmed that the western boundary of the Proposed Subdivision was selected due to the existence of a fence line.
7. The Appellant provided confirmation from adjacent landowners and other individuals in support of their business operations, outlining that there are no immediate concerns with the Proposed Subdivision.
8. The Appellant noted that the buildings are manufactured off site and then are to be placed on the Lands and/or sold to private individuals.
9. The Appellant confirmed they are interested in building a residential property on the residual portion of the Lands located west of the Proposed Subdivision.

Summary of the Respondent's Position:

1. The Respondent provided that the Lands for the Proposed Subdivision were contemplated for re-designation from Agricultural (A) District to Agricultural (2) (A(2)) District by Council on October 13, 2021, with a recommendation of approval by Administration. The application was defeated by Council at second reading.
2. The Respondent commented that the Municipal Planning Commission reviewed the Subdivision Application on November 18, 2021 and was unable to support the application due to it's failure to achieve re-designation to the appropriate Agricultural (2) (A(2)) District.
3. The Respondent provided information that the Proposed Subdivision does not comply with the Municipal Government Act, Subdivision and Development Regulation, Mountain View County Bylaw No. 16/18 or Mountain View County Bylaw No. 20/20 as it was unable to achieve re-designation to the appropriate Agricultural (2) (A(2)) District.
4. The Respondent confirmed that the Proposed Subdivision was reviewed under Mountain View County Bylaw 16/18.
5. The Respondent outlined that there are a number of structures on the balance of the Lands that may be required to be brought into compliance after the submission of a Real Property Report.
6. The Respondent noted that the proposed development of the Appellant would likely fall under a Horticultural Use, as defined by Mountain View County Bylaw 21/21, which is an exempt use in an Agricultural District but that it will be evaluated at time of a Development Permit application.
7. The Respondent provided clarity that although Mountain View County Bylaw 03/15, Bergen Area Structure Plan, states that the 'Maximum number of titles in order to preserve agricultural

land should be two (2) titles per quarter section', Municipal Development Plan Bylaw 20/20 permits for up to four (4) titles as the Lands are located in a Potential Multi Lot Residential Development Area.

Findings of Fact:

1. The Lands are located at SW 2-32-6-W5M ;
2. The Proposed Subdivision is seeking an 18.48 acre parcel from a previously unsubdivided quarter section, which would constitute a 'first parcel out' of the Lands;
3. The Lands are currently zoned Agricultural (A) District;
4. Mountain View County Bylaw No. 16/18, Section 11.1 states that the minimum parcel area for a lot in an Agricultural District is 80.0 acres.
5. The Lands are located within the Potential Multi Lot Residential Development Area as outlined by Mountain View County Bylaw No. 20/20.
6. Mountain View County Bylaw No. 20/20 outlines that the objective of the Agricultural Land Use Policies is to "conserve agricultural land by encouraging the development of long-term preservation strategies for the County's agricultural/environmental base and to minimize the loss of agricultural land by limiting the amount of land removed from agricultural use";
7. Mountain View County Bylaw No. 16/18 Land Use states the purpose of the Agricultural (A) District is "to accommodate and promote agriculture land uses on larger parcels while having regard for the rural, agricultural character of the area";
8. The Appellant applied for re-designation of the Lands contemplated for the Proposed Subdivision to Agricultural (2) (A(2)) District. This application was considered by Mountain View County Council at their October 13, 2021, Regular Council Meeting and was defeated at second reading.
9. The Appellant applied for the Proposed Subdivision to the Municipal Planning Commission, which was defeated at the November 18, 2021 meeting for non-compliance with the Municipal Government Act, Subdivision and Development Regulation, Mountain View County Bylaw No. 20/20, Mountain View County Bylaw No. 16/18 and Mountain View County Bylaw No. 03/15.
10. Municipal Government Act Section 654 (1)(b) states "a subdivision authority must not approve an application for subdivision approval unless the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2) any land use bylaw that affects the land proposed to be subdivided";
11. Municipal Government Act Section 654 (1)(c) states "a subdivision authority must not approve an application for subdivision approval unless the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts";
12. Municipal Government Act Section 654 (2) states "a subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the Land Use Bylaw if, in its opinion, the proposed subdivision would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and the proposed subdivision conforms with the use prescribed for that land in the Land Use Bylaw."
13. Subdivision and Development Regulation Section 7 (i) states "in making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended."
14. Mountain View County Bylaw No. 20/20 Section 3.3.5 (a) states "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.”
15. Mountain View County Bylaw No. 20/20 Section 3.3.7 states “the minimum parcel size for a newly proposed or existing agricultural parcel that is the subject of a redesignation and subdivision applications, and not a fragmented parcel should be (+/-) 40 acres.”
 16. Mountain View County Bylaw No. 03/15 Section 7.3.6 states that “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.”
 17. Mountain View County Bylaw No. 03/15 Section 7.3.7(a) states that “the first parcel out from a previously un-subdivided quarter may be an agricultural parcel [that] should be no smaller than 16.8 hectares (40 acres)”.

Decision:

The decision of the Subdivision and Development Appeal Board is to **deny the appeal** and to **uphold** the decision of the Municipal Planning Commission. The decision of the Board is to **deny** Subdivision Application PLRDSD20210281.

Reasons for Decision:

