



Mountain View C O U N T Y

REGULAR COUNCIL MEETING AGENDA

The Municipal Council will hold a Regular Council Meeting on Wednesday, August 10, 2022, at 9:00 a.m., in the Council Chambers, 10 - 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 July 13, 2022
4. BUSINESS ARISING
5. PUBLIC HEARINGS
 - 5.1 Bylaw No. LU 19 22 – SW 24-32-4-5
 - 5.2 Bylaw No. LU 21/22 – NW 3-32-5-5
 - 5.3 Bylaw No. LU 25/22 – SE 2-34-6-5
 - 5.4 Bylaw No. LU 27 22 – NE 21-30-2-5 Plan 9710842 Block 1
6. DELEGATIONS
 - Nil
7. BYLAWS
 - 7.1 Bylaw No. LU 28/22 – NE 17-29-3-5
 - 7.2 Bylaw No. LU 29/22 – Plan 9512620 Lot 2 in the SE 6-31-1-5
 - 7.3 Bylaw No. LU 30/22 – SE 4-32-5-5 and Closed Road Allowance Portion
 - 7.4 Bylaw No. 13/22 and Bylaw No. 14/22 MDP and LUB Amendments
8. DIRECTIVES
 - 8.1 Directives
9. OLD BUSINESS
 - 9.1 Corporate Services Department Quarterly Report
 - 9.2 Operational Services Department Quarterly Report
 - 9.3 Planning and Development Department Quarterly Report
 - 9.4 Legislative, Community Services, and Agricultural Services Quarterly Report
 - 9.5 CAO Services Quarterly Report
10. NEW BUSINESS
 - 10.1 Dyed Diesel for Equipment
 - 10.2 Deer Springs Pit SML 780161/DLO 5981
 - 10.3 Emergency Livestock Trailer
 - 10.4 Parkland Regional Library System Population Figures
 - 10.5 McDougal Flats Community Engagement Report
 - 10.6 2022 2nd Round Health Funding Allocations
 - 10.7 Federal Electoral Boundaries
 - 10.8 2022 Municipal Intern

- 10.9 Waive Resubmission Period
- 11. COUNCILLOR REPORTS
 - 11.1 Councillor Reports (Verbal)
- 12. CORRESPONDENCE
 - 12.1 Information Items
 - a) 2022-07-08 Contact Newsletter
 - b) 2022-07-15 Contact Newsletter
 - c) Letter from MLA Nixon
 - d) SAD Zone Sub Reports June 2022
 - e) 2022-07-22 Contact Newsletter
 - f) 2022-07-29 Contact Newsletter
- 13. CONFIDENTIAL ITEMS
 - 13.1 Airports, FOIP Act Section 24
 - 13.2 CAO Report (Verbal), FOIP Act Section 24
- 14. ADJOURNMENT

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, July 13, 2022, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB.

PRESENT:

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

ABSENT:

Councillor A. Miller
Councillor G. Krebs

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

Moved by Councillor Lutz
RC22-370 That Council adopt the revised agendas of the Regular Council Meeting of July 13, 2022.
Carried.

MINUTES

Moved by Councillor Harris
RC22-371 That Council adopt the Minutes of the Regular Council Meeting of June 22, 2022.
Carried.

BUSINESS ARISING

4. 1 – Kevin Heppler
Service Award Presentation

In recognition of his service with Mountain View County and the Province of Alberta, Reeve Aalbers and Jeff Holmes presented Kevin Heppler with the Exemplary Service Medal, Alberta Emergency Services Medal, and Long Service Medal.

4.2 - Direct Control District
DP - 20220223

P. Grochmal, Planning and Development Department introduced the Application.

A Question-and-Answer session was held between Council, Administration, and the Applicant James Carpenter.

Moved by Councillor Harris

- RC22-372 That Council approve the proposed Overnight Camping - 40 Units 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. PLDP20220223, subject to conditions 1-6, 10–25, as amended.
Motion not called.

Moved by Councillor Harris

- RC22-373 That Council Amend Condition 21 to read: Overnight Camping with a maximum of two nights use will be permitted from January 1 to December 31, in conjunction with Events scheduled on the subject property.

Carried.

The question on Motion RC22-372 was called.

Carried.

PUBLIC HEARINGS

5. 1 - Bylaw #LU 17/22
NW 15-30-4-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 17/22 and read the Bylaw.

The application for redesignation of the NW 15-30-4-5, 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:

- For subdivision – first parcel out, for farmstead purposes, from previously unsubdivided quarter section
- Division 2

The Planning and Development Department recommended that Bylaw #LU 17/22 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 Fulton
 RC22-374 That Council give second reading to Bylaw No. LU 17/22 redesignating the lands within the NW 15-30-4-5.
 Carried.

Moved by Councillor Fulton
 RC22-375 That Council give third reading to Bylaw No. LU 17/22 redesignating the lands within the NW 15-30-4-5.
 Carried.

5. 2 - Bylaw #LU 20 /22
 Plan 1912539 Block 2 Lot 1
 and SE 10-33-2-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 20/22 and read the Bylaw.

The application for redesignation of Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5, 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:

- For subdivision – to create a third parcel from a previously subdivided quarter section.
- Division 7

Planning and Development cannot support this proposal for the consideration of a third parcel in the Agricultural Preservation Area, as it is contrary to policies within Section 3.0 of the Municipal Development Plan. In addition, the application to redesignate 20.30 acres to R-F is not compliant with MDP Policy or Section 12.3 of the Land Use Bylaw. Based on County's statutory plan and the LUB, Planning and Development supports a resolution of Council based on Option Three.

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

The Applicant, Brett Mattson, presented a PowerPoint presentation to Council and a letter of support.

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

Council questions resulted in the following information:

- Part of a subdivision conditional approval requires a real property report, which identifies the location of the septic systems.

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

The Applicant provided for closing remarks.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Fulton
 RC22-376 That Council amend Bylaw No. LU 20/22 to include the word "in" as part of the legal description as shown on attachment 02.
 Carried.

Moved by Councillor Fulton
 RC22-377 That Council give second reading to Bylaw No. LU 20/22 redesignating the lands within Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5.
 Defeated.

5. 3 - Bylaw #LU 22/22
 NW 7-32-4-5

Councillor Johnson declared there may be a perception of Conflict of Interest under Mountain View County Bylaw No. 09/22 at 10:15 a.m. and left the room.

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

The application for redesignation of the NW 7-32-4-5, was introduced by T. Connatty, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To create a new smaller agricultural parcel
- Division 4

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

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

The Applicant, Raye Burke, thanked the County staff for their hard work and Council for their consideration.

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

Council questions resulted in the following information:

- Only photos from the road are available.
- The north boundary is fenced. There is an existing fence on east side, which requires some work, and will need to be moved slightly to the west to stay out of the slough area to comply with the application.

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. They advise the Applicant provided a letter explaining the application, which is included in the package.

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

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Lutz

RC22-378 That Council give second reading to Bylaw No. LU 22/22 redesignating the lands within the NW 7-32-4-5.

Defeated.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 10:25 a.m. and reconvened at 10:40 a.m.

Councillor Johnson rejoined the table at 10:40 a.m.

**5.4 - Bylaw #LU 23/22
NW 25-32-5-5**

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 23/22 and read the Bylaw.

The application for redesignation of the NW 25-32-5-5, was introduced by T. Connatty, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To create a separate parcel for an existing residential site
- Division 6

The Planning and Development Department recommended that Bylaw #LU 23/22 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:

- If there is a requirement for setback relaxation, it would be apart of the subdivision approval process. The real property report will show what the setback distances are for the structures and then consideration for relaxation at that point. There is the possibility that the east side of the dwelling may require a setback relaxation.
- The septic is straight to the south of dwelling. There is a small barbwire fence that separates the tanks and the septic field.
- There will be a subdivision condition that says if you are closer than 90 meters with your septic system there needs to be a visual inspection done, if there wasn't recently a permit approve for it. If the inspector approves it, the setback relaxation will be granted.

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 clarified, depending on the type of septic system, the setback distances are variable. This application setback distance could be as small as 5 meters, meaning there is a lesser chance of having to impact the property line to the east based on what type of system it is.

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
RC22-379 That Council give second reading to Bylaw No. LU 23/22 redesignating the lands within the NW 25-32-5-5.

Carried.

Moved by Councillor Harris
RC22-380 That Council give third reading to Bylaw No. LU 23/22 redesignating the lands within the NW 25-32-5-5.

Carried.

5.5 - Bylaw #LU 24 /22
NE 18-29-1-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 24/22 and read the Bylaw.

The application for redesignation of the NE 18-29-1-5, 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 Applicants would like to create a smaller agricultural parcel to support a cow calf operation. The proposal contains pastureland and approximately 12 acres of cultivated land to be used as a hayfield. The surrounding cultivated land is intended to remain on the remnant title.
- Division 1

The Planning and Development Department recommended that Bylaw #LU 24/22 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 Fulton
RC22-381 That Council give second reading to Bylaw No. LU 24/22 redesignating the lands within the NE 18-29-1-5.
Carried.

Moved by Councillor Fulton
RC22-382 That Council give third reading to Bylaw No. LU 24/22 redesignating the lands within the NE 18-29-1-5.
Carried.

BYLAWS

7.1 - Bylaw #LU 19/22
SW 24-32-4-5

Moved by Councillor Harris
RC22-383 That Council give first reading to Bylaw No. LU 19/22 redesignating the lands within the SW 24-32-4-5 as contained in the agenda package.
Carried.

Moved by Councillor Harris
RC22-384 That Council set the Public Hearing for Bylaw No. LU 19/22 redesignating the lands within the SW 24-32-4-5 for August 10, 2022, at or after 9:00 a.m.
Carried.

7.2 - Bylaw #LU 21/22
NW 3-32-5-5

Moved by Councillor Lutz
RC22-385 That Council give first reading to Bylaw No. LU 21/22 redesignating the lands within the NW 3-32-5-5 as contained in the agenda package.
Carried.

Moved by Councillor Lutz
RC22-386 That Council set the Public Hearing for Bylaw No. LU 21/22 redesignating the lands within the NW 3-32-5-5 for August 10, 2022 at or after 9:00 a.m.
Carried.

7.3 - Bylaw #LU 25/22
SE 2-34-6-5

Moved by Councillor Fulton
RC22-387 That Council give first reading to Bylaw No. LU 25/22 redesignating the lands within the SE 2-34-6-5 as contained in the agenda package.
Carried.

Moved by Councillor Fulton
RC22-388 That Council set the Public Hearing for Bylaw No. LU 25/22 redesignating the lands within the SE 2-34-6-5 for August 10, 2022, at or after 9:00 a.m.
Carried.

7.4 - Bylaw #LU 26/22
SE 14-29-27-4

Moved by Councillor Johnson

- RC22-389 That Council give first reading to Bylaw No. LU 26/22 redesignating the lands within the SE 14-29-27-4 as contained in the agenda package.

Carried.

Moved by Councillor Johnson

- RC22-390 That Council set the Public Hearing for Bylaw No. LU 26/22 redesignating the lands within the SE 14-29-27-4 for August 24, 2022 at or after 9:00 a.m.

Carried.

7.5 - Bylaw #LU 27/22 NE 21-30-2-5

Moved by Councillor Harris

- RC22-391 That Council give first reading to Bylaw No. LU 27/22 redesignating the lands within the Plan 9710842 Block 1 as contained in the agenda package.

Carried.

Moved by Councillor Harris

- RC22-392 That Council set the Public Hearing for Bylaw No. LU 27/22 redesignating the lands within the Plan 9710842 Block 1 for August 10, 2022, at or after 9:00 a.m.

Carried.

7.6 – Bylaw #12/22 Road Closure Amendment

Moved by Councillor Harris

- RC22-393 That Council grant first reading to Bylaw No. 12/22 Road Closure Amendment.

Carried.

Moved by Councillor Harris

- RC22-394 That Council set the Public Hearing for Bylaw No. 12/22 Road Closure Amendment for August 10, 2022.

Carried.

DIRECTIVES

8.1 - Directives

Moved by Councillor Lutz

- RC22-395 That Council receive the Council Directives as information.

Carried.

NEW BUSINESS

10.2 –Office Closure For Staff Event

Moved by Councillor Harris

- RC22-396 That Council approve closing the office on August 19, 2022 from 11:30 a.m. until 1:00 p.m. to allow all Mountain View County staff to attend the annual Staff Appreciation Lunch.

Carried.

10.3 – 2022 Alberta Municipalities Convention

Moved by Councillor Harris

- RC22-397 That Council approve that the following Councillors attend the 2022 Alberta Municipalities Convention in Calgary, AB September 21-23, 2022: Reeve Aalbers and Councillor Lutz.

Carried.

10.4 – Renewable Energy Developments on Agricultural Lands

Moved by Councillor Fulton

- RC22-398 That Council direct Administration to bring forward Municipal Development Plan and Land Use Bylaw amendments through the Public Hearing process to address renewable energy development on agricultural land.

Carried.

10.5 – Economic Development Strategy 2022-2027

Moved by Councillor Lutz

- RC22-399 That Council approve the 2022-2027 Economic Development Strategy, as presented.

Carried.

Moved by Reeve Aalbers

- RC22-400 That Council direct Administration to set up a half day workshop regarding innovation and agriculture, and the economic development strategic plan in the fall of 2022.

Carried.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 11:55 a.m. and reconvened at 12:34 p.m.

10.6 – Sundre Fire Department Quad and Accessories

Moved by Councillor Harris

- RC22-401 That Council approve funding of \$13,241.00 from the General Fire Reserve for the purchase of a replacement Quad and accessories for the Sundre Fire Department.

Carried.

10.8 – Emergency Livestock Handling Equipment Trailer

Moved by Councillor Johnson

- RC22-402 That Council request Administration engage with Rocky View County and our local fire departments to determine trailer requirements, cost estimates and operational protocols associated with the development of an Emergency Livestock Handling Equipment Trailer with a report to be returned to Council for consideration prior to purchase.

Carried.

10.1 – Sundre Wellness Committee Draft Resolutions

The Town of Sundre Mayor, Richard Warnock, was present in Council and presented the Sundre Wellness Committee Draft Resolutions.

A Question and-Answer session was held.

Moved by Councillor Johnson

- RC22-403 That Council request Administration work with the Sundre Wellness Committee to bring forward the following draft resolutions: Laboratory and Xray for Rural Sites, Rural Registered Nurses Training and eSIM Training Lab, and bring back to Council for final approval prior to the RMA 2022 Fall convention submission deadline.

Carried.

Reeve Aalbers thanked Mayor Warnock for his attendance.

COUNCILLOR REPORTS

Council discussed the following:

- Cremona ICC Meeting
- Mountain View County Canada Day Breakfast
- West Fraser – Sundre Forest Products Tour
- Joint Council Lunch Meeting With Sundre
- Alberta Council, RMA and Town of Olds Dinner
- Division 5 and 6 Open House, and Resulting Questions to be Posted
- PAMZ Meeting
- Calgary Stampede BMO Farm Families Awards
- Calls From Residents Regarding Roads and Tornado at Bergen
- McDougal Solar Project Open House
- Volunteering with Summer Synergy
- Brownlee Barn Burner
- Mountain View County Health And Safety Day
- Vulcan County Solar Projects
- AT presentation in Sundre regarding Roundabouts and Road Rehabilitation
- Meeting With Agricultural Minister, MLA Jason Nixon, and MLA Nathan Cooper
- Sundre ICC meeting
- Reeve Aalbers appointed to the Alberta Environmental Appeal Board

Moved by Councillor Lutz

RC22-404 That Council receive the verbal Councillor Reports as information.
Carried.

INFORMATION ITEMS

Moved by Councillor Johnson

RC22-405 That Council receive the following items as information:

- a. 2022-06-17 Contact Newsletter
- b. 2022-06-24 Contact Newsletter
- c. 2022-06-01 response letter received from the RCMP
- d. Fortis Alberta Customer Event, July 20, 2022
- e. 2022-06-30 Contact Newsletter
- f. 2022-06-20 ASB Minutes

Carried.

IN CAMERA

Moved by Councillor Harris

RC22-406 That the Regular Council Meeting of July 13, 2022, go into closed meeting at 1:47 p.m. to deal with items relative to the FOIP Act, Section 24 and 25.

Carried.

Moved by Councillor Fulton

RC22-407 That the Regular Council Meeting of July 13, 2022, return to the open meeting at 4:13 p.m.

Carried.

13.4 – Olds/Didsbury
Airport Lot Sale

Moved by Councillor Lutz

RC22-408 That Council approve for Administration to place Lot 48 and Lot 49 at the Olds/Didsbury Airport at Public Auction with an unreserved price.

Carried.

10.7/13.3 –
Regional Policing Model

Moved by Councillor Harris

UNADOPTED

- RC22-409 That Council provide a letter of support in response to the Town of Carstairs request to explore Regional Policing models with the RCMP.

Carried.

10.9 – Direct Control District
DP – PLDP20220218

P. Grochmal, Planning and Development Department introduced the Application.

Moved by Councillor Fulton

- RC22-410 That Council approve the proposed Western Retail Store Addition in accordance with Land Use Bylaw No. 21/21 and the submitted application, within SE 22-29-29-4, submitted by MCKEAN, Patricia J, Development Permit No. PLDP20220218, subject to the following conditions 1-5, 7, 11-16.

Motion not called.

Moved by Councillor Johnson

- RC22-411 That Council direct Administration to add Condition 17: Yearly dust control on Range Road 292, from the business entrance, south to Township Road 292, be provided by the Applicant and/or Operator.

Defeated.

The question on Motion RC22-410 was called.

Carried.

ADJOURNMENT

Reeve Aalbers adjourned the Regular Council Meeting of July 13, 2022 at 4:33 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer

Request for Decision

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

SUBJECT: Bylaw No. LU 19/22
SUBMISSION TO: Council Meeting
MEETING DATE: August 10, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLRDSD20220082
LEGAL: SW 24-32-4-5

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 19/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate three point zero zero (3.00) acres within SW 24-32-4-5 from Agricultural District (A) to Country Residential District (R-CR).

Application Overview

Applicant	BARNSDALE, Stephen
Property Owner	BARNSDALE, Alan H and Grace L BARNSDALE, Stephen
Title Transfer Date	March 05, 2021
Existing Parcel Size	160 acres
Purpose of redesignation	For subdivision – first parcel out, for residential purposes, from previously unsubdivided quarter section
Division	6
Rural Neighbourhood/Urban Centre	The subject property is in the rural community of Harmattan, southeast from the Town of Sundre
Bylaw given first reading	July 13, 2022
Bylaw advertised on	July 26, 2022, and August 02, 2022

Key Dates, Communications and Information

Application Submitted	February 28, 2022
Application Circulation Period	From March 17, 2022, to April 17, 2022
Supportive Information Requested/Submitted	Nothing at this time
Application Revised from Submission	No
Communications Received from Referrals	<u>MVC – Operational Services</u> : a 2-mile (3.2 km) segment on Range Road 41 from Twp 322 to Twp 324 was inspected and concluded that as the road is being used for several residences and some oil-field facilities, this road is acceptable for this application. <u>Fortis Alberta Inc.</u> : no easement is required. <u>Foothills Natural Gas Co-op Limited</u> : no objection. <u>Telus Communications Inc.</u> : no objection.
Objections Received and Addressed	No letters of objection/concern were received

Applicable Directions, Policy and Regulations

Intermunicipal Development Plan (IDP)	The property is not within an IDP.
Municipal Development Plan (MDP) Bylaw No. 20/20	In accordance with Figure 3: Growth Management Conceptual Strategy, as attached, the proposal is in the Agricultural Preservation Area, which policies may allow first parcel out for proposals from a previously unsubdivided quarter section subject to redesignation approval. The review and interpretation of applicable policies against this application are in the Policy Analysis part of this report.
Area Structure Plan (ASP)	The property is not within an approved ASP
Land Use Bylaw No. 21/21	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. <u>Parcel Area:</u> Minimum 32.37 ha (80.0 ac) or the area in title at the time of passage of this Bylaw. 12.1 Country Residential District (R-CR) <u>Purpose:</u> To accommodate low density, country residential uses on unserviced residential parcels and fragmented parcels by way of natural or man-made features of 1.21 - 2.02 ha (3.0 - 5.0 acres) in size that meet Municipal and Provincial servicing standards. Parcel size may increase to 6.07 ha (15.0 acres) when in compliance with an approved Area Structure Plan <u>Parcel Area:</u> Minimum 1.21 ha (3.0 ac) Maximum 2.02 ha (5.0 ac) unless a larger area was approved as part of the redesignation to accommodate setbacks, topography, easements, and a suitable building envelope; or the area in title at the time of passage of this Bylaw.
Policy and Procedures	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 undeveloped and used as farmland.
Oil and gas facilities on property/adjacent	There are several pipelines in this area. Within this property alone, there are six (6) salt water lines, about nine (9) oil well effluent lines, two (2) lines with miscellaneous liquids and one (1) fuel gas pipeline. Oil facilities within this property include seven (7) wells, one (1) abandoned water injector and one (1) abandoned oil development well.
Surrounding land uses	Surrounding land uses are predominantly agricultural with the exception of a multi-lot residential development northeast from this proposal.
Proximity to utilities	Although the proposal is undeveloped, the adjacent quarter sections have developed yards that are serviced. Foothills is the gas provider in the area. Fortis has power poles along the westerly and southerly property lines.

Physical and Natural Features

Waterbodies and wetlands on property	In accordance with Policy 6012 no waterbodies were identified on this property. The Alberta Merged Wetland identifies a few marsh areas along the northerly property line.
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Topographical constraints on property	There are no topographical constraints. The terrain slopes from the southwest to the north and northeast direction.
ESA areas and classifications	No ESAs identified
Drainage and Soil Characteristics	Natural drainage in a northwest direction. Ditches north/south direction along Range Road 41. CLI Class 3 & 5 (northeast area). AGRASID's Land Suitability Rating System is Class 3 as 1 st Dominant: 3H(8) – 5W(2) in northwest area & 3H(10) in northeast as well as central and south area.
Potential for Flooding	There is no record or evidence of potential for flooding.

Planning and Development History

Prior RD/SD/DP Applications	There are no historical files related to this property
Encumbrances on title affecting application	No relevant encumbrances on title

Servicing and Improvements Proposed

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

Suitability Assessment

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

DISCUSSION:

The application proposes the redesignation of three point zero zero ((+/-) 3.00) acres to Country Residential District (R-CR) in order to subdivide and create a first parcel out from a previously unsubdivided quarter section. The application is compliant with the policies of the Municipal Development Plan and the regulations of the Land Use Bylaw.

BACKGROUND:

The subject property is approximately eight (8.0) miles southeast from the Town of Sundre, about one (1) mile south from the intersection between Township Road 324 and Range Road 41. This area of the County is primarily zoned Agricultural District (A); however, there is a multi-lot residential development and includes some institutional, northeast from the subject property, corresponding to the Harmattan community.

The topography in the area moderately slopes in a northeast and east direction towards a large wetland area that runs in the vicinity. Soils adjacent to the wetland are poorly drained with a landform of high relief with a slope of 4%, compared to the areas to the west and south of the wetland that are hummocky, low relief with limiting slope of 6%. The CLI in the area is classified from Class 3 to the west and south, to Class 5 & 6 to areas closer and within the wetland. Overall AGRASID soils in the area have a Class 3 as 1st Dominant.

There are no Environmentally Significant Areas and no significant waterbodies; however, there is large wetland that based on file history for this area, have the characteristics of a Class III wetland and linked to a major tributary to the Dogpound Creek flowing farther east. The Alberta Merged Wetland identifies marsh lands dispersed in the area.

There is a high level of pipeline activity in the immediate area. Just on the subject quarter section there are six (6) salt water lines, about nine (9) oil well effluent lines, two (2) lines with miscellaneous liquids and one (1) fuel gas pipeline. Oil facilities within this property includes seven (7) wells, one (1) abandoned water injector and one (1) abandoned oil development well. Oil companies were circulated to provide comments and no response was received.

PROPOSAL & REMAINDER OF QUARTER SECTION:

The proposal of approximately 3.00 acres corresponds to an undeveloped area in the southwest corner, adjacent to an existing oil lease road that is parallel to the southern property line. Although applications, specifically bare land

proposals should be located on the periphery to minimize impact on existing agricultural operations, the proposed location is suitable as there are several pipelines on this property which would restrict areas to be developed in the future. The proposal is located in a higher capability at 70.5% (good to very good arable); however, as explained by the applicant, the proposed area is difficult to farm as it is lower-lying with frequent standing water: *"Lower-lying land between treed areas that frequently have standing water. More difficult to dry hay or grown crops."* The proposed area is open to the quarter on the north and east sides. The proposal is large enough that with setbacks required in the Land Use Bylaw to agricultural operations it will have no impact to the surrounding farmland.

Overall, the proposed site and location has no constraints with topography or soil characteristics. In addition, there are no waterbodies or wetlands that would be impacted as a result of this application and vice-versa. The proposal is adjacent to Range Road 41, a gravel surface road in good condition. Subject to Council approval, an access approach to this proposal will be required at the subdivision stage.

The remainder area, will be consisting of 157.0 acres, will continue to remain as farmland with an Agricultural District (A) land use designation. This area also abuts Range Road 41 with two potential access approaches, corresponding to oil leases.

CIRCULATIONS:

The application was circulated for comments from March 17, 2022, to April 17, 2022, to referral agencies and twenty-two (22) adjacent landowners. From this process no letters of objection or concern were received from neighbours and referral agencies, such as Fortis Alberta Inc., Foothills Natural Gas Co-op Limited and Telus Communications Inc. provided standard no objection response.

Operational Services conducted an inspection along Range Road 41, as attached. The length of the road inspection was 2.0 miles from Township Road 322 to Township Road 324 and concluded that this segment of road has an average width of 5.8 metres and concluded that Range Road 41 at this location is acceptable for application. Operations also recommends that at the development stage dust control may be required for nearby residents.

POLICY & LUB ANALYSIS:

Municipal Development Plan Bylaw No. 20/20

The subject property is in the Agricultural Preservation Area which policies may support first parcel out for residential purposes subject to redesignation compliant with the provisions of the Land Use Bylaw, as follows:

- 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."
- Ø The proposal will be considered the first parcel out that is from a previously unsubdivided quarter section.
 - Ø The applicant is seeking redesignation approval to Country Residential District (R-CR) in accordance with the provisions of the Land Use Bylaw.
- 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 be considered the second title, which would be the first parcel out to be created from this quarter section.
- 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 proposal of 3.00 acres in size meets the provisions of R-CR parcels as per the LUB.
- Policy 3.3.9 "Non-agricultural uses shall be directed to areas that minimizes the impact on agricultural operations."
- Ø The applicant indicates that due to the nature and characteristics of the land the proposal is sited in an area with less impact to the existing agricultural operation.

- Policy 3.3.13 "A Country Residential parcel may be permitted form 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 proposal for 3.00 acre in size will be adequate for building envelope for future development and will provide the required setbacks necessary from oil and gas pipelines and the requirements of the LUB.

Land Use Bylaw No. 21/21

The proposed redesignation to Country Residential District (R-CR) was reviewed under the provisions of Section 12.1., as the proposal is for 3.00 acres in size, within the parameters of parcel area for this land use district. Moreover, the remainder of the quarter section of approximately 157.0 acres will continue to remain as an Agricultural District (A) in accordance with Section 11.1

CONCLUSION:

The proposed redesignation meets the MDP policies pertaining to first parcel out for residential purposes. No objections were received from adjacent landowners or referral agencies. As well, the proposed area is suitable for its intended use as Country Residential District (R-CR). Therefore, Planning and Development can support a Council resolution, Option One.

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 19/22 redesignating the lands within the SW 24-32-4-5. (Approval) That Council give third reading to Bylaw No. LU 19/22 redesignating the lands within the SW 24-32-4-5. (Approval)
Option Two: This motion indicates additional information required to render a decision on application	That Council defer Bylaw No. LU 19/22 to _____.
Option Three: This motion indicates that the application is not deemed suitable	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No. LU 19/22 redesignating the lands within the SW 24-32-4-5. (Refusal) That Council give third reading to Bylaw No. LU 19/22 redesignating the lands within the SW 24-32-4-5. (Refusal)

ATTACHMENT(S):

- 01 - Bylaw No. LU 19/22 and Schedule "A"
- 02 - Location, Land Use and Ownership Map
- 03 - Proposed Redesignation Sketch
- 04 - Environmental Scan Maps
- 05 - Aerial Photographs
- 06 - Figure 3 MDP
- 07 - Non-Conforming Road Inspection
- 08 - Historical Aerial Photographs
- 09 - Farm Land Assessment
- 10 - Presentation to Council

BYLAW NO. LU 19/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SW 24-32-4-5 pursuant to the Municipal Government Act.

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

To redesignate from Agricultural District (A) to Country Residential District (R-CR) an approximate three point zero zero (3.00) acres (1.21 hectares) in the Southwest (SW) Quarter of Section twenty-four (24), Township thirty-two (32), Range four (4), West of the fifth (5th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading July 13, 2022

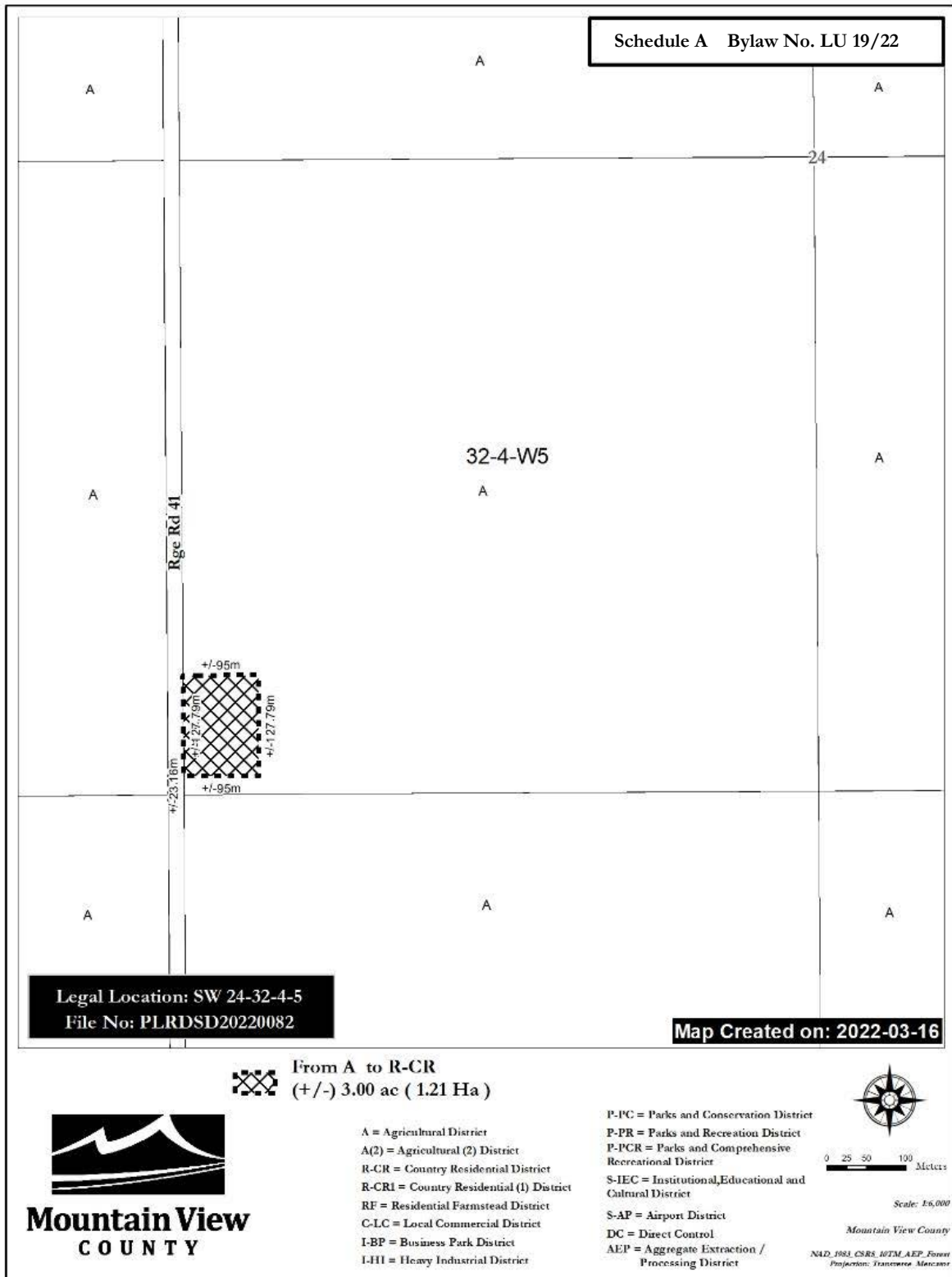
Received second reading _____

Received third reading _____

Reeve

Chief Administrative Officer

Date of Signing





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

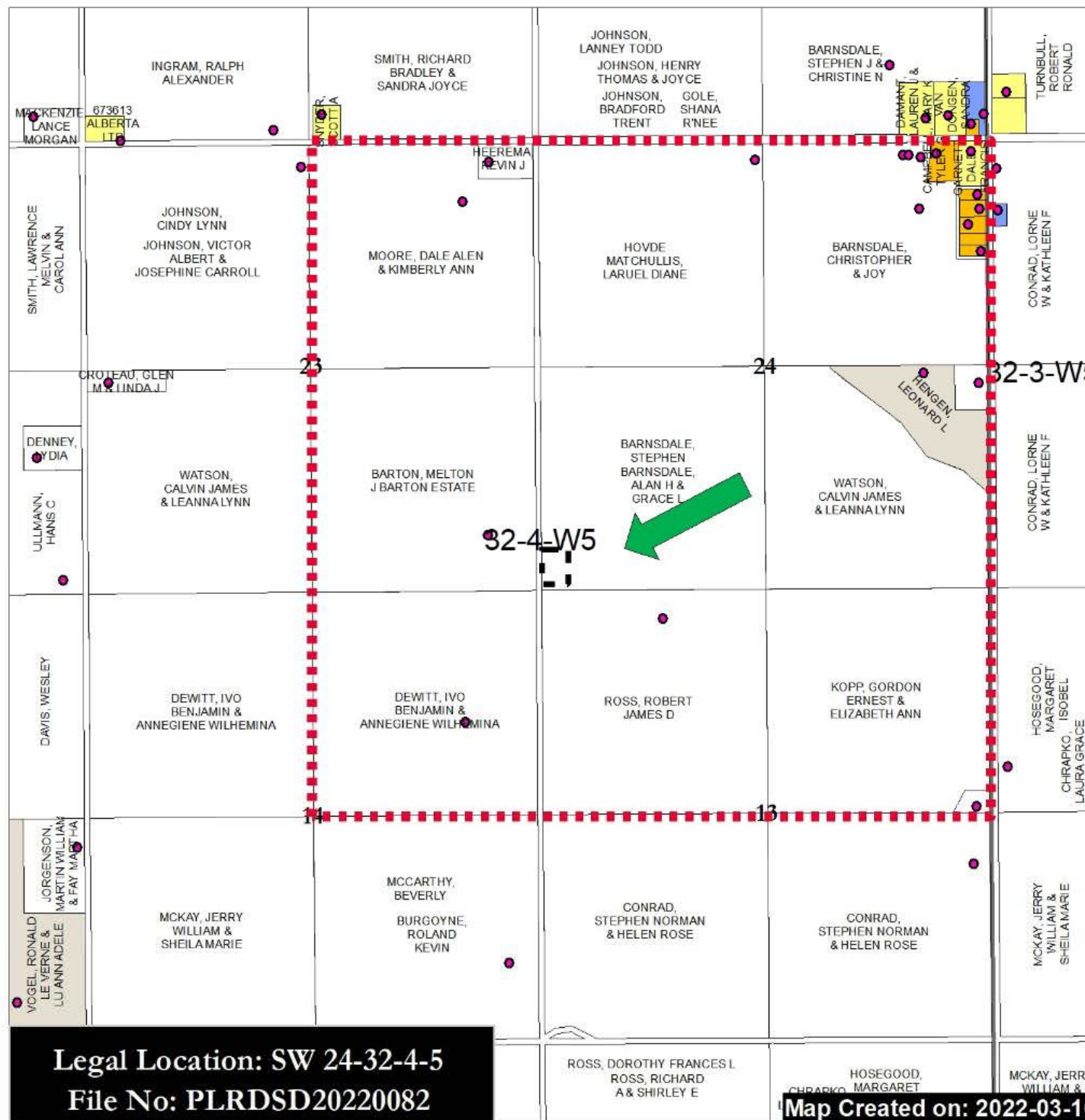
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - 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



TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION WITHIN
S.W.1/4 SEC. 24, TWP. 32, RGE. 4, W.5M.
MOUNTAIN VIEW COUNTY, ALBERTA



NOTES:

Distances shown are in metres and decimals thereof.
 The above ground and buried facilities have not been located. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.
 The area affected by registration of this plan is denoted thus: REDACTED
 And contains: 1.21 ha (1 Lot)
 Aerial Image dated: 2020
 Title information is based on title no. 211 048 700
 Date of Title Search: December 16th, 2021
 Property is subject to:
 Caveat 46784-U - Loyal Energy (Canada) Operating Ltd.
 Caveat 71734-L - Loyal Energy (Canada) Operating Ltd.
 84494-L - Utility Right-of-Way - Loyal Energy (Canada) Operating Ltd.
 Caveat 224594-3 - FortisAlberta Inc.
 Caveat 30884-U - Loyal Energy (Canada) Operating Ltd.
 Caveat 72784-Z - Tenveco Oil Company
 Caveat 8364-L - Loyal Energy (Canada) Operating Ltd.
 Caveat 871 064 747 - RE: Easement - Loyal Energy (Canada) Operating Ltd.
 Caveat 871 140 096 - RE: Easement - Loyal Energy (Canada) Operating Ltd.
 Caveat 901 278 962 - RE: Easement - Loyal Energy (Canada) Operating Ltd.
 Caveat 951 189 001 - RE: Easement - Loyal Energy (Canada) Operating Ltd.
 Caveat 021 018 308 - RE: Right-of-Way Agreement - Loyal Energy (Canada) Operating Ltd.
 Caveat 121 137 811 - RE: Lease Interest Under 20 Acres - Loyal Energy (Canada) Operating Ltd.
 Caveat 121 137 824 - RE: Lease Interest Under 20 Acres - Loyal Energy (Canada) Operating Ltd.
 Caveat 141 135 540 - RE: Utility Right-of-Way - FortisAlberta Inc.
 Caveat 141 329 006 - RE: Right-of-Way Agreement - Loyal Energy (Canada) Operating Ltd.
 Caveat 141 329 244 - RE: Right-of-Way Agreement - Loyal Energy (Canada) Operating Ltd.

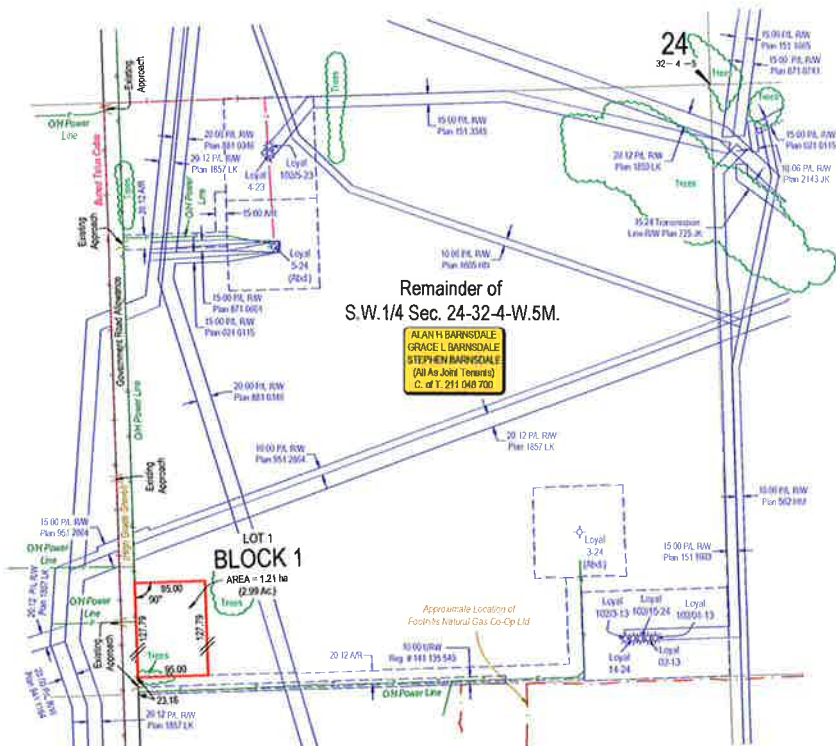
Parallel lines indicated thus:

Right angles indicated thus:

COMPASS
 Geomatics Ltd.

11-608 82nd Street
 Red Deer, Alberta T4E 1E3
 Office (403) 266-0111 Fax (403) 266-0114
 www.compassgeomatics.ca

COMPASS DWG 0161521-TP-01 SURVEYED BY



Remainder of
 S.W.1/4 Sec. 24-32-4-W.5M.

ALAN H. BARRSDALE
 GRACE L. BARRSDALE
 STEPHEN BARRSDALE
 (All As Joint Tenants)
 C. of T. 211 048 700



REVISION SUMMARY


Amend. Lot Dimensions (01/18/22) PCJ/M
 Original Issue (12/09/21) DRP/C

REV PAGE
 1 of 2

**TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION WITHIN
S.W. 1/4 SEC. 24, TWP. 32, RGE. 4, W.5M.
MOUNTAIN VIEW COUNTY, ALBERTA**



NOTES:

Distances shown are in metres and decimals thereof.
The above ground and buried facilities have not been located. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.
The area affected by registration of this plan is denoted thus .
And contains 1.31 ha (1.10).

Aerial image dated: 2020
Title information is based on title no. 211 048 700
Date of Title Search: December 19th, 2021
Property is subject to:
Caveat 467541 - Loyal Energy (Canada) Operating Ltd.
Caveat 717341 - Loyal Energy (Canada) Operating Ltd.
644341 - Utility Right-of-Way - Loyal Energy (Canada) Operating Ltd.
Caveat 324542 - FortisAlberta Inc.
Caveat 308641 - Loyal Energy (Canada) Operating Ltd.
Caveat 77762 - Tenneco Oil Company
Caveat 606 L - Loyal Energy (Canada) Operating Ltd.
Caveat 871 054 747 - RE: Easement - Loyal Energy (Canada) Operating Ltd.
Caveat 621 140 696 - RE: Easement - Loyal Energy (Canada) Operating Ltd.
Caveat 901 278 962 - RE: Easement - Loyal Energy (Canada) Operating Ltd.
Caveat 951 199 001 - RE: Easement - Loyal Energy (Canada) Operating Ltd.
Caveat 021 018 309 - RE: Right-of-Way Agreement - Loyal Energy (Canada) Operating Ltd.
Caveat 121 137 811 - RE: Lease Interest Under 20 Acres - Loyal Energy (Canada) Operating Ltd.
Caveat 121 137 824 - RE: Lease Interest Under 20 Acres - Loyal Energy (Canada) Operating Ltd.
Caveat 141 135 540 - RE: Utility Right-of-Way - FortisAlberta Inc.
Caveat 141 359 006 - RE: Right-of-Way Agreement - Loyal Energy (Canada) Operating Ltd.
Caveat 141 323 244 - RE: Right-of-Way Agreement - Loyal Energy (Canada) Operating Ltd.

Parallel lines indicated thus 

Right angles indicated thus 





0 50 100 200 300 metres
Scale 1:5,000

COMPASS
Geomatics Ltd.

11-408 670 (local)
Tel/Tel: (403) 794-0773
Office (403) 794-0111 Fax (403) 794-0114
www.compassgeomatics.ca



REVISION SUMMARY

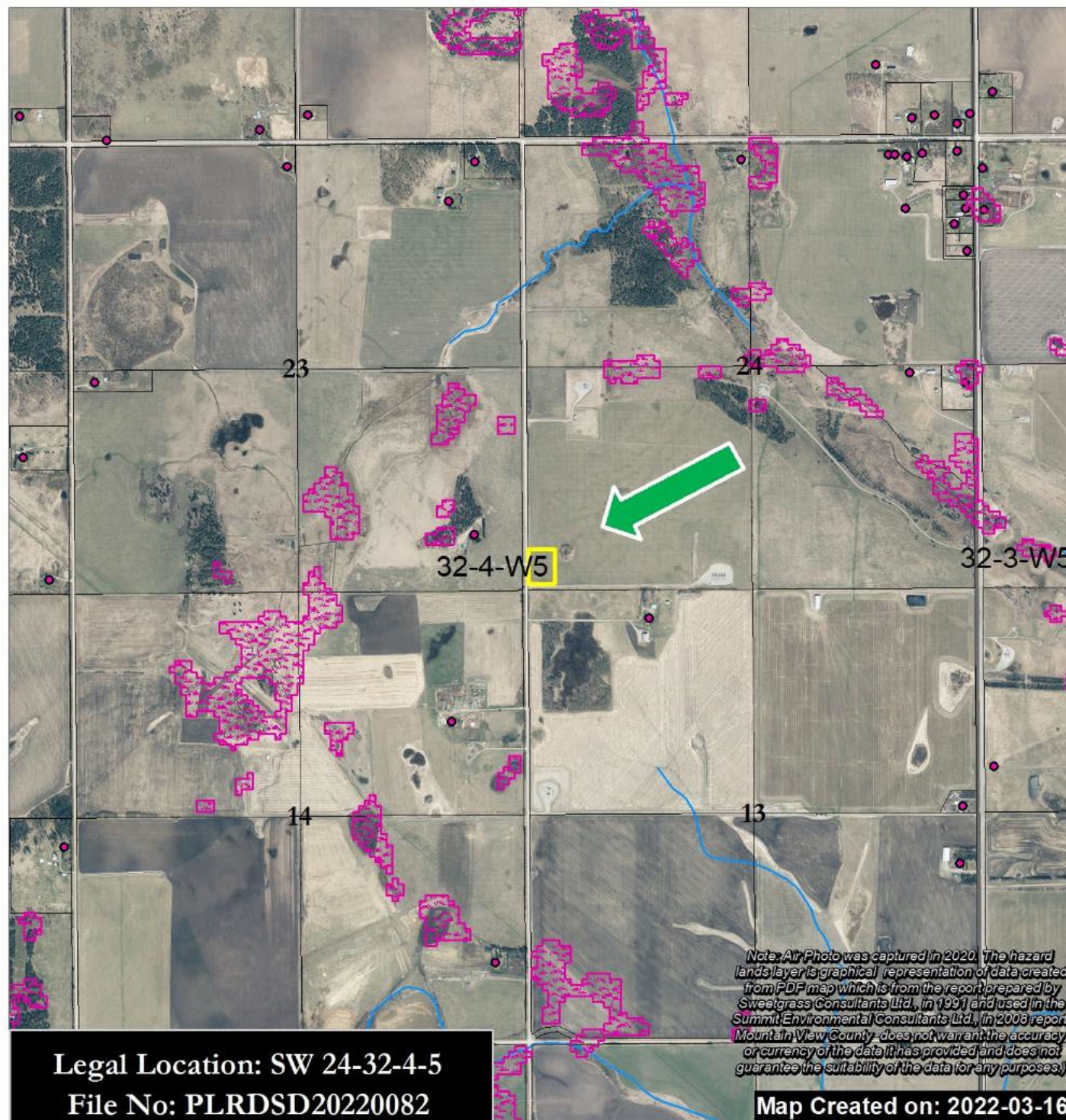
 Amended Lot Dimensions (01/15/22) PCJ/JW
 Original Issue (12/05/21) CRP/C

REV. PRICE
 2 of 2



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: SW 24-32-4-5
File No: PLRDSD20220082

Map Created on: 2022-03-16



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 24-32-4-5
File No: PLRDSD20220082

Map Created on: 2022-03-16



0 50 100
Meters

Scale: 1:5,000

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

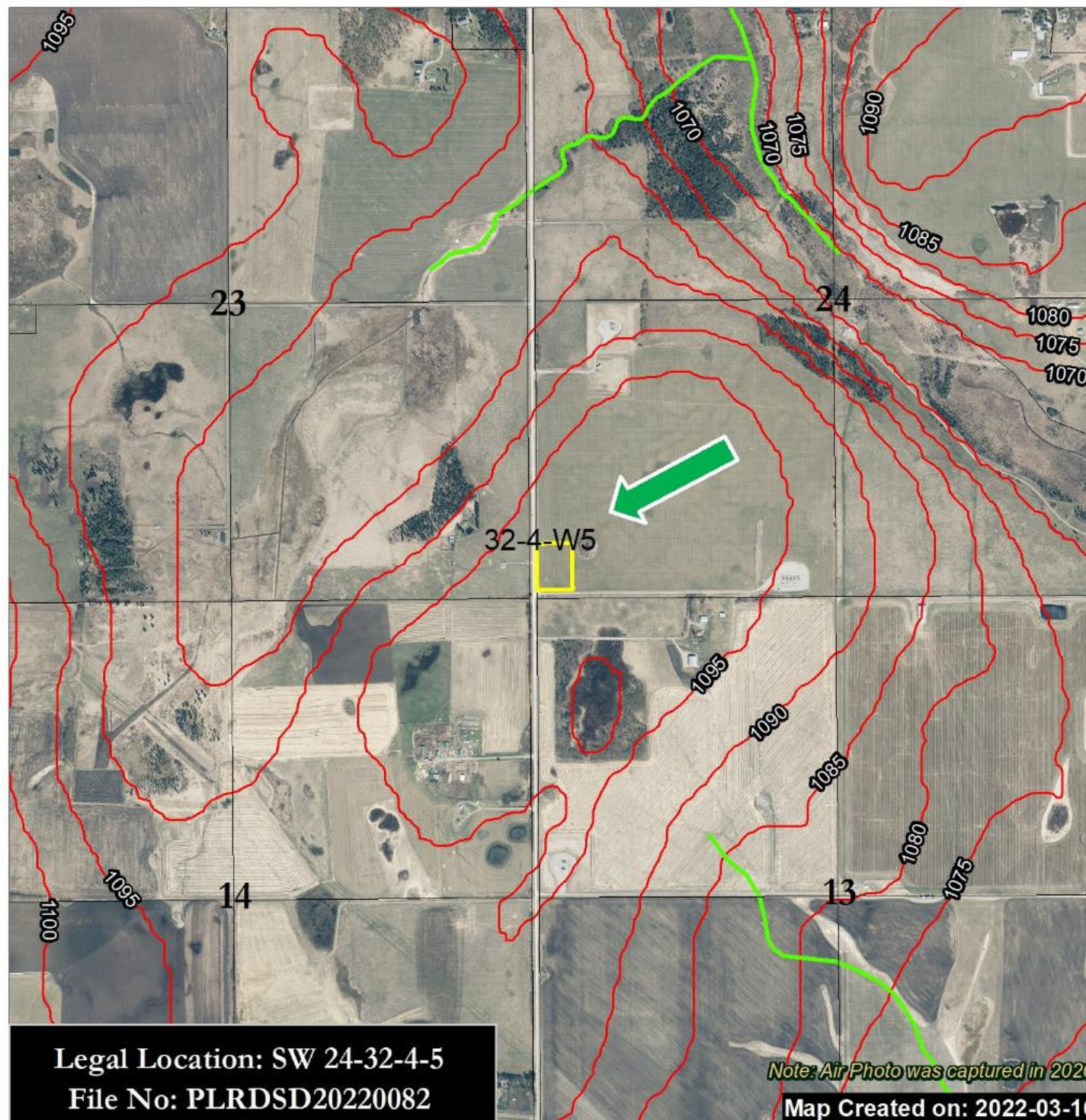


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SW 24-32-4-5
File No: PLRDS20220082

Note: Air Photo was captured in 2020

Map Created on: 2022-03-16



Mountain View COUNTY

Well & Pipeline Facilities

Legend

- | | |
|--|-----------------------|
| Application Location | Rural Address |
| 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 |
| TC Energy Notification Zone 200m | LVP PRODUCTS |
| TC Energy Notification Zone 750m | MISCELLANEOUS LIQUIDS |
| Subject Land | NATURAL GAS |
| | OIL WELL EFFLUENT |
| | SALT WATER |
| | SOUR NATURAL GAS |
| | UNKNOWN |



0 125 250 500 Meters

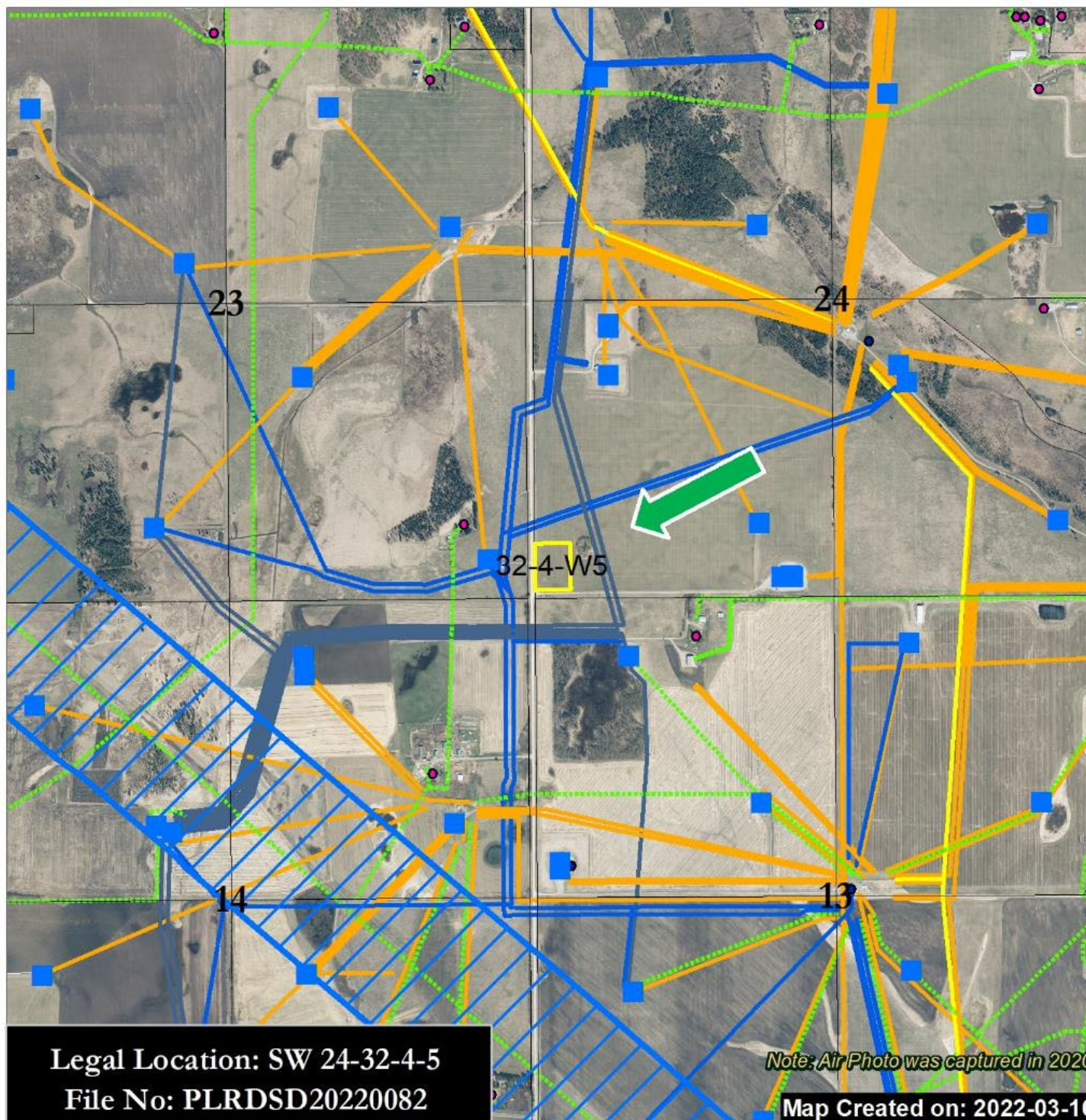
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Mountain View County

NAD 1983 CSRS 10TM AEP_Forest

Projection: Transverse_Mercator

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



Legal Location: SW 24-32-4-5
File No: PLRDS20220082

Note: Air Photo was captured in 2020

Map Created on: 2022-03-16

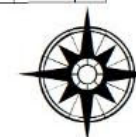


Mountain View COUNTY

Site Dimension

Legend

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

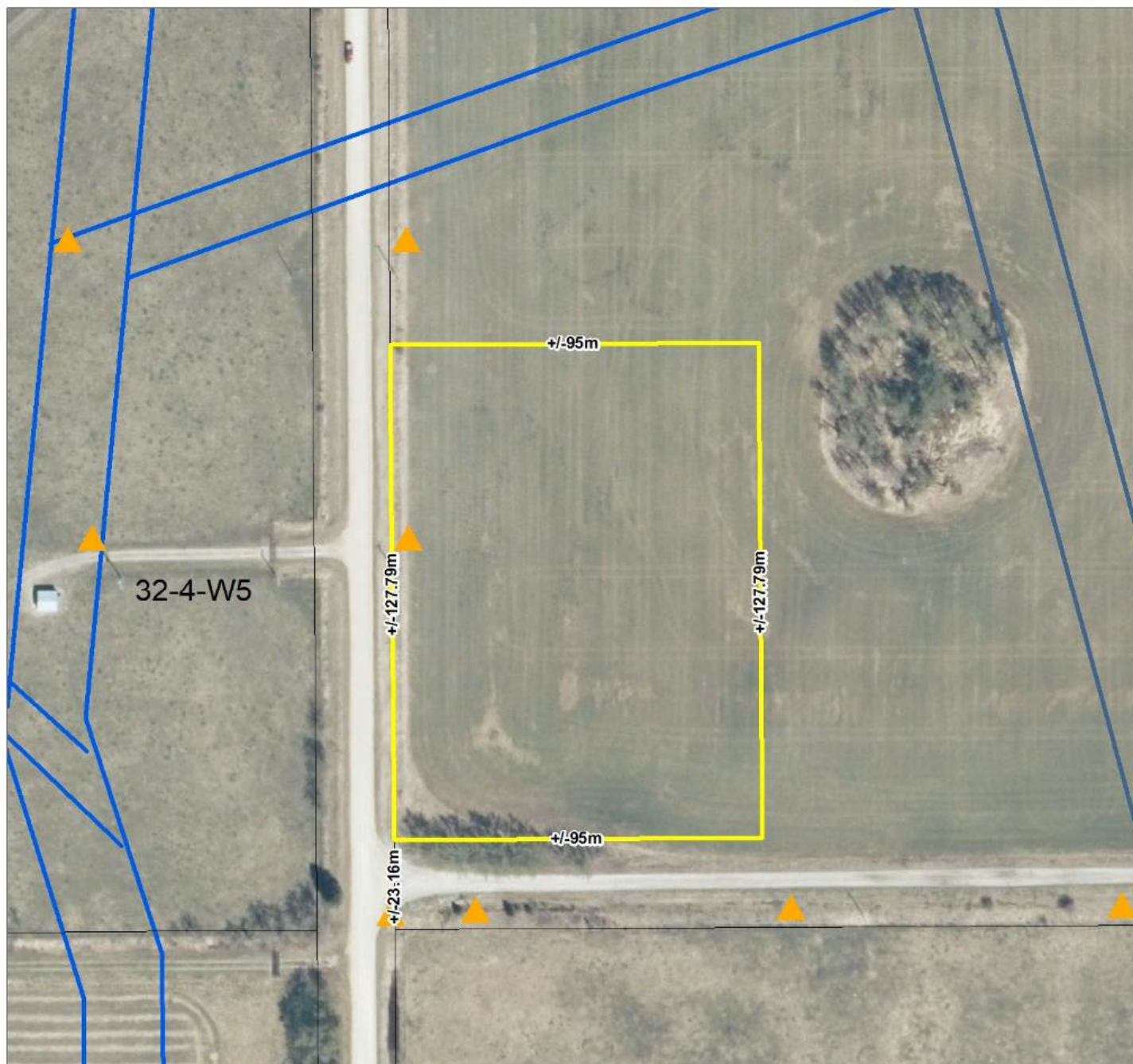


Scale: 1:1,500

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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



Legal Location: SW 24-32-4-5
File No: PLRDSD20220082

Note: Air Photo was captured in 2020

Map Created on: 2022-03-16



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. *

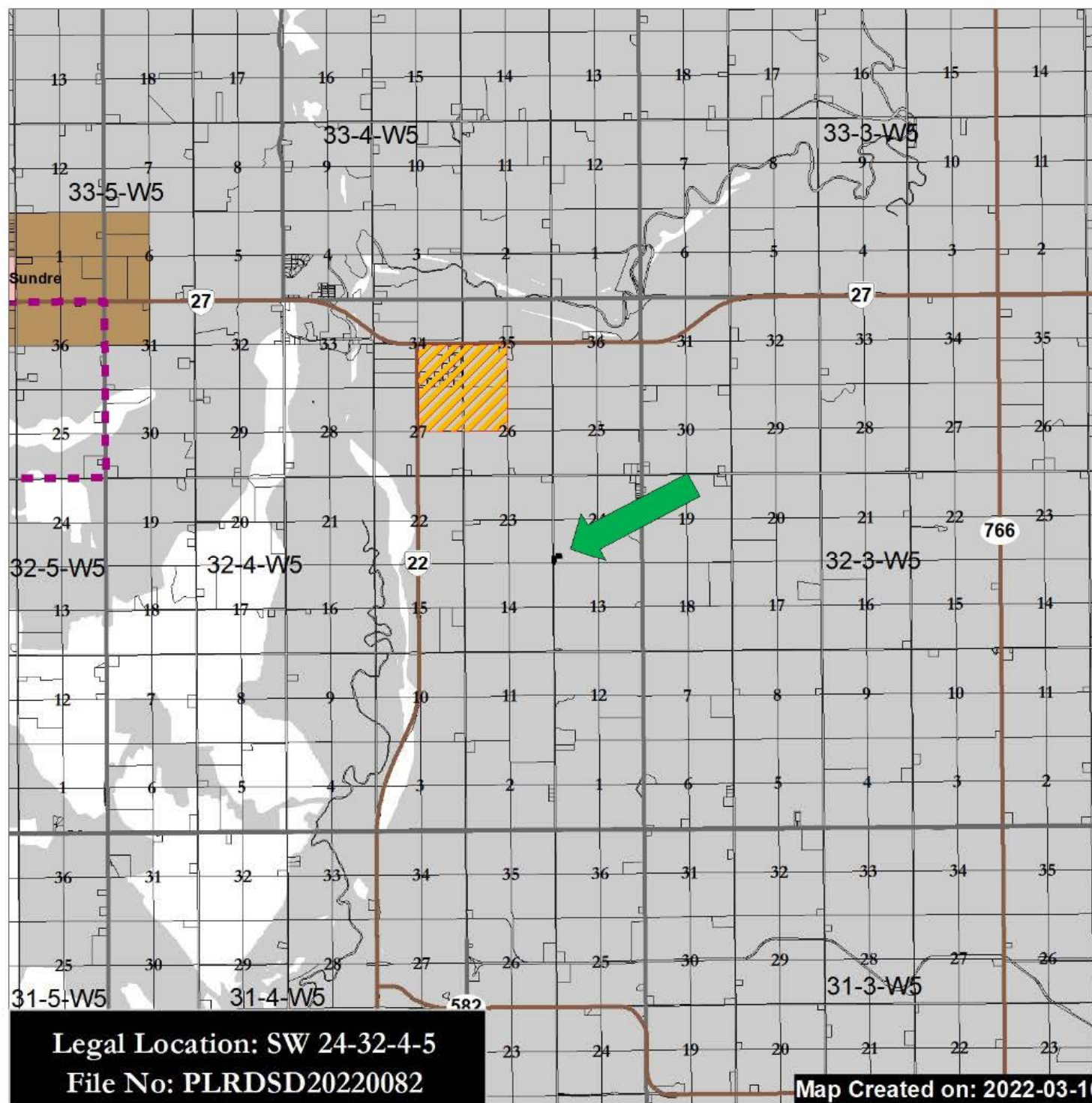


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



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 #	PLRDSD20220082
Legal	SW 24-32-4-W5M
Inspection Date	March 25, 2022
Inspector	Will Jewson

Approved by	Ryan Morrison
Date	March 28, 2022

Location Description	Range Road & Township: RR 41 from TWP 322 to TWP 324 Length of Road Inspected: 3.2km (2 miles)	
Road Width	Is the width consistent? <input checked="" type="checkbox"/> YES Most Consistent Width in Meters: 5.8m (19ft) <input type="checkbox"/> NO Comments: Roadway fluctuates from 5.8 to 6.1m throughout. The roadway widens to 6.5m in the 100m leading up to the intersections with the TWP roads to the north and south of the subdivision	
Surface Type	Comments: Gravel	
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: _____	
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: There is some growth in the ditches but nothing that creates a hazard for the travelling public.	
Maintenance	<input checked="" type="checkbox"/> Regularly Maintained <input checked="" type="checkbox"/> Regular Snow Removal Comments: As a local road, snow removal is within 72 hours	
Maintenance Issues	<input type="checkbox"/> Difficult snow removal <input type="checkbox"/> Soft Spots <input type="checkbox"/> Other Comments: It is a narrow road, when performing snow removal or grading/other activities there would be no room for passing.	
Nearby Residences	<input checked="" type="checkbox"/> YES – Several farm yards share access along RR41 <input type="checkbox"/> NO	
Accessibility	<input checked="" type="checkbox"/> Through access <input type="checkbox"/> Multiple road access <input type="checkbox"/> Dead End Comments: _____	
OVERALL	<input checked="" type="checkbox"/> Acceptable for above application <input type="checkbox"/> Not acceptable for above application Comments: The roadway is already used to access several residences/farm yards as well as some oil-field surface facilities. Increased traffic during a potential development of the lot may require dust control for the nearby residents.	

Historical Aerial Photographs

SW 24-32-4 W5M



2005



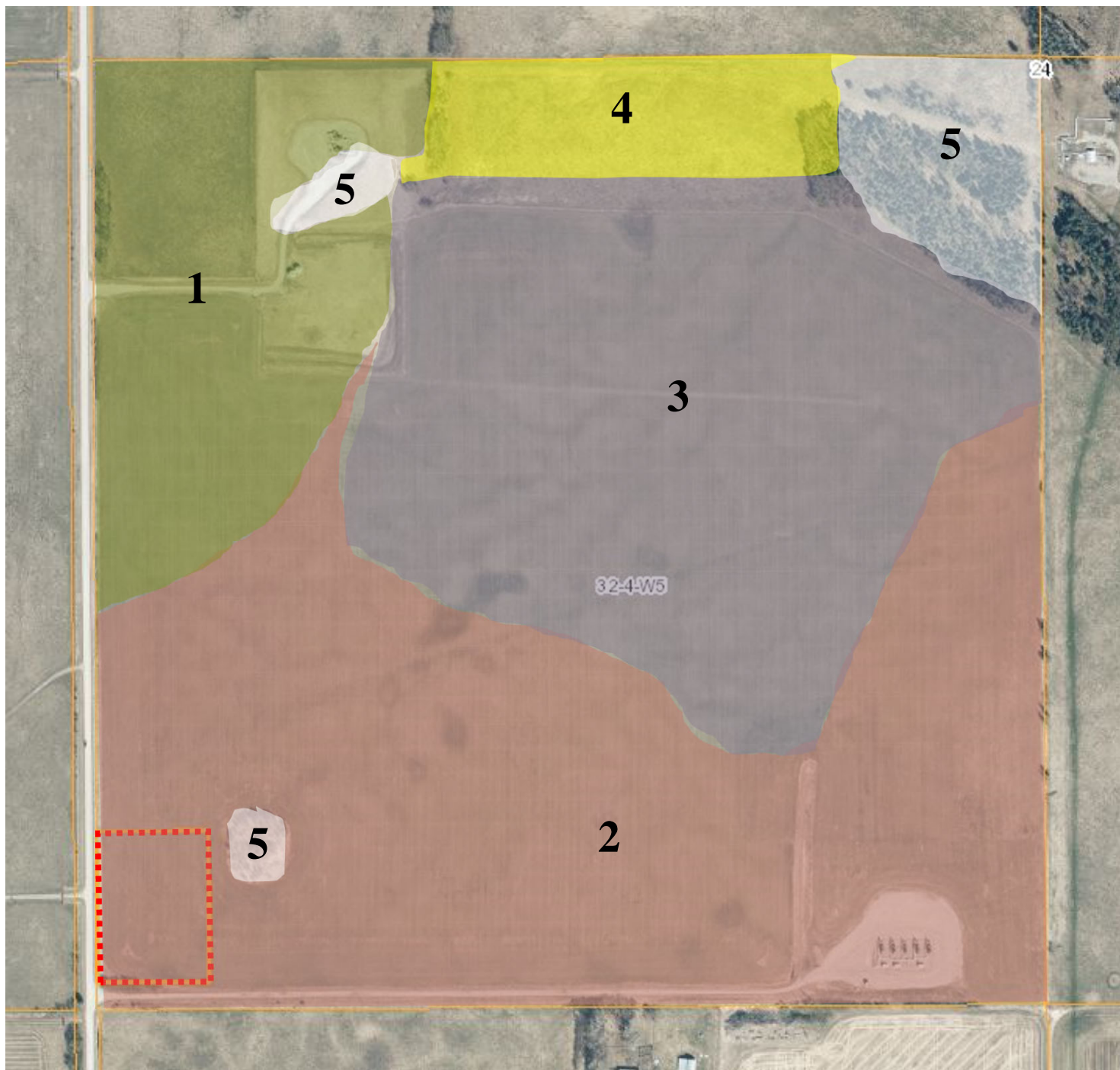
2008



2014



2018




Farm Land Assessment: SW 24-32-4 W5M

Legend

- 1** 32.66 ac – 74.0%
Good to Very Good Arable
- 2** 60.34 ac – 70.5%
Good to Very Good Arable
- 3** 50.00 ac – 64.8%
Good to Very Good Arable

- 4** 9.00 ac – 61.7%
Good to Very Good Arable
- 5** 8.00 ac – 10.0%
Good to Very Good Pasture

 Proposal = ±3.00 ac

PLRDSD20220082 – Bylaw No. LU 19/22

*By: Dolu Mary Gonzalez, Planner
August 10, 2022*

APPLICANT: BARNSDALE, Stephen

**LANDOWNER: BARNSDALE, Alan H and Grace L; and
 BARNSDALE, Stephen**

LEGAL: SW 24-32-4-W5M

DIVISION: 6

ACRES: 160 ac.

PROPOSED REDESIGNATION:

To Redesignate from Agricultural District (A) to Country Residential District (R-CR) an approximate three point zero zero (3.00) acres within an existing 160.0 acre parcel.



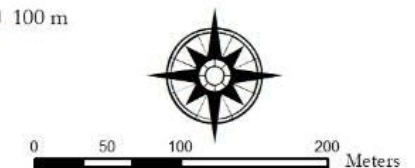
Mountain View COUNTY

Site Sketch - Redesignation

Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- ▨ AltaLink Powerline Buffer (30m)
- ▭ Proposed Redesignation Boundary
- Road Width Less than 7 m
 - 6.5 m
 - 6.8m
- Wells
 - ⊕ ABANDONED CARBON DIOXIDE INJECTOR (
 - ⚓ ABANDONED OIL (1)
 - 🌿 ABANDONED WATER INJECTOR (1)
 - 🛢️ PUMPING OIL (6)
 - ✳️ SUSPENDED OIL (1)

Wells Buffer



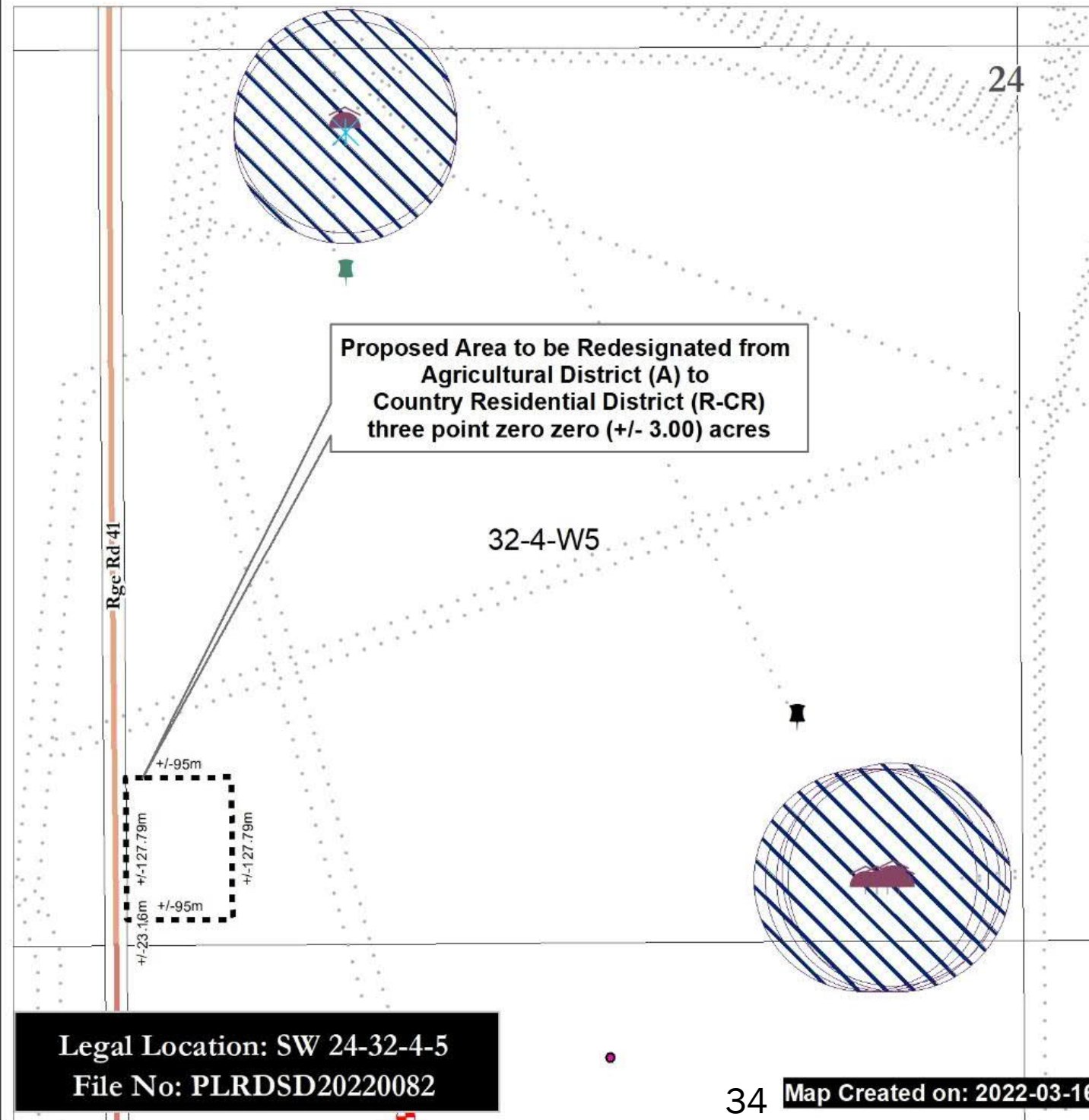
Scale: 1:5,000

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)
- County Land
- Towns/Village
- Roads**
 - chip sealed
 - gravel
 - paved
 - unimproved
 - CCN
- Subject Land

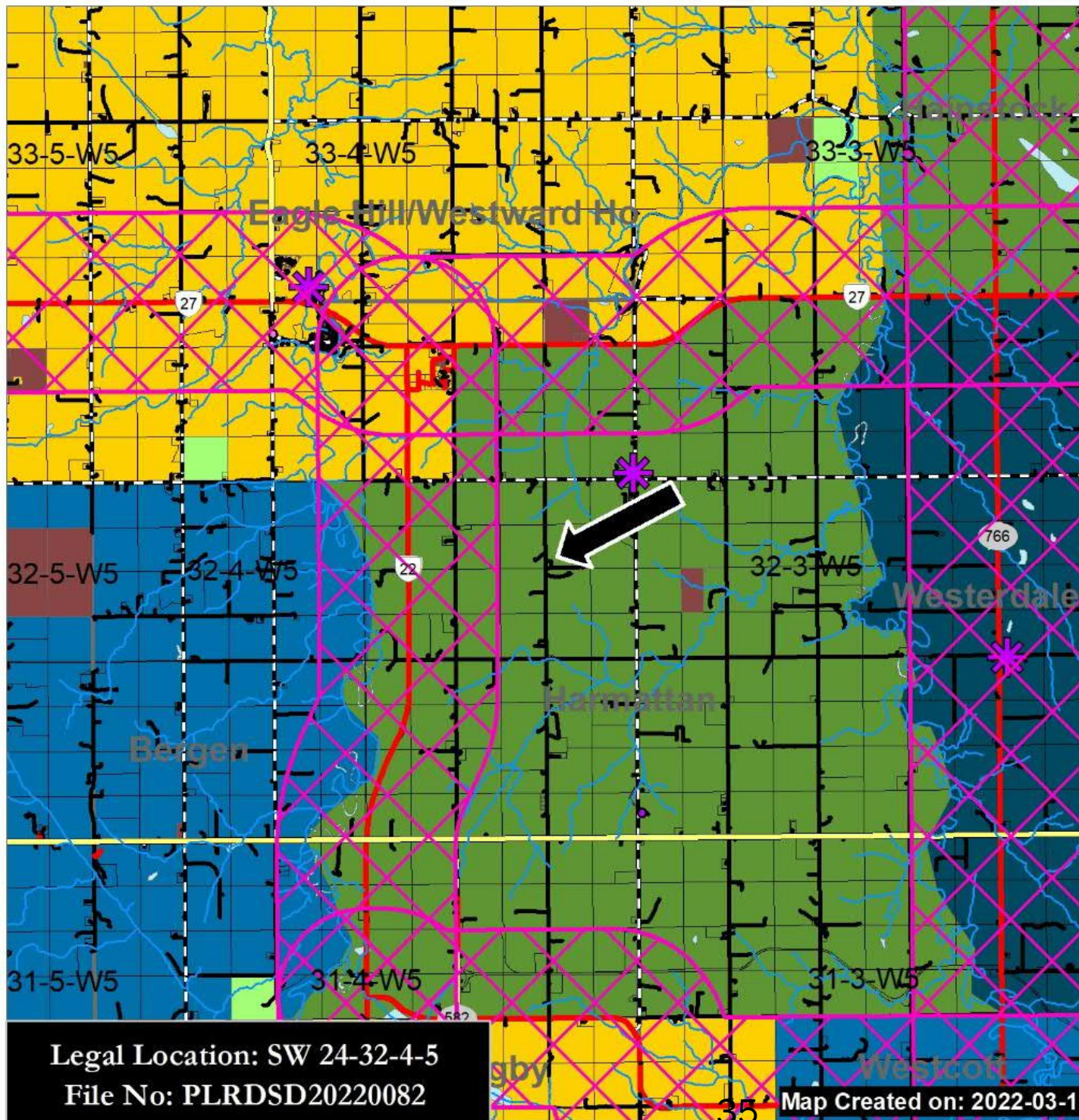


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SW 24-32-4-5

File No: PLRDSD20220082

Map Created on: 2022-03-16

Mountain View
C O U N T Y

Location,
Land Use, Ownership
Legend & 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**

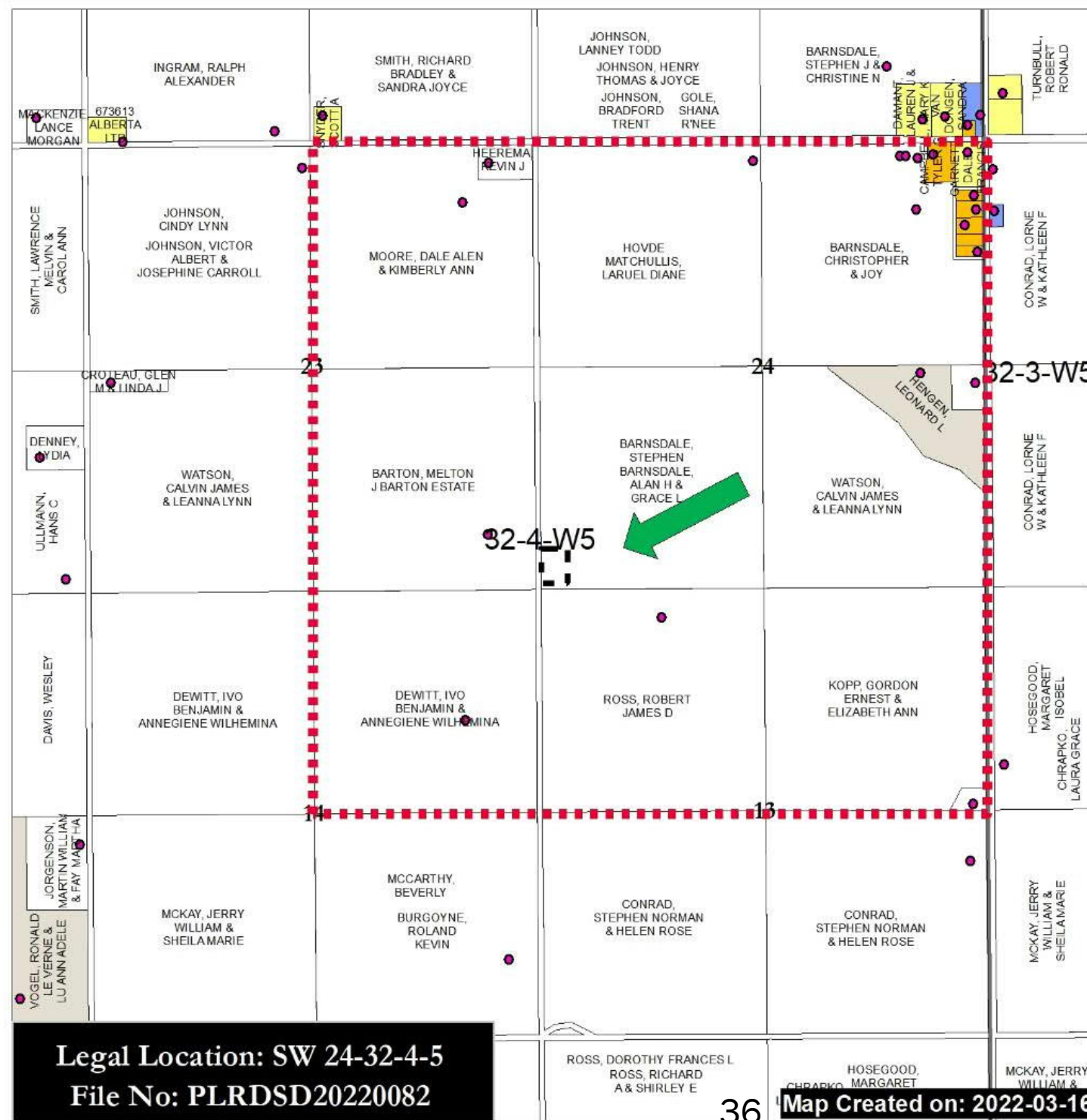


0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

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

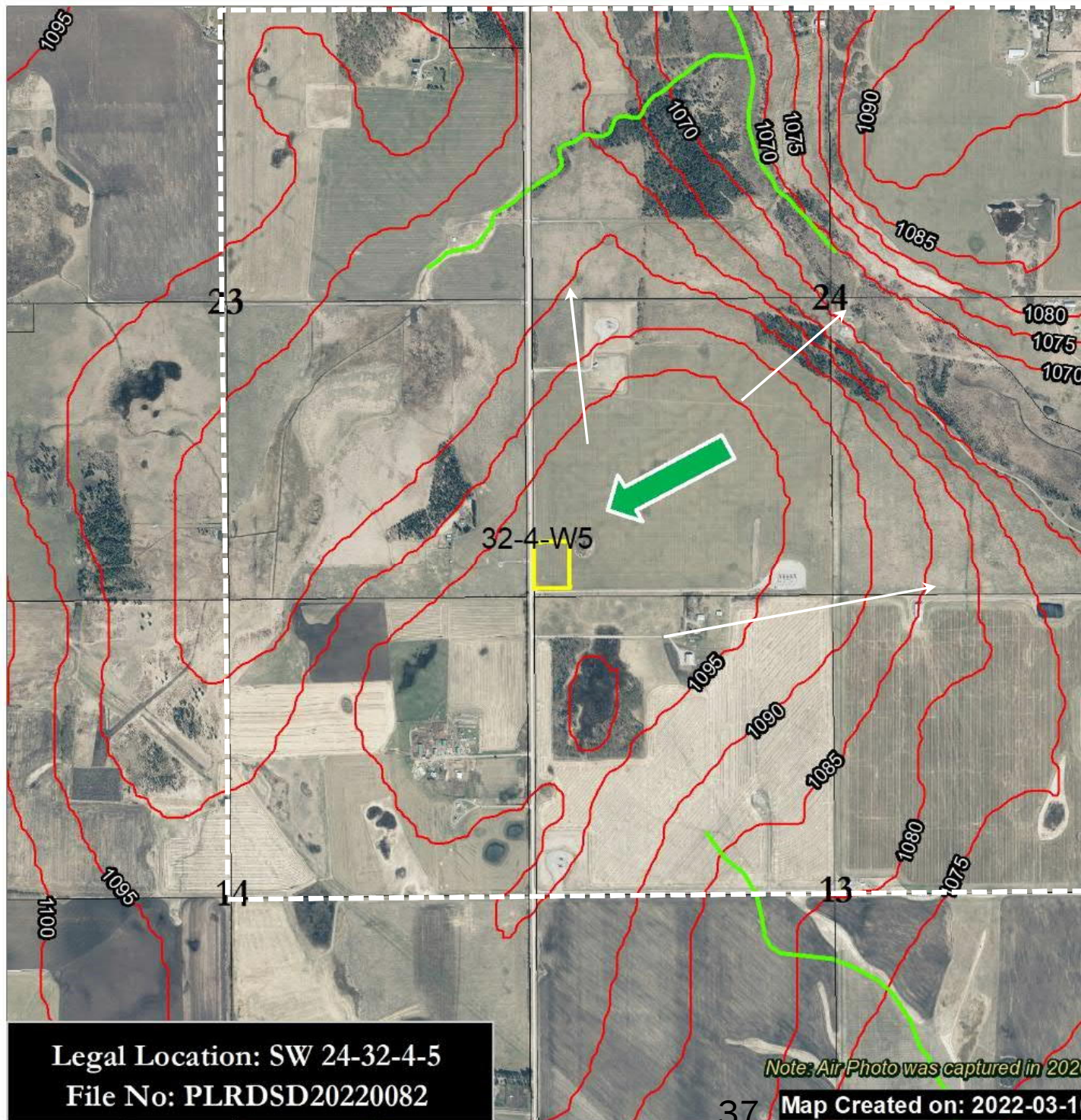


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

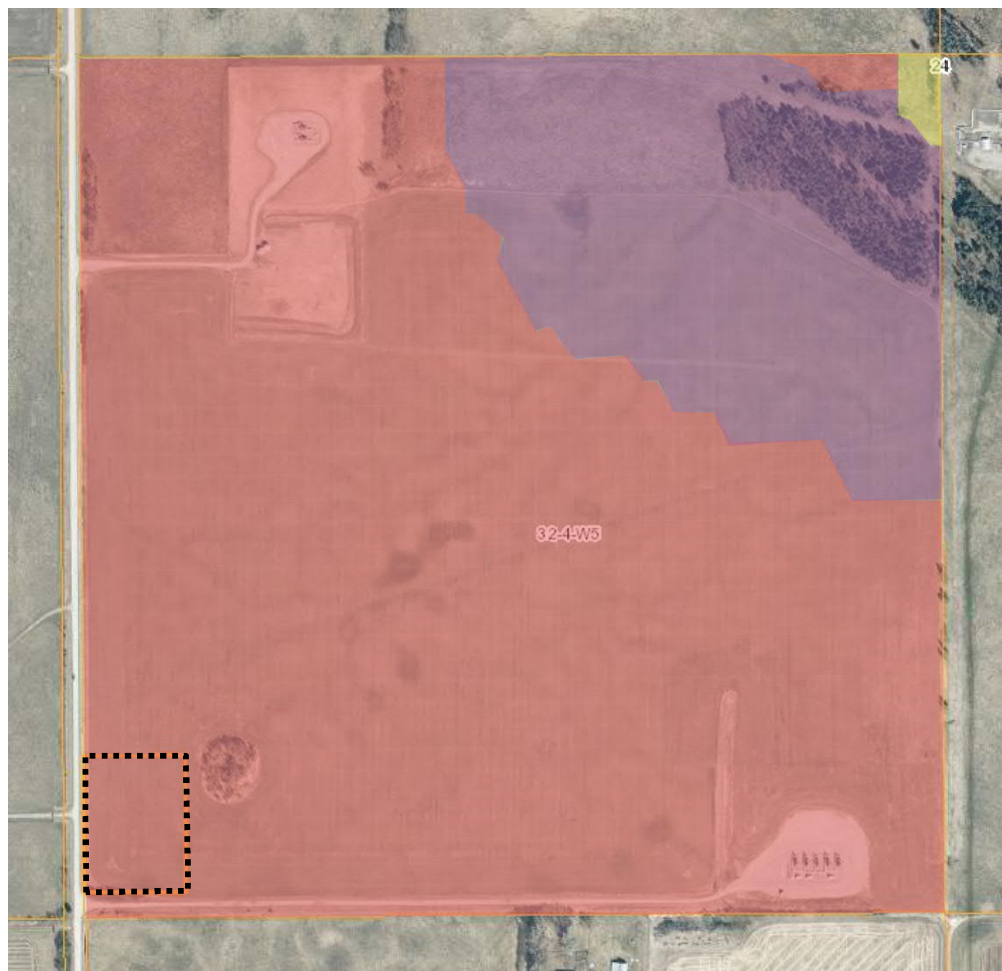


Legal Location: SW 24-32-4-5
File No: PLRDSD20220082

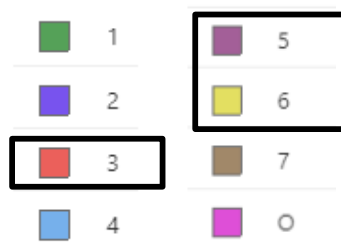
Note: Air Photo was captured in 2020

Map Created on: 2022-03-16

Canada Land Inventory

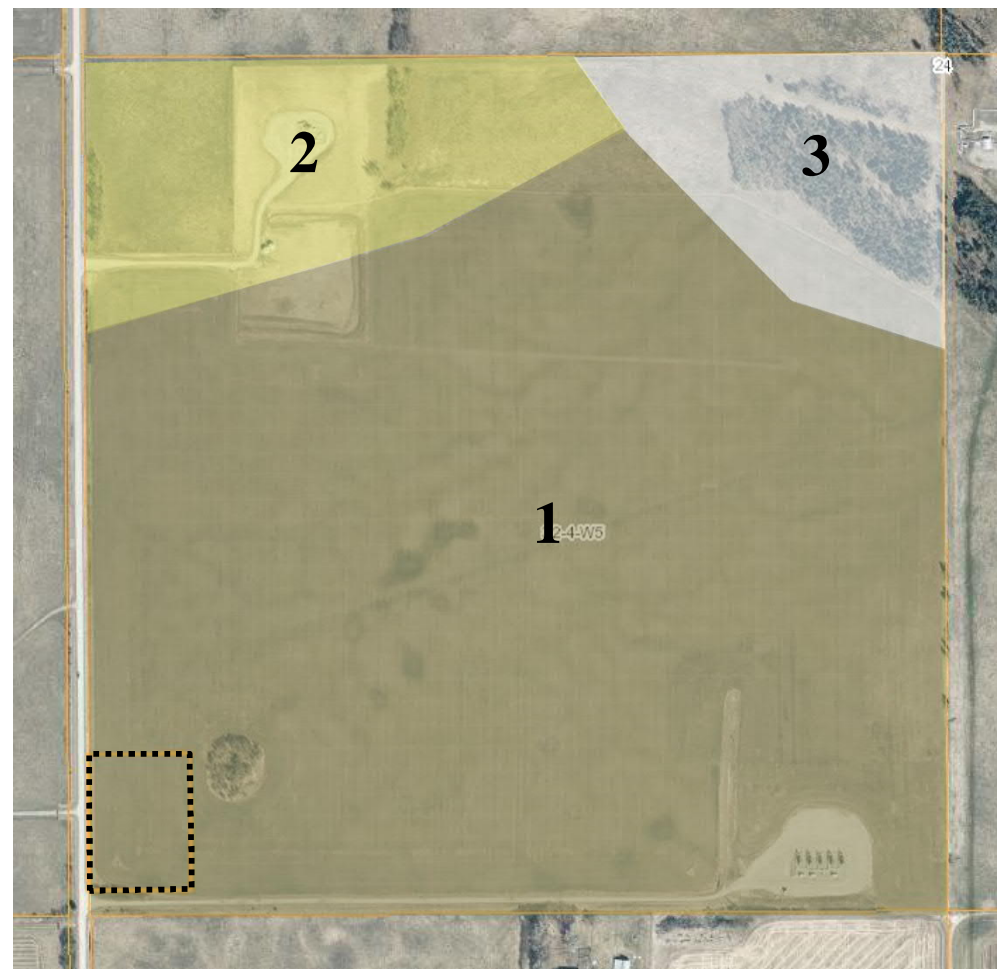


Soils



File No. PLRDSD20220082
Legal: SW 24-32-4-5

AGRASID Land Suitability Rating System

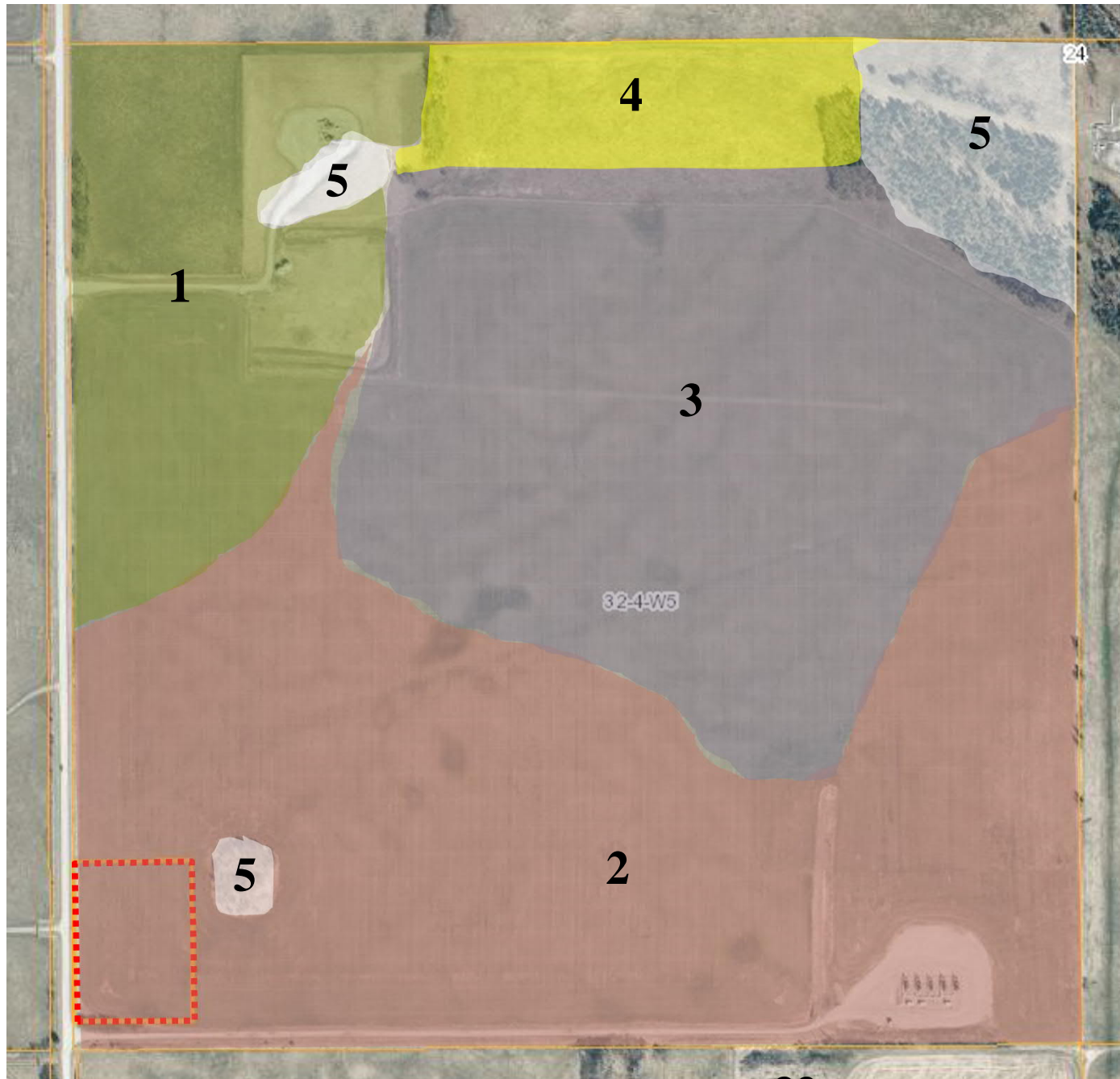


Description

- 1 3H(10): hummocky - low relief
- 2 3H(8) - 5W(2): undulating - high relief
- 3 3H(10): undulating - high relief

File No. PLRDSD20220082
Legal: SW 24-32-4-5

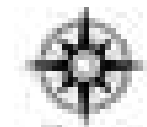
Farm Land Assessment



Legend

- 1** 32.66 ac - 74.0%
Good to Very Good Arable
- 2** 60.34 ac - 70.5%
Good to Very Good Arable
- 3** 50.00 ac - 64.8%
Good to Very Good Arable
- 4** 9.00 ac - 61.7%
Good to Very Good Arable
- 5** 8.00 ac - 10.0%
Good to Very Good Pasture

 Proposal = ±3.00 ac





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
- 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.



0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: SW 24-32-4-5

File No: PLRDSD20220082

Map Created on: 2022-03-16



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

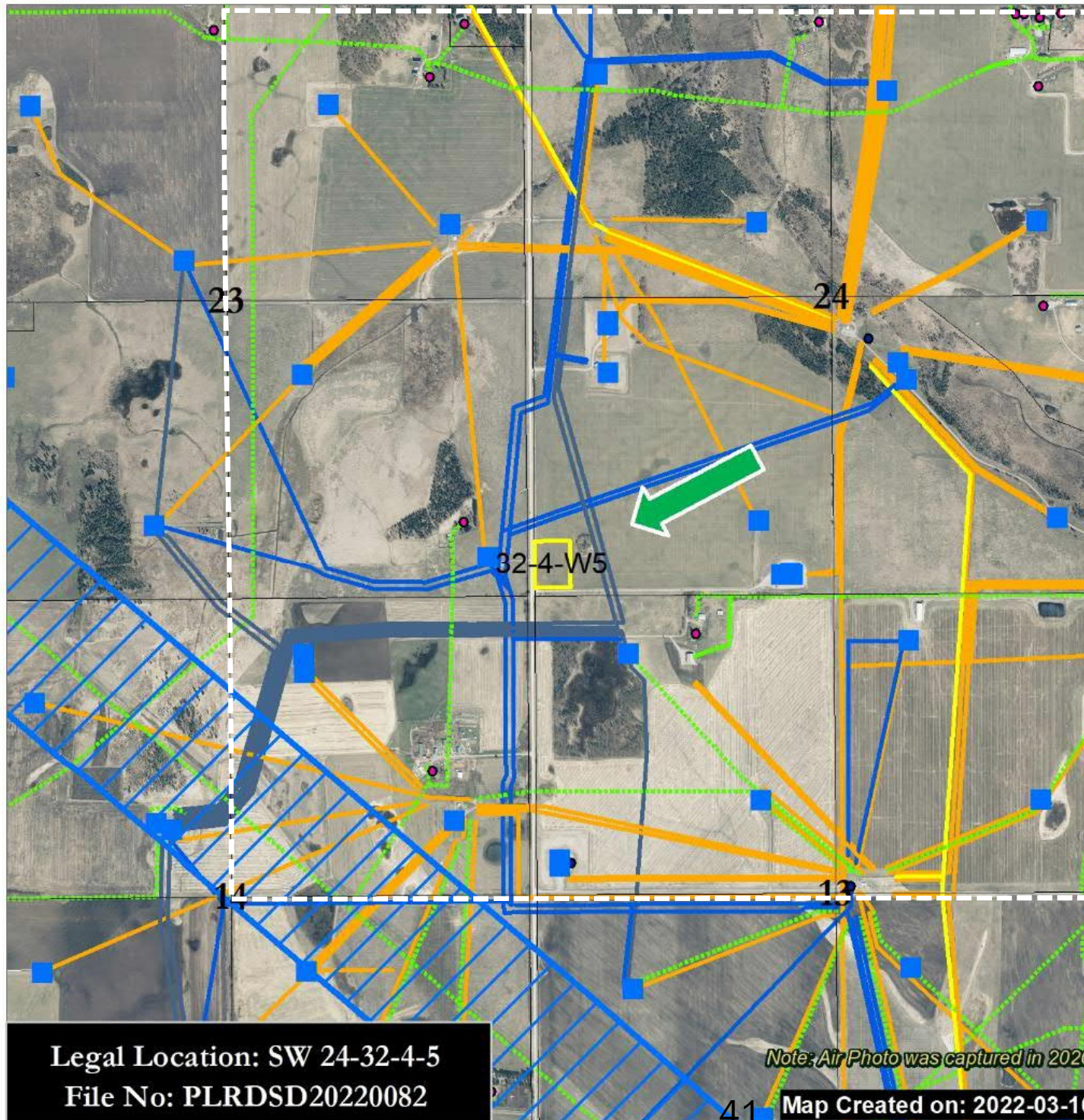
Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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




Legal Location: SW 24-32-4-5
File No: PLRDSD20220082

Note: Air Photo was captured in 2020

Map Created on: 2022-03-16

Referral/Circulation Responses

 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 #	PLRDSD20220082
Legal	SW 24-32-4-W5M
Inspection Date	March 25, 2022
Inspector	Will Jewson
Approved by	Ryan Morrison
Date	March 28, 2022
Location Description	Range Road & Township: RR 41 from TWP 322 to TWP 324 Length of Road Inspected: 3.2km (2 miles)
Road Width	Is the width consistent? <input checked="" type="checkbox"/> YES Most Consistent Width in Meters: 5.8m (19ft) <input type="checkbox"/> NO Comments: Roadway fluctuates from 5.8 to 6.1m throughout. The roadway widens to 6.5m in the 100m leading up to the intersections with the TWP roads to the north and south of the subdivision
Surface Type	Comments: Gravel
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:
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: There is some growth in the ditches but nothing that creates a hazard for the travelling public.
Maintenance	<input checked="" type="checkbox"/> Regularly Maintained <input checked="" type="checkbox"/> Regular Snow Removal Comments: As a local road, snow removal is within 72 hours
Maintenance Issues	<input type="checkbox"/> Difficult snow removal <input type="checkbox"/> Soft Spots <input type="checkbox"/> Other Comments: It is a narrow road, when performing snow removal or grading/other activities there would be no room for passing.
Nearby Residences	<input checked="" type="checkbox"/> YES - Several farm yards share access along RR41 <input type="checkbox"/> NO
Accessibility	<input checked="" type="checkbox"/> Through access <input type="checkbox"/> Multiple road access <input type="checkbox"/> Dead End Comments:
OVERALL	<input checked="" type="checkbox"/> Acceptable for above application <input type="checkbox"/> Not acceptable for above application Comments: The roadway is already used to access several residences/farm yards as well as some oil-field surface facilities. Increased traffic during a potential development of the lot may require dust control for the nearby residents.

2 mile (3.2 km) Range Road 41 Inspection Report

- 5.8m (19ft) consistent width
- Gravel surface road
- Drainage and Ditch conditions are typical to County road conditions
- Regularly maintained

CONCLUSION:

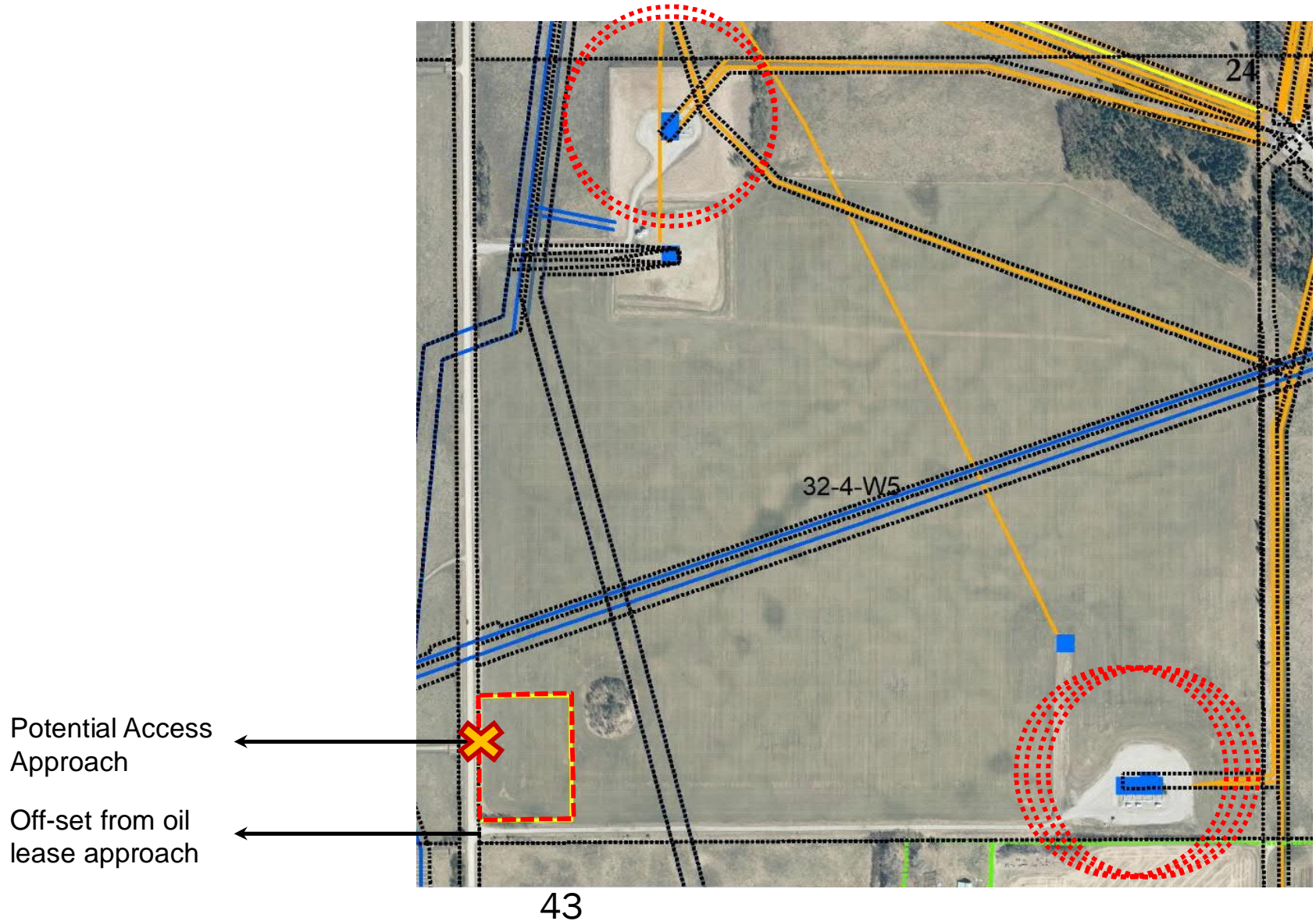
RR 41 is acceptable for this application: the road is used to access several residences as well as some oilfield surface facilities.

Proposal: Country Residential District

REASON:

"Lower – lying land between treed areas that frequently have standing water..."

(Application Package, pg. 3)



Historical Aerial Photographs

2005



2008



2014

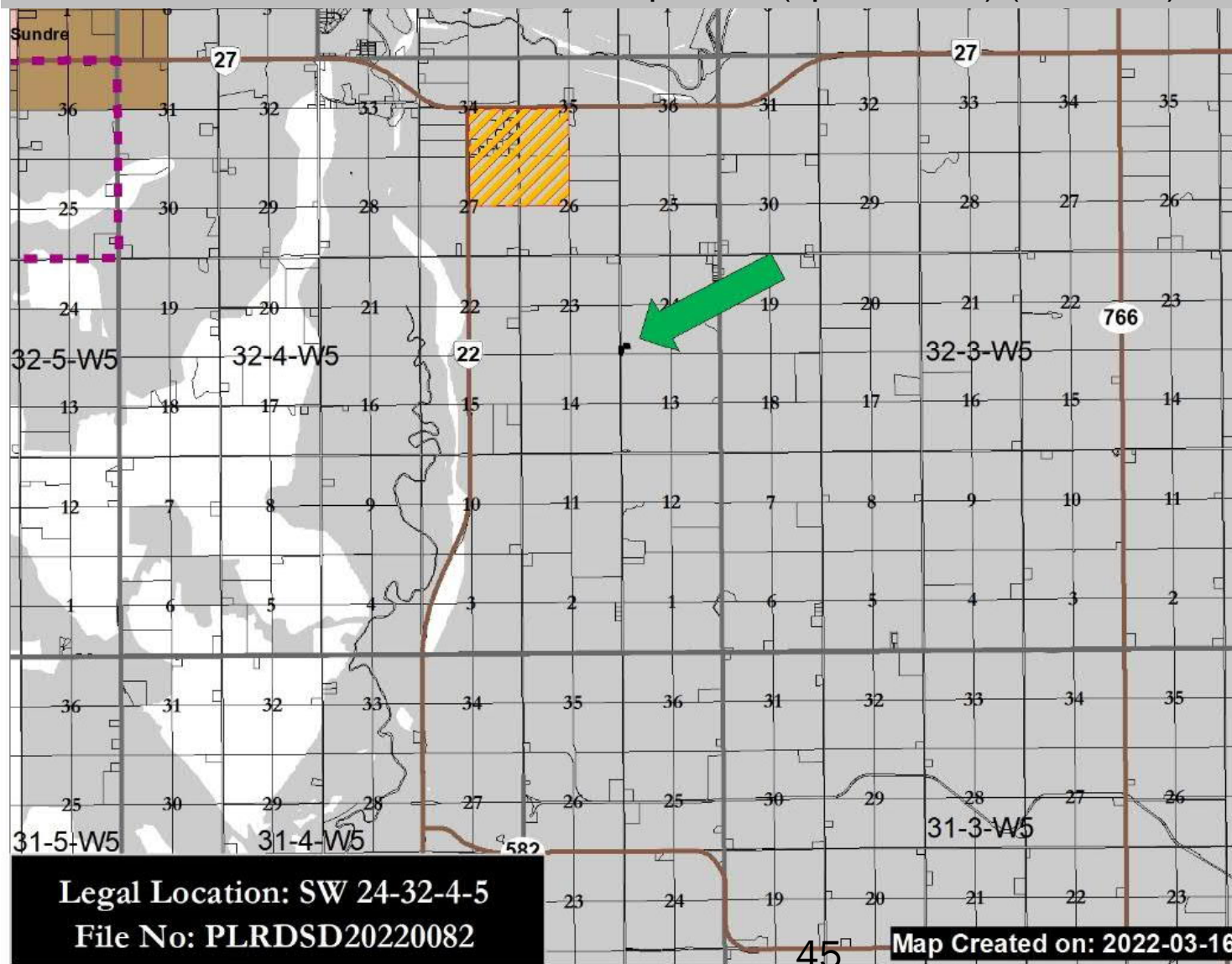


2018



Agricultural Preservation Area

- First parcel out may be supported subject to redesignation approval compliant with LUB (**S. 3.3.5**)
- Maximum two (2) title lots (**S. 3.3.6**)
- Redesignation complaint with LUB (**S. 3.3.8**)
- 2.0 - 3.0 acres in size for residential parcels (up to 5.0 ac) (**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

NORTH



POTENTIAL ACCESS

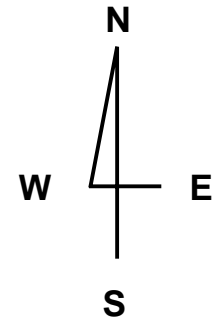
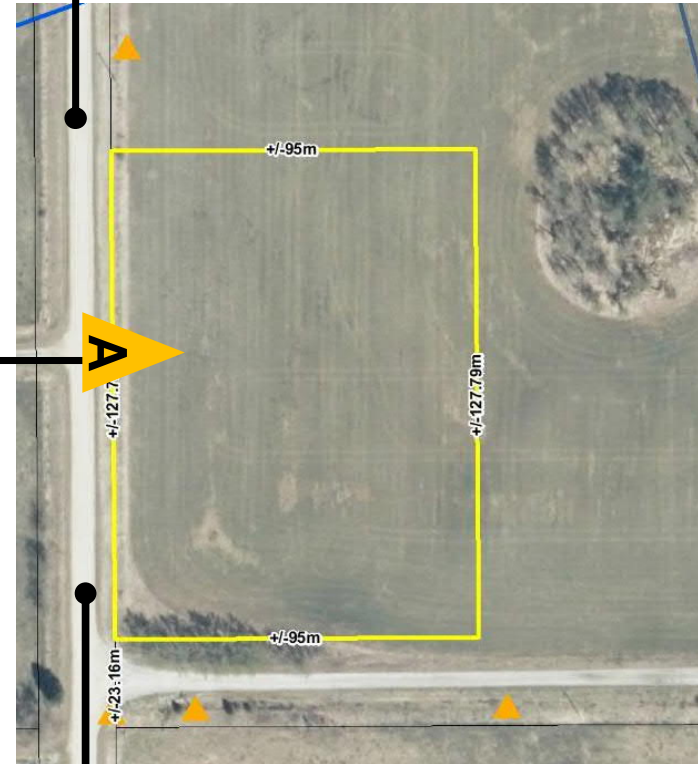


SOUTH

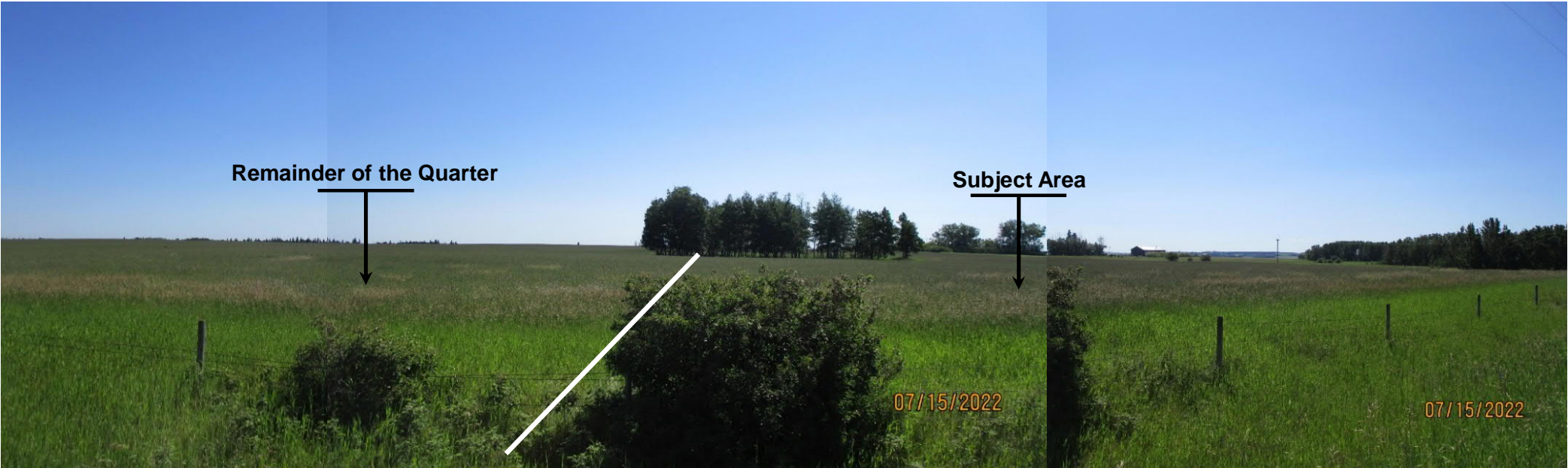


Road and Access: Proposal

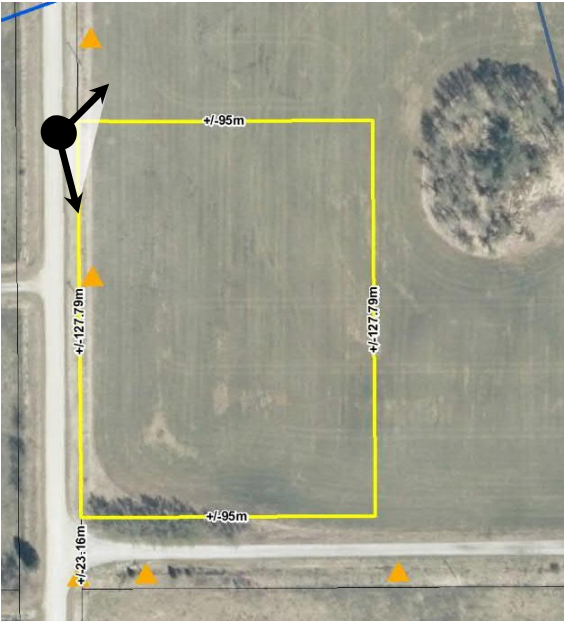
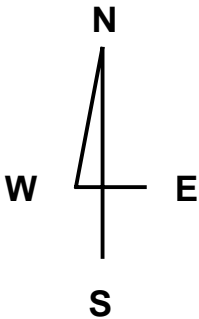
Range Road 41



General View of Proposed Area



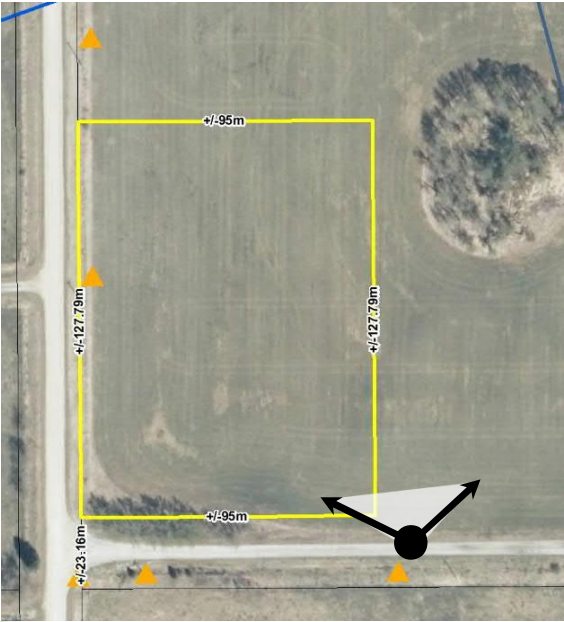
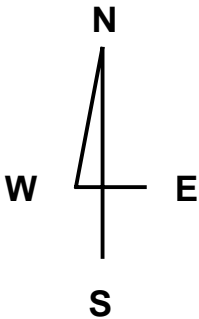
Looking east across the proposed area



General View of Proposed Area



Looking north across the proposed area



Administrative Position

The Planning and Development Department supports Approval for PLRDSD20220082, within the SW 24-32-4 W5M for the following reasons:

1. The proposal complies with the policies of the Municipal Development Plan.
2. The proposal is deemed suitable for the intended use as Country Residential District, compliant with the regulations of the Land Use Bylaw.
3. There are no technical outstanding matters.
4. The proposal will not negatively impact the surrounding agricultural community.

Request for Decision

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

SUBJECT: Bylaw No. LU 21/22
SUBMISSION TO: Council Meeting
MEETING DATE: August 10, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLRDSD20220121
LEGAL: NW 3-32-5-5

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 21/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate one hundred forty-four point three zero (144.30) acres within NW 3-32-5-5 from Agricultural District (A) to Agricultural (2) District (A(2)).

Application Overview

Applicant	Rosevear Land Services Ltd. (c/o Dallas Rosevear)
Property Owner	GREEN, George S and WENDELBOE, Linda R
Title Transfer Date	January 13, 1993
Existing Parcel Size	144.30 acres
Purpose of redesignation	For subdivision – to create a second parcel of 69.38 acres for agricultural purposes from previously subdivided quarter section.
Division	4
Rural Neighbourhood/Urban Centre	The subject property is in the rural community of Bergen, approximately four (4) miles south from the Town of Sundre.
Bylaw given first reading	July 13, 2022
Bylaw advertised on	July 25, 2022, and August 02, 2022

Key Dates, Communications and Information

Application Submitted	March 23, 2022
Application Circulation Period	From April 06, 2022, to May 06, 2022
Supportive Information Requested/Submitted	Nothing required or submitted at this time
Application Revised from Submission	No
Communications Received from Referrals	<p><u>Fortis Alberta Inc.</u>: no easement is required</p> <p><u>Foothills Natural Gas Co-op</u>: no objections</p> <p><u>Telus Communications Inc.</u>: no objections</p> <p><u>EQUS</u>: no objections</p> <p><u>Alberta Transportation</u>: provided the following comments:</p> <ul style="list-style-type: none"> The requirements of Section 18 of the Regulation are met. No service road dedication is required at this time.

	<ul style="list-style-type: none"> Hwy 760 is a minor two-lane highway. The existing field access may remain to the new parcel until such time as the intensity of traffic increases due to development. It may continue to be used for agricultural use as long as no issues arise as the field access cannot be relocated to a local road. When/if development occurs on the new parcel, AT will re-assess the access safety requirements according to current standards. Currently the existing field access to the new parcel indicates access spacing is at least 200 metres from another direct access and at least 400 metres from a public road access. <p>Adjacent Landowner - Todd Surbey: letter of support of application.</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 area
Municipal Development Plan (MDP) Bylaw No. 20/20	In accordance with Figure 3: Growth Management Conceptual Strategy , as attached, the proposal is in the Potential Multi-Lot Residential Development Area. The application proposes to create a second parcel for agricultural purposes, as such, Section 3.3.7 has been considered in the review of this application. The review and analysis of this policy section against this proposal is in the Policy Analysis part of this report.
Bergen Area Structure Plan Bylaw No. 03/15	In accordance with the Land Use Policy Area , as attached, the subject property is in the Agriculture area, which provides policy direction for agricultural proposals in accordance with the MDP. The interpretation of the Bergen ASP policies against this proposal is in the Policy Analysis part of this report.
Land Use Bylaw No. 21/21	<p>11.2 Agricultural (2) District (A(2)) 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 32.22 ha (79.9 ac) or the area in title at the time of passage of this Bylaw.</p> <p>9.8 Dwelling Density 1. Outside of Growth Centres and Rural Community Centres as defined in the Municipal Development Plan, the maximum number of dwelling units per quarter section shall be four (4). 2. The maximum number of dwelling units on parcels less than 28.33 ha (70.0 ac) shall be one (1) 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	6012: Guidelines for the Identification of Environmentally Significant Areas

Land Use and Development

Predominant Land Use on property	The subject property holds an Agricultural District (A) land use
----------------------------------	--

	designation. Within this property there is a parcel of 9.88 acres, also with an (A) land use designation.
Predominant development on property	The property is developed with an existing yard, in the southeast, consisting of a dwelling unit, barn, shop and hayshed. A Dwelling Secondary (prefabricated) was recently approved to be located in this yard.
Oil and gas facilities on property/adjacent	Oil and gas activity on this property and vicinity relates to natural gas lines and two (2) wells: an abandoned well; and a drilled and ceased well.
Surrounding land uses	Surrounding land uses are predominantly agricultural. South from this property there is a multi-lot residential development with larger parcels and the former "Bergen store" with a Local Commercial District (C-LC) zoning. Farther south is the Bergen Springs, a condominium recreational development and farther southeast is a County owned gravel pit (ref: Bergen Pit).
Proximity to utilities	The property is developed, and Foothills Gas Co-op services the area.

Physical and Natural Features

Waterbodies and wetlands on property	In accordance with Policy 6012 there is an unnamed and unclassified stream on this property, accessing the northwest and exiting in the south/central area. This waterbody appears to be a tributary to the Fallentimber Creek flowing in the adjacent properties to the west. No wetlands were identified on this property.
Topographical constraints on property	No topographical constraints on the property. Slight slopes from east to west.
ESA areas and classifications	No ESAs identified; however, the southwest corner (cut-off by the highway) is identified as an ESA Level 2, part of the Fallentimber Creek system flowing to the west. In addition the Provincial Fiera 2014 report identifies the adjacent quarters to the west and northeast as ESA of >0.189 significance.
Drainage and Soil Characteristics	Natural drainage in a west direction. Ditches north/south along Highway 760. Soils have a CLI Class 5 and AGRASID's Land Suitability Rating System 4H(10) with a landform inclined and undulating – low relief.
Potential for Flooding	There is no historical evidence or records of potential for flooding on this property.

Planning and Development History

Prior RD/SD/DP Applications	<p>File History on Subject Property:</p> <p><u>SD096-92</u>: the Subdivision Authority refused on October 22, 1992, the proposed 4.4 acre fragmented parcel.</p> <p><u>LP099-95</u>: this permit was issued on September 08, 1995, for a Residence (Dwelling Unit).</p> <p><u>LP03-036</u>: this permit was issued on April 14, 2003, for a Dwelling Unit Addition & Attached Garage.</p> <p><u>PLDP20090000088</u>: this permit was issued on September 17, 2009, for a Dwelling Unit Addition.</p> <p><u>PLDP20220122</u>: this permit was issued on April 12, 2022, for a Dwelling, Secondary (Prefabricated 2022) – Ready to Move.</p>
-----------------------------	---

	<p>File History on the Agricultural parcel: Plan 9212231 Block 1): This parcel received subdivision approval in 1991 (SD116-91). Note that redesignation was not required at the time.</p> <p>A Development Permit (DP002-96) was issued in 1996 for a Home Occupation – Healthy Choice Pet Treats, intended for cats and dogs.</p>
Encumbrances on title affecting application	No relevant encumbrances on title

Servicing and Improvements Proposed

Water Services	Private - in future, at the development and building stage
Sewer Services	Private - in future, at the development and building stage
Stormwater/Drainage Improvements	Not required for this application
Solid Waste Disposal	N/A.

Suitability Assessment

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

DISCUSSION:

The applicant proposes to subdivide which would create a second title from a previously subdivided quarter section. The proposed subdivision of 69.38 acres will leave the remainder of the quarter of approximately 74.92 acres, as such the entire area is the subject of this redesignation to Agricultural (2) District in accordance with the provisions of the Land Use Bylaw. The proposal as submitted is compliant with the policies of the Municipal Development Plan and the Bergen Area Structure Plan.

BACKGROUND:

The subject property is in the rural community of Bergen, approximately four miles south from the Town of Sundre. This area is characterized by the Fallentimber Creek, Highway 760 and the Bergen community. As such the area offers a variety of uses that includes agricultural and residential development, commercial, recreational and institutional development. In addition, not too far from the subject property there are two gravel pits.

The topography in the area consists of steep topography to the east and slight slopes to flat topography to the west. Soils in the area have a CLI Class 5 and AGRASID's Land Suitability Rating System is predominantly 4H(10) with a landform inclined and undulating – low relief with a limiting slope of 2%, specifically the area east of Highway 760. Across the road, to the west, this area is identified as a Level 2 (High) Environmentally Significant Area. This ESA exhibits, open water corresponding to the Fallentimber Creek, as well as riparian areas with trembling aspen and white spruce, and some pastureland.

Most of the oil and gas activity in the area relates to Foothills gas lines servicing residences in the area. Other pipelines in the area, to the west, includes an oil well effluent line.

PROPOSAL AND REMAINDER OF THE QUARTER SECTION:

The applicant wants to divide the existing 144.30 ac in half in order to downsize the current agricultural operation. By doing so, it will create two (2) Agricultural District parcels with the following characteristics:

- The northern area (the proposed lot) will be consisting of approximately 69.38 acres. This area is currently undeveloped and historically has been used as farmland, with the exception of the eastern area which is heavily treed. Within this proposed area there is a dugout and a small structure (shed) used as indicated by the applicant as a warmup shack and picnic area. Such structure is permitted in Agricultural (2) District parcels as an accessory building for personal use only. As indicated on the application, the reasons for separating this area from the remaining land is estate planning: *"To allow son to continue with farming (southern area) and*

maintain the agriculture aspect of land use currently in use." Access to this area is by an open field access that can continue to remain as per AT's correspondence. Subject to Council approval, development on this area may require AT's re-assessment of this access.

- The southern area (the proposed remainder) will be consisting of approximately 74.92 acres. This area consists of a developed yard with a dwelling unit, horse paddocks, accessory buildings and farmland. Within this area the Development Authority recently approved a Second Dwelling, File No. PLDP20220122. The existing yard is serviced by means of a water well and private sewage treatment system and currently accessed by an approach of Highway 760. Within this area, the most southwest is cut-off by the highway. This area is small and too close to both the highway and the Fallentimber Creek to be developed.

In general neither area will have an impact to the surrounding agricultural community as there are other similar Agricultural (2) District parcels in the vicinity. In addition, there are no named waterbodies and no Environmentally Significant Areas. The Fallentimber Creek is in proximity to these two areas; however, there are no records for potential for flooding.

CIRCULATIONS:

The application was circulated from April 06, 2022, to May 06, 2022, to 24 adjacent landowners and referral agencies for comments. During this process no letters of objection/concern were received from landowners; however a letter of support, as attached, from Todd Surbey was received. Referral agencies such as Fortis Alberta Inc., Foothills Natural Gas Co-op Limited, Telus Communications Inc., and EQUUS provided the standard no objection letter response. Due to the proximity of the proposal to Highway 760, a minor two-lane highway, Alberta Transportation provided the following comments:

- Pursuant to Section 20 of the Matters Relating to Subdivision and Development Regulation, AT authorizes to vary the requirements of the Regulation to accommodate the proposed subdivision.
- No service road dedication by caveat or by survey or by construction is required at this time.
- The existing field access may remain to the new parcel until such time as the intensity of traffic increases due to development. It may continue to be used for agricultural use as long as no issues arise as the field access cannot be relocated to a local road.
- When/if development occurs, on the new parcel, AT will re-assess the access safety requirements according to current standards.
- Any appeals can be heard by the local Subdivision and Development Appeal Board.

POLICY & REGULATION ANALYSIS:

Municipal Development Plan Bylaw No. 20/20

In accordance with the Growth Management Conceptual Strategy in Figure 3, the subject property is in the Potential Multi-Lot Residential Development Area, in which there is also an approved Area Structure Plan. The potential multi-lot policies may allow for up to three (3) titled lots, retaining the balance of the quarter section as the 4th title as stated in Section 4.3.3: "Low density residential subdivision/development of up to three (3) titled lots, retaining the balance of the quarter as the fourth (4th) title...". Currently there ...Section 3.0 Agricultural Land Use Policies has been considered in the review of this application as it provides policy support for the creation of new agricultural parcels in areas identified as Potential Multi-Lot Residential Development 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 proposal with the intent to divide the existing 144.30 acres into two (2) parcels for agricultural purposes of 69.38 acres and 74.92 acres, respectively.
- Ø The applicant has indicated that these two areas will continue to remain and be used for agricultural purposes.

Bergen Area Structure Plan Bylaw No. 03/15

The subject property is in an Agriculture general Land Use Policy Area which supports agricultural operations as outlined in Section 6.3.1: *"The use of land within the Agriculture area will be primarily for agricultural operations."* The proposal is compliant with this policy as it will allow to split the quarter in two parcels for agricultural purposes. The agriculture policy, similarly, to the Municipal Development Plan, provides for areas that allow for up to three titled lots with the balance of the quarter as the fourth titled lot in the Residential Development Areas. The subject property is under this policy area; however, Section 7.4 Residential Development only referenced residential proposals without consideration to agricultural proposals, the same manner as the Municipal Development Plan does in Policy 3.3.7 above. Notwithstanding this discrepancy in policy, Section 638(4)(a) of the Municipal Government Act assists in the matter and stipulates that in the event of an inconsistency between policies of an Area Structure Plan and a Municipal Development Plan, the later shall prevail. Accordingly, Planning and Development's position is that this proposal is compliant with the policies pertaining to agricultural proposals in the Potential Multi-Lot Residential Development Area as outlined in policy 3.3.7 of the MDP.

Land Use Bylaw No. 21/21

The proposal to redesignate approximately 144.30 acres to Agricultural (2) District in order to split the area into two (2) more or less equal areas of 69.38 ac (northern half) and 74.92 ac (southern half), is compliant with Section 11.2 as each area will be less than the maximum 79.9 ac.

In addition, the existing dwelling density on this quarter section is three dwellings, as such subject to Council approval the northern half parcel of 69.38 ac will have the potential to accommodate only one (1) dwelling; thus bringing the quarter section to its maximum allowable dwelling density to four (4) dwelling units.

CONCLUSION:

The application for the consideration of two parcels, which includes the balance of the quarter section, for Agricultural (2) District purposes, is compliant with the policies of the Municipal Development Plan, the Bergen Area Structure Plan and the regulations of the Land Use Bylaw. A review of this application indicates no technical outstanding matters; therefore, based on these considerations Planning and Development can support a resolution of Council based on Option One.

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 21/22 redesignating the lands within the NW 3-32-5-5. (Approval) That Council give third reading to Bylaw No. LU 21/22 redesignating the lands within the NW 3-32-5-5. (Approval)
Option Two: This motion indicates additional information required to render a decision on application	That Council defer Bylaw No. LU 21/22 to _____.
Option Three: This motion indicates that the application is not deemed suitable	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No. LU 21/22 redesignating the lands within the NW 3-32-5-5. (Refusal) That Council give third reading to Bylaw No. LU 21/22 redesignating the lands within the NW 3-32-5-5. (Refusal)

ATTACHMENT(S):

5 2 - RFD Bylaw No LU 21 22 PH (ID 628927)

Page 6 of 7

- 01 - Bylaw No. LU 21/22 and Schedule "A"
- 02 - Location, Land Use and Ownership Map
- 03 - Proposed Redesignation Sketch
- 04 - Environmental Scan Maps
- 05 - Aerial Photographs
- 06 - Figure 3 MDP
- 07 - Bergen ASP Future Land Use
- 08 - Farm Land Assessment
- 09 - Historical Aerial Photographs
- 10 - Letter of Support
- 11 - Presentation to Council

BYLAW NO. LU 21/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NW 3-32-5-5 pursuant to the Municipal Government Act.

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

To redesignate from Agricultural District (A) to Agricultural (2) District (A(2)) an approximate one hundred forty-four point three zero (144.30) acres (58.40 hectares) in the Northwest (NW) Quarter of Section three (3), Township thirty-two (32), Range five (5), West of the fifth (5th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading July 13, 2022.

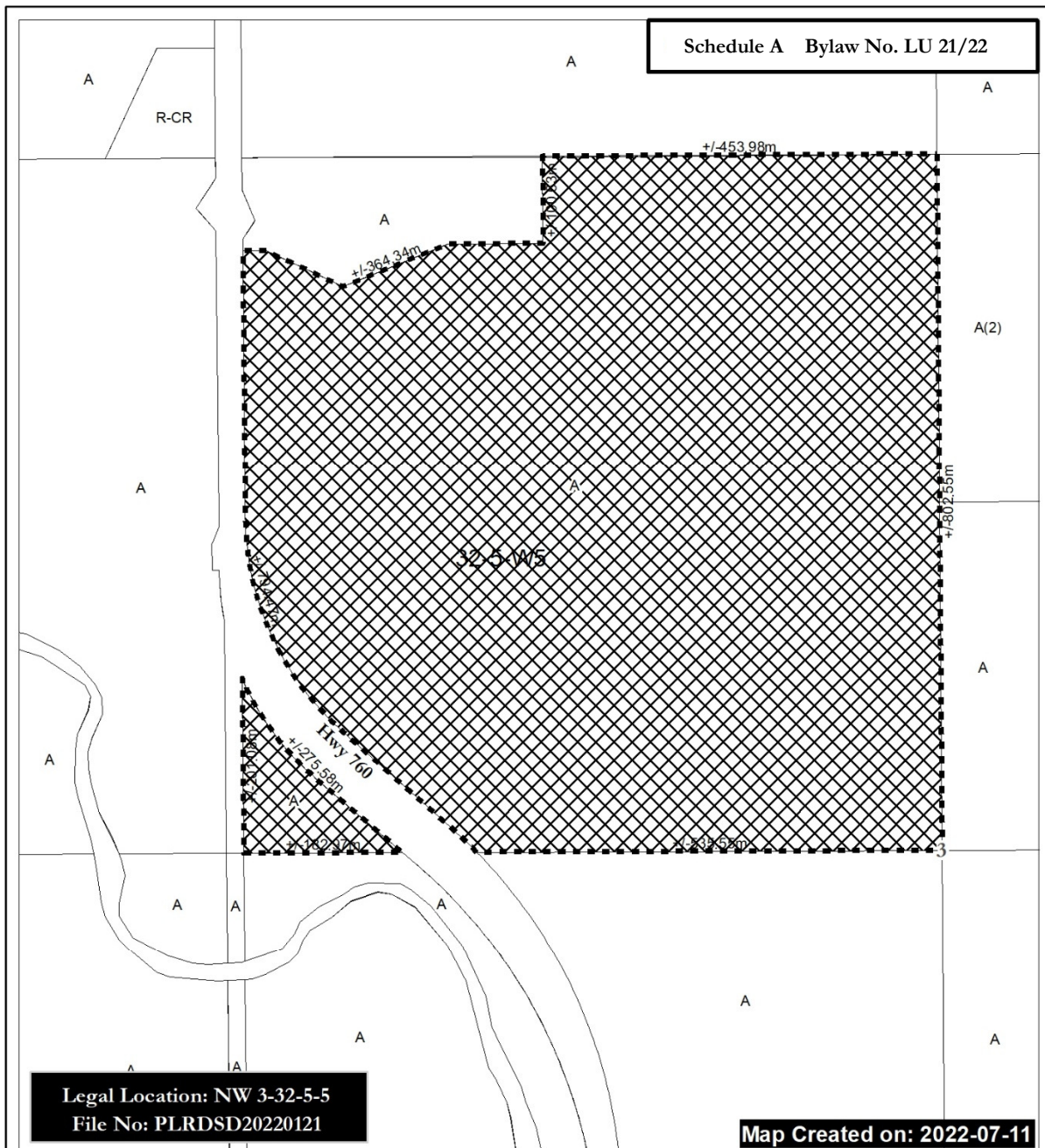
Received second reading _____.

Received third reading _____.

Reeve

Chief Administrative Officer

Date of Signing

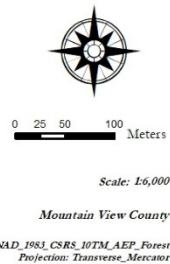


From A to A(2)
(+/-) 144.30 ac (58.40 Ha)



A = Agricultural District
A(2) = Agricultural (2) District
R-CR = Country Residential District
R-CR1 = Country Residential (1) District
RF = Residential Farmstead District
C-LC = Local Commercial District
I-BP = Business Park District
I-HI = Heavy Industrial District

P-PC = Parks and Conservation District
P-PR = Parks and Recreation District
P-PCR = Parks and Comprehensive Recreational District
S-IEC = Institutional, Educational and Cultural District
S-AP = Airport District
DC = Direct Control
AEP = Aggregate Extraction / Processing District





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

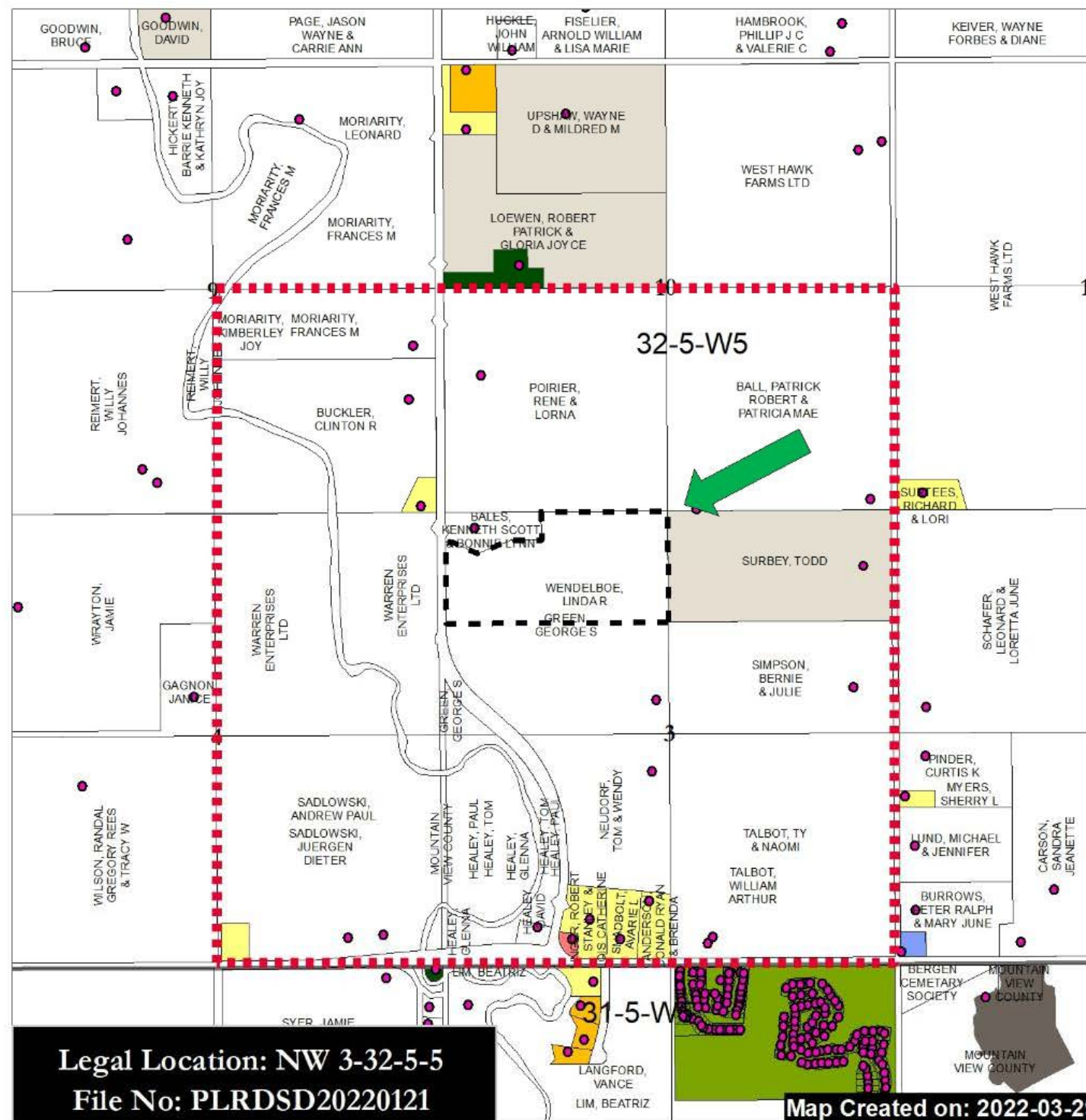
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)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



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



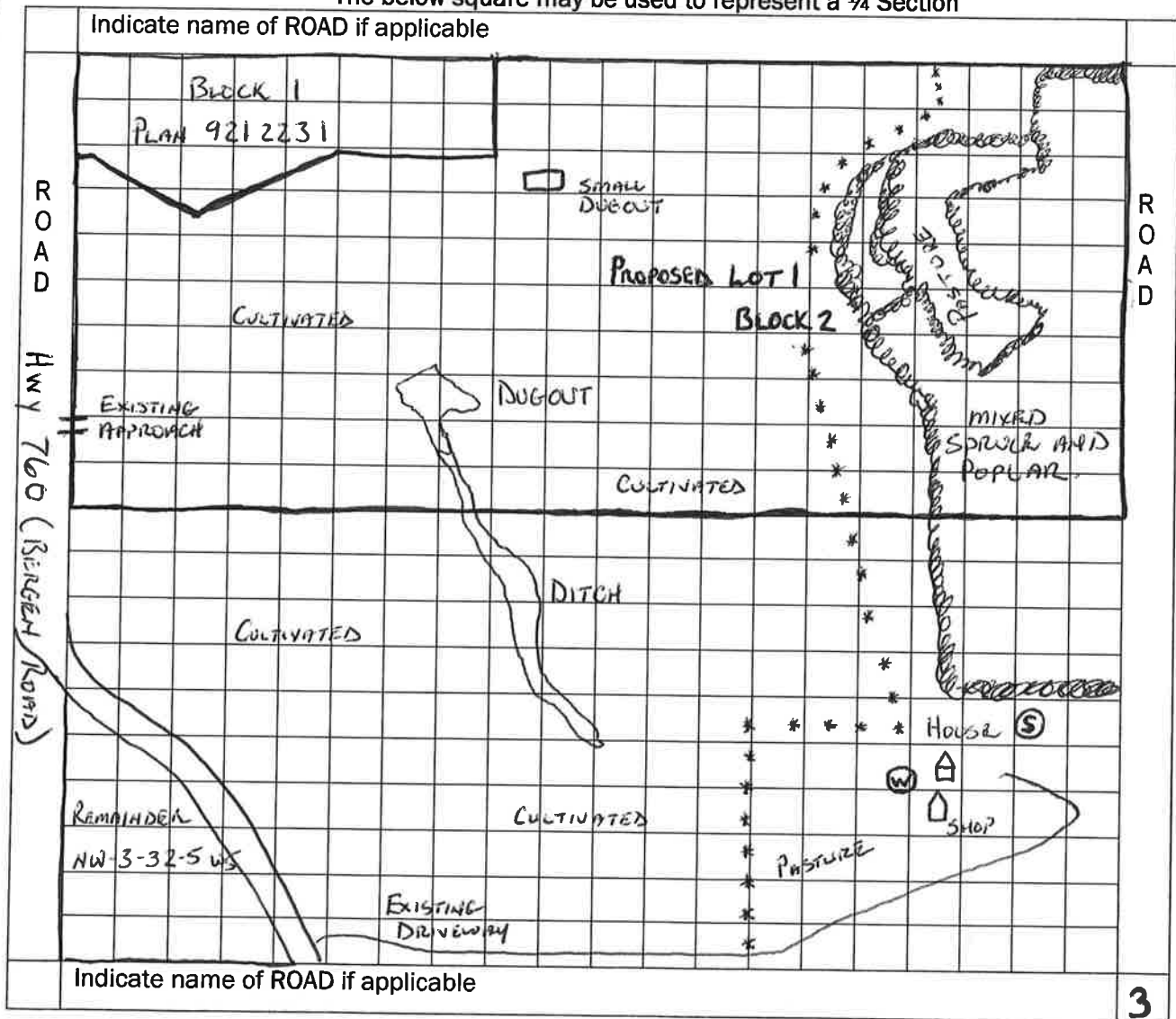
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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

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



The below square may be used to represent a ¼ Section



(W) WATER WELL

(S) SEPTIC

*** FENCING



**MOUNTAIN VIEW COUNTY
TENTATIVE PLAN**
SHOWING
PROPOSED SUBDIVISION
OF PART OF THE
N.W. 1/4 Sec. 3-32-5-5

SCALE = 1:5000

NOTES:

- Distances shown are in metres.
- Area dealt with is bounded thus and contains ±28.1 HA. (±69.4 AC.)

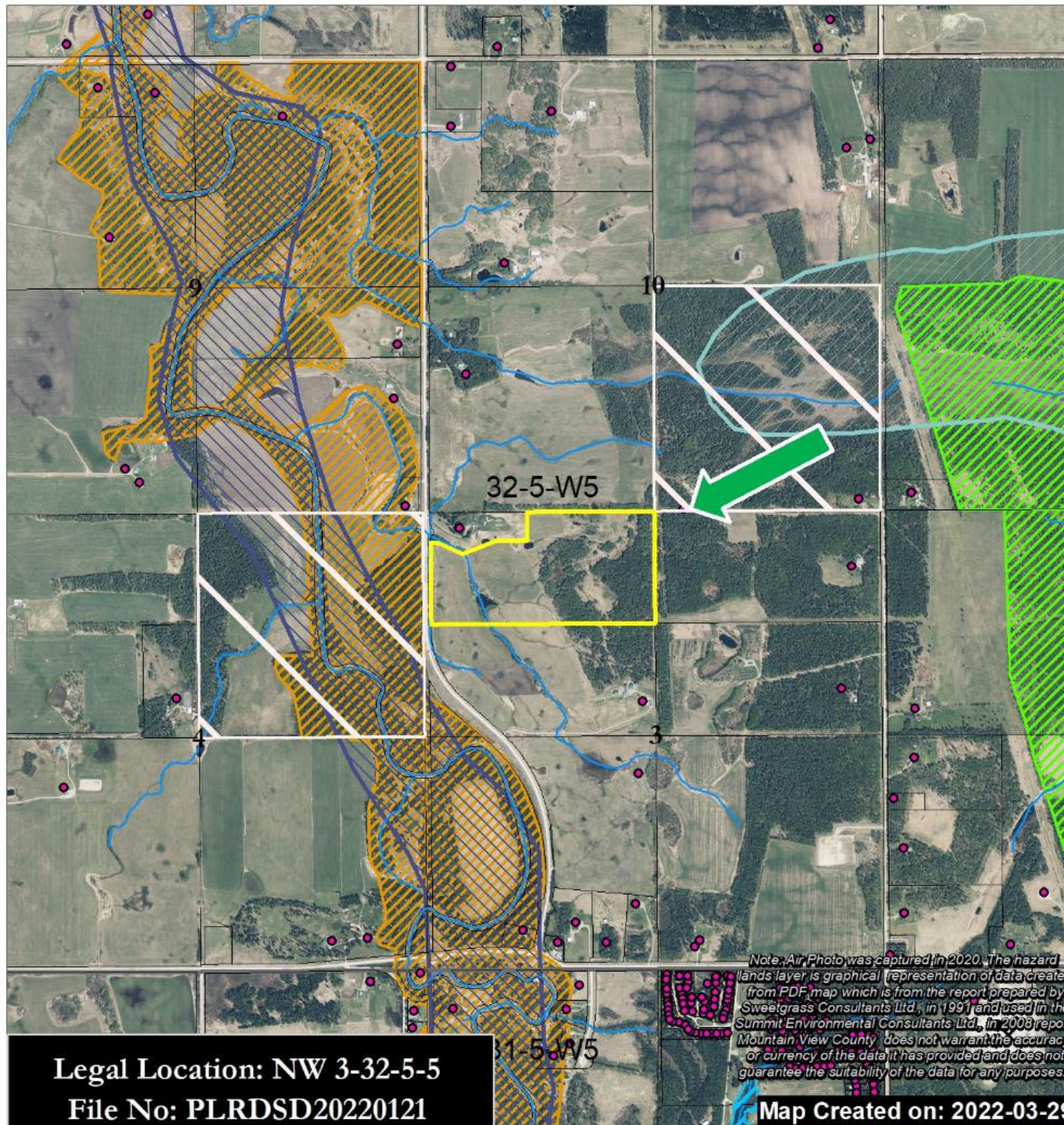
**BEMOCO LAND
SURVEYING LTD.**
100, 6040-47th AVENUE
RED DEER, AB., PH. 403-342-2611
WWW.BEMOCO.COM

REV	DATE	DESCRIPTION
0	Feb. 28, 2022	Issue
FILE No: S-018-22 tent		



Mountain View COUNTY

Environmental Scan



Legend

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

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

Legal Location: NW 3-32-5-5
File No: PLRDSD20220121

Map Created on: 2022-03-29



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

32-5-W5

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

Legal Location: NW 3-32-5-5
File No: PLRDSD20220121

Map Created on: 2022-03-29



0 50 100
Meters

Scale: 1:5,000

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

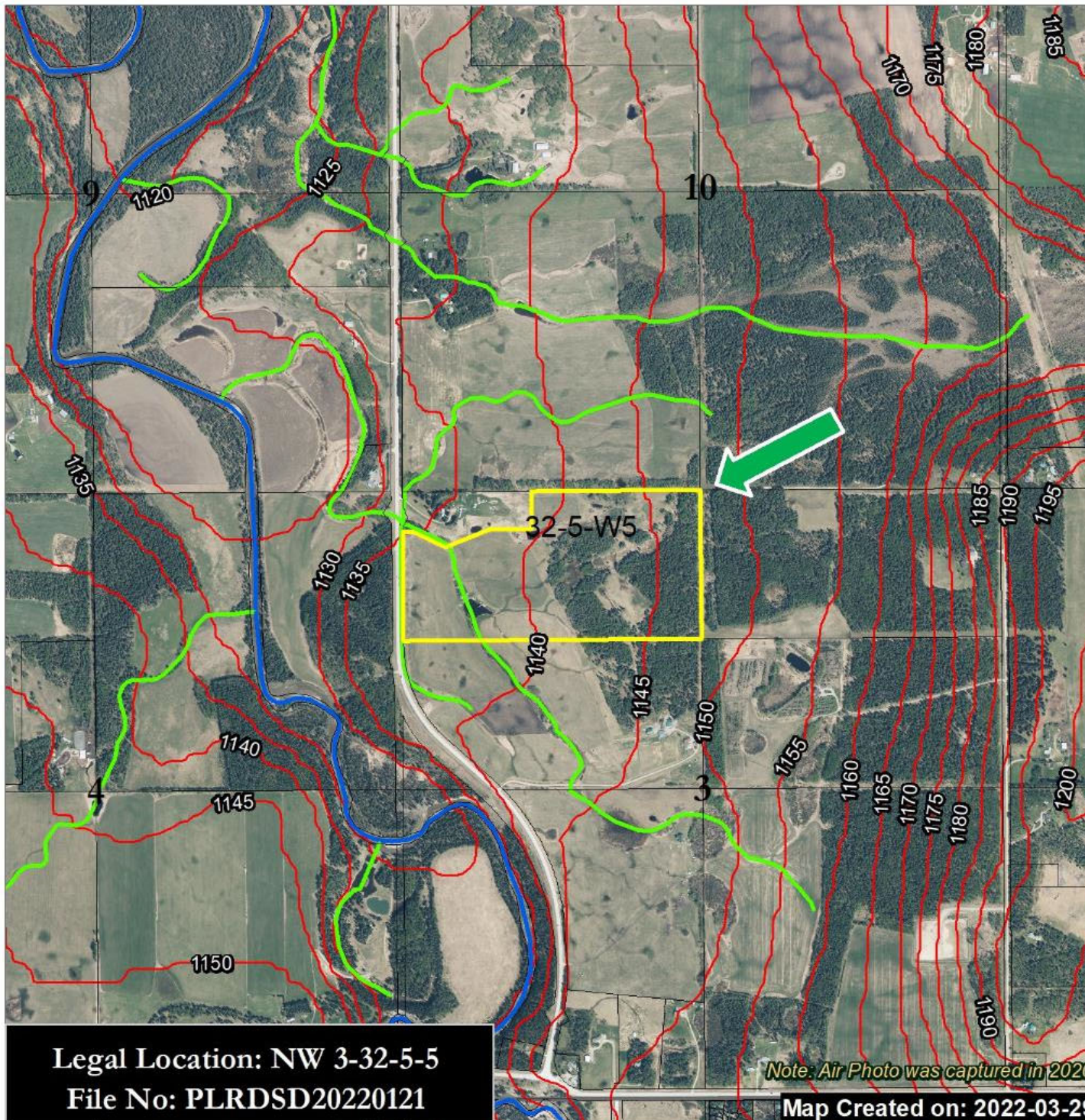


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: NW 3-32-5-5
File No: PLRDSD20220121

Note: Air Photo was captured in 2020

Map Created on: 2022-03-29



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

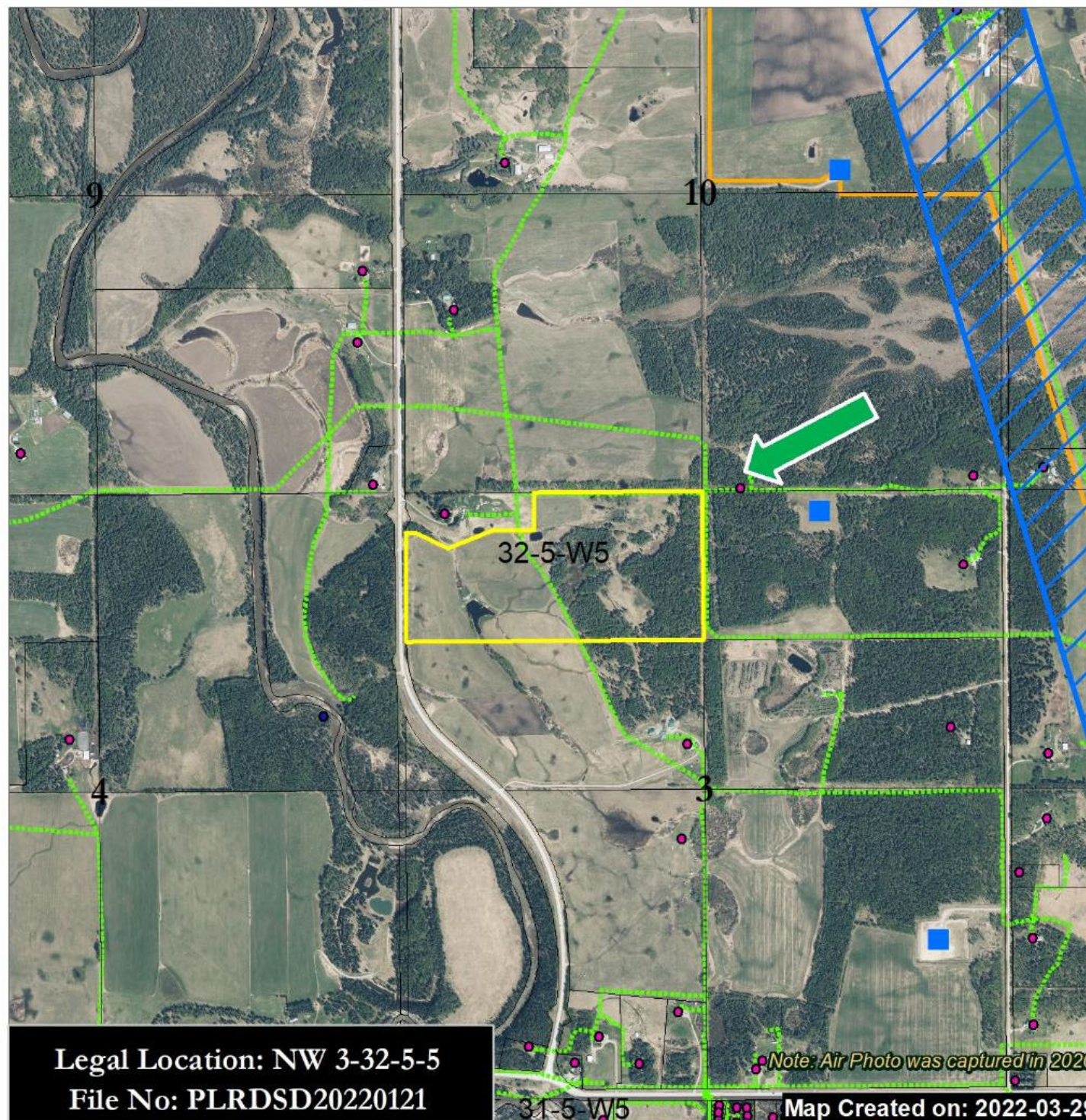
Scale: 1:15,000

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: NW 3-32-5-5
File No: PLRDS20220121

Map Created on: 2022-03-29



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: 1:5,000

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

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. *

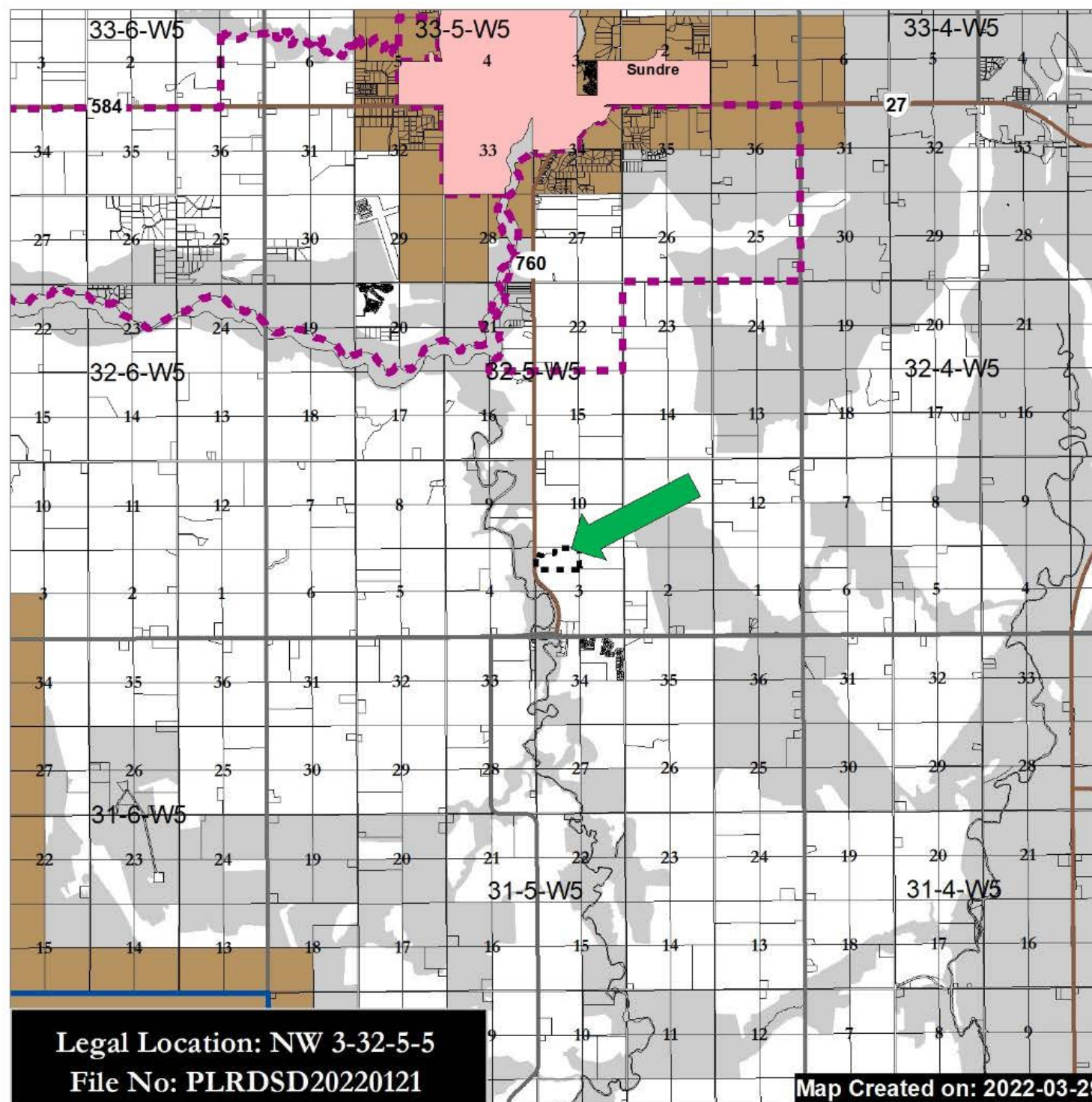


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal Location: NW 3-32-5-5
File No: PLRDS20220121

Map Created on: 2022-03-29



Mountain View COUNTY

Bergen ASP Future Land Use

Legend

Proposed Redesignation/Subdivision
Boundary

Bergen ASP

- Agriculture
- Jackson Lake
- Stream Corridor

Subject Land

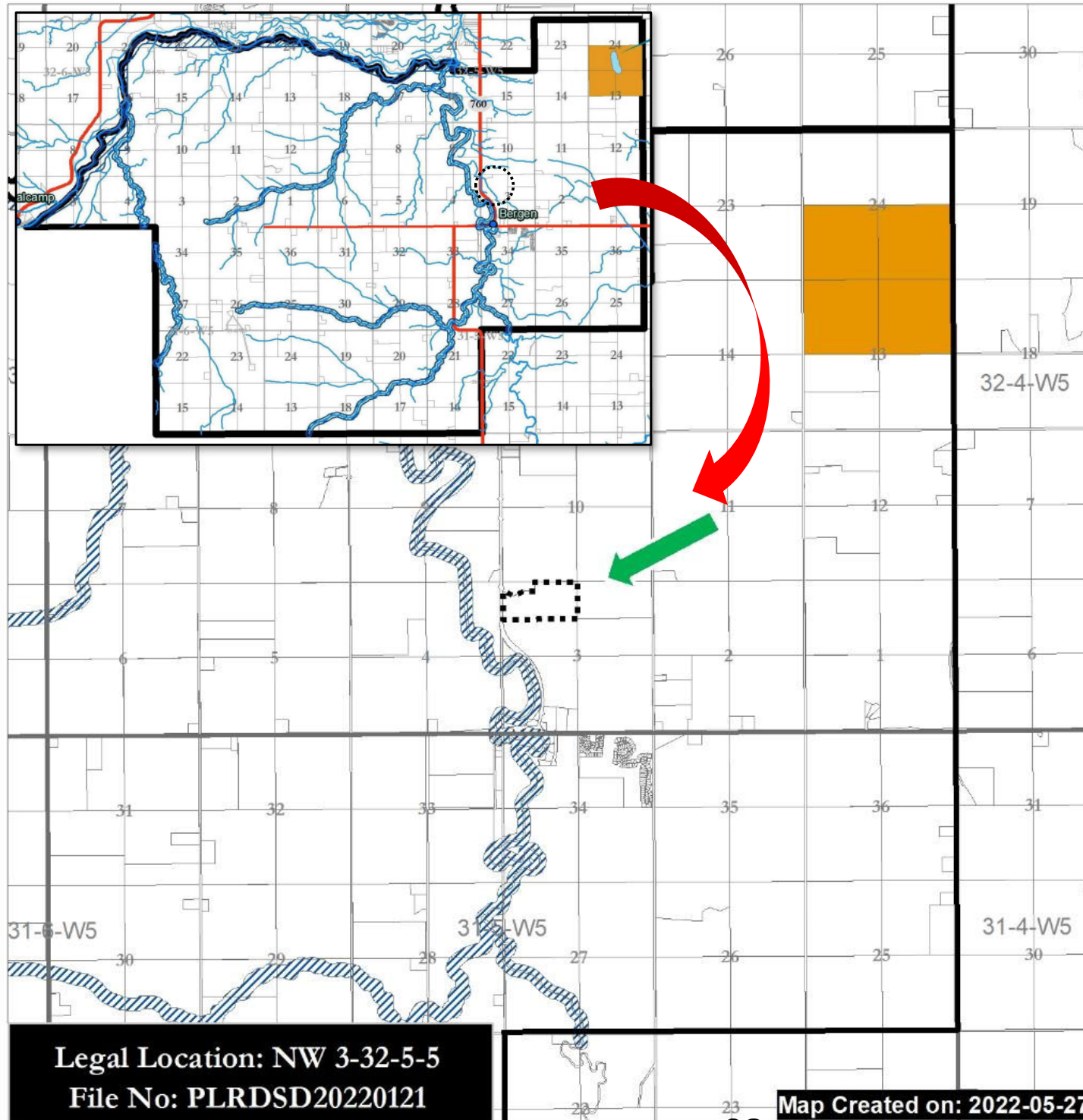


0 0.5 1 2 Km

Scale: 1:60,000

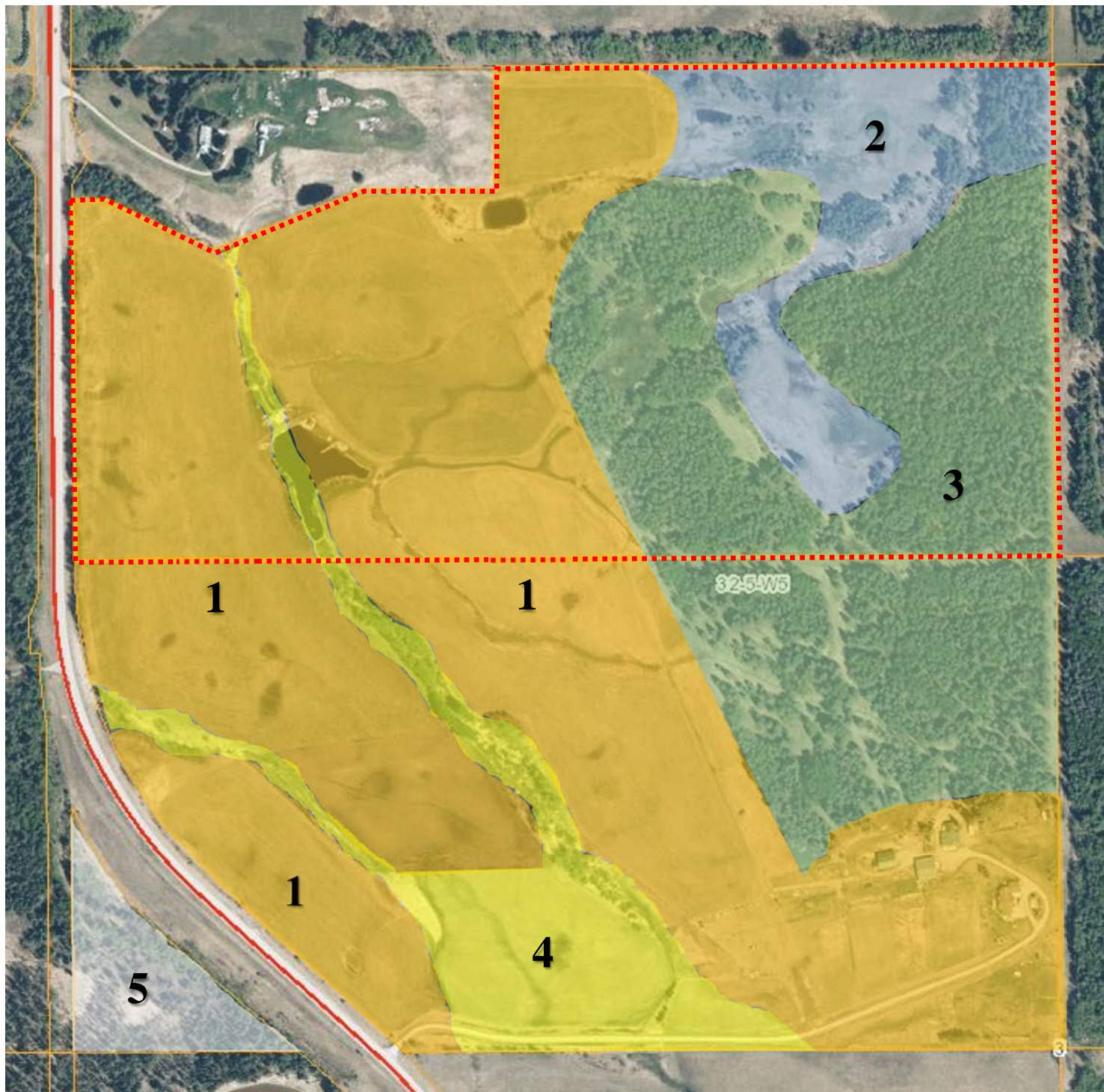
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: NW 3-32-5-5
File No: PLRDSD20220121

Map Created on: 2022-05-27




Farm Land Assessment: NW 3-32-5 W5M

Legend

- 1** 68.28 ac – 39.0%
Fair to Fairly Good Arable
- 2** 18.00 ac – 12.0%
Good to Very Good Pasture
- 3** 40.00 ac – 7.5%
Fair to Good Pasture

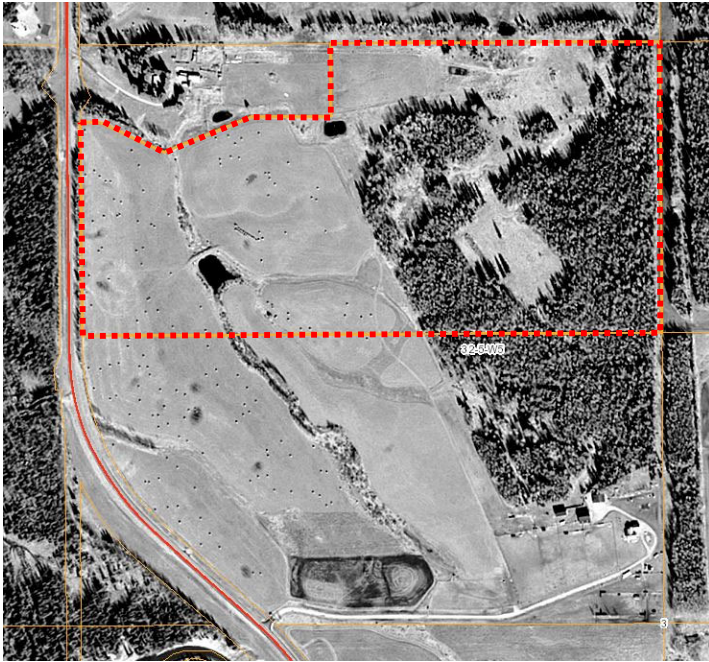
- 4** 11.02 ac – 5.0%
Fair to Good Pasture
- 5** 4.00 ac – 0.0%
Poor to Fair Pasture

 Proposal = ±69.38 ac



Historical Aerial Photographs

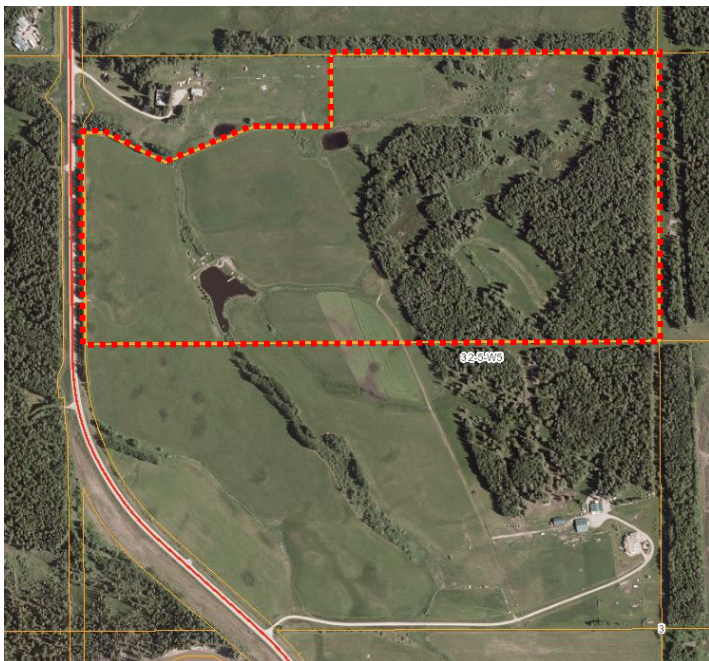
NW 3-32-5 W5M



2005



2008



2014



2018

Dolu Gonzalez

From: Todd Surbey [REDACTED]
Sent: April 12, 2022 6:15 AM
To: Dolu Gonzalez
Subject: Redesignation for George Green and Linda Wendelboe

I would like to support the proposed redesignation for subdivision by my neighbours George Green and Linda Wendelboe. George and his family have been great neighbours and members of the community here. They work hard at keeping their farm productive and in great shape. George and I have built and looked after the fence together between us and shared helpful information over the years. My sons have worked on his farm a few times and he's a great teacher and mentor. I sincerely hope that you will approve their proposed development.

Regards
Todd Surbey



Sent from [Mail](#) for Windows

**** 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 ****

PLRDSD20220121 – Bylaw No. LU 21/22

By: Dolu Mary Gonzalez, Planner

August 10, 2022

APPLICANT:	Dallas Rosevear, Rosevear Land Services Ltd.
LANDOWNER:	GREEN, George S and WENDELBOE, Linda R
LEGAL:	NW 3-32-5 W5M
DIVISION:	4
ACRES:	144.30 ac.

PROPOSED REDESIGNATION:

To Redesignate from Agricultural District “A” to Agricultural (2) District (A(2)) an approximate one hundred forty-four point three zero (144.30) acre parcel.



Mountain View COUNTY

Site Sketch - Redesignation

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



Proposed Area to be Redesignated from
Agricultural District (A) to
Agricultural (2) District (A(2))
one hundred forty four point three zero (+/- 144.30) acres

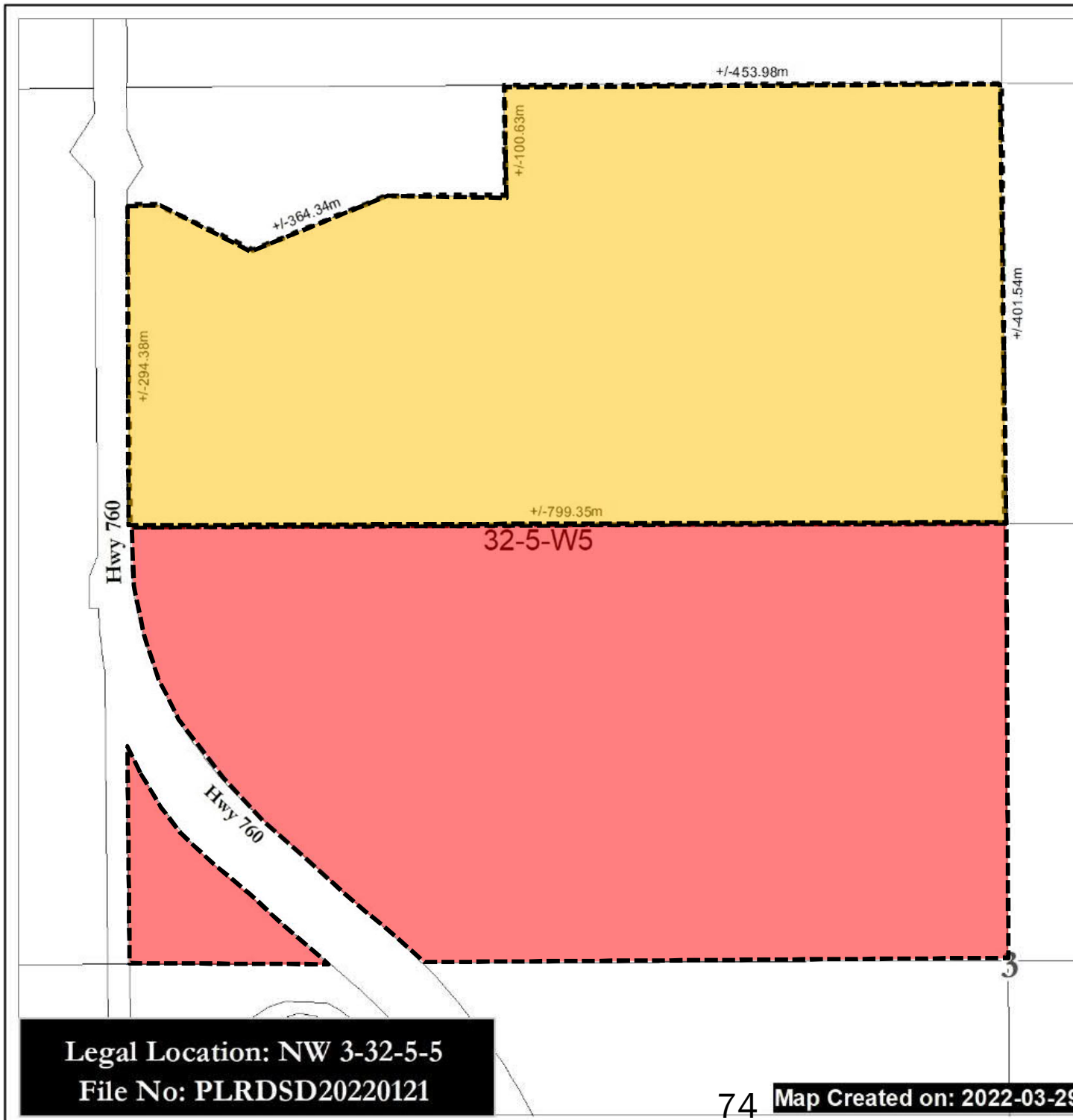
Legal Location: NW 3-32-5-5
File No: PLRDSD20220121



Mountain View
COUNTY

Proposed Subdivision

-  Proposed Subdivision
Area of 69.38 ac
-  Proposed Remainder
Area of 74.92 ac



Legal Location: NW 3-32-5-5
File No: PLRDSD20220121

74 Map Created on: 2022-03-29



0 50 100 200 Meters

Scale: 1:5,000
Mountain View County



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

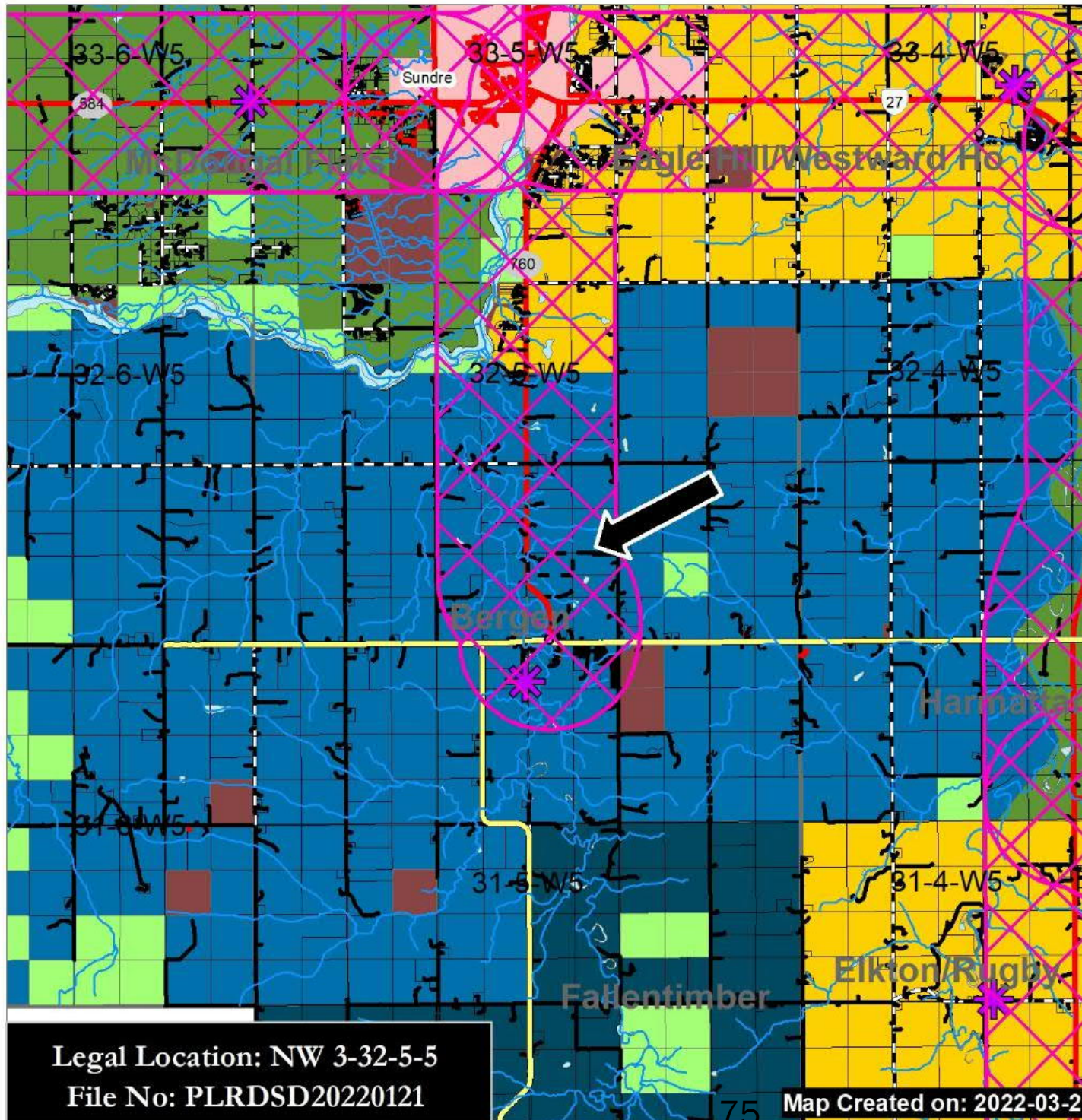


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: NW 3-32-5-5
File No: PLRDSD20220121

Map Created on: 2022-03-29



Mountain View COUNTY

Location, Land Use, Ownership & Circulation Legend

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

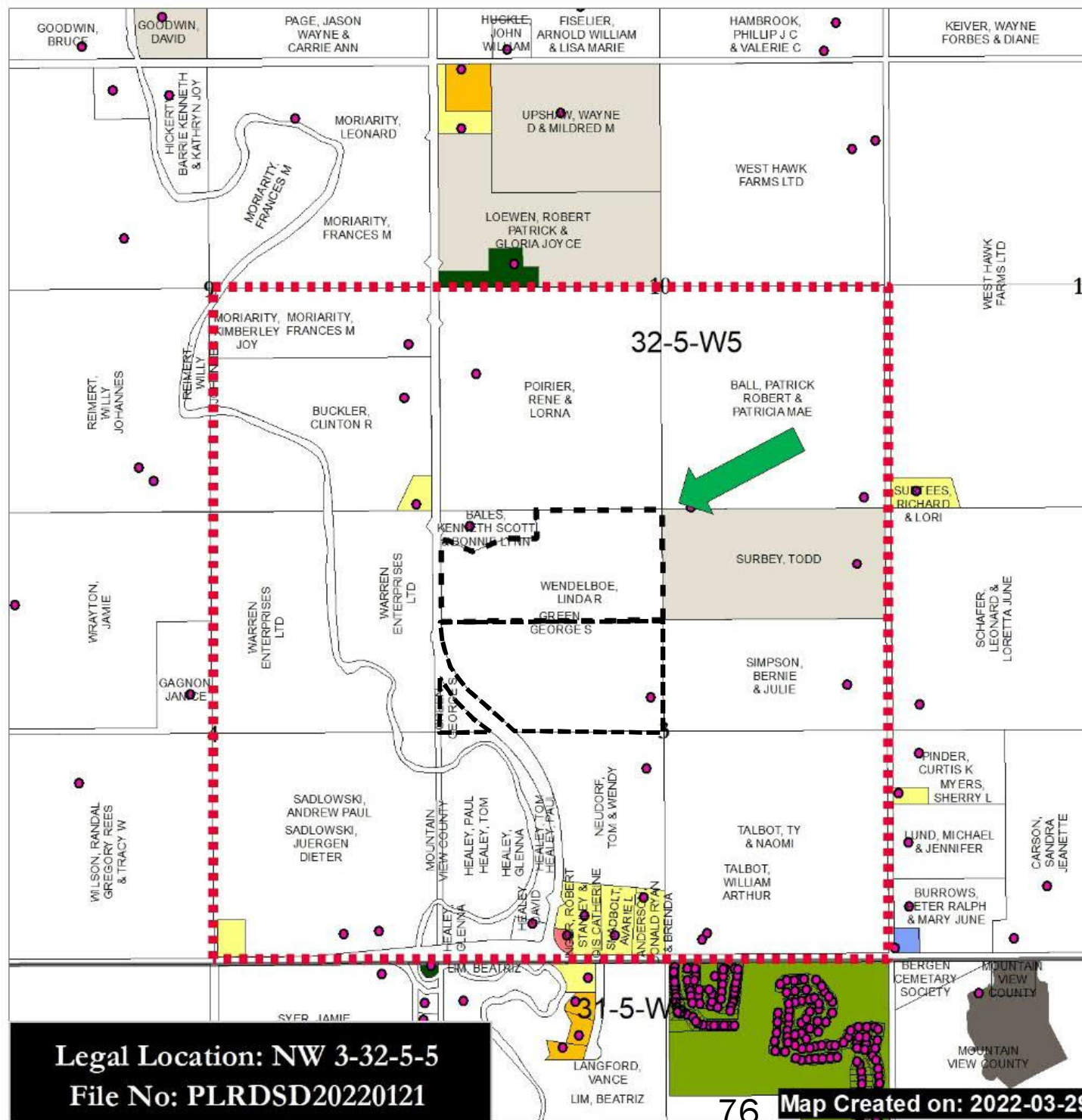


0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County

NAD 1983 CSRS 10TM AEP Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Environmental Scan

Legend

- Floodway
- Flood Funge
- 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
- 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)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

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



0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: NW 3-32-5-5

File No: PLRDSD20220121

Map Created on: 2022-03-29



Mountain View COUNTY

Topography & Water

Legend

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

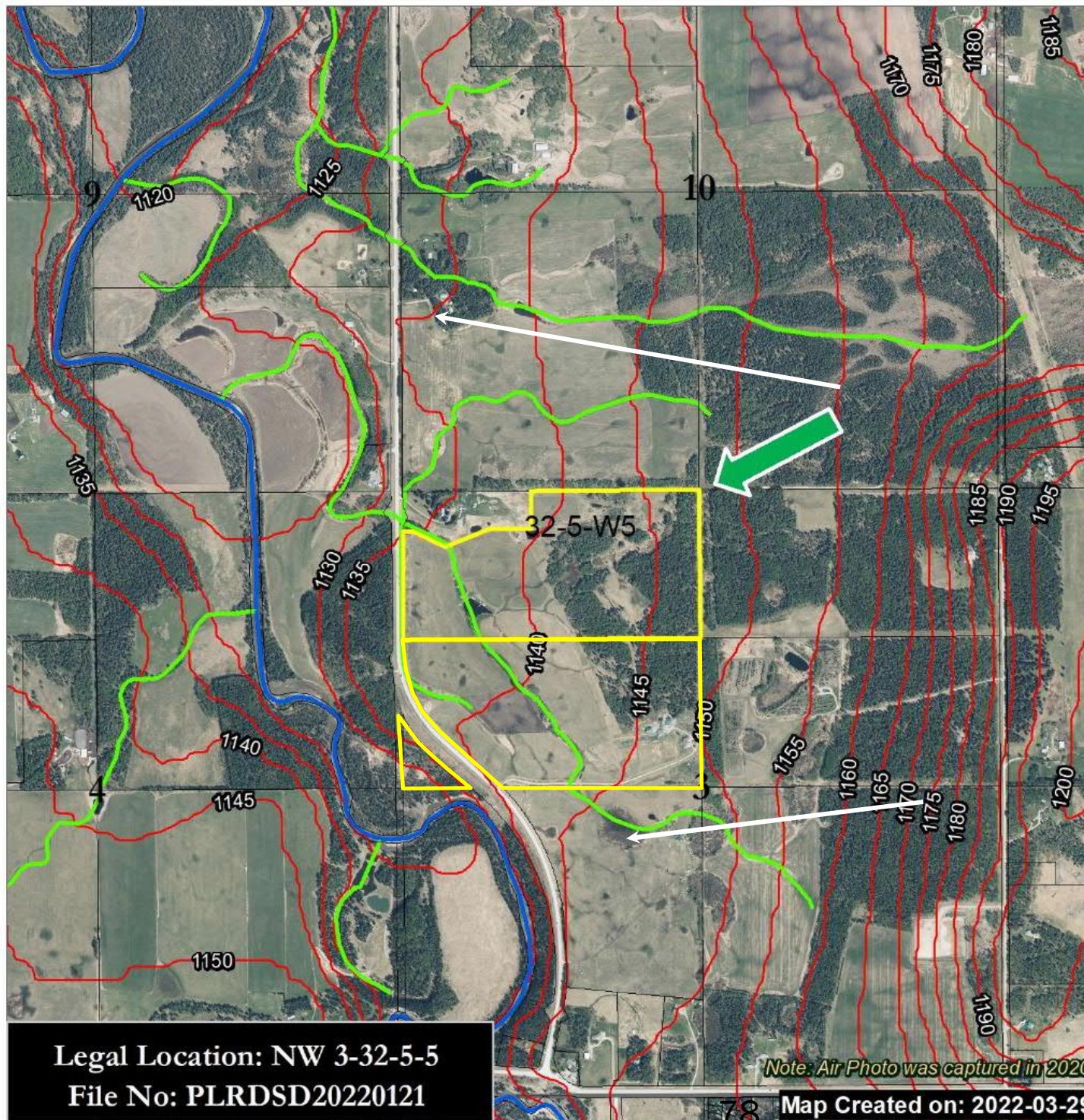


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

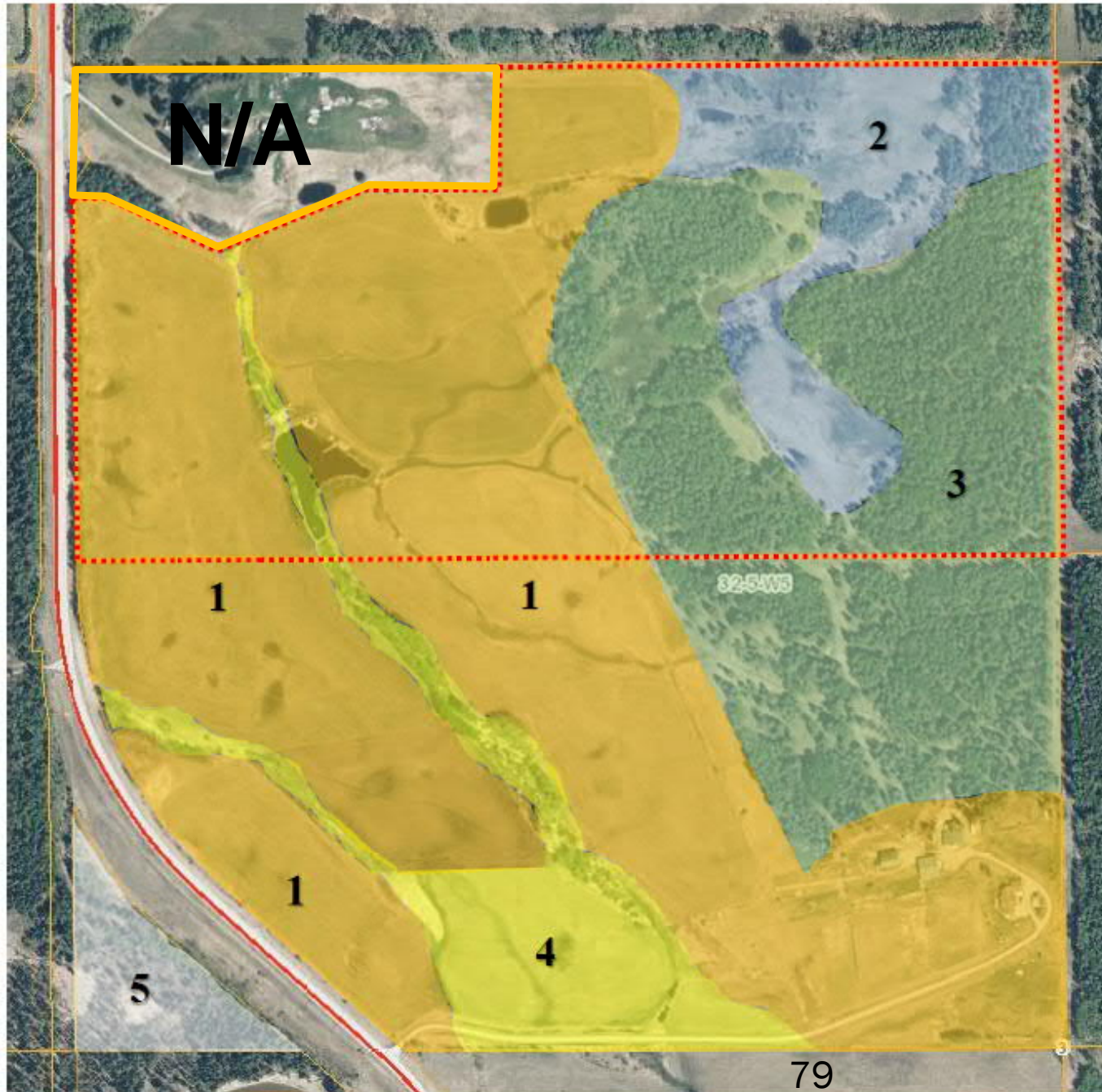



Legal Location: NW 3-32-5-5
File No: PLRDSD20220121

Note: Air Photo was captured in 2020

Map Created on: 2022-03-29

Farm Land Assessment



 Proposed Subdivision

 Existing Parcel

Soil Rating

- 1** 68.28 ac - 39.0%
Fair to Fairly Good Arable
- 2** 18.00 ac - 12.0%
Good to Very Good Pasture
- 3** 40.00 ac - 7.5%
Fair to Good Pasture
- 4** 11.02 ac - 5.0%
Fair to Good Pasture
- 5** 4.00 ac - 0.0%
Poor to Fair Pasture



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 |

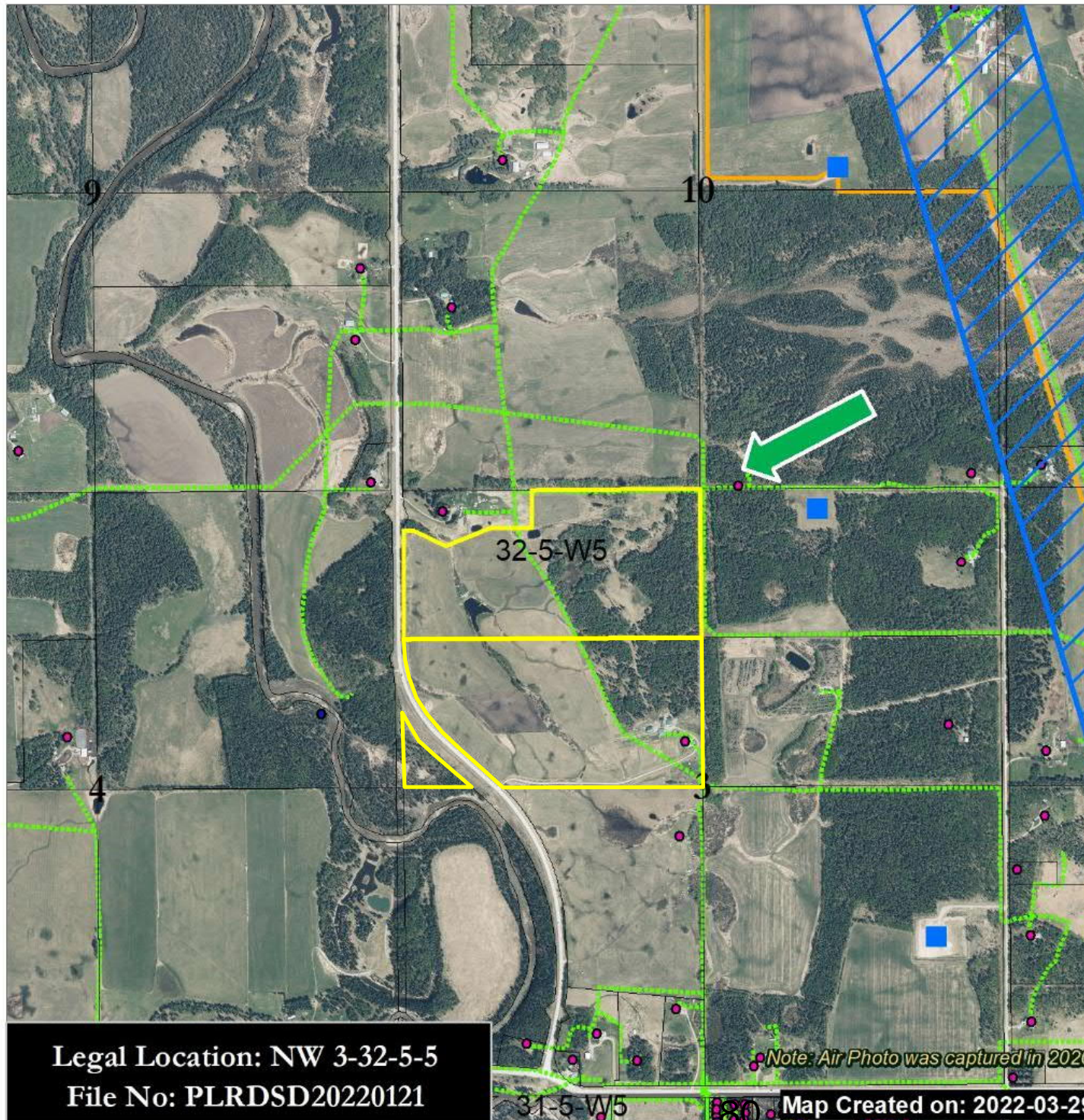


0 125 250 500 Meters

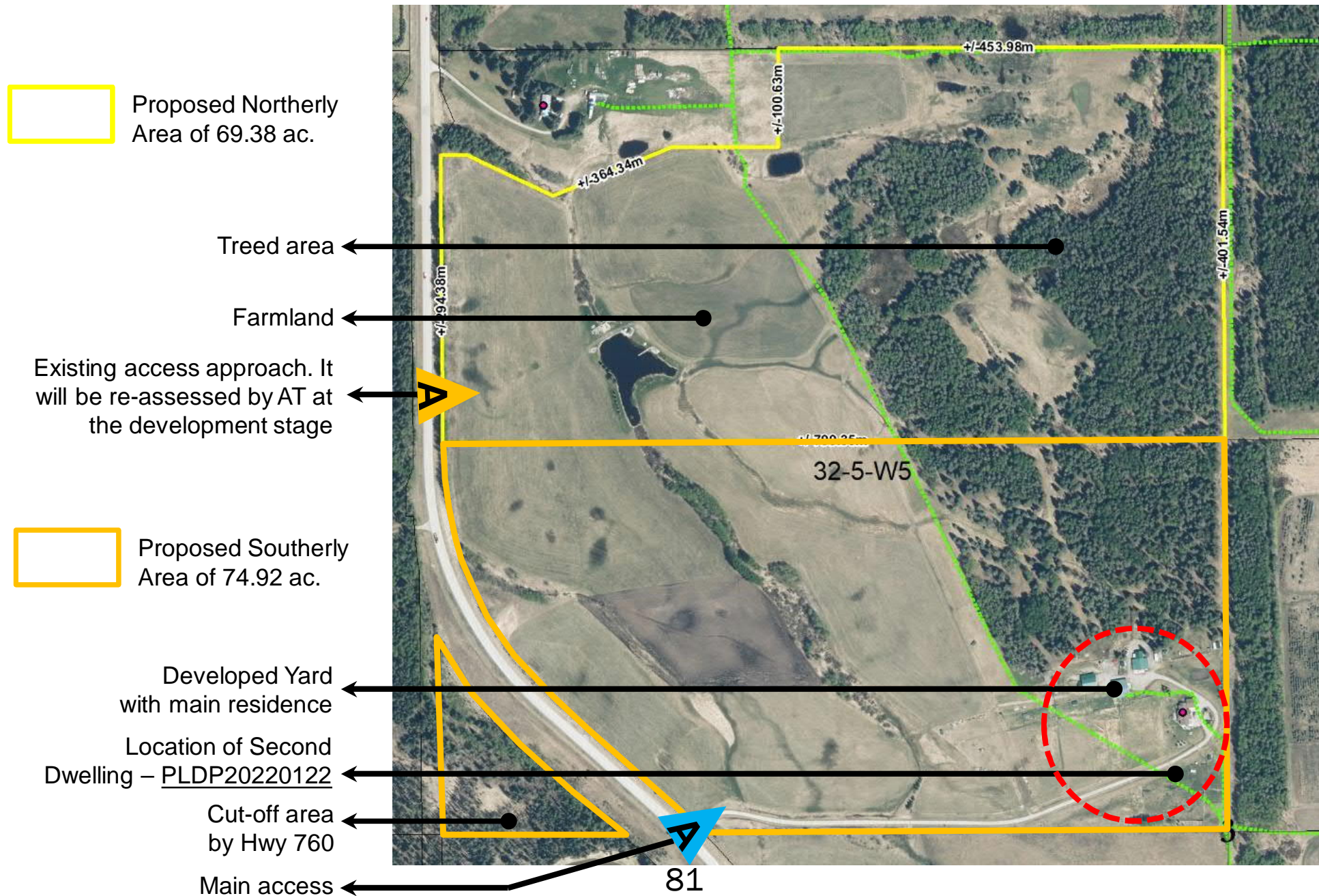
Scale: 1:15,000
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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

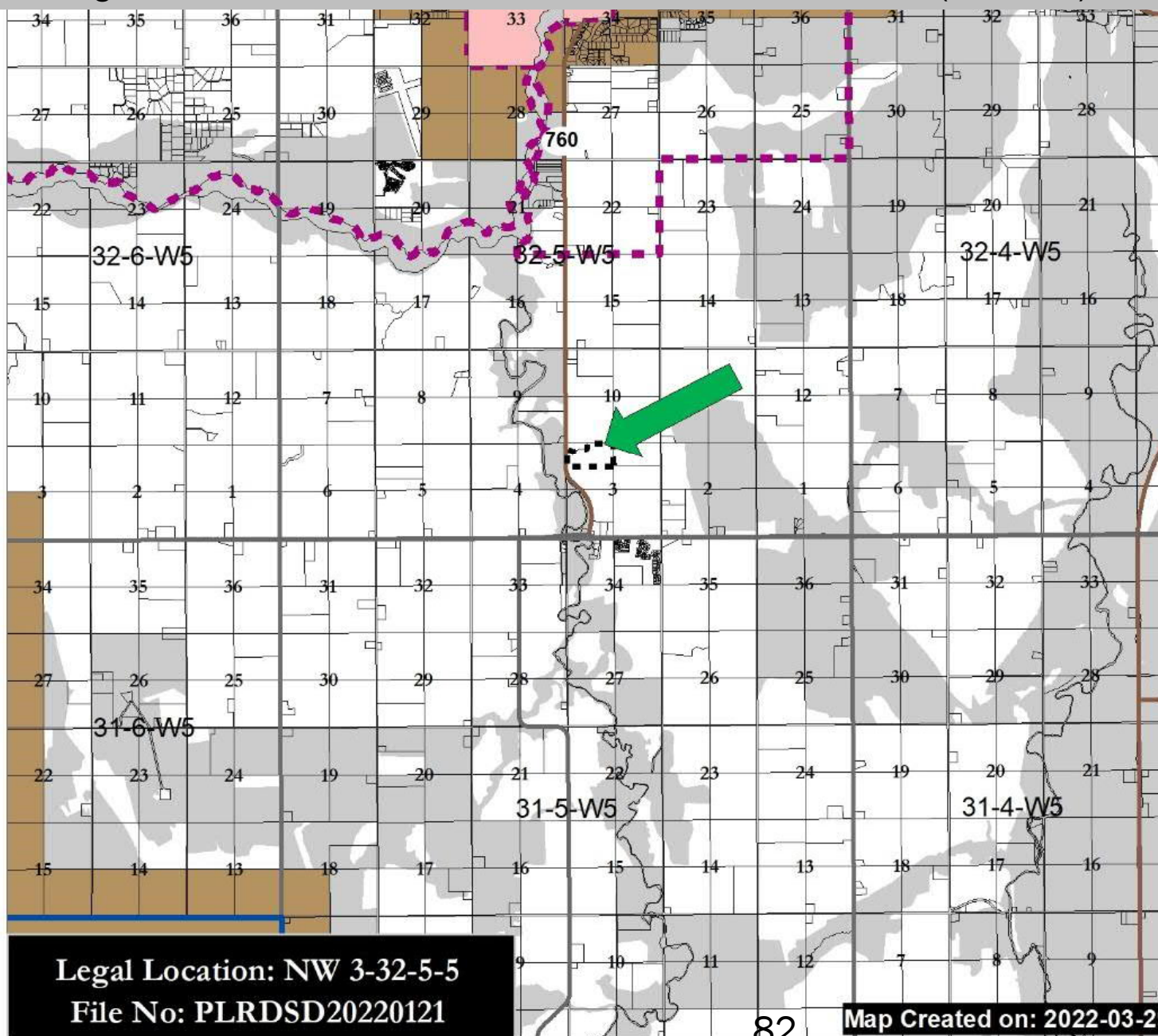


Proposal: Agricultural (2) District



Potential Multi-Lot Residential Development Area

- Up to a maximum of 3 titled lots (**S. 4.3.3**)
- Agricultural Parcel should be minimum 40 ac in size (**S. 3.3.7**)



**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. *

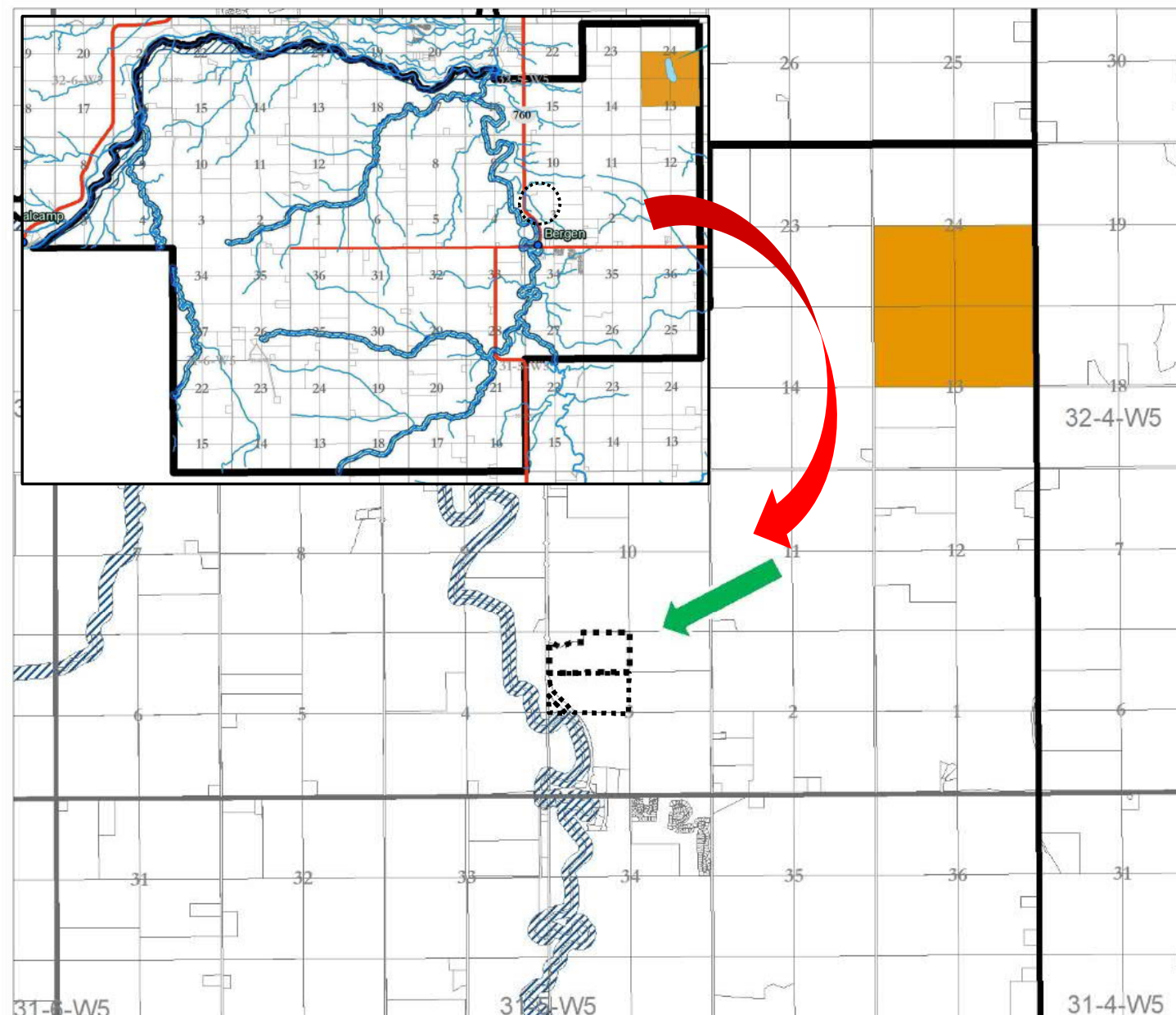


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



**Mountain View
COUNTY**

**Bergen ASP
Future Land Use**

Legend

Proposed Redesignation/Subdivision Boundary

Bergen ASP

Agriculture

Jackson Lake

Stream Corridor

Subject Land



0 0.5 1 2 Km

Scale: 1:60,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Potential Multi-Lot Residential Development Area

In the event of inconsistencies between an area structure plan and municipal development plan, the higher statutory plan policies shall prevail (**MGA S. 638 (4)(a)**).