1. Although the Board believes that the proposal put forth by the Appellant to develop their business, Canadian Green Thumb, on an Agricultural (2) (A(2)) designated parcel is appropriate and compatible with adjacent land uses, and sympathizes with the Appellant that their proposal was misrepresented by their contractor during their re-designation application, the Board determined that it is outside its purview to review re-designation decisions, or the reasons for those decisions, which are solely up to Council's discretion.
2. The Board determined that as the Proposed Subdivision failed to obtain proper re-designation at the October 13, 2021 Regular Council Meeting to the Agricultural (2) (A(2)) District, the Proposed Subdivision is not compliant with Mountain View County Bylaw No. 20/20 Section 3.3.5 (a).
3. The Board determined that the proposed 18.48 acre parcel created is not compliant with the minimum lot requirement of 80.00 acres as required by Mountain View County Bylaw No. 16/18 Section 11.1, nor the first parcel out minimum parcel size of 40 acres as contemplated by Mountain View County Bylaw No. 03/15 Section 7.3.7(a) and Mountain View County Bylaw 20/20 Section 3.3.7.
4. The Board determined that as the Proposed Subdivision is not compliant with Mountain View County Bylaw No. 20/20 Section 3.3.5 (a) and Section 3.3.7 or Mountain View County Bylaw 16/18 Section 11.1 or Mountain View County Bylaw No. 03/15 Section 7.3.7(a) that it is therefore also not compliant with the Municipal Government Act Section 654(1)(b), Section 654(1)(c) or the Subdivision and Development Regulation Section 7(i).
5. The Board determined that the Proposed Subdivision would create a parcel that although could be useful for Agricultural Operations, requires too large of a size variance from the required 80.0 acres to the proposed 18.48 acres which is not consistent with the purpose of the Agricultural (A) District as outlined in Mountain View County Bylaw No. 16/18 to provide for 'larger lots' and is therefore in contradiction to Municipal Government Act Section 654 (1)(a). The Board further has determined it would be inappropriate to exercise its discretionary authority permitted by Municipal Government Act Section 654 (2) due to the unalignment of the Proposed Subdivision with the use prescribed for the Lands in Mountain View County Bylaw 16/18.

Evidence:

The Board considered the following evidence in making its decision:

1. The Agenda and Notice of Appeal.
2. Report and verbal presentations to the Subdivision and Development Appeal Board including all attachments presented to the Board by the Appellant.
3. Report and verbal presentations to the Subdivision and Development Appeal Board including all attachments presented to the Board by the County's Planning and Development Department acting as the Respondent.
4. ***Municipal Government Act***, R.S.A. 2000, Chapter M-26.
5. ***Subdivision and Development Regulation***, Alberta Regulation 43/2002.
6. Mountain View County Bylaw No. 16/18 Land Use.
7. Mountain View County Bylaw No. 20/20 Municipal Development Plan.
8. Mountain View County Bylaw No. 03/15 Bergen Area Structure Plan.

Appeals:

If you wish to appeal this decision, you must follow the procedure prescribed in Section 688 of the ***Municipal Government Act*** as follows:

Section 688(1)

An appeal lies to the Court of Appeal on a question of law or jurisdiction with respect to

- (a) a decision of the Subdivision and Development Appeal Board.

Section 688(2)

An application for permission to appeal must be filed and served within 30 days after the issue of the decision sought to be appealed, and notice of the application for permission to appeal must be given to

- (a) the Municipal Government Board or the Subdivision and Development Appeal Board, as the case may be; and
- (b) any other persons that the judge directs.

Section 688(3)

On hearing the application and the representations of those persons who are, in the opinion of the judge, affected by the application, the judge may grant permission to appeal if the judge is of the opinion that the appeal involves a question of law of sufficient importance to merit a further appeal and has a reasonable chance of success.

Section 688(4)

If a judge grants permission to appeal, the judge may:

- (a) direct which persons or other bodies must be named as respondents to the appeal;
- (b) specify the questions of law or the questions of jurisdiction to be appealed; and
- (c) make any order as to the costs of the application that the judge considers appropriate.

Section 688(5)

If an appeal is from a decision of a subdivision and development appeal board, the municipality must be given notice of the application for permission to appeal and the board and the municipality

- (a) Are respondents in the application and, if permission to appeal is granted, in the appeal; and
- (b) Are entitled to be represented by counsel at the application and, if permission to appeal is granted, at the appeal.

**SUBDIVISION AND DEVELOPMENT APPEAL
BOARD OF MOUNTAIN VIEW COUNTY**



Per: _____
Chair

Date Signed: December 17, 2021

Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: January 12, 2022

SUBJECT: Airport Club Service Recognition

RECOMMENDATION: 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.

ALTERNATIVE OPTIONS:

That Council request that Administration commemorate the efforts of the respective flying clubs by:
That Council request that Administration look into additional options for airport club service recognition.

BACKGROUND: Historically, Mountain View County has managed our regional airports through the valuable contributions of the Olds/ Didsbury Flying Association (ODFA) and Sundre Flying Club (SFC). It is evident that both the ODFA and SFC have dedicated countless hours towards the success and development of the airports during their time as the County's Airport Management contractor. As this contract has now transitioned to KS2 Management Ltd. Council had requested that Administration identify opportunities to formally commemorate the past efforts of the clubs.

Administration has brainstormed feasible ideas for service recognition which could include any of the following:

- The installation of a plaque at each airport, similar to the Century Farm Award, that would be displayed outside of each terminal building.
- The awarding of a picture and plaque for each club, similar to the County's volunteer appreciation awards, which could be displayed inside each terminal building.
- The creation of exterior signage at the entrance to each airport commemorating their efforts and ongoing club activities.

It is Administration's recommendation that the installation of a plaque would be an appropriate measure, and consistent with the County's current recognition practices, to commemorate the service of both flying clubs to their respective airports.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: \$2000.00 (The Century Farm Award is approximately \$900.00 per plaque)

Attachments ☐ Nil ☒

PREPARED BY: NM

REVIEWED BY: CA

Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: January 12th 2022

SUBJECT: Aviation Advisory Committee Appointments

RECOMMENDATION: That Council appoint Councillor _____, and Councillor _____ to the Aviation Advisory Committee for a one year term, and appoint the following as members at large to the Aviation Advisory Committee for a two year term, until the 2024 Organizational meeting:

ALTERNATIVE OPTIONS: That Council request that Administration continue advertising the Members-at-Large vacancies for the Aviation Advisory Committee.

BACKGROUND:

As part of the transition towards a new management structure at the Olds/Didsbury and Sundre Airports, Council approved the formation of an Aviation Advisory Committee to provide input and direction into the future growth of the County's two airports.

Council approved the Terms of Reference for the Aviation Advisory Committee at the December 1, 2021, Regular Council meeting which calls for the appointment of two Council Members and six Members-at-Large. The Terms of Reference seeks a diversity of appointments for representation from both Airports and from different components of the aviation industry.

Administration advertised for the vacancies through its usual channels, emailed the application forms to both of the Flying Clubs and circulated the opportunity via letter to all Hanger Owners and/or Lessees at the airports.

Regarding the Member-at-Large appointments, Council may choose to stagger their terms by appointing three members with their terms expiring at the October 2024 Organizational Meeting (21 month appointment) and three members with their terms expiring at the October 2025 Organizational Meeting (33 month appointment) or choose to appoint them all for a two year term and allow for natural turnover to establish appropriate term overlaps.