Policy Interpretation

- The provisions of this policy only referenced residential development with no reference for agricultural proposals as the Municipal Development Plan does in Policy 3.3.7.
- Council's direction is that agricultural proposals may be considered in the Potential Multi-Lot Residential Development Area as long as the number of parcels per quarter section is not exceeded.
- Section 638 (4)(a) of the Municipal Government Act stipulates that in the event of an inconsistency between policies of an area structure plan and a municipal development plan, the higher statutory plan policies shall prevail.



CONCLUSION

The proposal is compliant with the policies pertaining to agricultural proposals in the Potential Multi-Lot Residential Development Area as outlined in policy 3.3.7 and complies with the parcel density policies of the ASP.

NORTH



APPROACH

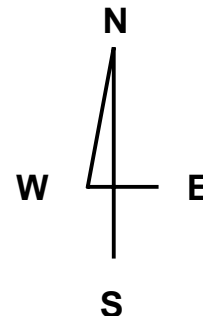
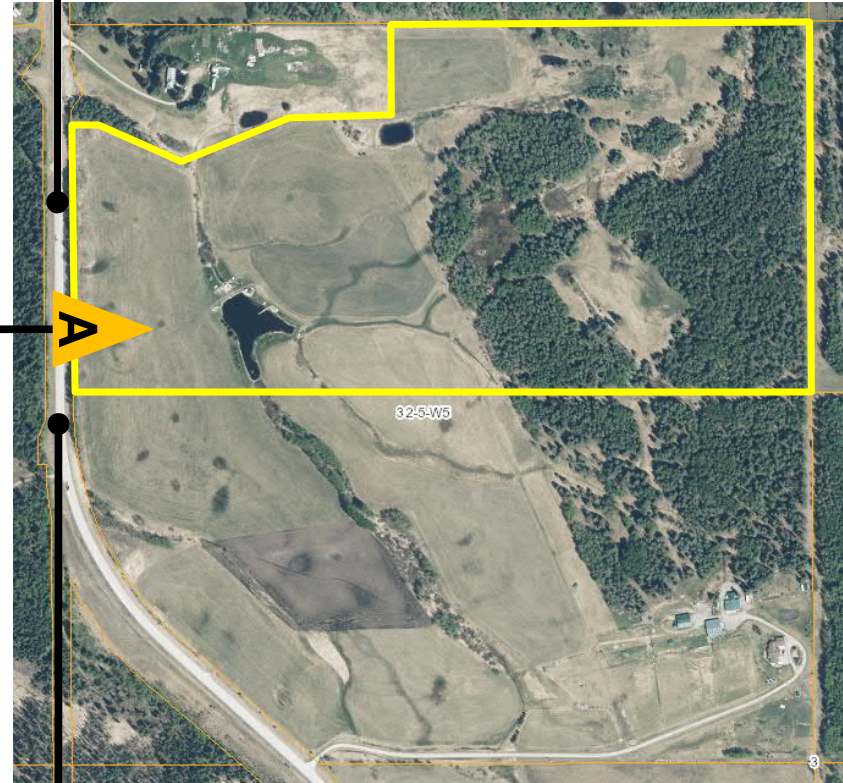


SOUTH



Road and Access: North Area

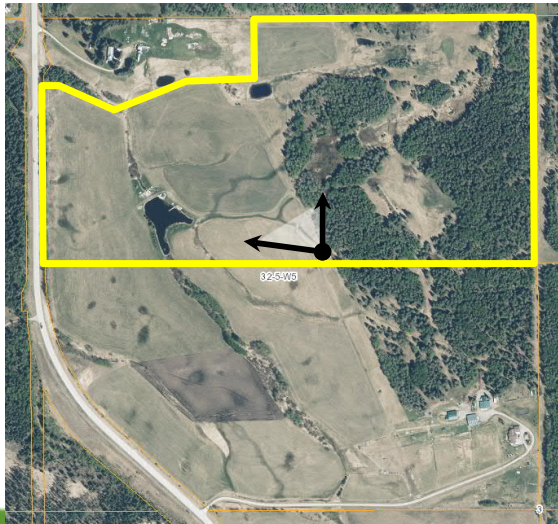
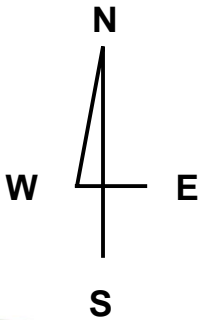
Highway 760



General View of Northern Area



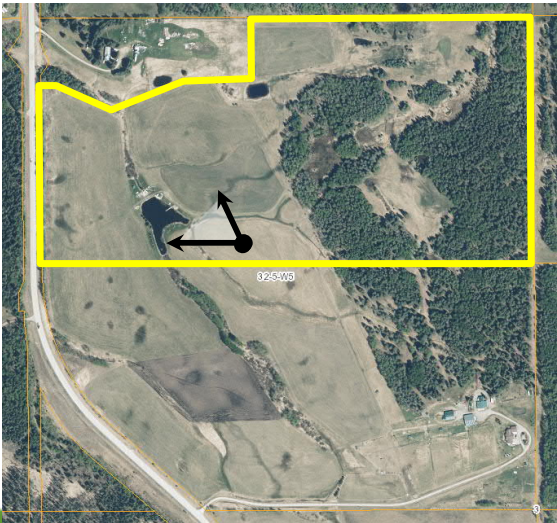
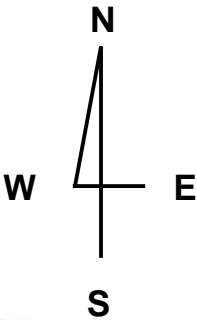
Looking Northwest Across the Proposed Northern Area



General View of Northern Area



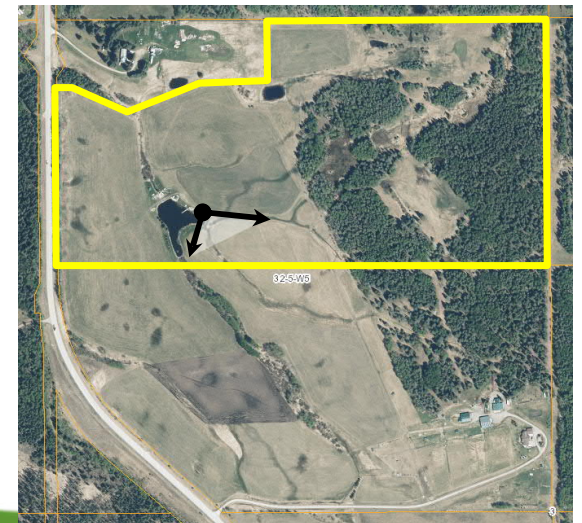
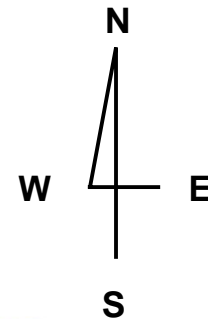
Looking at the Western/Central Area & Dugout



General View of Northern and Southern Areas



Looking at the Central Areas: North and South Proposals



NORTH



APPROACH

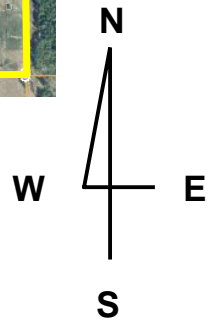
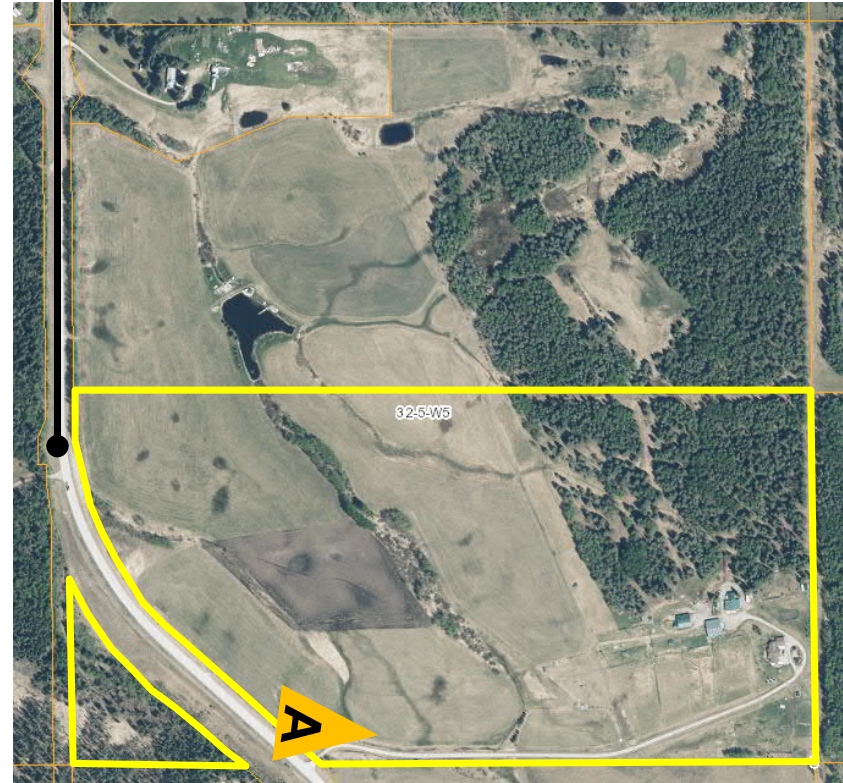


SOUTH



Road and Access: South Area

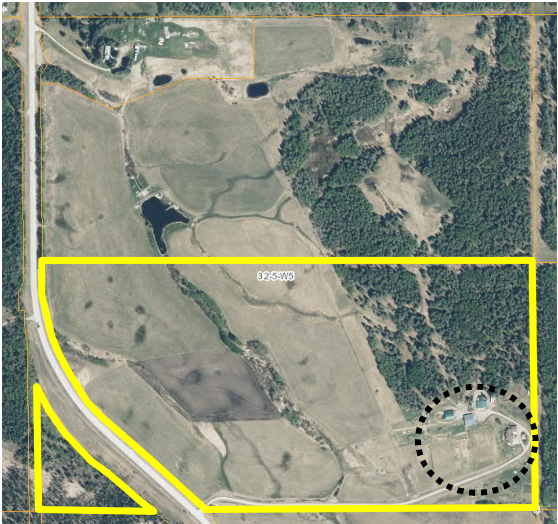
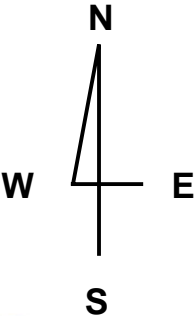
Highway 760



General View of Southern Area



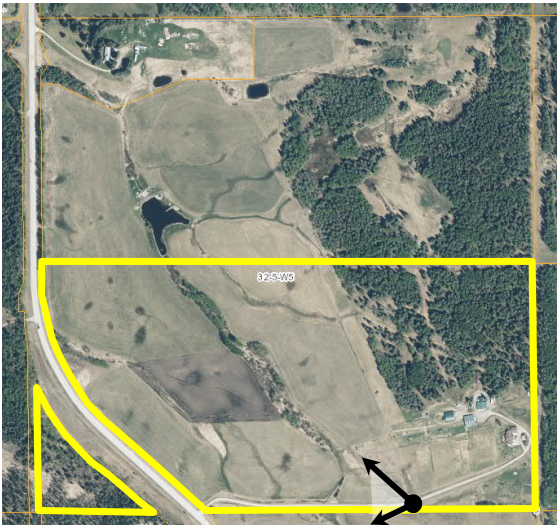
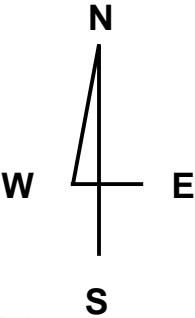
Existing Developed Yard & Main Dwelling



General View of Southern Area



Looking Northwest: Paddocks and Farmland



Administrative Position

The Planning and Development Department supports Approval for PLRDSD20220121, within the NW 3-32-5 W5M for the following reasons:

1. The proposal is compliant with the policies of the Municipal Development Plan.
2. The land is deemed suitable for its intended use as an Agricultural (2) District, compliant with the regulations of the Land Use Bylaw.
3. There are no technical outstanding matters.
4. No letters of objection/concern were received.

Request for Decision

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

SUBJECT: Bylaw No. LU 25/22
SUBMISSION TO: Council Meeting
MEETING DATE: August 10, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLRDS20220113
LEGAL: SE 2-34-6-5

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 25/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate twenty-two point zero-eight (22.08) acres within SE 2-34-6-5 from Agricultural District (A) to Agricultural (2) District (A(2)).

Application Overview

Applicant	EVANS, Michael David & Tammy Lynn
Property Owner	EVANS, Michael David & Tammy Lynn
Title Transfer Date	October 17, 2007
Existing Parcel Size	160 acres
Purpose of redesignation	Create a new parcel that contains the residential site and surrounding area utilized for an existing equestrian operation.
Division	5
Rural Neighbourhood/Urban Centre	James River
Bylaw given first reading	July 13, 2022
Bylaw advertised on	July 26, 2022, and August 02, 2022

Key Dates, Communications and Information

Application Submitted	March 18, 2022
Application Circulation Period	March 28, 2022, to April 27, 2022
Supportive Information Requested/Submitted	None requested
Application Revised from Submission	No
Communications Received from Referrals	<u>Telus Communications</u> – No objection <u>Fortis Alberta</u> – No easement required <u>Foothills Natural Gas Co-op</u> – No objections or comments <u>Operational Services</u> - A non-conforming road inspection was conducted for Township Road 340 and it was concluded that road is acceptable for this application. The inspection report is attached to this report.
Objections Received and Addressed	No

Applicable Directions, Policy and Regulations

Intermunicipal Development Plan	This property is not within an IDP area
Municipal Development Plan Bylaw No. 20/20	According to Figure 3 Growth Management Conceptual Strategy, the proposal is within the Potential Multi-Lot Residential Development Area. The proposal is for an agricultural first parcel

	<p>out and was evaluated based on Section 3.0</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>3.3.7 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>
Area Structure Plan	An ASP has not been developed for this area
Land Use Bylaw No. 21/21	<p>Section 11.2 A(2) Agricultural (2) District</p> <p><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>
Policy and Procedures	N/A

DISCUSSION:

Land Use and Development

Predominant land Use on property	The proposed parcel contains a dwelling and agricultural accessory buildings, and the balance of the quarter is in agricultural production.
Predominant development on property	The proposed parcel has a dwelling and agricultural accessory buildings, pasture, and an outdoor riding arena.
Oil and gas facilities on property/adjacent	The quarter has two natural gas pipelines and one oil well effluent pipeline. The operators were circulated, and they did not provide any concerns with the proposal. There is a natural gas well on the balance of the quarter.
Surrounding land uses	The quarter is surrounded by agricultural uses, two of the quarters have one subdivision and the remainder are unsubdivided quarters.
Proximity to utilities	The proposed parcel has a serviced residential site.

Physical and Natural Features

Waterbodies and wetlands on property	There is an unclassified stream that crosses the northwest corner of the quarter and another that is north of the proposed parcel. No water was observed in the area north of the proposed parcel during the site visit.
--------------------------------------	--

Topographical constraints on property	The property is relatively flat, no topographical concerns noted during the site visit
ESA areas and classifications	There is an area on the remainder of the quarter outside of the proposed parcel that is a Level 3 ESA. The ESA encompasses the area of a mature stand of trees. ESA description: Diverse habitats, some mature mixed woodland, boreal wetlands and woodlands on upland, beaver pond complexes, Aw, Sw, and Pb AVI polygons, dense forest, fairly undisturbed, stand of stage 5 forest. ESA Criteria 8: Areas that provide linking function and permit movement.
Drainage and Soil Characteristics	The quarter has a combination of agricultural uses, forage and pastureland. According to Canada Land Inventory (CLI) the quarter has a combination of Class 6 soil on the west side and Class 5 on the east side. According to AGRASID the Land Suitability Rating identifies that this quarter is within three soil polygons, all three have the dominant soil as Class 4 and one of the polygons has co-dominant soil of Class 7.
Potential for Flooding	No flood risk was noted during the site visit.

Planning and Development History

Prior RD/SD/DP Applications	<u>SD 06-073</u> - proposal for a 4.1-acre parcel approved March 28/07 - file expired; the parcel was never registered. <u>PLRD2010-107</u> - Dwelling Unit – Mobile home addition approved Apr. 12/2010.
Encumbrances on title affecting application	None

Servicing and Improvements Proposed

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

Suitability Assessment

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

DISCUSSION:

The applicant proposes to redesignate approximately twenty two point zero eight (22.08) acres from Agricultural (A) District to Agricultural (2) District (A(2)).

BACKGROUND:

The property is approximately three (3) miles north and three (3) miles west of the Town of Sundre. The quarter is bordered on the south side by Township Road 340 and on the east side by Range Road 61. The existing access for the proposal is along Range Road 61 and there is access to the balance of the quarter from Township Road 340.

According to the Canada Land Inventory (CLI) the quarter has two soil classifications, the west side is Class 6 and the east side is Class 5. The proposed parcel has Class 6 soil along the west side and the remainder is Class 5 soil. AGRASID's Land Suitability Rating System (LSRS) has identified that this quarter is within three soil polygons. All three polygons have Class 4 as the dominant soil classification and one of the polygons along the western side of the quarter has Class 7 as the co-dominant soil. The limiting factors related to the soil classifications are H – inadequate heat units for optimal growth, T – Landscapes with slopes steep enough to incur a risk of water erosion or to limit production, W –

Soils in which excess water (not due to inundation) limits production and V – Soils with a pH value either too high or too low for optimal growth.

PROPOSAL:

This is a proposal for the first parcel to be removed from the quarter. The applicant has chosen this size and configuration to encompass an existing horse operation within the quarter. To the west of the proposed parcel is a dugout, and the applicants wish to leave that with the remainder of the quarter, and they also did not want to include the mature trees on the balance within their proposal. The parcel configuration provides enough area for pastureland within the parcel and has a minimal impact on the surrounding rotational grazing on the balance of the quarter and the mature trees. The applicants have provided an explanation of the proposal which attached to this report.

APPLICATION HISTORY:

The applicants did attend a preapplication meeting to discuss the subdivision options for the property and gain an understanding of the policies for the creation of a new agricultural parcel. They were advised of MDP policies and to provide clear justification if they proceeded with a smaller sized agricultural parcel. The applicant's explanation is attached to this report.

CIRCULATIONS:

The application was circulated to the eight adjacent landowners, as well as relevant agencies and no concerns or objections were received.

POLICY ANALYSIS:

Municipal Development Plan Bylaw No. 20/20

The property is within a combination of the Agricultural Preservation area which allows for consideration of the first parcel out of a quarter resulting in two titles and Potential Multi-Lot Rural Residential Development Area allowing for the consideration of four titles within a quarter. The proposal is within the Potential Multi-lot Residential area. This is the first parcel out of the quarter and was evaluated based on the Agricultural Land Use Policies. The applicant has proposed a new agricultural parcel that includes the existing improvements related to the existing equine uses. These improvements are a single-family dwelling, barn, accessory buildings, paddocks, and outdoor riding arena. The parcel is smaller than the minimum size of 40 acres in Policy 3.3.7. The policy includes that configuration "should" reflect existing conditions and use of the land. Subdivision for new agricultural parcels shall demonstrate the use for agricultural purposes. The proposal includes an existing agricultural use and is designed to have a minimal impact on the surrounding agricultural uses. The balance of the quarter is utilized for rotational livestock grazing which includes dugouts to provide water for the livestock. The dugouts are excluded from the proposal and the applicant also wanted to have a minimal impact on the mature stand of trees. The mature stand of trees is within the ESA Level 3 area.

During the site visit the unclassified stream that is identified on the Environmental Scan map was observed as a lower lying area that is managed as part of the hay field.

Both road surfaces of Township Road 340 and Range Road 61 are narrower than the standard 7 metres. Operations proceeded with a Non-Conforming Road Inspection and summary comments include that the road is acceptable to accommodate the proposal. The Inspection Report is included as an attachment.

Land Use Bylaw No. 21/21

This proposal is for an existing agricultural use in compliance with the purpose of the Agricultural (2) District.

CONCLUSION:

Administration can support a resolution of approval to redesignate an area to Agricultural (2) District to facilitate the first parcel out of this unsubdivided quarter to accommodate the existing agricultural use. The proposed area has an established access onto the developed County road and the remainder also has access.

After First Reading, the Applicant requested a change to the proposal (Option B)

The applicants requested an application amendment to increase the size of the proposed parcel that will meet the minimum parcel size of 40 acres described in MDP Policy 3.3.7. As this request was made after Council gave First Reading of the Bylaw and scheduled the Public Hearing, Administration could not accept an amendment to the application at this late stage. However, considering that the proposal raised no objection, the proposed zoning will be the same (A 2) Agricultural (2) District) and in the same general location, Administration recommended that the

applicants: 1) provide written reasons for a revised proposal together with a sketch of the larger parcel and 2) engage the immediate affected neighbours to the east and south.

The applicant submitted their request for Council's consideration of the enlarged parcel that leaves the west dugout with balance of the quarter and includes a larger portion of the hayfield in the north portion of the proposed parcel as well as a small portion of the mature trees in the northwest corner of the enlarged area. No concerns were raised by the adjacent landowners that were engaged.

From a policy evaluation, Option B meets the minimum parcel size of 40 acres of Policy 3.3.7. If Council proceeds to consider Option B, the following motions should be considered:

That the Reeve open and close the Public Hearing.

That Council amends Bylaw No. LU 25/22 increasing the parcel size to forty point six-zero (40.60) acres (16.43 hectares) as shown in Attachment 11. (Approval)

That Council give second reading to Bylaw No. LU 25/22 redesignating the lands within the SE 2-34-6-5. (Approval)

That Council give third reading to Bylaw No. LU 25/22 redesignating the lands within the SE 2-34-6-5. (Approval)

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 25/22 redesignating the lands within the SE 2-34-6-5. (Approval) That Council give third reading to Bylaw No. LU 25/22 redesignating the lands within the SE 2-34-6-5. (Approval)
Option Two: This motion indicates additional information required to render a decision on application	That Council defer Bylaw No. LU 25/22 to _____.
Option Three: This motion indicates that the application is not deemed suitable	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No. LU 25/22 redesignating the lands within the SE 2-34-6-5. (Refusal) That Council give third reading to Bylaw No. LU 25/22 redesignating the lands within the SE 2-34-6-5. (Refusal)

ATTACHMENT(S):

- 01 - Bylaw No. LU 25/22 and Schedule "A"
- 02 - Location, Land Use and Ownership Map
- 03 - Proposed Redesignation Sketch
- 04 - Environmental Scan Maps
- 05 - Aerial Photograph
- 06 - Figure 3 MDP
- 07 - Applicant's parcel explanation
- 08 - Non-Conforming Road inspection report
- 09 - Applicants request to revise the proposal with supporting information (Option B)
- 10 - Council Presentation
- 11 - Amended Bylaw No. LU 25/22 and Schedule "A" (Option B)

BYLAW NO. LU 25/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SE 2-34-6-5 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 zero eight (22.08) acres (8.94 hectares) in the Southeast (SE) Quarter of Section two (2), Township thirty-four (34), Range six (6), West of the fifth (5th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading July 13, 2022,

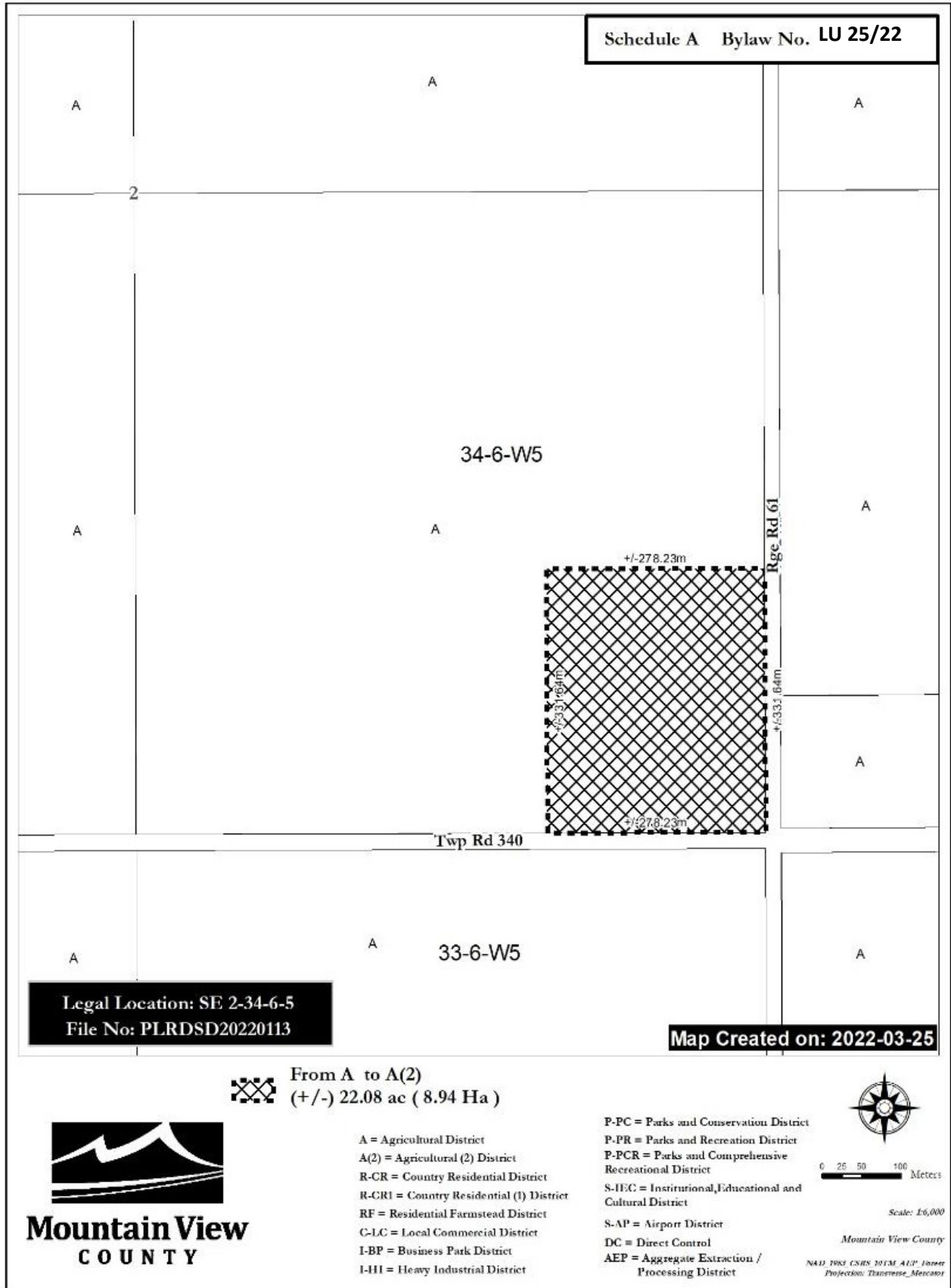
Received second reading _____,

Received third reading _____,

Reeve

Chief Administrative Officer

Date of Signing





Mountain View COUNTY

Location, Land Use, Ownership & Circulation Legend

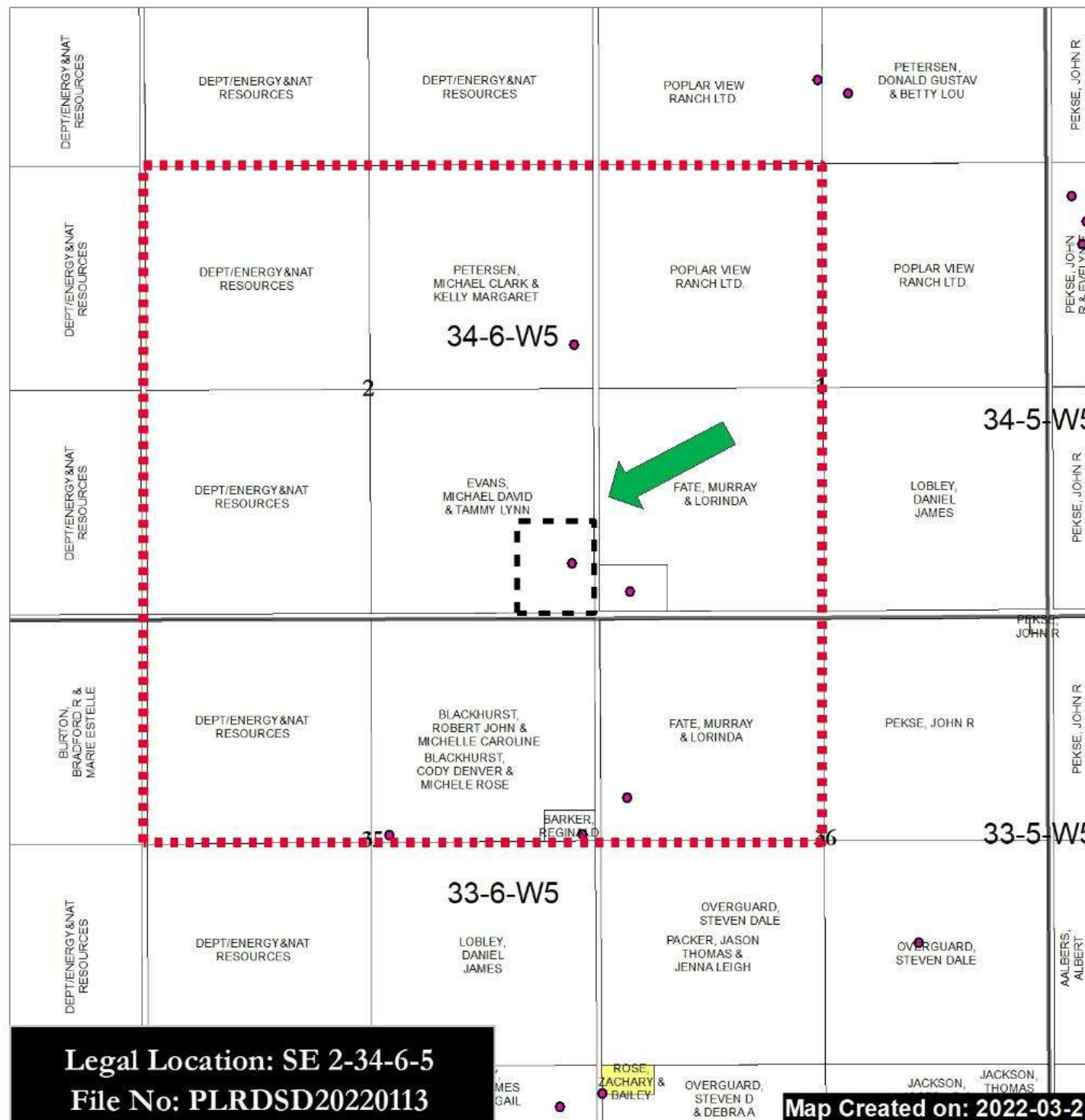
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - 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 2-34-6-5
File No: PLRDS20220113

Map Created on: 2022-03-25

PROPOSED REDESIGNATION/SUBDIVISION SKETCH

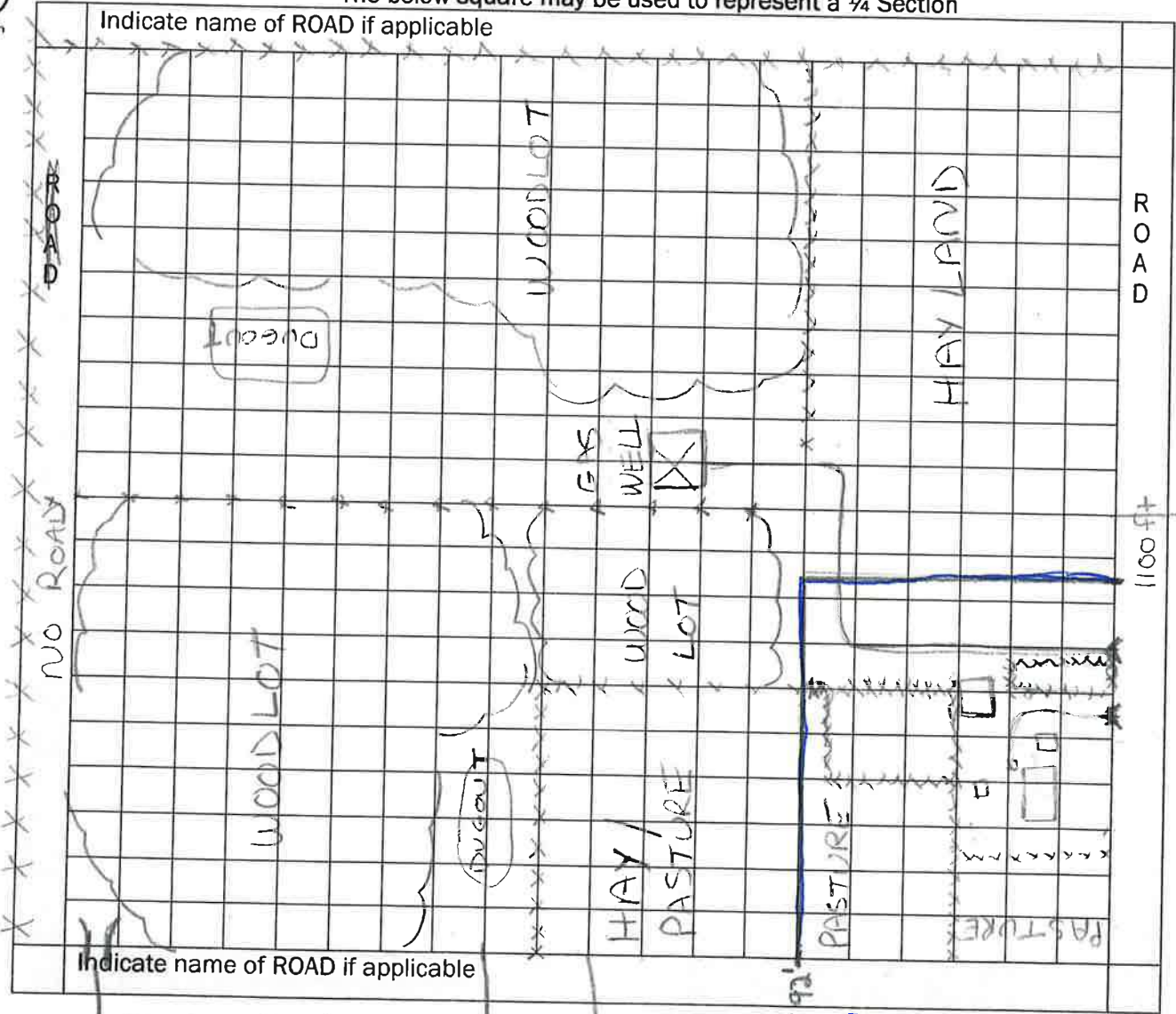
- The Site Plan **must** include all of the following information (if applicable) in order for it to be considered complete:
- ☒ Location, dimensions, and boundaries of the entire property and of the portion of the property to be redesignated/subdivided;
 - ☐ Location and dimensions of existing buildings 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



CROWN LEASE LAND



2640 ft
Range Road 6.1

Existing Road Approach
2640ft
Twp Road 340

1584'
(1584 x 1100)
40 ACRES

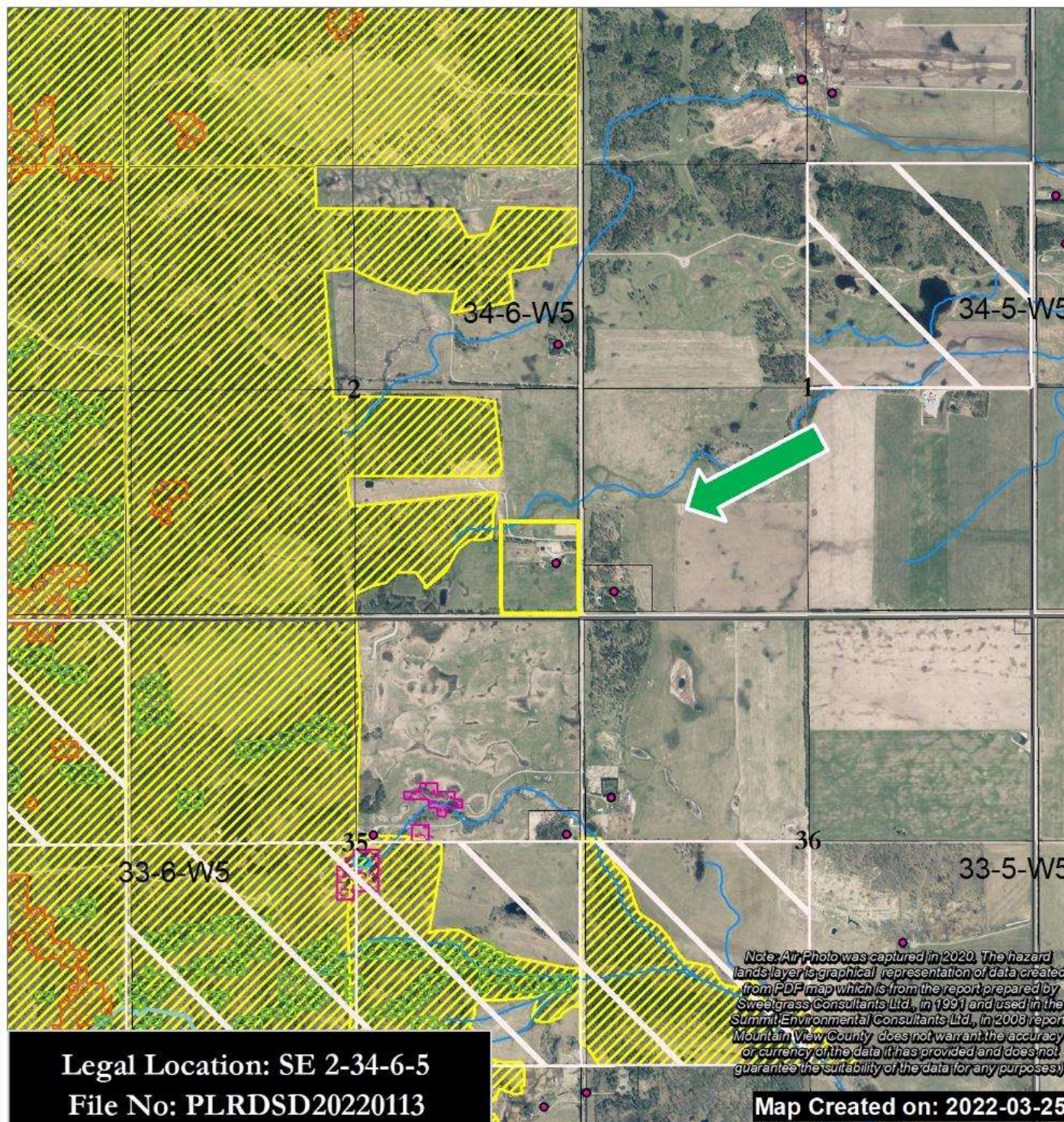
1300'
(1300 x 1300)
40 ACRES

Proposed
20 acre



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
 - <all other values>
 - a-Archaeological Resources
 - a, p
 - h-Historical Sites
 - p-Paleontological Resources
 - Landfills
 - Gravel Pits
 - Sewage Lagoons
 - CFO - NRCB Approved
 - Subject Land
- Environmentally Significant Areas**
- ESA_number
- 1 (Very High)
 - 2 (High)
 - 3 (Moderate)
 - 4 (Low)
- Alberta Merged Wetland**
- Bog
 - Fen
 - Marsh
 - Open Water
 - Swamp



0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



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)

- 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

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 2-34-6-5
File No: PLRDSD20220113

Map Created on: 2022-03-25



0 50 100
Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

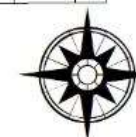


Mountain View COUNTY

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: 1:2,500

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. *

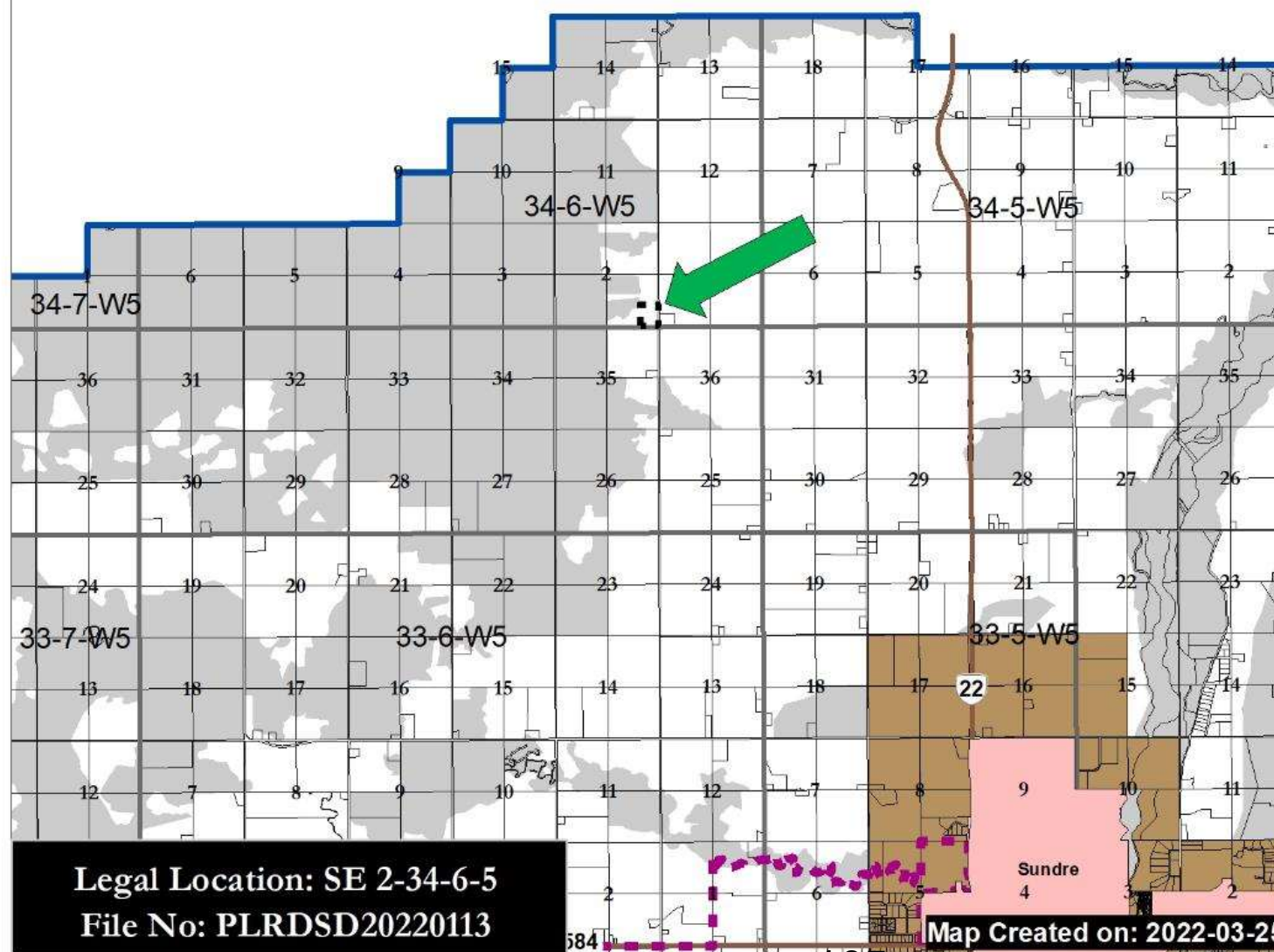


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal Location: SE 2-34-6-5
File No: PLRDSD20220113

Map Created on: 2022-03-25

MOUNTAIN VIEW COUNTY

REDESIGNATION & SUBDIVISION APPLICATION

Mike and Tammy Evans

SE 2-34-6 W5

Subdivision of a 20 acre parcel from existing 160 acre parcel. First parcel out of $\frac{1}{4}$ section.

3. REASON FOR REDESIGNATION/SUBDIVISION

When considering our options to do a subdivision of our $\frac{1}{4}$ section, we wanted to accomplish two things:

1) create a parcel of land that would still support our current needs to have livestock and utilize our property for more equestrian means 2) to ensure the integrity of the remaining acres to be utilized for cattle/livestock operations.

Initially when we plotted out the minimum 40 acre parcel for this subdivision as stipulated by the application, we discovered that the boundaries would impact the layout of the existing land. To the west, the boundary would potentially run through an existing dug out or through vital hay land and to the north the boundary would again impact hay land. It would also require disruption of the existing wood lot by having to cut down trees to create a new boundary.

We then mapped out a 20 acre parcel that would create a nice size agricultural parcel that still had lots of pasture to support our needs while not impeding on the woodlot to the west and would border our existing outdoor arena to the north with very little reduction in the hay land area.

There is also a Bonavista gas well on our property and we were aware of the boundaries and the impact on the facility. The 20 acre parcel afforded no issues with the well facility. The lease road would travel across both parcels of land without any issues.

As a former cattle operator, the quarter of land was set up to have rotational grazing, two dugouts, hay land and ease of moving cattle to different pastures. We wanted to maintain that layout as much as possible for future use. By doing a 20 acre parcel, the remaining land would make for a functional cattle grazing option without having to restructure the existing infrastructure.

Township Rd 340

Township Rd 340

Township Rd 340

Township Rd 340

Range Rd 61

Impacts
wood lot

Impacts
seasonal
creek

Impacts
dug out

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 #	PLRDSD20220113
Legal	SE 2-34-6 W5M
Inspection Date	April 6, 2022
Inspector	Will Jewson

Approved by	RM
Date	April 8, 2022

Location Description	Range Road & Township RR 61 and TWP 340 Length of Road Inspected: 800 m north and 800m west
Road Width	<p>Is the width consistent?</p> <p><input type="checkbox"/> YES Most Consistent Width in Meters 6.1</p> <p><input checked="" type="checkbox"/> NO</p> <p>Comments: Both road start at 6.1m at the intersection and then taper down to 5.5m within 1.5km. There is a cattle guard 800m west in TWP 340</p>
Surface Type	Comments: Gravel, both
Ditch Condition	<p><input checked="" type="checkbox"/> Typical County road conditions</p> <p><input type="checkbox"/> Needs Improvement</p> <p>Comments: Small area ~100m north of the requested subdivision – west side of RR 61, the ditch appears to have been filled in with sediment over time. No evidence of over-road water flow or issues associated with the fill.</p>
Drainage	<p><input type="checkbox"/> Well drained <input checked="" type="checkbox"/> Typical County road conditions</p> <p><input type="checkbox"/> Not well drained <input type="checkbox"/> Needs Improvement</p> <p>Comments: No evidence of over roadway water flow or drainage issues</p>
Brush / Trees	<p><input checked="" type="checkbox"/> Close to road <input checked="" type="checkbox"/> Typical County road conditions</p> <p><input type="checkbox"/> Excessive trees/brush <input type="checkbox"/> Needs Improvement</p> <p>Comments: Small pockets of trees close to the road. Do not interfere with sight lines on the road or at accesses/approaches</p>
Maintenance	<p><input checked="" type="checkbox"/> Regularly Maintained</p> <p><input checked="" type="checkbox"/> Regular Snow Removal</p> <p>Comments: _____</p>
Maintenance Issues	<p><input type="checkbox"/> Difficult snow removal</p> <p><input type="checkbox"/> Soft Spots</p> <p><input checked="" type="checkbox"/> Other</p> <p>Comments: Narrow road presents issues for passing maintenance equipment when present</p>
Nearby Residences	<p><input checked="" type="checkbox"/> YES – Directly to the east as well as several more in the general vicinity off both roads</p> <p><input type="checkbox"/> NO</p>
Accessibility	<p><input type="checkbox"/> Through access</p> <p><input type="checkbox"/> Multiple road access</p> <p><input checked="" type="checkbox"/> Dead End</p> <p>Comments: RR 61 ends approx. 1.3 km to the north of the subdivision. Does not go through to TWP 342</p>
OVERALL	<p><input checked="" type="checkbox"/> Acceptable for above application</p> <p><input type="checkbox"/> Not acceptable for above application</p> <p>Comments: The road already serves several residences and farmyards. The increased traffic from 1 additional parcel will not have any negative effects on the current users and usage.</p>

July 15, 2022

Attention: Tracey Connatty
Planning and Development Services
Mountain View County

Dear Tracey,

**Re: Revised Proposed Redesignation and Subdivision
File No. PLRDSD20220113**

Applicant: Evans, Michael David & Tammy Lynn
Landowner: Evans, Michael David & Tammy Lynn
Legal: SE 2-34-6-5

From: Agricultural District (A) To: Agricultural (2) District (A(2))
Revised Proposed Redesignation Area: +/- 40 acres
Number of Lots for Subdivision: 1

Please find enclosed our revised proposal for our redesignation/subdivision application. In our original application we have proposed a redesignation/subdivision of 22.08 acres.

While a 22.08 acre parcel is our preference for redesignation/subdivision, we recognize that Bylaw 20/20 3.3.7 outlines the provision for a +/- 40 acre parcel being preferred.

When considering our application, if it is Council's view that they want to exercise Bylaw 20/20 3.3.7 and require the parcel to be the minimum +/-40 acre then we have provided that option with this revision.

Please find enclosed our documentation for the revision consideration to be added to our current application File No. PLRDSD20220113.

If you require any further information, please email Mike and Tammy at [REDACTED] or call [REDACTED]

Sincerely,

Mike and Tammy Evans

MOUNTAIN VIEW COUNTY

REDESIGNATION & SUBDIVISION APPLICATION

Mike and Tammy Evans

SE 2-34-6 W5

Subdivision of a 20 acre parcel from existing 160 acre parcel. First parcel out of ¼ section.

3. REASON FOR REDESIGNATION/SUBDIVISION

When considering our options to do a subdivision of our ¼ section, we wanted to accomplish two things:

1) create a parcel of land that would still support our current needs to have livestock and utilize our property for more equestrian means 2) to ensure the integrity of the remaining acres to be utilized for cattle/livestock operations.

Initially when we plotted out the minimum 40 acre parcel for this subdivision as stipulated by the application, we discovered that the boundaries would impact the layout of the existing land. To the west, the boundary would potentially run through an existing dug out or through vital hay land and to the north the boundary would again impact hay land. It would also require disruption of the existing wood lot by having to cut down trees to create a new boundary.

We then mapped out a 20 acre parcel that would create a nice size agricultural parcel that still had lots of pasture to support our needs while not impeding on the woodlot to the west and would border our existing outdoor arena to the north with very little reduction in the hay land area.

There is also a Bonavista gas well on our property and we were aware of the boundaries and the impact on the facility. The 20 acre parcel afforded no issues with the well facility. The lease road would travel across both parcels of land without any issues.

As a former cattle operator, the quarter of land was set up to have rotational grazing, two dugouts, hay land and ease of moving cattle to different pastures. We wanted to maintain that layout as much as possible for future use. By doing a 20 acre parcel, the remaining land would make for a functional cattle grazing option without having to restructure the existing infrastructure.

REVISED JULY 15 2022

Should Council wish to adhere to Bylaw 20/20 3.3.7 and enforce the minimum 40 acre parcel stipulation, we have provided a proposed map of 40 acres that would work on the existing quarter. While it does impact the hay/pasture land on the north boundary and hay/woodlot on the west boundary it would still provide the ability to maintain rotational grazing and have no impact on existing dug outs.

PROPOSED REDESIGNATION AND SUBDIVISION

EVANS, MICHAEL DAVID & TAMMY LYNN

FILE NO. PLRDSD20220113



Proposed 22.08 acres



Revised Proposed +/-40 acres

1240ft East/West
1400ft North/South

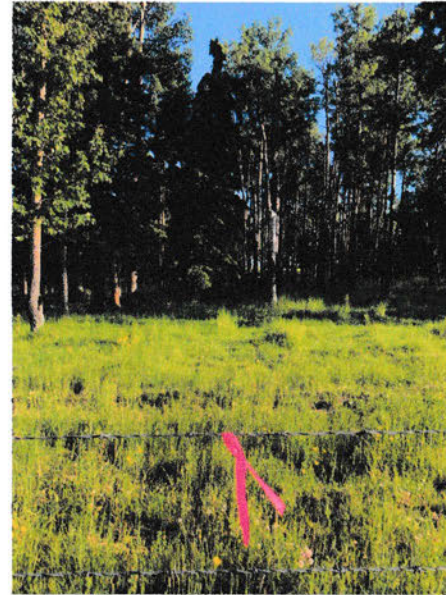
PROPOSED REDESIGNATION AND SUBDIVISION

EVANS, MICHAEL DAVID & TAMMY LYNN

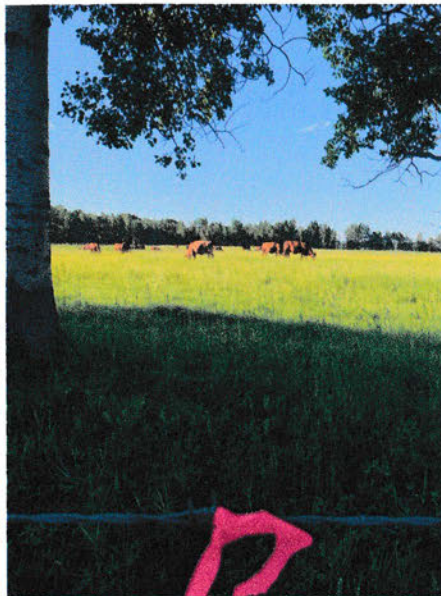
FILE NO. PLRDSD20220113



A
LOOKING WEST



C
LOOKING SOUTH



B
LOOKING NORTH



D
LOOKING EAST

Proposed Redesignation and Subdivision - Evans, Michael David & Tammy Lynn

2 messages

Tammy Evans

Fri, Jul 15, 2022 at 8:25 PM

To:

Applicant: Evans, Michael David & Tammy Lynn
Landowner: Evans, Michael David & Tammy Lynn
Legal: SE 2-34-6 W5
File No.: PLRDSD20220113

From: Agricultural District (A) to Agricultural (2) District (A(2))
Proposed Revised Redesignation Area: +/- 40 Acres
Number of Lots for Subdivision: 1

Lorinda and Murray Fate

You are receiving this notification email because we are seeking to revise the original proposed redesignation/subdivision area from 22.08 acres to +/- 40 acres. The original notification letter from Mountain View County was sent to you on March 28, 2022.

Mountain View County has our application and it has been before council for its first reading on July 13, 2022.

We are proposing a revised parcel size of +/- 40 acres to comply with the Bylaw No. 20/20 3.3.7 of Mountain View County that states "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.

While it would still be our preference to only do the original proposed 22.08 acres, we want to have the ability to move forward with Council on the larger parcel should they choose to enforce their Bylaw parcel size.

We have been requested by Mountain View County Planning and Development that we reach out to our adjacent landowners and notify of our desire to amend our application. Please reply back to this email confirming you have received this notification and any comments pertaining to our notification.

If you want to provide comments to our Planner, please contact tconnatty@mvcounty.com

Thank you
Mike and Tammy Evans

Lori Fate

Sat, Jul 16, 2022 at 9:53 AM

To: Tammy Evans

Received, thank you. We, Lorinda and Murray Fate have no issues with this amendment.

[Quoted text hidden]

--

Lori Fate

H.

C.

Proposed Redesignation and Subdivision - Revision

2 messages

Tammy Evans [REDACTED]

Fri, Jul 15, 2022 at 8:28 PM

To: [REDACTED]

Applicant: Evans, Michael David & Tammy Lynn
Landowner: Evans, Michael David & Tammy Lynn
Legal: SE 2-34-6 W5
File No.: PLRDSD20220113

From: Agricultural District (A) to Agricultural (2) District (A(2))
Proposed Revised Redesignation Area: +/- 40 Acres
Number of Lots for Subdivision: 1

Robert & Michelle Blackhurst
Cody & Michele Blackhurst

You are receiving this notification email because we are seeking to revise the original proposed redesignation/subdivision area from 22.08 acres to +/- 40 acres. The original notification letter from Mountain View County was sent to you on March 28, 2022.

Mountain View County has our application and it has been before council for its first reading on July 13, 2022.

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While it would still be our preference to only do the original proposed 22.08 acres, we want to have the ability to move forward with Council on the larger parcel should they choose to enforce their Bylaw parcel size.

We have been requested by Mountain View County Planning and Development that we reach out to our adjacent landowners and notify of our desire to amend our application. Please reply back to this email confirming you have received this notification and any comments pertaining to our notification.

If you want to provide comments to our Planner, please contact tconnatty@mvcounty.com

Thank you
Mike and Tammy Evans

Michele Blackhurst [REDACTED]

Mon, Jul 18, 2022 at 8:02 AM

To: Tammy Evans [REDACTED]

Thanks for letting us know about the changes. We have no complaints!

From: Tammy Evans [REDACTED]
Sent: Friday, July 15, 2022 9:28 PM
To: [REDACTED]
Subject: Proposed Redesignation and Subdivision - Revision

[Quoted text hidden]

Proposed Redesignation and Subdivision - Revision

1 message

Tammy Evans

Fri, Jul 15, 2022 at 8:33 PM

To:

Applicant: Evans, Michael David & Tammy Lynn
Landowner: Evans, Michael David & Tammy Lynn
Legal: SE 2-34-6 W5
File No.: PLRDSD20220113

From: Agricultural District (A) to Agricultural (2) District (A(2))
Proposed Revised Redesignation Area: +/- 40 Acres
Number of Lots for Subdivision: 1

Michael & Kelly Petersen

You are receiving this notification email because we are seeking to revise the original proposed redesignation/subdivision area from 22.08 acres to +/- 40 acres. The original notification letter from Mountain View County was sent to you on March 28, 2022.

Mountain View County has our application and it has been before council for its first reading on July 13, 2022.

We are proposing a revised parcel size of +/- 40 acres to comply with the Bylaw No. 20/20 3.3.7 of Mountain View County that states "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.

While it would still be our preference to only do the original proposed 22.08 acres, we want to have the ability to move forward with Council on the larger parcel should they choose to enforce their Bylaw parcel size.

We have been requested by Mountain View County Planning and Development that we reach out to our adjacent landowners and notify of our desire to amend our application. Please reply back to this email confirming you have received this notification and any comments pertaining to our notification.

If you want to provide comments to our Planner, please contact tconnatty@mvcountry.com

Thank you
Mike and Tammy Evans

PLRDSD20220113

Bylaw No. LU 25/22

Tracey Connatty
Planner
August 10, 2022

APPLICANT: EVANS, Michael David & Tammy Lynn

LANDOWNER: EVANS, Michael David & Tammy Lynn

LEGAL: SE 2-34-6-W5M

DIVISION: 5

ACRES: 22.08 ac.

PROPOSED REDESIGNATION:

To Redesignate from:

Agricultural District “A” to Agricultural (2) District “A(2)” one (1),
twenty-two point zero eight (22.08) +/- 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

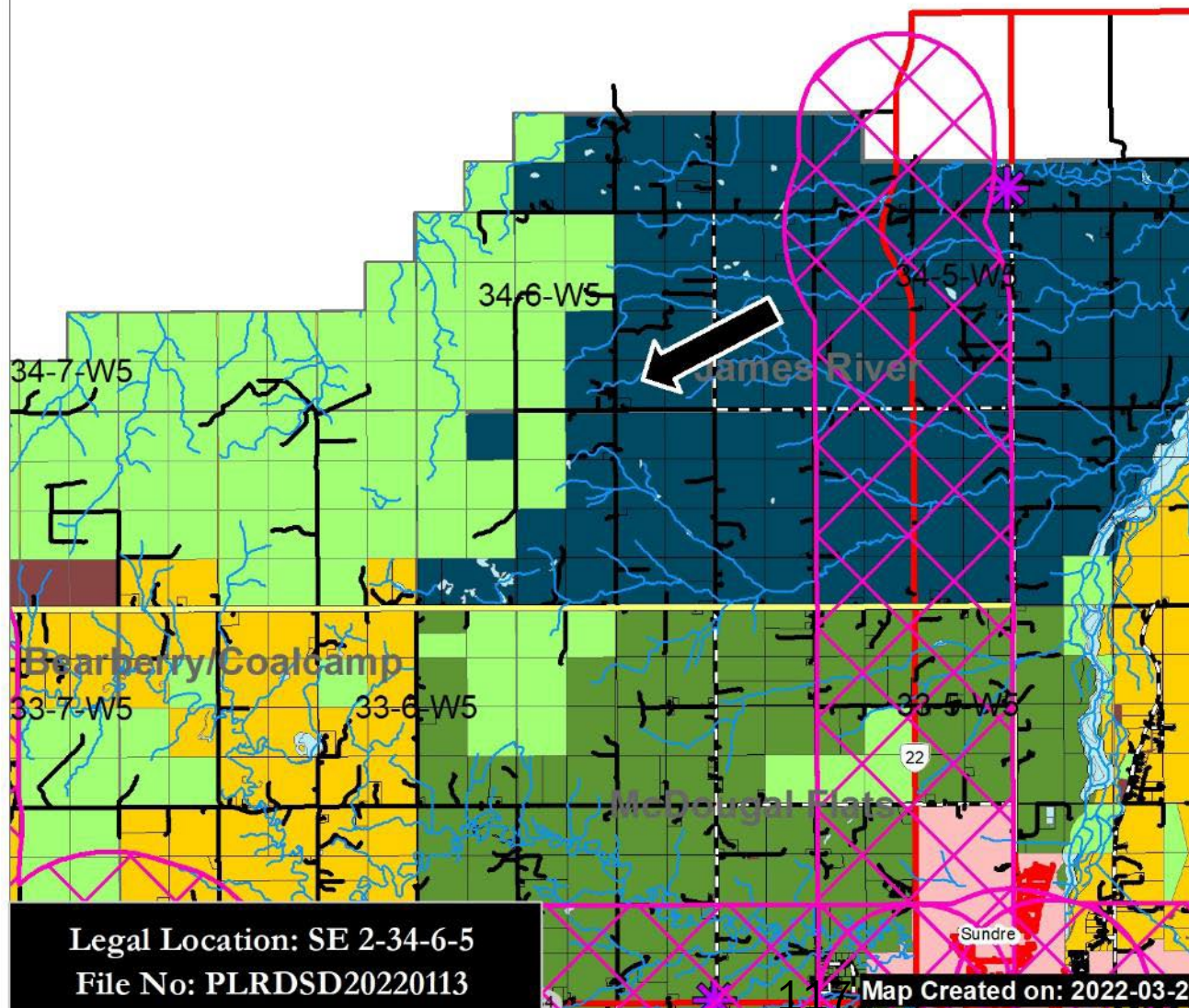


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 2-34-6-5

File No: PLRDSD20220113

Map Created on: 2022-03-25



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. *

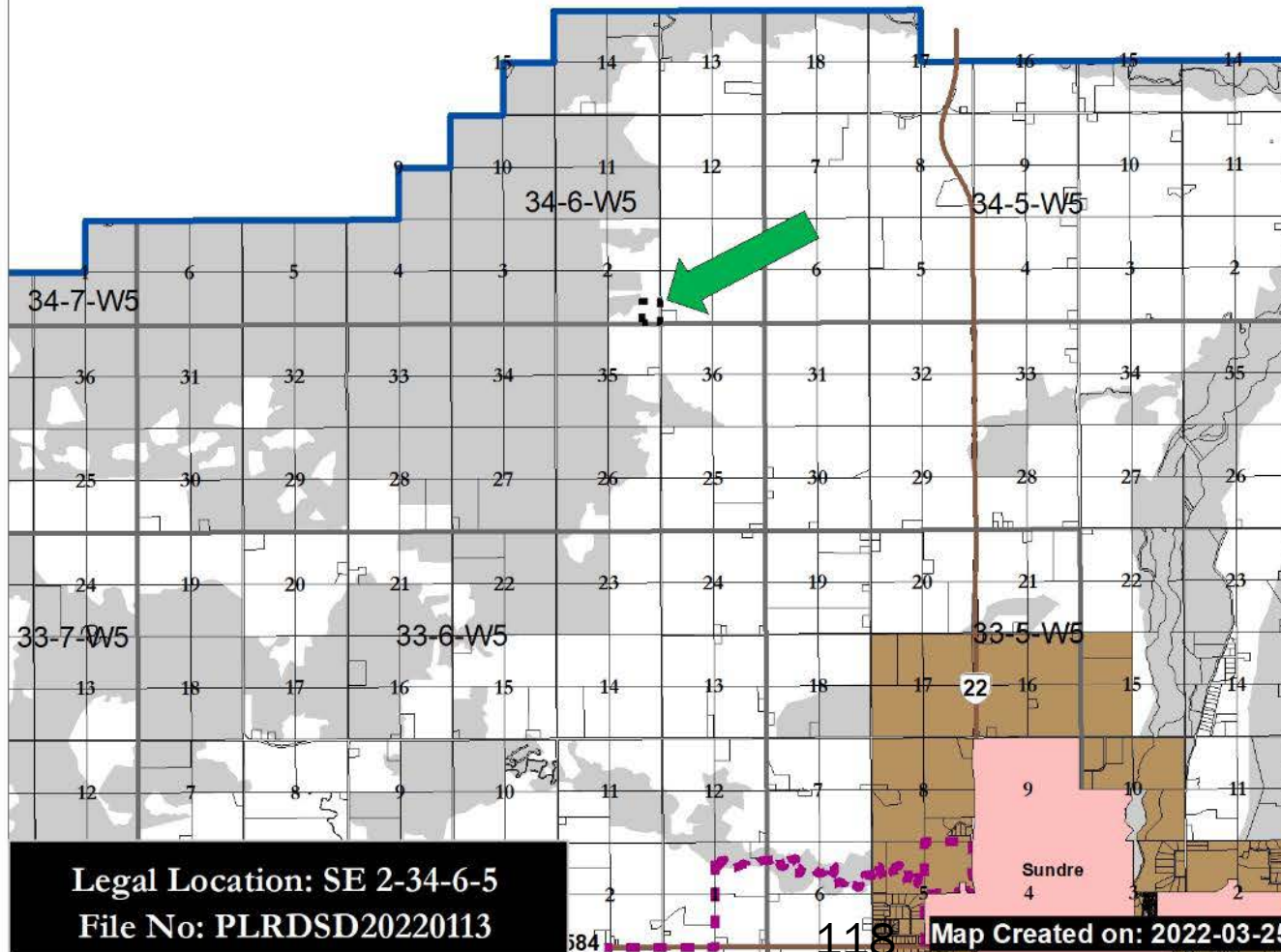


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator





Mountain View COUNTY

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
- Wells
 - ▲ COMMINGLED (1)
 - ⬆ PUMPING GAS (1)
- Wells Buffer
 - 100 m



0 50 100 200 Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

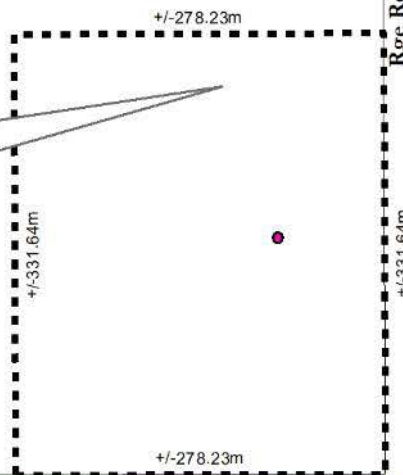
Projection: Transverse_Mercator

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

2



Proposed Area to be Redesignated from
Agricultural District (A) to
Agricultural (2) District (A(2))
twenty two point zero eight (+/- 22.08) acres



Twp Rd 340

Rge Rd 61

Legal Location: SE 2-34-6-5

File No: PLRDSD20220113

34-6-W5

119 Map Created on: 2022-03-25



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

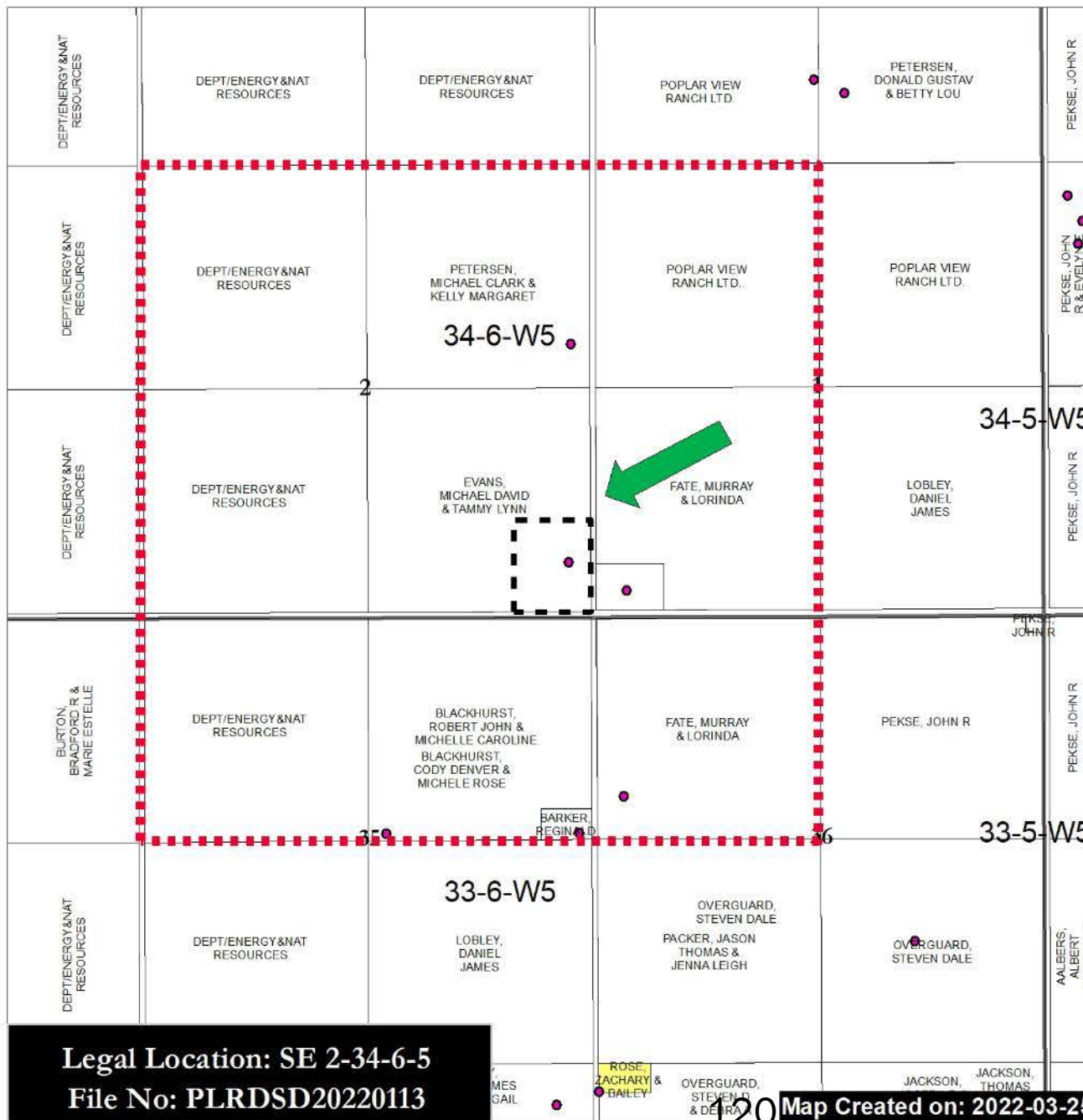
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - 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

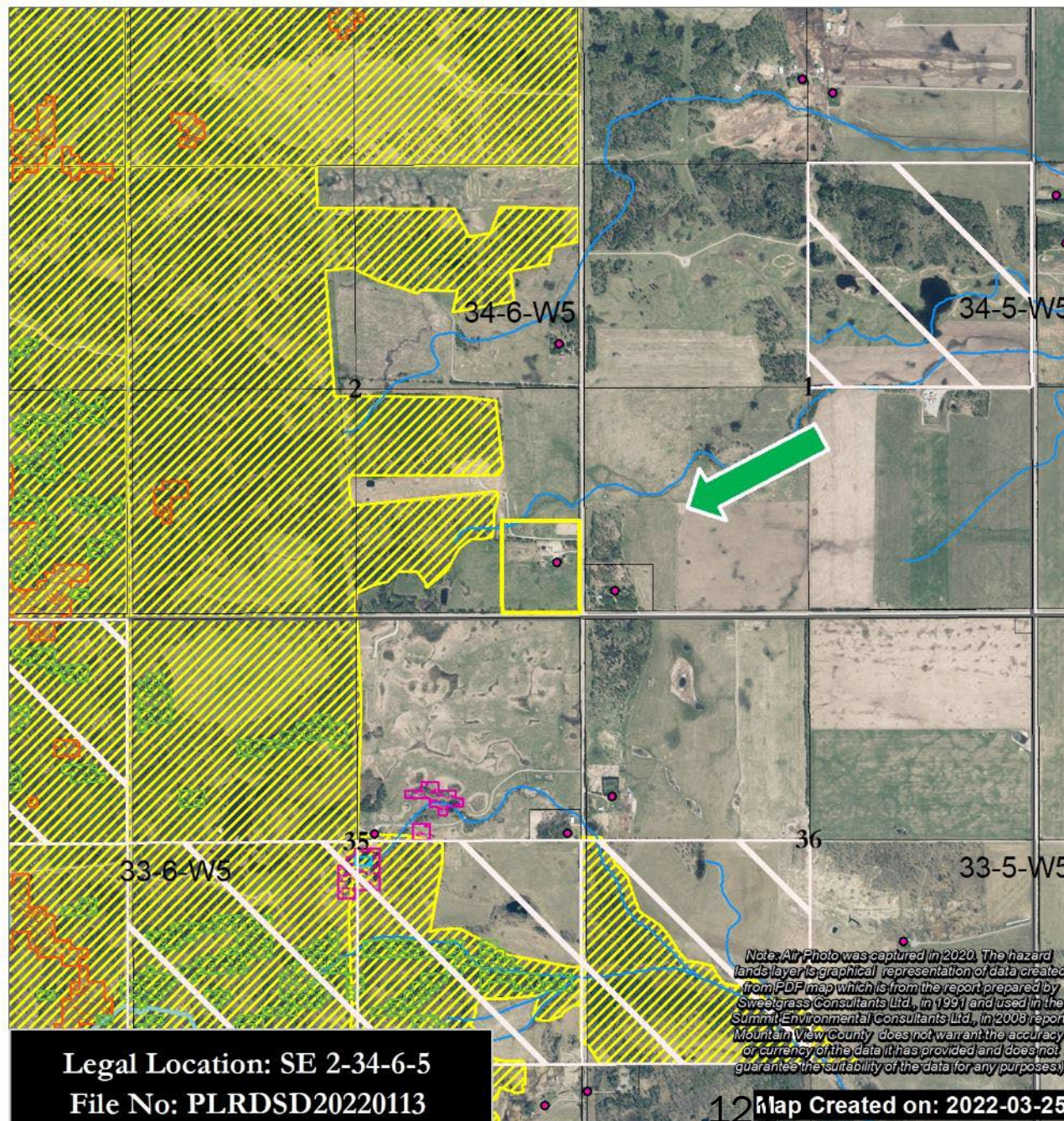
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





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
- 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 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 2-34-6-5
File No: PLRSD20220113

Map Created on: 2022-03-25



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)

■ 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 2-34-6-5

File No: PLRDSD20220113

Map Created on: 2022-03-25



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 | — LVP PRODUCTS |
| ■ Boundary | — MISCELLANEOUS LIQUIDS |
| ■ Altalink Powderline Buffer (30m) | — NATURAL GAS |
| ■ TC Energy Notification Zone 200m | — OIL WELL EFFLUENT |
| ■ TC Energy Notification Zone 750m | — SALT WATER |
| ■ Subject Land | — SOUR NATURAL GAS |
| | — UNKNOWN |

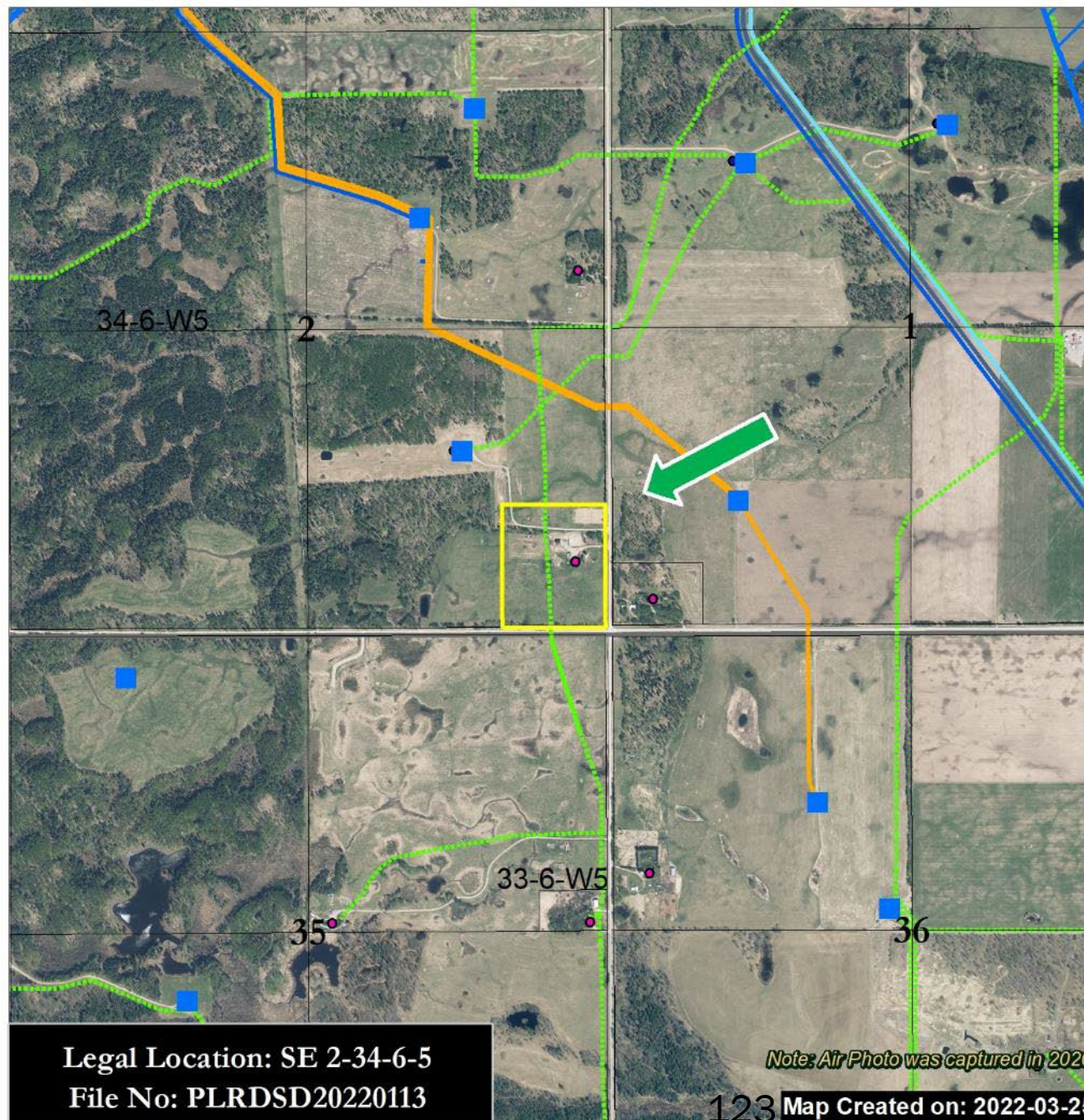


0 125 250 500 Meters

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 2-34-6-5

File No: PLRDSD20220113

Note: Air Photo was captured in 2020

123 Map Created on: 2022-03-25



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

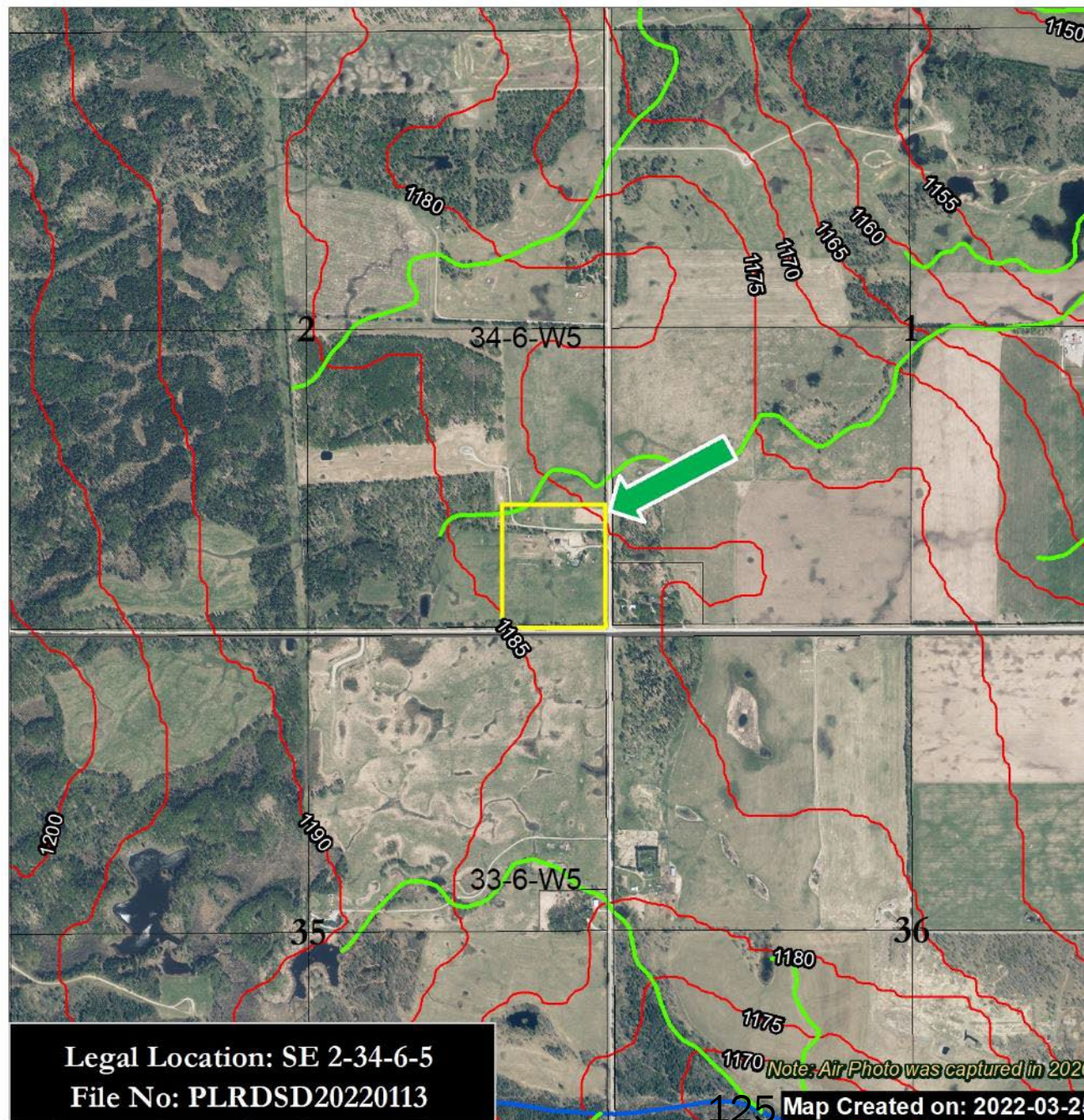


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

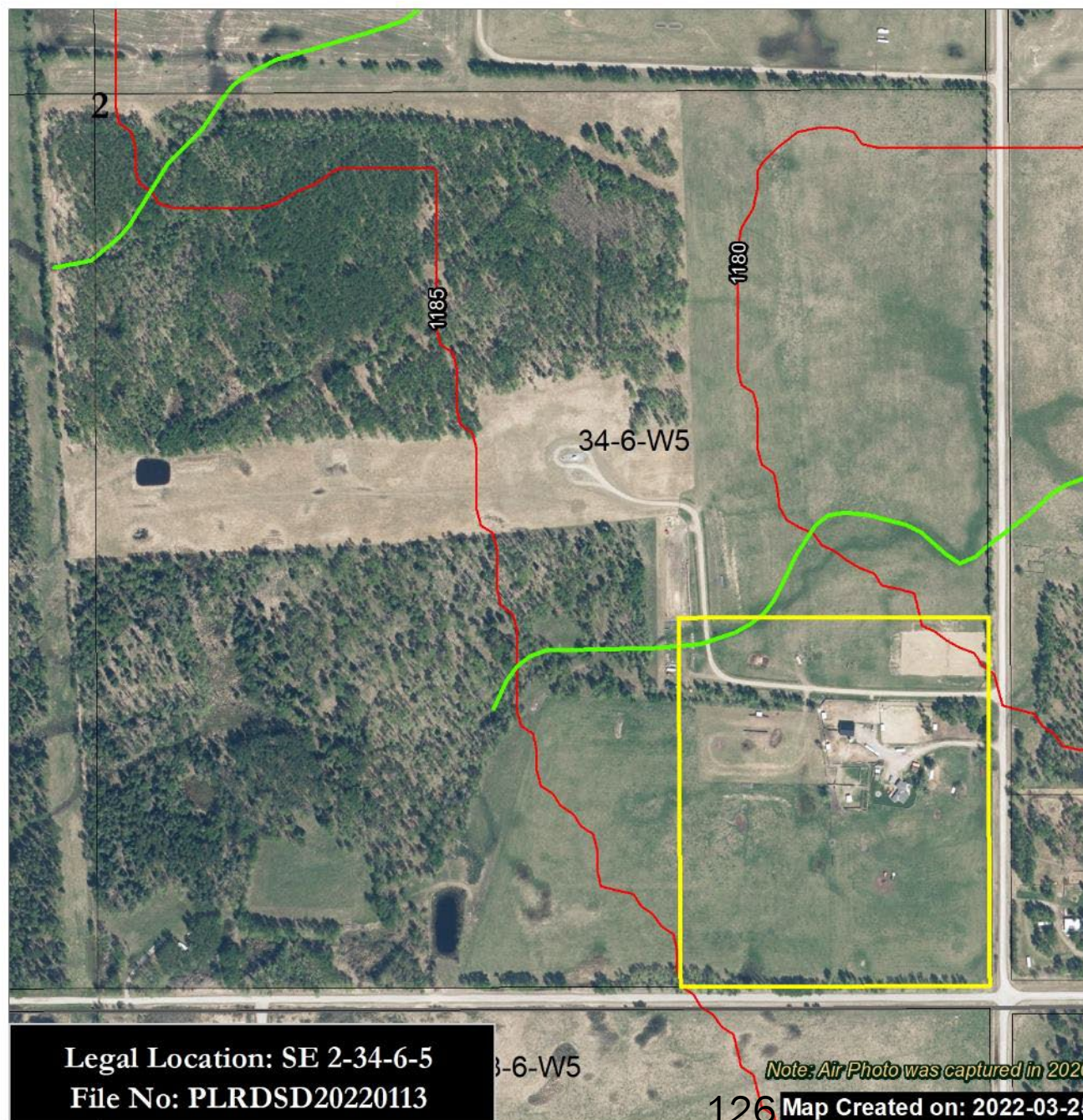
Topography & Water

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



Legal Location: SE 2-34-6-5
File No: PLRDSD20220113

Note: Air Photo was captured in 2020

126 Map Created on: 2022-03-25



Mountain View COUNTY

Site Dimension

Legend

- | | |
|--|--|
| <ul style="list-style-type: none">Application LocationRural AddressGas Plants, Battery Sites, etc.Gas Processing PlantWellsProposed RedesignationSubdivision BoundaryAltalink Powerline Buffer (30m)Streetlights - FortisPower Poles - Fortis | <ul style="list-style-type: none">PipelinesSUBST_ACRUDE OILFRESH WATERFUEL GASHVP PRODUCTSLVP PRODUCTSMISCELLANEOUS LIQUIDSNATURAL GASOIL WELL EFFLUENTSALT WATERSOUR NATURAL GASUNKNOWN |
|--|--|



Scale: 1:2,500

Mountain View County

NAD_1983_CSRS_NTM_AEP_Forest

Projection: Transverse_Mercator

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





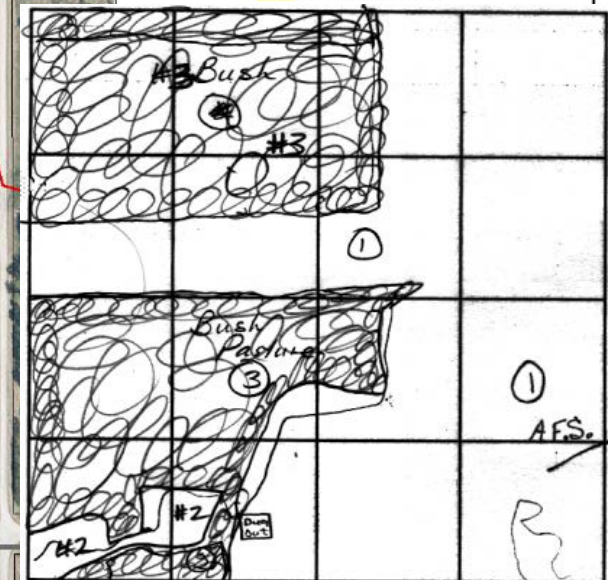
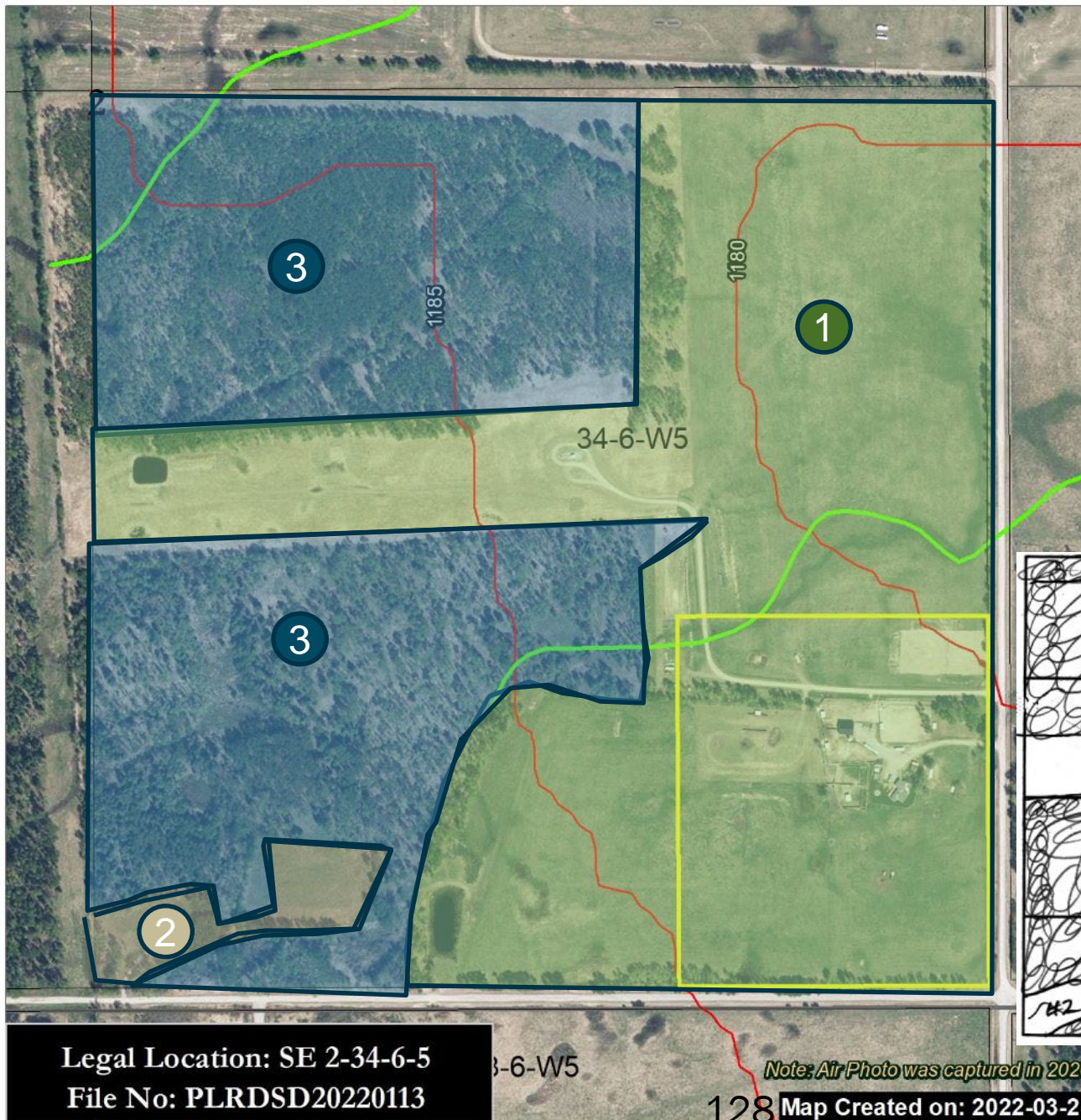
Mountain View
COUNTY

Farmland Calculations

1 – 39.0%

2 – 32.0%

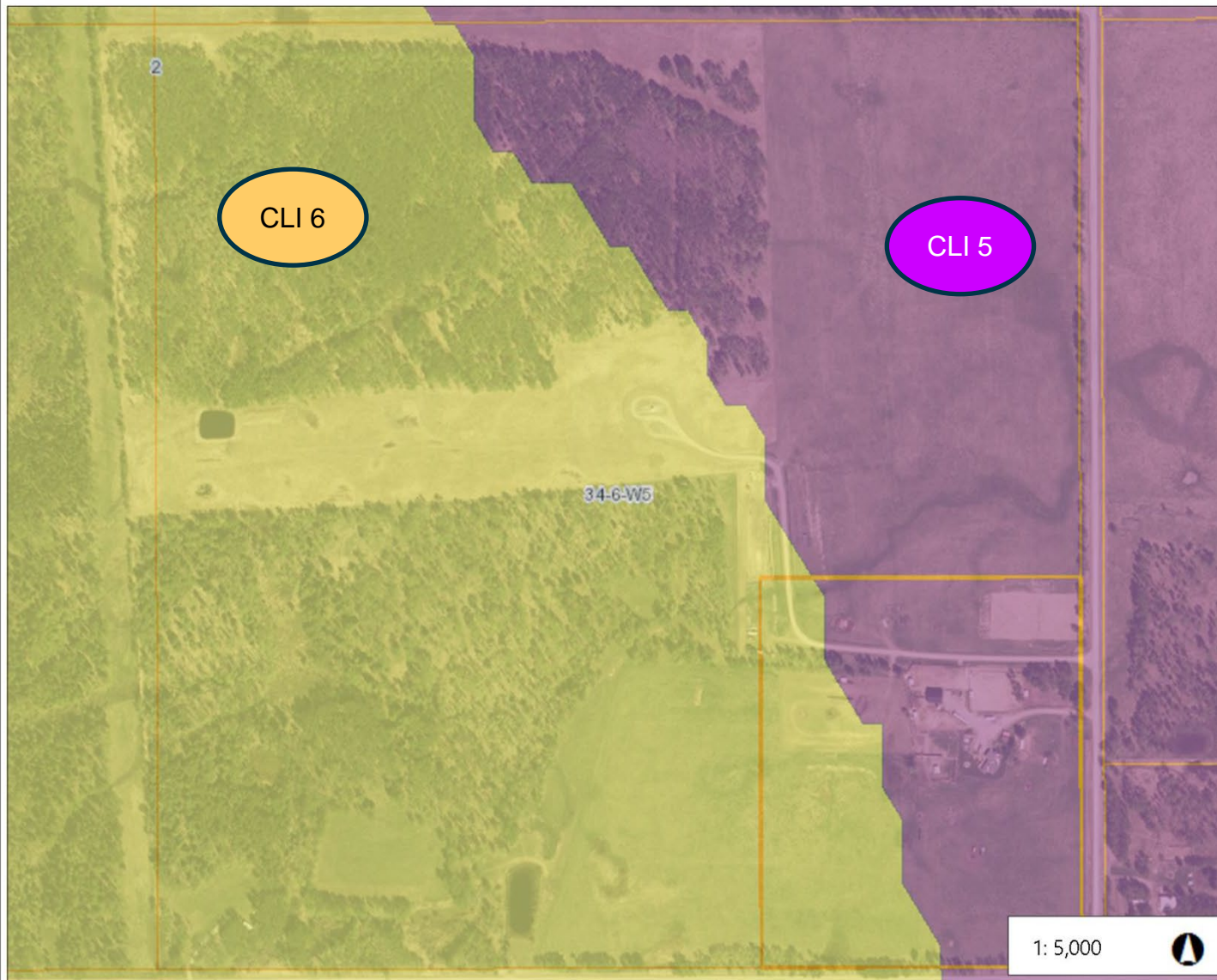
3 – 8.5%



Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



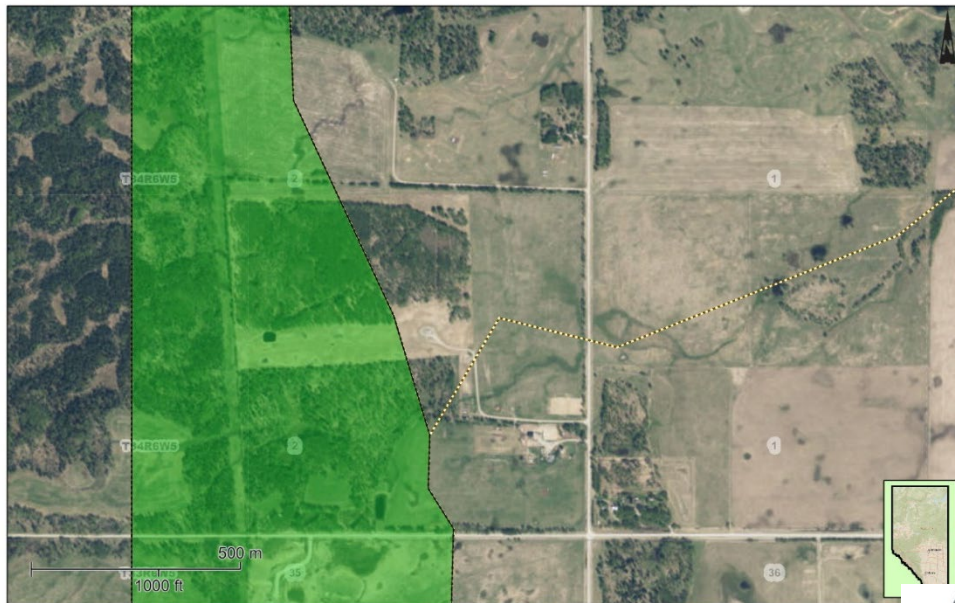
Legend

- MVC Primary Secondary Highway
- County Towns and Village
- Parcels (PGIS)
- SD Applications
 - <all other values>
 - SD - Approved
 - SD - Closed
 - SD - Conditionally Approved
 - SD - Endorsed
 - SD - Endorsed Closed
 - SD - Expired Application
 - SD - Refused
 - SD - Under Review
 - SD - Withdrawn
- Section Number Grid
- Canada Land Inventory - Soils
 - 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 0
- Township Grid

Notes

Not responsible for errors or omissions

254.0 0 127.00 254.0 Meters



Variable	Value
POLY_ID	17945
Map Unit Name	LOB2/H1I
Landform	H1I - hummocky - low relief
LSRS Rating (Spring Grains)	4HT(8) - 7WV(2)

Landscape Model Descriptions:

Brunisolic Gray Luvisol on medium textured (L, CL) till (LOB). The polygon includes poorly drained soils (2). Hummocky, low relief landform with a limiting slope of 6% (H1I).

April 20, 2022

Soil Landscape Polygons

Scale 1:9,028
1 inch = 752.33 feet
1 cm = 90.28 metres

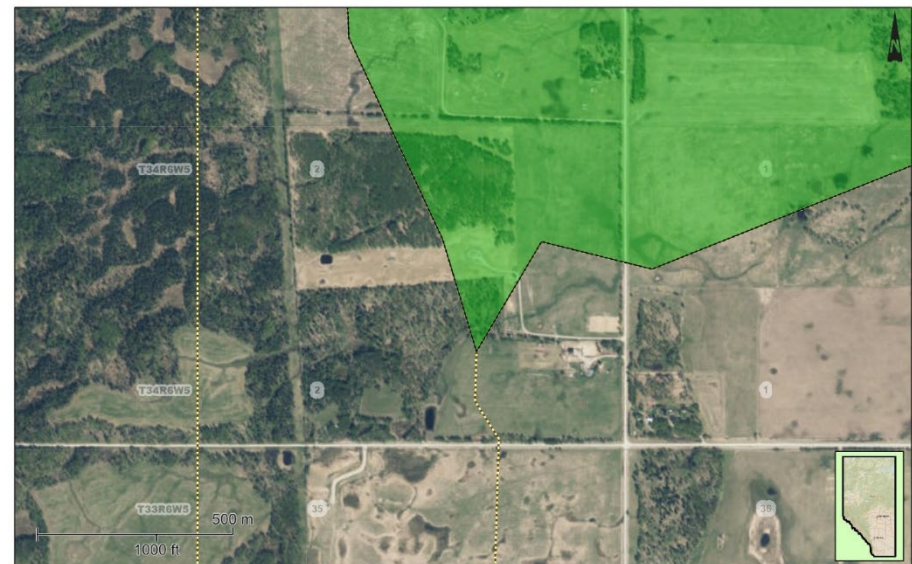
Map centre at latitude +51.887°N and longitude -114.737°E

Source: Esri, Maxar, GeoEye, Earthstar Geos, Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (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

Variable	Value
POLY_ID	17931
Map Unit Name	CASC1/H1I
Landform	H1I - hummocky - low relief
LSRS Rating (Spring Grains)	4HT(10)

Landscape Model Descriptions:

Brunisolic Gray Luvisol on medium textured (L, SiL) sediments deposited by wind and water (CAR). Brunisolic Gray Luvisol on medium textured (L, SiCL, CL) materials over medium (L, CL) or fine (C) textured till (SCH). The polygon may include soils that are not strongly contrasting from the dominant or co-dominant soils (1). Hummocky, low relief landform with a limiting slope of 6% (H1I).



April 20, 2022

Soil Landscape Polygons

Scale 1:9,028
1 inch = 752.33 feet
1 cm = 90.28 metres

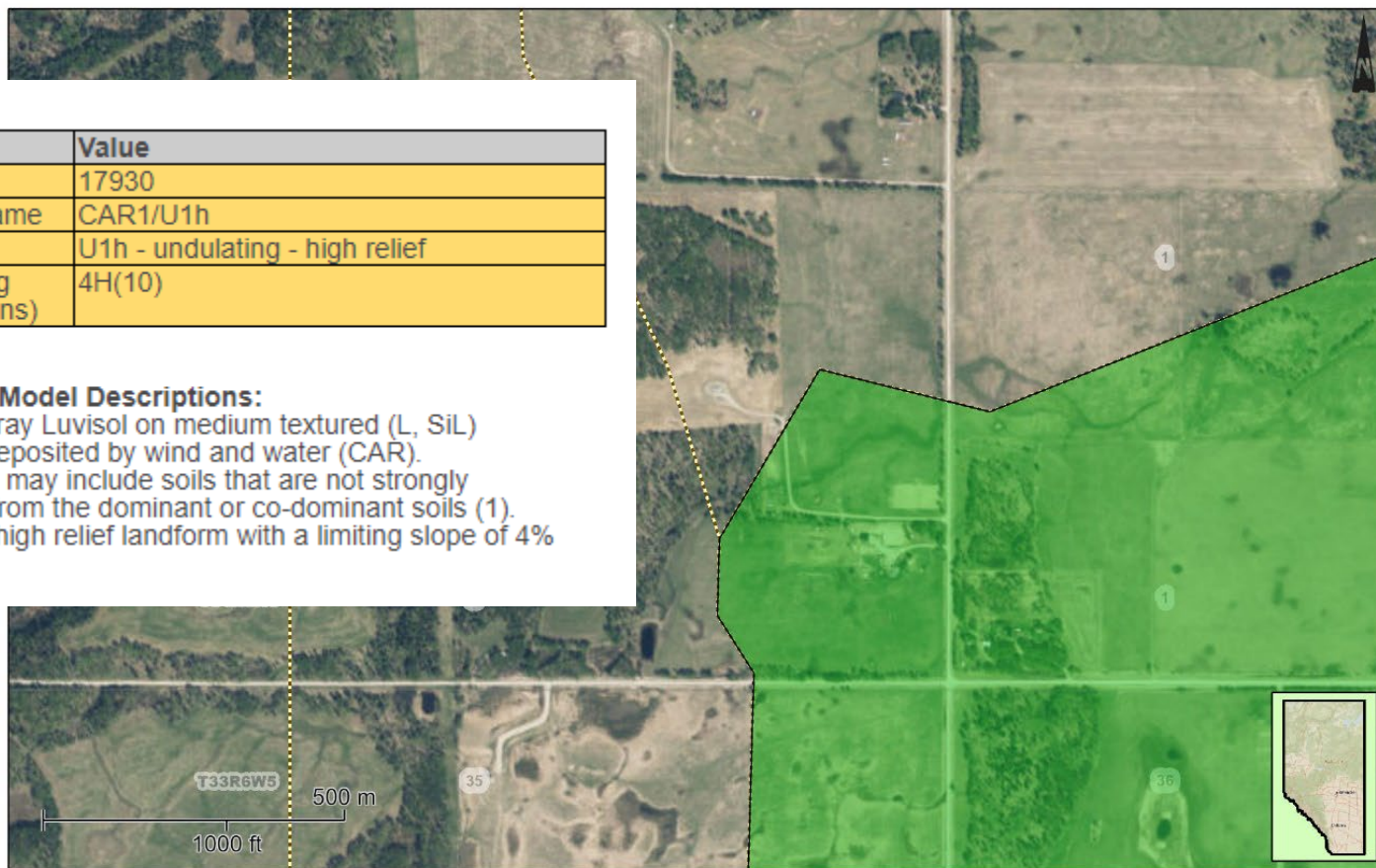
Map centre at latitude +51.886°N and longitude -114.740°E

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
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Government of Alberta, Alberta Open Government Licence

Variable	Value
POLY ID	17930
Map Unit Name	CAR1/U1h
Landform	U1h - undulating - high relief
LSRS Rating (Spring Grains)	4H(10)

Landscape Model Descriptions:

Brunisolic Gray Luvisol on medium textured (L, SiL) sediments deposited by wind and water (CAR). The polygon may include soils that are not strongly contrasting from the dominant or co-dominant soils (1). Undulating, high relief landform with a limiting slope of 4% (U1h).



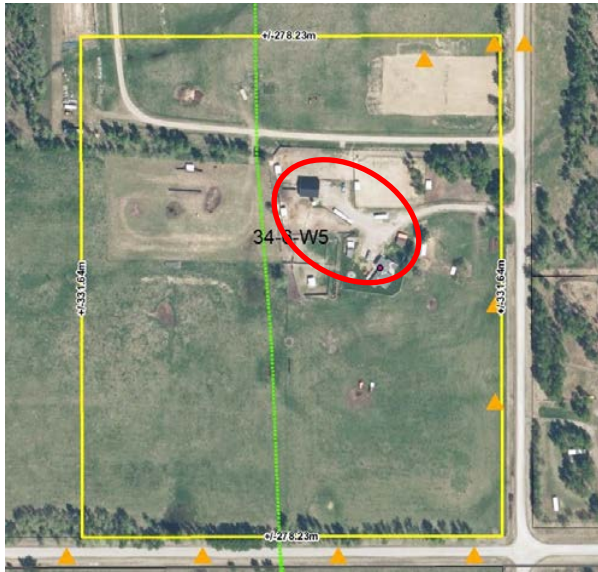
April 20, 2022

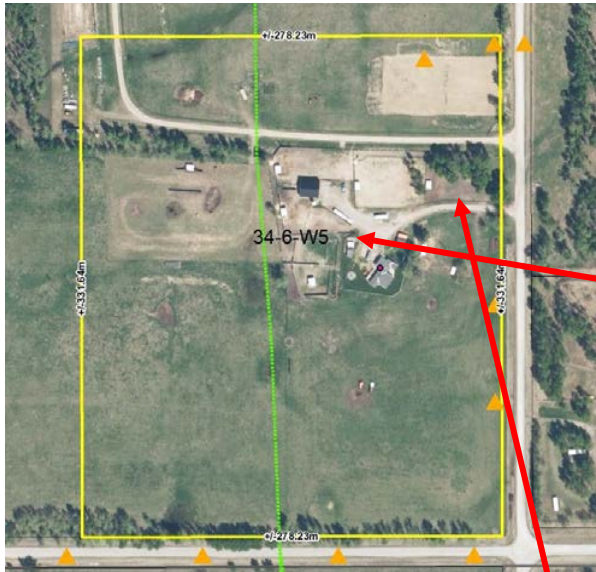
 Soil Landscape Polygons

Scale 1:9,028
1 inch = 752.33 feet
1 cm = 90.28 metres

Map centre at latitude +51.886°N and longitude -114.740°E

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
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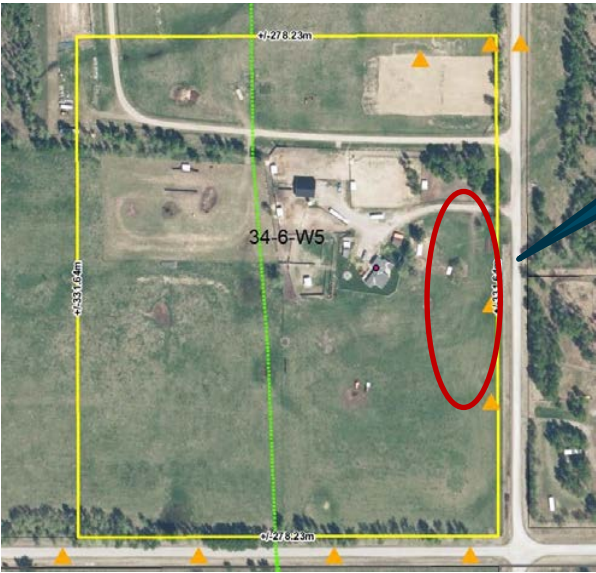




Paddock area west of dwelling



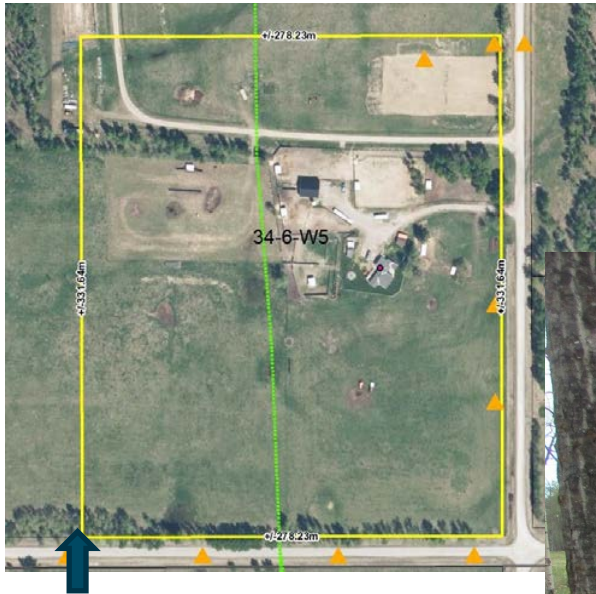
Paddock adjacent to driveway



Range Road 61



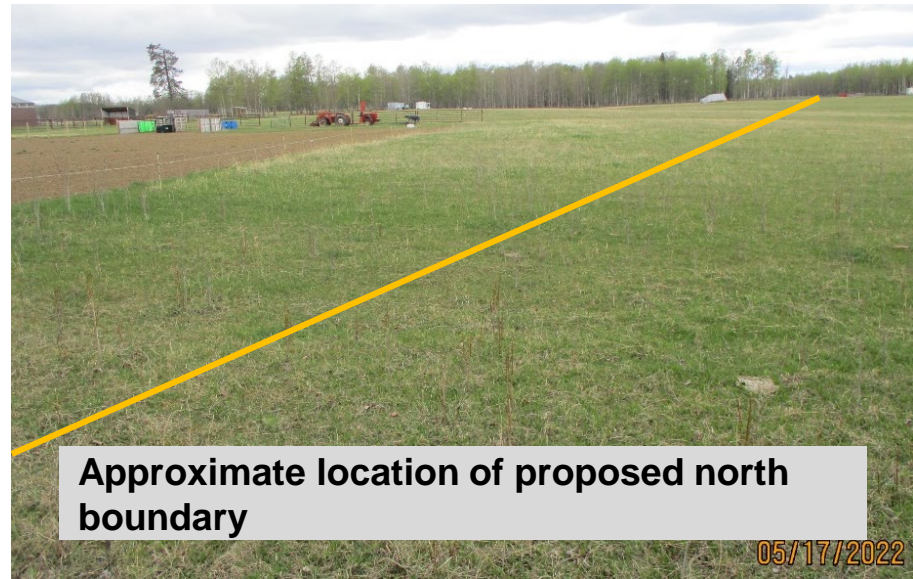
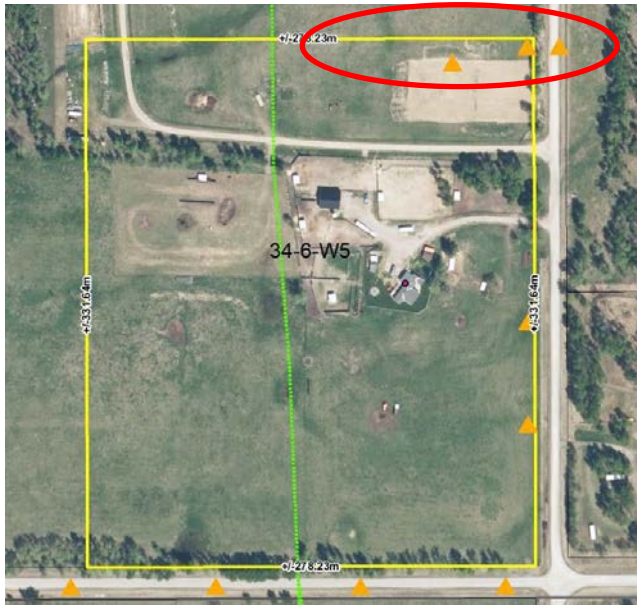
Pasture area south of driveway
adjacent to Range Road 61



Looking north across property



Approximate
proposed east
boundary



Administrative Position

The Planning and Development Department supports Approval for PLRDSD20220113, within the SE 2-34-6-W5M for the following reasons:

1. The proposal complies with MDP first parcel policy and is for an existing agricultural use.
2. No objections or concerns were received during the referral period.
3. The land is deemed suitable for the intended use.

Applicants request to revised proposal (Option B)

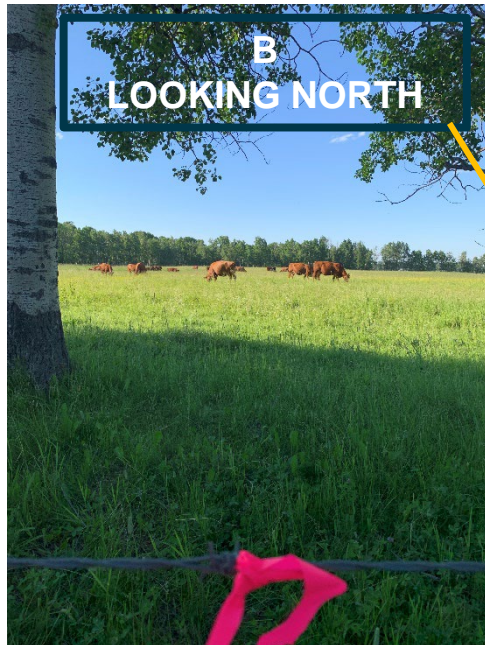


Proposed 22.08 acres



Revised Proposed +/-40 acres
1240ft East/West
1400ft North/South

PROPOSED REDESIGNATION AND SUBDIVISION
EVANS, MICHAEL DAVID & TAMMY LYNN
FILE NO. PLRDS20220113



Administrative Position

The Planning and Development Department supports Approval for PLRDSD20220113, within the SE 2-34-6-W5M for the following reasons:

1. The option B proposal complies with MDP first parcel policy and is for an existing agricultural use and complies with the minimum parcel size for a new agricultural parcel.
2. No objections or concerns were received from the adjacent landowners.
3. The land is deemed suitable for the intended use.

AMENDED BYLAW NO. LU 25/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SE 2-34-6-5 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 zero eight (22.08) acres (8.94 hectares)~~ forty point six-zero (40.60) acres (16.43 hectares) in the Southeast (SE) Quarter of Section two (2), Township thirty-four (34), Range six (6), West of the fifth (5th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading July 13, 2022,

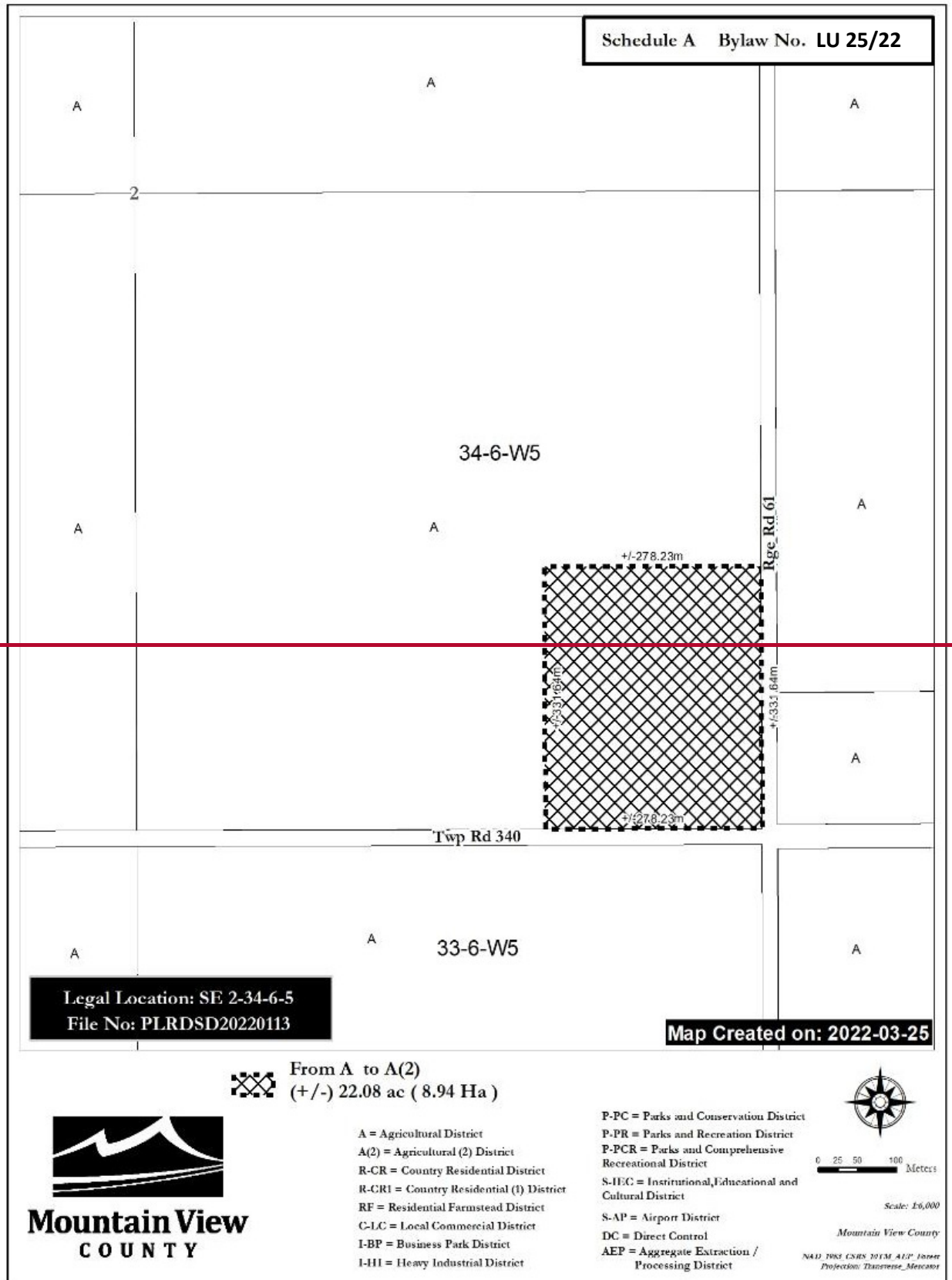
Received second reading _____,

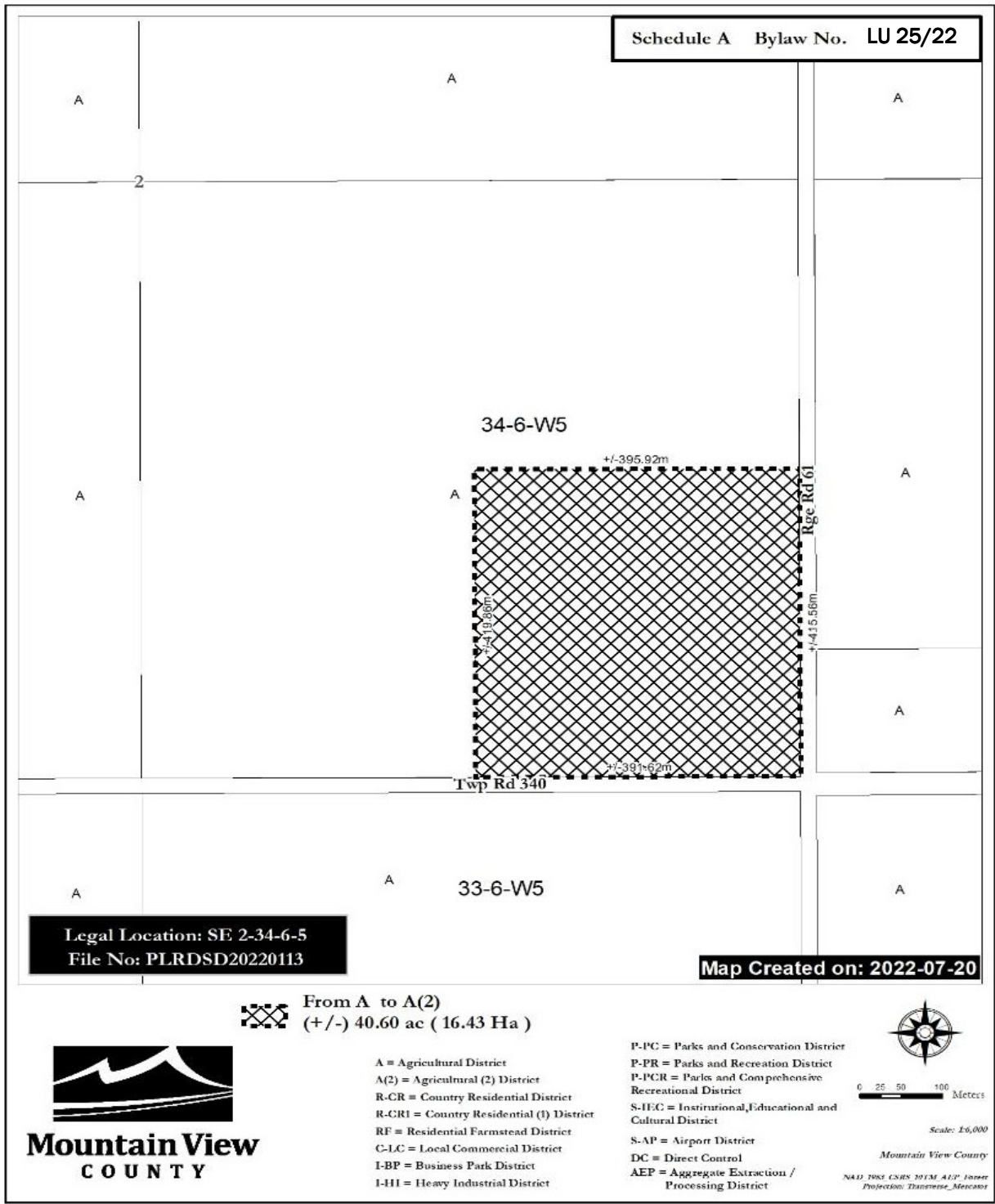
Received third reading _____,

Reeve

Chief Administrative Officer

Date of Signing





Request for Decision

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

SUBJECT: Bylaw No. LU 27/22
SUBMISSION TO: Council Meeting
MEETING DATE: August 10, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLRDSD20220208
LEGAL: NE 21-30-2-5 Plan 9710842 Block 1

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 27/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate twenty-three point zero three (23.03) acres within the Plan 9710842 Block 1 from Agricultural (2) District (A(2)) to Agricultural District (A).

Application Overview

Applicant	HARTZLER, Mark Jonathon & Tracey Deyann; and, MCCOMISH, Alicia
Property Owner	HARTZLER, Mark Jonathon & Tracey Deyann
Title Transfer Date	June 26, 1997
Existing Parcel Size	NE 21-30-2-5: 97.24 acres Plan 9710842 Block 1: 62.76 acres
Purpose of redesignation	Applicants are seeking a boundary adjustment. They would like the southern agricultural title to be expanded to surround the coulee and the farmstead. The remaining agricultural land to the north contains no development.
Division	1
Rural Neighbourhood/Urban Centre	Jackson
Bylaw given first reading	July 13, 2022
Bylaw advertised on	July 26, 2022 and August 02, 2022

Key Dates, Communications and Information

Application Submitted	May 09, 2022
Application Circulation Period	May 25, 2022 to June 24, 2022
Supportive Information Requested/Submitted	None
Application Revised from Submission	No
Communications Received from Referrals	<u>AltaLink</u> : No response received. <u>Chinook's Edge School Division</u> : No response received. <u>Environmental Public Health</u> : No response received. <u>Fortis Alberta</u> : No easement is required. <u>Foothills Gas Co-op Ltd</u> : No objections. <u>Carstairs Fire Department</u> : No response received. <u>Telus Communications</u> : No objections. <u>Suncor Energy Inc.</u> : No response received. <u>Bonavista Petroleum Ltd.</u> : No response received. <u>Roth Energy Ltd.</u> : No response received.

	<u>Foothills Pipelines (Alta). Ltd.:</u> No response received. <u>Nova Gas Transmission Ltd.:</u> No response received. <u>TC Energy:</u> <i>No concerns.</i> <u>Taga North Ltd.:</u> No response received. <u>Silver Blaze Energy Ltd.:</u> No response received. <u>Adjacent Landowners:</u> No response received.
Objections Received and Addressed	N/A

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>3.3.7 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> <p>3.3.21 Notwithstanding Policies 3.3.6 and 3.3.7, minor boundary adjustments may be considered in accordance with Mountain View County Policy.</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>
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>11.2 Agricultural (2) District (A(2))</p>

	<p>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 40 acres or smaller area redesignated by Council; Maximum 79.9 acres.</p>
Policy and Procedures	<ul style="list-style-type: none"> • Policy/Procedure #6013 – Boundary Adjustment Guidelines • Policy/Procedure #6009-01 - 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. There is also a developed residential site.																					
Predominant development on property	<p>Currently within the northern agricultural lot there is an existing farmstead, which contains a dwelling, a detached garage, a barn, a few sheds, and a few animal shelters. The southern agricultural lot contains no development.</p> <p>The proposed boundary adjustment is seeking to expand the southern agricultural title to surround the farmstead. The balance of the northern agricultural lot would then contain no development.</p>																					
Oil and gas facilities on property/adjacent	<p>Oil and gas facilities within the subject quarter consist of three natural gas pipelines, one of which is operating, one is discontinued and the third is abandoned. There is also a Foothills Natural Gas Co-op Line that is used to service the surrounding residential sites.</p> <p>Surrounding the subject quarter oil and gas facilities are concentrated in the quarter sections to the south (SE 21-30-2-25) and southeast (SW 22-30-2-5) 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>12</td><td>Natural Gas Pipeline</td><td>8 Operating; 1 Discontinued; 3 Abandoned;</td></tr><tr><td>1</td><td>LVP Products Pipeline</td><td>1 Discontinued</td></tr><tr><td>1</td><td>Fuel Gas Pipeline</td><td>1 Operating</td></tr><tr><td>1</td><td>Sour Natural Gas Pipeline</td><td>1 Operating</td></tr><tr><td>7</td><td>Development Well</td><td>4 Suspended; 3 Abandoned</td></tr><tr><td>1</td><td>Gas Well</td><td>1 Abandoned</td></tr></table> <p>The closest facility from the neighbouring quarters is a sour natural gas pipeline located in the quarter to the south (SE 21-30-2-5). This facility is over 270 metres south of the subject quarter.</p>	Amount	Type of Facility	Facility Status	12	Natural Gas Pipeline	8 Operating; 1 Discontinued; 3 Abandoned;	1	LVP Products Pipeline	1 Discontinued	1	Fuel Gas Pipeline	1 Operating	1	Sour Natural Gas Pipeline	1 Operating	7	Development Well	4 Suspended; 3 Abandoned	1	Gas Well	1 Abandoned
Amount	Type of Facility	Facility Status																				
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1	Gas Well	1 Abandoned																				
Surrounding land uses	The subject quarter is mostly surrounded by agricultural zoned land. Five of the neighbouring quarter sections are currently unsubdivided, two have two titles and one has three titles. There is one residential zoned lot in the quarter to the north (SE 28-30-2-5) and a second residential zoned lot in the quarter to the west (NW 21-30-2-5). The West Zion Mennonite Church is located just over one mile to the east, along Township Road 304.																					
Proximity to utilities	The area that is proposed as part of the boundary adjustment contains an established residential site with existing utilities. The proposed remainder of the northern agricultural lot currently																					

	contains no development. Utilities will need to be established should development be proposed in the future.
--	--

Physical and Natural Features

Waterbodies and wetlands on property	<p>The subject quarter contains an unclassified creek, that flows through a coulee that bisects the subject quarter. This creek flows in a northwest direction and drains into Hicklon Lake, located in the quarters to the west (NW 21-30-2-5) and northwest (SW 28-30-2-5).</p> <p>According to Alberta Merged Wetland Inventory data, there may be marshland within the northern portion of the subject quarter. There may also be a small wetland along the west portion of the coulee. Aerial imaging shows that there may also be marshland within the southern agricultural title.</p>
Topographical constraints on property	<p>The subject quarter is more elevated along its southwest and northeast corners. The coulee bisects the quarter and is the lowest elevation point within the quarter. According to AGRASID's Land Suitability Rating System (LSRS), the landform model for the subject quarter is considered <i>undulating, low relief</i>.</p>
ESA areas and classifications	<p>According to the Summit Report (2008), there is a Level 2 ESA within the subject quarter and is considered to have <i>high</i> environmental significance. This ESA surrounds Hicklon Lake to the northwest as well as the unclassified creek, the coulee and most of the southern agricultural title within the subject quarter.</p>
Drainage and Soil Characteristics	<p>According to Canada Land Inventory (CLI) data, the subject quarter contains mostly Class 3 soils, with some Class 2 soils in the northeast and southwest portions of the quarter.</p> <p>According to AGRASID's Land Suitability Rating System (LSRS), the subject quarter contains soils with an LSRS Rating of 5W(8) – 3H(2). This means that 80% of the soils have very severe limitations due to drainage issues and 20% of the soils have moderate limitations due to temperature.</p> <p>According to the Farmland Field Sheet, the subject quarter contains soils with four varying levels of productivity. The most productive soils are located north of the coulee and have a Farmland Assessment Rating (FAR) of 76.5%. The farmland south of the coulee has soils with a FAR of 65.1%. The least productive soils are located within the coulee (FAR of 30%) and the wetland areas within the northern and southern agricultural titles (FAR 16.0%).</p>
Potential for Flooding	<p>The subject lands appear to be at no risk for flooding.</p>

Planning and Development History

Prior RD/SD/DP Applications	<p>RD96-035: Proposal to redesignate an approximate 60 acres from Agricultural District (A) to Agricultural (2) District (A(2)) was approved by Council on June 19, 1996 through Bylaw No. LU 33/96.</p> <p>SD97-004: Proposal to subdivide one (+/-) 60 acre parcel was approved by MPC on March 05, 1997. One of the Conditions of Subdivision Approval was to provide a Road Widening Agreement along the northerly and easterly portions of the quarter.</p> <p>LP00-127: Location Permit for <i>Dwelling Unit with Attached Garage</i> was issued by MVC on September 13, 2000.</p> <p>BP 00-172: Building Permit for <i>Dwelling Unit with Attached Garage</i> was issued by MVC on September 22, 2000.</p>
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	DP61-85: Development Permit for <i>Country Residence</i> was issued by MVC on August 12, 1985.
Encumbrances on title affecting application	Plans 3287 JK; 801 0636; 35550 JK; 1288 LK; 3842JK: There are a few pipeline right of ways mostly within the west portion of the subject quarter. Future development applications proposed in the vicinity of these right of ways will need to be referred to the applicable oil and gas companies to ensure development complies with the right of way agreements.

Servicing and Improvements Proposed

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

Suitability Assessment

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 twenty-three point zero three (23.03) acres from Agricultural (2) District (A(2)) to Agricultural District (A) to allow for a proposed boundary adjustment. The applicants would like to remove a portion of land from the northern agricultural title and consolidate it with the southern agricultural title. The application is not seeking to create any additional titles within the subject quarter.

BACKGROUND:

The subject lands are located along Range Road 23, in the rural neighbourhood of Jackson, approximately 10 kilometres west of the Town of Carstairs. According to Figure 3 Growth Management Conceptual Strategy of the Municipal Development Plan (MDP), the subject lands are within the Agricultural Preservation Area.

The subject quarter is surrounded mostly by agricultural zoned land and two residential zoned lots, which are located in the quarters to the north and west. The surrounding quarters have between one and three titles each.

There is a coulee that bisects the subject quarter and is the lowest elevation point within the quarter. The areas to the northeast and southwest of the coulee are slightly more elevated. Much of the quarter appears to naturally drain into the coulee, which contains an unclassified creek that drains into Hicklon Lake within the quarters to the west and northwest. A review of Alberta Merged Wetland Inventory data and historical aerial imaging shows that there may be a few wetlands throughout the quarter, with the largest potential wetland within the northern agricultural title. The south portion of the subject quarter, the coulee and the areas surrounding Hicklon Lake are located within a Level 2 Environmentally Significant Area.

A review of available soils information shows that the quarter contains relatively productive soils. According to AGRASID, most of the soils may have limitations due to drainage issues. According to the Farmland Calculation Report, the majority of the soils have a Farmland Assessment Rating (FAR) that ranges from 65.1% to 76.5% with the poorest soils located within the coulee or within the treed or wetland areas within the quarter.

PROPOSAL:

The subject quarter contains two agricultural titles. Currently, the northern agricultural parcel is 62.76 acres and contains the coulee, unclassified creek and farmstead development, while the southern agricultural parcel is 97.24 acres and contains a farmed field and no development. Both parcels have mostly been used for cultivation or as pastureland. The second agricultural title was created through a redesignation and subdivision application (RD96-035 and SD97-004) that was approved and then registered with the Land Titles Office in May 1997.

The proposal is seeking to adjust the boundaries between the two agricultural parcels. The original subdivision within the quarter used the southern edge of the coulee as the natural division between the two parcels and the applicants would

like the boundary to be moved to the northern edge of the coulee and to also surround the farmstead development that is located north of the coulee. The remaining land to the north would then contain no development. No additional titles are being considered as part of this application.

The area proposed for redesignation is intended to be consolidated with the southern agricultural parcel and no new additional titles will be created. As the southern title is currently zoned Agricultural District (A), the area proposed as part of the boundary adjustment needs to have matching zoning before it is consolidated with the southern title.

The area proposed for redesignation also contains the original farmstead for the quarter. Development within the farmstead consists of a dwelling, a detached garage, a barn, a few sheds and paddocks. Should the application for redesignation and boundary adjustment both be approved, the proposed remainder of the northern lot would then contain no development.

Access to both the northern and southern agricultural lots can be made via range Road 23 to the east, which is a hard surface road with good site lines. There is an established access to the farmstead, which would provide access to the southern agricultural title. Access to the proposed remainder has also been established and is located immediately north of the farmstead. Road Widening Agreements were secured with the previous subdivision and are reflected on the Land Titles.

CIRCULATIONS:

During the circulation process the necessary oil and gas facility operators were notified about the proposal. TC Energy responded that they had *no concerns* with the proposal. Development within the proposal is located outside of any pipeline right of ways and should not be impacted by surrounding oil and gas facilities. Should future development be proposed within either lots, applications will need to be referred to the applicable oil and gas facility operators to ensure development complies with any setback requirements and right of way agreements.

TELUS Communications and Foothills Natural Gas Co-op Ltd both responded that they had *no objections*. Fortis Alberta responded that *no easement is required*. No other comments were received from referral agencies or adjacent landowners.

POLICY ANALYSIS:

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

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

The application is proposing to adjust the boundary between two agricultural parcels that are located within the Agricultural Preservation Area. As the subject quarter contains two titles and no additional titles are being proposed, this application was reviewed under Section 3.0 *Agricultural Land Use Policies*.

The proposal is seeking to redesignate the boundary adjustment area to Agricultural District (A), the matching land use designation of the southern parcel intended to be expanded. The southern lot's northern boundary would be moved northward to follow the northern edge of the coulee and also encompass existing development. The proposal is using a natural boundary and an area that contains existing development and the proposed configuration does reflect the existing conditions and use of the land, which complies with Policy 3.3.7.

The Policies within Section 6.0 *Environmental Land Use Policies* were considered, as MVC mapping indicates that the lands surrounding the coulee, creek and a large area of the southern agricultural title are located within a Level 2 ESA. The proposed boundary adjustment would encompass the entire ESA area, as identified in the Summit Report, ensuring that this Level 2 ESA would then only be within one title. Subject to approval, environmental protection measures of the riparian areas surrounding the unclassified creek will be considered at the time of subdivision.

Land Use Bylaw (LUB) No. 21/21

The LUB specifies the parcel size for Agricultural District (A) lots to be a minimum of 80 acres and for Agricultural (2) District (A(2)) lots to be a minimum of 40 acres. Should the application for redesignation and boundary adjustment be approved, the final parcel size of the southern agricultural lot would be approximately one hundred twenty point two seven (120.27) acres, while the final parcel size of the northern agricultural lot would be approximately thirty-nine point seven three (39.73) acres, being only slightly below 40 acres. The proposed final parcel sizes for these agricultural parcels can be considered within the regulations of the LUB.

Boundary Adjustment Guidelines – Procedure #6013-01

The purpose of the proposed Boundary Adjustment is to include existing development, which is a purpose that can be considered within the Boundary Adjustment Guidelines. The lands that are part of the boundary adjustment have limited agricultural capabilities, consisting of a coulee and creek and an area that has already been developed. The land that has been farmed is not being impacted by the proposed boundary reconfiguration.

CONCLUSION:

Administration can support a resolution of approval for this proposal. The proposal is within the parameters described in the Municipal Development Plan and the Land Use Bylaw. The land is deemed suitable for its intended use as an Agricultural District (A) zoned parcel that is to be consolidated with an existing agricultural parcel. No additional titles are being considered for this application. 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:	That the Reeve open and close the Public Hearing.
This motion indicates support	That Council give second reading to Bylaw No. LU 27/22 redesignating the lands within Plan 9710842 Block 1. (Approval) That Council give third reading to Bylaw No. LU 27/22 redesignating the lands within Plan 9710842 Block 1. (Approval)
Option Two:	That Council defer Bylaw No. LU 27/22 to _____.
This motion indicates additional information required to render a decision on application	
Option Three:	That the Reeve open and close the Public Hearing.
This motion indicates that the application is not deemed suitable	That Council give second reading to Bylaw No. LU 27/22 redesignating the lands within Plan 9710842 Block 1. (Refusal) That Council give third reading to Bylaw No. LU 27/22 redesignating the lands within Plan 9710842 Block 1. (Refusal)

ATTACHMENT(S):

- 01 - Bylaw No. LU 27/22 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 - Soil Information Maps
- 07 - Response from TC Energy
- 08 - Presentation to Council

BYLAW NO. LU 27/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting Plan 9710842 Block 1 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 (2) District (A(2)) to Agricultural District (A) an approximate twenty-three point zero three (23.03) acres (9.32 hectares) in the Plan 9710842 Block 1, as outlined on Schedule "A" attached hereto.

Received first reading July 13, 2022,

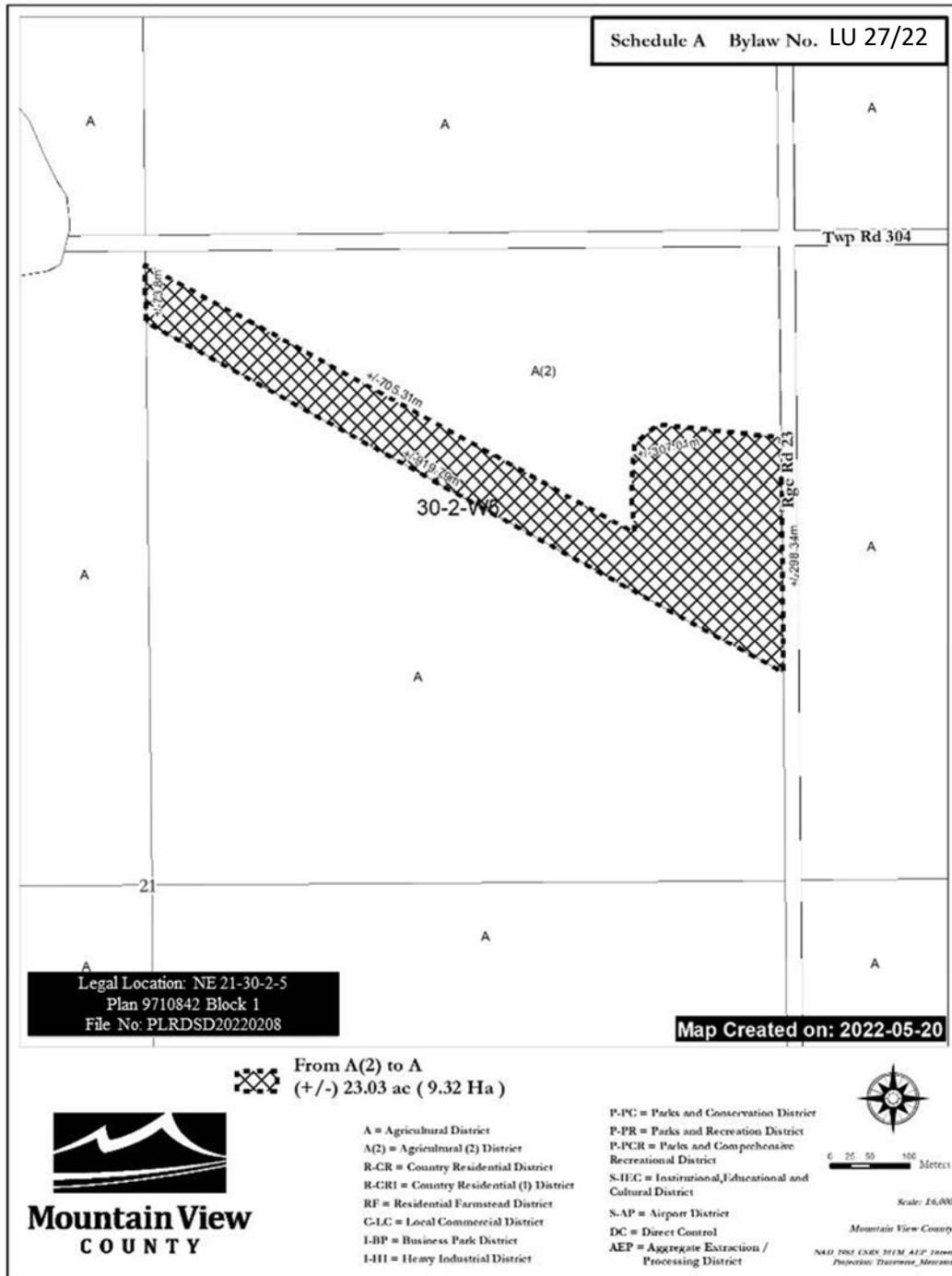
Received second reading _____,

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. *

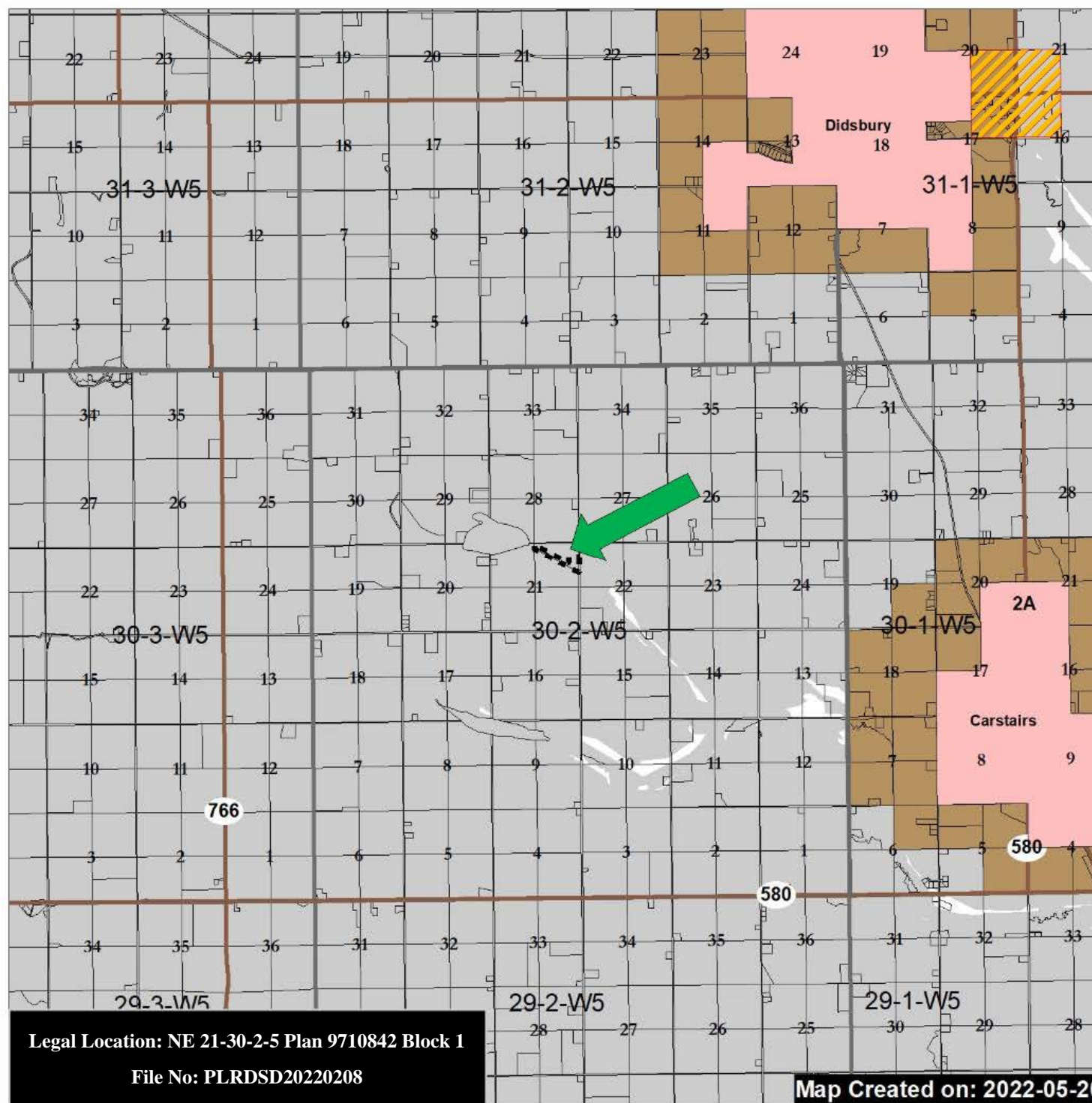


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal Location: NE 21-30-2-5 Plan 9710842 Block 1

File No: PLRDSD20220208

Map Created on: 2022-05-20



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

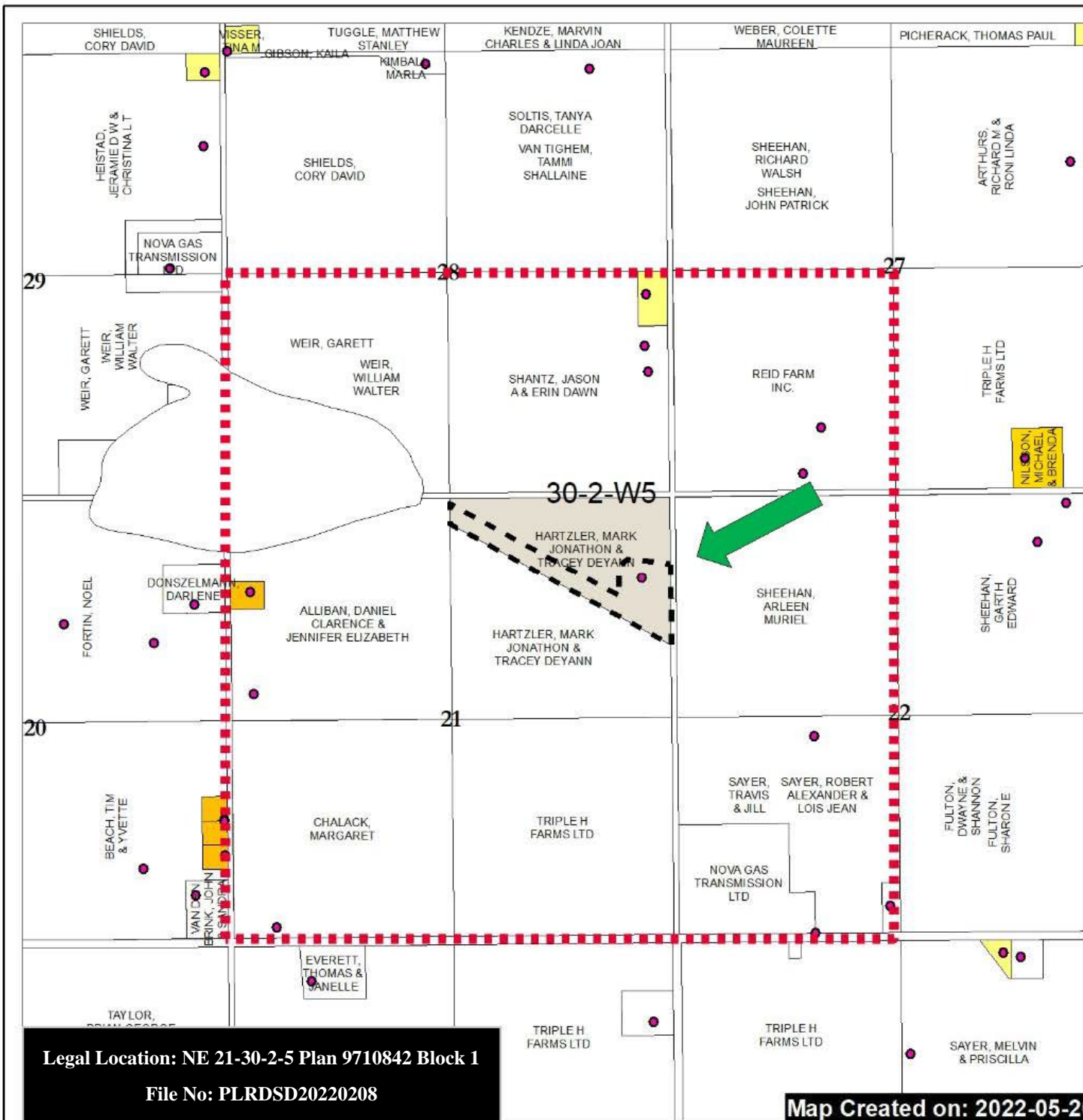
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - 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



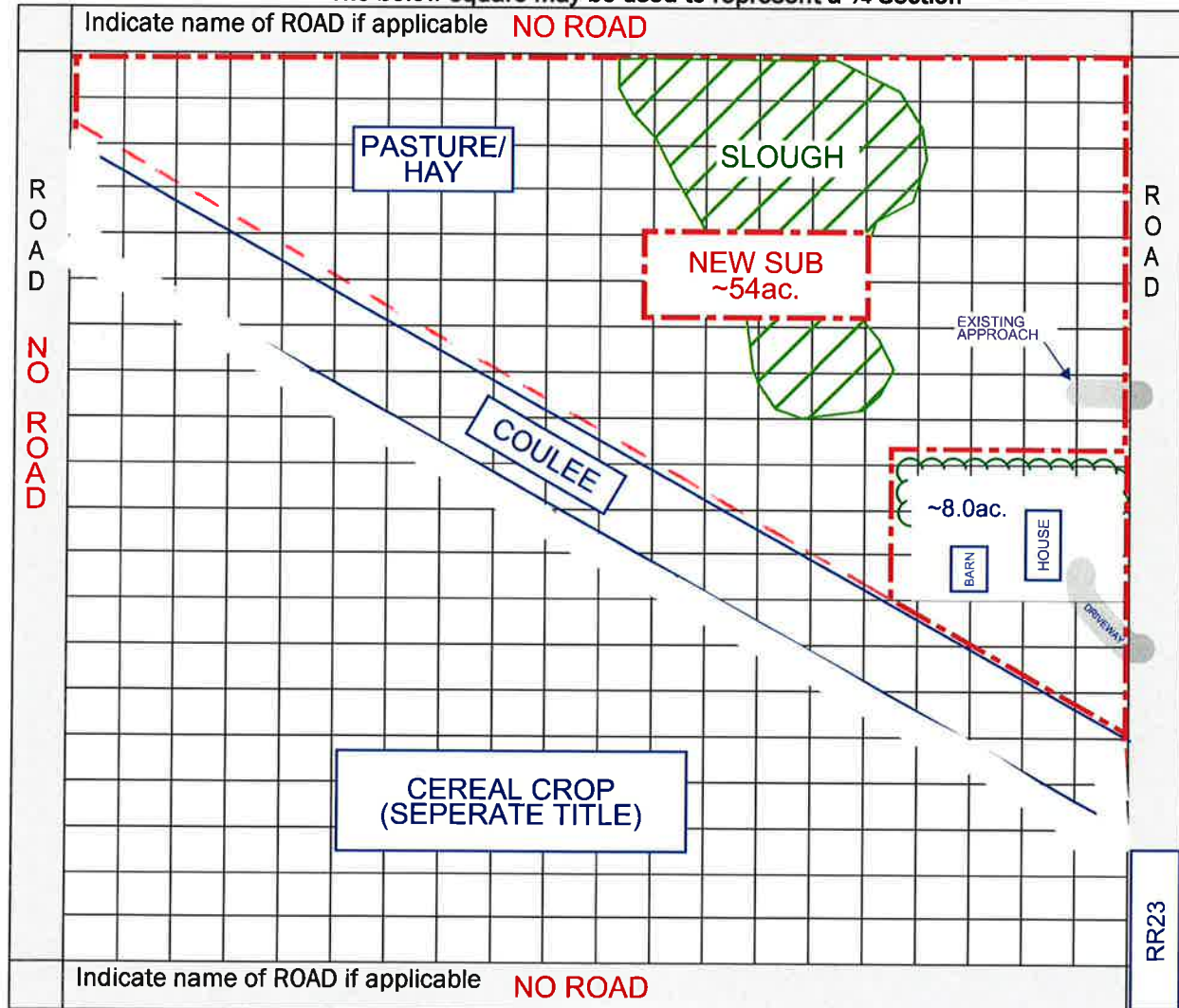
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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).



The below square may be used to represent a ¼ Section





Mountain View COUNTY

Site Sketch - Redesignation

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

30-2-W5

Proposed Area to be Redesignated from
Agricultural (2) District (A(2)) to
Agricultural District (A),
twenty-three point zero three (+/- 23.03) acres.

Legal Location: NE 21-30-2-5 Plan 9710842 Block 1

File No: PLRDSD20220208

Map Created on: 2022-05-20



Mountain View
COUNTY

Site Sketch - Subdivision

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

30-2-W5

Twp Rd 304

Rgc Rd 23

**Proposed Area to be Subdivided into
one (1) Lot, twenty-three point zero three
(+/- 23.03) acres and consolidated with
NE 21-30-2-5 to become a total of one hundred
twenty point two seven (+/- 120.27) acres.**

21

Legal Location: NE 21-30-2-5 Plan 9710842 Block 1




File No: PLRDSD20220208

Map Created on: 2022-05-20



**Mountain View
COUNTY**

Proposed Redesignation & Boundary Adjustment Area

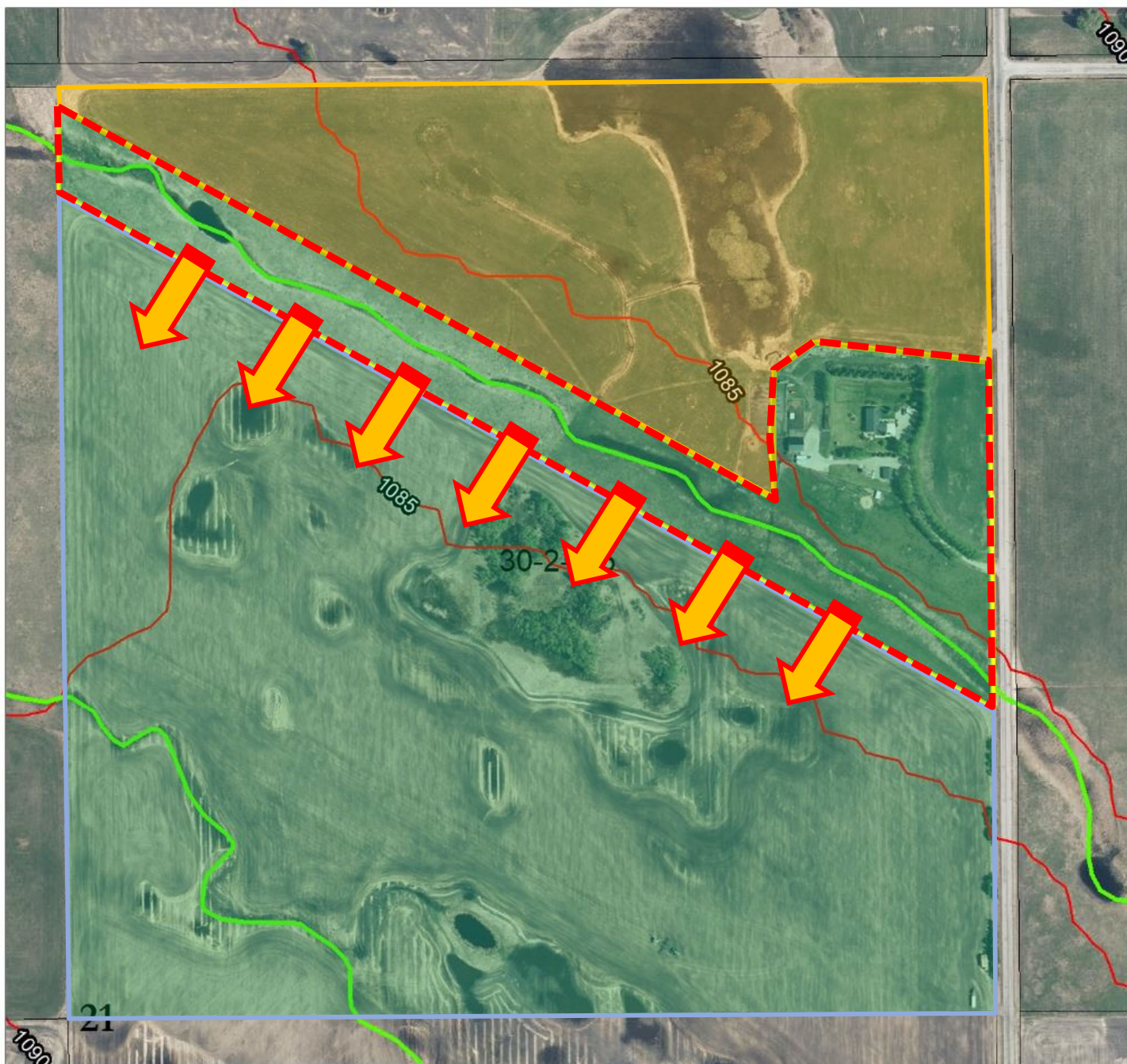
-  **Proposed Southern
Agricultural Title**
 - Agricultural District (A)
 - (+/-) 120.27 Acres
-  **Proposed Northern
Agricultural Title**
 - Agricultural (2) District
(A(2))
 - (+/-) 39.73
-  **Area to be Redesignated
(from A2 to A) and
consolidated with Southern
Agricultural Title**



Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: NE 21-30-2-5 Plan 9710842 Block 1

File No: PLRDSD20220208

Note: Air Photo was captured in 2020

Map Created on: 2022-05-20



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: 1:5,000

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: NE 21-30-2-5 Plan 9710842 Block 1

File No: PLRDSD20220208

Note: Air Photo was captured in 2020

Map Created on: 2022-05-20



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

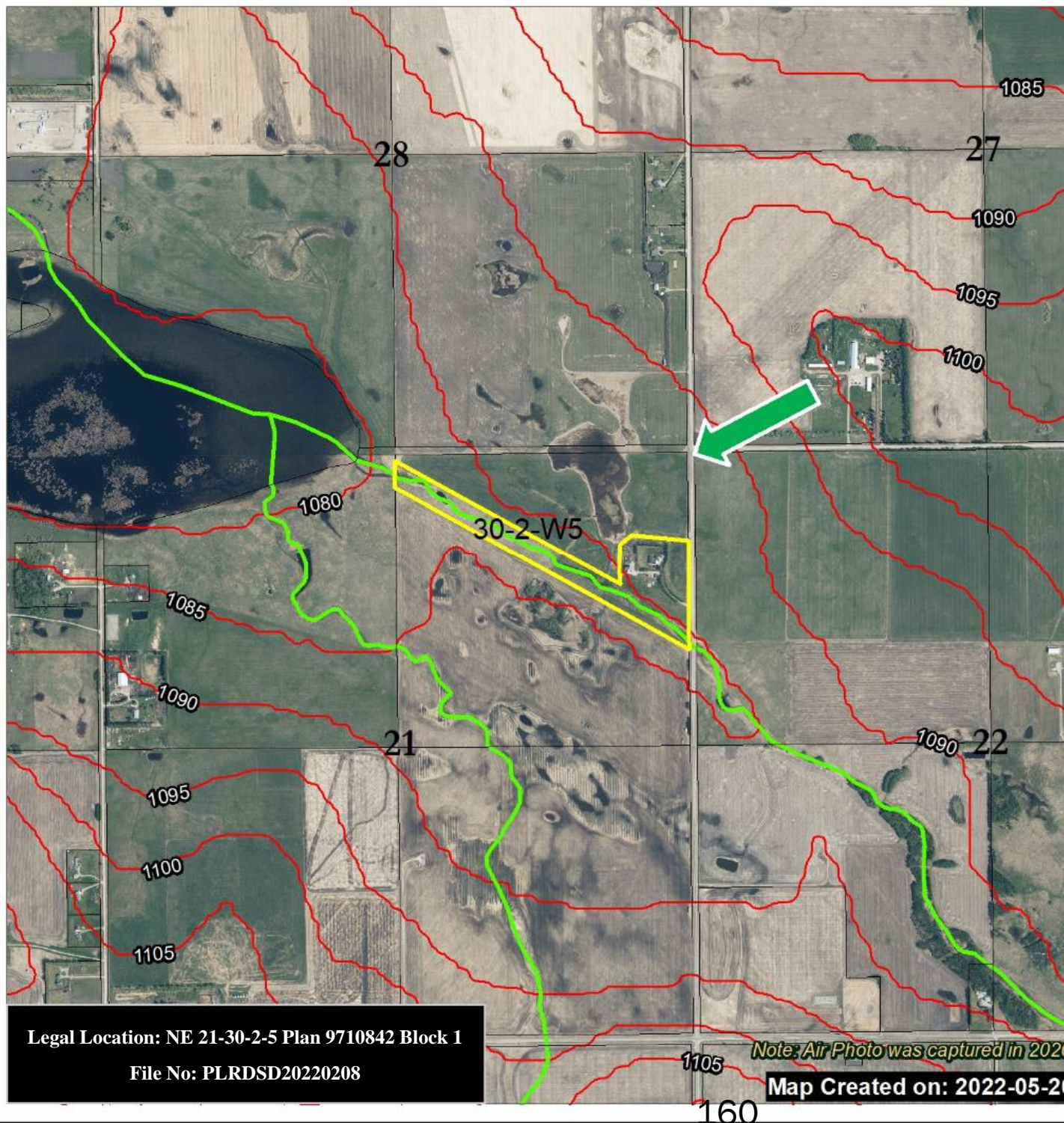


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

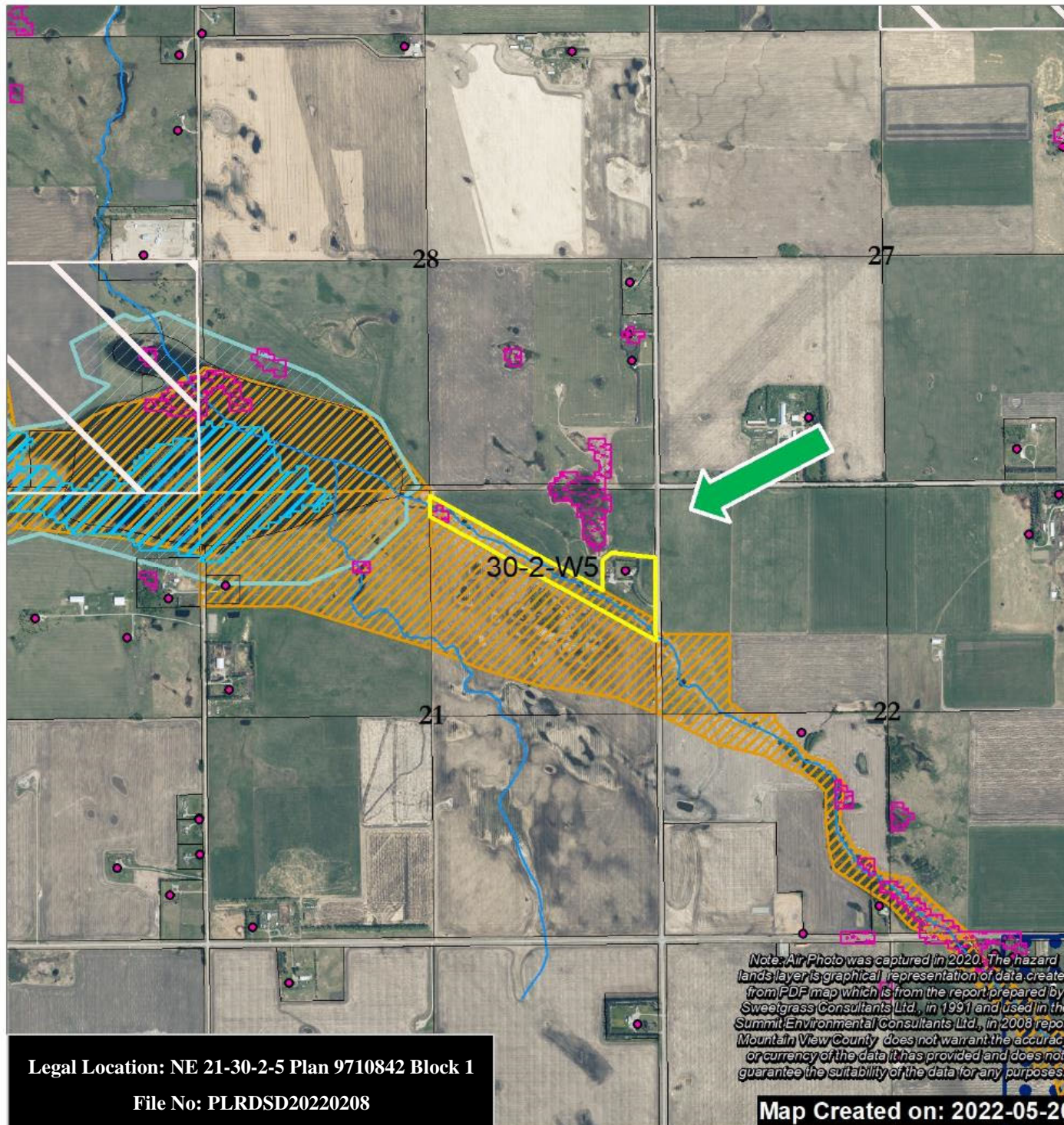
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Environmental Scan



Legend

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

Environmentally Significant Areas

ESA_number

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

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp



0 50 100 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: NE 21-30-2-5 Plan 9710842 Block 1
File No: PLRDSD20220208

Map Created on: 2022-05-20



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

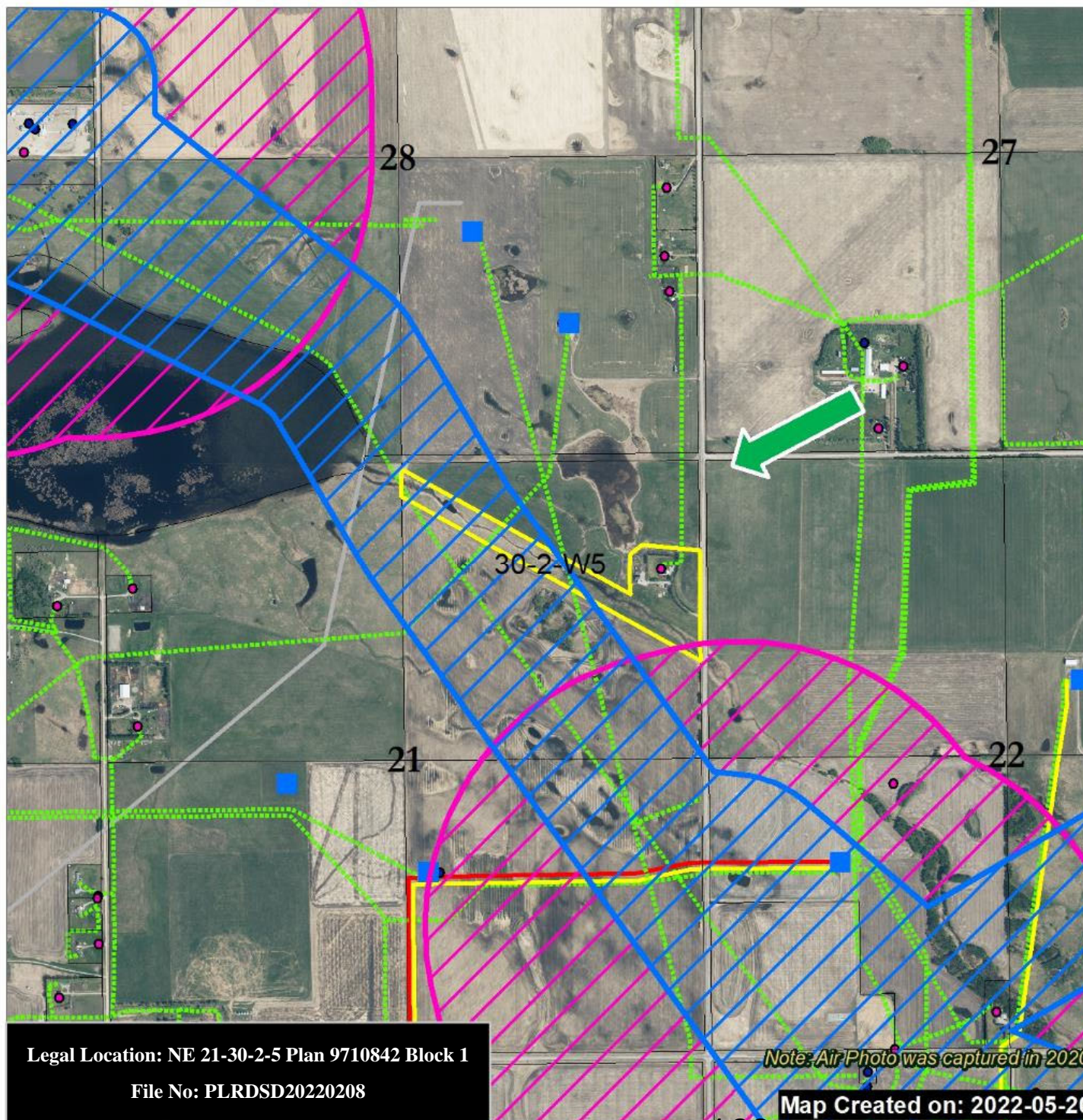
Scale: 1:15,000

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: NE 21-30-2-5 Plan 9710842 Block 1

File No: PLRDSD20220208

Note: Air Photo was captured in 2020

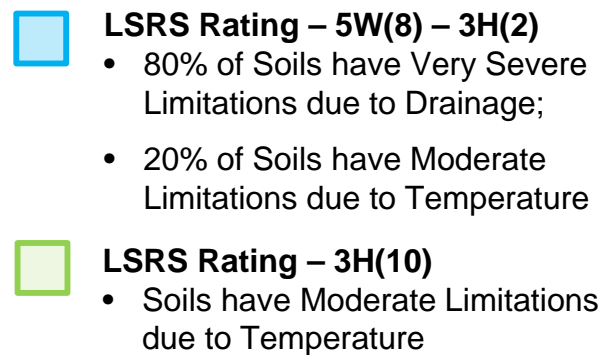
Map Created on: 2022-05-20

Soil Information Mapping

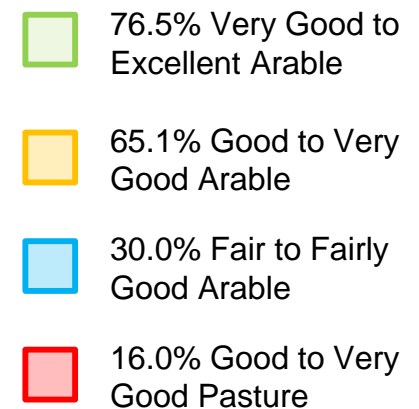
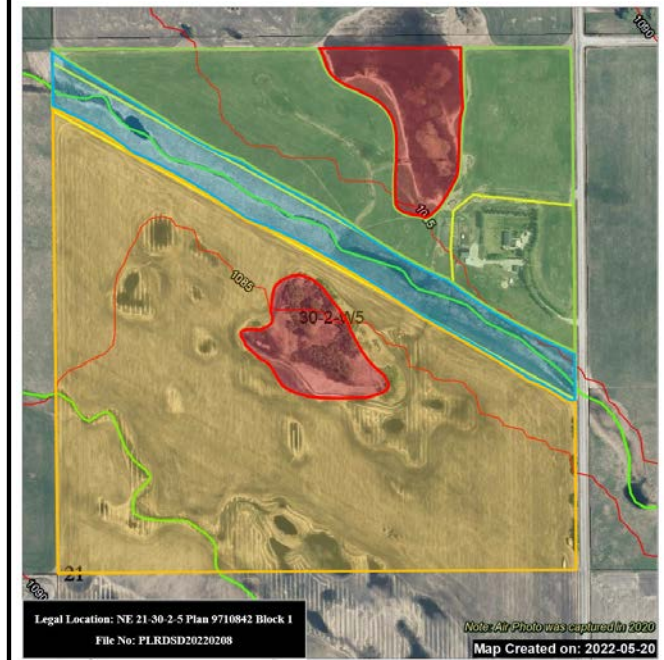
Canada Land Inventory



AGRASID Data



Farmland Field Sheet



July 12, 2022

Mountain View County
1408 Township Road 320
Mountain View County, AB T0M 0W0

Sent via email to: ssmyth@mvcounty.com

ATTN: Susan Smyth, Administrative Assistant

RE: Referral - Boundary Adjustment - PLRDSD20220208

Your File #: PLRDSD20220208

Our Reference #: R02836AB

Thank you for sending B&A Planning Group notice of this project on June 16, 2022. B&A is the land use planning consultant for TC Energy (TC) in Western Canada. On behalf of TC, we work with municipalities and stakeholders regarding land use and development surrounding their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

As per the requirements of the Canada Energy Regulator (CER), additional development in proximity to TC's pipelines with potential new residents, employees, structures, ground disturbance, and crossings could warrant pipeline remediation. Consultation between TC and the applicant prior to development assists both parties in determining the best course of action to proceed with potential remediation and development. This is to help prevent pipeline damage, unwarranted crossings, and identify development within proximity to the pipeline that may trigger a pipeline Class upgrade.

Description of Proposed Development

We understand that this is a proposed redesignation and boundary adjust for land located on NE 21-30-2-5. The landowner is wishing to redesignate and adjust the land boundary of (+/- 23.03 acres) to encompass a homestead and a natural ravine.

Please refer to **Attachment 01 Approximate Location of TC Infrastructure** for maps that show the proposal in relation to the approximate location of TC's infrastructure.

Assessment of Proposed Development

As demonstrated in **Attachment 01 Approximate Location of TC Infrastructure**, the existing homestead is located outside the 220m Pipeline Assessment Area or the 800m Facility Assessment Area. A small portion of the +/- 23.03 acres site (northwestern corner) does contain the 30m prescribed area, all 5 TCE Energy pipelines cross the proposed area that is to be redesignated and consolidated.

Based on a review of the information provided, the proposed development is not proposing any new crossings or ground disturbance within the prescribed area. Therefore, **TC Energy has expressed no concerns with this project.**

Recommendations

TC has expressed no concerns with this project at this time. However, for all future development within the vicinity of TC infrastructure, the following recommendations shall be adhered to:

1. In order to identify the precise alignment of the pipeline on the subject lands, a Locate Request must be made prior to any ground disturbance taking place. Locate requests can be made online at www.clickbeforeyoudig.com or by calling your local One-Call Centre. Locate requests generally take 72 hours to be completed.
2. No work may take place within TC's pipeline right-of-way without a TC representative on site.
3. All permanent or temporary crossings of pipelines require written consent from TC Energy. Written consent may be obtained online through TC's Canadian Third Party Crossing Application Portal at writtenconsent.tcenergy.com or by calling 1-877-872-5177.
4. Ground disturbance is any work, operation or activity that results in an addition to or reduction of the earth cover on the ground, including but not limited to excavating, digging, ditching, plowing, stripping topsoil etc. Any ground disturbance within 30m of the pipeline, known as the "prescribed area" requires written consent from TC Energy. Written consent may be obtained online at writtenconsent.tcenergy.com or by calling 1-877-872-5177.
5. Permanent structures shall not be installed anywhere on the ROW. TC Energy requires permanent structures to be placed at least seven (7) metres from the edge of the ROW and twelve (12) metres from the edge of the pipeline.
6. Temporary structures shall not be installed anywhere on the ROW. TC Energy requires temporary structures to be placed at least three (3) metres from the edge of the ROW and eight (8) metres from the edge of the pipeline.
7. As per the requirements of the Canada Energy Regulator (CER), TC Energy is required to monitor all new development in the vicinity of their pipelines that results in an increase in population or employment. Therefore, please keep us informed regarding any additional development within the Pipeline Assessment Area indicated in **Attachment 01 Approximate Location of TC Infrastructure.**

Requirements and guidelines for development on or near TC Energy's pipelines and infrastructure are included within **Attachment 02 Development Within Proximity to TC Energy Infrastructure** and **Attachment 03 Work Safely Booklet**, and we recommend that they be reviewed in full.

Conclusion

Please continue to keep us informed about this project and any future policy, land use, subdivision, and development activities in proximity to TC's pipelines and facilities. Referrals and any questions regarding land use planning and development around pipelines should be sent to tcenergy@bapg.ca.

Thanks again for providing us with the opportunity to provide comments on this project and we look forward to working with you in the future.

Sincerely,

Joanna Ilunga

Community Planner | BA (Hons), MScPI

(403) 692 5231 | jilunga@bapg.ca

B&A Planning Group 600, 215 - 9 Avenue SW | Calgary, AB T2P 1K3 | www.bapg.ca

Attachments

Attachment 01 *Approximate Location of TC Infrastructure*

Attachment 02 *Development Within Proximity to TC Infrastructure*

Attachment 03 *Work Safely Booklet*

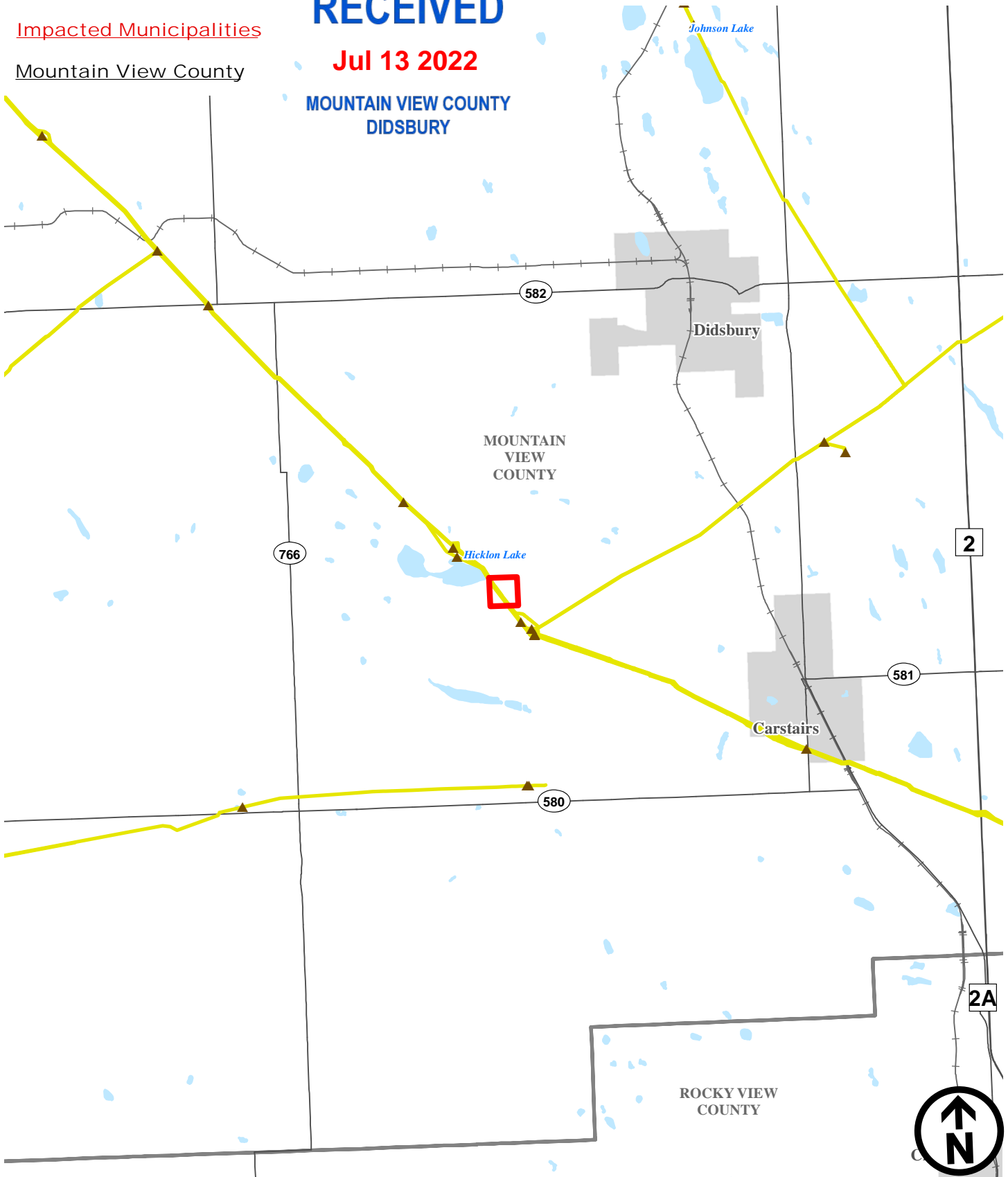
RECEIVED

Impacted Municipalities

Mountain View County

Jul 13 2022

MOUNTAIN VIEW COUNTY
DIDSBURY



Geographic Coordinates: -114.2185, 51.5874

Map File: R02836AB_Context

Jun 16, 2022 - 15:41 PM W:\1969 Land Services Western Canada\Referrals and Responses\2800-2899\R02836AB\MountainViewCounty_LUA11_Maps\R02836AB_Context.mxd

Legend

- | | | |
|--------------------|------------|--------------------|
| Subject Site | Railway | Rural Municipality |
| TC Energy Facility | Major Road | Urban Municipality |
| TC Energy Pipeline | | Waterbody |



Context Map
Plan of Land Use Amendment

Mountain View County
Referral #: R02836AB
TC Region: Rocky Mountain
June 2022

RECEIVED

Jul 13 2022

MOUNTAIN VIEW COUNTY
DIDSBURY

SE-21-30-2-5

Township
Road 304

NE-21-30-2-5

NW-21-30-2-5

Range Road 23

SW-21-30-2-5

SE-21-30-2-5



Geographic Coordinates: -114.2185, 51.5874

Map File: R02836AB_Concept

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0 50 100 150 200 metres

1:5,000



Legend

- Subject Site
- TC Energy Pipeline
- Road
- Prescribed Area (30m)
- Pipeline Assessment Area
- Facility Assessment Area (800m)
- Quarter Section
- Waterbody

168

TC Energy Infrastructure
Plan of Land Use Amendment

Mountain View County

Referral #: **R02836AB**

Map and data for informational and planning purposes only
Conceptual alignment only. Aerial Source: ESRI

June 2022

RECEIVED

Jul 13 2022

MOUNTAIN VIEW COUNTY
DIDSBURY

Township
Road 304
304

SE-28-30-2-5

+/-73.00m

+/-705.31m

+/-919.79m

+307.01m

+/-298.34m

NE-21-30-2-5

30-2-W5

NW-21-30-2-5

Range Road 23

Proposed Area to be Redesignated from
Agricultural (2) District (A(2)) to
Agricultural District (A)
twenty-three point zero three (+/- 23.03) acres.