RELEVANT POLICY: Bylaw 13/20 – Establishing Committees of Council

BUDGET IMPLICATIONS: Members-at-Large are eligible for mileage reimbursement but not for per diem in accordance with Bylaw 13/20.

Attachments ☐ Nil ☒

1. Applications are included in Council's In-Camera Package as required by FOIP Section 17
-

PREPARED BY: CA

REVIEWED BY: CA

Regular Council Meeting

Request for Decision

CAO Services

Date: January 12, 2022

SUBJECT: Councillor Reports

RECOMMENDATION: That Council receive the verbal Councillor Reports as information.

ALTERNATIVE OPTIONS:

BACKGROUND: Receive as Information

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attachments ☐ Nil ☒

PREPARED BY: lmc

Regular Council Meeting

Request for Decision

CAO Services

Date: January 12, 2022

SUBJECT: Information Items

RECOMMENDATION:

That Council receive the following items as information:

- a. 20211210 Contact Newsletter
 - b. 20211217 Contact Newsletter
 - c. 20211223 Contact Newsletter
 - d. 20211213 ASB Meeting Minutes
 - e. Annexation Documents
-

ALTERNATIVE OPTIONS:

BACKGROUND: Receive as Information

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attachments ☒ Nil ☐ As per recommendation

PREPARED BY: lmc



FEATURED:

Alberta's Rural Municipalities are Unique!

RMA is excited to announce the launch of a new web hub, RMA Members are Unique. This hub hosts the previously released report, Alberta's Rural Municipalities: Unique Size, Unique Responsibilities, along with a new report and a new position statement.

[Learn more...](#)

MEMBER BULLETINS

Member bulletins are posted to [RMAAlberta.com](#) regularly each week.

Below is a list of all the member bulletins compiled from the past week.

Growing to Serve Rural Alberta and Canada

Due to growth of the organization and its business subsidiaries, the Rural Municipalities of Alberta (RMA) is expanding its headquarters in Nisku, Leduc County, Alberta. We look forward to the office expansion, which will house all our staff under one roof, and will include a few new spaces to better serve our members.

[Learn more...](#)

Save the Date for Second Round of Canada's History and the Municipal Role in Reconciliation Workshop



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AGRICULTURE UPDATE

Through our commitment to reconciliation, RMA and Alberta Municipalities are partnering to host eight virtual workshops in early 2022 that will explore how past government policies have defined today's relationship between Indigenous and non-Indigenous peoples.

[Learn more...](#)

Provide Input into the Development of Budget 2022

The Government of Alberta is currently developing the 2022 provincial budget and is seeking input from stakeholders and the public. Input can be provided through the completion of a survey, through a written submission, or through participation in telephone townhalls that will take place in January. The deadline to complete the survey is January 15, 2022.

[Learn more...](#)

RMA Seeking Nominees to Participate on Safety Codes Council Fire Sub-Council

The Safety Codes Council (SCC) is a statutory corporation that formulates and oversees the development and administration of safety codes and standards throughout the province. RMA serves as a nominating organization for one position on the SCC's Fire Sub-Council. The Fire Sub-Council focuses on adopting codes that help to minimize and prevent fires.

[Learn more...](#)

REMINDERS

Save the Date for RMA Virtual Townhall on Policing

Alberta Justice and Solicitor General is planning to engage with municipalities regarding the Alberta Provincial Police Service Transition Study. RMA is hosting a virtual townhall

Moisture Situation Update as of November 16, 2021

JOB POSTINGS

Athabasca County
**Director of Infrastructure
Services**

MD of Willow Creek
**Engineering Technologist –
Infrastructure**

City of Leduc
Senior Lifeguard / Instructor

Lac Ste. Anne County
Property Assessor

Sturgeon County
**Planning & Development
Assistant**

Lac La Biche County
**Term Law Enforcement
Training Instructor**

Town of Strathmore
**Manager, Recreation &
Culture**

[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
issues facing rural
Alberta by reading
our [position
statements](#).

on January 6, 2022 and releasing a primer document to help members prepare for these engagement sessions.

[Learn more...](#)

New Councillors, Keep a Look Out for RMA 101!

RMA is developing a member orientation program to familiarize and orient new RMA members with the association. The program, called RMA 101, includes multiple resources and deliverables, including an interactive document that features embedded videos, written information, and links to resources to familiarize new rural councillors with the association.

[Learn more...](#)

Nominations Open for Minister's Awards for Transportation Innovation

Nominations are now open for the Minister's Awards for Transportation Innovation (MATI). The MATI are awarded each year and recognize innovation in the transportation sector in several categories. The submission deadline is January 7, 2022 at noon.

[Learn more...](#)


ANNOUNCEMENTS

Community Preparedness and Resilience Engagement Survey

The Alberta Emergency Management Agency is conducting **a short survey** of communications professionals to inform the development programming and resources to help build resilience across the province. If you have any questions about this survey or the personal preparedness tools and resources available for communities, visit alberta.ca/BePrepared or email aema.stakeholders@gov.ab.ca. The survey will run from November 30 to December 14, 2021.

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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[Learn more...](#)

Still Time to Register for Munis 101!

The Elected Officials Education Program (EOEP) is delivering Munis 101 with the support of Alberta Municipal Affairs to help meet the *Municipal Government Act* requirements for post-election council orientation. Registration is still open for virtual courses running January 6, 13, 20, and 27, 2022.

[Learn more...](#)

IAMA: Call for Presentations

IAMA hosts three workshops annually that highlight municipal projects, which have an impact on asset management. Some of the topics covered previously include:

- Road condition assessments
- Sidewalk & paved trail assessments
- Facility maintenance prioritization
- Risk management
- Software
- GIS integration
- Grant updates
- Training opportunities
- Climate change resiliency
- Strategic planning & financial alignment
- Levels of service

If you are interested in highlighting one of your municipal projects at the February 16, 2022 workshop, please contact info@assetmanagementab.ca for more information. There will also be workshops in June and October 2022, which will be another opportunity to present.