21

SW-21-30-2-5

Information: NE 21-30-2-5 Plan 9710842 Block 1
File No: PLRDSD20220208

SE-21-30-2-5

Map Created on: 2



Geographic Coordinates: -114.2185, 51.5874

Map File: R02836AB_Concept_Overlay

Jun 16, 2022 - 15:42 PM W:\1969 Land Services Western Canada\Referrals and Responses\2800-2899\R02836AB\MountainViewCounty_LJA\1 Maps\R02836AB_Concept_Overlay.mxd

0 50 100 150 200 metres

1:5,000



Legend

- Subject Site
- TC Energy Pipeline
- Road
- Prescribed Area (30m)
- Pipeline Assessment Area
- Facility Assessment Area (800m)
- Quarter Section
- Waterbody

169

TC Energy Infrastructure
Plan of Land Use Amendment

Mountain View County

Referral #: R02836AB

Map and data for informational and planning purposes only
Conceptual alignment only. Aerial Source: ESRI

June 2022

Attachment 02_ Development within proximity to TC Pipelines

TC infrastructure rights-of-way and setbacks:

A **right-of-way** is a surveyed area of a certain width and an agreement which grants legal rights of access to operate and maintain a facility.

- TC's buried infrastructure is commonly situated within a **right-of-way** which grants legal rights of access to operate and maintain the facility in an effective and expeditious manner. Structures and appurtenances constructed within or adjacent to the right-of-way may impede company access and timely response for maintenance obligations and operational inspections. In this regard ***development within the right-of-way is discouraged***.
- In some circumstances TC may be required to mobilize equipment and conduct excavations which encompass the entire right-of-way width. Resultantly, **structures abutting the right-of-way** may be directly impacted by such activities. The integrity of these structures may be affected due to proximity to open excavations and alternately may cause safety concerns for employees working within the excavation.

A **setback** is the minimum distance required between a property line and a structure as dictated by a regulator and/or municipality.

- Many **municipalities have by-laws** prescribing distances at which permanent and temporary structures may be situated in relation to the edge of utility corridors. Where municipal setbacks are in place, TC will request adherence to these set-backs under most circumstances.
- Right-of-way widths may be inconsistent, as is the positioning of the pipeline within the right-of-way, however *applicants should be aware of municipal setback requirements and incorporate them in their planning*.
- Generally, permanent structures (structures with permanent footings, pilings or poured concrete foundations or basements) placed at a distance of 7 metres outside of the right-of-way and 12 metres from the edge of the pipeline will not typically be adversely impacted by routine operation maintenance and construction. Any ground disturbance **within 30 metres** of the centerline of the pipe, construction of a facility across, on, along or under a pipeline (including the right-of-way), or vehicle or mobile equipment crossing the pipeline right-of-way may not occur without TC's **written consent**. For detailed guidelines about applying for written consent from TC, visit writtenconsent.transcanada.com or call 1.877.872.5177. A copy of the guidelines can also be provided upon request.

In general, please be aware that *no work may take place within TC's pipeline right-of-way, or within a TC designated exclusion area, without a TC representative on site*. If you are planning to undertake construction within proximity to TC infrastructure, please remember the following:

- Any paralleling workspaces have a preferred separation distance of 7 metres minimum from TC infrastructure;
- The instructions and directions of the TC's representative must be strictly adhered to;
- Hand excavation of the pipeline prior to mechanical excavation within 5 metres is necessary in all circumstances; and
- Check with the local municipality to determine if there are any additional set-backs required from pipeline right-of-way.

If any **excavation or digging** within 30 metres from the centreline of the pipeline or any **temporary or permanent crossings** are required, the landowner must apply for written consent through the online application process.

A **crossing** includes any of the following activities:

- Constructing or installing a facility across, on, along or under a TC pipeline Right-Of-Way;
- Conducting ground disturbance (excavation or digging) on or within the prescribed area (30 meters from the centreline the pipeline); and
- Driving a vehicle, mobile equipment or machinery across a TC pipeline right of-way outside the travelled portion of a highway or public road.

Any proposed crossings will require crossing agreements that must be applied for through TC's online third party crossing tool: *Canadian Third Party Crossings Application Portal*. Click here to access the tool online: <https://pi-iaqforms.tcenergy.com/Runtime/Form/Welcome.Form/>.

Please note that:

- Crossings must occur as close as possible to 90 degrees.
- Crossings must not occur at a bend in the pipeline.
- Paralleling roads must be located outside of TC's ROW.
- TC highly recommends that **roads** be a minimum of **7m from the edge of the pipeline**, and if abutting the ROW only be limited to one side of the ROW (any exceptions to this may require additional pipeline modifications or protective measures to be completed and reimbursed to TC; this is determined at the detailed design and assessment stage).
- A **road** must be constructed so that the travelled surface is no less than 1.5 metres above the top of the pipeline.
- The bottom of the ditches adjacent to **roads** should not be less than 1.4 metres above the top of the pipeline.

- Minimum cover for **railway crossings** (below base of rail) is 3.05 metres for uncased pipe.

If you are installing or constructing **utilities in proximity to TC pipelines or infrastructure**, please remember that:

- TC will retain the upper position in the crossing area;
- The Minimum separation between buried facilities must be:
 - For open cut excavations – 300mm (600mm during installation)
 - For horizontal directional drills (HDD) – 1000mm
- The utility depth must be maintained for the entire width of the pipeline right-of-way;
- The utility must have no bends within the pipeline right-of-way;
- The utility must have no joints, splices or other connections within the pipeline right-of-way;
- Utility crossings must not be placed within seven (7) metres of a pipeline bend.

For more detailed requirements on development in proximity to TC pipelines and facilities please click on the following Link: <https://www.tcenergy.com/sustainability/safety/safe-digging/canada/landowners-and-neighbours/>.

Recommended Resources:

- 1) TC's **Work Safely booklet** containing guidelines for development near their pipelines and facilities (enclosed).
 - This booklet outlines what TC does, its pipelines, regulatory requirements, and safety requirements for working around its facilities, crossing requirements, and requirements for development on or near TC's pipeline ROWs. Important contact information is also provided.
- 2) Canadian Standards Association's (CSA) **Z663-18** Standard: "*Land use planning in the vicinity of pipeline systems.*" Available for purchase (\$200) at <https://store.csagroup.org/>.
 - This Standard aims to address the challenges facing land use planning near pipelines in Canada; outlining key elements that, when consistently applied, will enhance safe and informed development.
- 3) CSA's **Z662-19** Standard: "*Oil and gas pipeline systems.*" Available for purchase (\$798) at <https://store.csagroup.org/>.
 - This technical Standard details the safe design, construction, and maintenance of pipeline systems across the Canada. Z662 is referenced in provincial, territorial, and federal legislation.

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Work safely.

Development near our pipelines and facilities

These guidelines are intended to provide useful and timely safety information. TC Energy endeavors to ensure the information is as current and accurate as possible.

[TCEnergy.com](https://www.tchenergy.com)



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About us

For over 65 years, TC Energy has proudly delivered the energy millions of North Americans rely on to power their lives and fuel industry.

Guided by our values of safety, responsibility, collaboration and integrity, our more than 7,000+ employees are deeply rooted in their communities and ensure that we develop and operate our facilities safely, reliably and with minimal impact on the environment. We are committed to listening to our neighbours and working with all our stakeholders to develop better project plans and create long-term opportunities and economic benefits in the communities where we operate across Canada, the U.S. and Mexico.

In May 2019, we changed our name from TransCanada to TC Energy to better reflect the scope of our operations and to reinforce our position as a leading North American energy infrastructure company. Whether our stakeholders know us as TC Energy in English, TC Énergie in French, or TC Energía in Spanish, our neighbours, partners and investors can continue to count on us to follow through on our commitments and live up to our values in everything we do.

Our pipelines

Pipelines are the safest and most efficient method to transport natural gas and oil to market. Natural gas is odourless, colourless and will dissipate quickly when released because it is lighter than air. However, the gas is flammable and can be explosive if ignited. Crude oil is a liquid mixture of naturally occurring petroleum hydrocarbons and can possess a rotten egg, gasoline, tar or “skunk-like” odour. Crude oil vapours are volatile, and can be flammable and explosive.

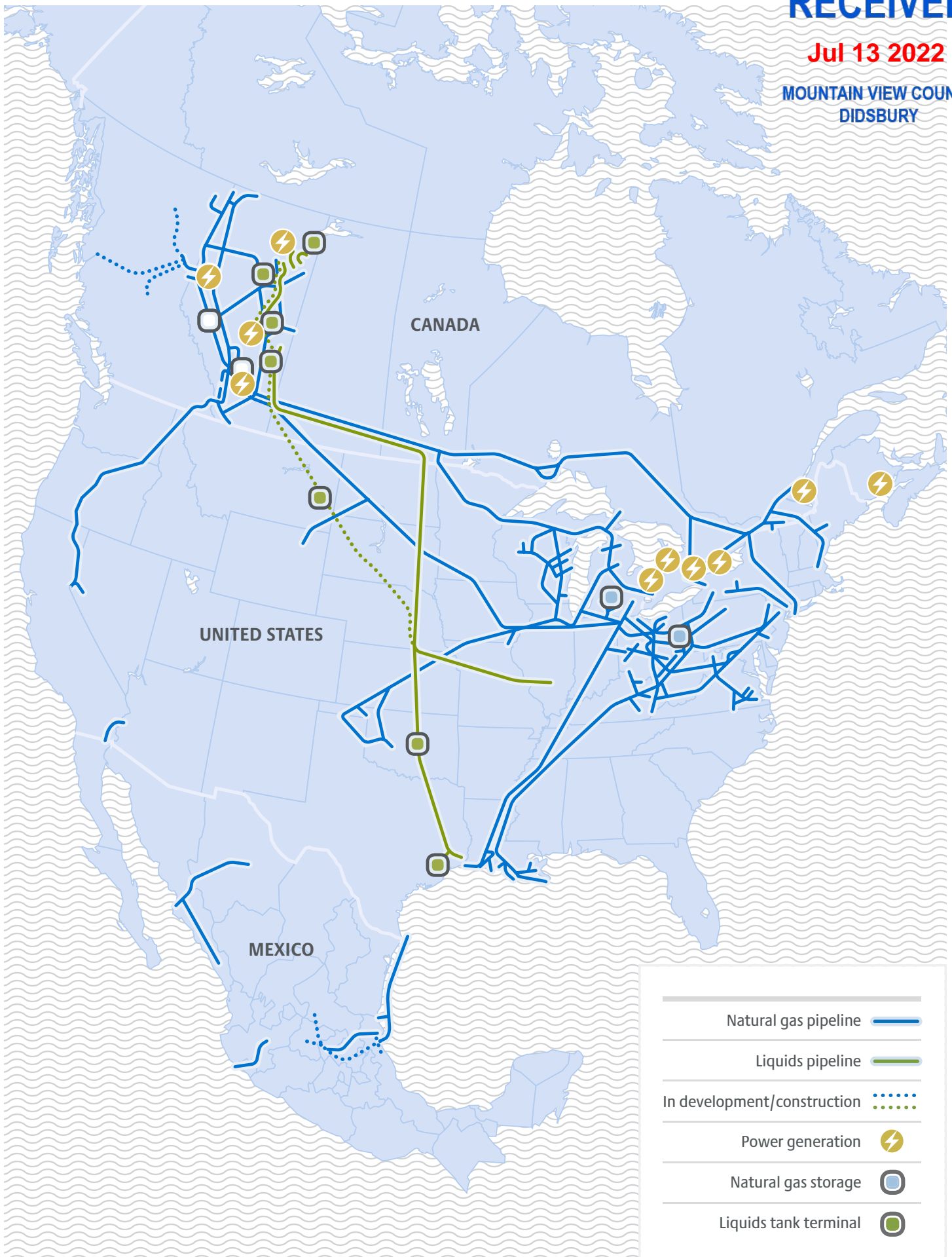
Typically, TC Energy does not own the land where our pipelines are located, but instead acquires the right prior to construction to install and operate the pipeline and related facilities within a pipeline right-of-way through an easement or right-of-way agreement with the landowner. The terms of the right-of-way agreements vary but generally provide TC Energy with the right to access, construct, operate, maintain and abandon the pipeline within the right-of-way.

The width of the right-of-way is based on the size and type of the pipeline and related facilities. By contrast, TC Energy does typically own the land where both compressor stations, which re-pressurize gas along the pipeline to ensure the gas flows continuously at a desired flow rate, and pump stations, which pump oil through the pipeline from one point to the next, are located. The lands required for meter stations, which measure product volume, are either leased directly from landowners or owned by TC Energy.

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Regulatory requirements

TC Energy's pipeline design, construction and maintenance programs meet or exceed industry and government standards. In Canada, our operations are regulated by provincial and federal authorities including the Canada Energy Regulator (CER). Legislation and regulations set out the requirements governing activities in proximity and on pipeline rights-of-way, including vehicle and equipment crossings, construction of facilities on or near a right-of-way, and other activities that could cause ground disturbances, which might impact the pipeline. Such legislation and regulations aim to ensure the safety and protection of the public, our employees, the environment as well as our pipeline facilities and other property.

Safety

At TC Energy, we seek to anticipate and minimize hazards of every description. From design and construction to operation and maintenance, safety is an integral part of everything we do. TC Energy regularly communicates pipeline safety information to stakeholders through our public awareness program.

Our safety practices include monitoring changes in land use near our pipeline facilities. This can involve meetings with landowners, municipal decision makers, administrative staff and land use planners.

TC Energy also has an extensive pipeline maintenance program that ensures our pipeline facilities are regularly monitored, inspected and repaired in order to meet or exceed best industry practices and regulatory requirements. Our entire pipeline transmission system is monitored from our control centres 24 hours a day, 7 days a week. In addition, TC Energy carries out the following activities as part of our pipeline maintenance program:

Aerial patrols – TC Energy carries out aerial patrols of the pipeline route to identify hazards from outside sources, including unauthorized construction and ground disturbances near the pipeline. Sensitive detection equipment may be used during these patrols to identify gas leaks.

In-line pipeline inspections – TC Energy conducts in-line pipeline inspections using tools that travel through the pipeline collecting data and looking for locations where corrosion, metal loss or dents may have occurred.

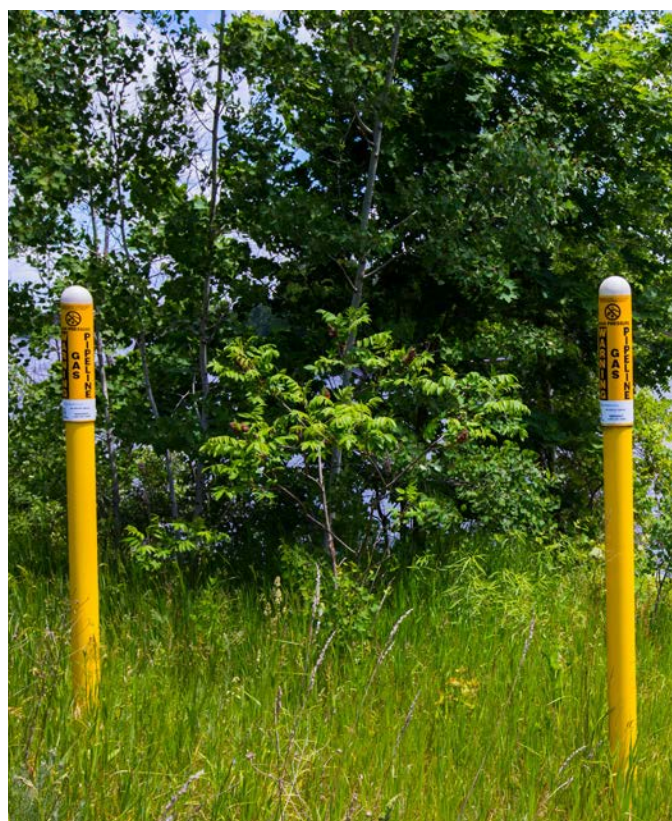
Hydrostatic testing – TC Energy uses hydrostatic testing, typically at the completion of pipeline construction, but to verify the safety of existing pipelines. Sections of the pipeline are filled with water and the pressure is increased beyond normal operating pressure to test pipeline strength and identify any pipeline leaks.

Cathodic protection – TC Energy uses cathodic protection, which involves applying a low-voltage electrical current to the metal pipe to protect the pipeline against corrosion. The cathodic protection system is monitored regularly to ensure proper protection against pipeline corrosion.

Pipeline signage – TC Energy installs pipeline signs at all road, rail, and waterbody crossings and at other strategic points along the pipeline route to identify the approximate location of our pipelines. Pipeline signs contain important information such as:

- The owner of the pipeline
- The product shipped in the pipeline
- Emergency contact numbers

BE AWARE: Pipeline signs will not designate the exact location, depth or number of pipelines in the area. Contact your local one-call centre and TC Energy will send a representative to the proposed excavation site to mark the pipeline.



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MOUNTAIN VIEW COUNTY
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Approvals for working around

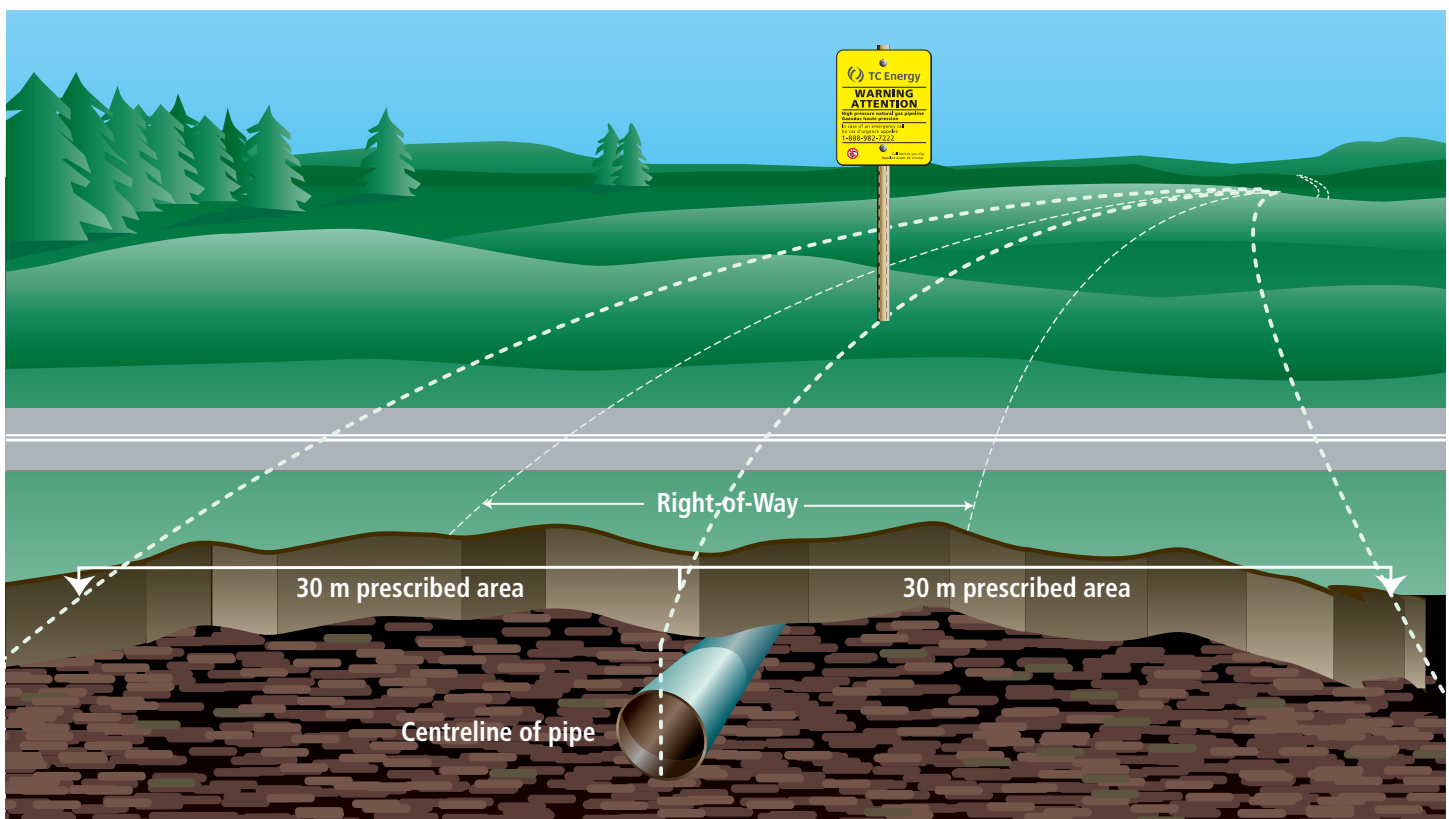
TC Energy's facilities

To ensure our pipelines and facilities operate safely, written consent from TC Energy must be obtained in Canada before any of the following:

- Constructing or installing a facility across, on, along or under a TC Energy pipeline right-of-way
- Conducting ground disturbance (excavation or digging) on or within the prescribed area (30 metres or 100 feet from the centreline of the pipeline)
- Driving a vehicle, mobile equipment or machinery across a TC Energy pipeline right-of-way outside the travelled portion of a highway or public road
- Using any explosives within 300 metres or 1,000 feet of TC Energy's pipeline right-of-way
- Use of the prescribed area for storage purposes

The following are examples of ground disturbances:

- Digging
- Excavation
- Trenching
- Tunneling
- Boring/drilling/pushing
- Augering
- Topsoil stripping
- Land leveling/grading
- Plowing to install underground infrastructure
- Tree or shrub planting
- Cleaning and stump removal
- Subsoiling
- Blasting/using explosives
- Quarrying
- Grinding and milling of asphalt/concrete
- Seismic exploration
- Driving fence posts, bar, rods, pins, anchors or pilings
- In-ground swimming pools



Locate request

Any person planning to construct a facility across, on, along or under a pipeline (including the right-of-way), conduct a ground disturbance activity within 30 metres of the centreline of a pipe, or operate a vehicle or mobile equipment across a right-of-way, must request a locate service.

Locate requests can be made online (www.clickbeforeyoudig.com), via mobile apps (Saskatchewan and Quebec) or via phone (see the back of this booklet for more details). The locate request must be made at least three working days in advance of the ground disturbance, construction activity, or vehicle or mobile equipment crossing.

The One-Call Centre will notify TC Energy to send a representative to mark the facilities with flags, paint or other markings in order to help you avoid damaging them. The TC Energy representative will explain the significance of the markings and provide you with a copy of the locate report. The service is free and could prevent accidents, injuries or deaths.

Written consent

After you apply for written consent, TC Energy will assess the planned work to ensure it does not pose a risk of damage to the pipeline and to ensure that access to the pipeline for maintenance or emergency purposes is not impeded.

Obstacles on a right-of-way, such as sheds, trailers, boats, garbage and vegetation can interfere with TC Energy's pipeline maintenance program (detailed in safety section above). In some cases, TC Energy may require additional time to assess the situation prior to providing consent.

In review, prior to commencing any activities in proximity to the pipeline, you must:

- Make a locate request
- Obtain TC Energy's written consent (apply online at writtenconsent.transcanada.com or call 1-877-872-5177). Often written consent for minor activities can be obtained directly from regional TC Energy representative through a locate request.
- Obtain TC Energy's safety practices to be followed while working in the vicinity of its pipes or prescribed area and information that clearly explains the significance of the locate markings.

Mobile equipment and vehicle crossings

The operation of a vehicle or mobile equipment across a TC Energy right-of-way requires TC Energy's written consent, except in the following circumstances:

- Vehicle or mobile equipment is operating within the travelled portion of a highway or public road across the right-of-way
- Vehicle and mobile equipment is being used to perform an agricultural activity and the following conditions are being met:
 1. The loaded axle weight and tire pressures of the vehicle is being operated within the manufacturer's approved limits and operating guidelines; and
 2. The point of crossing has not been identified by TC Energy as a location where a crossing could impair the pipeline's safety or security

Agricultural activities

Agricultural activity involves the work of producing crops and raising livestock and includes tillage, plowing, disking, harrowing, and pasturing but does not include the construction of new buildings or the placement of footings, foundations, pilings or posts.

The following agricultural activities do not require written consent from TC Energy:

- Cultivation activities (e.g. tillage, plowing, disking and harrowing) to a depth of less than 45 centimetres, as these activities are exempt from the applicable statutory definitions of a ground disturbance (See the Approvals for Working Around TC Energy's Facilities section).
- Agricultural vehicle and mobile equipment crossings as described in the mobile equipment and vehicle crossings section above.



Warning sign



Warning sign



Vent marker



Aerial marker

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Development on or near the pipeline right-of-way

It is important for municipal authorities, developers and landowners to consult with TC Energy early in the planning stage of a development project on or near a right-of-way to ensure that TC Energy's pipelines and facilities are appropriately incorporated into the plan and that any new development near our facilities meets regulatory and TC Energy requirements.

Contact TC Energy before developing within 750 metres of TC Energy compressor stations and pump stations so that we can analyze potential impacts and recommend measures to protect adjacent lands from industrial impacts.

TC Energy requires significant advance notice for any development which increases the population density within approximately 200 metres of a pipeline. Population growth means potential changes to the operating requirements of the pipeline, and could result in a revision to operating pressure, a pipeline replacement, and/or other mitigation actions as necessary. Failure to consult with TC Energy in advance may result in significant delays and costs to the development, during these patrols to identify gas leaks.

Municipalities often prescribe minimum setback distances to restrict the building of a structure within a prescribed distance from a curb, property line, right-of-way or structure. These setbacks can help to minimize the risk of damage to buried infrastructure. As municipal setback requirements vary, contact the local authority and TC Energy to determine the requirements in your area.

Any ground disturbance within 30 metres of the centerline of the pipe, construction of a facility across, on, along or under a pipeline (including the right-of-way), or vehicle or mobile equipment crossing the pipeline right-of-way may not occur without TC Energy's written consent.

For detailed guidelines about applying for written consent from TC Energy, visit [writtenconsent.transcanada.com](https://www.transcanada.com/writtenconsent) or call **1-877-872-5177**. A copy of the guidelines can also be provided upon request.

The following must be taken into consideration when planning a development project.

Subdivisions – Contact TC Energy early in the design process so that we can comment on the proposed subdivision plans. TC Energy's practice is that our right-of-way be used as a passive green space or as part of a linear park system. Permanent structures on the right-of-way are not permissible.

Roads and Utilities – Contact TC Energy when designing roads and utilities. Roads may be permitted to cross and/or run parallel to the right-of-way, but no portion of a road allowance can be located on the right-of-way (apart from approved road crossings). TC Energy will also review the location of utilities, which are often proposed to be installed within road allowances.

Blasting – Contact TC Energy before conducting any blasting activities within 300 metres of the pipeline right-of-way so TC Energy can review your plans for potential impacts to its facilities. Blasting activities related to prospecting for mines and minerals within 40 metres of a federally regulated pipeline right-of-way require permission from the CER.

Landscaping – Contact TC Energy for written consent before landscaping. Projects such as pedestrian pathways and the planting of trees and shrubs may be permitted as long as they do not impede TC Energy's access along its right-of-way for operational or maintenance activities. Our written consent will specify the permitted landscaping requirements.

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Important contact information

Canadian One-Call centres

British Columbia 1-800-474-6886
Alberta 1-800-242-3447
Saskatchewan. 1-866-828-4888
Manitoba 1-800-940-3447
Ontario 1-800-400-2255
Quebec 1-800-663-9228
www.clickbeforeyoudig.com

Mobile phone apps

Saskatchewan. Sask1st Call
Quebec Info-Excavation
Emergency 1-888-982-7222

General inquiries

Phone 1-855-458-6715
Email public_awareness@tcenergy.com

Landowner inquiries

Phone 1-866-372-1601
Email cdn_landowner_help@tcenergy.com

Applying for written consent

Online. writtenconsent.transcanada.com
Phone 1-877-872-5177

Crossings inquiries

Email crossings@tcenergy.com
Quebec email. quebec_crossings@tcenergy.com

The majority of TC Energy's pipelines are regulated by the Canada Energy Regulator in Canada, with some pipelines regulated provincially. For more information on CER-regulated pipelines, visit www.cer-rec.gc.ca.

APPLICANT: - **HARTZLER, Mark Jonathon & Tracey Deyann;**
- **MCCOMISH, Alicia**

LANDOWNER: - **HARTZLER, Mark Jonathon & Tracey Deyann;**

LEGAL: - **NE 21-30-2 W 5M Plan 9710842 Block 1**

DIVISION: - **1**

ACRES: - **62.76 ac.**

PROPOSED REDESIGNATION:

To Redesignate from:

Agricultural (2) District (A(2)) to Agricultural District (A) an approximate twenty-three point zero three (23.03) acres within a sixty-two point seven six (62.76) 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

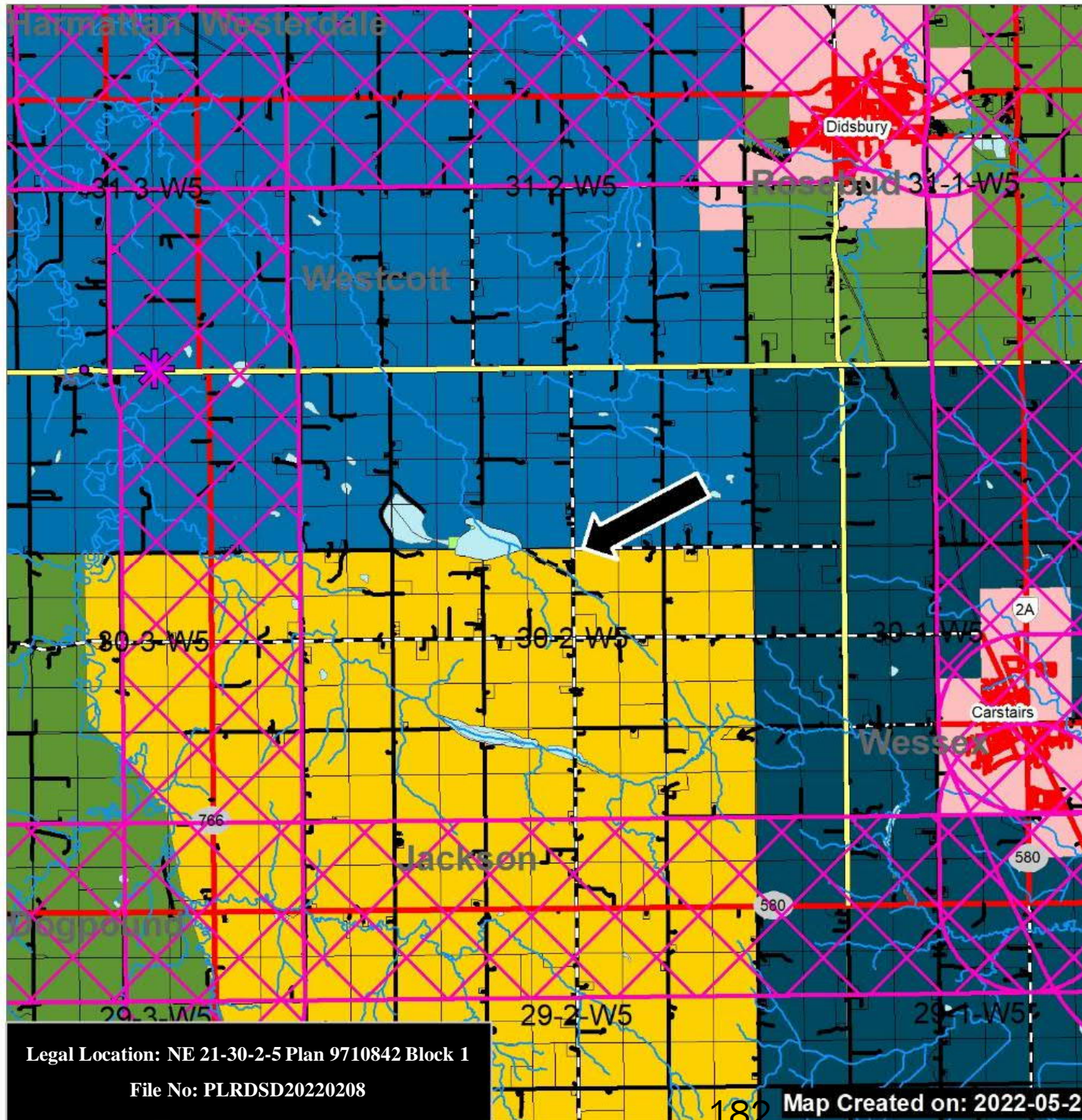


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





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. *

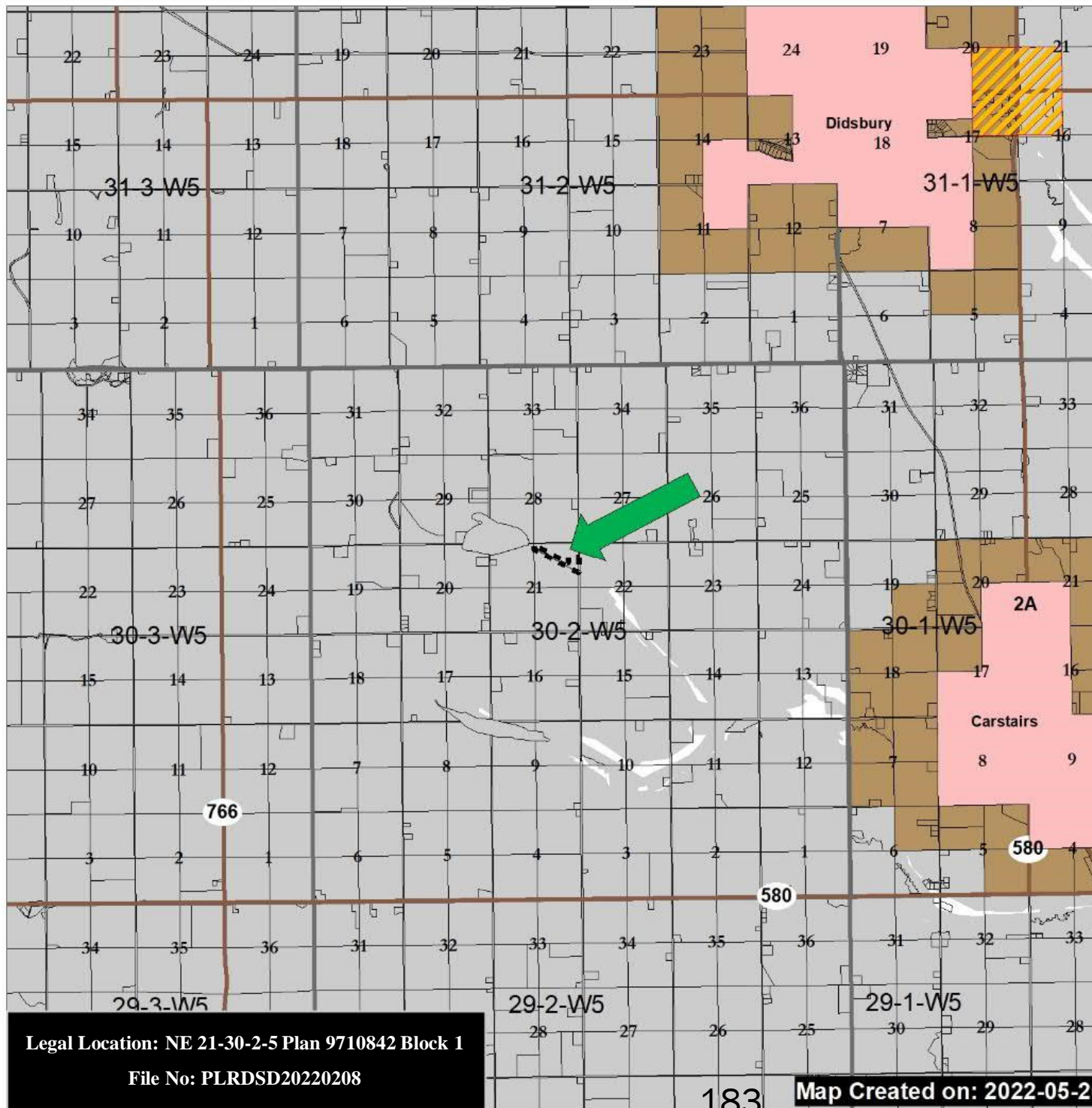


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County




NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator





Mountain View
COUNTY

**Current Zoning
&
Boundary Adjustment /
Redesignation Area**

-  South Agricultural Lot
 - Agricultural District (A)
-  North Agricultural Lot
 - Agricultural (2) District (A(2))
-  Area to be Redesignated (from A2 to A) and consolidated with South Agricultural Lot



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

Current Parcel Size: 62.76 Acres

Applicants would like to remove
(+/-) 23.03 acres from the
northern lot and consolidate it
with the southern agricultural lot.

Current Parcel Size: 97.24 Acres

Legal Location: NE 21-30-2-5 Plan 9710842 Block 1

File No: PLRDSD20220208

Note: Air Photo was captured in 2020

Map Created on: 2022-05-20



Mountain View COUNTY

Site Sketch - Redesignation

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

Twp-Rd
304

30-2-W5

Rgc Rd 23

Proposed Area to be Redesignated from
Agricultural (2) District (A(2)) to
Agricultural District (A),
twenty-three point zero three (+/- 23.03) acres.

21

Legal Location: NE 21-30-2-5 Plan 9710842 Block 1




File No: PLRDSD20220208

185 Map Created on: 2022-05-20



**Mountain View
COUNTY**

Proposed Redesignation & Boundary Adjustment Area

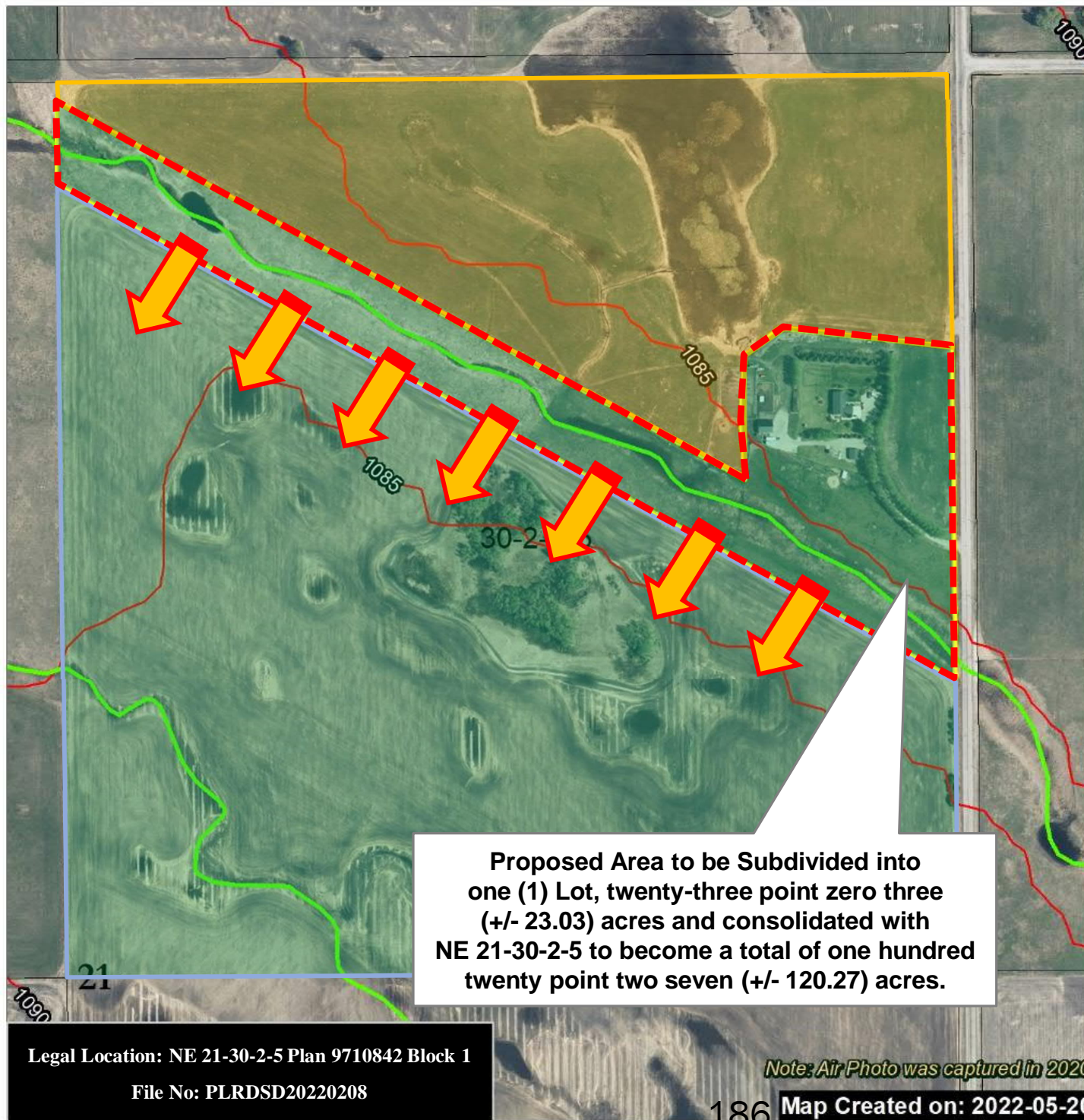
-  **Proposed Southern
Agricultural Title**
 - Agricultural District (A)
 - (+/-) 120.27 Acres
-  **Proposed Northern
Agricultural Title**
 - Agricultural (2) District
(A(2))
 - (+/-) 39.73
-  **Area to be Redesignated
(from A2 to A) and
consolidated with Southern
Agricultural Title**



Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

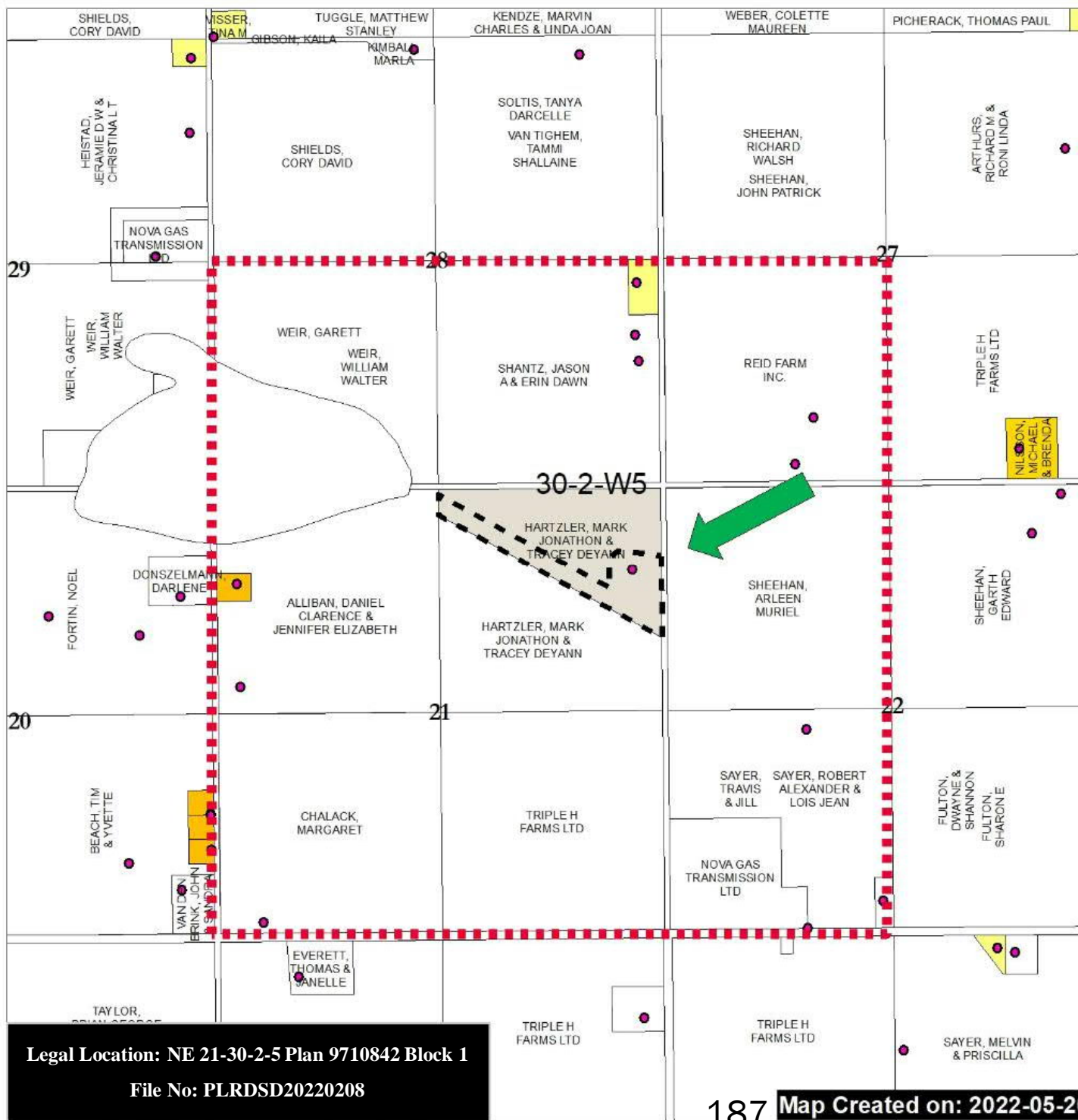
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - 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: NE 21-30-2-5 Plan 9710842 Block 1

File No: PLRDSD20220208



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: 1:5,000

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: NE 21-30-2-5 Plan 9710842 Block 1

File No: PLRDSD20220208

Note: Air Photo was captured in 2020

Map Created on: 2022-05-20



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

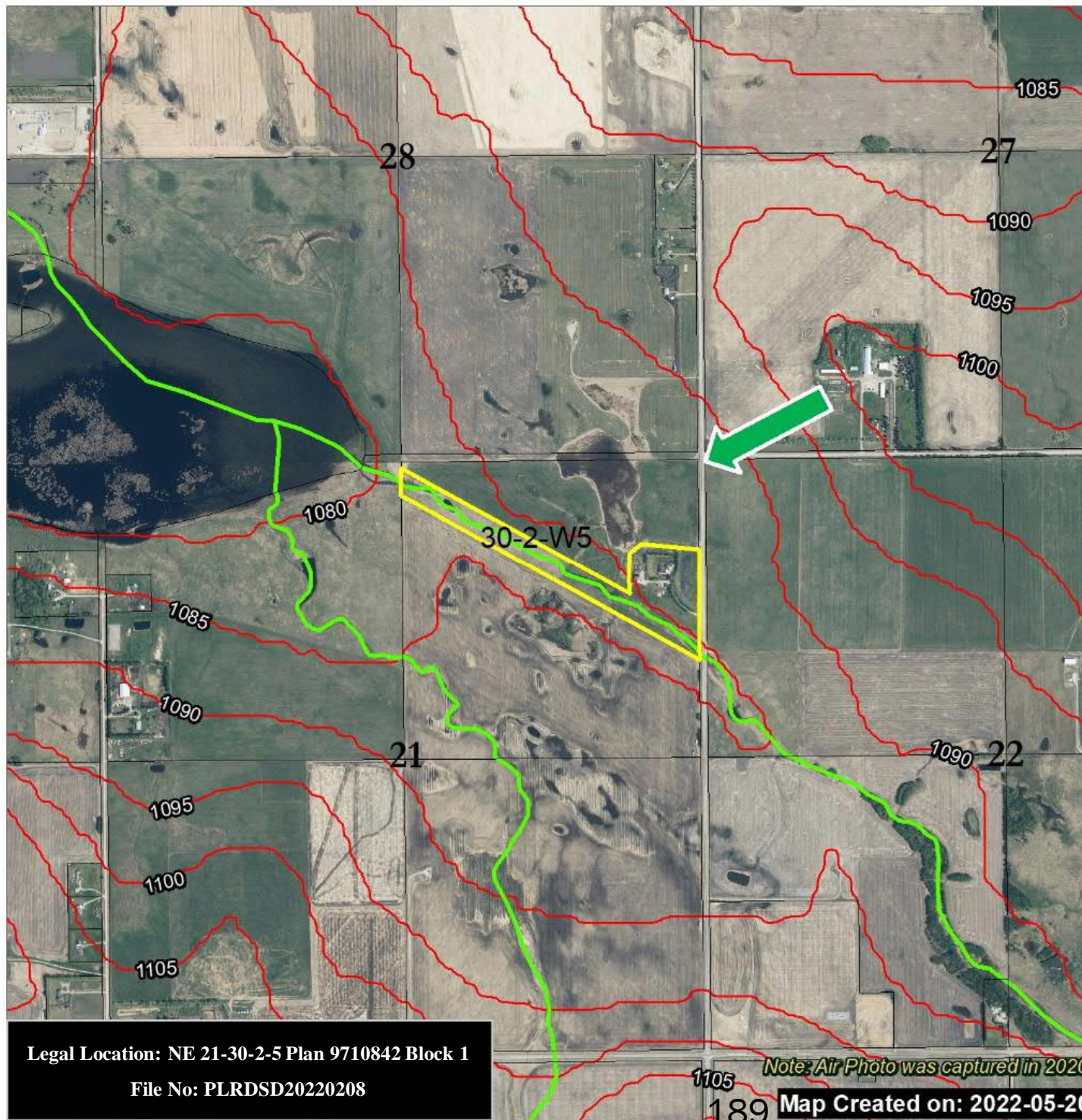


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: NE 21-30-2-5 Plan 9710842 Block 1

File No: PLRDSD20220208

Note: Air Photo was captured in 2020

Map Created on: 2022-05-20



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 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

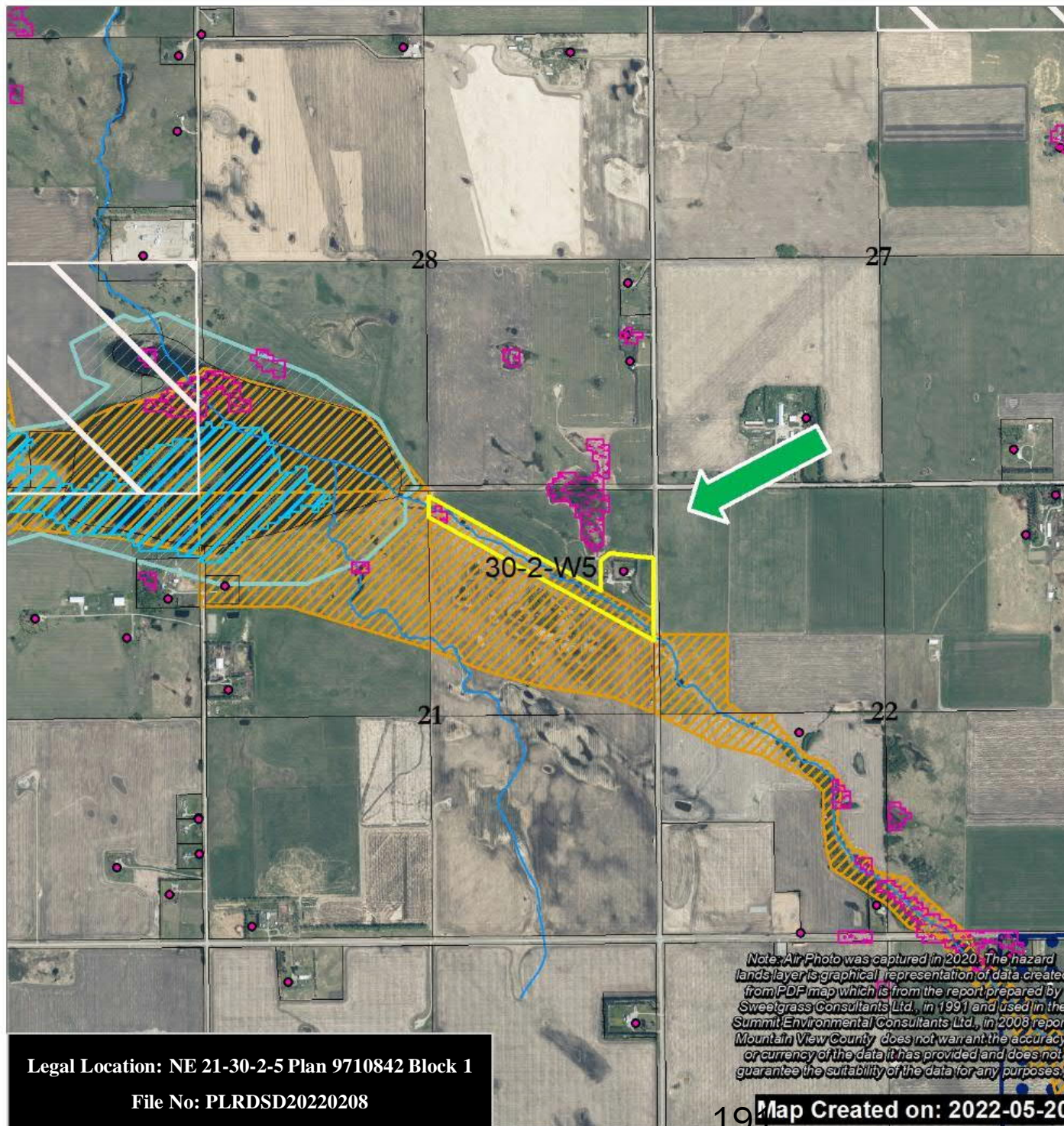


0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: NE 21-30-2-5 Plan 9710842 Block 1

File No: PLRDSD20220208

Map Created on: 2022-05-20



Mountain View COUNTY

Environmental Scan

Legend

Provincial Flood Mapping

- Provincial Flood Mapping
- Floodway
- Flood Fridge

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 21-30-2-5 Plan 9710842 Block 1

File No: PLRDSD20220208

Map Created on: 2022-05-20



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 | |

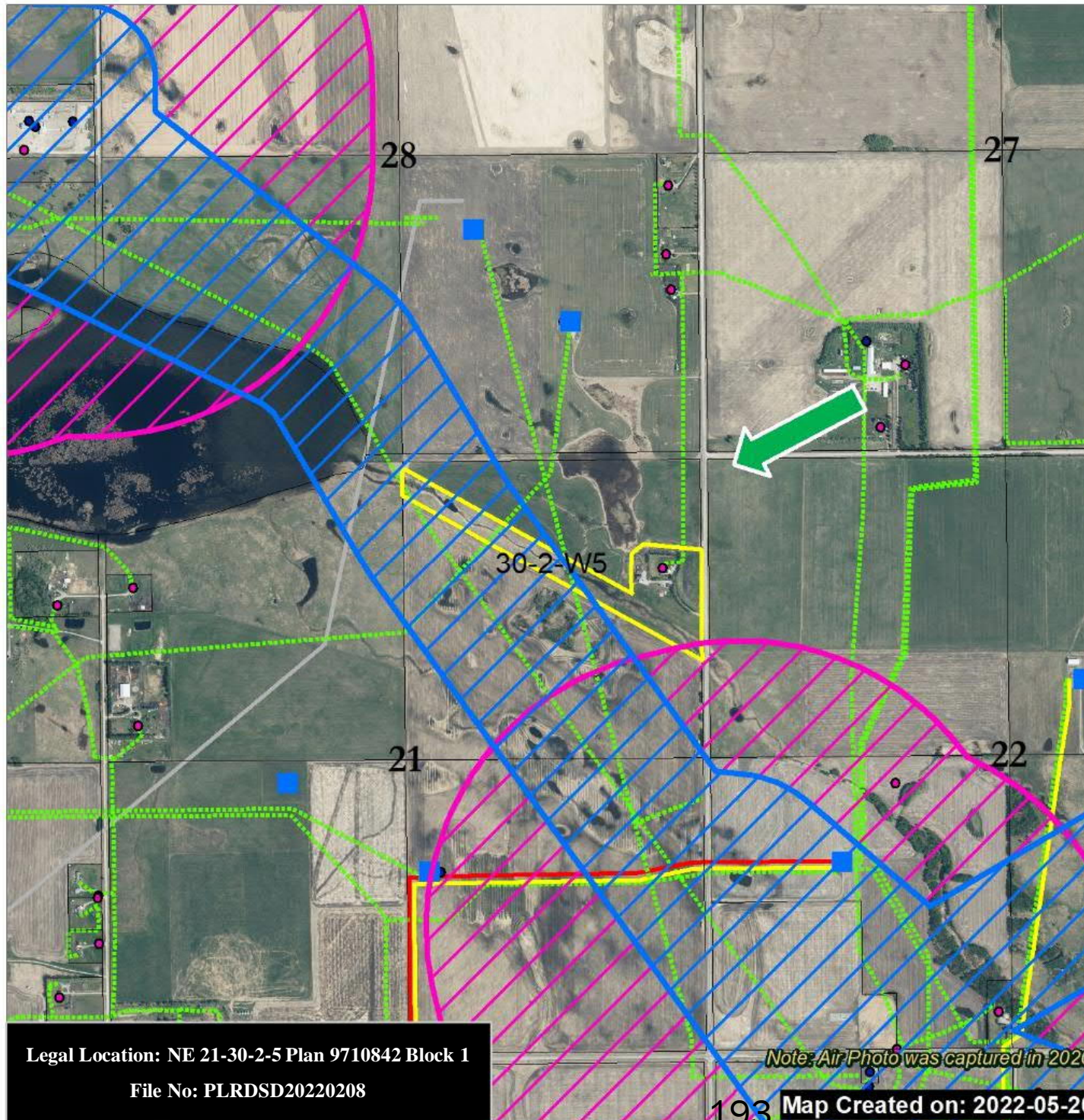


0 125 250 500 Meters

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: NE 21-30-2-5 Plan 9710842 Block 1

File No: PLRDSD20220208

Note: Air Photo was captured in 2020

193 Map Created on: 2022-05-20



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 |



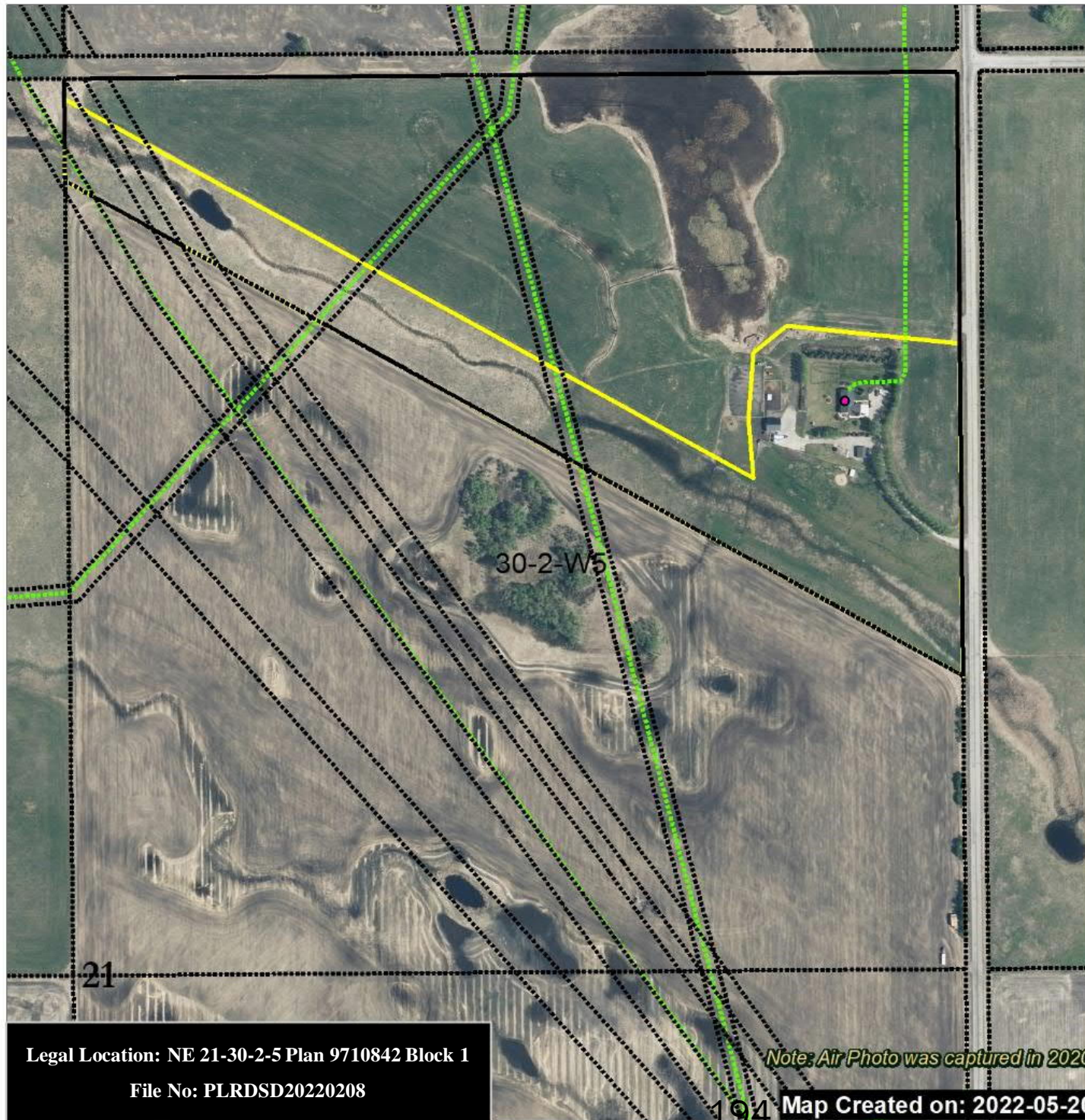
Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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

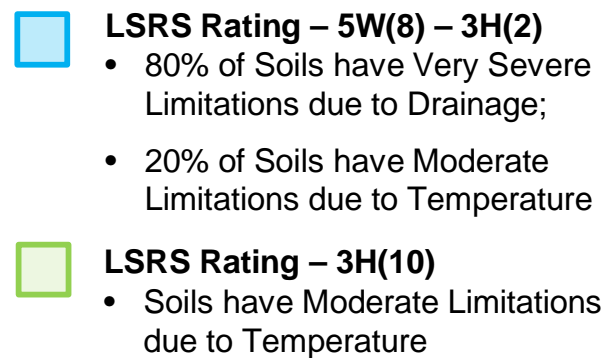


Soil Information Mapping

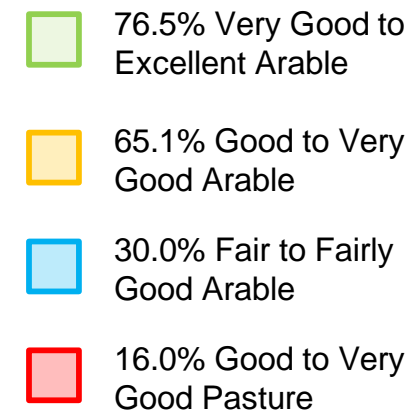
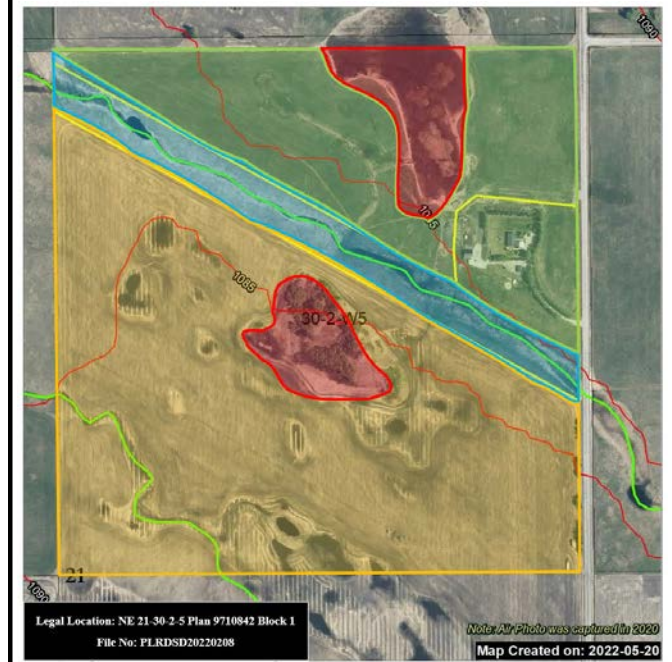
Canada Land Inventory



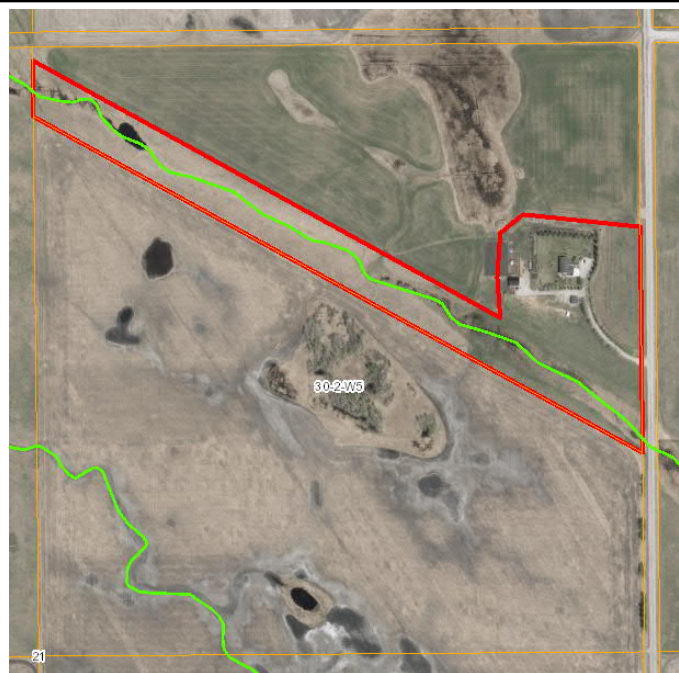
AGRASID Data



Farmland Field Sheet



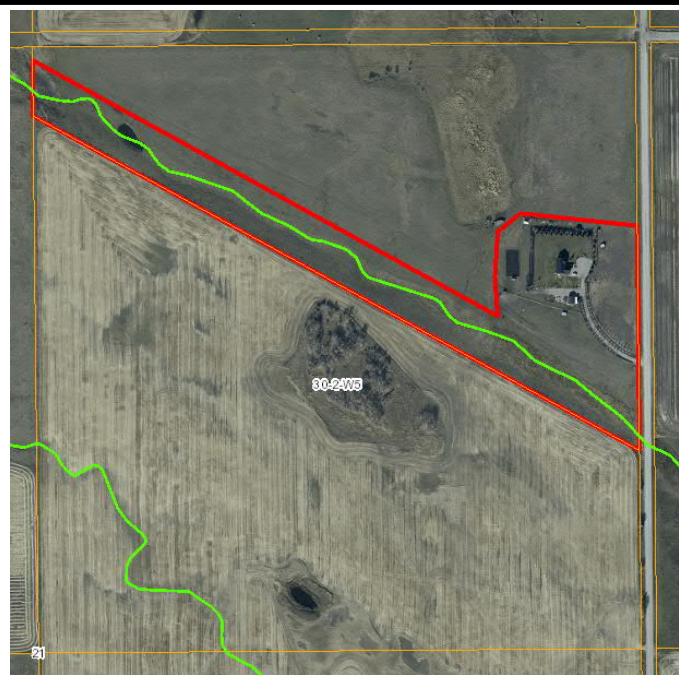
Historical Aerial Photos of NE 21-30-2-5



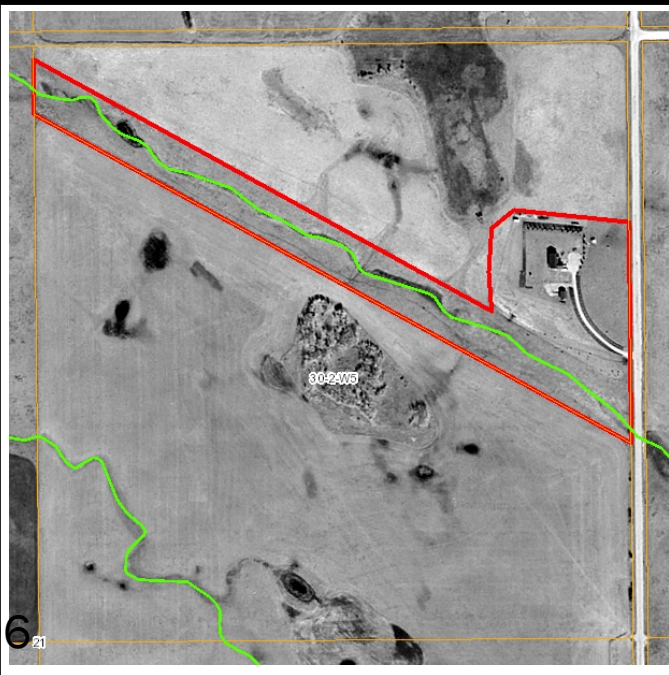
2018



2014

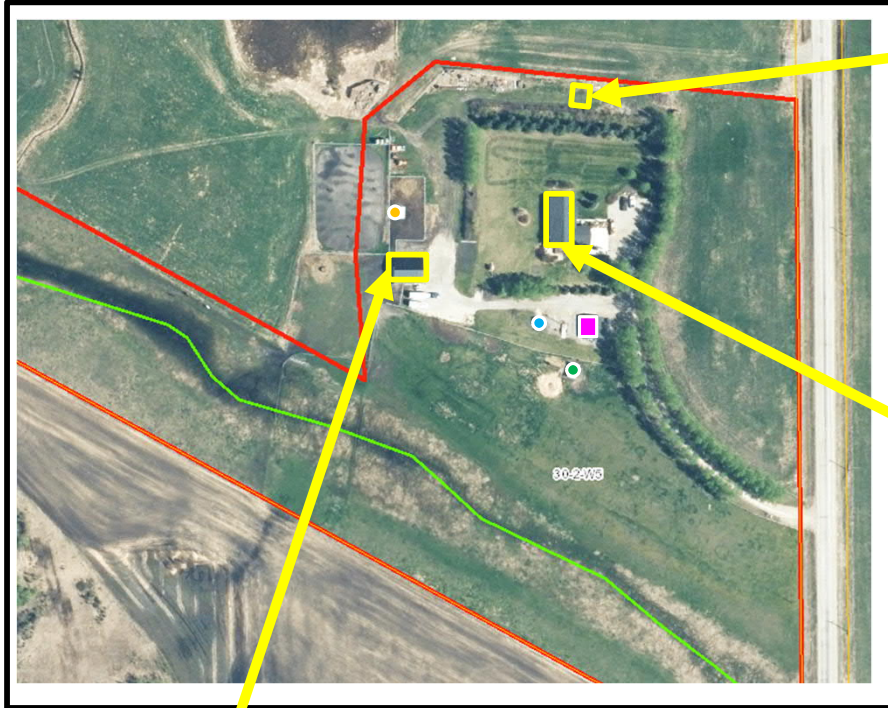


2008

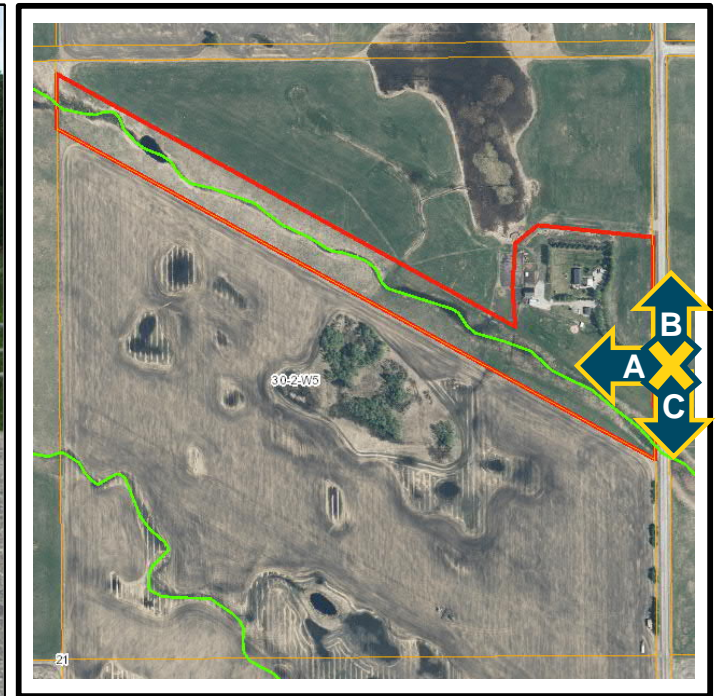
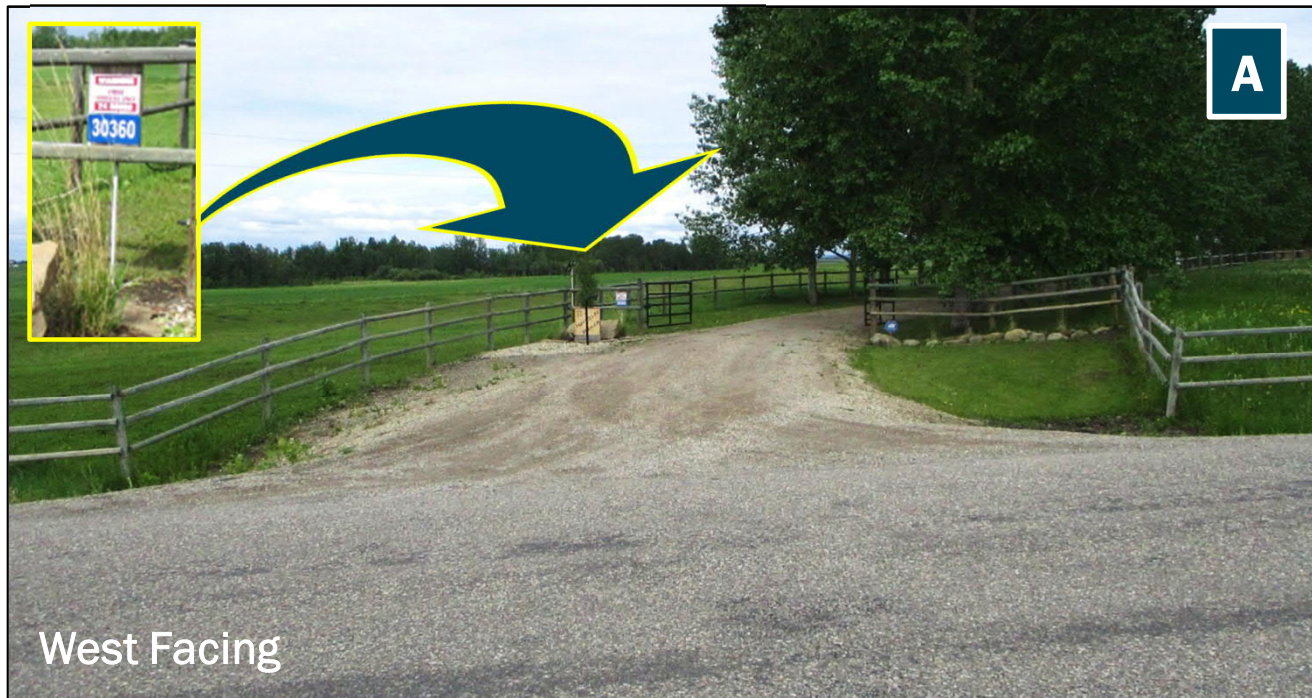


2005

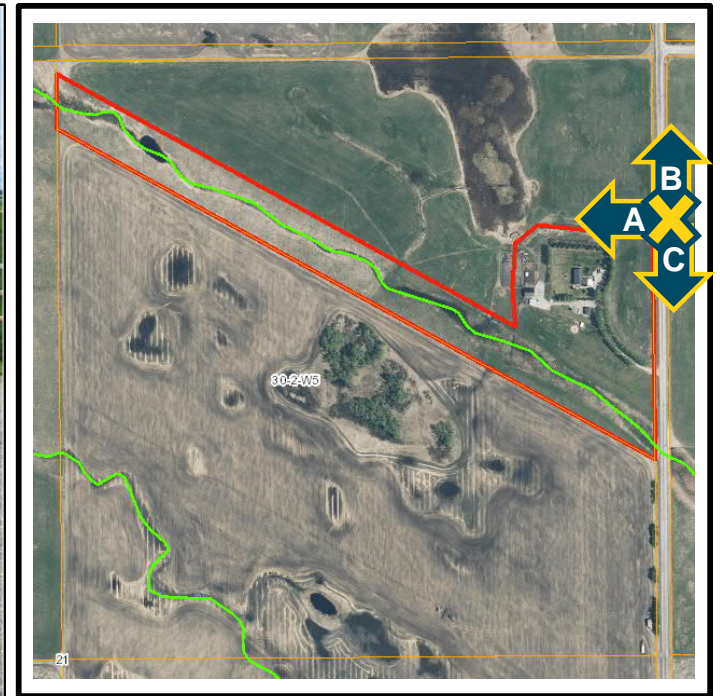
Development Within Proposal



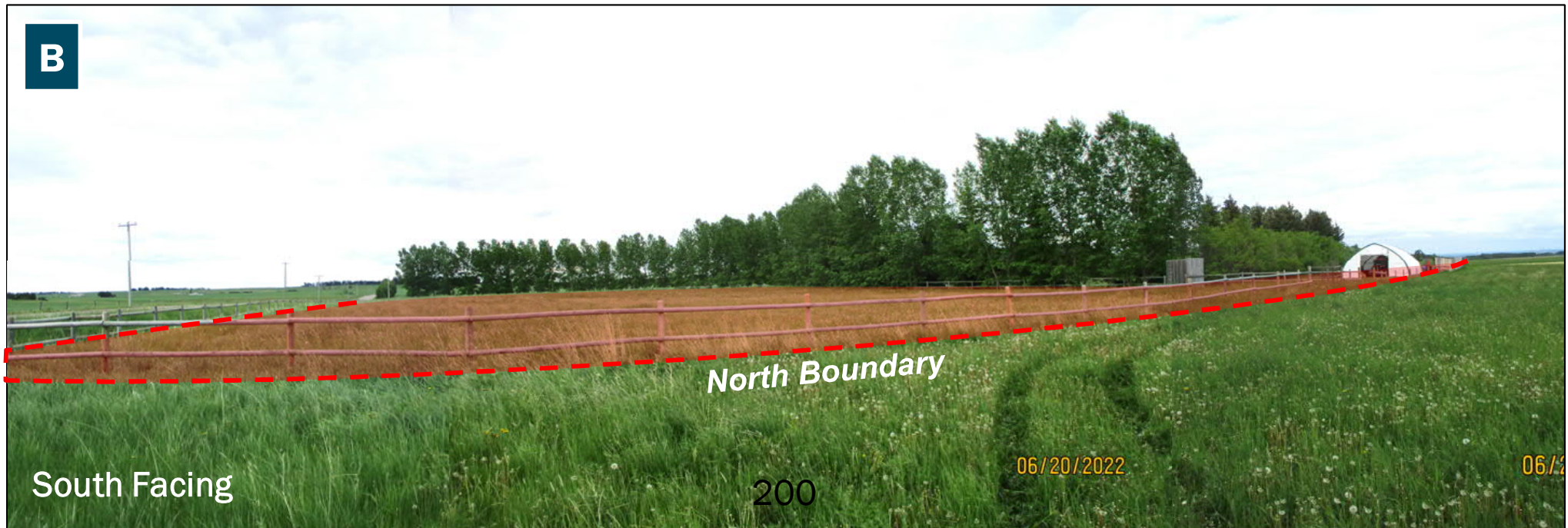
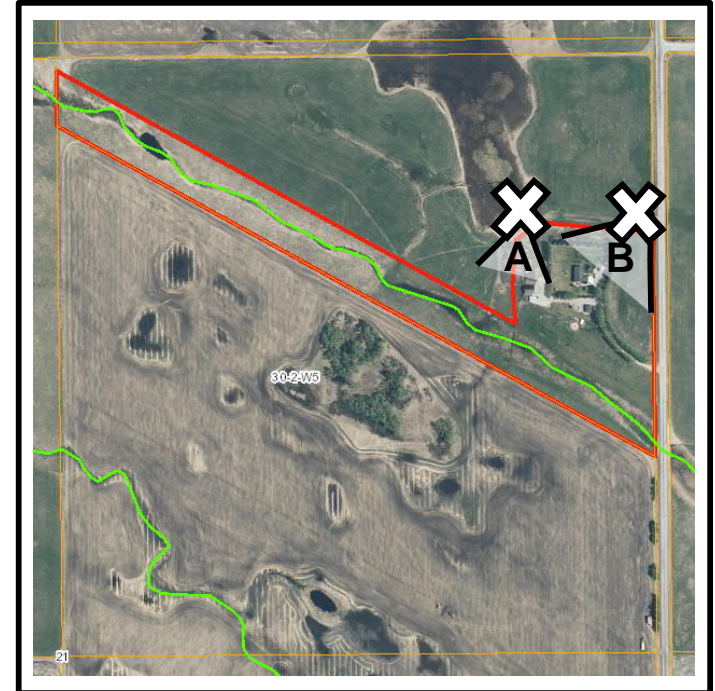
Access & Site Lines to Farmstead (Proposed Southern Lot) (RR# 23)



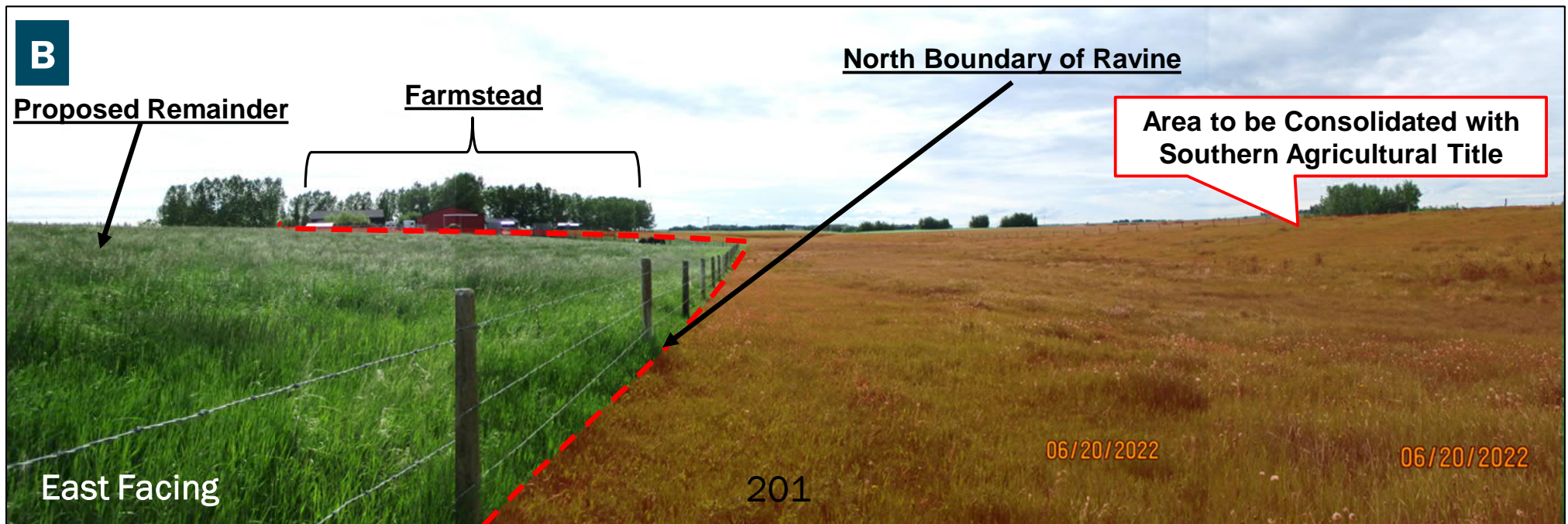
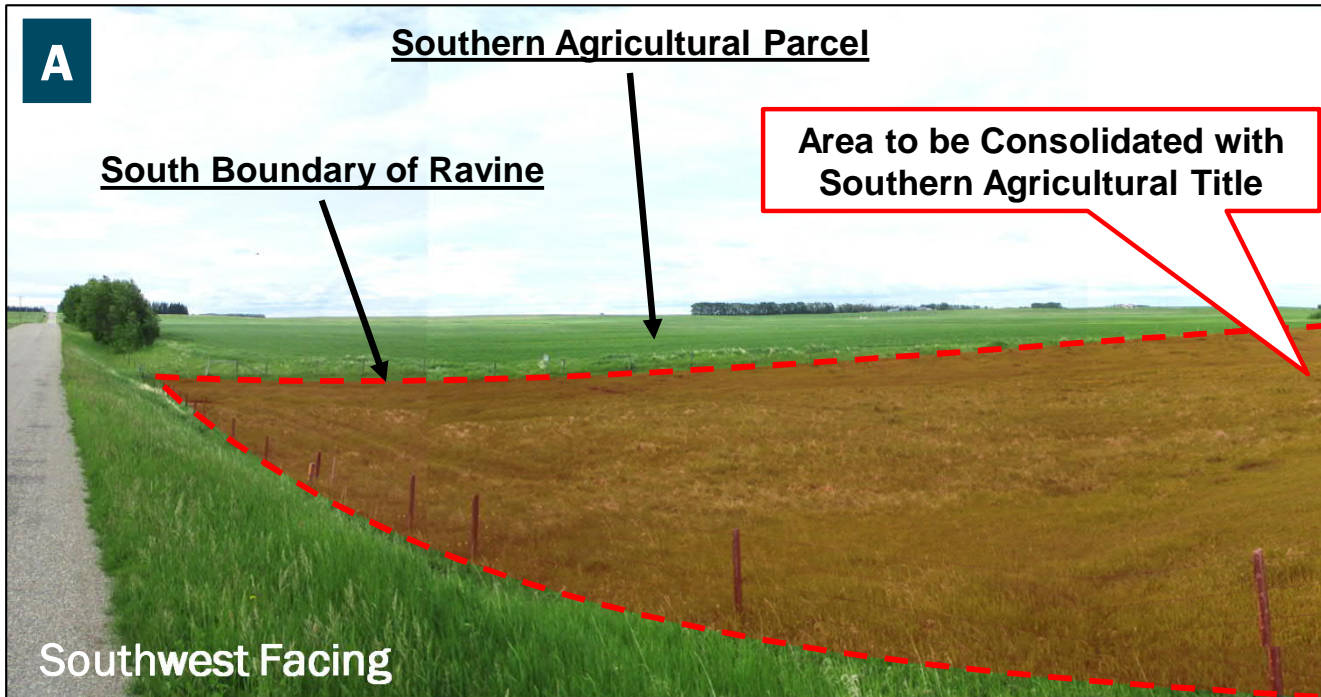
Access & Site Lines to Remainder (Proposed Northern Lot) (RR# 23)



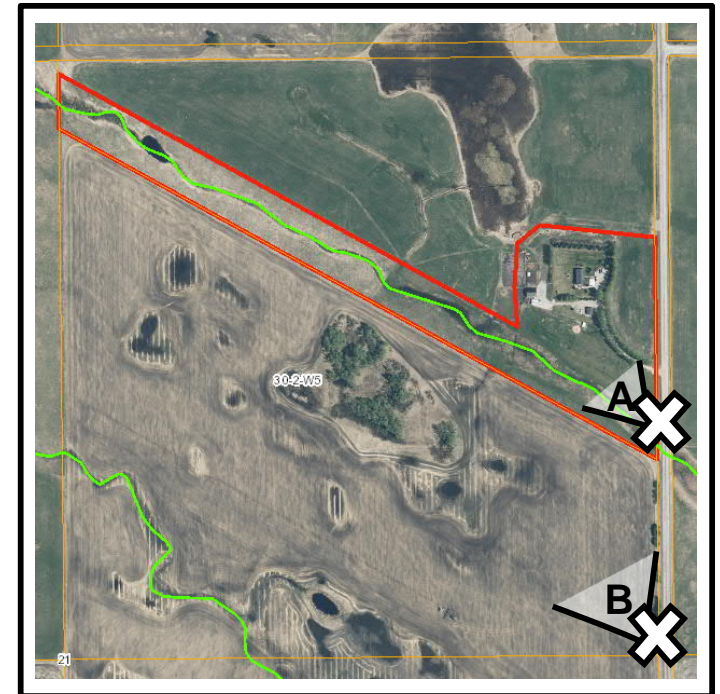
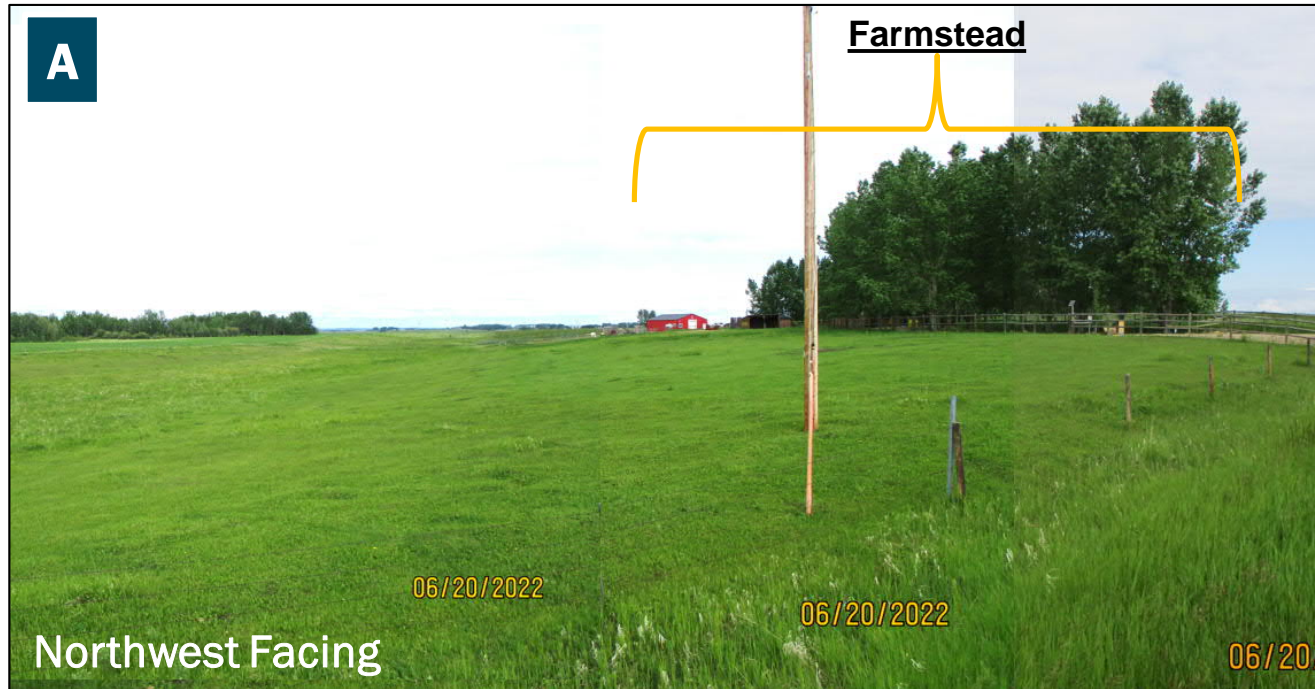
Approximate Location of Proposal Boundaries



Views of Ravine



Views of Southern Agricultural Lot and Farmstead

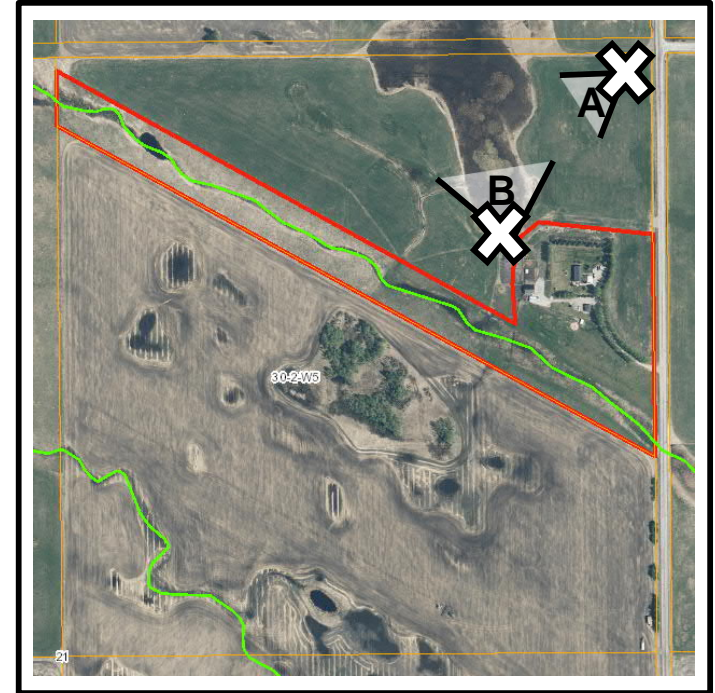


Views of Proposed Remainder (North Agricultural Lot)

A



Southwest Facing



B



North Facing

203

06/20/2022

06/20

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



YourCounty. YourPlan.

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO.
20/20
SCHEDULE A

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.

According to Figure 3 Growth Management Conceptual Strategy, this property is within the Agricultural Preservation Area.

3.0 Agricultural Land Use Policies

3.3.5 (a) The “first parcel out” of a previously unsubdivided quarter section may only be supported by the County for the creation of one additional parcel, subject to redesignation and subdivision application and the provisions of the Land Use Bylaw and the MDP.

(b) A first parcel out subdivision within the Agricultural Preservation Area or the Potential Multi-Lot Residential Development Area shall be evaluated in accordance with section 3.0 of the MDP.

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

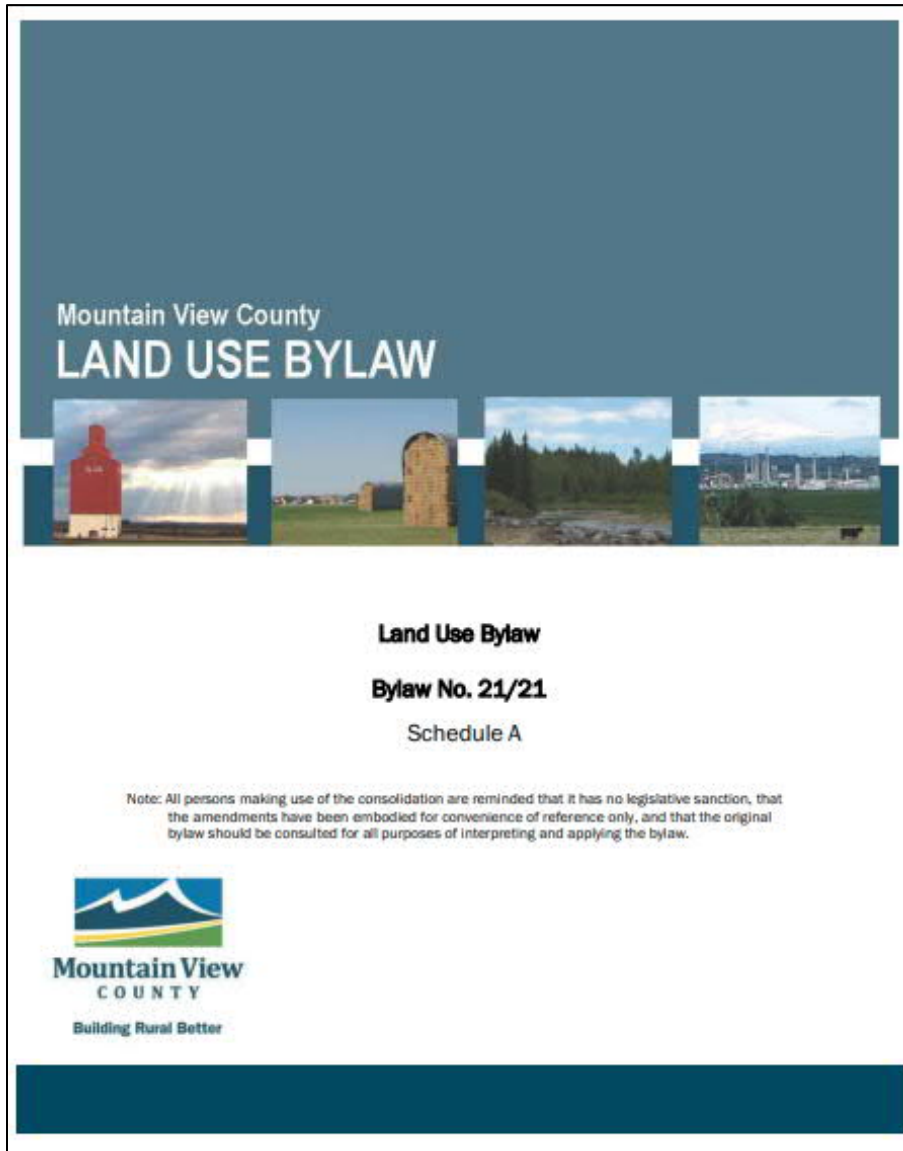
3.3.7 The minimum parcel size for a newly proposed or existing agricultural parcel that is the subject of a redesignation and subdivision application, and not a fragmented parcel should be (+/-) 40 acres ((+/-) 16.19 ha). Parcel configuration should reflect the existing conditions and use of the land and shall require redesignation to the appropriate land use district and a concurrent subdivision application. Applications for subdivision of new agricultural parcels shall demonstrate the land being subdivided is being used for agricultural purposes to avoid future fragmentation. Agricultural parcel subdivisions that create more than two titles per quarter section may be considered within the Potential Multi-Lot Residential Development Area.

3.3.21 Notwithstanding Policies 3.3.6 and 3.3.7, minor boundary adjustments may be considered in accordance with Mountain View County Policy.

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.

Policy Analysis - Land Use Bylaw No. 21/21



11.1 Agricultural District A

A

Parcel Area

Minimum 80.0 Acres

Balance Lot: (+/-) 120.27 Acres

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

A(2)

Parcel Area

Min 40.0 ac or smaller area
redesignated by Council –
Maximum 79.9 ac.

Proposed Lot: (+/-) 39.73 Acres

- ✓ The proposed southern agricultural parcel shall meet the minimum parcel size of 80 acres.
- ✓ The proposed remainder (north lot) shall be only slightly below 40 acres.

Procedure # 6013 Boundary Adjustment Guidelines

Procedures

- 2.1 ✓ The Approving Authority, in addition to evaluating the proposal in accordance with County statutory plans, shall evaluate an application for a Boundary Adjustment and may approve the re-designation and/or subdivision application if all of the following guidelines are satisfied:
- 2.1.1 The re-designation and/or subdivision application filed in support of the Boundary Adjustment shall be submitted for one or more of the following purposes:
- a) To include a shelterbelt in the subject Parcel of Land;
 - ✓ b) To include improvements or ancillary structures in the Parcel of Land;
 - c) To include water or sewer services required for the Parcel of Land;
 - d) To facilitate legal and physical access to the Parcel of Land.
- ✓ 2.1.2 Re-designation and Subdivision applications filed for a Boundary Adjustment solely for the purposes of increasing the amount of acreage within the Parcel of Land subject to the application shall not be supported by the Approving Authority unless otherwise supported by other policies of Mountain View County.
- ✓ 2.1.3 As a condition of subdivision approval in support of a Boundary Adjustment, the applicant shall present a registerable plan of survey prepared by a qualified registered land surveyor that delineates the subdivision and consolidation on the subject property

Analysis of Proposal Against Boundary Adjustment Guidelines

- 1) The proposed boundary adjustment is intended to include existing development within an agricultural title.
- 2) The sole purpose of the proposal is not to increase the size of a lot, but rather, to include existing development.
- 3) Subject to Approval, one Condition of Subdivision will be to provide a registerable Plan of Survey prepared by a qualified registered land surveyor showing the newly adjusted boundaries.