MCCAC Updates

- **Apply to become a Municipal Energy Champion by Thursday, December 23, 2021.** We know municipalities are stretched thin, making capacity and staff time one of the biggest barriers to reducing energy consumption. The **Municipal Energy Champions Program** enables you to overcome

those barriers with FREE expert advice and networking over a nine month period. [Learn more and submit your Municipalities EOI here.](#)

- **New! Municipal Climate Resiliency Grant.** Intact Public Entities and the Intact Foundation have launched the **Municipal Climate Resiliency Grant** to help municipalities adapt to climate change and keep people safe. They're investing \$1 million in cities and towns across Canada that are developing practical and effective solutions to protect communities from floods or wildfires. The Municipal Climate Resiliency Grant application window is open until January 31, 2022. [Learn more here.](#)

IN THE NEWS

- **Fall session: Alberta's Recovery Plan moves ahead**
- **Alberta government passes controversial election financing bill, wrapping up fall sitting at 3 a.m.**
- **'Complete lawlessness': UCP board denies push for early Kenney leadership review**
- **'Never seen it like this': EMS staff shortage triggers four red alerts in Calgary**
- **\$14.7 million in funding announced to fight invasive species in Alberta mountain parks**
- **What direct compensation for property damage auto insurance means for Alberta drivers**
- **We'll all be paying a lot more for food next year, says Canada's Food Price Report**



Our mailing address is:

2510 Sparrow Drive



FEATURED:

EOEP Gearing Up for 2022 Courses

Many of you are only a course or two away from completing your Municipal Elected Leaders Certificate, bestowed in collaboration with the University of Alberta's Augustana Extended Education to councillors who complete all seven EOEP courses. Early in 2022, EOEP will announce a course plan for the year. The plan will ensure that every course is offered at least once in 2022.

[Learn more...](#)

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Resolution Deadline for 2022 Spring Convention

With district meetings approaching, 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.

[Learn more...](#)

You're Invited to the EPR Municipal Workshop



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The RMA, Recycling Council of Alberta (RCA), and Alberta Municipalities are teaming up to present an Extended Producer Responsibility (EPR) workshop for municipalities on January 5, 2022, from 10:30 am to 12:00 pm.

[Learn more...](#)

REMINDERS

Alberta's Rural Municipalities are Unique!

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AGRICULTURE UPDATE

[Moisture Situation Update + 2021 Growing Season In Review - December 10, 2021](#)

JOB POSTINGS

RMA, Nisku
[Accounts Receivable Clerk](#)

Kneehill County
[Manager of Landfill Operations](#)

Lethbridge County
[FT Permanent Heavy Equipment Technician \(HET\)](#)

Lac Ste. Anne County
[Front Desk Receptionist](#)

City of Medicine Hat
[Municipal Accountants](#)

City of Leduc
[Corporate Planning Officer](#)

Town of Blackfalds
[Director of Community Services](#)

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LOOKING FOR INFORMATION FROM A PREVIOUS ISSUE?

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[Learn more...](#)

ANNOUNCEMENTS

FCM: Climate Action in Small and Rural Communities Guide

Ready to take action on climate change and reduce greenhouse gas emissions in your small or rural community? Check out the *Small and Rural Communities Climate Action Guidebook*, produced by the Partners for Climate Protection program, delivered by FCM and ICLEI – Local Governments for Sustainability. Developed specifically with the needs of small and rural communities in mind, this guidebook can help your community overcome challenges related to finances or staffing, reduce emissions, and improve resident health.


[Learn more...](#)

The Alberta Wastewater Innovation Task Force

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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Is wastewater keeping you up at night? The Alberta Wastewater Innovation Task Force is a group working towards improving the delivery of wastewater infrastructure for Alberta communities. The task force will be recommending several pilot projects to immediately implement the group's findings. To take advantage of Alberta Transportation's extended deadline for the AWMMP and Water for Life grants, it's important that these pilot project opportunities be identified immediately. If you have a wastewater challenge and are interested in pursuing this grant funding, please contact us **before January 14, 2022**. Applications for this funding need to be submitted before the end of February. To discuss wastewater grant funding opportunities or learn more about the Wastewater Innovation Task Force, contact Alex Mochid, RMA Policy Advisor, at alex@RMAAlberta.com.

University of Calgary's Canadian Northern Corridor Research Program

On January 25, 2022, the Canadian Northern Corridor (CNC) Research Program at the University of Calgary's School of Public Policy will be bringing together municipal representatives from Alberta, British Columbia, Saskatchewan, and Manitoba for a roundtable event to discuss the future of infrastructure planning and development in Canada. The CNC Research Program is currently investigating the feasibility, desirability, and acceptability of a connected series of infrastructure corridors across Canada. This discussion is your opportunity to share your municipality's concerns, perspectives, and priorities regarding locally-relevant infrastructure issues. Related-issues include regional connectivity, community economic development, broadband access and post-COVID recovery. To participate, please contact the Program Coordinator at corridor@ucalgary.ca. To learn more about the CNC Program, please visit www.canadiancorridor.ca.

Still Time to Register for Munis 101!

The Elected Officials Education Program (EOEP) is delivering Munis 101 with the support of Alberta Municipal Affairs to help meet the *Municipal Government Act* requirements for post-election council orientation.

Registration is still open for virtual courses running January 6, 13, 20, and 27, 2022.

[Learn more...](#)

MCCAC Updates

- **Don't forget to nominate a Municipal Energy Champion by Thursday, December 23, 2021.** The **Municipal Energy Champions Program** helps small municipalities choose staff members to become energy champions that will manage municipal energy use. Champions identify opportunities to reduce energy consumption and save money. The Municipal Energy Champions Program is free to participate in, but can save you thousands. Submit your **Expression of Interest** today!

IN THE NEWS

- **Looking ahead to build Alberta**
- **Alberta and Canada partner to expand connectivity**
- **Municipalities surrounding Calgary caught between increasing RCMP costs, unknowns of potential provincial force**
- **Alberta ambulance delays taking toll on paramedics' family lives, spouses say**
- **How neighbours and communities are divided over COVID-19 in this rural Alberta county**
- **Why methane continues to be the cattle industry's biggest climate change challenge**
- **'It's like Christmas': Companies, environmentalists eager to open coal mining reports**
- **Albertans approve of more investment in renewable energies: poll**
- **Hay West program saves 17,000 cattle, but herds still being culled due to drought**



FEATURED:

Alberta's Rural Municipalities Are Unique!