Proposed Redesignation & Boundary Adjustment Area

- Proposed Northern Agricultural Title
 - Agricultural (2) District (A(2))
 - (+/-) 39.73
- Proposed Southern Agricultural Title
 - Agricultural District (A)
 - (+/-) 120.27 Acres
- Area to be Redesignated (from A2 to A) and consolidated with South Agricultural Title

Administrative Position

The Planning and Development Department supports Approval for PLRDSD20220208, within the NE 21-30-2 W5M for the following reasons:

1. The proposal complies with the Municipal Development Plan.
2. The land is deemed suitable for its intended use as an Agricultural District (A) parcel in accordance with the regulations of the Land Use Bylaw.
3. There were no letters of objection or concern during the circulation process and the proposed boundary adjustment 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 28/22
SUBMISSION TO: Council Meeting
MEETING DATE: August 10, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLRDS20220119
LEGAL: NE 17-29-3-5

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

ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 28/22 redesignating the lands within the NE 17-29-3-5 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 28/22 redesignating the lands within the NE 17-29-3-5 for September 14, 2022, at or after 9:00 a.m.

BACKGROUND / PROPOSAL:

To redesignate an approximate nine point zero (9.00) acres from Agricultural District (A) to Residential Farmstead District (R-F).

Application Overview:

Applicant	GELOWITZ, Richard J & Marsha Anne
Property Owner	GELOWITZ, Richard J & Marsha Anne
Title Transfer Date	October 18, 1994
Existing Parcel Size	160 acres
Purpose of redesignation	Create a separate parcel for the farmstead within the quarter
Division	2
Rural Neighbourhood/Urban Centre	Dogpound

Key Dates, Communications, and Information

Application Submitted	March 30, 2022
Application Circulation Period	April 11, 2022, to May 11, 2022
Supportive Information Requested/Submitted	No supportive information was requested
Application Revised from Submission	No
Communications Received from Referrals	<u>Fortis Alberta</u> – Easement required; applicant has initiated the process to get the easement.
Objections Received and Addressed	No objections were received during the referral period

Applicable Directions, Policy, and Regulations:

Intermunicipal Development Plan	The property is not within an IDP.
Municipal Development Plan Bylaw No. 20/20	According to Figure 3 Growth Management Conceptual Strategy this property is within The Agricultural Preservation Area. 3.0 Agricultural Land Use Policies 3.3.5 (a) The “first parcel out” of a previously unsubdivided quarter section may only be supported by the County for the creation of one additional parcel, subject to redesignation and subdivision application and the

	<p>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>3.3.10 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; and (vi) Where two (2) detached dwelling units exist on the proposed farmstead separation parcel, the County may consider redesignation and subdivision approval. At the Subdivision stage, the Approving Authority (Municipal Planning Commission or Administrative Subdivision and Development Approving Authority) may deem the additional dwelling legally non-conforming.
Area Structure Plan	There is not an ASP developed for this area.

Land Use Bylaw No. 21/21	Section 12.3 R-F Residential Farmstead District <u>Purpose:</u> To accommodate a single residential parcel of land containing the farmstead from an unsubdivided quarter section. Agricultural uses may be accessory to the residential use.
Policy and Procedures	N/A

DISCUSSION:

Land Use and Development

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

Physical and Natural Features

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

Planning and Development History

Prior RD/SD/DP Applications	<u>LP 92-113</u> – Mobile home 1 st Residence <u>DP 97-040</u> – Setback Relaxation for Hayshed <u>LP 01-001</u> – Dwelling Unit – Second with attached garage. (mobile home no longer on site) <u>DP 05-086</u> – Market Garden U Pick, including accessory buildings and a small store. <u>DP 09-051</u> – Signs <u>PLCP20170419</u> – Accessory Building – Atco Trailer change of use to Commercial Kitchen
Encumbrances on title affecting application	None

Servicing and Improvements Proposed

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

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

OPTIONS / BENEFITS / DISADVANTAGES:

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

BYLAW NO. LU 28/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NE 17-29-3-5 pursuant to the Municipal Government Act.

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

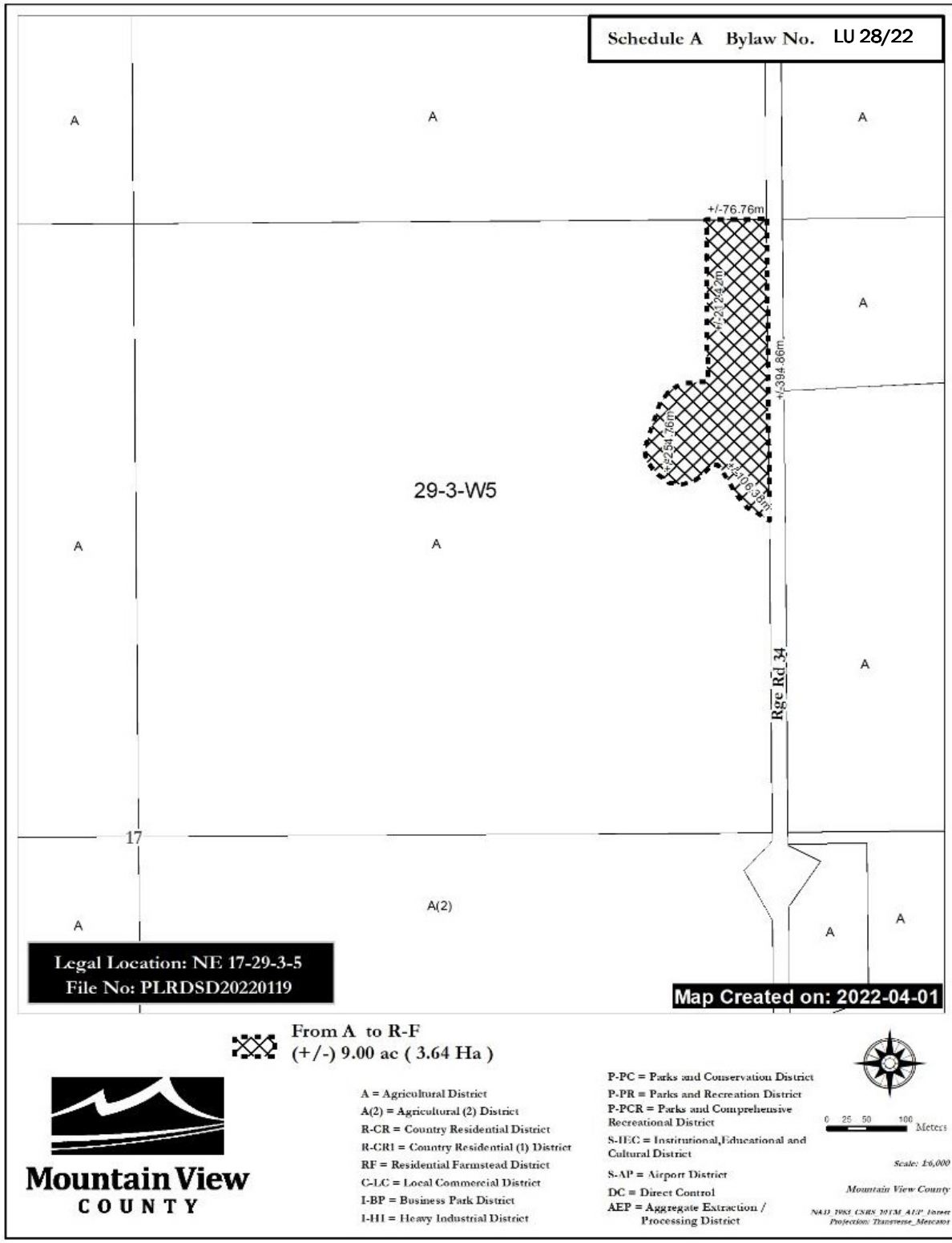
To redesignate from Agricultural District (A) to Residential Farmstead District (R-F) an approximate nine point zero (9.00) acres (3.64 hectares) in the Northeast (NE) Quarter of Section seventeen (17), Township twenty-nine (29), Range three (3), West of the fifth (5th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading _____,

Reeve

Chief Administrative Officer

Date of Signing





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

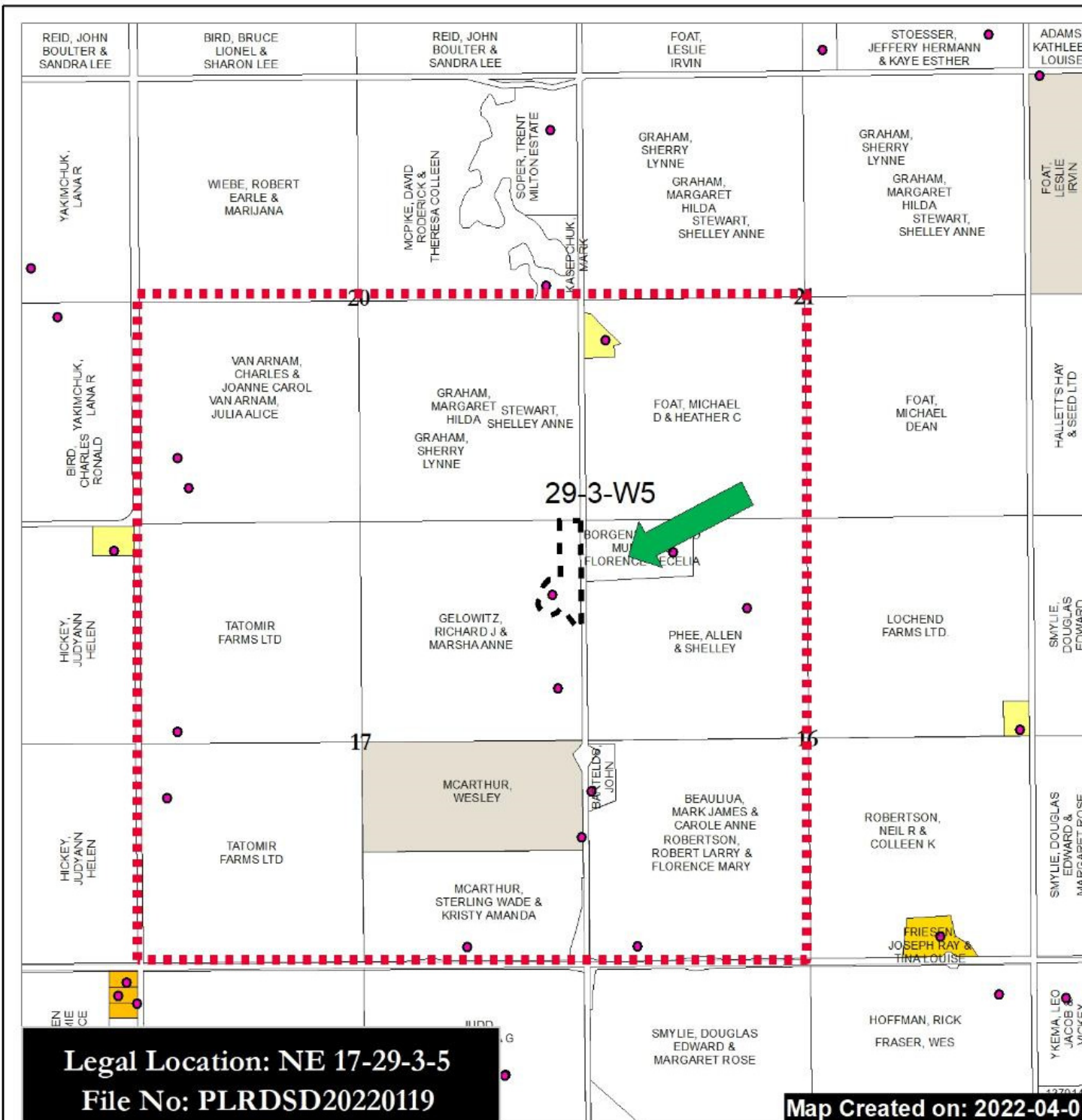
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - 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



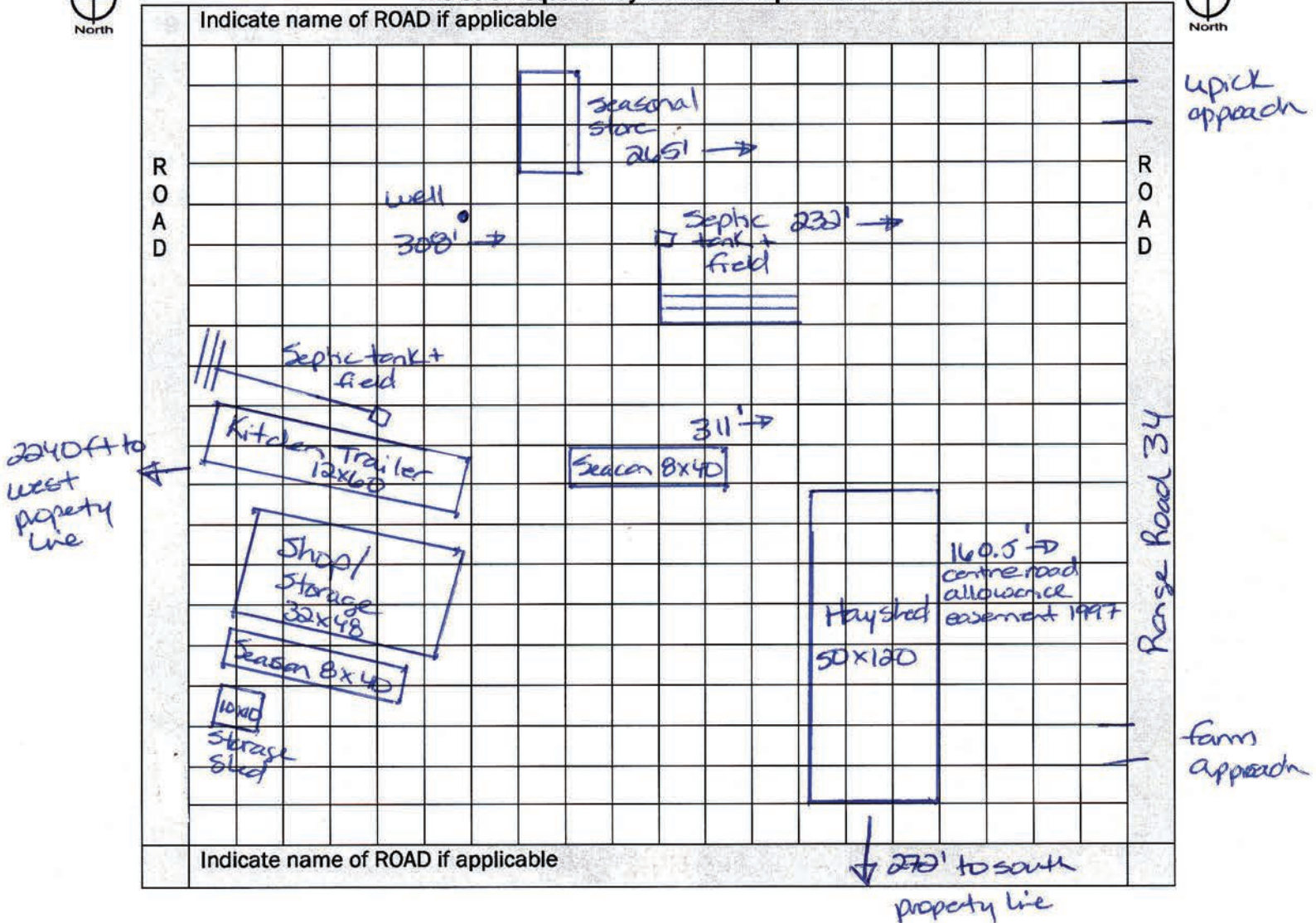
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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).



The below square may be used to represent a ¼ Section



Farm yard details

PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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

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



The below square may be used to represent a ¼ Section



Indicate name of ROAD if applicable

ROAD

House
~865' to
north property
line

well

septic

field

House
281' from east
property line.

ROAD

orchard

Range Road 34

Garden
shed
126' from
east
property
line

Approach

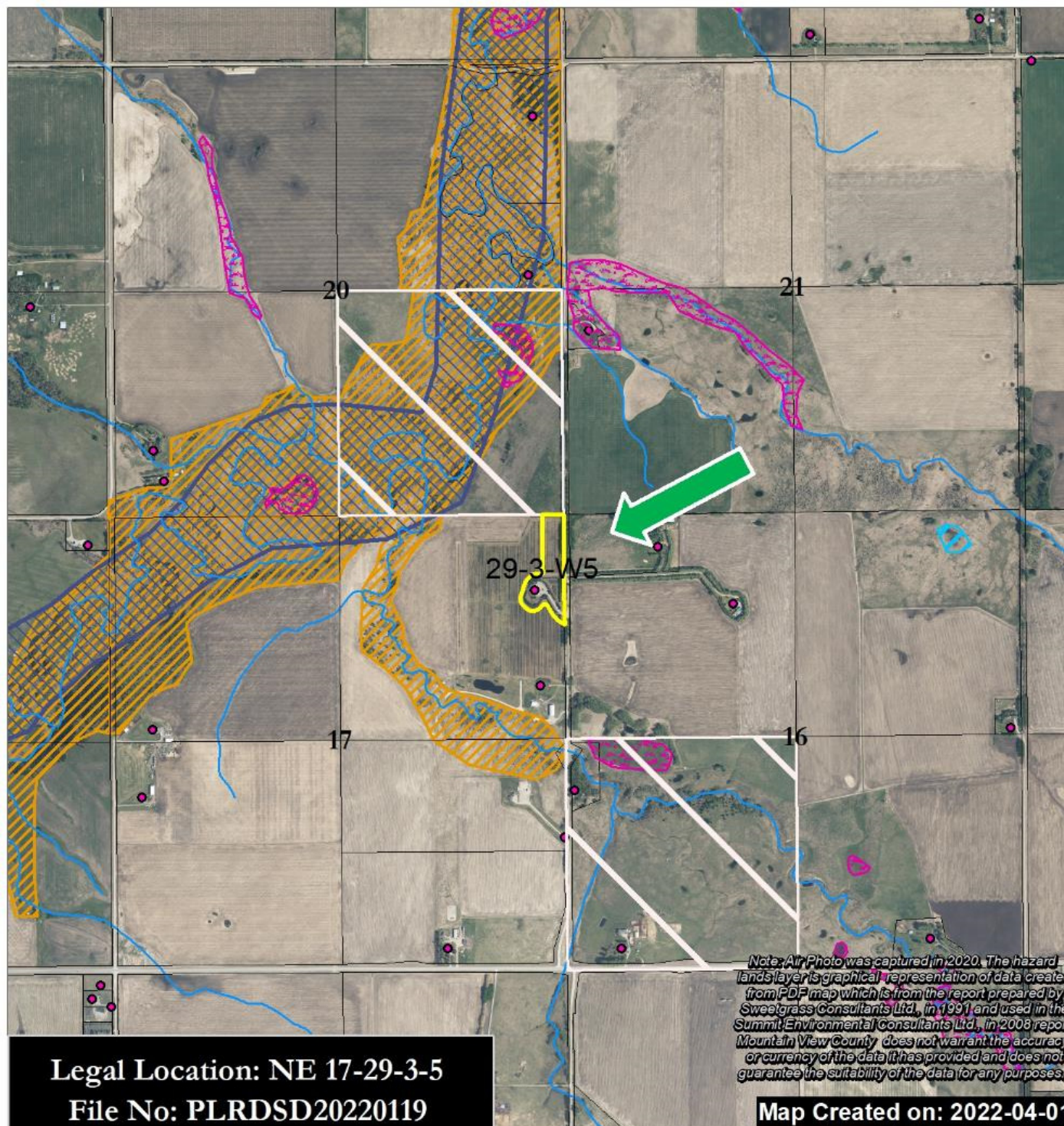
Indicate name of ROAD if applicable

9 acre subdivision Site plan



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)
- 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



0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: NE 17-29-3-5
File No: PLRDSD20220119

Map Created on: 2022-04-01



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 17-29-3-5
File No: PLRDSD20220119

Map Created on: 2022-04-01



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

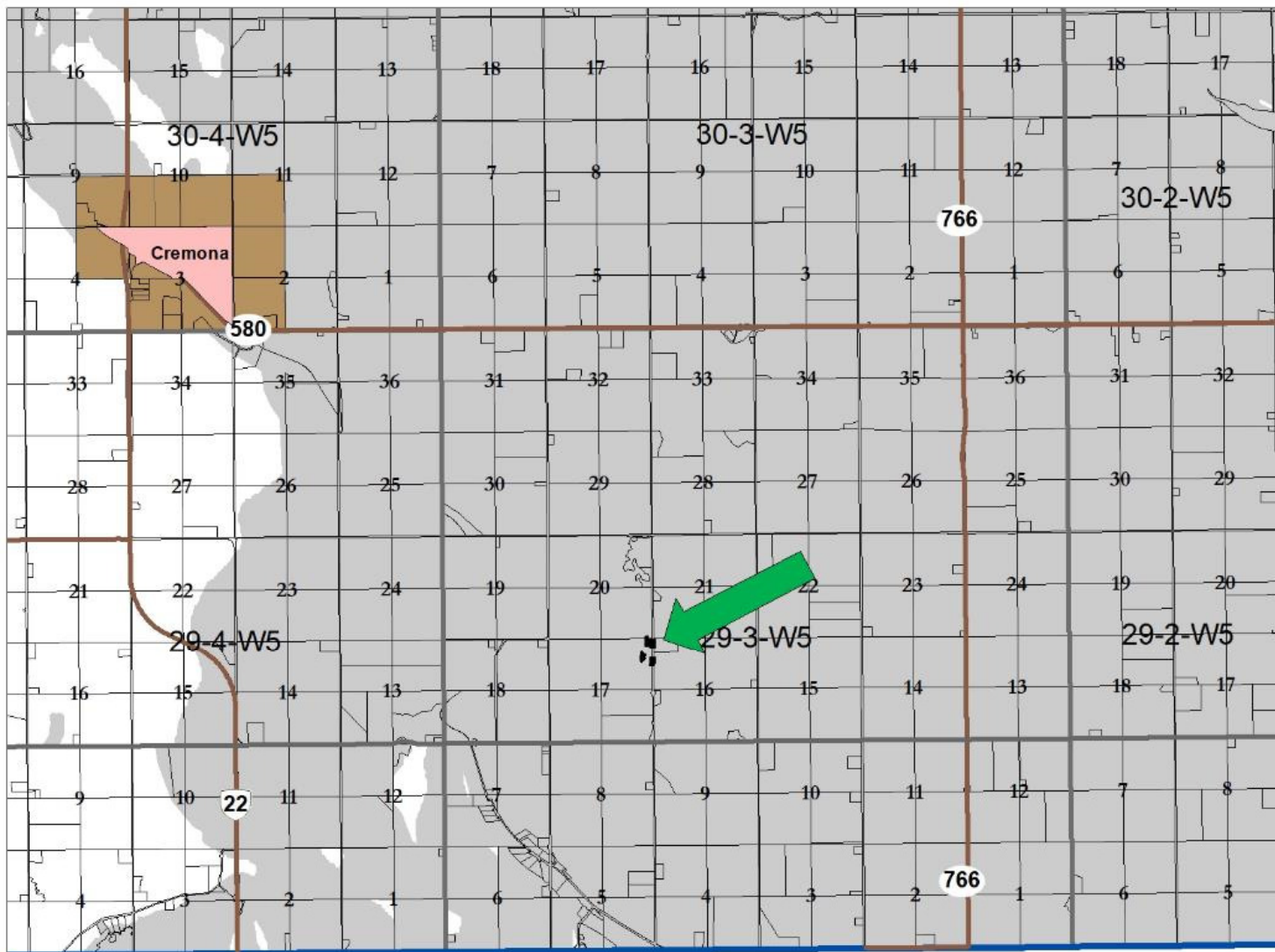
NOTE: For Exact Wells Classification review
its Attribute Table or Contact AER



Legal Location: NE 17-29-3-5
File No: PLRDS20220119

Note: Air Photo was captured in 2020

Map Created on: 2022-04-01



Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

Legend

- Highway
- County Collector Network(CCN)
- Special Policy Area:
 - X 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 17-29-3-5
File No: PLRDS20220119

Map Created on: 2022-04-01

3. REASON FOR REDESIGNATION/SUBDIVISION:

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

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

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

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

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 29/22	REVIEWED AND APPROVED FOR SUBMISSION
SUBMISSION TO:	Council Meeting	CAO:
MEETING DATE:	August 10, 2022	MANAGER:
DEPARTMENT:	Planning and Development Services	DIRECTOR: MB
FILE NO.:	PLRDS20220114	PREPARER: DMG
LEGAL:	Plan 9512620 Lot 2 in the SE 6-31-1-5	LEGAL/POLICY REVIEW:
		FINANCIAL REVIEW:

ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 29/22 redesignating the lands within Plan 9512620 Lot 2 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 29/22 redesignating the lands within Plan 9512620 Lot 2 for September 14, 2022, at or after 9:00 a.m.

BACKGROUND / PROPOSAL:

To redesignate an approximate two point nine nine (2.99) acres from Agricultural District (A) to Country Residential District (R-CR).

Application Overview:

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

Key Dates, Communications and Information

Application Submitted	Original Application: March 17, 2022 Amended Application: June 20, 2022
Application Circulation Period	From March 29, 2022, to April 29, 2022
Supportive Information Requested/Submitted	The applicant was required to submit additional information, explaining the reasons for including a strip of farmland, northern area, within this proposal. The applicant had indicated, as attached, that the extra land is for future development.
Application Revised from Submission	Yes. Originally the application was for two (2) Country Residential District lots of +/- 3.74 acres each. The application was contrary to the policies of the Agricultural Preservation Area in the Municipal Development Plan. The applicant was given the opportunity to amend the application to meet MDP policies. On June 20, 2022, the applicant amended the application to one (1) parcel of +/- 2.99 acres.
Communications Received from Referrals	Fortis Alberta Inc.: no easement is required.

	Foothills Natural Gas Co-op Limited: no objection. Telus Communications Inc.: no objection.
Objections Received and Addressed	No letters of objection/concern received

Applicable Directions, Policy and Regulations:

Intermunicipal Development Plan (IDP)	The subject property is not within an IDP
Municipal Development Plan Bylaw No. 20/20	In accordance with Figure 3: Growth Management Conceptual Strategy , as attached, the property is in the Agricultural Preservation Area, which policies may allow for the creation of first parcel out from previously unsubdivided quarter sections subject to redesignation approval. The interpretation of applicable policies against this application will be provided at the Public Hearing stage.
Area Structure Plan (ASP)	The subject property is not within an approved ASP
Land Use Bylaw No. 21/21	12.1 Country Residential District (R-CR) <u>Purpose:</u> To accommodate low density, country residential uses on unserviced residential parcels and fragmented parcels by way of natural or man-made features of 1.21 - 2.02 ha (3.0 - 5.0 acres) in size that meet Municipal and Provincial servicing standards. Parcel size may increase to 6.07 ha (15.0 acres) when in compliance with an approved Area Structure Plan. <u>Parcel Area:</u> Minimum 1.21 ha (3.0 ac) Maximum 2.02 ha (5.0 ac) unless a larger area was approved as part of the redesignation to accommodate setbacks, topography, easements, and a suitable building envelope; or the area in title at the time of passage of this Bylaw. 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. <u>Parcel Area:</u> Minimum 32.37 ha (80.0 ac) or the area in title at the time of passage of this Bylaw
Policy and Procedures	N/A

Land Use and Development

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

Physical and Natural Features

Waterbodies and wetlands on property	In accordance with Policy 6012 there are no waterbodies and no wetlands on this property.
Topographical constraints on property	There is no constraint with topography as the terrain is relatively flat.
ESA areas and classifications	No ESAs
Drainage and Soil Characteristics	Natural drainage in a west direction. Soils are described as loamy with CLI predominantly Class 1 and also 3 and 5. AGRASID's Land Suitability Rating System on this property is 3H(10).
Potential for Flooding	There is no record or historical evidence for potential of flooding

Planning and Development History

Prior RD/SD/DP Applications	LP08-026: this permit was issued on May 06, 2008, for a Second Dwelling Unit – Mobile Home
Encumbrances on title affecting application	Note any unique encumbrances relevant

Servicing and Improvements Proposed

Water Services	Private – existing water well
Sewer Services	Private – existing septic sewage treatment system
Stormwater/Drainage Improvements	No required for this proposal
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 29/22 and Schedule "A"
- 02 - Location, Land Use and Ownership Map
- 03 - Proposed Redesignation Sketch
- 04 - Environmental Scan Maps
- 05 - Aerial Photographs
- 06 - Figure 3 MDP
- 07 - Historical Aerial Photographs
- 08 - Additional Information in Support of Application

BYLAW NO. LU 29/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting Plan 9512620 Lot 2 pursuant to the Municipal Government Act.

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

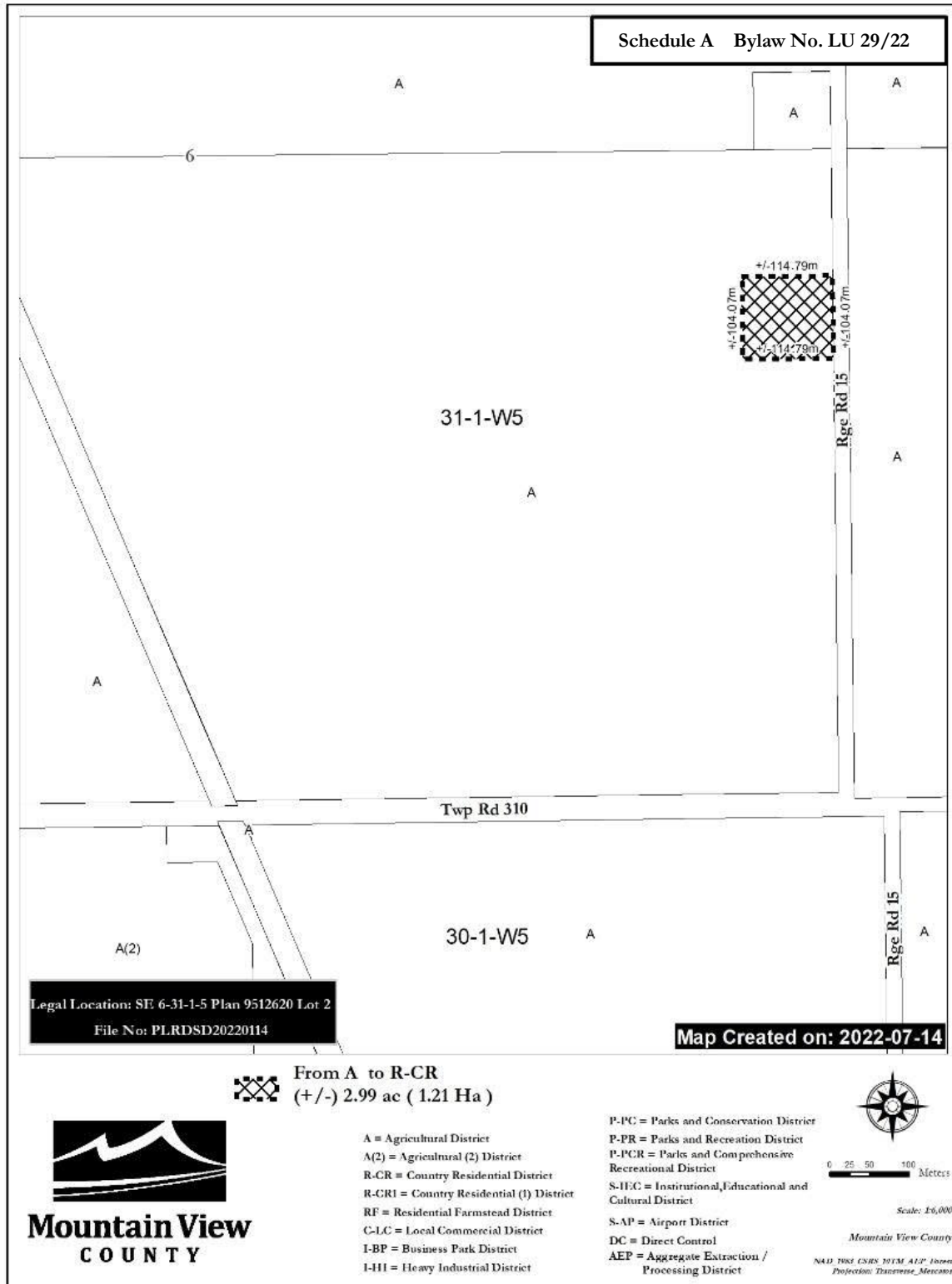
To redesignate from Agricultural District (A) to Country Residential District (R-CR) an approximate two point nine nine (2.99) acres (1.21 hectares) in the Plan 9512620 Lot 2, as outlined on Schedule "A" attached hereto.

Received first reading _____,

Reeve

Chief Administrative Officer

Date of Signing





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

- 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

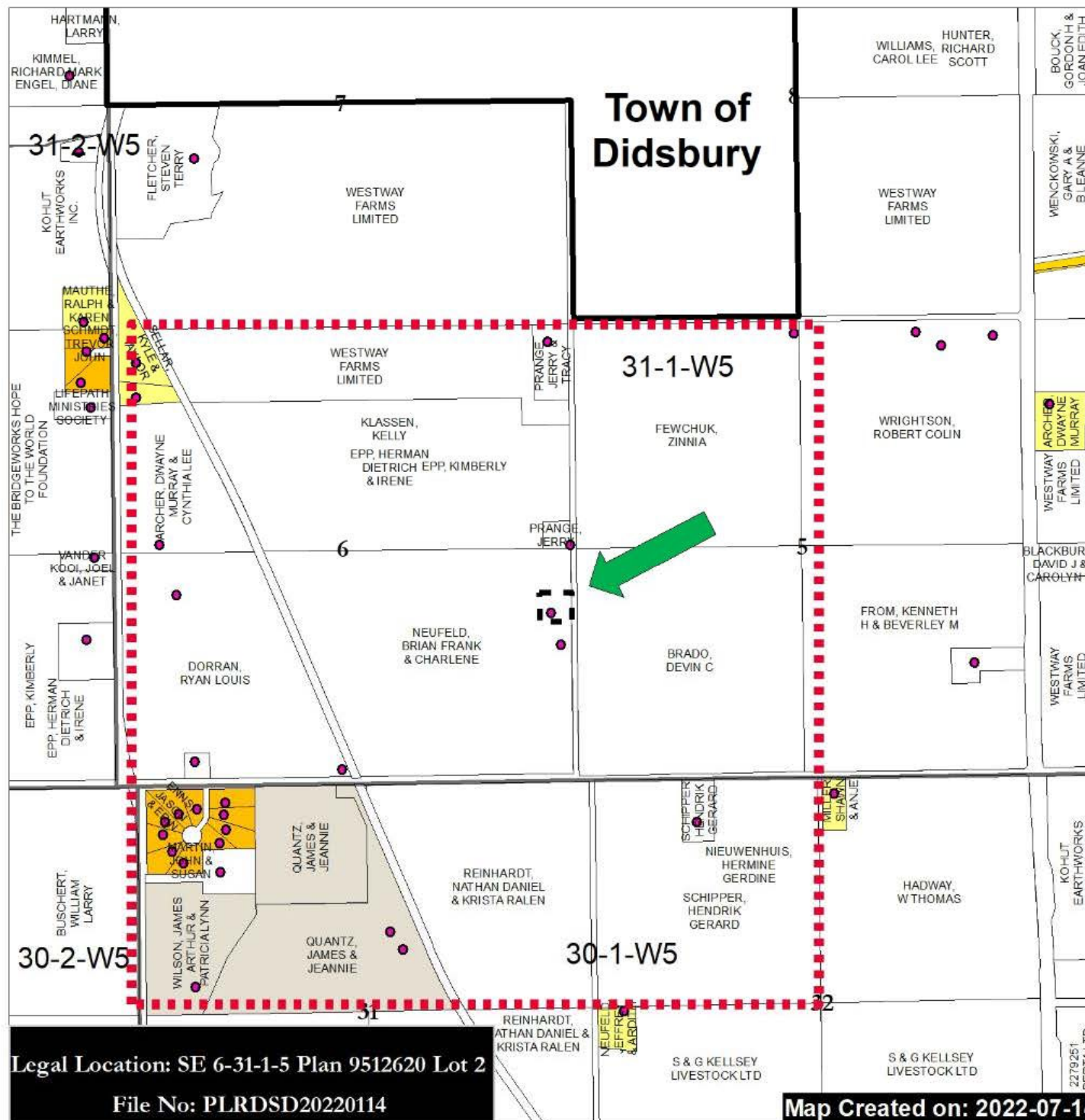


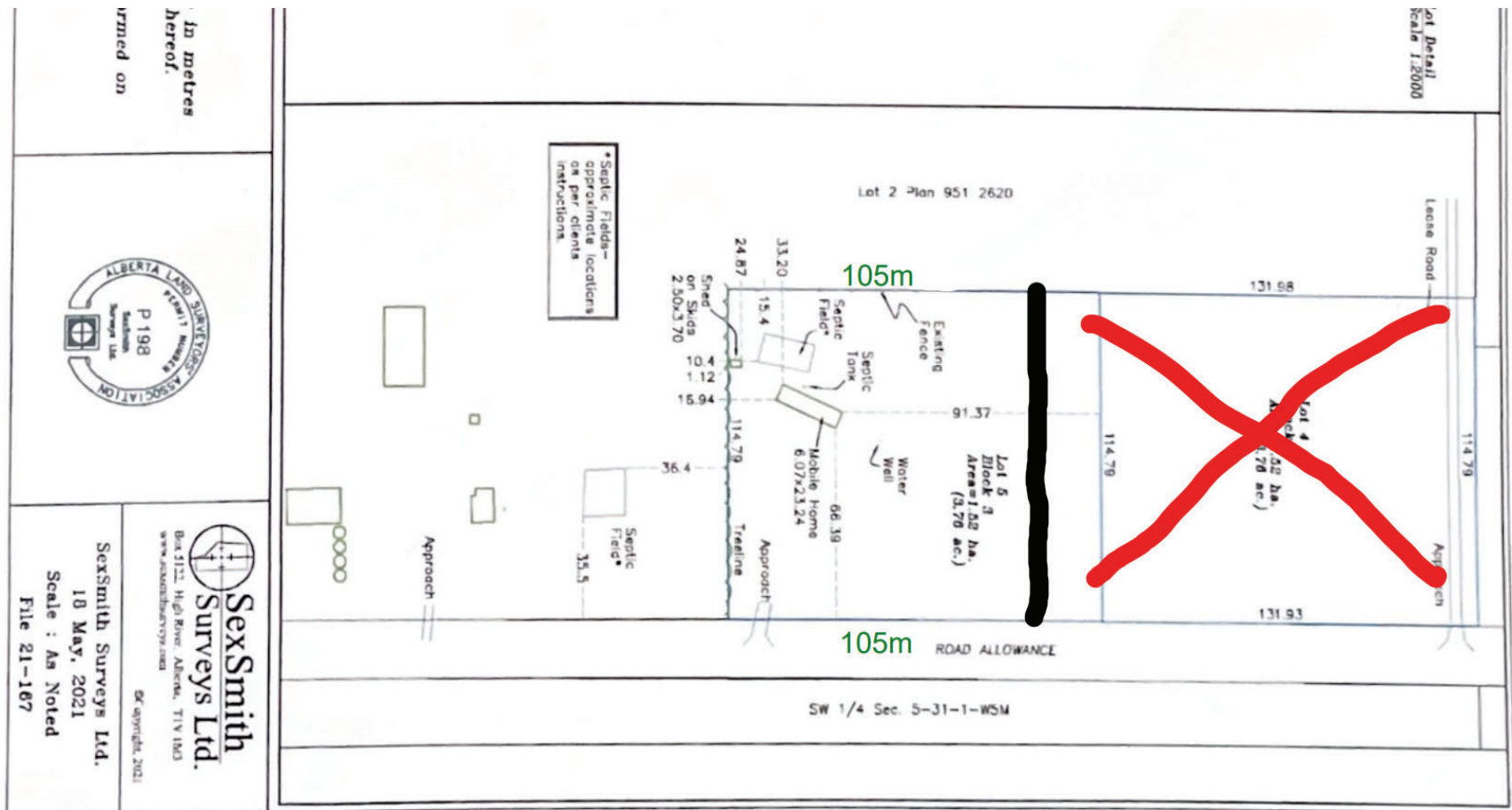
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Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Town of Didsbury





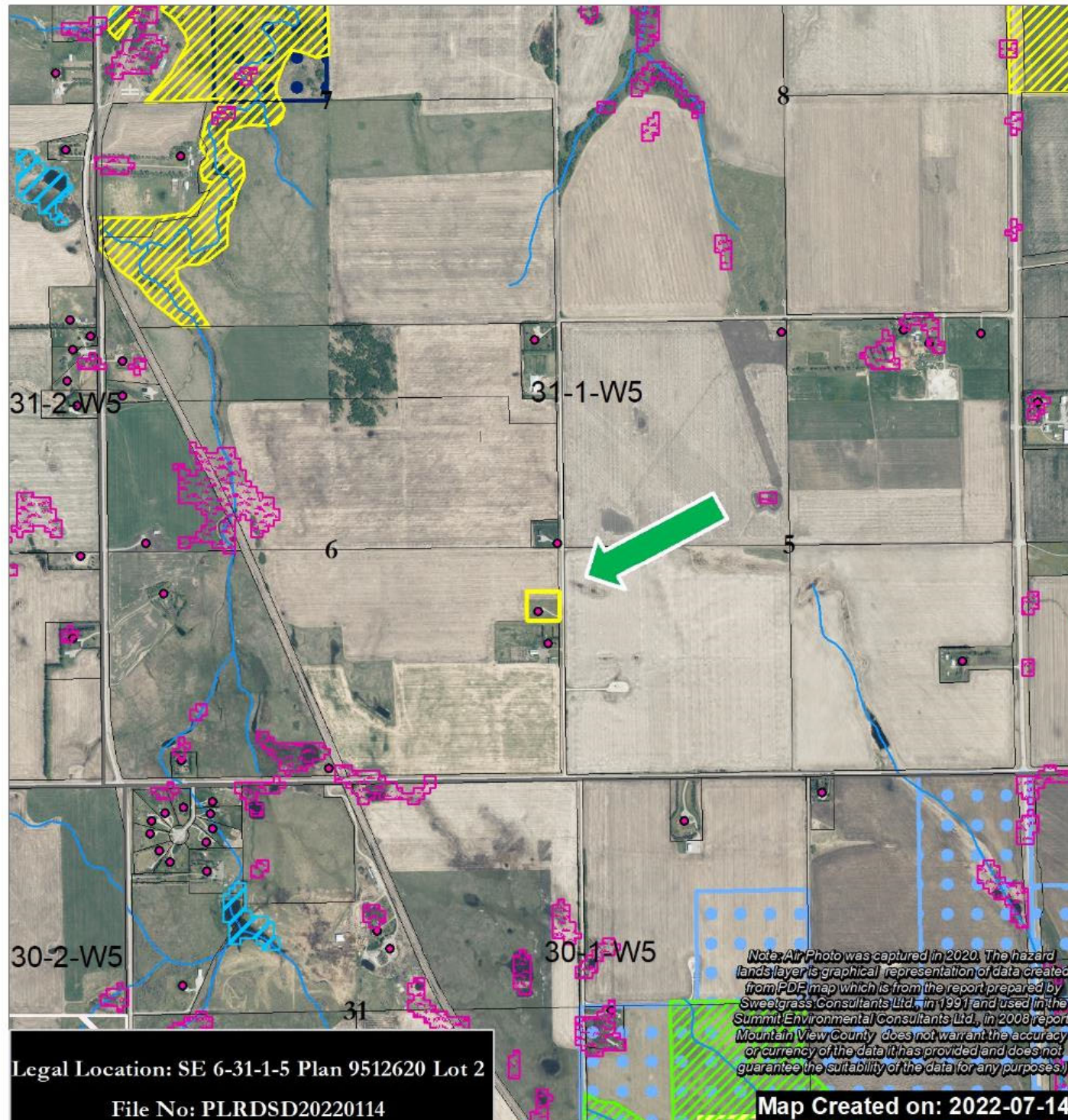
Subdivision Proposal Amendment Fig 1.

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



Mountain View 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



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: SE 6-31-1-5 Plan 9512620 Lot 2
File No: PLRDSD20220114

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.

Map Created on: 2022-07-14



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.

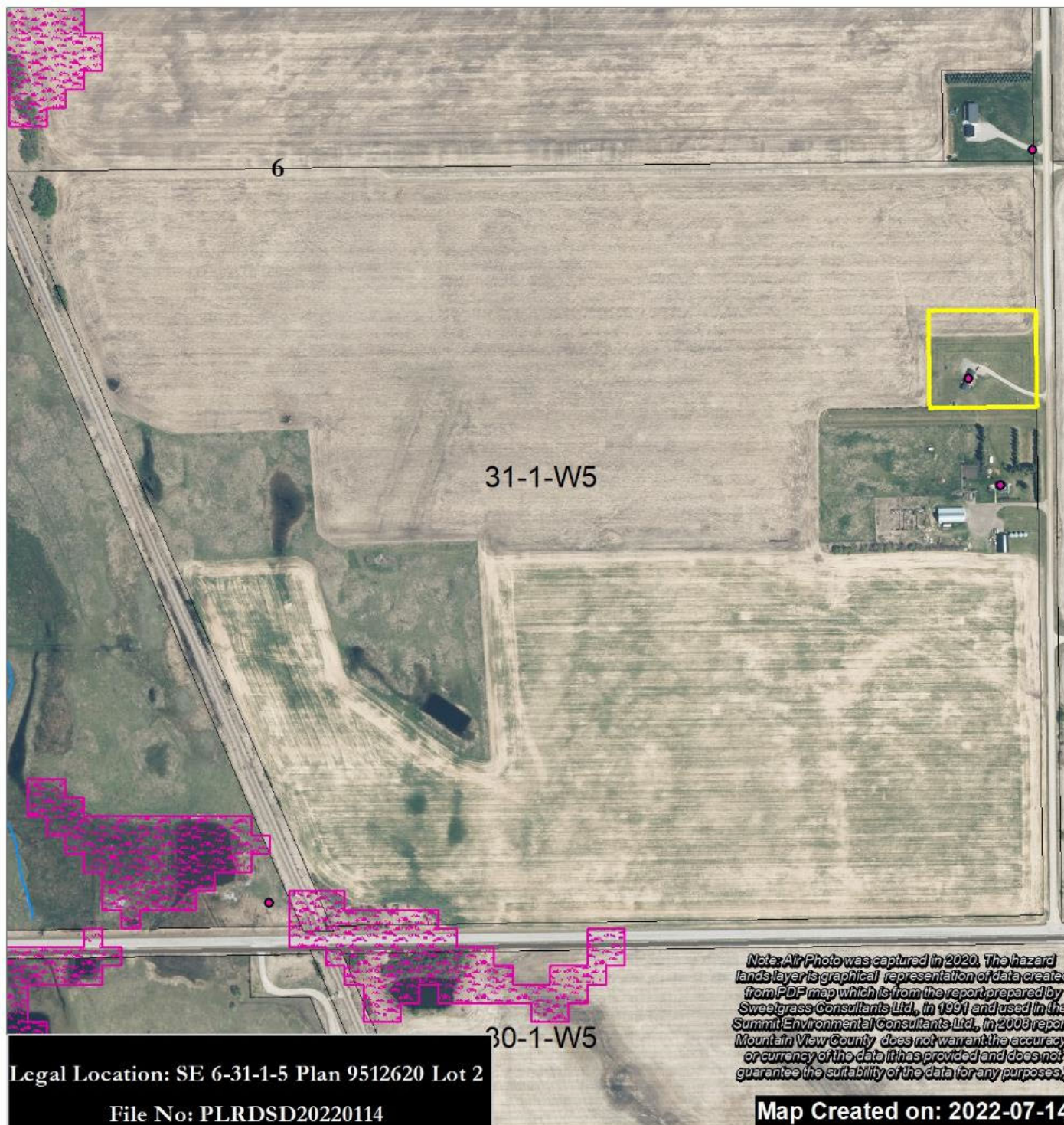


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Meters

Scale: 1:6,000

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

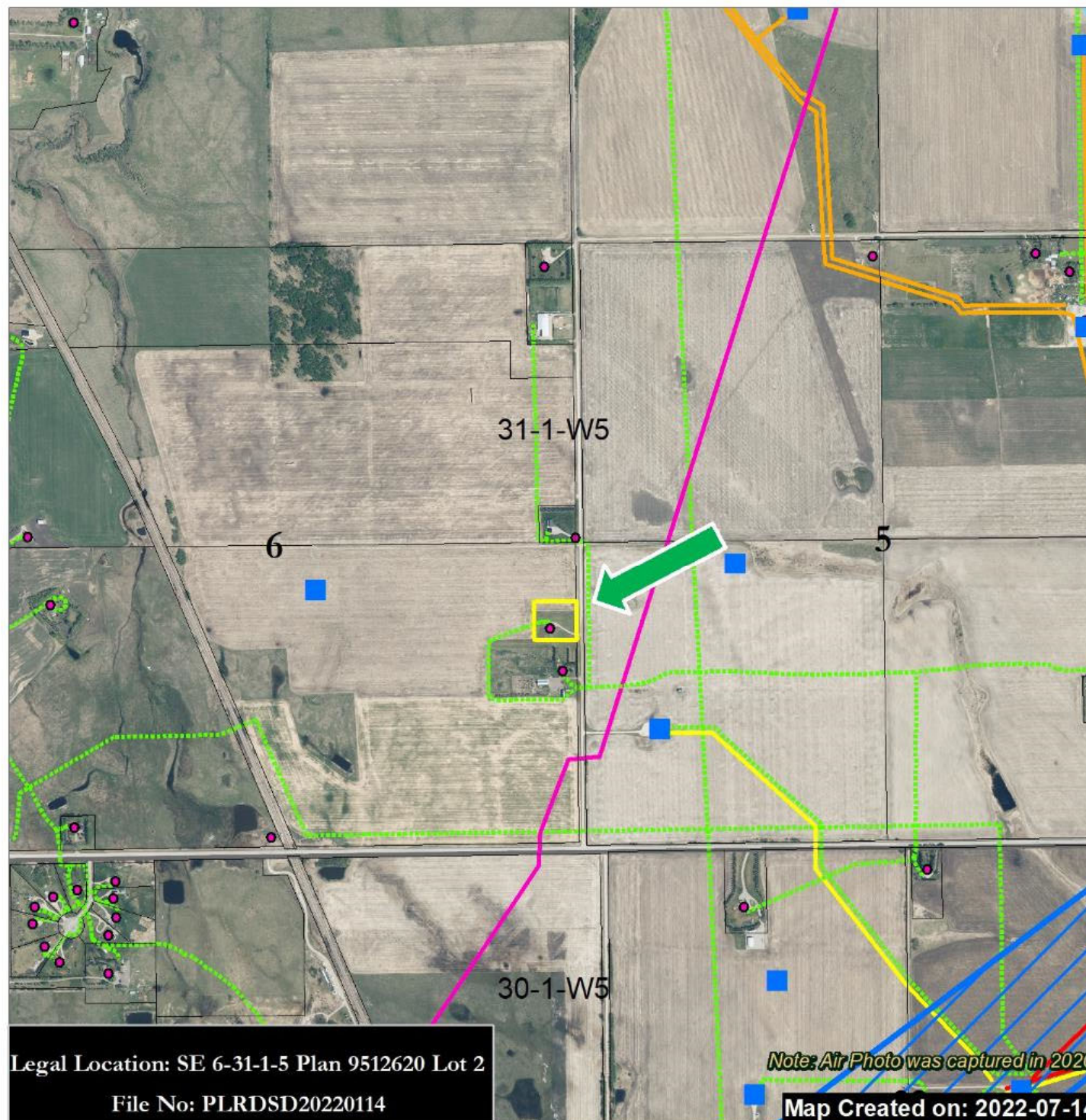
Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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





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

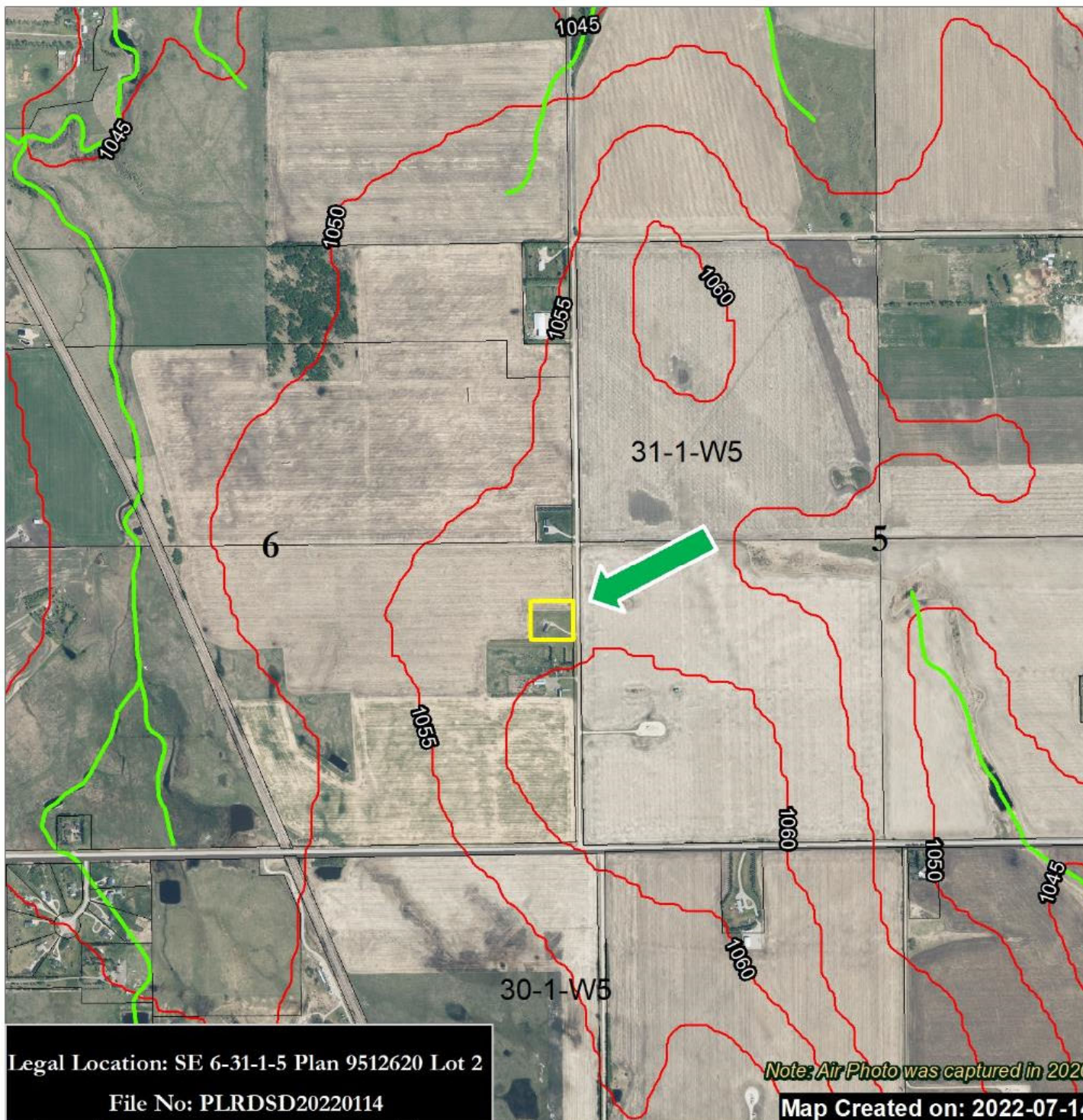


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Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 6-31-1-5 Plan 9512620 Lot 2

File No: PLRDSD20220114

Note: Air Photo was captured in 2020

Map Created on: 2022-07-14

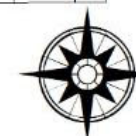


Mountain View COUNTY

Site Dimension

Legend

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



Scale: 1:1,500

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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





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





Historical Aerial Photographs

Plan 9512620 Lot 2

SE 6-31-1 W5M



2005



2008



2014



2018

Amendment Statement

To whom it may concern,

We have chosen to amend our application for subdivision.

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

Sincerely,

Brian and Charlene Neufeld

Amendment Explanation July 2022

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

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

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



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

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

Thanks,

Brian Neufeld

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 30/22	REVIEWED AND APPROVED FOR SUBMISSION
SUBMISSION TO:	Council Meeting	CAO:
MEETING DATE:	August 10, 2022	MANAGER:
DEPARTMENT:	Planning and Development Services	DIRECTOR: MB
FILE NO.:	PLRD20220206	PREPARER: DMG
LEGAL:	SE 4-32-5-5 and Closed Road Allowance Portion	LEGAL/POLICY REVIEW:
		FINANCIAL REVIEW:

ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 30/22 redesignating the lands within the SE 4-32-5-5 and the adjacent Closed Road Allowance Portion as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 30/22 redesignating the lands within the SE 4-32-5-5 and the adjacent Closed Road Allowance Portion for September 14, 2022, at or after 9:00 a.m.

BACKGROUND / PROPOSAL:

To redesignate an approximate two point one seven (2.17) acres from Agricultural District (A) to Parks and Conservation District (P-PC).

Application Overview:

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

Key Dates, Communications, and Information

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

Objections Received and Addressed	<p>Yes, a letter of objection was received outlining the following concerns:</p> <ul style="list-style-type: none"> • Enjoyment on private property • Fire safety • Flooding • Safety • ESA • Studies/reports <p>The applicant has provided a response letter, as attached, to the concerns raised by the adjacent landowner.</p>
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Applicable Directions, Policy, and Regulations:

Intermunicipal Development Plan (IDP)	The subject lands are not within an IDP
Municipal Development Plan Bylaw No. 20/20	<p>The application will not be creating additional titles, but rather it is for the expansion of the existing Davidson Park to be used by Bergen residents and the general public as a day use park. Based on the intent of the application Section 5.4 and 6.0 have been considered in the evaluation of this application.</p> <p>The interpretation of applicable policies against this proposal will be provided at the Public Hearing stage.</p>
Bergen Area Structure Plan Bylaw No. 03/15	<p>5.2 Planning Strategies:</p> <p>(a) Conserve significant environments, open spaces, and vital visual amenities.</p> <p>(h) Enhance community livability through the continued provision of access to education, health and recreation facilities and programs.</p> <p>6.4 Stream Corridor Area <u>Tributary Stream Corridor Area</u></p> <p>6.4.4 Along the Fallentimber Creek, Nitchie Creek, Community Creek, Highland Creek, Bergen Creek and their tributaries, farming activities, dwellings and other structures and activities should be set back to minimize impacts on the banks of the stream and the quality of water within the stream.</p> <p>6.4.5 Riparian vegetation should be maintained along the banks in order to protect water quality and to minimize erosion along the streams.</p> <p><u>General Policies</u></p> <p>6.4.6 Viewing areas and pathways are appropriate forms of public recreation within the Area, but these facilities may only be provided on sites and within corridors having suitable characteristics to accommodate these uses.</p> <p>7.7 Community and Protective Services</p> <p>7.7.3 Within the plan area, public recreation places shall provide only for day use activities, which may include, but not limited to, sports fields, playground equipment, picnic sites, trails, and interpretative signs.</p> <p>7.7.5 Davidson Park should remain as a public day use facility.</p>
Land Use Bylaw No. 21/21	15.1 Parks and Conservation District (P-PC)

	<p><u>Purpose:</u> To preserve Environmentally Sensitive and Significant Areas and lands that have significant natural capability for conservation, passive recreation, and education.</p> <p><u>Parcel Size:</u> For all Permitted and Discretionary Uses: the minimum and maximum parcel area requirements shall be determined by the Approving Authority</p> <p>9.12. Hazard Lands</p> <p>1. Flood Hazard Area Development Restrictions</p> <p>a) No development shall take place in the floodway except for the following uses:</p> <p>(iv) Walkways and pathways that are constructed level with the existing natural grades.</p>
Policy and Procedures	6012: Guidelines for the Identification of Environmentally Significant Areas

Land Use and Development

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

Physical and Natural Features

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

Planning and Development History

Prior RD/SD/DP Applications	<p>On July 14, 2021, Council directed Administration to pursue public engagement for an expansion of Davidson Park Day Use Area prior to a redesignation application being submitted.</p> <p>On April 27, 2022, Council authorized Administration to enter into an agreement with landowners of the SE 4-32-5-5 for the</p>
-----------------------------	---

	<p>use of a portion of their land to expand Davidson Park, pending second reading of the redesignating bylaw.</p> <p>File History in the SE 4-32-5-5 <u>SD93-094</u>: application to separate the fragmented area, by the Fallentimber Creek, of +/- 3.00 acres was refused on January 20, 1994, by the Municipal Planning Commission.</p> <p><u>RD06-039</u>: Council approved the redesignation of +/- 3.30 acres to Country Residential District (CR) on June 13, 2007, by Bylaw No. LU 13/07.</p> <p><u>SD07-042</u>: The Subdivision Authority approved the first parcel out for residential purposes on September 12, 2007. Conditions of approval included a General Utility Easement Agreement and a Deferred Services Agreement by caveat (see <i>Encumbrances on Title</i>).</p> <p>History Closed Road Allowance</p> <ul style="list-style-type: none"> On June 26, 1991, Council approved with Bylaw No. 32/91 to close the road, described as: "which lies between the South East 4-32-5-W5M and the South West 3-32-5-5"
Encumbrances on title affecting application	<p>Instrument 081 061 017 Caveat – Re: Deferred Services Agreement. Caveator Mountain View County.</p> <p>Instrument 081 061 019 Utility Right of Way Grantee Mountain View County.</p>

Servicing and Improvements Proposed

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

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

OPTIONS / BENEFITS / DISADVANTAGES: N/A

ATTACHMENT(S):

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

BYLAW NO. LU 30/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SE 4-32-5-5 and the adjacent Closed Road Allowance Portion pursuant to the Municipal Government Act.

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

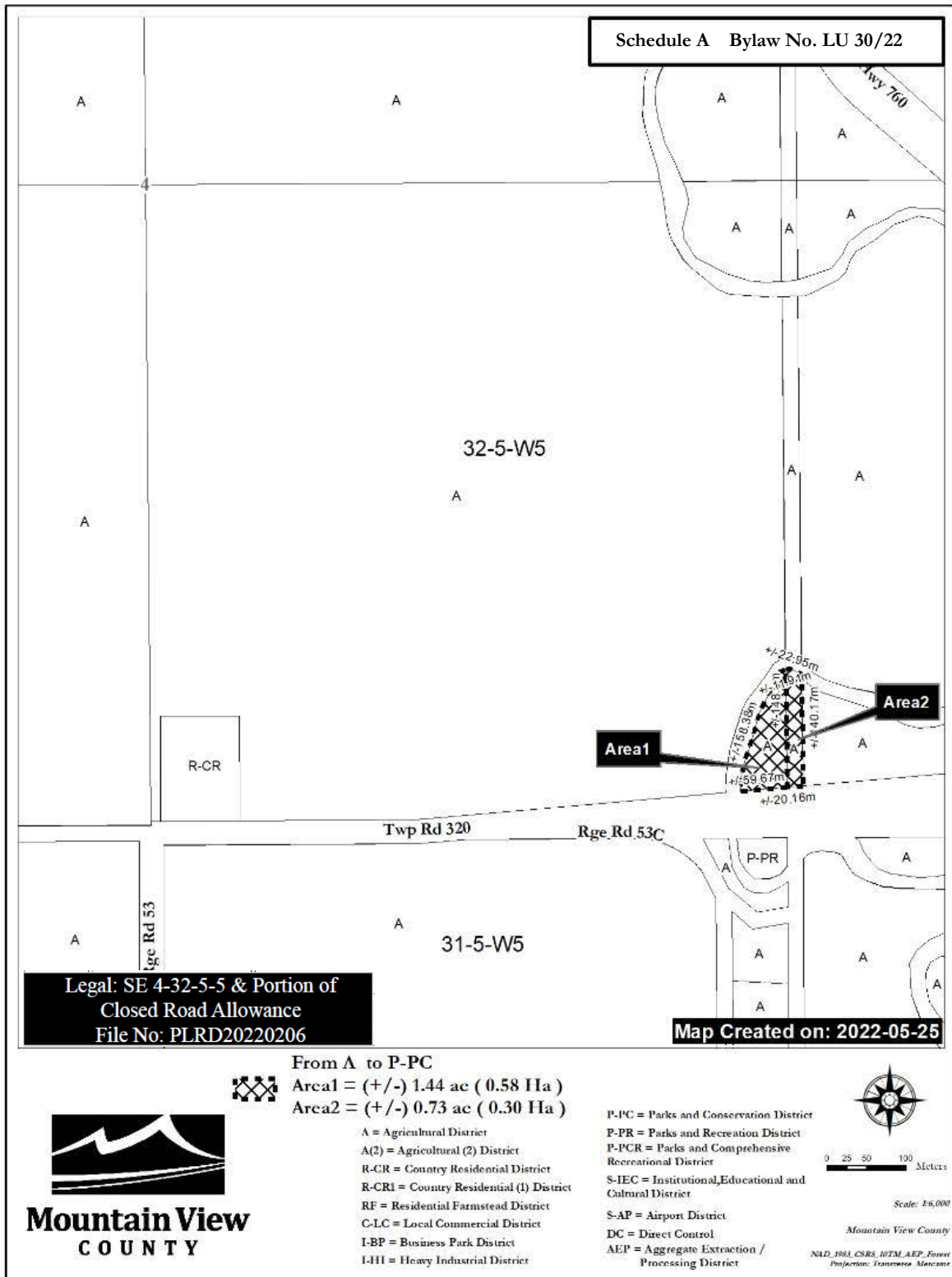
To redesignate from Agricultural District (A) to Parks and Conservation District (P-PC) an approximate one point four four (1.44) acres (0.58 hectares) in the Southeast (SE) Quarter of Section four (4), Township thirty-two (32), Range five (5), West of the Fifth (5th) Meridian, and to redesignate from Agricultural District (A) to Parks and Conservation District (P-PC) an approximate zero point seven three (0.73) acres (0.30 hectares) of the Closed Road Allowance Portion, which lies between the Southeast (SE) Quarter of Section four (4), Township thirty-two (32), Range five (5), West of the Fifth (5th) and the Southwest (SW) Quarter of Section three (3), Township thirty-two (32), Range five (5), West of the Fifth (5th) as outlined on Schedule "A" attached hereto.

Received first reading _____,

Reeve

Chief Administrative Officer

Date of Signing





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

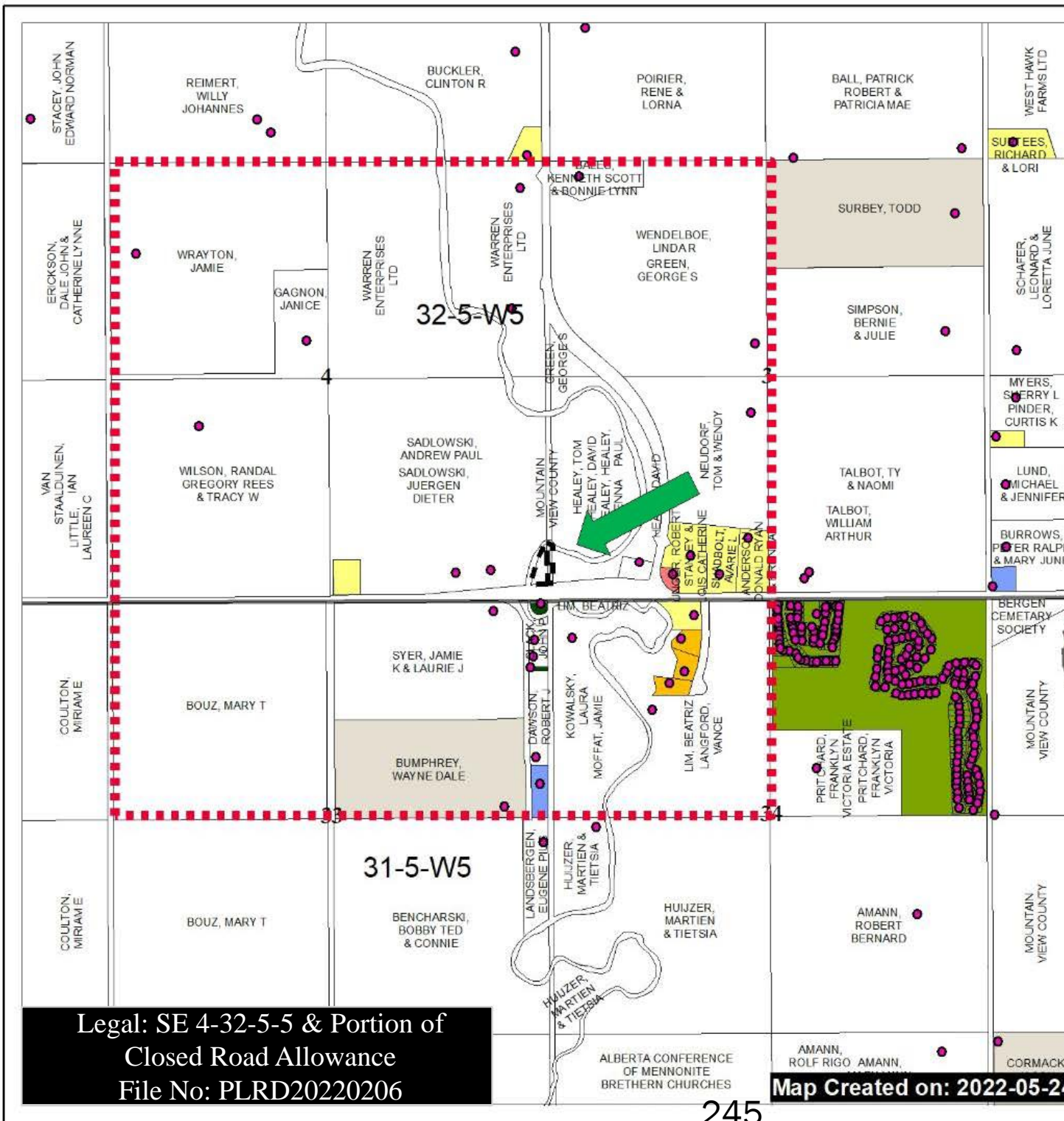
- Rural Address
- Proposed Redesignation Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business 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

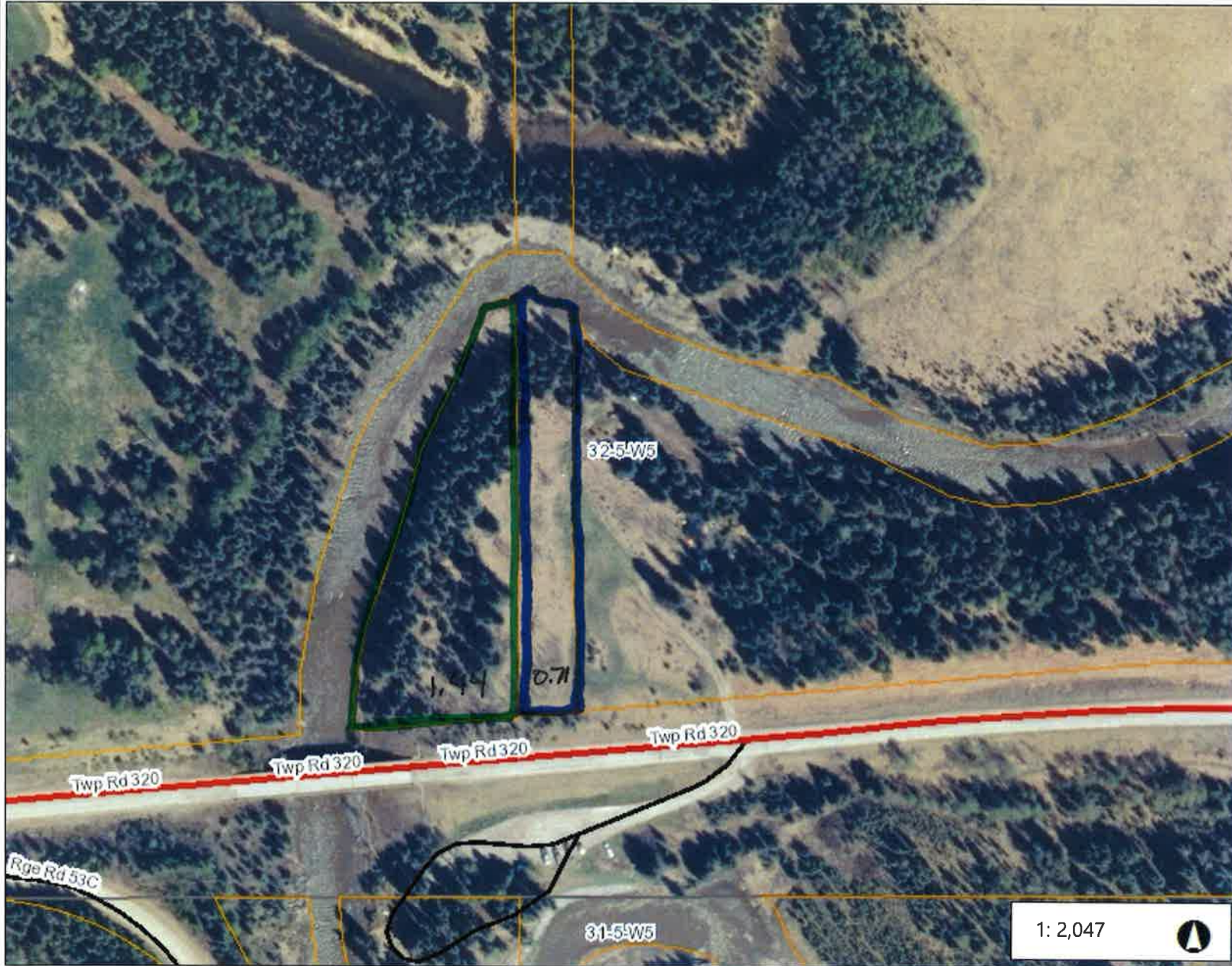
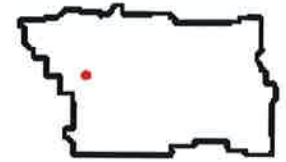
Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View County Davidson Park Expansion



Legend

- MVC Primary Secondary Highway
Roads - with Driveways AND LABELS

- chip sealed

- gravel

- paved

== unimproved

■ County Towns and Village

□ Parcels (PGIS)

Section Number Grid

□ Township Grid

Green ownership:

1. Sadlawski, Juergen

2. Sadlawski, Andrew

Approx: area for park use = 1.44 acres

Zoned = agriculture

Blue ownership

Adjacent closed road

Allowance Bylaw 32/91

1. Mountain View County

Approx area for park use

0.71 acres.

Zoned = agriculture

1: 2,047



104.0 0 52.00 104.0 Meters

NAD_1983_CSRS_10TM_AEP_Forest
© Mountain View County

246

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.

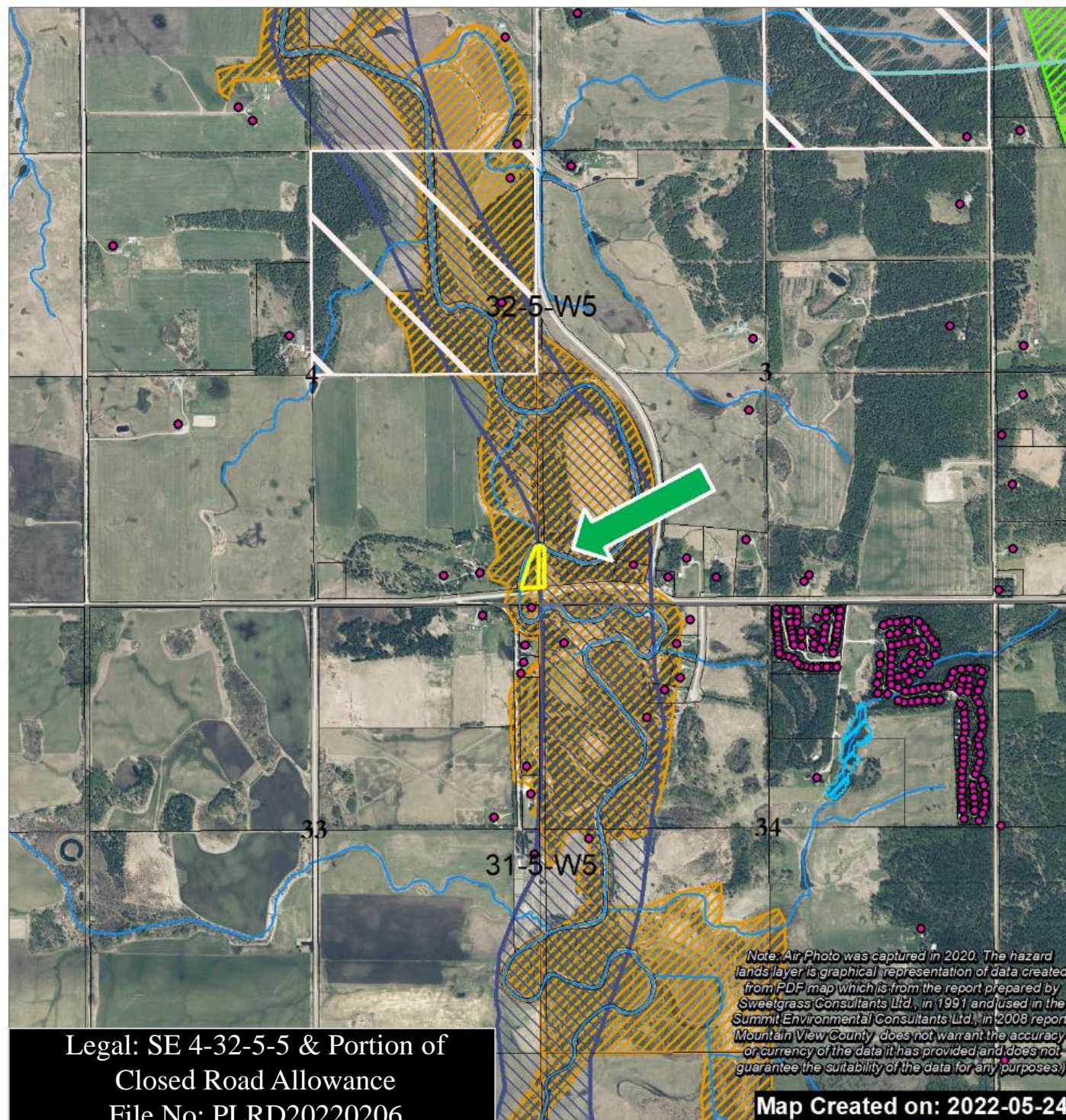
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



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 Boundary
- Growth Centres
- Historical Resources
 - <all other values>
 - a-Archaeological Resources
 - a, p
 - h-Historical Sites
 - p-Palaeontological Resources
- Environmentally Significant Areas
 - 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



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

Map Created on: 2022-05-24



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

32-5-W5

1-5-W5

Legal: SE 4-32-5-5 & Portion of
Closed Road Allowance
File No: PLRD20220206

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.

Map Created on: 2022-05-24



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

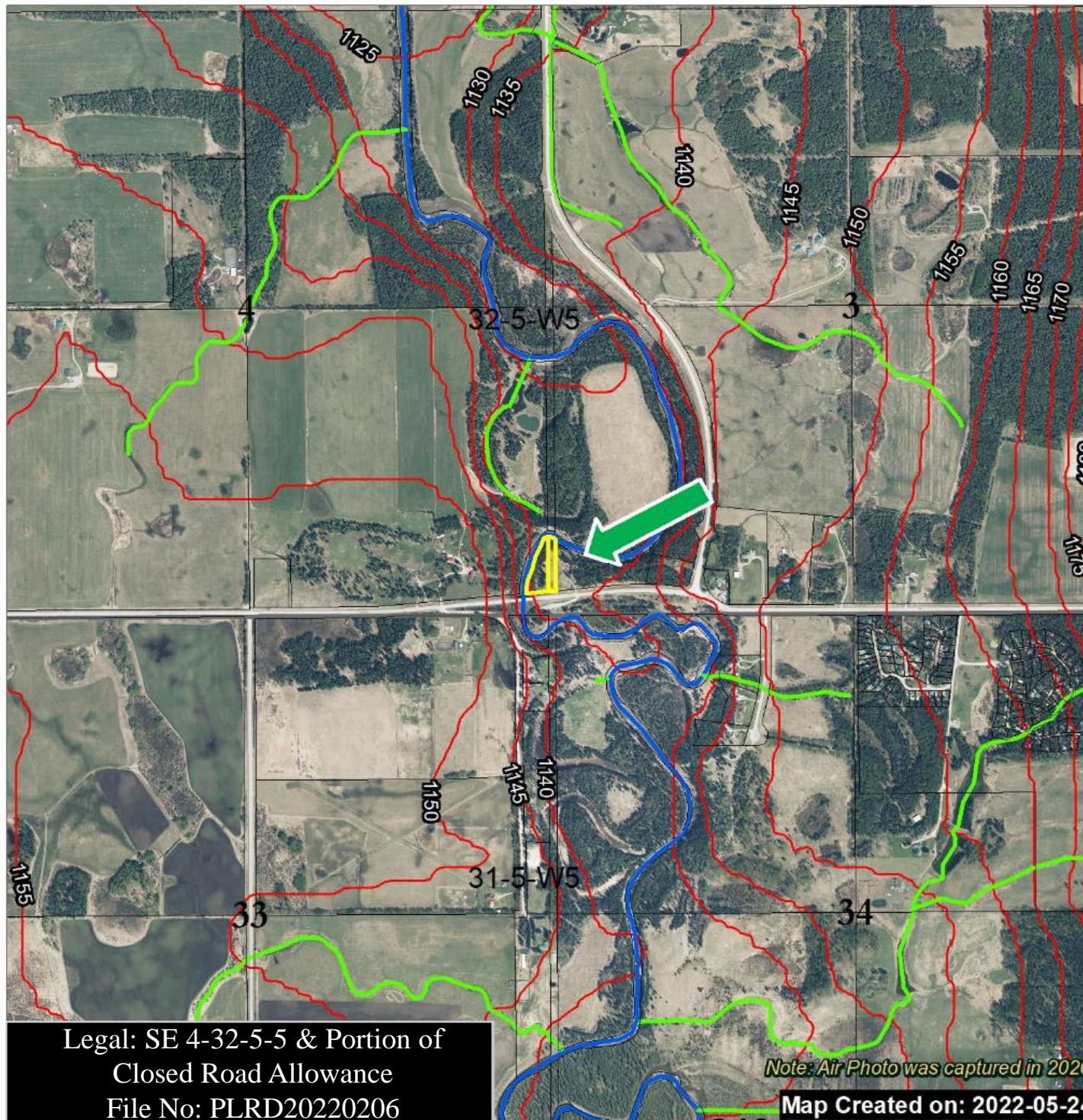


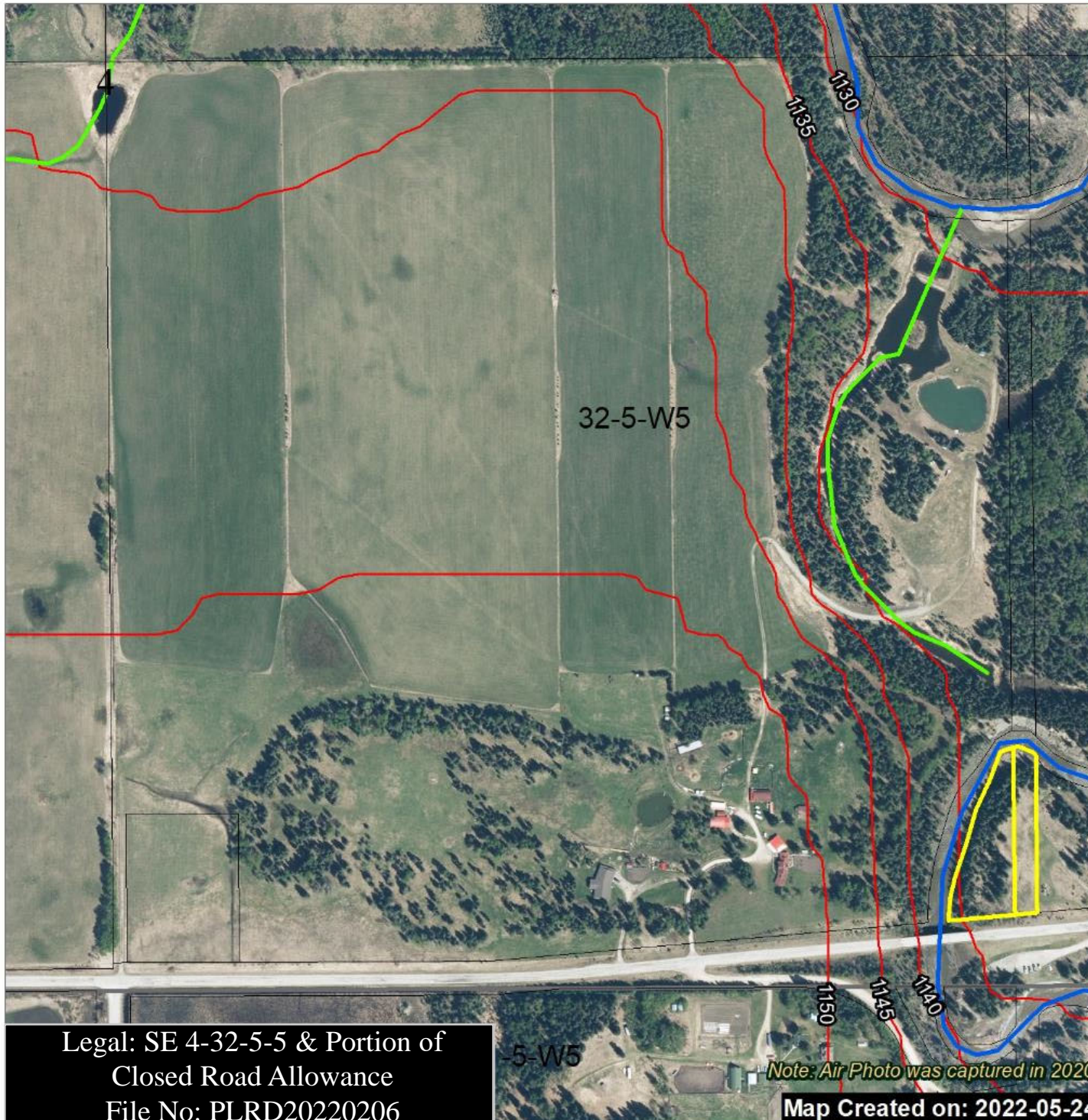
0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





**Mountain View
COUNTY**

Topography & Water

Legend

- Application Location
- Contours - 5m
- Rivers and Creeks**
- Unclassified
- mve 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

Legal: SE 4-32-5-5 & Portion of
Closed Road Allowance
File No: PLRD20220206

Note: Air Photo was captured in 2020

Map Created on: 2022-05-24

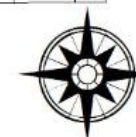


Mountain View COUNTY

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 Boundary | HVP PRODUCTS |
| Altalink Powerline Buffer (30m) | LVP PRODUCTS |
| Streetlights - Fortis | MISCELLANEOUS LIQUIDS |
| Power Poles - Fortis | NATURAL GAS |
| | OIL WELL EFFLUENT |
| | SALT WATER |
| | SOUR NATURAL GAS |
| | UNKNOWN |



Scale: 1:1,500

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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





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 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

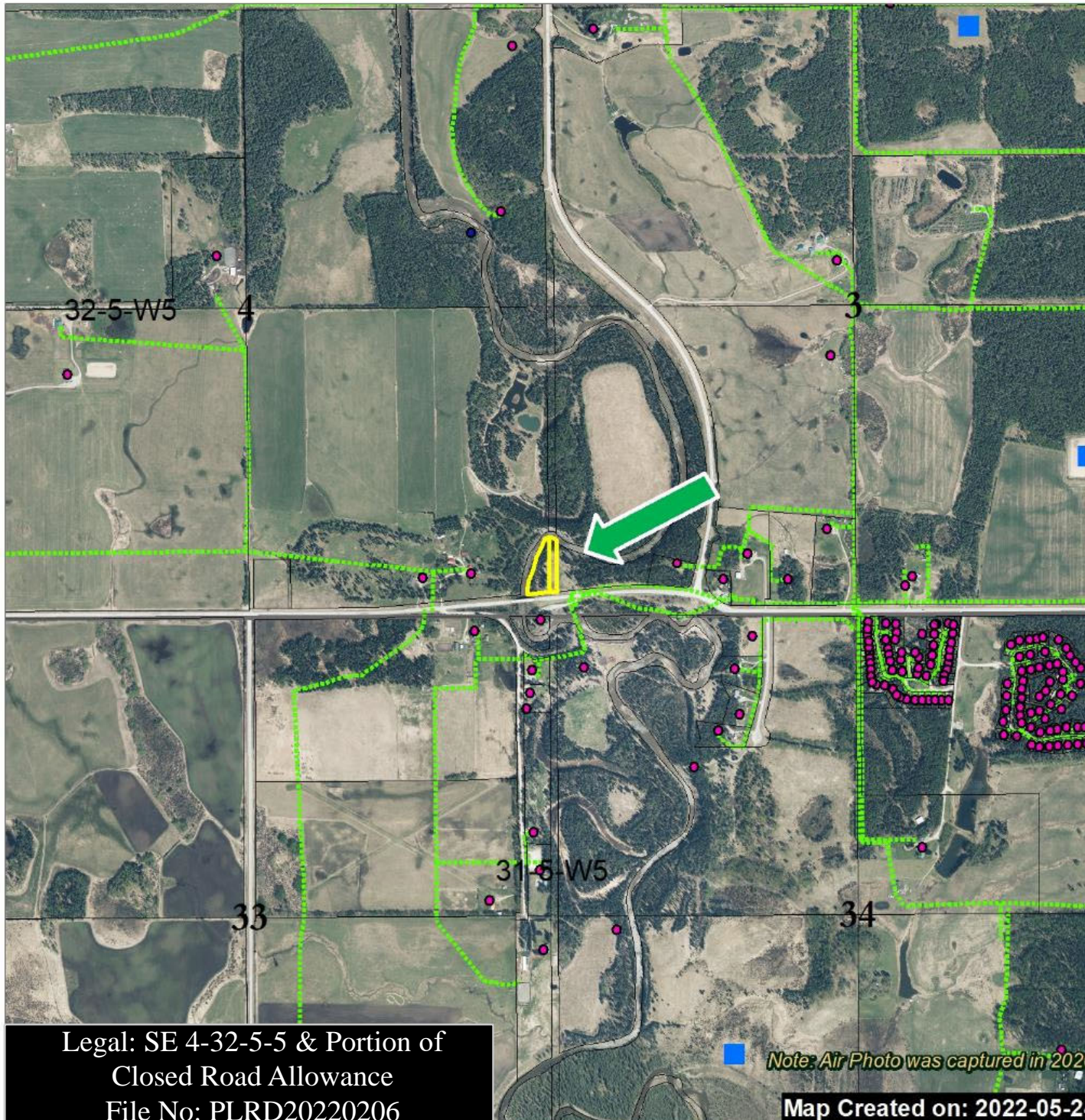
Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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





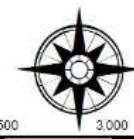
Mountain View COUNTY

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. *

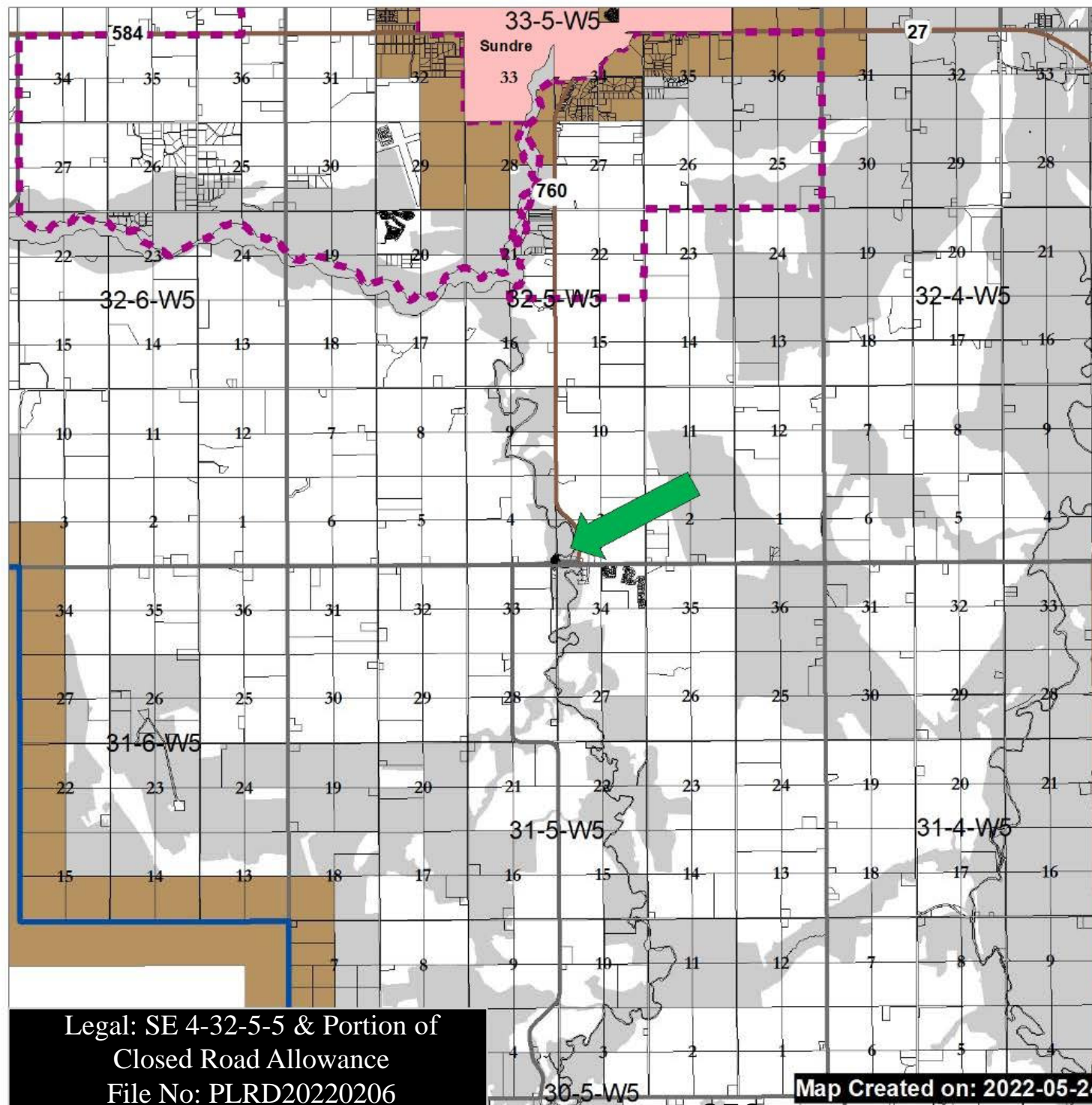


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal: SE 4-32-5-5 & Portion of
Closed Road Allowance
File No: PLRD20220206


Map Created on: 2022-05-24






Mountain View COUNTY


Bergen ASP Future Land Use

Legend

 Proposed Redesignation/Subdivision
Boundary

Bergen ASP

 Agriculture
 Jackson Lake
 Stream Corridor

 Subject Land

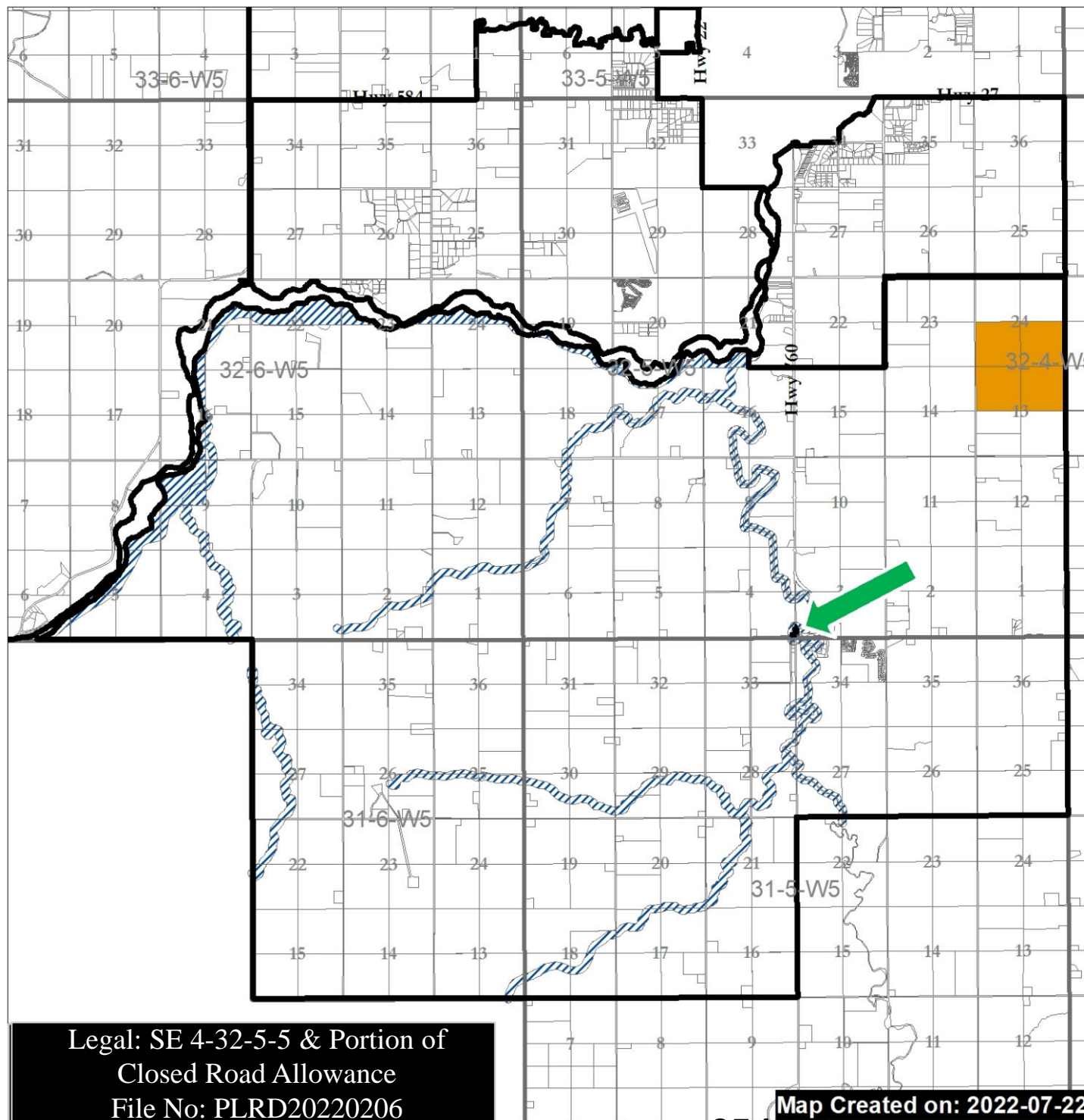


0 0.5 1 2 3 4 Km

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Proposed Redesignation: Expansion of Davidson Park / File No PLRD20220206

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

June 20, 2022

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

1) History

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

2) Decreased enjoyment of property

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



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

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

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

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

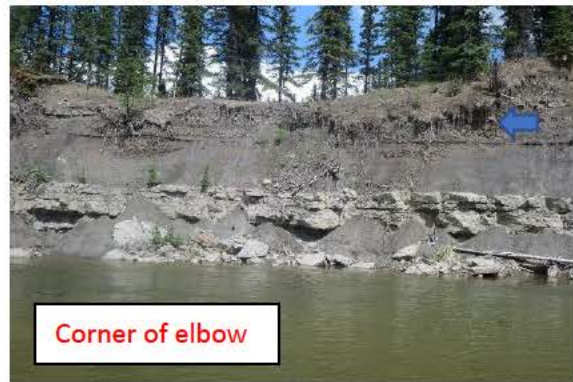
3) Fire Safety

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

4) Flood Plain

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

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



Corner of elbow



'beach' in proposed park area



Highwater mark and graffiti (circle)



Graffiti expanded

5) Safety

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

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



June 9, 2022 - Note the scree



June 17, 2022 - Scree washed away



6) Significant Feature / Environmentally Sensitive Area / Appropriate Studies

The property proposed for redesignation is considered an environmentally sensitive area 2 (ESA 2) which represents 'High' from the **FINAL REPORT**

ENVIRONMENTALLY SIGNIFICANT AREAS: MOUNTAIN VIEW COUNTY

Summit Environmental Consultants Ltd. FINAL REPORT Project # 7512-001.01

– Mountain View County ESA 26 27-Oct-2008 1. [MVC Environmentally Significant Areas \(ESA's\) \(arcgis.com\)](http://arcgis.com)

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

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

To follow:

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

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

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

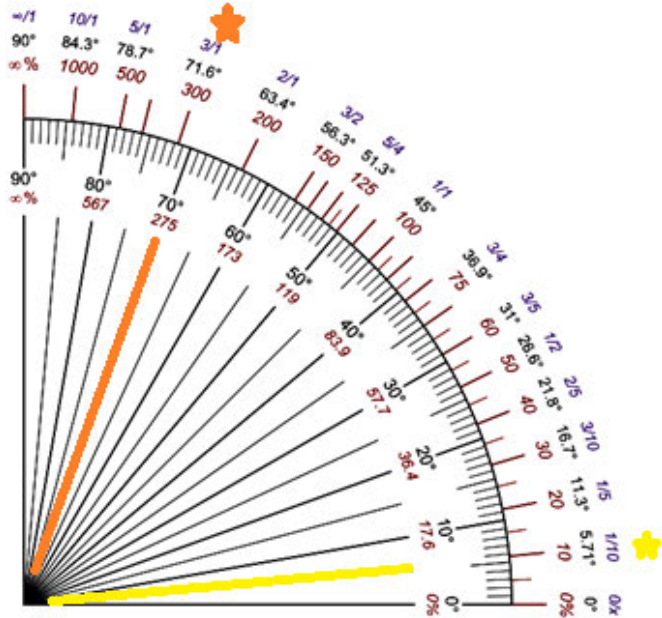
7) Environmental Review

This section speaks for itself with respect to an Environmental Review.