Rural municipalities are crucially important to Alberta's economic development and provide vital infrastructure and services to those living outside urban areas. RMA is excited to announce the launch of a web hub, RMA Members Are Unique.

[Learn more...](#)

*Due to the upcoming holidays, this will be the last issue of Contact for 2021.
Have a very Merry Christmas and we will see you all in the new year!*

MEMBER BULLETINS

Member bulletins are posted to [RMAAlberta.com](#) regularly each week.

Below is a list of all the member bulletins compiled from the past week.

RMA 2021 Fall Convention Highlights Now Available

With the RMA 2021 Fall Convention complete, RMA has prepared Convention Highlights to summarize the interesting speakers, engaging debate, and excellent connections made over the week-long event.

[Learn more...](#)



Provide Input on the Management Plan for the Baird's Sparrow

Environment and Climate Change Canada is developing a management plan for the Baird's Sparrow, a small grassland songbird listed as "Special Concern" under the federal *Species at Risk Act* (SARA). In Canada, the Baird's Sparrow breeds within the mixed-grass prairie region in southern Alberta, Saskatchewan, and Manitoba.

[Learn more...](#)

REMINDERS

EOEP Gearing Up for 2022 Courses

Many of you are only a course or two away from completing your Municipal Elected Leaders Certificate, bestowed in collaboration with the University of Alberta's Augustana Extended Education to councillors who complete all seven EOEP courses. Early in 2022, EOEP will announce a course plan for the year. The plan will ensure that every course is offered at least once in 2022.

[Learn more...](#)

You're Invited to the EPR Municipal Workshop

The RMA, Recycling Council of Alberta (RCA), and Alberta Municipalities are teaming up to present an Extended Producer Responsibility (EPR) workshop for municipalities on January 5, 2022, from 10:30 am to 12:00 pm.

[Learn more...](#)

Save the Date for Second Round of Canada's History and the Municipal Role in Reconciliation Workshop

Through our commitment to reconciliation, RMA and Alberta Municipalities are partnering to host eight virtual workshops in early 2022 that will explore how past

AGRICULTURE UPDATE

[Moisture Situation Update + 2021 Growing Season In Review - December 10, 2021](#)

JOB POSTINGS

RMA, Nisku
[Accounts Receivable Clerk](#)

County of Grande Prairie
[Senior Communications Advisor](#)

Lethbridge County
[Permanent Construction \(Base Stabilization\) Lead Hand / Class 5 Equipment Operator](#)

Government of Alberta,
Ministry of Municipal Affairs
[Manager Municipal Advisory](#)

City of Medicine Hat
[Municipal Accountants](#)

Town of Morinville
[Senior Planner](#)

Town of Blackfalds
[Director of Community Services](#)

[VIEW OUR JOB BOARD](#)

LOOKING FOR INFORMATION FROM A PREVIOUS ISSUE?

View our [Contact newsletter archive](#) or our [member bulletin archive](#).

government policies have defined today's relationship between Indigenous and non-Indigenous peoples.

[Learn more...](#)

Provide Input into the Development of Budget 2022

The Government of Alberta is currently developing the 2022 provincial budget and is seeking input from stakeholders and the public. Input can be provided through the completion of a survey, through a written submission, or through participation in telephone townhalls that will take place in January. The deadline to complete the survey is January 15, 2022.

[Learn more...](#)

Save the Date for RMA Virtual Townhall on Policing

Alberta Justice and Solicitor General is planning to engage with municipalities regarding the Alberta Provincial Police Service Transition Study. RMA is hosting a virtual townhall on January 6, 2022 and releasing a primer document to help members prepare for these engagement sessions.

[Learn more...](#)

Nominations Open for Minister's Awards for Transportation Innovation

Nominations are now open for the Minister's Awards for Transportation Innovation (MATI). The MATI are awarded each year and recognize innovation in the transportation sector in several categories. The submission deadline is January 7, 2022 at noon.

[Learn more...](#)


ANNOUNCEMENTS

The Alberta Wastewater Innovation Task Force

Learn more 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.

 Forward to friend

 Share on Twitter

 Share on Facebook

Is wastewater keeping you up at night? The Alberta Wastewater Innovation Task Force is a group working towards improving the delivery of wastewater infrastructure for Alberta communities. The task force will be recommending several pilot projects to immediately implement the group's findings. To take advantage of Alberta Transportation's extended deadline for the AWMMP and Water for Life grants, it's important that these pilot project opportunities be identified immediately. If you have a wastewater challenge and are interested in pursuing this grant funding, please contact **Alex Mochid** before **January 14, 2022**. Applications for this funding need to be submitted before the end of February. To discuss wastewater grant funding opportunities or learn more about the Wastewater Innovation Task Force, contact Alex Mochid, RMA Policy Advisor, at alex@RMAAlberta.com.

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MCCAC Updates

- **Due today! Submit your Expression of Interest for the Municipal Energy Champions Program.** The **Municipal Energy Champions Program** is free to participate in, but can save you

thousands. The Municipal Energy Champions Program helps small municipalities identify opportunities to reduce energy consumption and save money. We will help your Champion understand energy use and management, better track municipal energy consumption, and move forward in the energy planning process. **Your Expression of Interest is due today!**

IN THE NEWS

- **Alberta matchmaking program could help young farmers find land, not love**
 - **The town that coal built**
 - **Emergency department in Swan Hills, Alta., to be without on-site doctor for 4 days next week: AHS**
 - **Most Albertans want government to protect more natural spaces: survey**
 - **Rural Alberta post offices feeling impacts of COVID-19 vaccine mandate**
-



Website



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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?

MINUTES

AGRICULTURAL SERVICE BOARD MEETING

Mountain View County

Minutes of the Agricultural Service Board Meeting held on Monday, December 13, 2021, at 9:00 a.m. in Council Chambers, 10-1408 Twp. Rd. 320, Didsbury, AB, and live streamed via Zoom Cloud Meetings.

PRESENT:

B. Rodger; Chairman
Councillor A. Miller
Councillor G. Krebs
Councillor D. Fulton
B. Buschert, Vice Chairman
S. LaBrie
T. Huyzer

ABSENT:

Nil.

IN ATTENDANCE:

J. Fulton, Assistant Director of Legislative, Community and Agricultural Services
C. Chrenek, Assistant Agricultural Fieldman
C. Verpy, Agricultural Coordinator
L. Grattidge, Sustainable Agricultural Specialist
J. Abraham, Administrative Support

CALL TO ORDER:

B. Rodger, Chair, called the meeting to order at 9:01 a.m.

AGENDA

Moved by T. Huyzer

ASB21-115 That the Agricultural Service Board adopt the agenda of the Agricultural Service Board Meeting of December 13, 2021.
Carried.

MINUTES

Moved by B. Buschert

ASB21-116 That the Agricultural Service Board adopt the minutes of the Agricultural Service Board Meeting of November 15, 2021.
Carried.

BUSINESS ARISING
OUT OF THE MINUTES

Nil.

DELEGATIONS

Laura Gibney
Foothills Forage
And Grazing
Association

B. Rodger welcomed Laura Gibney, Foothills Forage and Grazing Association to the Agricultural Service Board meeting.

- L. Gibney introduced herself to the board and FFGA and their working relationship and partnership with MVC ASB.

- Discussed the FFGA Area, activities, 2021 events/webinars and upcoming events.
- Explained their demonstration projects and Rancher Researcher video project.
- Provide Agronomy & Forage Specialist Support.
- Proud Member of CRSB, ARECA and AFIN.
- Two 2021 FFGA Bursary Recipients.

Greg Paranich
Grey Wooded Forage
Association

B. Rodger welcomed Greg Paranich, Agriculture Field Specialist, Grey Wooded Forage Association to the Agricultural Service Board meeting.

- Grey wooded forage association established in 1984 support forage and livestock producers to develop sound and sustainable strategies to improve their operations.
- Service West Central Alberta.
- Reviewed GWFA vision, mission, areas of focus, areas of activity.
- Field projects include:
 - Canada Thistle Stem Mining Weevil Project
 - Sustainable Annual Forages
 - Soil Health Benchmark Sampling Project
 - Rancher Researcher Extension Project
 - Living Labs: Proposal & Development
 - AMP Grazing & Sod Seeding: Proposal & Development
- Knowledge Translation and Transfer activities, webinars, field schools, workshops and communications.
- Service & Expertise: On farm pasture/forage walks and Environmental Farm Plans, Agricultural Specialist Consulting Referral Service.

Recess and Reconvene

B. Rodger recessed the meeting at 10:12 am and reconvened at 10:23 am.

Jordan Jensen
Farm Safety
Centre

B. Rodger welcomed Jordan Jensen, Executive Director of the Farm Safety Centre to the Agricultural Service Board meeting.

- Longest running program is the Safety Smarts program in school presentations, instructors deliver farm safety presentations to elementary school classrooms.
- Safety Smarts Delivery – Mountain View County.
- Rural Health Initiative, three annual health assessments, participant feedback from program.

OLD BUSINESS

Youth Member
Participation

J. Fulton provided a short overview of the item.

Moved by S. LaBrie

ASB21-117 That the Agricultural Service Board receive for information the additional opportunity for 2 youth members to be appointed to the Board

Carried.

NEW BUSINESS

2022 Operating Budget

J. Fulton introduced the item to the Board and provided a short overview and background.

Moved by S. LaBrie

ASB21-118 That the Agricultural Service Board Forward the 2022 ASB Operating Budget to Council for approval.

Carried.

Proposed Workshops

J. Fulton introduced the item to the board. The ASB discussed succession planning, direct farm marketing workshops and advertising via radio ads, the Mountain View County app, and the paper.

Moved by T. Huyzer

ASB21-119 That the Agricultural Service Board receive the proposed workshops as information.

Carried.

ASB Provincial
Conference &
Resolutions

J. Fulton summarized the item.

Moved by Councillor D. Fulton

ASB21-120 That B. Rodgers and B. Buschert be appointed as voting members for the 2022 Provincial Agricultural Service Board Conference.

Carried.

ASB Provincial
Conference Resolutions

J. Fulton reviewed the Resolutions with the board.
The Board discussed the resolutions

Moved by B. Buschert

ASB21-121 That the Agricultural Service receive the Resolutions as information.

Carried.

Alberta Veterinary
Medical Association

J. Fulton discussed the item that was brought to the December 1, 2021 Council meeting, that Council authorize Reeve Aalbers and Councillor Krebs to arrange a meeting with the Alberta Veterinary Medical Association (ABVMA) to identify

if there is a role to play for municipal support of the ABVMA to lobby for ways to increase the number of rural Veterinarians in Alberta.

Moved by S. Labrie

ASB21-122 That the Agricultural Service Board receive the item as information.

Carried.

REPORTS

Seed Plant Updates

T. Huyzer updated the Board on the Mountain View Seed Cleaning Plant:

- November 18, 2021 Cleaning report 50,837 bushels in October were cleaned compared to 46,000 bushels the year before, decrease in the treating, 1,851 bushels versus 2,900 in 2020
- AGM was held on December 6
- They have received the permit from the County for the expansion, estimated to begin in April 2022 with financing secured through FCC
- November volumes cleaned 139,759 bushels compared to last year of 46,097 bushels attributed the increase to farmers finishing harvest earlier this year. Treating numbers were also increased from last year at 3,513 bushels compared to 2,911 bushels in 2021

S. LaBrie had no updates from the Olds Seed Processing Co-op for the Board.

Moved by B. Buschert

ASB21-123 That the Agricultural Service Board receive the Seed Plant updates as information.

Workshop Updates

L. Grattidge provided the following information regarding workshops and an update on the Aspen Ranch Farm Safety program:

Upcoming Workshops:

- Bats and Agriculture Webinar, December 17
- Ladies Livestock Lessons
- Preparing for CanadaGAP, webinar series
- Ranch Opportunities Conference

Moved by Councillor D. Fulton

ASB21-124 That the Agricultural Service Board receive the Workshop updates as information.

Carried.

CORRESPONDENCE

Foothills Forage &

Grazing Association
2022 Funding Request
Letter

J. Fulton presented the item as information.

ASB21-125 Moved by Councillor D. Fulton
That the Agricultural Service Board receive the following as
information:
a. Foothills Forage & Grazing Association (FFGA) 2022
Funding Request Letter

Carried.

NEXT MEETING DATE January 17, 2022.