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

8) Geotechnical Study

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



HILL CLIMBING ABILITY
RATIOS SLOPES
CALCULATIONS (blue-
growth.org)

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

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

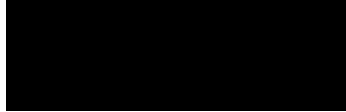
We have never seen any Mountain View County mitigation to prevent people from walking under the Bergen Bridge and onto private property. There has never been any signage to indicate the park's boundaries. Most of the private property signs we have erected over the years are torn down by the next time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

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

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

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

Jamie Syer



June 21, 2022

RE: Proposed Redesignation: Expansion of Davidson Park

VIA EMAIL to dgonzalez@mvcountry.com

Ms Gonzalez,

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

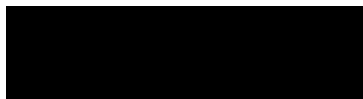
For many decades, this location has been popular with Bergen residents and visitors. It was donated to the County by the pioneer Davidson family, whose farm was located both south and north of the current Bergen Road, Twp 320, where it crosses Fallentimber Creek.

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

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

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

Sincerely,



Jamie Syer





July 13, 2022

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

Dear Dolu:

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

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

History

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

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

Decreased Enjoyment of Property

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

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

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

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

Fire Safety

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

Flood Plain

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

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

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

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

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

Safety

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

Significant Feature / Environmentally Sensitive Area / Appropriate Studies

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

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



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

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

Environmental Features

These concerns have been addressed in the above section.

Geotechnical Study

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

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

Respectfully,



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

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

Regular Council Meeting

Request for Decision

Planning & Development

Date: August 10, 2022

SUBJECT: MPD and LUB Amendments: Renewable Energy Development on Agricultural Lands

RECOMMENDATION: That Council gives first reading to Bylaw No. 13/22 – Municipal Development Plan Bylaw Amendments as contained in the agenda package.

That Council gives first reading to Bylaw No. 14/22 – Land Use Bylaw Amendments as contained in the agenda package.

That Council set the Joint Public Hearing for Bylaw No. 13/22 and Bylaw No. 14/22, for September 14, 2022, at or after 9:00 a.m.

ALTERNATIVE OPTIONS: N/A

BACKGROUND: Council motion RC22-398 (unadopted) on July 13, 2022, directed Administration to bring forward Municipal Development Plan and Land Use Bylaw amendments through the Public Hearing process to address renewable energy developments on agricultural land.

The Council report from July 13, 2022, that includes background information is included as attachment 01.

The Municipal Development Plan (MDP) identifies that agricultural preservation is paramount in Mountain View County. To preserve “productive” farmland the MDP policies and Figure 3 limits subdivision potential and premature conversion of farmland (to other uses) based on CLI and AGRASID’s soils as well as Environmentally Significant Areas (ESAs); compared to less limitation on lands with lower class soils and not identified as ESAs. The MDP also identifies Economic Nodes and Growth Centres where higher density residential, commercial, and industrial development may be supported.

Although Section 3 Agricultural Land Use Policies generally requires that non-agricultural uses be directed to minimize impact on agricultural operations (Policy 3.3.9), there is no specific policy that addresses renewable energy development.

Review of comparable municipalities along the Highway 2 corridor

In review of comparable municipalities, Red Deer County and Lacombe County have broad MDP policies that support alternative energy and their LUBs include discretionary uses within their agricultural districts to accommodate renewable energy developments. Rocky View County’s Land Use Bylaw regulates solar and wind farms as Direct Control Districts.

To provide clear policy direction to landowners, potential applicants and County response to AUC applications, Administration is recommending an MDP policy be added to Section 3 to address renewable energy that relies on Figure 3 and policy criteria already established to direct renewable energy developments to areas of lower-class soils and no ESAs. Renewable Energy Projects would be acceptable at established Economic Nodes and Growth Centres. The proposed amendment is included in Bylaw No. 13/22 as attachment 02.

At the same time, Administration recommends an amendment to the Land Use Bylaw (LUB) that requires an applicant to obtain provincial approvals prior to application submission and the amendment is included as attachment 03.

Track change versions of the MDP and LUB amendments are included as attachments 04 and 05.

A Public Hearing is required to amend the MDP and the LUB and is suggested to be held jointly. Council requested options for public engagement. Administration recommends an expanded communication on the topic communicated in the newspaper, website, and the app. If Council prefers additional communication, direction should be provided to Administration, for example an Open House, may change the date for the Joint Public Hearing.

RELEVANT POLICY:

[Municipal Development Plan](#)
[Land Use Bylaw](#)

BUDGET IMPLICATIONS: NA

Attachments ☒ **Nil** ☐

- 01 - Excerpt of Item 10.4 from July 13, 2022 Council Agenda
 - 02 - Bylaw No. 13/22 MDP Amendment
 - 03 - Bylaw No. 14/22 LUB Amendment
 - 04 - Track changes of the MDP
 - 05 - Track changes of the LUB
-

PREPARED BY: MB
REVIEWED BY: MB

Regular Council Meeting

Request for Decision

Planning & Development Services

Date: July 13, 2022

SUBJECT: Renewable Energy Developments on Agricultural Lands

RECOMMENDATION: That Council direct Administration to bring forward Municipal Development Plan and Land Use Bylaw amendments through the Public Hearing process to address renewable energy development on agricultural land.

ALTERNATIVE OPTIONS: That Council receive renewable energy development on agricultural land as information. That Council direct Administration to _____

BACKGROUND: Council motion RC22-369 requested Administration bring forward information on development requirements for renewal energy on agricultural land.

Administration is aware of companies that are approaching landowners to lease agricultural land with the intent to develop large scale solar projects. A few companies have made preliminary inquiries, but no formal Development Permit applications have been submitted. In 2017, the Government of Alberta published [the Renewable Energy in Alberta guide](#) to assist landowners when approached by companies for wind or solar leases.

Provincial requirements

Renewable energy development (mostly solar and wind) that generates electricity to supply to the grid requires Alberta Utility Commission (AUC) approval. Depending on the proposal, it may also require Alberta Environment (AE) approvals.

Section 618 of the Municipal Government Act (MGA) requires municipalities to approve development consistent with AUC approvals.

The AUC application process includes public participation. An applicant is required to notify and consult with the municipality. The AUC may hold a hearing prior to making a decision if statements of intent to participate demonstrate that rights may be directed or adversely affected. An AUC decision can be appealed to the Court of Alberta. The AUC approval process does not require municipal approval to be obtained prior to or during the AUC application process.

County requirements

The Land Use Bylaw (LUB) defines Alternative/Renewable Energy Development, Commercial as

“ALTERNATIVE/RENEWABLE ENERGY, COMMERCIAL means a use that produces energy (and in some cases other marketable by-products depending on the process utilized) fueled in ways that do not use up natural resources or harm the environment. Energy may be derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and once produced is commercially sold and distributed off-site to the marketplace.”

The use is Discretionary in Agricultural and Agricultural (2) Districts. Specific Use Regulations (10.1) of the LUB set out requirements to be included and considered with a Development Permit application.

The Municipal Development Plan (MDP) identifies that agricultural preservation is paramount in Mountain View County. To preserve “productive” farmland the MDP policies and Figure 3 limits subdivision potential and premature conversion of farmland (to other uses) based on CLI and AGRASID’s soils as well as Environmentally Significant Areas (ESAs); compared to less limitation on lands with lower class soils and not identified as ESAs. The MDP also identifies Economic Nodes and Growth Centres where higher density residential, commercial, and industrial development may be supported.

Although Section 3 Agricultural Land Use Policies generally requires that non-agricultural uses be directed to minimize impact on agricultural operations (Policy 3.3.9), there is no specific policy that address renewable energy development.

Recommendation

To provide clear policy direction to landowners, potential applicants and County response to AUC applications, Administration is recommending an MDP policy be added to Section 3 to address renewable energy that relies on Figure 3 and policy criteria already established to direct renewable energy developments to areas of lower class soils and no ESAs. Renewable Energy Projects would be acceptable at established Economic Nodes and Growth Centres.

At the same time, Administration recommends an amendment to the LUB that requires an applicant to obtain provincial approvals prior to application submission.

A Public Hearing is required to amend the MDP and the LUB and may be held jointly. There are other potential amendments to the MDP and the LUB that Council and Administration has identified. Administration supports the option to only bring forward amendments that focuses on renewable energy developments as a priority. The alternative option is to include renewable energy development amendments with other MDP and LUB amendments (MDP minor amendment to policy 3.3.7 and policy 4.4.3 g as well as removal of policy 6.3.1. LUB formatting, removal of intermunicipal authorities, S-IEC District amendments for Olds College lands and communication towers. MDP policy and LUB amendments for Flood Hazard Areas are also required after the Upper Red Deer River Hazard Study is completed by the province).

RELEVANT POLICY:

[Municipal Development Plan](#)
[Land Use Bylaw](#)

BUDGET IMPLICATIONS: NA

Attachments ☐ **Nil** ☒

PREPARED BY: MB

REVIEWED BY:

MOUNTAIN VIEW COUNTY

BYLAW NO. 13/22

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 20/20 AMENDMENT

**Mountain View County
Province of Alberta**

Bylaw No. 13/22

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

SECTION 1 - AUTHORITY

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

SECTION 2 - AMENDMENTS

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

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

3.3.26 To preserve agricultural land the County shall not support commercial alternative /renewable energy development within the Agricultural Preservation Area (Figure 3 – Growth Management Conceptual Strategy) that consist of:

- (i) Canadian Land Inventory Class 1, 2 and 3 soils; and
- (ii) Agricultural Regions of Alberta Soil Inventory Database (AGRASID) Land Suitability Rating System (LSRS) Class 2 and 3 soils as the 1st Dominant, or Co Dominant; and
- (iii) Environmentally Significant Areas (ESA).

3.3.27 Notwithstanding Policy 3.3.26 commercial alternative/renewable energy development may be considered in:

- a. Economic Nodes where proposals should not negatively impact the future development of business parks for commercial and industrial uses; or
- b. Growth Nodes where proposals shall not negatively impact the existing or future development of residential, commercial and industrial development in accordance with ASPs.

SECTION 3 - EFFECTIVE DATE

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

Received first reading

Received second reading

Received third reading

Reeve

Chief Administrative Officer

Date of Signing

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

**Mountain View County
Province of Alberta**

Bylaw No. 14/22

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

SECTION 1 - AUTHORITY

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

SECTION 2 - AMENDMENTS

- 2.01 Mountain View County hereby enacts that Land Use Bylaw No. 21/21, be amended as follows:

To Delete from Section 10 Specific Use Regulations 10.1 Alternative/Renewable Energy Development COMMERCIAL USE

- 5 b) ix) information on the status of the AUC's application and applicable Federal and Provincial circulations and approvals.

To Add to Section 10 Specific Use Regulations 10.1 Alternative/Renewable Energy Development COMMERCIAL USE

- 5 b) ix) AUC's approval and information on the status of applicable Federal and Provincial circulations and approvals.

SECTION 3 - EFFECTIVE DATE

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

Received first reading

Received second reading

Received third reading

Reeve

Chief Administrative Officer

Date of Signing

3.3.25 Notwithstanding Policies 3.3.6 and 3.3.7, subdivisions for the expansion of existing Agricultural Parcels may be considered in accordance with Mountain View County Policy.

3.3.26 To preserve agricultural land the County shall not support commercial alternative /renewable energy development within the Agricultural Preservation Area (Figure 3 – Growth Management Conceptual Strategy) that consist of:

(i) Canadian Land Inventory Class 1, 2 and 3 soils; and

(ii) Agricultural Regions of Alberta Soil Inventory Database (AGRASID) Land Suitability Rating System (LSRS) Class 2 and 3 soils as the 1st Dominant, or Co Dominant; and

(iii) Environmentally Significant Areas (ESA).

3.3.27 Notwithstanding Policy 3.3.26 commercial alternative/renewable energy development may be considered in:

- a. Economic Nodes where proposals should not negatively impact the future development of business parks for commercial and industrial uses; or
- b. Growth Nodes where proposals shall not negatively impact the existing or future development of residential, commercial and industrial development in accordance with ASPs.

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

Wind

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

COMMERCIAL USE

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

- 5. Solar, Multiple Unit Wind Energy Conversion Systems (WECS)/Wind Farm, and Other Alternative/Renewable Energy with the primary purpose and intent to collect, convert and feed energy back into the provincial power/electrical grid for the commercial sale and distribution off-site to the marketplace is a discretionary use Alternative/Renewable Energy, Commercial requiring a Development Permit and shall be processed subject to the following additional requirements:

- a) The applicant shall be required to undertake community consultation within one (1) mile of the subject property, including the proposed designated haul route for initial construction prior to and submitted as part of the Development Permit.

- b) The Development Permit shall include:

- i) detailed information on the type of Alternative/Renewable Energy and water or wastewater services that may be required;
- ii) a site plan to scale showing all dimensions of the parcel, existing structures and buildings and the proposed development with existing and proposed setbacks;
- iii) setbacks to structures or buildings on adjacent parcels;
- iv) elevation drawings;
- v) if the development is to be developed in stages, a phasing plan;
- vi) a plan showing ingress and egress from the property or parcel detailing any impacts to the local road system including required approaches;
- vii) a Stormwater Management Plan that address current and future drainage requirements;
- viii) information on above ground transmission lines if proposed;

~~ix) information on the status of the AUC's application and applicable Federal and Provincial circulations and approvals.~~

ix) AUC's approval and information on the status of applicable Federal and Provincial circulations and approvals.

- c) Standards:

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

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

SPECIFIC REQUIREMENTS FOR THE DIFFERENT TYPES:

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

Setbacks:

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

Tower Access and Safety:

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

Regular Council Meeting

Request for Decision

CAO Services

Date: August 10, 2022

SUBJECT: Council Directives

RECOMMENDATION: That Council receive the Council Directives as information.

ALTERNATIVE OPTIONS:

BACKGROUND: Receive as Information

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attachments ☒ **Nil** ☐ **As per recommendation**

1. 2022 Council Directives
 2. 2021 Council Directives
-

PREPARED BY: lmc

MOTION #	ACTION	DIRECTOR RESPONSIBLE	STATUS/COMMENTS
RC22-023	That Council request that Administration purchase and install a plaque, similar to the Century Farm Award, to be displayed outside at the Olds-Didsbury Airport and the Sundre Airport, to commemorate the efforts of the Olds Didsbury Flying Association and the Sundre Flying Club with costs to be funded from the CAO Contingency	Director, Legislative, Community and Agricultural Services	Design and purchase in progress
RC22-256	That Council approve a one (1) time extension for an additional three (3) year period to the existing contract with Superior Safety Codes inc. beginning October 1, 2022 and ending September 30, 2025	Director, Planning and Development	Process a time extension
RC22-294	That Council direct Administration to invite Roy Brooke, Executive Director of MNAI, for a delegation at a future Council meeting to provide information on Natural Asset Inventories	CAO Services	Request sent May 26, follow up sent May 30. Inquired with Councillor Johnson for a contact
RC22-300	That Council direct administration to bring back report on potential savings for using diesel fuel where appropriate, and how that would work logistically	Director, Operational Services	RFD to August 10, 2022
RC22-321	That Council receives the 2022 Tax Sale Date for October 7, 2022, as information and sets the payment terms as cash with a 10% non-refundable deposit on sale day and balance due within 30 days	Director, Corporate Services	Tax Sale preparation underway. No further action required.
RC22-324	That Council direct administration to issue a Request For Proposals for Financial Audit Services as required by the Municipal Government Act	Director, Corporate Services	RFP in progress.
RC22-350	That the Reeve, on behalf of Council, send a letter of concern to the Minister of Agriculture and Forestry, regarding the loss of agricultural land for renewable energy projects	CAO Services	
RC22-351	That the Reeve, on behalf of Council, send a letter to the Minister of Energy, highlighting concerns on the lack of reclamation strategies and deposits required for renewable energy projects on private land	CAO Services	
RC22-353	That Council authorize Administration to grant tax relief to the Lone Pine Clay Target Club in the amount of \$515.79	Director, Corporate Services	Payment sent in July.
RC22-355	That Council direct Administration to bring back the STARS project sheet with a view to examining our early contribution to STARS for the 2023 budget	Legislative Services	
RC22-396	That Council approve closing the office on August 19, 2022 from 11:30 p.m. until 1:00 p.m. to allow all Mountain View County staff to attend the annual Staff Appreciation Lunch	CAO Services	Notice added to building and social platforms
RC22-397	That Council approve that the following Councillors attend the 2022 Alberta Municipalities Convention in Calgary, AB September 21-23, 2022: Reeve Aalbers and Councillor Lutz	CAO Services	Letter sent to urbans from Reeve on July 21
RC22-398	That Council direct Administration to bring forward Municipal Development Plan and Land Use Bylaw amendments through the Public Hearing process to address renewable energy development on agricultural land	Director, Planning and Development	First Reading scheduled for August 10
RC22-400	That Council direct Administration to set up a half day workshop regarding innovation and agriculture, and the economic development strategic plan in the fall of 2022	CAO Services	To arrange a 1/2 day workshop
RC22-401	That Council approve funding of \$13,241.00 from the General Fire Reserve for the purchase of a replacement Quad and accessories for the Sundre Fire Department	Director, Legislative, Community and Agricultural Services	Awaiting Invoice from Town of Sundre
RC22-402	That Council request Administration engage with Rocky View County and our local fire departments to determine trailer requirements, cost estimates and operational protocols associated with the development of an Emergency Livestock Handling Equipment Trailer with a report to be returned to Council for consideration prior to purchase	Director, Legislative, Community and Agricultural Services	RFD to August 10/2022 RCM

RC22-403	That Council request Administration work with the Sundre wellness Committee to bring forward the following draft resolutions: Laboratory and Xray for Rural Sites, Rural Registered Nurses Training and eSIM Training Lab, and bring back to Council for final approval prior to the RMA 2022 Fall convention submission deadline	CAO Services	Draft Resolutions received from Sundre Wellness Committee. Currently under review
RC22-408	That Council approve for Administration to place Lot 48 and Lot 49 at the Olds/Didsbury Airport at Public Auction with an unreserved price	Director, Legislative, Community and Agricultural Services	
RC22-409	That Council provide a letter of support in response to the Town of Carstairs request to explore Regional Policing models with the RCMP	CAO Services	
RC22-410	That Council approve the proposed Western Retail Store Addition in accordance with Land Use Bylaw No. 21/21 and the submitted application, within SE 22-29-29-4, submitted by MCKEAN, Patricia J, Development Permit No. PLDP20220218, subject to the following conditions 1-5, 7, 11-16	Director, Planning and Development	DP issued



2021 Council Directives

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
RC21-446	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
RC21-590	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

Regular Council Meeting

Request for Decision

Corporate Services

Date: August 10, 2022

SUBJECT: Corporate Services Quarterly Report

RECOMMENDATION: That Council receive the Corporate Services Quarterly Report as information.

ALTERNATIVE OPTIONS:

BACKGROUND: In the Corporate Services Quarterly Report, Council is informed of activities and projects for the Corporate Services Division, and Mountain View Financial Statements, Variances, and Contingency Report.

RELEVANT POLICY:

Funding Recommendations:

- [MGA 248\(1\)](#) A municipality may only make an expenditure that is (a) included in an operating budget, interim operating budget or capital budget or otherwise authorized by the council,
- [MGA 602.26\(2\)](#) Each board must establish procedures to authorize and verify expenditures that are not included in a budget.
- [Policy No. 1009 Financial Controls](#) 2. Council's main tools for ensuring that funds are expended appropriately are: f) delegation of responsibility for financial controls to the Chief Administrative Officer (CAO),

Variance Reporting:

- [MGA 268.1\(b\)](#) the actual revenues and expenditures of the municipality compared with the estimates in the operating or capital budget approved by council are reported to council as often as council directs.
 - [Policy No. 1009 Financial Controls](#) 2. Council's main tools for ensuring that funds are expended appropriately are: b. regular financial reporting of expenditures compared to budget,
-

BUDGET IMPLICATIONS:

Attachments ☒ Nil ☐

1. 2022 Q2 Quarterly Report - Corporate Services
 2. Financial Statement as of June 30, 2022
 3. Financial Statement Commentary for June 30, 2022
 4. 2022 Q2 Capital Project Variance Report
 5. 2022 Q2 Operating Project Variance Report
 6. 2022 Q2 CAO Contingency Report
-

PREPARED BY: MA

REVIEWED BY: LM

Corporate Services:

2022 Budget Document has been added to the County website.

The deadline for 2022 taxes is September 15, 2022, and the next penalty will be charged on property tax arrears as per the following:

June 16	2%
September 16	4%
January 16	3%
March 16	3%

A reminder after September 15 the 2022 Property Taxes will be considered Property Tax Arrears and subject to the 4% penalty.

Assessment:

Completed re-inspection cycle in Range 2-W5M (Areas included Divisions 1,3,4,6 and 7). Re-inspection included Request for Information (RFI) reviews, visual inspections, phone calls, use of Geospatial Information System (GIS) and if required physical inspections were arranged with the landowner.

From the table below, 1,499 properties were inspected during re-inspection cycle. Remainder of 486 parcels will be inspected in fall. Data input has been completed, including the 312 RFI's received.

Media campaign noting 2022 Tax Notices were mailed out. Field calls and inquiries from rate payers after the 2022 Assessment/Tax Notices were sent out. Assessment Rolls closed July 15, 2022. Two appeals have been filed.

Started sales verification and Oil & Gas (O&G) inspections.

Inspections (Total)	Residential & Commercial
Total Parcels	9,925
Total Inspection Target (to achieve legislated 20% Re-Inspection)	1,985
Total Inspected Parcels	1,499
Total Inspection Target Remaining to achieve legislated 20%	486
Inspections for input	0

2022 RFI's Processed to date = 312

Looking ahead to next quarter:

- Continue with O&G inspections, start annual inspections (including new construction in 2022 and previously started construction in 2021 that was not yet completed will be updated).
- Continue with sales verification. Sales that had occurred and will occur between July 1, 2021 and June 30, 2022. With delay in land title, verification of sales may be done outside this scope. Preliminary look at market analysis.
- RFI mailouts for non-residential/industrial properties. Province will send out O&G RFI's to required companies. Those returned will be reviewed.
- Media, newspaper ad noting that annual inspections will be taking place.

Finance:**Tax Incentive Program:**

- The Tax Incentive Program is successful. Prior to the program we received approximately \$3.2M before June 30. In 2022 we received \$15M at a cost of \$162K and in 2021 we received \$21M at a cost of \$211K. The first year, 2020 the Tax Incentive Program we started later, July 15, and included a second payment incentive date, Aug 15, at a reduced rate which brought in \$24M at a cost of \$240K.
- The early payment incentive was utilized by many ratepayers, and this year notably those with non-designated industrial properties. This year the number of owner accounts paid in full increased slightly while slightly fewer individual rolls were paid in full. The number of property tax rolls enrolled in monthly automatic payments had increased by almost 10% from last year to 2080 rolls. There were 145 more Oil & gas rolls enrolled then at June 30, 2021. We received payment from 20 of the 55 accounts which had the largest outstanding balances. The collection of those 20 accounts totaled over \$12.8M. A significant decrease in the collection of taxes in 2022 can be attributed to one large account, for \$4.625M, which was not received. This one account contains 393 individual rolls.

	2022	2021	2020
Payment Incentives	1.0% if paid before June 30	1.0% if paid before June 30	1.0% if paid before July 15 0.5% if paid before Aug 15
Total Incentive	\$162,495	\$211,328	\$232,115 <u>\$8,353</u> \$240,468
% Taxes Collected by Deadline	35%	49%	54% 58%
\$ Taxes	\$16,249,520	\$21,132,836	\$23,211,521 \$24,882,119
% of Rolls	31% 3,038/9,722=	33% 3,238/9,883=	32% 3,207/9,914=
% of Owner Accounts	28% 1555/5,502=	25% 1,372/5,445=	24% 1,306/5,450=
In the top 55 Accounts We Collected	20 accounts \$12,843,042	25 accounts \$17,932,823	23 accounts \$19,750,000

Property Tax Receivable Balance:

In Qtr 2, the tax notices were mailed and in Qtr 3 is the deadline for property taxes and possibly a Public Sale of Land (Tax Sale). If history repeats itself, all accounts entered the tax recovery process will have been paid to avoid the sale. The last time a Public Sale of Land (Tax Sale) occurred was in 2013

	2022 - Qtr 2	31-Dec-21	31-Dec-20	31-Dec-19	31-Dec-18
Total Outstanding Balance	\$26,103,073.92	\$ 1,199,583.25	\$ 1,606,693.94	\$ 1,290,679.40	\$ 1,116,279.05
Outstanding Oilfield	\$9,761,845.06	\$ 409,819.84	\$ 542,141.39	\$ 390,069.39	\$ 433,117.40
Outstanding Other*	\$16,341,228.83	\$ 789,763.41	\$ 1,064,552.55	\$ 900,610.01	\$ 683,161.65
Accounts Entered into Tax Recovery Process**	9	19	25	18	21
Revised deadline to June 30 (COVID)			13		

* Due to the funds collected from the monthly automatic withdrawal the outstanding tax balance is in a credit position until the current year tax levy is invoiced in May.

** Registered Annually by March 31st Alberta Land Titles

Ministerial Order related to School boundaries:

In preparation for the ministerial orders effective September 1, 2022, to expand the existing Catholic School Support region, a mailing was sent out to the affected landowners of 474 properties on July 13, 2022 which included a school support notice declaration to be completed and returned. Properties within the identified area have the option of selecting whether the education portion of their annual property tax bill is allocated to the public or separate Roman Catholic separate school system.

Pre-Authorized Deposits (PAD):

Increase in signups year over year in June is 9.35%

The increase from March to June 2022 is 12 more signups and \$22,287.33 in deposits.

	2022 – Qtr 2	2021	2020	2019
Total Signups in June	2080	1902	1866	1796
June Deposit for Each Year	\$650,766.09	\$472,950.22	\$469,115.31	\$432,162.82

Tax Certificate Revenue:

The trend is more similar to 2021 than previous years for tax certificate requests. Most requests for tax certificates are for property sales.

	2022 Qtr1&2	2021	2020	2019	2018
Revenue Collected	16,705	38,990	28,835	18,080	22,695
Number of Tax Certificates	477	1120	830	520	650

Q2 Grant Status Update

1. Annual Grants

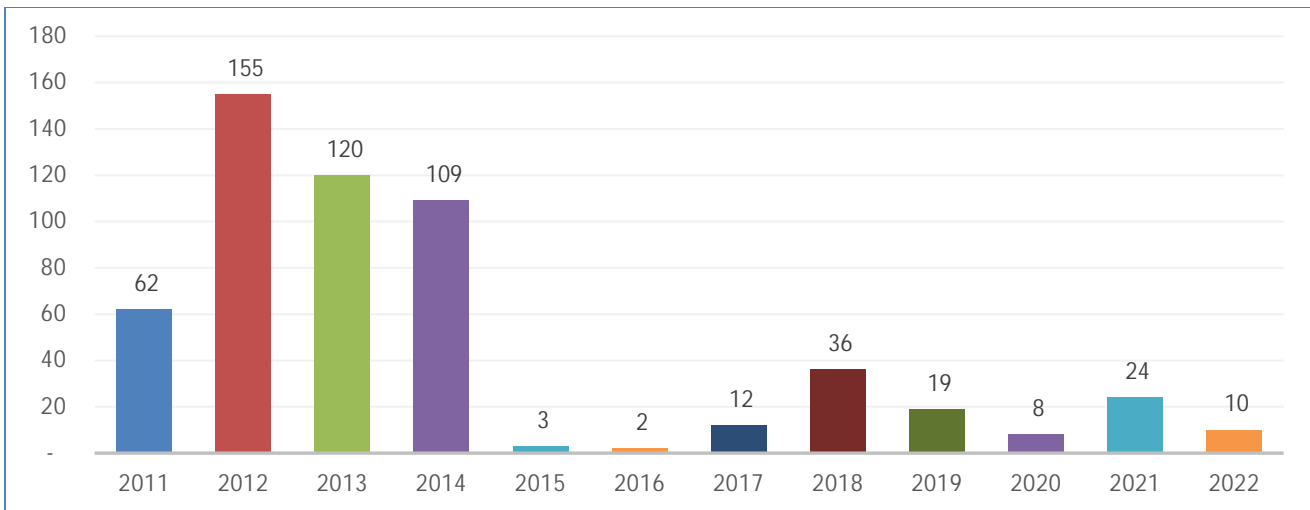
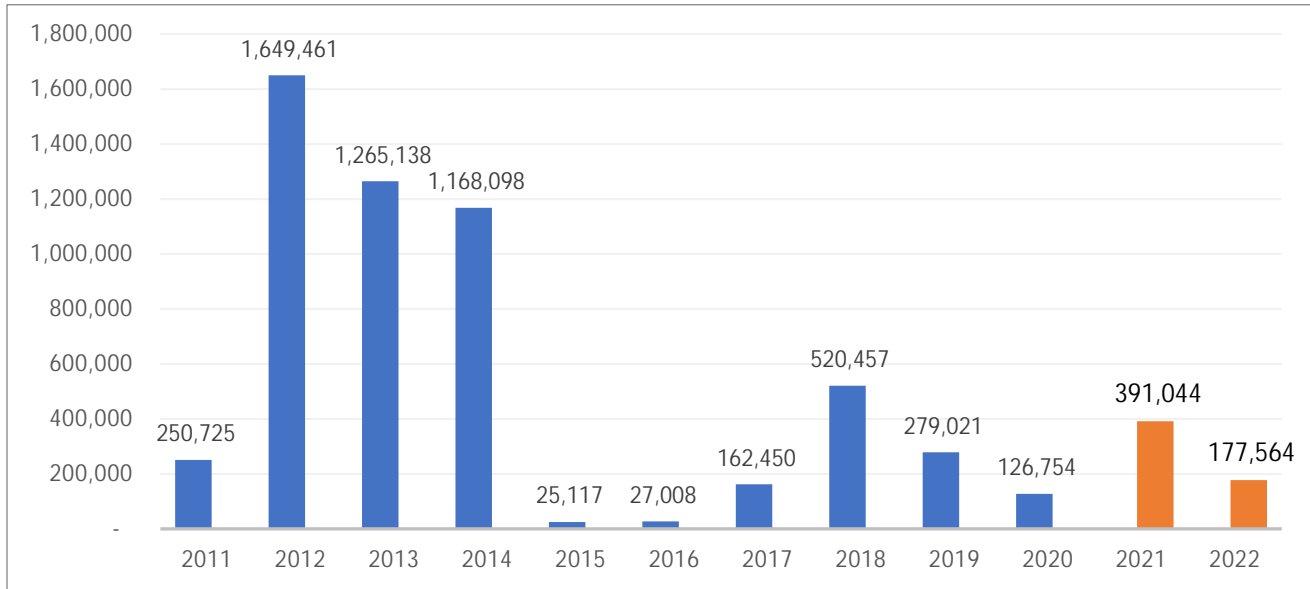
Grant	Project	Funds Received	2022 Allocations
Agriculture Service Board Funding (ASB) Funding in support of ASB activities. \$123,907 for the Legislative Stream and \$60,000.00 for the Resource Stream. Funding received. 2019 = \$228,359.00 2020-2021 = \$183,907.00/year	ASB Projects including workshops, weed inspection & control, pest control etc.	\$183,907	\$183,907
Federal Gas Tax Fund (FGTF) (now called Canada Community Building Fund) Grant must be used for capital municipal infrastructure projects. Project has been submitted. Funding expected in Q3 2019 = \$1,477,370.00 2020 = \$747,855.00 2021 = \$1,530,818.00	Internal Rechipping	\$0	\$783,472
Municipal Sustainability Initiative (MSI) MSI Capital funding. MSI funding is expected to decrease significantly beginning in 2022. All projects have been submitted. Funding expected in Q3. 2019 = \$2,464,706.00 2020 = \$3,978,244.00 2021 = \$5,194,102.00	Internal Rechipping Base Stabilization Regravel Program	\$0	\$2,106,304
MSI Operating funds used to support Cremona Emergency Services. Funding expected in Q3.	Cremona Fire Operating 2022	\$0	\$168,326

2. 2022 Project Based Awarded Grants

Grant	Project	Funds Received	Grant Status
Flood Recovery & Erosion Control (FREC) Original funding received in 2013. In 2021 we passed \$2 million in expenses meaning that MVC is responsible for 25% of the expenses going forward. Project has been delayed by regulatory requirements. Extension approved for 2022. At June 30 funds remaining \$1,235,769.37	Coal Camp Hamlet protection	\$0	Funded, Extension submitted and approved. Expires 2022-12-31
FRIAA Firesmart Program Work completed by external contractor. Funding to be received upon completion. \$25,000.00	Update Bearberry Firesmart Guide	\$25,000	Approved. Expires 2022-08-31
Risk Mitigation Funding Interim payments received upon completion of semi-annual interim reports. Extension granted, final reports due January 31, 2023. Remaining funds are \$2,625.00.	Carcass composting demonstration site & information session	\$0	Partially Funded. Expires 2022-12-31
Strategic Transportation Infrastructure Program (STIP) Applied for 5 bridge files under the Local Road Bridge program totaling \$2,089,500.00. Received approval for BF 79007 only, the Province will pay 75% or up to \$187,500.00	BF 79007 NW 26-33-2-W5	\$0	Approved
Municipal Climate Resiliency Grant Grant funded by Intact Insurance. Applied for \$100,000.00	Wildfire Trailer	\$0	Funding denied
Alberta Community Partnership 2022/2023 program is now open, application deadlines vary based on funding stream. Internship applications due October 1, 2022. Intermunicipal Collaboration applications due December 16, 2022. Strategic Initiatives due February 3, 2023		\$0	Research for possibilities
Alberta Environment & Parks - Rangeland Sustainability Program \$200,000.00 available for 2022/2023. Applications due September 30, 2022.		\$0	Research for possibilities
Alberta Disaster Recovery Application to be submitted in response to the July 7, 2022 tornado	Tornado response & clean up	\$0	Application being prepared

Well Drilling Activity:

In the first half of 2022 we have lost new well drilling tax revenue of \$177K for 10 new wells. These same wells are assessed at zero and a change may occur at the beginning of 2025 depending on a review of assessment by the government. This revenue is not expected to return in the future.



Information Technology/ Business Services:

- 1) Geographic Information System (GIS)
 - a. The intern has completed the initial work on the rural addressing audit and the zoning data realignment. Work is ongoing on the farmland field sheet data.
 - b. Training will be provided to some RCMP officers on the use of the public rural addressing map, and potentially other public maps.
 - c. Airphoto capture is complete, and processing is underway.
- 2) Server storage has been upgraded to accommodate organizational growth needs.
- 3) PC Evergreen project is complete. There were some delays related to supply issues, but overall, the project was more predictable than the last two years.

Support of meeting management and budgeting software initiatives continues.

From a security perspective, work has started to explore better methods of authentication for County users.

MOUNTAIN VIEW COUNTY
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT JUNE 30, 2022

	2022 YTD \$	2021 YTD \$	2021 YEAR END \$	YTD Var
FINANCIAL ASSETS				
Cash and temporary investments (note 2)	45,798,124	34,644,278	45,598,496	11,153,846
Taxes receivable (note 3)	26,104,026	20,374,316	1,219,831	5,729,711
Accounts receivable (note 4)				
Federal government	180,060	353,539	153,562	(173,479)
Provincial government	2,452	32,583	55,969	(30,131)
Local governments	4,143	11,431	19,445	(7,289)
Other	71,826	418,139	590,304	(346,313)
Investments (note 5)	20,190,324	31,644,560	21,124,993	(11,454,236)
Notes receivable (note 15)	7,188,434	8,130,141	7,626,804	(941,706)
Trust accounts (note 6)	544,279	520,972	540,263	23,308
Total Financial Assets	100,083,669	96,129,958	76,929,667	3,953,710
LIABILITIES				
Accounts payable & accrued liabilities				
Federal government	259,915	254,028	95,550	5,886
Provincial government	558,246	227,582	490,832	330,664
Local governments	579,183	(2,648)	43,280	581,832
Trade payables	1,683,118	4,867,146	2,645,396	(3,184,027)
Deferred revenue (note 7)	24,158,266	21,618,538	2,116,543	2,539,727
Employee benefit obligations (note 8)	635,981	841,512	668,827	(205,531)
Trust accounts (note 6)	544,279	520,972	540,263	23,308
Pit reclamation obligation (note 19)	6,093,900	6,093,900	6,093,900	-
Liability for contaminated sites (note 1)	3,600,000	3,600,000	3,600,000	-
Other liabilities	1,939,384	1,834,690	1,773,443	104,694
Long-term debt (note 9)	11,874,920	13,026,613	12,381,343	(1,151,693)
Total Liabilities	51,927,191	52,882,333	30,449,377	(955,141)
Contingencies and Commitments (note 17)				
NET FINANCIAL ASSETS	48,156,477	43,247,626	46,480,290	4,908,852
NON-FINANCIAL ASSETS				
Inventory for consumption	6,514,676	5,687,012	5,850,423	827,663
Prepaid expenses	1,520,107	1,293,170	772,407	226,936
Long-term land held for resale	953,710	953,710	953,710	-
Tangible capital assets (note 12)	155,155,554	156,853,123	159,807,206	(1,697,569)
Resource assets	3,308,421	3,308,421	3,308,421	-
Total Non-Financial Assets	167,452,468	168,095,437	170,692,167	(642,969)
ACCUMULATED SURPLUS (note 18)	215,608,945	211,343,063	217,172,457	4,265,883

**MOUNTAIN VIEW COUNTY
CONSOLIDATED STATEMENT OF OPERATIONS
FOR THE YEAR ENDING JUNE 30, 2022**

						% for Year 50.00%	
	2022 Budget \$	2022 YTD \$	2021 YTD \$	2021 YEAR END \$	% of Budget	% Var	\$ Var
REVENUE							
Net taxes available for municipal purposes (Schedule 2)	31,115,905	15,554,202	14,859,309	29,843,849	49.99%	-0.01%	(3,751)
Sale of goods	120,000	43,168	19,663	102,257	35.97%	-14.03%	(16,832)
Sale of services	261,500	129,245	107,471	311,184	49.42%	-0.58%	(1,505)
Fees & levies	652,722	405,604	268,838	644,148	62.14%	12.14%	79,243
Fines & penalties	371,500	104,278	76,854	185,633	28.07%	-21.93%	(81,472)
Return on investments	1,364,153	576,834	556,763	1,187,388	42.29%	-7.71%	(105,242)
Rentals	146,975	150,211	147,461	171,019	102.20%	52.20%	76,723
Recovery	146,500	236,058	73,193	285,216	161.13%	111.13%	162,808
Government transfers for operating (Schedule 4)	966,840	235,789	1,126,275	1,607,332	24.39%	-25.61%	(247,631)
Other	-	1,989	57,907	57,907	0.00%	-50.00%	1,989
Total Revenue	35,146,095	17,437,378	17,293,734	34,395,933	49.61%	-0.39%	(135,669)
EXPENSES							
Council	667,687	349,175	252,999	584,409	52.30%	2.30%	15,331
CAO Services	757,644	367,982	351,397	690,836	48.57%	-1.43%	(10,840)
Corporate Services							
Finance & general office	2,115,905	1,041,552	1,070,063	1,972,473	49.22%	-0.78%	(16,401)
Assessment	439,165	194,816	179,212	344,210	44.36%	-5.64%	(24,767)
Business services	1,133,349	513,084	496,015	993,197	45.27%	-4.73%	(53,590)
Waste management	364,000	241,509	163,460	348,910	66.35%	16.35%	59,509
Planning & Development Services							
Planning	1,000,213	435,623	404,714	788,334	43.55%	-6.45%	(64,484)
Development	692,127	258,469	259,641	506,951	37.34%	-12.66%	(87,594)
Permitting	378,575	170,175	171,956	354,305	44.95%	-5.05%	(19,112)
Legislative & Community Services							
Legislative services	1,963,849	897,137	811,178	1,630,482	45.68%	-4.32%	(84,788)
Agriculture & land management	1,433,367	523,110	667,665	1,269,839	36.50%	-13.50%	(193,574)
Community grants & transfers	5,636,418	3,634,537	3,433,587	4,637,467	64.48%	14.48%	816,328
Operational Services							
Roads, facilities & shops	20,609,019	11,109,312	10,436,310	19,992,121	53.91%	3.91%	804,803
Airports	438,753	192,146	256,768	368,044	43.79%	-6.21%	(27,231)
Total Expenses (Schedule 3)	37,630,071	19,928,628	18,954,965	34,481,578	52.96%	2.96%	1,113,592
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES - BEFORE OTHER	(2,483,976)	(2,491,250)	(1,661,230)	(85,645)			
OTHER							
Assets transferred to another municipality	-	-	-	-			
Gain/(loss) on sale of assets	(200,000)	71,289	(4,089)	(71,819)			
Government transfers for capital (Schedule 4)	4,941,979	856,449	3,284,363	7,605,902			
EXCESS(DEFICIENCY) OF REVENUE OVER EXPENSES	2,258,003	(1,563,511)	1,619,044	7,448,438			

MOUNTAIN VIEW COUNTY
CONSOLIDATED STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDING JUNE 30, 2022

	2022 Budget \$	2022 YTD \$	2021 YEAR END \$
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES	2,258,003	(1,563,511)	7,448,438
Amortization of tangible capital assets	13,702,288	6,706,745	13,354,591
Acquisition of tangible capital assets	(18,043,765)	(2,692,579)	(17,888,239)
Proceeds from disposition of tangible capital assets	655,464	708,775	764,678
Loss (gain) on disposal of tangible capital assets	200,000	(71,289)	71,819
Change in inventories and prepaid expenses	<u>-</u>	<u>(1,411,952)</u>	<u>(643,060)</u>
INCREASE(DECREASE) IN NET FINANCIAL ASSETS	(1,228,010)	1,676,188	3,108,228
NET FINANCIAL ASSETS, BEGINNING OF YEAR	<u>46,480,290</u>	<u>46,480,290</u>	<u>43,372,062</u>
NET FINANCIAL ASSETS, END OF YEAR	<u>45,252,280</u>	<u>48,156,478</u>	<u>46,480,290</u>

MOUNTAIN VIEW COUNTY
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDING JUNE 30, 2022

NET INFLOW (OUTFLOW) OF CASH RELATED TO THE FOLLOWING ACTIVITIES:

	2022 Budget	2022 YTD	2021 YEAR END
OPERATING	\$	\$	\$
Excess(deficiency) of revenue over expenses	2,258,003	(1,563,511)	7,448,438
Non-cash items included in excess of revenues over expenses			
Amortization	13,702,288	6,706,745	13,354,591
Loss (gain) on disposal of tangible capital assets	200,000	(71,289)	71,819
Net changes to working capital charged to operations			
Decrease (increase) in taxes and accounts receivable	(200,000)	(24,323,396)	552,815
Increase (decrease) in accounts payable	-	(194,595)	1,400,205
Increase (decrease) in deferred revenue	2,116,543	22,041,722	(419,877)
Increase (decrease) in pit reclamation obligation	450,000	-	-
Increase (decrease) in liability for contaminated sites	-	-	-
Decrease (increase) in inventory and prepaids	-	(1,411,951)	(643,060)
Net change in other working capital balances	-	133,093	133,670
Increase (decrease) in payables pertaining to capital	-	-	(528,109)
Cash provided by operating transactions	<u>18,526,834</u>	<u>1,316,818</u>	<u>21,370,492</u>
CAPITAL			
Acquisition of tangible capital assets	(18,043,765)	(2,692,579)	(17,888,239)
Increase (decrease) in payables pertaining to capital	-	-	528,109
Proceeds on disposal of tangible capital assets	655,464	708,775	764,678
Cash used in capital transactions	<u>(17,388,301)</u>	<u>(1,983,804)</u>	<u>(16,595,452)</u>
FINANCING AND INVESTING			
Change in investments	(20,000,000)	934,668	10,258,265
Notes receivable issued (gross)	-	-	-
Notes receivable collected	964,553	438,369	933,505
Long-term debt proceeds (gross)	-	-	-
Long-term debt repaid	(1,176,516)	(506,424)	(1,135,772)
Cash provided by financing and investing activities	<u>(20,211,963)</u>	<u>866,614</u>	<u>10,055,998</u>
Net increase (decrease) in cash and cash equivalents	<u>(19,073,430)</u>	<u>199,628</u>	<u>14,831,038</u>
Cash and cash equivalents, beginning of year	<u>45,598,496</u>	<u>45,598,496</u>	<u>30,767,458</u>
Cash and cash equivalents, end of year	<u>26,525,066</u>	<u>45,798,124</u>	<u>45,598,496</u>

MOUNTAIN VIEW COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDING JUNE 30, 2022

2. CASH AND TEMPORARY INVESTMENTS

	2022	2021
	YTD	YEAR END
	\$	\$
Cash on deposit	46,065,861	45,693,679
Less: outstanding cheques	(267,736)	(95,183)
Net cash	<u>45,798,124</u>	<u>45,598,496</u>

The County has a \$4,704,608 (end of 2020 - \$12,500,000) authorized overdraft with Connect First Credit Union. This overdraft bears interest when utilized at 2.45%. As at December 31, 2021 there is \$0 drawn on this overdraft (end of 2020 - \$0)

3. TAXES RECEIVABLE

	2022	2021
	YTD	YEAR END
	\$	\$
Current taxes and grants in lieu	25,674,427	1,010,133
Tax arrears	536,434	301,761
	<u>26,210,861</u>	<u>1,311,894</u>
Less: Allowance for uncollected taxes	<u>106,835</u>	<u>92,063</u>
	<u>26,104,026</u>	<u>1,219,831</u>

MOUNTAIN VIEW COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDING JUNE 30, 2022

4. ACCOUNTS RECEIVABLE

Federal	2022 YTD \$	2021 YEAR END \$
GST	180,060	153,562
	<u>180,060</u>	<u>153,562</u>
Provincial	2022 YTD \$	2021 YEAR END \$
Alberta Transportation	2,452	41,274
Alberta Justice Agency funds	-	8,071
Alberta Agriculture & Forest	-	1,625
Alberta Environment & Parks	-	4,999
Alberta Municipal Affairs	-	-
	<u>2,452</u>	<u>55,969</u>
Local Governments	2022 YTD \$	2021 YEAR END \$
Other Local Governments	4,143	19,445
	<u>4,143</u>	<u>19,445</u>
Other	2022 YTD \$	2021 YEAR END \$
Other accounts receivable	71,826	590,021
Under levy	-	283
	<u>71,826</u>	<u>590,304</u>
5. INVESTMENTS	2022 YTD \$	2021 YEAR END \$
RMA (trade division)	4,136	4,136
GICs	8,323,397	16,130,291
Bonds	11,853,338	4,979,046
Other	9,454	11,520
	<u>20,190,324</u>	<u>21,124,993</u>

RMA (Rural Municipalities of Alberta) is a purchasing group designed to provide municipal local authorities with lower cost goods and services through bulk purchasing. Annual dividends less a 20% reserve are paid based on the municipality's annual dollar volume of goods or services purchased during the year. The annual reserve is held for five years and then paid out to the municipality. The investment amount represents the last five years' reserves.

GICs have over 90 day maturities and are earning interest from 1% to 3.55% (2020 - 0.99% to 3.55%).

The bonds are intended to be held long term with interest rates from 1.67% to 2.15% and maturity dates between 2022 and 2033. Any declines in market value below cost are considered to be temporary and therefore no write-downs have been recorded. Market value at December 31, 2021 is \$4,927,988 (2020 - 0).

MOUNTAIN VIEW COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDING JUNE 30, 2022

6. TRUST ACCOUNTS

A summary of trust fund activities by Mountain View County is as follows:

	2022 YTD \$	2021 YEAR END \$
Cash in lieu of Municipal Reserve		
Balance, beginning of Year	418,199	416,123
Additions to reserve	2,833	4,238
Use of Funds (net)	-	(4,312)
Interest revenue	1,004	2,150
	<u>422,036</u>	<u>418,199</u>
Balance, end of Year		
	<u>422,036</u>	<u>418,199</u>
 Cremona Recreation Board		
	2022 YTD \$	2021 YEAR END \$
Balance, beginning of Year	122,064	103,734
Additions to reserve	-	212,333
Use of funds (net)	-	(194,003)
Interest revenue	180	-
	<u>122,244</u>	<u>122,064</u>
Balance, end of Year		
	<u>122,244</u>	<u>122,064</u>
Total Trust Funds	<u><u>544,279</u></u>	<u><u>540,263</u></u>

Cash in lieu of Municipal Reserve

When property is developed within the County, the County has the option of receiving cash instead of land set aside for municipal purposes within a developed area. When cash is received instead of property the cash must be used according to Section 671(2) of the Municipal Government Act.

MOUNTAIN VIEW COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDING JUNE 30, 2022

7. DEFERRED REVENUE

	2022	2021
	YTD	YEAR END
	\$	\$
Municipal Sustainability Initiative grant	(349,479)	-
Canada Community Building Fund	180,876	665,152
Other grants and taxes	24,326,868	1,451,391
	<u>24,158,266</u>	<u>2,116,543</u>

Municipal Sustainability Initiative

The use of these funds is restricted to eligible projects approved under the funding agreement. The interest earned has been added to the funds.

	2022	2021
	YTD	YEAR END
	\$	\$
Unexpended funds from last year	-	549,452
Interest earned in the year	-	3,952
Funds received during the year	-	5,362,428
Amount spent on eligible capital projects	(349,479)	(5,281,506)
Amount spent on eligible operating expenses	-	(634,326)
	<u>(349,479)</u>	<u>-</u>

Canada Community Building Fund (formerly the Federal Gas Tax Fund) 2014-2024

The use of these funds is restricted to eligible projects. Interest earned has been added to the funds.

	2022	2021
	YTD	YEAR END
	\$	\$
Funds received during the year	666,886	1,530,818
Interest earned in the year	1,372	730
Amount spent on eligible projects	(487,382)	(866,396)
	<u>180,876</u>	<u>665,152</u>

Other Grants/Deferred Revenue

	2022	2021
	YTD	YEAR END
	\$	\$
Alberta Municipal Affairs 2014 Mgmt of Red Deer Upstream	1,239,653	1,251,788
ALUS	120,315	106,357
2022 Tax Allocation	22,959,400	-
Family & Community Support Services (FCSS)	-	85,746
Future Seidel Pit Reclamation	7,500	7,500
	<u>24,326,868</u>	<u>1,451,391</u>

**MOUNTAIN VIEW COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDING JUNE 30, 2022**

8. EMPLOYEE BENEFIT OBLIGATIONS	2022 YTD	2021 YEAR END
	\$	\$
Vacation	339,448	252,703
Accrued payroll	33,881	153,472
Post-employment benefits	262,652	262,652
	<u>635,981</u>	<u>668,827</u>

The employee benefit obligation is comprised of: vacation, accrued wages including overtime and post employment benefits.

Employees have either earned the benefits (and are vested) or are entitled to these benefits within the next budgetary year.

The County also offers partially subsidized post employment extended health and dental benefits to retiring employees. Employees must meet eligibility requirements to participate in the program. Actual costs incurred for post retirement benefits in 2021 were \$12,536 (2020 - \$10,190).

\$96,570 (2020 - \$165,205) of the Post-employment benefits are unfunded (note 18).

9. LONG TERM DEBT	2022 YTD	2021 YEAR END
	\$	\$
Debentures	11,874,920	12,381,343
	<u>11,874,920</u>	<u>12,381,343</u>

	Original Principal	Rate	Anniversary Date	Final Payment
Debenture 1-03	1,000,000	6.000%	September 2	2028
Debenture 2-03	1,000,000	5.875%	November 3	2028
Debenture 3-03	1,000,000	5.750%	December 15	2028
Debenture 1-04	100,000	4.960%	March 23	2029
Debenture (4001590)	1,400,000	3.295%	December 16	2028
Debenture (4000910)	3,000,000	4.047%	March 15	2025
Debenture (4001077)	3,500,000	3.885%	December 15	2025
Debenture (4001723)	1,252,000	2.814%	September 15	2029
Debenture (4002676)	600,000	2.683%	December 16	2039
Debenture (4002677)	1,100,000	2.683%	December 16	2039
Debenture (4002678)	1,300,000	2.683%	December 16	2039
Debenture (4002783)	5,000,000	1.882%	September 15	2040

The purpose of \$4,822,661 (2020 - \$5,632,208) of the debentures is to allow the County to provide financing to Mountain View Seniors' Housing and the remaining \$7,558,682 (2020 - \$7,884,909) is for capital of the County. The debentures are offset by a note receivable from Mountain View Seniors' Housing (see Note 15). The details of the debentures are above. They are all payable to Alberta Capital Finance Authority. Each \$1,000,000 debenture has annual payments with the payments due on their anniversary dates. The others have payments due twice a year.

Estimated principal and interest payments for the next five years are as follows:

	Principal	Interest	Payments
2022	1,176,516	359,153	1,535,669
2023	1,218,882	316,787	1,535,669
2024	1,262,941	272,728	1,535,669
2025	1,174,383	226,903	1,401,286
2026	766,361	190,459	956,819
Thereafter	6,782,261	994,431	7,776,692
	<u>12,381,343</u>	<u>2,360,461</u>	<u>14,741,804</u>

In 2021, the County paid \$399,896 (2020 - \$336,578) in interest on long term debt. The County also received interest on notes receivable to offset this interest (Note 15).

MOUNTAIN VIEW COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDING JUNE 30, 2022

10. RESERVES

Reserves for the County are as follows:

	Beginning of Year \$	Additions \$	Deletions \$	End of Year \$
Agriculture	19,538	-	-	19,538
Bad Debt Reserve	2,500,000	-	-	2,500,000
Bridge	13,836,459	-	-	13,836,459
Carry Over Project Reserve	4,626,570	-	-	4,626,570
Emergency Facilities	1,130,964	-	-	1,130,964
Environmental	286,567	-	-	286,567
Equipment Fleet	2,396,549	-	-	2,396,549
Facility	5,112,970	-	-	5,112,970
General Fire	1,373,564	-	-	1,373,564
Intermunicipal	1,290,121	-	-	1,290,121
Intermunicipal Collaboration - Cremona	85,306	-	-	85,306
Office Equipment	780,697	-	-	780,697
Operating Expense	2,000,000	-	-	2,000,000
Park Facilities	57,907	-	-	57,907
Pit Stripping and Reclamation	4,022,159	-	-	4,022,159
Road	29,672,849	-	-	29,672,849
Strings and Keys Music	9,835	-	-	9,835
Tax Rate Stabilization	2,686,638	-	-	2,686,638
TOTAL RESERVES:	<u>71,888,693</u>	<u>-</u>	<u>-</u>	<u>71,888,693</u>
Other Restricted Equity:				
ACFA Capital Loan	-	-	-	-
	<u>71,888,693</u>	<u>-</u>	<u>-</u>	<u>71,888,693</u>

MOUNTAIN VIEW COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDING JUNE 30, 2022

11. DEBT LIMIT

Section 276(2) of the Municipal Government Act requires that debt and debt limits as defined by Alberta Regulation 255/2000 for Mountain View County be disclosed as follows:

	2022 YTD \$	2021 YEAR END \$
Total debt limit (maximum allowed)	52,312,134	51,593,899
Total debt (current)	<u>11,874,920</u>	<u>12,381,343</u>
Amount below total debt limit	<u>40,437,215</u>	<u>39,212,556</u>
Service on debt limit (maximum allowed)	8,718,690	8,598,984
Service on debt (current)	<u>1,535,669</u>	<u>1,535,669</u>
Amount below limit on debt service	<u>7,183,021</u>	<u>7,063,315</u>

The debt limit is calculated at 1.5 times revenue of the County (as defined in Alberta Regulation 255/2000) and the debt service limit is calculated at 0.25 times such revenue. Incurring debt beyond these limitations requires approval by the Minister of Municipal Affairs. These thresholds are guidelines used by Alberta Municipal Affairs to identify municipalities that could be at financial risk if further debt is acquired. The calculation taken alone does not represent the financial stability of the County. Rather, the financial statements must be interpreted as a whole.

12. TANGIBLE CAPITAL ASSETS

	2022 YTD Cost	2022 YTD Accumulated Amortization	2022 YTD Net Book Value	2021 YEAR END Net Book Value
	\$	\$	\$	\$
Land	14,518,829	-	14,518,829	14,518,829
Land improvements	4,231,761	2,051,965	2,179,796	2,454,397
Buildings	19,526,615	5,707,663	13,818,953	11,638,449
Engineered structures	459,837,231	354,871,459	104,965,772	103,663,373
Machinery & equipment	21,024,804	8,480,798	12,544,007	13,522,912
Vehicles	7,332,165	4,294,110	3,038,055	3,563,026
Construction in progress	<u>4,090,142</u>	<u>-</u>	<u>4,090,142</u>	6,749,070
Total	<u>530,561,547</u>	<u>375,405,993</u>	<u>155,155,554</u>	<u>156,110,056</u>

Total land holdings of the County are comprised of 28,420 acres. This includes an estimated 21,811 acres of road rights-of-way. The remaining land consists of 407 acres designated as municipal reserves, environmental reserves and public utility lots; 2,603 acres of gravel pits and gravel reserves; 636 acres for municipal operations including airports, as well as 2,963 acres of general land.

Land Improvements include parking lots, landscaping, signage, fencing and parks structures.

There are 263 bridges maintained by Mountain View County.

Roads in the County are composed of 104 km of asphalt roads, 818 km of chip sealed roads, 1,975 km of gravel roads and 16 km of unimproved/dirt roads. Roads are further broken down into surface and base.

Machinery & equipment is separated into three sub-categories - heavy equipment, agricultural/shop/patrol equipment, and office equipment and furniture. Heavy equipment includes graders, loaders, trailers, excavators, plows and sanders. Office equipment and furniture includes computer, telephone, audio/visual equipment, printers, copiers, faxes and office furniture and workstations, along with airport navigation equipment. Agricultural/shop/patrol equipment includes tractors, mowers, sprayers, shop tools, radios, radar units, and scales.

Vehicles include trucks and sport utility vehicles.

Construction in Progress includes projects which have commenced but which were not completed by the end of the current period. These projects correspond to roads, bridges and/or heavy equipment that were under construction at year end.

MOUNTAIN VIEW COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDING JUNE 30, 2022

13. LOCAL AUTHORITIES PENSION PLAN

Employees of Mountain View County participate in the Local Authorities Pension Plan (LAPP), which is covered by the Public Sector Pensions Plan Act. The Plan serves over 275,000 people and 433 employers. It is financed by employer and employee contributions and investment earnings of the LAPP Fund.

Mountain View County is required to make current service contributions to the plan of 9.39% of the pensionable earnings up to the Canada Pension Plan Year's Maximum Pensionable Earnings and 13.84% for the excess. Employees of the County are required to make current service contributions of 8.39% of pensionable salary up to the year's maximum pensionable salary and 12.84% on pensionable salary above this amount.

The current service contributions by Mountain View County to the Local Authorities Pension Plan in 2021 were \$738,259 (2020 - \$761,400). Total current service contributions by the employees of Mountain View County to the Local Authorities Pension Plan in 2021 were \$669,355 (2020 - \$691,120).

At December 31, 2020, the Plan disclosed an actuarial surplus of \$5.0 billion (2019 - \$7.9 billion).

14. SALARY AND BENEFITS DISCLOSURE

Disclosure of salaries and benefits for elected municipal officials, the Chief Administrative Officer and designated officers as required by provincial regulation 313/2000 is as follows:

		2021			2020	
	# of	Salary (1)	Benefits &	Total	# of	Total
	Persons	\$	Allowances (2)	\$	Persons	\$
Reeve						
Division 4	1	67,571	4,543	72,114	1	86,601
Division 5	1	9,142	1,195	10,337		
Councillors						
Division 1	1	48,292	6,811	55,103	1	57,051
Division 2	1	56,845	7,270	64,115	1	54,055
Division 3	2	47,808	6,758	54,566	1	55,095
Division 4	1	11,116	1,399	12,514	1	68,361
Division 5	1	45,712	5,974	51,686	1	68,361
Division 6	1	49,099	6,828	55,927	1	57,088
Division 7	2	48,453	5,948	54,401	1	47,378
Chief Administrative Officer	1	191,100	34,354	225,454	1	221,670

(1) Salary includes regular base pay, bonuses, overtime, lump sum payments and per diem payments.

(2) Employer's share of all employee benefits and contributions or payments made on behalf of employees including pension, health care, dental coverage, group life insurance, accidental disability and dismemberment insurance, long term disability plans, WCB, professional memberships and tuition, and any other direct cash remuneration.

**MOUNTAIN VIEW COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDING JUNE 30, 2022**

15. RELATED PARTY TRANSACTIONS

Unless specifically indicated all transactions with related parties are at fair market value.

Mountain View Regional Waste Management Commission (MVRWC)

MVRWC provides solid waste disposal services to the residents of both Mountain View County and the five urban areas within the County. MVRWC is a commission operated jointly by the County and the five urban municipalities.

In 2021 the County provided \$323,320 (2020 - \$354,567) as its share to support the operations of MVRWC.

Mountain View Seniors' Housing (MVSH) (See Note 9)

MVSH provides senior's and subsidized housing to the residents of both Mountain View County and the five urban areas within the County. MVSH is established under Ministerial Order from the Province of Alberta and operated jointly by the County and five urban municipalities.

In 2021, the County provided \$1,715,827 (2020 - \$1,763,837) as its share to support the operations of MVSH.

Mountain View County has loaned a total principal amount of \$15,252,000 to MVSH with a principal balance remaining at December 31, 2021 of \$7,589,373 (2020 - \$8,517,117) plus accrued interest of \$37,431 (2020 - \$43,192). MVSH used the funds received prior to 2019 to finance capital assets and construction of lodges, the funds received in 2019 were for general purposes. The loans are to be repaid to Mountain View County according to the repayment schedule for the debentures that Mountain View County borrowed from Alberta Capital Financing Authority, additionally the 2019 loans included a one time administration fee. The amounts are repayable in terms from 15 - 25 years from the loan date with \$1,234,514 payable each year with interest ranging from 2.683% to 6.000%. The notes will be paid in full in 2039. The security of all loans is the right of MVSH to requisition for any deficiencies.

16. FINANCIAL INSTRUMENTS

The County's financial instruments consist of cash and temporary investments, taxes receivable, accounts receivable, investments, notes receivable, accounts payable and accrued liabilities, other liabilities, employee benefit obligations, and long-term debt.

The fair value of these financial instruments approximates their carrying value.

It is management's opinion that the County is not exposed to significant price, credit, liquidity or cash flow risks arising from these financial instruments. The risk is detailed below.

The County is exposed to interest rate price risk as the cash and temporary investments, notes receivable, and long-term debt bear interest at fixed interest rates. Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The County is exposed to market price risk as some financial instruments included in cash and deposit certificates are traded in the market. Market price risk is the risk that the value of an investment will fluctuate as a result of changes in market prices whether those changes are caused by factors specific to the individual security or its issuer or factors affecting all securities traded in the market. The market price risk of the financial instruments held is closely related to the interest rate price risk.

The County is exposed to credit risk as it grants credit to its customers in the normal course of business. This risk is largely mitigated since the majority of receivables are generated from other governments, government related parties, or from tax payers, whose land acts as security for payment. To further mitigate credit risk for receivables, the County regularly reviews its accounts receivable list.

The County is also exposed to credit risk, as included in cash and temporary investments are bonds and accrual notes. The County follows the investment criteria as established in section 250 of the Municipal Government Act which is designed to limit credit risk. Credit risk is the risk that the County will incur a financial loss because a customer, or issuer of a bond or accrual note, has failed to discharge an obligation.

MOUNTAIN VIEW COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDING JUNE 30, 2022

17. CONTINGENCIES

Mountain View County, in the conduct of its normal activities can be named as a defendant in legal proceedings. The ultimate outcome of these proceedings can often not be determined until the proceedings are completed. Should any loss result from the resolution of these proceedings or if the amount of the loss can be determined, such amounts would be expensed as they become known to the County. Currently, there are no determinable amounts.

The County is a member of the Genesis Reciprocal Insurance Exchange as at December 31, 2021. Under the terms of the membership, the County could become liable for its proportionate share of any claim losses in excess of the funds held by the exchange. Any liability incurred would be accounted for as a current transaction in the year the losses are determined.

As part of its normal activities, the County participates in commission and managed boards. Activities and debts in these entities could result in additional funding requirements by the County.

18. ACCUMULATED SURPLUS

Accumulated Surplus consists of restricted and unrestricted amounts and equity in tangible capital assets

	2022 YTD	2021 YEAR END
	\$	\$
Unappropriated operating equity	3,088,140	-
Reserves (note 10)	71,888,693	71,888,693
Land Deficit	(1,394,375)	(1,394,375)
Airport development costs	(108,849)	(108,849)
Unfunded gravel pit reclamation (note 19)	(5,073,387)	(5,073,387)
Unfunded liability for contaminated sites	(3,600,000)	(3,600,000)
Unfunded post retirement obligation	(96,570)	(96,570)
Equity in resource asset	3,308,421	3,308,421
Equity in tangible capital assets (Schedule 1)	<u>147,596,872</u>	<u>152,248,524</u>
	<u>215,608,945</u>	<u>217,172,457</u>
Equity in tangible capital assets is comprised of		
Tangible capital assets (Schedule 1)	155,155,554	159,807,206
Debt for Capital	<u>(7,558,682)</u>	<u>(7,558,682)</u>
	<u>147,596,872</u>	<u>152,248,524</u>

MOUNTAIN VIEW COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDING JUNE 30, 2022

19. GRAVEL PIT RECLAMATION OBLIGATION

The County owns and leases gravel pits and is responsible for reclamation costs related to those pits under Alberta environmental law. These costs are expected to be incurred over the life of the pit. To help cover pit stripping and future reclamation costs, the County has a Pit Stripping and Reclamation Reserve (note 10) with contributions of \$2.08 per tonne of gravel mined in the year.

The most recent estimate of this obligation was prepared to December 31, 2021 and the obligation is currently estimated at \$6,093,900 (2020 - \$6,093,900). For 2021 there was no change to the pit reclamation obligation or the unfunded liability. Significant assumptions were used in determining this obligation. Engineering studies were used to determine the disturbed area. When necessary, the engineering studies were adjusted to include recent activity. The current reclamation cost/cubic metre has been used without adjustments for discounting or inflation.

20. BUDGET AMOUNTS

The 2021 budget was approved by Council on April 14, 2021.

21. EMERGING RISK

The extent of the effect of the COVID-19 pandemic on the County is uncertain.

Compare Quarter 2, 2022, to Quarter 2, 2021

Net Financial Assets on the Consolidated Statement of Financial Position report continues the favorable trend of increasing \$4.9M year over year.

Variance over/(under)	Description
(\$0.9M)	Decrease in Note Receivable -Mountain View Senior Housing (MVSH) as they continue to repay their loan
\$5.8M	Increase Tax Receivable is (\$26.1M) in 2022 (2021- \$20.3M)
\$2.0M	Decrease in Account Payable & Accrued Liabilities partially because of payment of construction progress payment (\$3M) offset by requisitions
(\$2.5M)	Increase in Deferred Revenue – Capital Grants have not been applied against eligible major capital project expenditures.
\$1.1M	Reduction in long-term debt because there is no new debt, and MV is repaying current debt
(\$0.6M)	Misc Changes
\$4.9M	Increase in Net Financial Assets – Favorable Variance

The accumulated surplus has increased \$4.3M year over year to \$215.6M. This is calculated from the increase in Net Financial Assets of \$4.9M reduced by decrease of Non-Financial Assets of \$0.6M. The decrease in the investment of capital assets of \$1.6M is temporary and will be increased by the end of the year when the capital assets are complete and capitalized. The inventory value has increased by \$0.8M, while prepaid expenses remained at \$0.2M.

On the Consolidated Statement of Operations on June 30, 2022, a year over year comparison indicates costs are trending higher by approximately \$0.8M. This difference is significantly related to transfers between capital and operating as compared to this time last year. The transfers are for shared resources or labor and equipment. The major capital projects have not started yet and will be underway later in August. This will result in a cost transfer to capital projects and the operating costs will be reduced to more of what is expected by yearend.

Compare Quarter 2 2022 actual to budget calculated at Quarter 2 2022

The overall variance on June 30 between estimated budget and actuals is \$1.2M unfavorable. The year to date (YTD) budget has been calculated as 6 months of the annual budget. The revenue is less than 1% of the overall unfavorable variance.

Revenue	Budget \$	Actual YTD \$	Variance \$
Net taxes available for municipal purposes	15,557,953	15,554,202	(3,751)
Sale of goods	60,000	43,168	(16,832)
Sale of services	130,750	129,245	(1,505)
Fees & levies	326,361	405,604	79,243
Fines & penalties	185,750	104,278	(81,472)

Return on investments	682,077	576,834	(105,242)
Rentals	73,488	150,211	76,723
Recovery	73,250	236,058	162,808
Government transfers for operating	483,420	235,789	(247,631)
Other	-	1,989	1,989
Total Revenue	<u>17,573,048</u>	<u>17,437,378</u>	<u>(135,669)</u>

The expenses at June 30, 2022 were \$1.1M higher than expected as compared to estimated budget.

We have not met the target for materials, goods, supplies, and utilities, we have spent \$408K more than the calculated budget YTD. This is related to shared resource costs we expect spend on major capital projects in the last half of the year in the amount of \$673K offset by expenses of \$265K not yet paid and likely to pay by the end of the year. Costs not yet incurred include gravel(operating) of \$147K, computer software of \$50K, adjustment to increase inventory of \$27K, \$64K of chemical for agriculture, equipment under \$5K of \$89K plus other miscellaneous expenses.

The grants to other organizations were paid earlier than expected on June 30 and they are not expected to exceed the annual budget of \$5.7M.

The overall wage cost is lower by \$246K with longer than expected vacancies.

The amortization cost is lower by \$144K therefore it reduces the unfavorable variance and amortization will be adjusted as we finish capital projects and capitalize the costs.

Expenses	Budget \$	Actual YTD \$	Variance \$
Salaries, wages, and benefits	5,601,634	5,355,104	246,529
Contracted and purchased services	2,162,042	2,228,457	(66,415)
Materials, goods, supplies, and utilities	1,182,168	1,590,656	(408,488)
Provision for allowances	187,500	178,514	8,986
Bank charges and short term interest	8,250	9,333	(1,083)
Interest on long term debt	179,750	142,145	37,605
Grants to other organizations	2,867,548	3,717,673	(850,125)
Amortization of tangible capital assets	6,851,144	6,706,745	144,399
Allowance for pit reclamation	(225,000)	-	(225,000)
Total expenses	<u>18,815,036</u>	<u>19,928,628</u>	<u>(1,113,592)</u>



2022 Q2 Project Reporting Operating Project Variance Report

Project	2022 Revised Budget	2022 YTD	2022 Budget Remaining	Over Budget (at Jun 30)
Airport Runway/Taxiway Signage	4,980.44	4,980.44	-	0.00 ¹
Fire Preparedness (Bearberry Protection Area)	27,500.00	-	27,500.00	-
City View Portal	2,607.00	-	2,607.00	-
Lone Pine Clay Target Club Tax Relief	550.00	-	550.00	-
GIS Summer Student	20,000.00	6,583.57	13,416.43	-
Air Photo Refresh	65,000.00	-	65,000.00	-
Bad Debt	175,000.00	16,018.38	158,981.62	-
Tax Incentive	200,000.00	160,735.80	39,264.20	-
Village of Cremona - Center Ave N Project	234,000.00	234,000.00	-	-
Council Meeting Streaming/Agenda Software	25,000.00	14,525.00	10,475.00	-
Photo/Video Library Replacement	25,000.00	-	25,000.00	-
Capital Fire Apparatus	823,000.00	81,869.40	741,130.60	-
Gravel Pit Engineering	60,000.00	-	60,000.00	-
Range Road 292 Gravel Stabilizer	6,000.00	-	6,000.00	-
Airport Pit Development Permit	12,500.00	250.00	12,250.00	-
2022 Bridge Maintenance	137,000.00	57,459.54	79,540.46	-
ASP Reviews	5,000.00	-	5,000.00	-
Development Compliance Position	-	-	-	- ²
Bagnall Park Expansion	10,688.00	310.00	10,378.00	-
	1,833,825.44	576,732.13	1,257,093.31	0.00

¹ Budget provided through CAO Contingency

² PD-22-01 is partially funded through Aggregate Levy with the remaining position funded through General Revenue.



2022 Q2 Project Reporting Operating Project Variance Report

Project	2022 Revised Budget	2022 YTD	2022 Budget Remaining	Over Budget (at Jun 30)
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2022 Q2 Project Reporting Operating Project Variance Report

Project	2022 Revised Budget	2022 YTD	2022 Budget Remaining	Over Budget (at Jun 30)
Airport Runway/Taxiway Signage	4,980.44	4,980.44	-	0.00 ¹
Fire Preparedness (Bearberry Protection Area)	27,500.00	-	27,500.00	-
City View Portal	2,607.00	-	2,607.00	-
Lone Pine Clay Target Club Tax Relief	550.00	-	550.00	-
GIS Summer Student	20,000.00	6,583.57	13,416.43	-
Air Photo Refresh	65,000.00	-	65,000.00	-
Bad Debt	175,000.00	16,018.38	158,981.62	-
Tax Incentive	200,000.00	160,735.80	39,264.20	-
Village of Cremona - Center Ave N Project	234,000.00	234,000.00	-	-
Council Meeting Streaming/Agenda Software	25,000.00	14,525.00	10,475.00	-
Photo/Video Library Replacement	25,000.00	-	25,000.00	-
Capital Fire Apparatus	823,000.00	81,869.40	741,130.60	-
Gravel Pit Engineering	60,000.00	-	60,000.00	-
Range Road 292 Gravel Stabilizer	6,000.00	-	6,000.00	-
Airport Pit Development Permit	12,500.00	250.00	12,250.00	-
2022 Bridge Maintenance	137,000.00	57,459.54	79,540.46	-
ASP Reviews	5,000.00	-	5,000.00	-
Development Compliance Position	-	-	-	- ²
Bagnall Park Expansion	10,688.00	310.00	10,378.00	-
	1,833,825.44	576,732.13	1,257,093.31	0.00

¹ Budget provided through CAO Contingency

² PD-22-01 is partially funded through Aggregate Levy with the remaining position funded through General Revenue.



2022 Q2 Project Reporting Operating Project Variance Report

Project	2022 Revised Budget	2022 YTD	2022 Budget Remaining	Over Budget (at Jun 30)
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2022 Q2 Project Reporting Operating Project Variance Report

Project	2022 Revised Budget	2022 YTD	2022 Budget Remaining	Over Budget (at Jun 30)
Airport Runway/Taxiway Signage	4,980.44	4,980.44	-	0.00 ¹
Fire Preparedness (Bearberry Protection Area)	27,500.00	-	27,500.00	-
City View Portal	2,607.00	-	2,607.00	-
Lone Pine Clay Target Club Tax Relief	550.00	-	550.00	-
GIS Summer Student	20,000.00	6,583.57	13,416.43	-
Air Photo Refresh	65,000.00	-	65,000.00	-
Bad Debt	175,000.00	16,018.38	158,981.62	-
Tax Incentive	200,000.00	160,735.80	39,264.20	-
Village of Cremona - Center Ave N Project	234,000.00	234,000.00	-	-
Council Meeting Streaming/Agenda Software	25,000.00	14,525.00	10,475.00	-
Photo/Video Library Replacement	25,000.00	-	25,000.00	-
Capital Fire Apparatus	823,000.00	81,869.40	741,130.60	-
Gravel Pit Engineering	60,000.00	-	60,000.00	-
Range Road 292 Gravel Stabilizer	6,000.00	-	6,000.00	-
Airport Pit Development Permit	12,500.00	250.00	12,250.00	-
2022 Bridge Maintenance	137,000.00	57,459.54	79,540.46	-
ASP Reviews	5,000.00	-	5,000.00	-
Development Compliance Position	-	-	-	- ²
Bagnall Park Expansion	10,688.00	310.00	10,378.00	-
	1,833,825.44	576,732.13	1,257,093.31	0.00

¹ Budget provided through CAO Contingency

² PD-22-01 is partially funded through Aggregate Levy with the remaining position funded through General Revenue.



2022 Q2 Project Reporting Operating Project Variance Report

Project	2022 Revised Budget	2022 YTD	2022 Budget Remaining	Over Budget (at Jun 30)
---------	---------------------	----------	--------------------------	----------------------------

Regular Council Meeting

Request for Decision

Operational Services

Date: August 10, 2022

SUBJECT: Operations Quarterly Report

RECOMMENDATION: That Council receive the Operational Services quarterly report as information.

ALTERNATIVE OPTIONS: N/A

BACKGROUND: Council has requested to receive regular quarterly updates.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attachments ☒ Nil ☐

att 01 – Infrastructure Maintenance Status Update
att 02 – Service Request Report
att 03 – 2021 Service Request Maps
att 04 – 2022 YTD Service Request Maps

PREPARED BY: JH/KB

REVIEWED BY: RM

Heavy Duty Shop

- The Heavy-Duty Shop has been working on switching the Kenworth trucks over to 5th wheel hitches for the Belly Dump Crews.
- In addition to maintenance requests from the field, the mechanics have been completing CVIP inspections and oil changes on fleet vehicles as renewals come due.

Equipment Purchases

To date, we have received the following equipment:

- One (1) tilt deck trailer
- Two (2) used Wobbly Packers
- One (1) used Tractor

Nothing new has been received since last quarterly report

Re-Gravelling Program

- The Annual Contractor meeting was held Tuesday, April 26th. Stemming from the meeting, were concerns of a Fuel Surcharge needed by the contractors for the 2022 program year. This was taken to council May 25, 2022 and an additional \$90,000 was approved.
- The program began Monday, June 6th and 32.19km of re-gravel have been completed.

Re-Chipping Program

- The 2022 Chipping Program commenced Tuesday, May 24th on Rge Rd 290.
- Since starting, the crew has completed 19.31km and had 8 rain days.

Base Stabilization Program

- Base Stabilization is underway, Crew 1 began June 6th on Range Road 44, and Crew 2 began June 13th on Township Road 303.

Patching Program

- The patching program commenced in April, with 2 crews working daily, almost the entire county has been gone over. However, with the rain and late thaw, the crews are now ensuring no new problem areas have arisen.
- In addition, there is a crew ahead of the chipping program to capture any missed potholes on these roads.

Ditching and Drainage Program

- This program is underway, it began with ditching and culvert replacement on Range Road 10 in May.
- The Ditching and Drainage Crew was dispatched to assist AG with the Water Valley Campground clean-up June 21-28th.

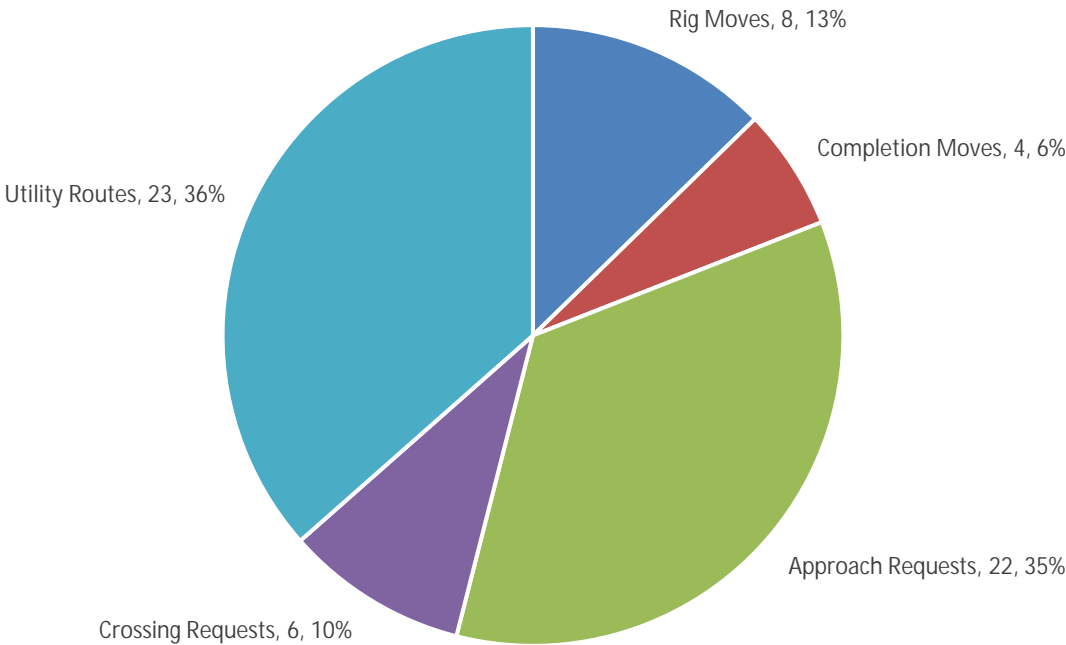
Gravel Pit Reclamation

- The first part of the Bergen Pit Reclamation was completed June 27th.

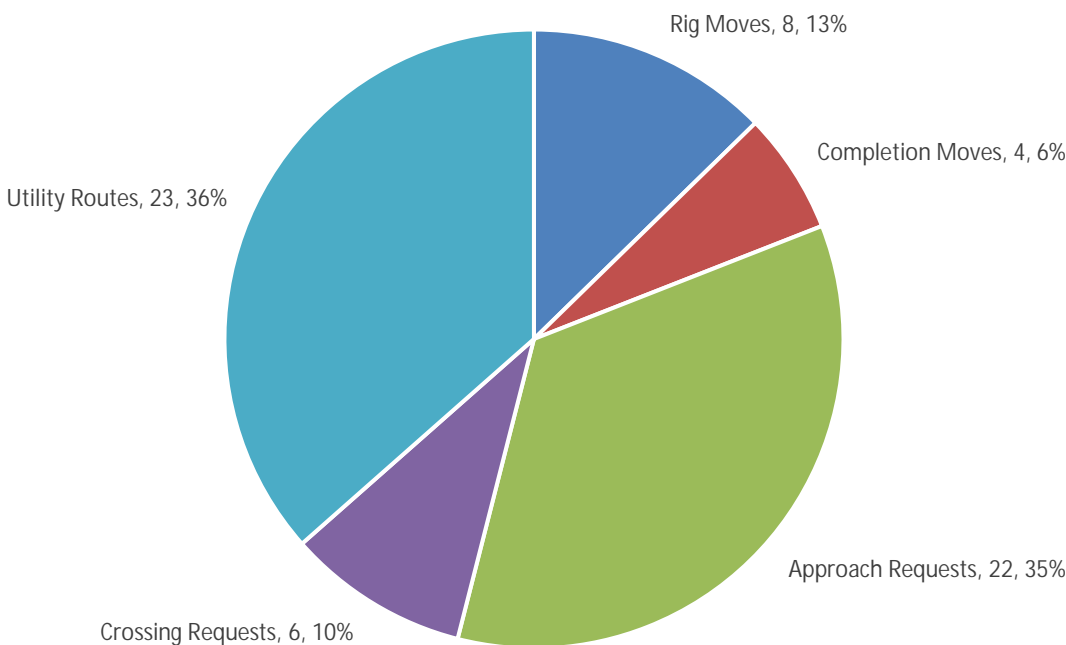
Calcium Program

- Spraying for the Calcium program began June 9, 2022. Since beginning, the SE Quadrant (Q1) has been completed.
- Work commenced in the NE Quadrant (Q2) Monday June 20th.