ADJOURNMENT Moved by B. Buschert
ASB21-126 That the Agricultural Service Board Meeting of December 13,
2021, be adjourned at 12:21 p.m.

Carried.

Chair

I hereby certify these minutes are correct.

Assistant Director of Legislative, Community
and Agricultural Services



2nd Floor, Summerside Business Centre
1229 – 91 ST SW
Edmonton, AB T6X 1E9

Tel (780) 427-2444
Email lprr.appeals@gov.ab.ca
Website www.lprt.alberta.ca

Our File: AN20/OLDS/T-01

December 14, 2021

Michael Muzychka
Town of Olds
4512 46 Street
Olds AB T4H 1R5

Jeff Holmes
Mountain View County
1408 Twp RD 320
Postal Bag 100
Didsbury AB T0M 0W0

RECEIVED

DEC 20 2021

MOUNTAIN VIEW COUNTY
DIDSBURY

Re: Annexation

Enclosed is one copy of Order in Council No. 361/2021 dated December 8, 2021 which approves the application for annexation of certain lands to the Town of Olds.

Yours truly,

for: [Signature]
Rick Duncan
Case Manager
Enc.

cc: Fraser Paterson, ATCO Pipelines & Liquids Global Business Unit
Brad Samchuk, ATCO Pipelines & Liquids Global Business Unit
Jim Chorel, AltaLis Ltd.
Heidi Kalyniuk, Manager, CP Rail
Lyle Kuzik, Executive Director, Federation of Alberta Gas Co-ops Ltd.
Michael Scheidl, Manager, Mediation Services, Alberta Municipal Affairs
Sabhago Oad, Alberta Transportation
Dave Hunka, Fortis Alberta Inc.
Michael Merritt, Town of Olds
Natasha Wright, Parkland Community Planning Services
Craig Teal, Parkland Community Planning Services
Calgary and Edmonton Railway Company
Todd Aasen, Alberta Environment & Parks
Michael Wuetherick, South Red Deer Regional Waste Water Commission
John Van Doesburg, Mountain View Water Services Commission
South Red Deer Regional Waste Water Commission
Gordon Ludtke, Alberta Environment & Parks
Kelly Holbien, Alberta Health Services
Affected Landowners



Province of Alberta
Order in Council

O.C. 361/2021

DEC 08 2021

ORDER IN COUNCIL

Approved and ordered:

Lieutenant Governor
or
Administrator

The Lieutenant Governor in Council makes the Order Annexing
Land from Mountain View County to the Town of Olds set out in the
attached Appendix.

CHAIR

For Information only

Recommended by: Minister of Municipal Affairs

Authority: Municipal Government Act
(section 125)

APPENDIX

Municipal Government Act

ORDER ANNEXING LAND FROM MOUNTAIN VIEW COUNTY TO THE TOWN OF OLDS

1 In this Order,

- (a) “annexed land” means the land described in Schedule 1 and shown on the sketch in Schedule 2;
- (b) “farmstead” means an established residential site that previously contained or currently contains a dwelling and other improvements used in connection with the raising or production of crops, livestock or poultry, situated on the same land used in connection with the farming operations;
- (c) “Town of Olds Land Use Bylaw” means the Town of Olds Land Use Bylaw 01-23 in effect as of September 25, 2001, as amended or replaced from time to time.

2 Effective January 1, 2022, the land described in Schedule 1 and shown on the sketch in Schedule 2 is separated from Mountain View County and annexed to the Town of Olds.

3 Any taxes owing to Mountain View County at the end of December 31, 2021 in respect of the annexed land and any assessable improvements to it are transferred to and become payable to the Town of Olds together with any lawful penalties and costs levied in respect of those taxes, and the Town of Olds on collecting those taxes, penalties and costs must pay them to Mountain View County.

4(1) For the purpose of taxation in 2022 and in each subsequent year up to and including 2041, the annexed land and assessable improvements to it

- (a) must be assessed by the Town of Olds on the same basis as if they had remained in Mountain View County, and

- (b) must be taxed by the Town of Olds in respect of each assessment class that applies to the annexed land and the assessable improvements to it using
 - (i) the municipal tax rate established by Mountain View County, or
 - (ii) the municipal tax rate established by the Town of Olds,whichever is lower, for property of the same assessment class.

(2) Where in 2022 or any subsequent taxation year up to and including 2041 a portion of the annexed land

- (a) becomes a new parcel of land created
 - (i) as a result of subdivision,
 - (ii) as a result of separation of the title by registered plan of subdivision, or
 - (iii) by instrument or any other method that occurs at the request of or on behalf of the landowner,
- (b) is redesignated, at the request of or on behalf of the landowner, under the Town of Olds Land Use Bylaw to another designation,
- (c) is subject to a local improvement bylaw for a local improvement project initiated by or with the support of the landowner which results in the connection of the parcel of land and improvements to the Town of Olds water or sanitary sewer servicing, or
- (d) is connected, at the request of or on behalf of the landowner, to water or sanitary sewer services provided by the Town of Olds

subsection (1) ceases to apply at the end of that taxation year in respect of that portion of the annexed land and the assessable improvements to it.

(3) After subsection (1) ceases to apply to a portion of the annexed land in a taxation year, that portion of the annexed land and the assessable improvements to it must be assessed and taxed for the

purposes of property taxes in the same manner as other property of the same assessment class in the Town of Olds is assessed and taxed.

(4) Notwithstanding subsection (2)(a), subsection (1) does not cease to apply if

- (a) the subdivision is the separation of an existing farmstead from a previously undivided quarter section, or
- (b) the subdivision becomes a residual portion of 16 hectares or more after a new parcel referred to in subclause 2(a) has been created.

(5) Notwithstanding subsection (2)(b), subsection (1) does not cease to apply if a portion of the annexed land is redesignated under the Town of Olds Land Use Bylaw to the designation "Urban Reserve".

(6) Notwithstanding subsection (2)(d), subsection (1) does not cease to apply if the subdivision in respect of any portion of the annexed land has an existing connection to water or sanitary sewer services provided by the Town of Olds on the date that annexation takes effect.

(7) After subsection (1) ceases to apply to a portion of the annexed land in a taxation year, that portion of the annexed land and the assessable improvements to it must be assessed and taxed for the purposes of property taxes in the same manner as other property of the same assessment class in the Town of Olds is assessed and taxed.

5 For the purpose of taxation in 2023 and subsequent years, the assessor for the Town of Olds must assess the annexed land and the assessable improvements to it.

6 The Town of Olds shall pay Mountain View County

- (a) \$16 280.90 on or before February 1, 2022, and
- (b) \$65 023.59 on or before December 31, 2022.

Schedule 1

**DETAILED DESCRIPTION OF THE LANDS SEPARATED FROM
MOUNTAIN VIEW COUNTY AND ANNEXED TO THE
TOWN OF OLDS**

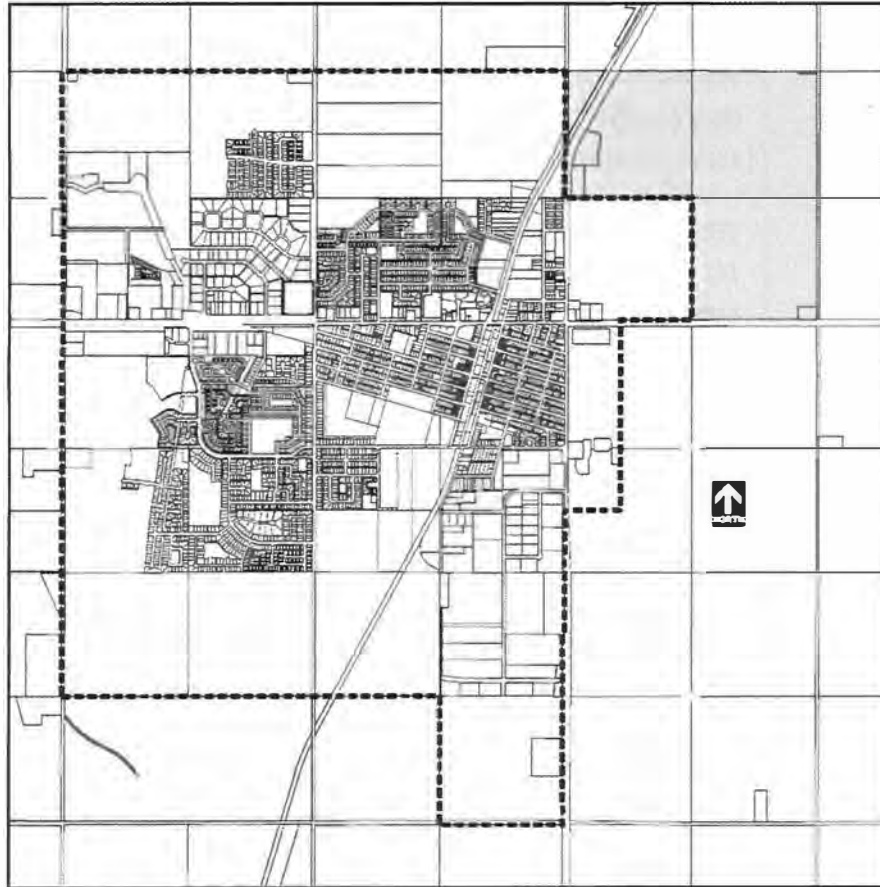
ALL THAT PORTION OF THE NORTHEAST QUARTER OF
SECTION FIVE (5), TOWNSHIP THIRTY-THREE (33), RANGE
ONE (1) WEST OF THE FIFTH (5) MERIDIAN NOT WITHIN
THE TOWN OF OLDS.

THE NORTHWEST QUARTER OF SECTION FOUR (4),
TOWNSHIP THIRTY-THREE (33), RANGE ONE (1) WEST OF
THE FIFTH (5) MERIDIAN

ALL THAT PORTION OF THE EAST HALF OF SECTION
FOUR (4), TOWNSHIP THIRTY-THREE (33), RANGE ONE (1)
WEST OF THE FIFTH (5) MERIDIAN LYING NORTH OF THE
NORTH BOUNDARY OF PLAN 7027 HX AND INCLUDING
THAT PORTION OF THE NORTH-SOUTH ROAD
ALLOWANCE ADJACENT TO THE EAST BOUNDARY OF
SAID HALF SECTION LYING NORTH OF THE PROJECTION
EAST OF THE NORTH BOUNDARY OF PLAN 7027 HX.

Schedule 2

SKETCH SHOWING THE GENERAL LOCATION OF THE AREAS
SEPARATED FROM MOUNTAIN VIEW COUNTY AND ANNEXED
TO THE TOWN OF OLDS



Legend

----- Existing Town of Olds Boundary

Annexation Area



Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: January 12th 2022

SUBJECT: Aviation Advisory Committee Appointments

RECOMMENDATION: That Council appoint Councillor _____, and Councillor _____ to the Aviation Advisory Committee for a one year term, and appoint the following as members at large to the Aviation Advisory Committee for a two year term, until the 2024 Organizational meeting:

ALTERNATIVE OPTIONS: That Council request that Administration continue advertising the Members-at-Large vacancies for the Aviation Advisory Committee.

BACKGROUND:

As part of the transition towards a new management structure at the Olds/Didsbury and Sundre Airports, Council approved the formation of an Aviation Advisory Committee to provide input and direction into the future growth of the County's two airports.

Council approved the Terms of Reference for the Aviation Advisory Committee at the December 1, 2021, Regular Council meeting which calls for the appointment of two Council Members and six Members-at-Large. The Terms of Reference seeks a diversity of appointments for representation from both Airports and from different components of the aviation industry.

Administration advertised for the vacancies through its usual channels, emailed the application forms to both of the Flying Clubs and circulated the opportunity via letter to all Hanger Owners and/or Lessees at the airports.

Regarding the Member-at-Large appointments, Council may choose to stagger their terms by appointing three members with their terms expiring at the October 2024 Organizational Meeting (21 month appointment) and three members with their terms expiring at the October 2025 Organizational Meeting (33 month appointment) or choose to appoint them all for a two year term and allow for natural turnover to establish appropriate term overlaps.

RELEVANT POLICY: Bylaw 13/20 – Establishing Committees of Council

BUDGET IMPLICATIONS: Members-at-Large are eligible for mileage reimbursement but not for per diem in accordance with Bylaw 13/20.

Attachments ☐ Nil ☒

1. Applications are included in Council's In-Camera Package as required by FOIP Section 17
-

PREPARED BY: CA

REVIEWED BY: CA