Industry Activity for January 1 - March 31, 2022



YTD Industry Activity for January 1 to March 31, 2022

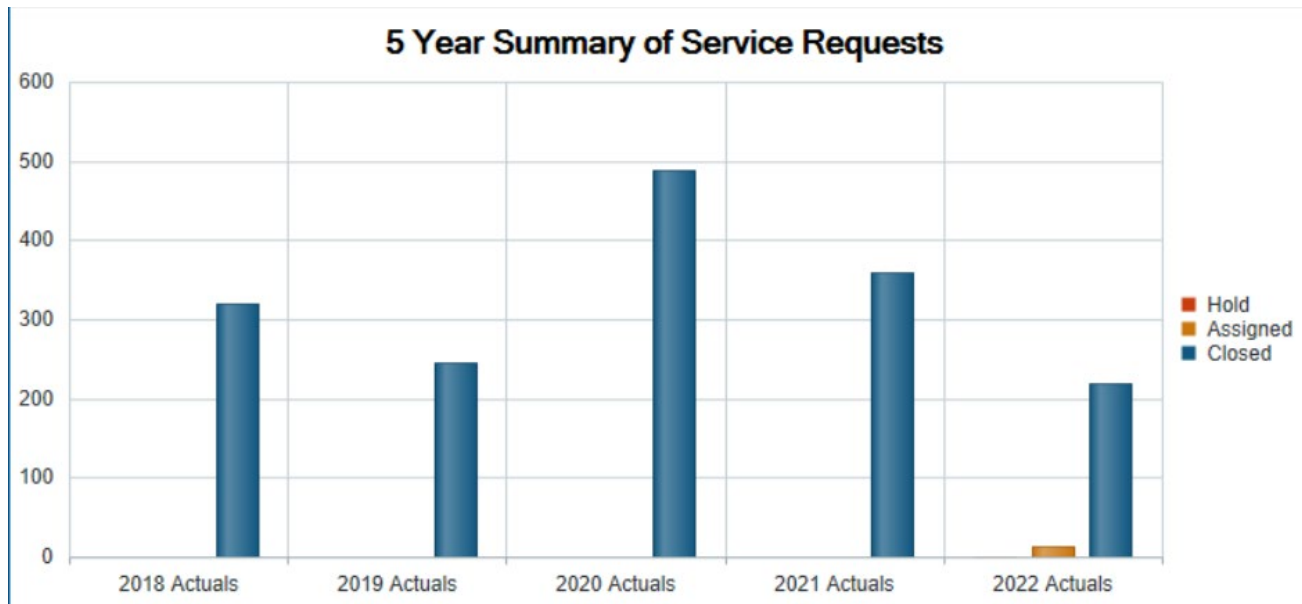


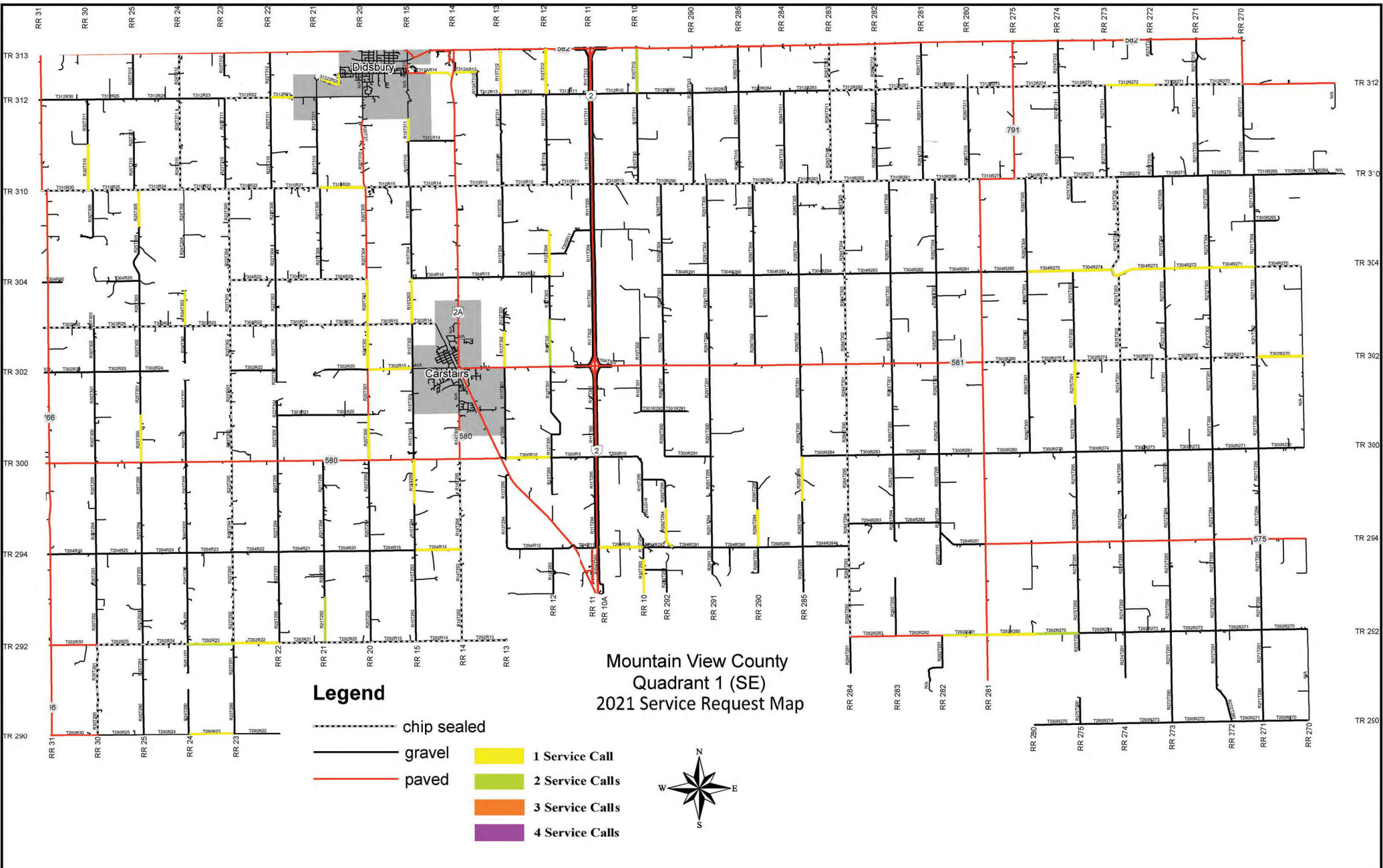


2022 Operational Services - Service Request Report

Updated June 30, 2022

ACTIVITY	2018	2019	2020	2021	2022	Grand Total
BRIDGE MAINTENANCE	15.00	3.00	13.00	11.00	2.00	44
CULVERT MAINTENANCE	15.00	19.00	64.00	19.00	23.00	140
DAMAGES - PROPERTY INCIDENTS	1.00	2.00	3.00	3.00	1.00	10
DRAINAGE MANAGEMENT	11.00	3.00	46.00	7.00	5.00	72
GRAVEL SURFACE ROAD MTCE	129.00	83.00	163.00	123.00	58.00	556
HARD SURFACE ROAD MTCE	13.00	18.00	26.00	43.00	4.00	104
LITTER CONTROL	17.00	31.00	28.00	40.00	9.00	125
SIGN MAINTENANCE	18.00	13.00	23.00	30.00	12.00	96
SNOW OPERATIONS	78.00	59.00	83.00	43.00	95.00	358
SUPPORT ACTIVITIES	4.00	6.00	19.00	4.00	7.00	40
VEGETATION CONTROL	19.00	9.00	20.00	37.00	17.00	102
Grand Total	320	246	488	360	233	1647





Mountain View County
Quadrant 2 (NE)
2021 Service Request Map



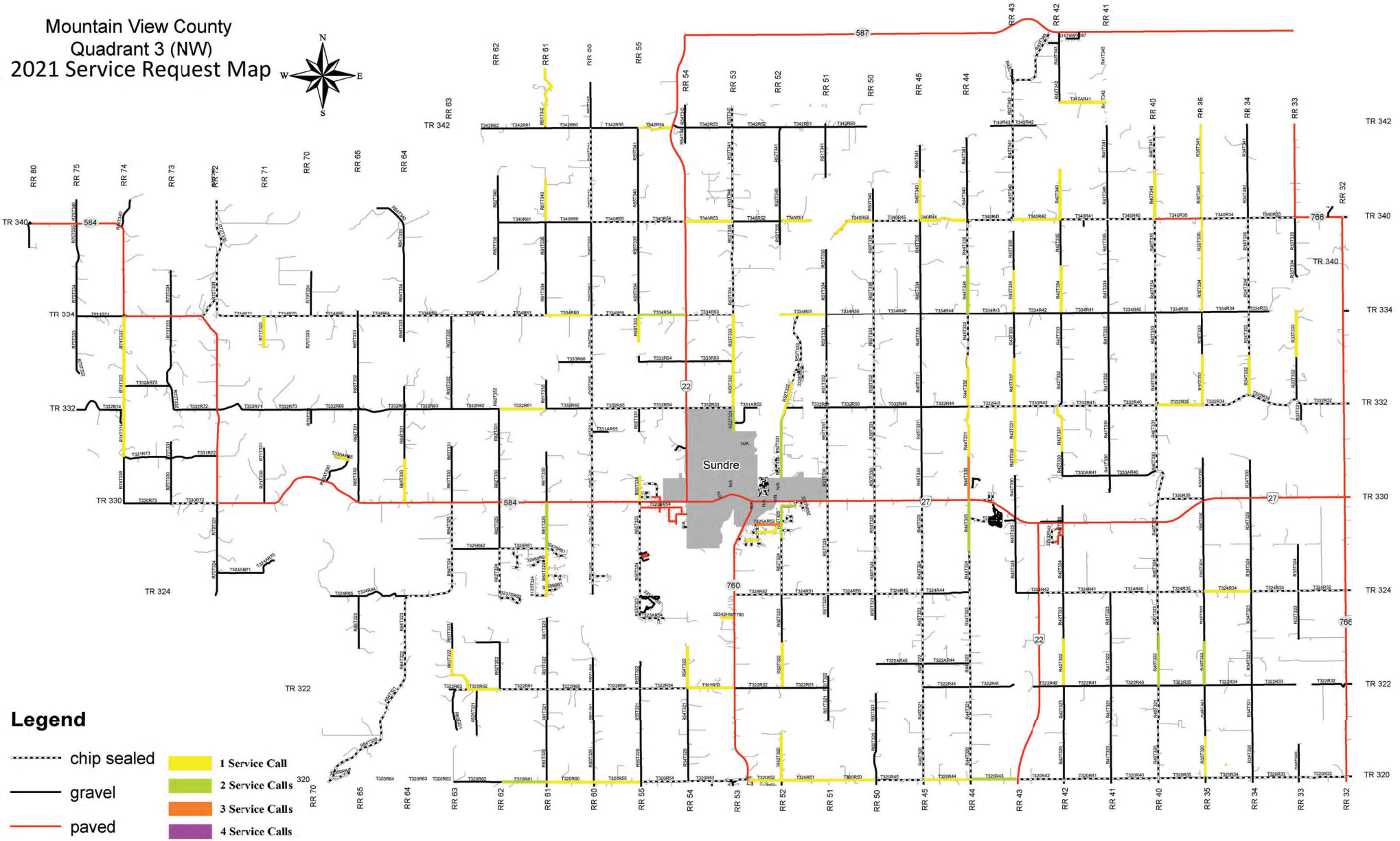
Legend

chip sealed gravel paved

- 1 Service Call
- 2 Service Calls
- 3 Service Calls
- 4 Service Calls



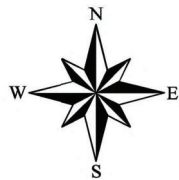
Mountain View County
Quadrant 3 (NW)
2021 Service Request Map



Legend

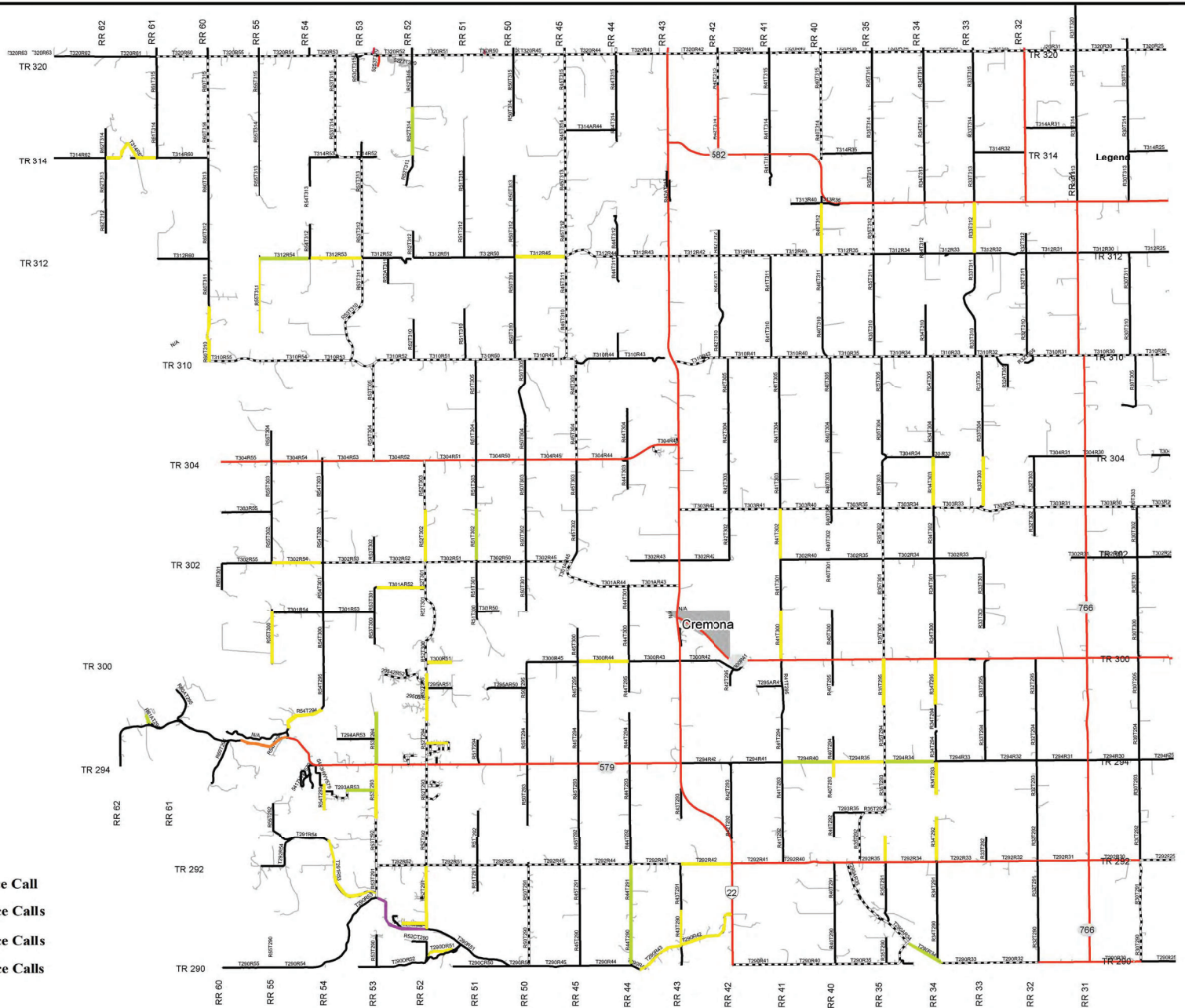
- | | |
|-----------------|-----------------|
| --- chip sealed | 1 Service Call |
| — gravel | 2 Service Calls |
| — paved | 3 Service Calls |
| | 4 Service Calls |

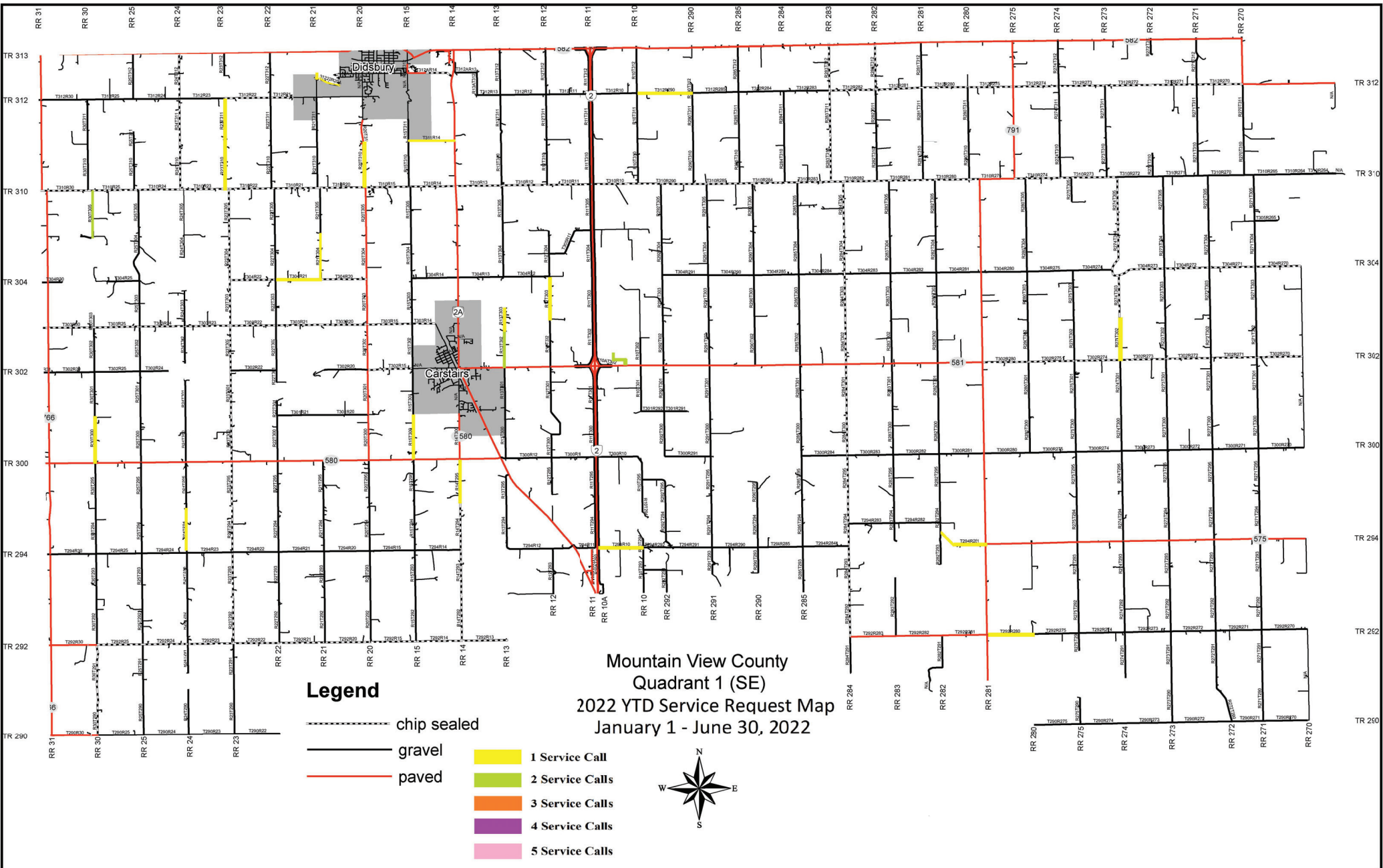
Mountain View County Quadrant 4 (SW) 2021 Service Request Map



Legend

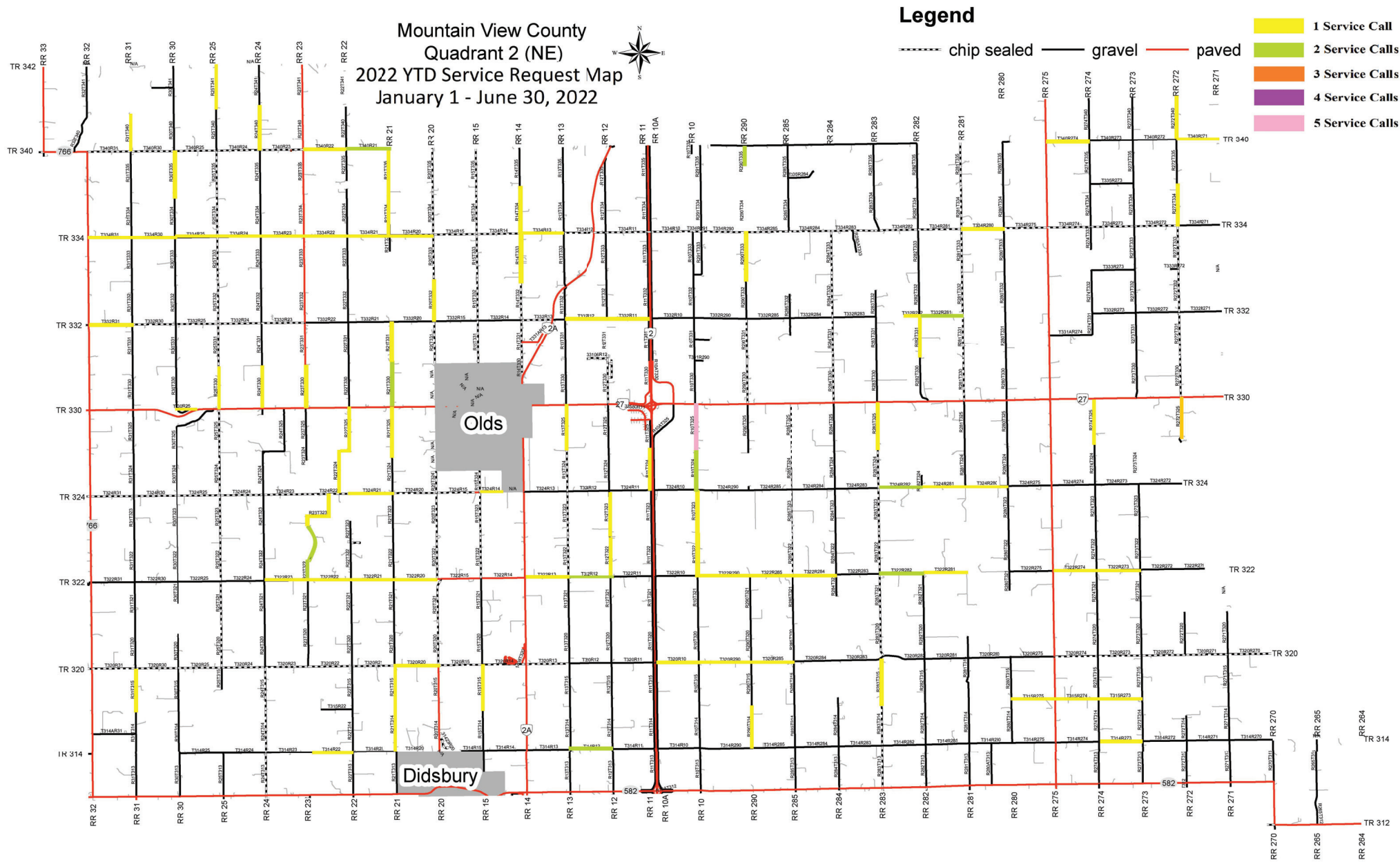
- | | | | |
|--|-------------|--|-----------------|
| | chip sealed | | 1 Service Call |
| | gravel | | 2 Service Calls |
| | paved | | 3 Service Calls |
| | | | 4 Service Calls |



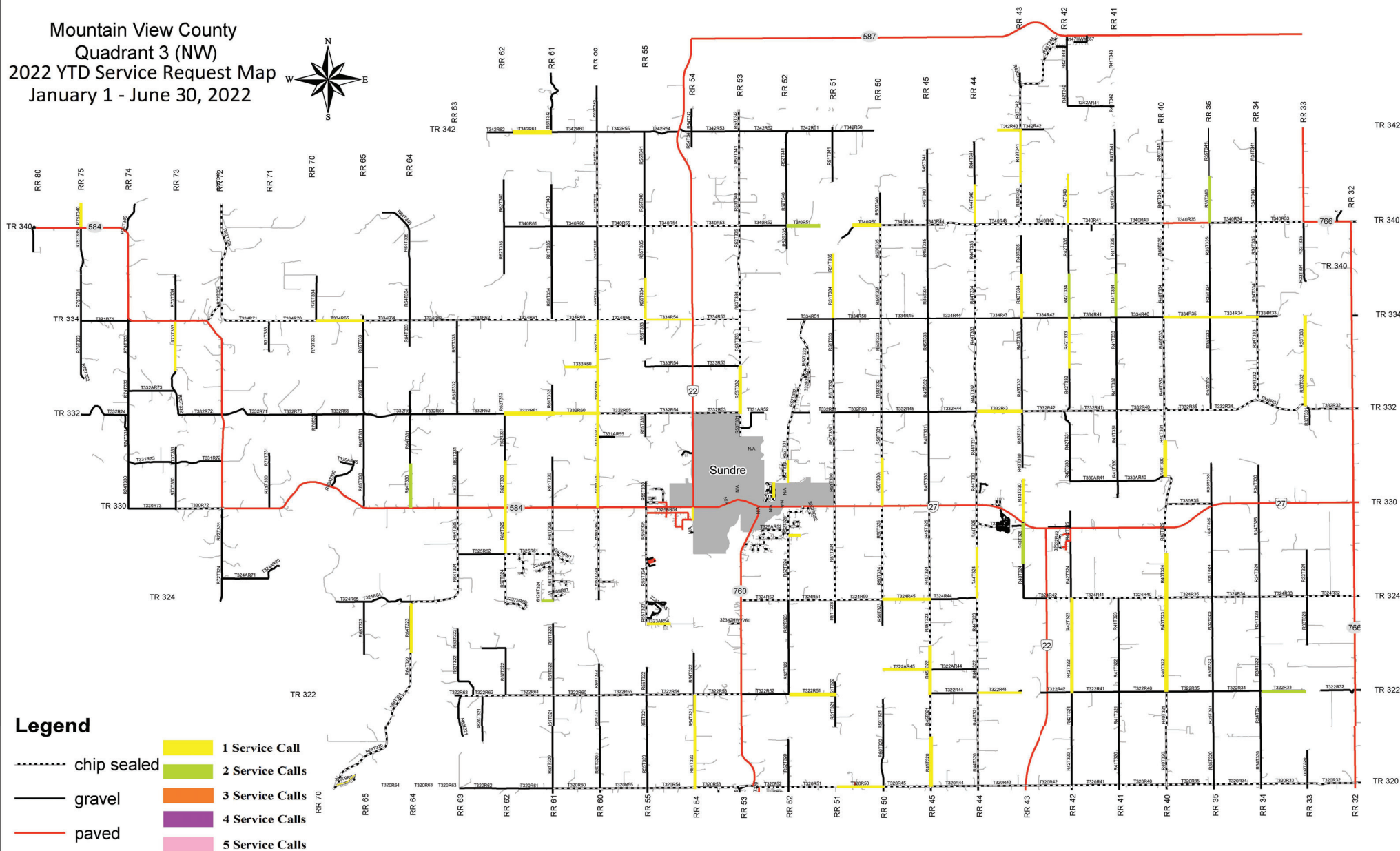


Mountain View County
Quadrant 1 (SE)
2022 YTD Service Request Map
January 1 - June 30, 2022

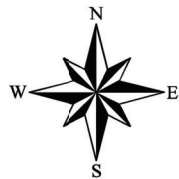




Mountain View County
Quadrant 3 (NW)
2022 YTD Service Request Map
January 1 - June 30, 2022

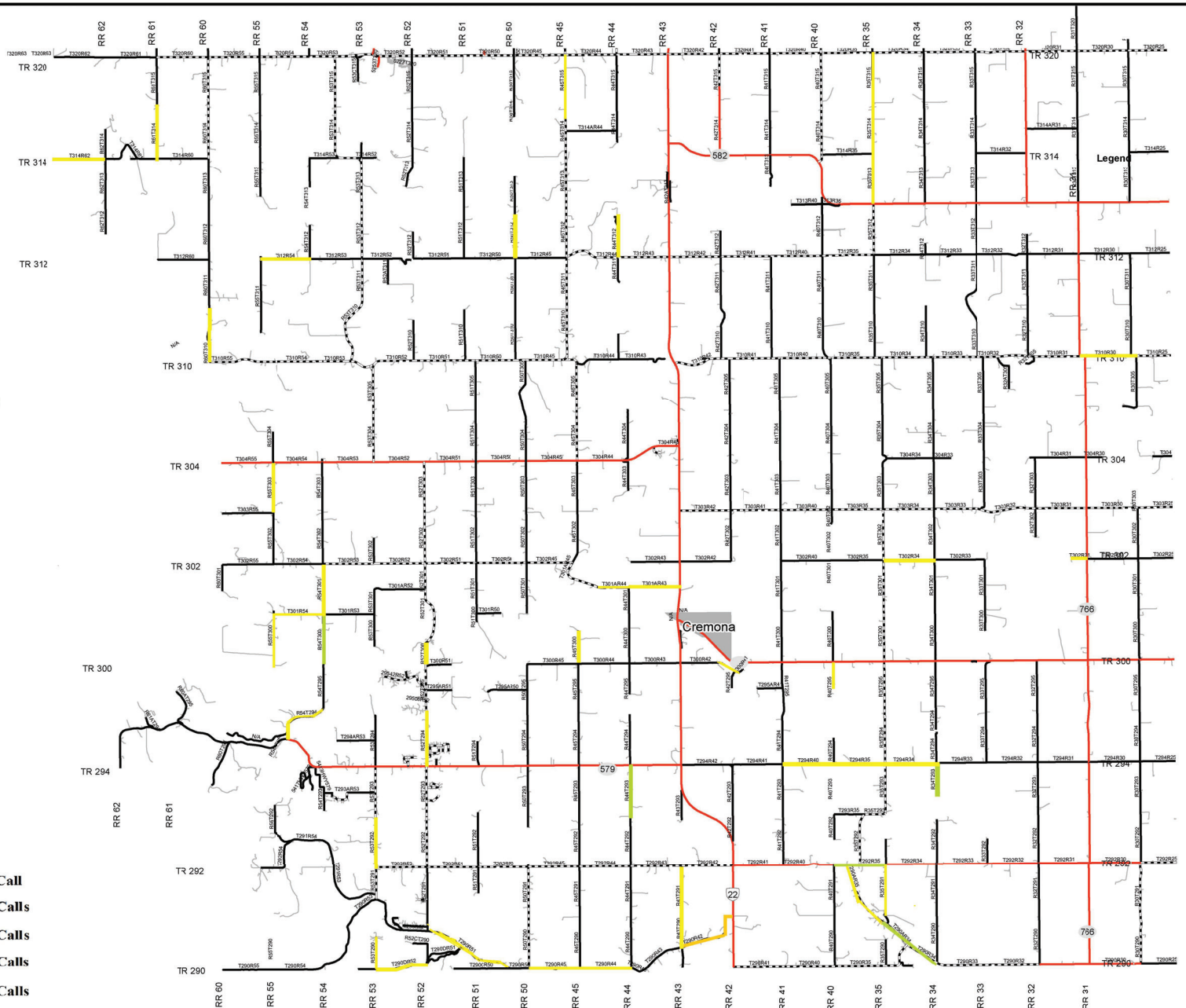


Mountain View County
Quadrant 4 (SW)
2022 YTD Service Request Map
January 1 - June 30, 2022



Legend

- | | | | |
|--|-------------|--|-----------------|
| | chip sealed | | 1 Service Call |
| | gravel | | 2 Service Calls |
| | paved | | 3 Service Calls |
| | | | 4 Service Calls |
| | | | 5 Service Calls |



Regular Council Meeting

Request for Decision

Planning & Development Services

Date: August 11, 2022

SUBJECT: Second Quarter Report (April 1 – June 30, 2022)

RECOMMENDATION: That Council receive the Planning & Development Services 2022 Second Quarter Report as information.

ALTERNATIVE OPTIONS: N/A

BACKGROUND: Second Quarter Report and April through to June 2022 Monthly Reports

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attachments ☒ Nil ☐

att 01 - Second Quarter Projects Report

att 02 - 2nd Quarter Stats

att 03 - April 2022 Stats

att 04 - May 2022 Stats

att 05 - June 2022 Stats

PREPARED BY: MB

REVIEWED BY: MB

Second Quarter Project Report (April 1 to June 30, 2022)

Planning and Development Department

PROJECTS

A. PLANNING

2022 Work Plan

South McDougal Flats Area Structure Plan (ASP) Review

The 3rd Steering Committee Meeting on July 12th continued the review of the ASP Goals. The next meeting is scheduled for August 9th.

Renewable Energy Development on Agricultural land

On July 13th Council directed Administration to bring forward Municipal Development Plan (MDP) and Land Use Bylaw (LUB) amendments through the Public Hearing process to address renewable energy development on agricultural land.

Municipal Development Plan

When Council directs, minor MDP amendments (following the Council workshops to amend policy 3.3.7 and 4.4.3 g) and to remove policy 6.3.1 will be brought forward.

Flood Hazard Areas – MDP and Land Use Bylaw (LUB) amendments

On July 14, 2021, Council motion RC21-446 deferred the Flood Hazard Area Municipal Development Plan policies and Land Use Bylaw amendments to a date to be determined by Council after the 2021 Municipal Elections. The most recent update (September 17, 2021) shared a new approach to mapping and that a future municipal review and public engagement will be forthcoming.

<https://www.alberta.ca/assets/documents/ep-upper-red-deer-river-hazard-study.pdf>

B. DEVELOPMENT

Business Support Pilot Project

Council approved the pilot project on May 11, 2022, to October 31, 2022, that temporarily allow properties with approved Development Permits for Business Agri-Tourism, Public Riding Arenas, and Event Facilities and Businesses within applicable Direct Control Districts to:

- Provide unserviced, overnight, self-contained accommodation
- host additional events associated with the approved uses (contained within Development Permits)

The Pilot Project will assist the County to understand the need as well as the impacts before considering options on a more permanent basis. Four (4) businesses have registered.

Planning and Development Second Quarter Report 2022

Planning Applications	Qtr 1	Qtr 2	Qtr 3	Qtr 4	2022 YTD	2021 Totals
Compliance Cert	20	31			51	119
DP - Discretionary	38	53			91	143
DP - Permitted	29	36			65	111
DP - Exempt	-	3			3	8
Event	1	1			2	5
Redesignation	-	1			1	5
Subdivision	-	-			-	3
RDSO	18	12			30	55
Additional Dog Permit	-	-			-	1
Total	106	137	-	-	243	450

Approving Authorities	DP Discretionary	DP Permitted	Redesignations	Subdivisions	<u>2nd Qtr Totals</u>	2022 YTD	2021 Totals
Council (Public Hearings)	-	-	11	-	RD - 11	RD - 24	RD - 69
Council (Direct Control)	1	-	-	-	DP - 1	DP - 2	DP - 3
MPC	5	-	-	-	DP - 5 SD - 0	DP - 7 SD - 2	DP - 27 SD - 7
ASDAA	48	-	-	12	DP - 48 SD - 12	DP - 73 SD - 23	DP - 117 SD - 57
Event Permit	1	-	-	-	EV - 1	EV - 1	EV - 5
Development Officer	-	38	-	-	DP - 38	DP - 67	DP - 87
Total	55	38	11	12	116		

Includes exempt use

Appealed Decisions	DP Discretionary	DP Permitted	Stop Orders	Subdivision	<u>2nd Qtr Totals</u>	2022 YTD	2021 Totals
SDAB	-	-	-	-	-	DP - 0 SD - 0	DP - 5 SD - 4
LPRT (MGB)	-	-	-	2	2	SD - 2	SD - 3
Total	-	-	-	2	2	2	12

Permitting Applications	Qtr 1	Qtr 2	Qtr 3	Qtr 4	2022 YTD	2021 Totals
Building Permit	41	88			129	242
Electrical	53	71			124	289
Gas	39	36			75	235
Plumbing	19	25			44	100
Sewage	6	19			25	78
Fire Inspections	-	-			-	-
Occupancy Load Cert	-	-			-	-
Total	158	239	-	-	397	944

Economic Activity

BP Value	Qtr 2		2022 YTD	
Type	Bldg Permits	Permit Value	Bldg Permits	Permit Value
Ag Accessory Building	-	-	-	-
Commercial	10	2,829,700.00	12	3,484,700.00
Industrial	1	68,000.00	2	993,000.00
Institutional	-	-	-	-
Multi-Family	-	-	-	-
Oil & Gas	-	-	-	-
Residential	77	12,050,969.99	113	18,129,660.99
Total	88	14,948,669.99	127	22,607,360.99

DP Business	Qtr 2		2022 YTD	
Zoning	New	Expansion	New	Expansion
A/A(2)	1	1	2	2
R-CR/R-CR1/R-F	4	-	5	-
C-LC/I-BP/I-HI	3	1	5	1
AEP	-	-	-	-
S-AP	-	-	-	-
DC	-	2	-	2
P-PC/P-PR/P-PCR	-	-	-	2
S-IEC	-	-	-	1
Total	8	4	12	8

(Includes exempt use Home Office Business)

Bylaw Complaints

Files Received	Qtr 1	Qtr 2	Qtr 3	Qtr 4	2022 YTD	2021 Totals
Animal Control	-	-	-	-	-	6
Dog Bylaw	-	-	-	-	-	1
Traffic	3	-	-	-	3	3
Land Use	6	14	-	-	20	66
Unsightly	-	1	-	-	1	16
Other	1	7	-	-	8	10
Total	10	22	-	-	32	102

Files Closed	Qtr 1	Qtr 2	Qtr 3	Qtr 4	2022 YTD
Animal Control	1	2	-	-	3
Dog Bylaw	-	-	-	-	-
Traffic	4	-	-	-	4
Land Use	6	15	-	-	21
Unsightly	5	1	-	-	6
Other	-	7	-	-	7
Total	16	25	-	-	41

	Qtr 1	Qtr 2	Qtr 3	Qtr 4	2022 YTD
Violations Issued	-	1	-	-	1

NOTES

PRBP20220147 and PRBP20220162 - showed in March stats but was actually issued in May

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Planning and Development Monthly Report April 2022

Applications Received	April	YTD	Apr-21	2021	2020	2019	2018	2017
Compliance Cert	6	26	8	119	85	64	93	80
DP - Discretionary	23	61	14	143	91	94	115	121
DP - Permitted	14	43	14	111	84	62	82	102
DP - Exempt	-	-	1	8	11	10	n/a	n/a
Event	-	1	-	5	n/a	n/a	n/a	n/a
Redesignation	-	-	1	5	1	2	5	7
Subdivision	-	-	-	3	2	3	9	4
RDSD	5	23	3	55	38	34	50	51
Dog Bylaw	-	-	-	1	-	1	n/a	n/a
Total	48	154	41	450	312	270	354	365

Approving Authorities*	DP Discretionary	DP Permitted	Redesignation	Subdivision	April	2022 YTD				2021	2020
						DP	RD	SD	EV		
Council (Public Hearings)	-	-	4	-	RD - 4	-	17	-	-	RD - 69	RD - 34
Council (Direct Control)	1	-	-	-	DP - 1	2	-	-	-	DP - 3	DP - 2
MPC	1	-	-	-	DP - 1 SD - 0	3	-	2	-	DP - 27 SD - 7	DP - 29 SD - 12
ASDAA	16	-	-	4	DP - 16 SD - 4	41	-	15	-	DP - 117 SD - 57	DP - 70 SD - 38
Event Permit (CAO)	1	-	-	-	EV - 1	-	-	-	1	EV - 5	EV - 2
Development Officer	-	9	-	-	DP - 9	38	-	-	-	DP - 109	DP - 87
Total	19	9	4	4	36	84	17	17	1	394	274

* Note: Includes all items that go to an Approving Authority such as time extensions, setback relaxations, and permit amendments

Appealed Decisions	DP Discretionary	DP Permitted	Stop Orders	Subdivision	April	YTD	2021	2020
SDAB	1	-	-	-	1	DP - 1	DP - 5 SD - 4	DP - 2 SD - 1
LPRT (MGB)	-	-	-	-	-	SD - 2	SD - 3	SD - 3
Total	1	0	0	0	1	3	6	6

Permitting Applications	April	YTD	Apr-21	2021	2020	2019	2018	2017
Building Permit	23	64	16	242	179	188	203	294
Electrical	16	69	17	289	233	270	304	277
Gas	11	50	10	235	181	185	224	251
Plumbing	11	30	7	100	79	76	103	139
Sewage	2	8	3	78	64	56	66	80
Fire Inspections	-	-	-	-	1	n/a	n/a	n/a
Occupancy Load Cert	-	-	-	-	3	n/a	n/a	n/a
Total	63	221	53	944	740	775	900	1041

Economic Activity

BP Value	April		YTD	
Type	Bldg Permits	Permit Value	Bldg Permits	Permit Value
Ag Accessory Building	-	-	-	-
Commercial	3	124,000.00	5	779,000.00
Industrial	-	-	1	925,000.00
Institutional	-	-	-	-
Multi-Family	-	-	-	-
Oil & Gas	-	-	-	-
Residential	20	7,879,600.00	58	14,018,391.00
Total	23	8,003,600.00	64	15,722,391.00

DP Business	April		YTD	
Zoning	New	Expansion	New	Expansion
A/A(2)	-	-	1	1
R-CR/R-CR1/R-F	2	1	3	1
C-LC/I-BP/I-HI	-	-	1	-
AEP	-	-	-	-
S-AP	-	-	-	-
DC	-	2	-	2
P-PC/P-PR/P-PCR	-	-	-	2
S-IEC	-	-	-	1
Total	2	3	5	7

(Includes exempt use Home Office Business)

Bylaw Complaints

Files Received	Files Received April	YTD Files Received	Files Closed April	YTD Files Closed	2021 Rcvd	2020 Rcvd	2019 Rcvd
Animal Control	-	-	-	1	6	4	3
Dog Bylaw	-	-	-	-	2	1	n/a
Traffic	-	3	-	4	2	4	2
Land Use	1	7	-	6	68	36	45
Unsightly	-	-	-	5	17	8	6
Other	-	1	-	-	15	27	14
Total	1	11	-	16	110	80	70

	April	YTD	2021	2020	2019
Total Violations	-	-	1	-	0



Planning and Development Monthly Report May 2022

Applications Received	May	YTD	May-21	2021	2020	2019	2018	2017
Compliance Cert	10	36	13	119	85	64	93	80
DP - Discretionary	19	80	20	143	91	94	115	121
DP - Permitted	16	59	15	111	84	62	82	102
DP - Exempt	-	-	-	8	11	10	n/a	n/a
Event	-	1	-	5	n/a	n/a	n/a	n/a
Redesignation	1	1	-	5	1	2	5	7
Subdivision	-	-	-	3	2	3	9	4
RDSD	2	25	6	55	38	34	50	51
Dog Bylaw	-	-	-	1	-	1	n/a	n/a
Total	48	202	54	450	312	270	354	365

Approving Authorities*	DP Discretionary	DP Permitted	Redesignation	Subdivision	May	2022 YTD				2021	2020
						DP	RD	SD	EV		
Council (Public Hearings)	-	-	3	-	RD - 3	-	20	-	-	RD - 69	RD - 34
Council (Direct Control)	-	-	-	-	DP - 0 SD - 0	2	-	-	-	DP - 3	DP - 2
MPC	2	-	-	-	DP - 2 SD - 0	5	-	2	-	DP - 27 SD - 7	DP - 29 SD - 12
ASDAA	16	-	-	4	DP - 16 SD - 4	57	-	19	-	DP - 117 SD - 57	DP - 70 SD - 38
Event Permit (CAO)	-	-	-	-	EV - 0	-	-	-	1	EV - 5	EV - 2
Development Officer	-	17	-	-	DP - 17	55	-	-	-	DP - 109	DP - 87
Total	18	17	3	4	42	119	20	21	1	394	274

* Note: Includes all items that go to an Approving Authority such as time extensions, setback relaxations, and permit amendments

Appealed Decisions	DP Discretionary	DP Permitted	Stop Orders	Subdivision	May	YTD	2021	2020
SDAB	-	-	-	-	-	DP - 1	DP - 5 SD - 4	DP - 2 SD - 1
LPRT (MGB)	-	-	-	-	-	SD - 2	SD - 3	SD - 3
Total	0	0	0	0	0	3	6	6

Permitting Applications	May	YTD	May-21	2021	2020	2019	2018	2017
Building Permit	33	97	30	242	179	188	203	294
Electrical	25	94	26	289	233	270	304	277
Gas	9	59	21	235	181	185	224	251
Plumbing	6	36	10	100	79	76	103	139
Sewage	5	13	9	78	64	56	66	80
Fire Inspections	-	-	-	-	1	n/a	n/a	n/a
Occupancy Load Cert	-	-	-	-	3	n/a	n/a	n/a
Total	78	299	96	944	740	775	900	1041

Economic Activity

BP Value	May		YTD	
Type	Bldg Permits	Permit Value	Bldg Permits	Permit Value
Ag Accessory Building	-	-	-	-
Commercial	4	2,504,500.00	9	3,283,500.00
Industrial	1	68,000.00	2	993,000.00
Institutional	-	-	-	-
Multi-Family	-	-	-	-
Oil & Gas	-	-	-	-
Residential	28	3,410,219.99	86	13,828,610.99
Total	33	5,982,719.99	97	18,105,110.99

DP Business	May		YTD	
Zoning	New	Expansion	New	Expansion
A/A(2)	-	-	1	1
R-CR/R-CR1/R-F	-	-	3	1
C-LC/I-BP/I-HI	1	-	2	-
AEP	-	-	-	-
S-AP	-	-	-	-
DC	-	-	-	2
P-PC/P-PR/P-PCR	-	-	-	2
S-IEC	-	-	-	1
Total	1	-	6	7

(Includes exempt use Home Office Business)

Bylaw Complaints

Files Received	Files Received May	YTD Files Received	Files Closed May	YTD Files Closed	2021 Rcvd	2020 Rcvd	2019 Rcvd
Animal Control	-	-	1	2	6	4	3
Dog Bylaw	-	-	-	-	2	1	n/a
Traffic	-	3	-	4	2	4	2
Land Use	9	16	8	14	68	36	45
Unsanitary	1	1	-	5	17	8	6
Other	4	5	5	5	15	27	14
Total	14	25	14	30	110	80	70

	May	YTD	2021	2020	2019
Total Violations	1	1	1	-	0

NOTES

PRBP20220147 and PRBP20220162 - showed in March stats but was actually issued in May



Planning and Development Monthly Report June 2022

Applications Received	June	YTD	Jun-21	2021	2020	2019	2018	2017
Compliance Cert	15	51	12	119	85	64	93	80
DP - Discretionary	11	91	22	143	91	94	115	121
DP - Permitted	7	66	12	111	84	62	82	102
DP - Exempt	3	3	1	8	11	10	n/a	n/a
Event	-	1	1	5	n/a	n/a	n/a	n/a
Redesignation	-	1	-	5	1	2	5	7
Subdivision	-	-	-	3	2	3	9	4
RDSD	5	30	12	55	38	34	50	51
Dog Bylaw	-	-	-	1	-	1	n/a	n/a
Total	41	243	60	450	312	270	354	365

Approving Authorities*	DP Discretionary	DP Permitted	Redesignation	Subdivision	June	2022 YTD				2021	2020
						DP	RD	SD	EV		
Council (Public Hearings)	-	-	4	-	RD - 4	-	24	-	-	RD - 69	RD - 34
Council (Direct Control)	-	-	-	-	DP - 0 SD - 0	2	-	-	-	DP - 3	DP - 2
MPC	2	-	-	-	DP - 2 SD - 0	7	-	2	-	DP - 27 SD - 7	DP - 29 SD - 12
ASDAA	16	-	-	4	DP - 16 SD - 4	73	-	23	-	DP - 117 SD - 57	DP - 70 SD - 38
Event Permit (CAO)	-	-	-	-	EV - 0	-	-	-	1	EV - 5	EV - 2
Development Officer	-	12	-	-	DP - 12	67	-	-	-	DP - 109	DP - 87
Total	18	12	4	4	38	149	24	25	1	394	274

* Note: Includes all items that go to an Approving Authority such as time extensions, setback relaxations, and permit amendments

Appealed Decisions	DP Discretionary	DP Permitted	Stop Orders	Subdivision	June	YTD	2021	2020
SDAB	1	-	-	-	1	DP - 2	DP - 5 SD - 4	DP - 2 SD - 1
LPRT (MGB)	-	-	-	-	-	SD - 2	SD - 3	SD - 3
Total	1	0	0	0	1	4	6	6

Permitting Applications	June	YTD	Jun-21	2021	2020	2019	2018	2017
Building Permit	30	127	27	242	179	188	203	294
Electrical	30	75	32	289	233	270	304	277
Gas	16	44	17	235	181	185	224	251
Plumbing	8	25	7	100	79	76	103	139
Sewage	12	124	13	78	64	56	66	80
Fire Inspections	-	-	-	-	1	n/a	n/a	n/a
Occupancy Load Cert	-	-	-	-	3	n/a	n/a	n/a
Total	96	395	96	944	740	775	900	1041

Economic Activity

BP Value	June		YTD	
Type	Bldg Permits	Permit Value	Bldg Permits	Permit Value
Ag Accessory Building	-	-	-	-
Commercial	3	201,200.00	12	3,484,700.00
Industrial	-	-	2	993,000.00
Institutional	-	-	-	-
Multi-Family	-	-	-	-
Oil & Gas	-	-	-	-
Residential	27	4,301,050.00	113	18,129,660.99
Total	30	4,502,250.00	127	22,607,360.99

DP Business	June		YTD	
Zoning	New	Expansion	New	Expansion
A/A(2)	1	1		
R-CR/R-CR1/R-F	4	-		
C-LC/I-BP/I-HI	-	-		
AEP	-	-		
S-AP	-	-		
DC	-	-		
P-PC/P-PR/P-PCR	-	-		
S-IEC	-	-		
Total	5	1	-	-

(Includes exempt use Home Office Business)

Bylaw Complaints

Files Received	Files Received June	YTD Files Received	Files Closed June	YTD Files Closed	2021 Rcvd	2020 Rcvd	2019 Rcvd
Animal Control	1	1	1	3	6	4	3
Dog Bylaw	-	-	-	-	2	1	n/a
Traffic	-	3	-	4	2	4	2
Land Use	4	20	7	21	68	36	45
Unsanitary	-	1	3	8	17	8	6
Other	2	7	-	5	15	27	14
Total	7	32	11	41	110	80	70

	June	YTD	2021	2020	2019
Total Violations	1	1	1	-	0

NOTES

Regular Council Meeting

Request for Decision

Legislative, Community & Agricultural Services

Date: August 10, 2022

SUBJECT: Legislative, Community and Agricultural Services Department Quarterly Report

RECOMMENDATION: That Council receive the Legislative, Community and Agricultural Services Department Quarterly Report as information.

ALTERNATIVE OPTIONS:

BACKGROUND: A report is provided on a quarterly basis to inform Council of the active and upcoming projects or priorities being worked on over the current and upcoming months.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attachments ☒ Nil ☐

att 01 - Quarterly report from Legislative, Community and Agricultural Services

PREPARED BY: CD

REVIEWED BY: CA

Strategic Priorities

Economic Development Strategy	
Successes	
Airport Fuel Systems	MVC has successfully negotiated an agreement with KS2 Management for the operation of the Sundre Fuel System and has since upgraded the Fuel System (which is now operational) to include an external payment terminal. MVC continues to work with the ODFA on an acceptable agreement for Fuel System operations at the Olds/Didsbury Airport.
Aviation Advisory Committee	The Aviation Advisory Committee has met to review potential short term development initiatives, which has led to Subdivision Applications for both the Sundre and Olds/Didsbury Airport, as well as an upcoming public auction of two lots at the Olds/Didsbury Airport.
Corporate and Ec Dev/ Tourism Website with All Net	The County's Corporate site and Economic Development microsite have both been launched with positive feedback from stakeholders. Administration continues to work on the Tourism microsite with a launch plan of Q3/Q4 2022 pending acceptable content delivery.
McDougal Pit Solar Project	A Public Engagement session was held on June 28, 2022 and a report is being presented to Council at the August 10 th 2022 Regular Council Meeting for further direction.
Didsbury- Sundre- MVC joint grant application	The Towns of Didsbury, Sundre, and Mountain View County's Economic Development departments have been approved by the Federal Government for CanExport Community Investments- Foreign Direct Investment contribution funding. This project is underway with Mountain View County handling the photography components and the Towns of Didsbury and Sundre managing the website creation.
Electrical Vehicle Charging Stations	The application to install an Electrical Vehicle Charging station at the MVC County office was submitted on June 15, 2022.
2022- 2025 Economic Development Strategy	This was approved by Council on July 13, 2022. Administration continues to work on the development of an action plan for delivery of Council's Economic Objectives.
Next Action Items	
Open Farm Days- August 2022	MVC will host an in-person tour for Open Farm Days in August 2022 with Economic Development working with local businesses involved in the event.
Regional Airport Updates	
Olds Didsbury Airport	Management of the Olds/Didsbury Airport over the summer months has been positive. Minimal transition issues identified. A "Whats New at O/D Airport" section has been created on the Ec/Dev Microsite for increased communication to O/D Airport Patrons.
Sundre Airport	Management of the Sundre Airport over the summer months has been positive. Minimal transition issues identified. A "Whats New at Sundre Airport" section has been created on the Ec/Dev Microsite for increased communication to Sundre Airport Patrons.

Communications and Public Engagement Strategy	
Successes	
App Updates	We continue to integrate the app to function more fluidly with the new corporate website. The app continues to be a good reporting tool for the public

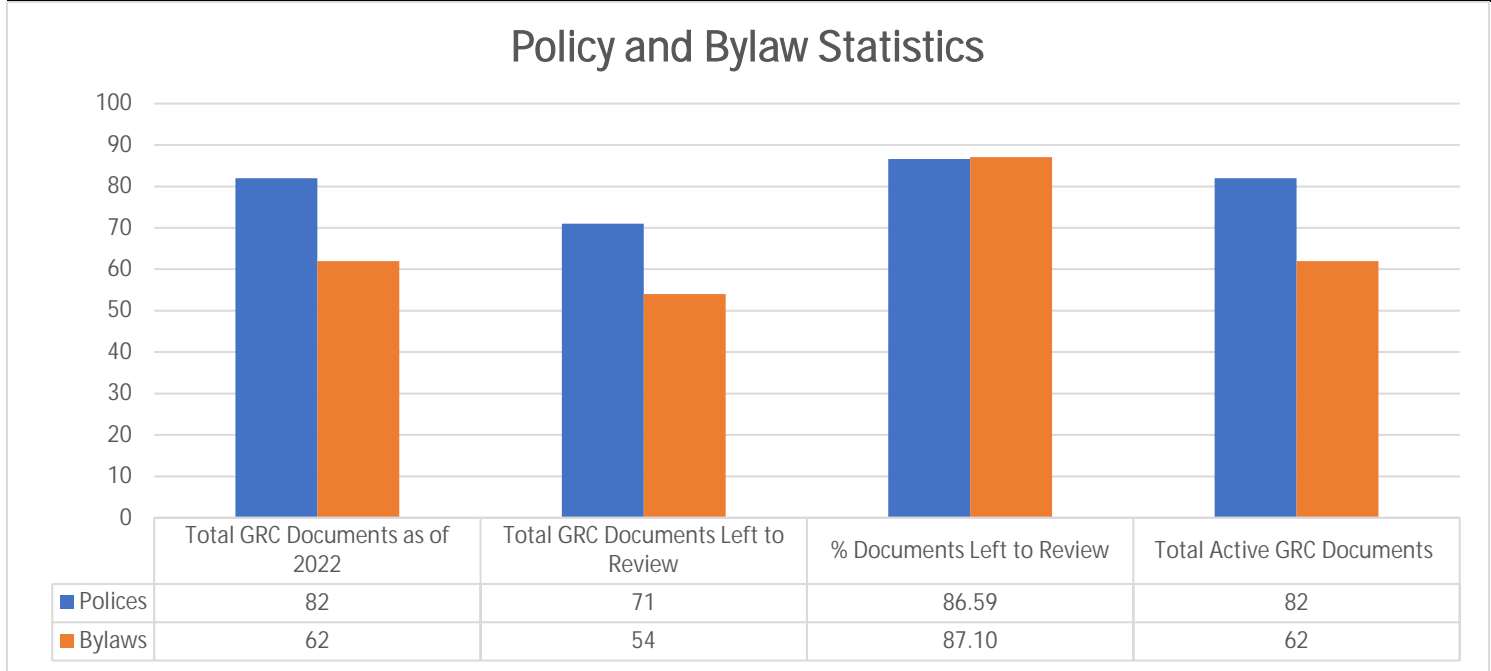
Meeting Management & Streaming Services – Contract Awarding	The project is ongoing. Currently we are working through development of templates for agendas so that they match the current Council setup in terms of the actual full agenda and the Request for Decision template too. Administration intends for the broadcasting of meetings to be available shortly.
Next Action Items	
Corporate Website	<p>Full development of the corporate website has concluded. The site is considered fully functional, and more staff are becoming more proficient at updating their own service areas.</p> <p>An issue with the fire permit email fan-out system to partner Fire Departments has been remedied.</p> <p>Questions about usage can be answered more easily as basic analytics are ongoing due to the new content management system. Since late May launch, the County website averages around 375 unique sessions daily. The single highest unique session total was 527 on July 27, 2022.</p> <p>The most commonly visited pages other than the home page (34.9% of visits) are:</p> <ul style="list-style-type: none"> • Work For Us (6.1% of visits) • County Maproom (5.2% of visits) • Search (4.2% of visits) • Contact Us (3.1% of visits)
McDougal Pit Solar Project	<p>As noted in the Ec Dev report above:</p> <p>RFD in this agenda will detail the public engagement results regarding future use visioning.</p>
Photo/Video Library Project	The project is underway. Two contract photographers (both locally based) have begun producing materials. Currently the focus is on developing images for the joint film production location website; part of a grant partnership between the County, and the Towns of Didsbury and Sundre. The contract photo/video work will continue through seasonal, service and harvest phases over the next several months.
Radio Commercial Spot Numbers	After an adjustment to incorporate all compiled spots, the County has a spot bank of 1808 commercial spots (see stats below). With some new programs and services coming on line this autumn, a plan to utilize the spot bank will be implemented. Councillor seasonal messages will be incorporated into this plan.

Public Participation

Name of Campaign	Type of Campaign	Participant Number
Aggie Days – Mountain View 2022	Event	2350
Green Acreages Workshop	Webinar	9
Shelterbelt & Ecobuffer Health Workshops	Webinars	40
Mountain View Bearsmart Carcass Composting & Electric Fencing workshop	Workshop	15
McDougal Solar Project	Open House Survey	30-40 13

Upcoming Event Calendar:

- August 13 –Re-Connect with the Farm Tour – Open Farm Days Event – Mountain View County

Strategic Alignment**Governance Review Committee****Policy and Bylaw Statistics****Policies and Bylaws Reviewed 2nd Quarter**

The 2nd Quarter Governance Review Committee meeting was cancelled. The Committee is next scheduled to meet on August 17, 2022.

Public Engagement**Community Participation in County Committees**

Number of Committee Vacancies at 2021 Organizational Meeting	Number of Applications from Public for Committee Vacancies @ 2021 Org. Mtg	Number of Committee Vacancies this Quarter	Number of Applications for Committee Vacancies during Quarter
12	24	1	0

Social Media/Communications**Typical Communications Statistics**

	Twitter Followers	Facebook Followers	Instagram Followers	Print Pages	Radio Spots
Current	2353	2432	764	95	1808**
Previous	2338	2305	738	52	1121

Mobile App**Downloads and Submissions Statistics**

	Downloads	Form Submissions
Current	704 combined iOS & Android	108 (74 for RDW Issue; 18 general; 14 Bylaw; 2 Crimewatch)
Previous	575 combined iOS & Android	85 (56 for RDW Issue; 18 general; 11 Bylaw)

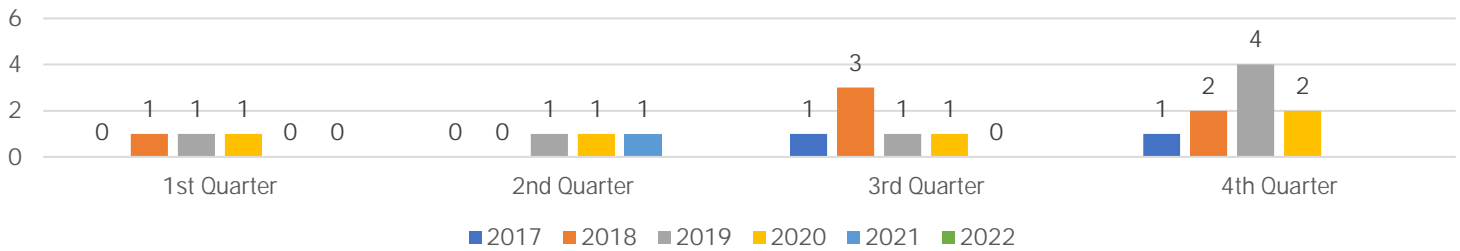
FOIP Request (Freedom of Information and Protection of Privacy Act)

Statistics	
Total Number of Informal	Total Number of Formal
1	2

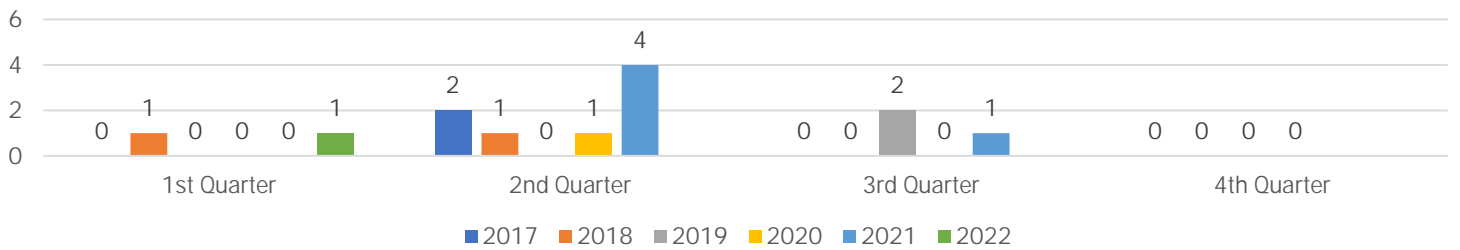
Service Level Reports

Statistics

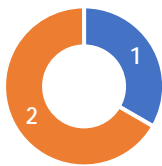
Topsoil Permits



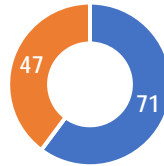
Additional Livestock Permits



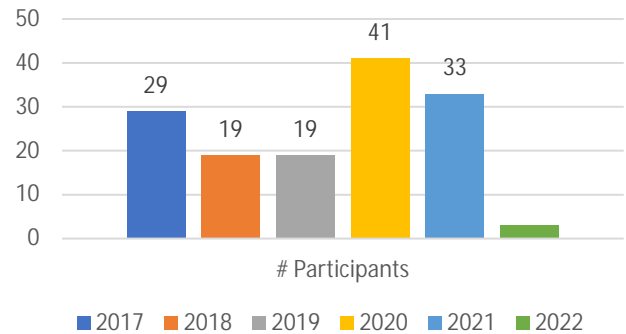
2022 Pest Inspections



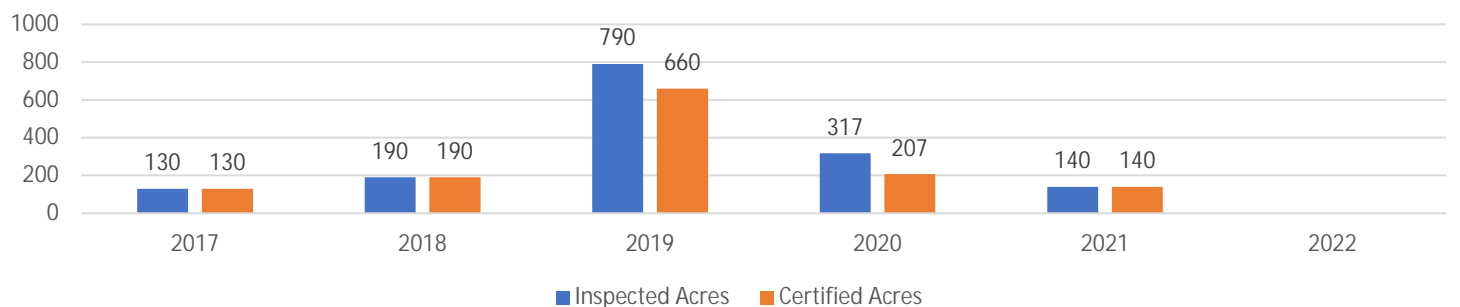
2022 Rural & Urban Weed Inspections

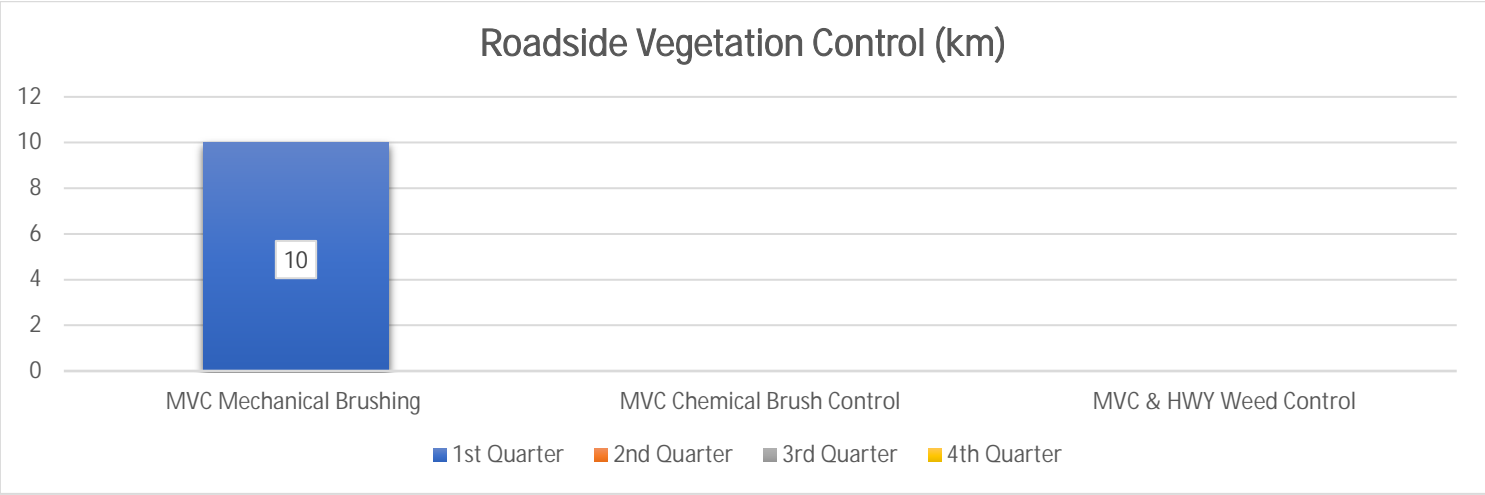


20% Herbicide/Biocontrol Rebate

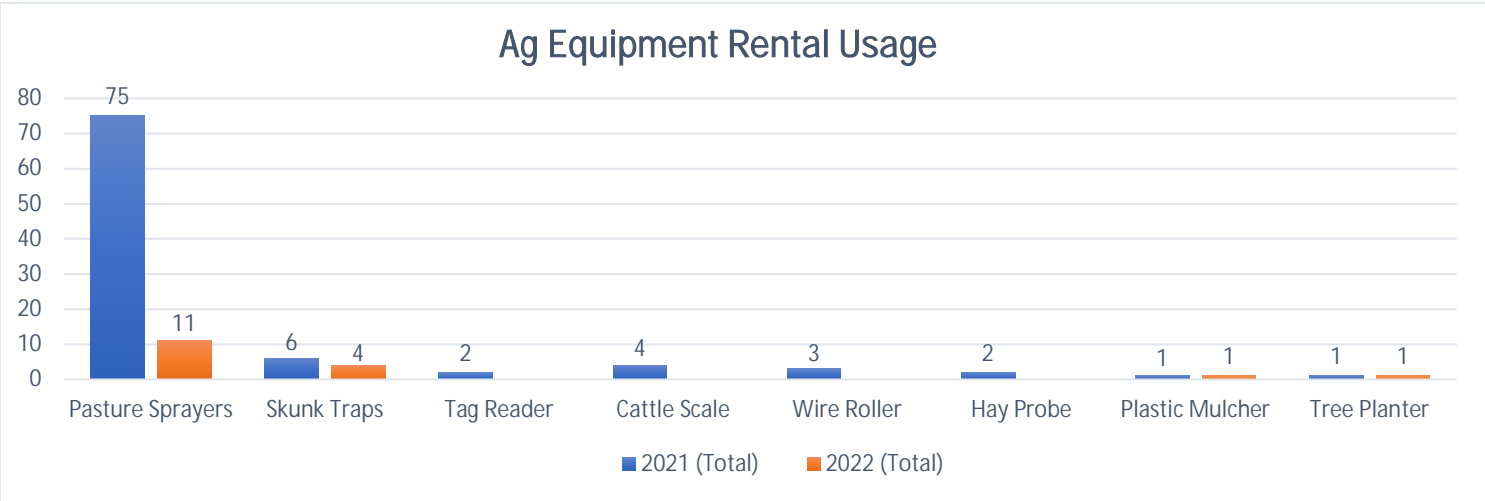


Weed Free Hay Program

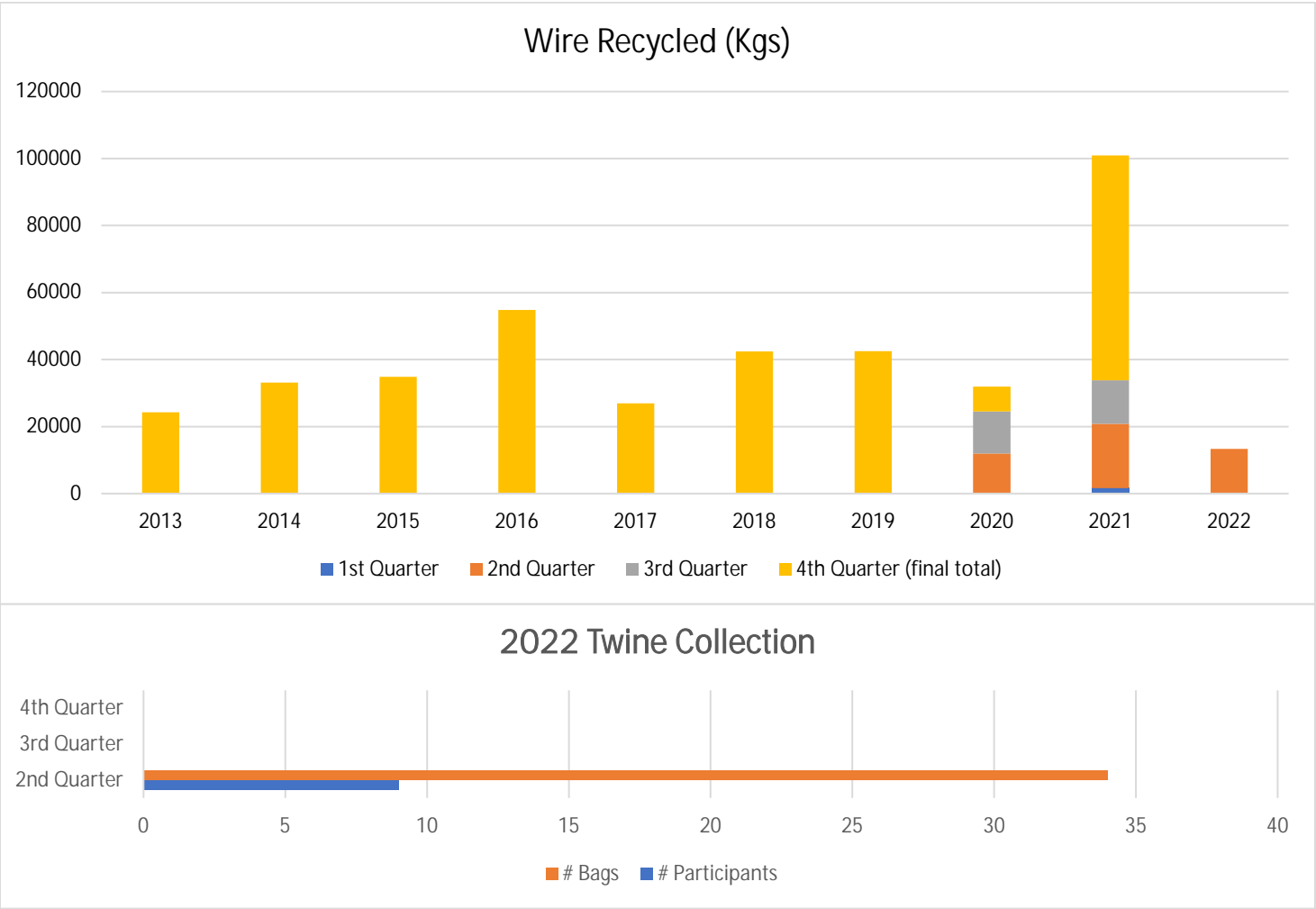




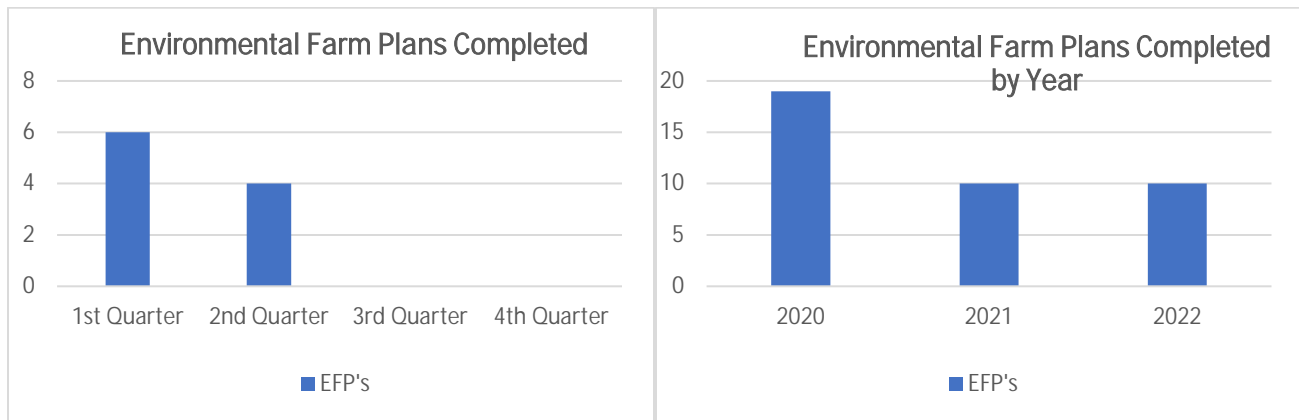
TOTAL ROAD KMs (x 2 for Ditch)	TOTAL DITCH KMs for MOWING (Service Level: Hard Top x 2, Gravel x 1)	MOWED (2 rd Quarter)
450 km	7,642 km	12% of Service Level Completed



Agricultural Recycling Program Updates



Ag Plastic Jug Recycling	<p>Cleanfarms, the stewardship organization that collects used agricultural plastics for recycling, announced it is changing its recycling drop off locations in Alberta where producers take empty 23L and smaller plastic pesticide and fertilizer containers. The recycling collection system is gradually transitioning from sites at municipal transfer stations and landfill facilities to collecting empty ag jugs at Alberta agricultural retail operations.</p> <p>The transition to ag retailers is being phased in over three years.</p>
Bale Wrap and Silage Plastic	<p>Pilot program is currently underway for bale wrap and silage plastic recycling. East Olds Dairy Farmers hosted a compactor demonstration by Cleanfarms on June 2 that was attended by members of the Agricultural Service Board.</p>
Agricultural Plastics Research Committee	<p>Olds College is working on a proposal to the Ag Funding Consortium regarding the future development of a biodegradable netwrap.</p>



Grant Status

Funding Allocations					
Grant Program	Budgeted Funding	Requested Funding	Approved Funding	Allocated Funds	# of Organizations / Individuals Funded
REEP/ALUS*	\$126,060	\$91,432.25	\$63,190.75	\$11,560	11
Cemetery Funding	\$19,000	\$11,000.00	\$11,000.00	\$11,000.00	11
Citizenship Awards	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	6
Council Grants	\$4,300.00	\$1,750.00	\$1,750.00	\$1,750.00	2
Cremona Recreation Board	\$319,642.50	\$406,240.72	239,600.00	\$180,075.00	21
Crime Prevention	\$12,400.00	\$15,200.00	\$12,400.00	\$9,950.00	3
Donations/Comm Serv	\$3,000.00	\$2,100.00	\$2,100.00	\$2,100.00	2
FCSS	\$135,000.00	\$210,978.40	\$130,000.00	\$97,500.00	17
Health	\$64,905.00	\$49,265.83	\$49,265.83	\$36,949.37	4
Rural Community Grants	\$70,000.00	\$132,837.11	\$70,000.00	\$54,125.00	15
Rural Community Hall	\$90,000.00	\$141,480.46	\$90,000.00	\$68,575.00	17
Strings and Keys	\$4,000.00				
Transportation	\$45,000.00	\$64,704.00	\$45,000.00	\$33,750.00	8

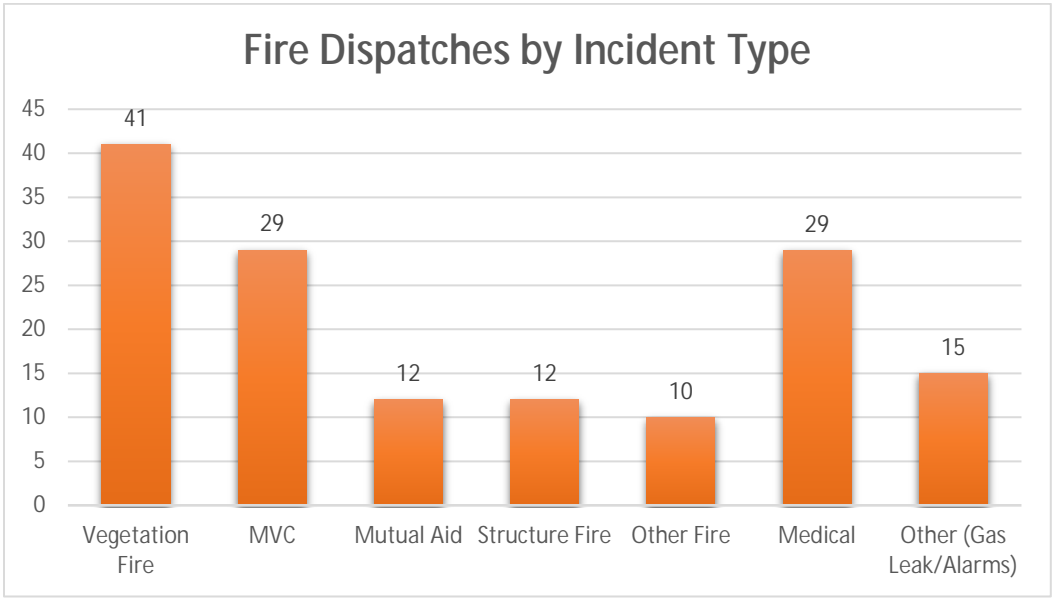
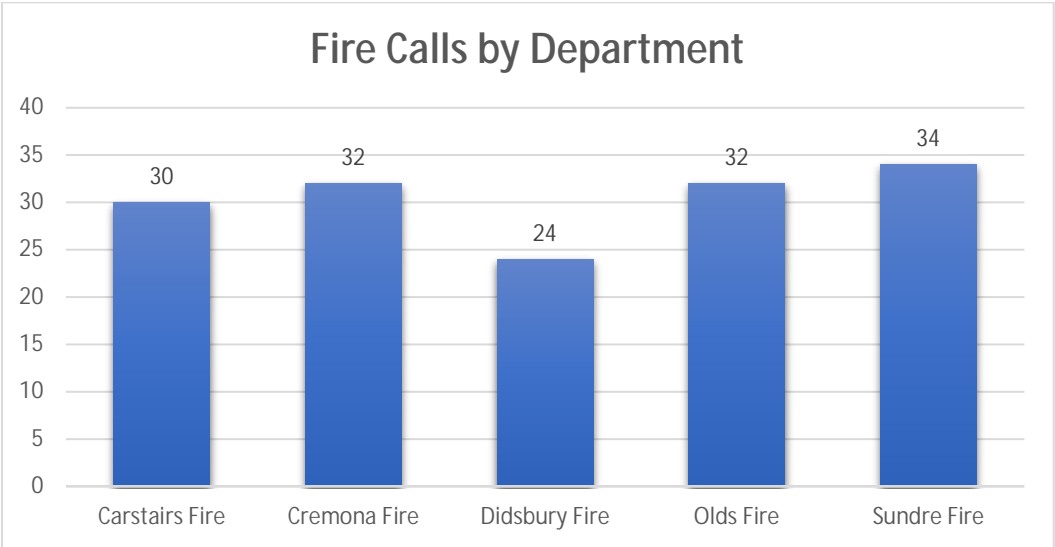
* ACA Grant end date March 31, 2023

Mountain View County Parks Updates

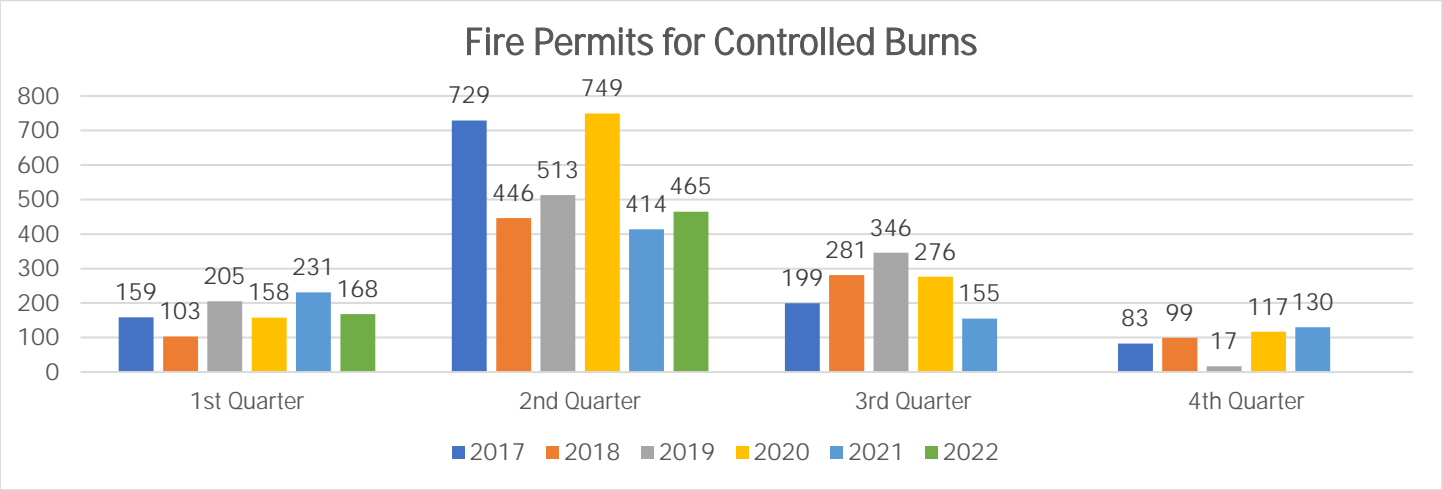
Parks	
Winchell Lake	Park is seeing equivalent use as last year with minimal damage and vandalism.
Water Valley Campground – Day Use Area	The Campground and Day Use Area saw flooding in June with majority of the damage on the North Side Campground which was cleaned up and fixed by Operational Services. The Day Use Area had silt deposited on the gravel driving areas that was cleaned up and gravel added by Agricultural Services.
Hiller’s Dam	Park is seeing average use.
William J. Bagnall Park	Park is seeing equivalent use as last year with minimal damage and vandalism.
Davidson Park	Park saw flooding in June with minimal damage and a couple trees were cleaned up after a wind storm. Application for expansion is ongoing.

Trends in Provision of Emergency Services

Fire Statistics

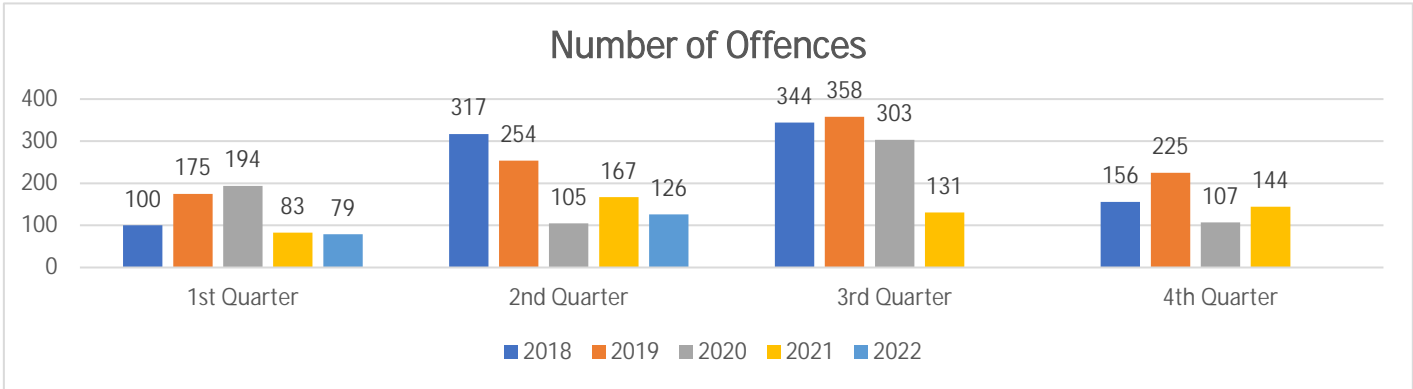


Mountain View County Fire Permits



Patrol Statistics

- Stops of the Quarter
- 53 km/h over - Dogpound
 - 51 km/h over - Wessex
 - 50 km/h over – Hainstock
 - 50 km/h over – Bergen
 - 48 km/h over – Jackson



Monthly Newspaper Articles – Traffic Safety Plan Calendar

April

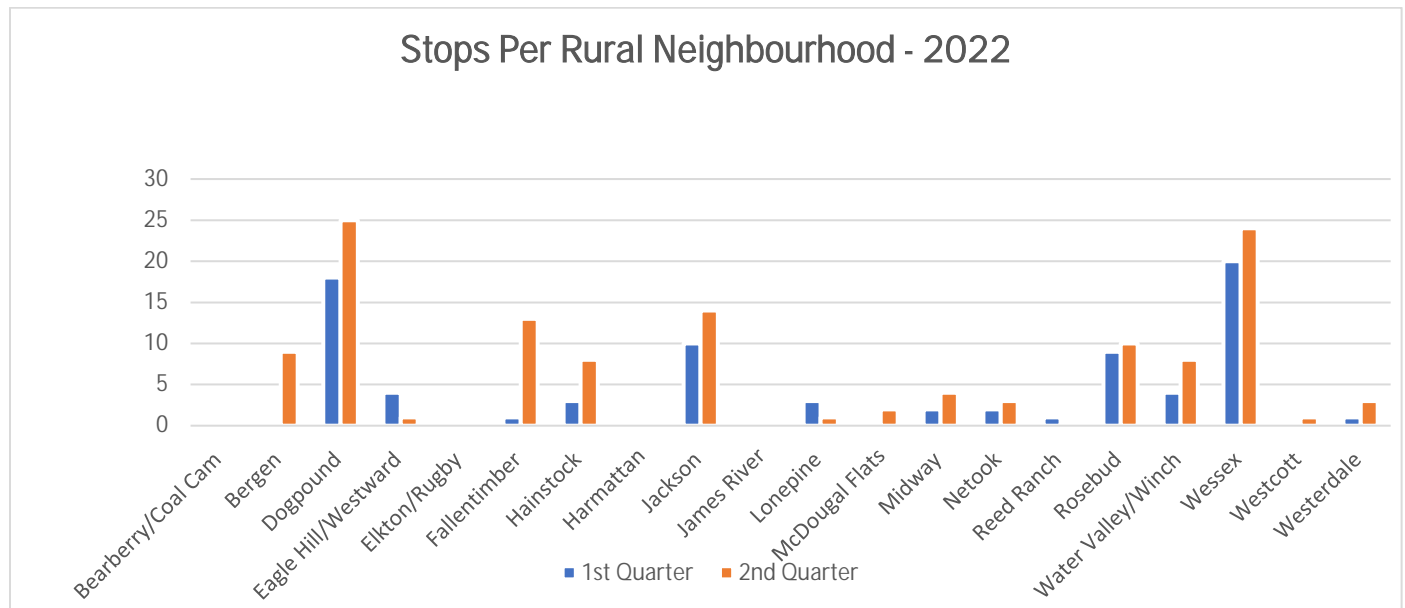
Commercial Vehicle Compliance

May

Speed

June

Commercial Vehicle Compliance



Policing Priorities – Community Peace Officers		
Identified Duty	Priority	Activity
Commercial Vehicle Compliance · Ongoing Proactive Monitoring · Weight / load securement	A	Majority of road bans are no longer in effect. Review ROADATA issued permits. Patrol areas of activity to ensure legal weight and load securement.
Speed Compliance	A	Patrol for speed compliance.
Stop signs	A	Monitor intersections and rail crossings.
Distracted Driving Compliance	A	Continue patrolling for distracted driving offences.
Responding to inquiries from rate payers (phone & e-mail)	A	Continue to respond to complaints and forward to appropriate agencies or department (ex. Requests for signs). Requests for speed enforcement patrols.
Emergency Incident Response	A	Patrolled subdivisions, County parks, and industrial parks – Increasing visibility and deterring offences.
Court preparation and attendance	A	Traffic Court resumes. On-line resolutions in place.
Fire Ban Bylaw when Fire Ban in place	A	Have access to fire permit system. Assist with large burns monitoring and monitoring/enforcement
Requests for Assistance from other Agencies	A	

Alberta Justice and Solicitor General Peace Officer Bulletin	
Bulletin 10-2022	Stealth Vehicles Marking Exemption Request Guidelines
Bulletin 11-2022	Online renewals for Driver licences and ID cards
Bulletin 12-2022	One year tow truck Blue Light pilot project. Use of blue and amber lights on tow trucks
Bulletin 14-2022	One year Extension of the Registrar's Exemption- Flashing white lights on highway maintenance vehicles

Total Amount of Records Managed in M-Files				
Year	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter
2022	288,749– (Apr 27)	339,999 – (July 18)		

Regular Council Meeting

Request for Direction

CAO Services

Date: August 10, 2022

SUBJECT: CAO Services Quarterly Report

RECOMMENDATION: That Council receive the CAO Services Quarterly report as information.

ALTERNATIVE OPTIONS: N/A

BACKGROUND: This report is provided on a quarterly basis to inform Council of the active and upcoming projects.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS:

Attachments ☒ Nil ☐

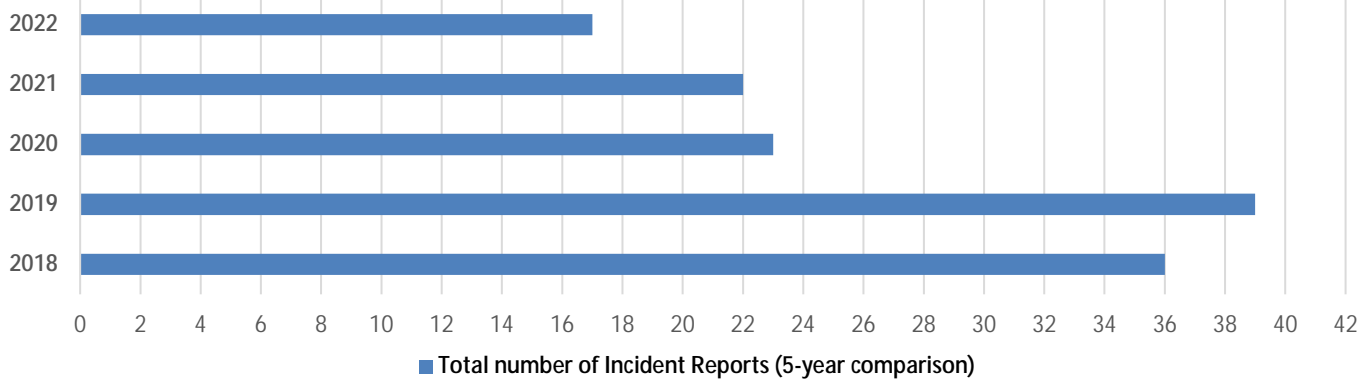
1. Health and Safety Quarterly Report
 2. Human Resources Quarterly Report
-

PREPARED BY: LMC

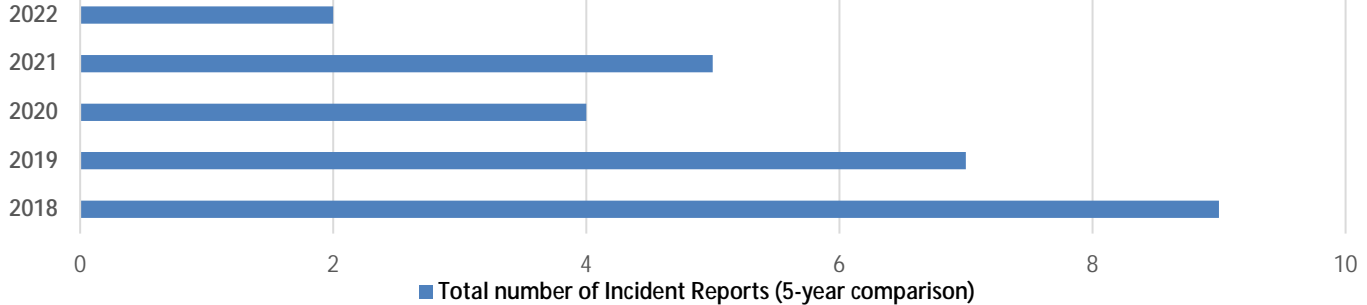
Department: CAO Services

Section: Health and Safety

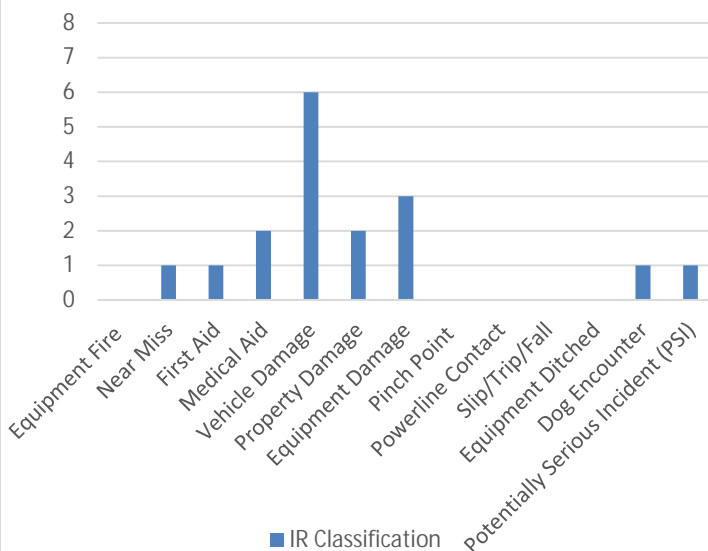
Total number of Incident Reports (5 - year comparison): 17



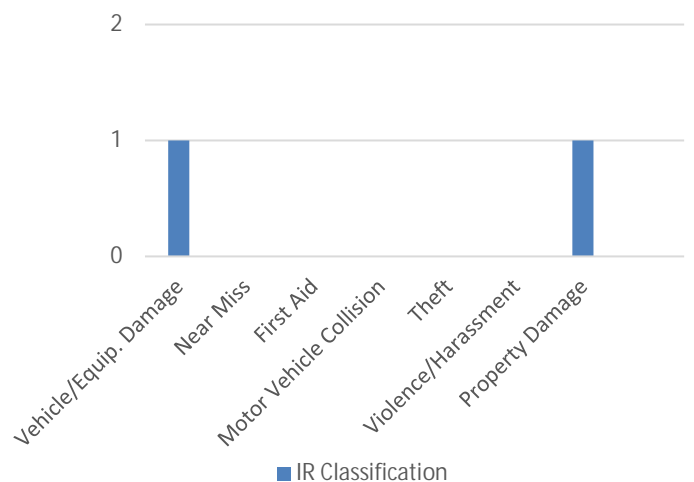
Total number of Third Party Incident Reports (5 - year comparison): 2

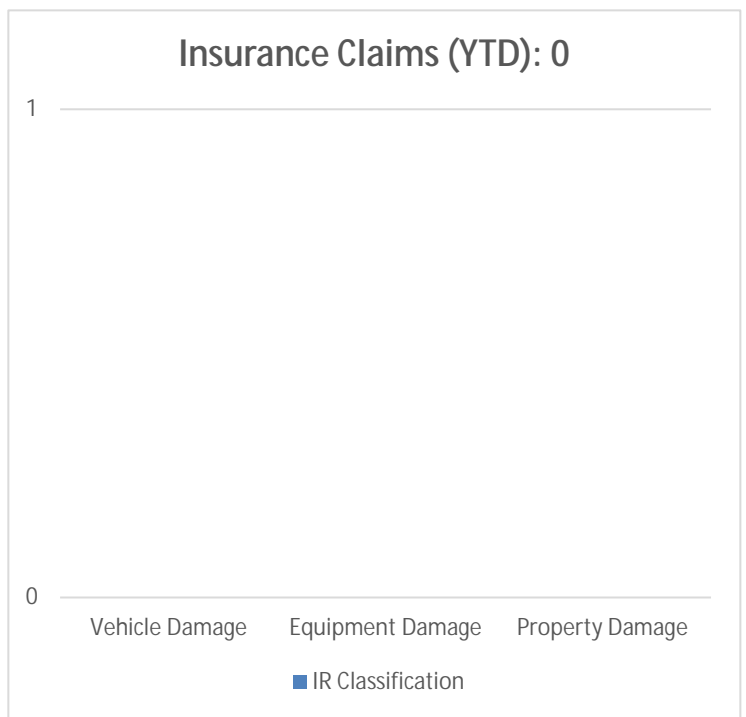
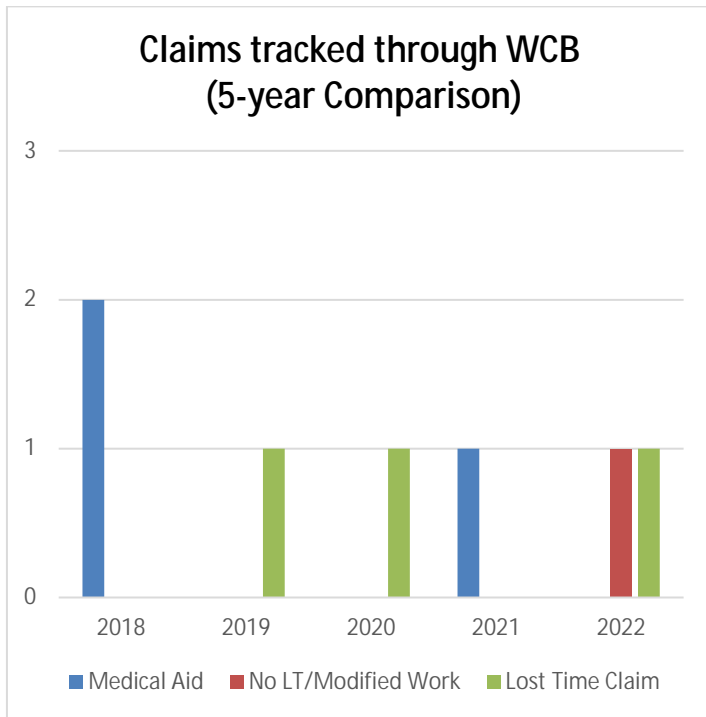


Incident Reports (YTD): 17



Third Party Incident Reports (YTD): 2





2022 Vehicle/Equipment Incident Trends *(To Date)*

Out of the 9 vehicle/equipment related incidents:

- 2 out of 9 involved sliding into the ditch during adverse weather conditions (snow and ice)
- 2 out of 9 involved damages sustained from a deer running onto roadway into vehicle
- 1 out of 9 involved a front facing mud flap being ripped off the bracket after it was lodged under the tire due to spinning tires in the snow
- 1 out of 9 involved damage to the front driver's side fender of a county truck after contact with a dumpster
- 1 out of 9 involved damage to the driver's side mirror of a county truck after a projectile (ice) from oncoming traffic hit the mirror.
- 1 out of 9 involved the burner of a HOTSYS steamer/pressure washer catching on fire
- 1 out of 9 involved the identification of a dent – located on the upper section of a tailgate, during a pre-trip vehicle inspection. Exact cause of damage is unknown.

Other:

Formal Inspections Completed: 16 (Admin. Building, Ag., shop, operational services shops, Water Valley & Cremona fire hall, Didsbury/Olds airport, and Sundre airport)

H&S Orientations Completed: 58 (agricultural services, corporate services, operational services, planning & development services, and operational services contractors for: re-gravel, road oil, calcium, motor grader)

Classroom Training Courses offered to employees: (4) Incident Investigation Flowchart reporting information sessions were held in Council Chambers, Standard First Aid Refreshers, and 2-Day Standard First Aid, Health and Safety Day on June 24, 2022. Flag Person Training for Ride for Dad charters also conducted.

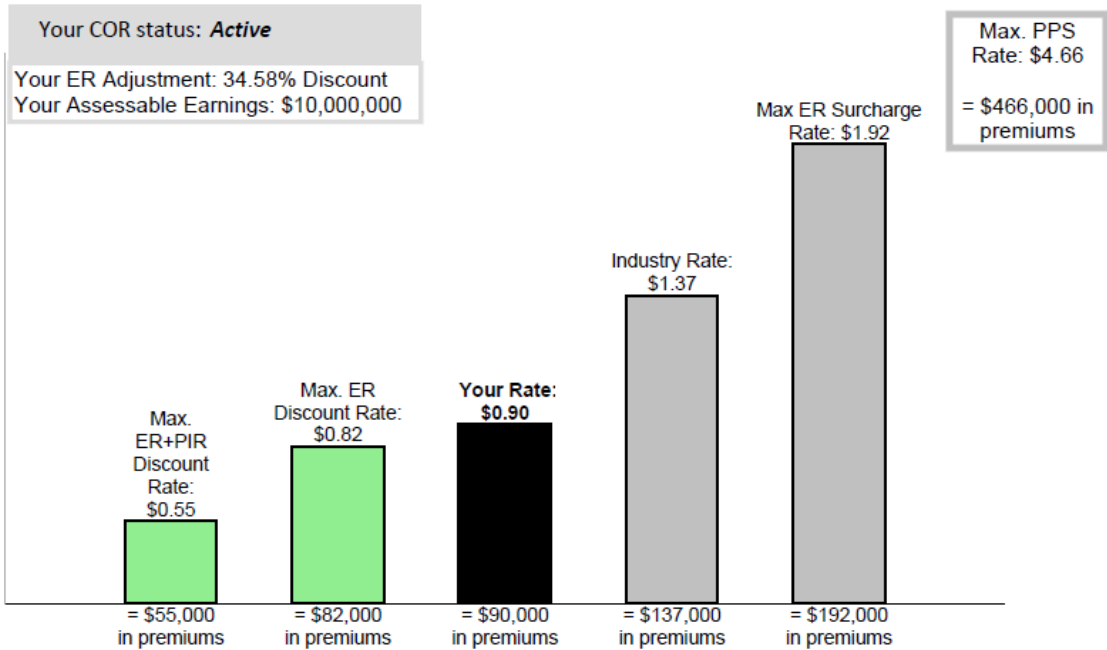
Online Training Courses offered to employees: Workplace Violence and Harassment Prevention, WHMIS 2015, TDG, Forklift, Leadership for Safety Excellence

In-House Knowledge Recap Quiz's: Workplace Harassment and Violence Prevention, OH&S Act, Reg., Code Overview, Emergency Response Procedures, Working Alone

Performance Impact on Premium

Based on your experience ratio in **Industry 95102** for 2022, **you rank 18 out of 74** employers in the Large Business Experience Rating (ER) program.

This chart shows how your current rate and premium compare to other possible adjustments specific to your company. Earning a maximum discounted rate is dependent on minimizing costs through prevention and good return to work strategy.



Timeliness of Reporting Disabling Claims

This table reflects your claim reporting statistics for all disabling injury claims. Consistent gaps between the two measurements suggest claims are not being reported in a timely fashion.

Days to Report	2020 - 2021 Total Disabling Claims		2022 Total Disabling Claims (Year to Date)	
	Claim Count: 1		Claim Count: 2	
	From Date of Accident	From Date Reported to Employer	From Date of Accident	From Date Reported to Employer
0 - 3	1	1	2	2
4 - 5	0	0	0	0
6 - 10	0	0	0	0
10+	0	0	0	0

Note: Disabling claims include lost-time claims and all claims with modified work.

Reportable Activities:

- Recruitment Update
 - Position Vacancies by Department
 - Current Contract Positions / Extensions
-

Recruitment Update:

- Equipment Operators (Class 1) – 2 positions hired April 11, 2022
- Equipment Operators (3Q) – 2 positions hired April 11 & 19, 2022
- Foreman (Quad 1) - (INTERNAL) hired April 4, 2022
- Finance Analyst I – hired May 16, 2022
- Finance Analyst II – (INTERNAL) hired May 2, 2022
- Development Officer – hired May 9, 2022
- GIS Summer Student – hired May 2, 2022
- Seasonal AG & OPS Terms
 - AG Returning Terms x 5, New Hires x 3
 - OPS Returning Terms x 21, New Hires x 12

Vacant Positions by Department:

- Planning and Development Services
 - Manager of Planning Services
 - Subdivision & Development Technologist Support
 - Administrative Support – Planning
- Operational Services
 - Mechanic – Didsbury HD Shop
 - Road Allowance Coordinator (FTE position in Operations)
 - Projects Coordinator
- Corporate Services
 - Assessor I

Current Contract Positions:

- Administrative Support (MAT Leave TERM contract: August 16, 2021 – March 3, 2023)

Regular Council Meeting

Request for Decision

Operational Services

Date: August 10, 2022

SUBJECT: Dyed Diesel for Equipment

RECOMMENDATION: That Council recommend Operational Services submit registration for the Tax-Exempt Fuel User Program through the Government of Alberta; and upon successful registration to purchase dyed fuel from private vendors for use in unlicensed equipment where applicable.

ALTERNATIVE OPTIONS:

- 1) Remain status quo. Continue to use only clear diesel in all on-road and off-road vehicles.
- 2) In addition to purchasing dyed fuel from private vendors, explore options for purchasing additional bulk tanks for County shops for exclusive dyed diesel usage in all unlicensed equipment.

BACKGROUND: Council has requested that Operational Services explore the benefits and implications of applying for the Fuel Tax Exemption Program from the Province of Alberta; this program provides a partial fuel tax exemption for farmers and Government entities. Successful registration in the Tax-Exempt Fuel User Program would allow the County to purchase Dyed Diesel for use in unlicensed equipment; all on road vehicles will continue to use clear diesel. Currently, the Provincial tax rate applied to both gasoline and diesel is 13 cents per litre, dyed fuel includes a lower rate of 4 cents per litre, providing a tax relief rate of 9 cents per litre.

As of April 1, 2022, provincial tax has been removed to offer relief for the current economy, this is not a permanent adjustment, and the tax is expected to return. The numbers reflected in the following calculations include potential savings for 2021 based on actual expenses. The savings calculation assumes that all County's off-road fleet that typically accessed fuel from Private vendors in 2021 had purchased Dyed rather than Clear.

2021 Diesel Usage - Unlicensed Fleet

Clear versus Dyed

Hypothetical Savings Report

Source	Litres Purchased	Average Price Clear	*Average Price Dyed	**Actual Diesel Cost	Dyed Diesel Estimate	Potential Savings
Bulk Tanks	104,552	1.05	0.96	110,262.74	100,575.51	9,687.23
Private Stations	80,379	1.07	0.98	85,916.60	78,527.45	7,389.15
2021 Totals	184,931			\$196,179.34	\$179,102.96	\$17,076.38

*The fuel tax rate for dyed fuel is 4 cents per litre versus 13 cents per litre on clear fuel; 9 cents per litre savings

**This is the actual cost for County Diesel in 2021. Does not portray the average cost of diesel multiplied by litres; therefore, there is a slight variance.

Operational Services recommends submitting an application to the Province of Alberta for the Tax-Exempt Fuel Use Program. If successful, County Equipment Operators that typically purchase fuel for unlicensed equipment from Private vendors will begin to purchase the dyed fuel, this should result in an annual savings of approximately \$7000, based on 2021 usage.

Operational Services does not recommend switching existing bulk fuel tanks at County shops from Clear Diesel to Dyed; the majority of diesel in the County’s bulk tanks is used in licensed vehicles, which would not meet the requirement for dyed fuel usage under the legislation for exemption. At this time, it is also not recommended to purchase additional bulk tanks to accommodate dyed fuel, the cost of acquiring new tanks and installation would far exceed the potential tax savings.

RELEVANT POLICY:

BUDGET IMPLICATIONS:

Attachments ☐ Nil ☒

PREPARED BY: JH

REVIEWED BY: RM

Regular Council Meeting

Request for Decision

Operational Services

Date: August 10, 2022

SUBJECT: Deer Springs Pit SML 780161/DLO 5981

RECOMMENDATION: That Council accept the renewal of the Surface Material Lease and License of Occupation for the Deer Springs Pit as information.

ALTERNATIVE OPTIONS: N/A

BACKGROUND: Mountain View County started operating this gravel pit in 1978. Material from this pit has been used to re-gravel roads, repair roads, chip seal hard surface roads and pave roads within the County. This pit is used primarily for roads in the Water Valley area.

Operational Services has renewed the Deer Springs Gravel Pit Surface Material Lease (SML) and License of Occupation, located in the SE 3-29-5 W5, approximately 6km South of Water Valley. The new lease and license expire in 2032.

RELEVANT POLICY:

BUDGET IMPLICATIONS: Cost certainty on gravel

Attachments ☒ Nil ☐

att 01 – Surface Material Lease SML 780161

att 02 – License of Occupation DLO 5981

PREPARED BY: RM

REVIEWED BY: RM

File No: SML780161/
DLO5981

July 5, 2022

Mountain View County
PO Bag 100
Didsbury , Alberta T0M 0W0

Dear Sir or Madam:

RE: Surface Materials Lease No. SML 780161
SE 3-29-5 W5M (14.33 acres)
Licence of Occupation No. DLO5981
SE 3-29-5-W5M
Purpose: Sand and Gravel/ Access Road

The attached documents, issued in your favors, have been executed on behalf of the department.

As this agreement forms part of the lease document it must be attached to your copy of the document.

The disposition held by you expired without being renewed. Since the time of expiry until the date shown in your disposition document you have been an overholding tenant subject to the same terms and conditions as the expired disposition.

An invoice for the charges associated with this renewal will be sent under separate cover.

If you have any questions regarding this matter, please contact Brenda Huxley at (780) 780 415-4664, in Edmonton.

Sincerely,



Brenda Huxley

Public Lands Disposition Management

cc: Land Use Calgary

cc; Stantec Geomatics Ltd.

4900 50 St Suite 1100 Red Deer, Alberta T4N 1X2

randine.parker@stantec.com



DISPOSITION

PROVINCE OF ALBERTA

PUBLIC LANDS ACT

R.S.A. 2000, c.P-40, as amended

DISPOSITION TYPE

SURFACE MATERIAL LEASE

DISPOSITION NUMBER

SML780161

PURPOSE

SURFACE MATERIALS

ACTIVITY

SAND AND GRAVEL

DISPOSITION HOLDER

MOUNTAIN VIEW COUNTY

EFFECTIVE DATE

July 4, 2022

EXPIRY DATE

July 3, 2032

PLAN NUMBER

1435SG

PLAN VERSION DATE

2022-04-28

Pursuant to the Public Lands Act RSA 2000, c P-40 this disposition is issued on the date noted above subject to the attached terms and conditions.

Jane.Fletcher

Digitally signed by Jane.Fletcher
DN: dc=ca, dc=ab, dc=gov, dc=ds, dc=goa,
ou=AdminUnits, ou=AEP, cn=Jane.Fletcher
Date: 2022.07.04 08:19:43 -06'00'

The director, *Public Lands Act*

ADMINISTRATIVE CONDITIONS

Definitions

- 1 All definitions in the *Public Lands Act*, RSA 2000, c P-40 and regulations apply except where expressly defined in this Disposition.

“Activity” means the construction, operation, use and reclamation for which this Disposition has been issued as referred to on the first page of this Disposition.

“Disposition” means this disposition, granted pursuant to the Act, which includes this document in its entirety, including all recitals, appendices and schedules.

“Disposition Holder” means the person, organization or entity referred to as such on the first page of this Disposition.

“Lands” means that portion of Public Lands as identified in the approved Plan which forms part of this Disposition.

“Regulatory Body” means the Department of Environment and Parks or the Alberta Energy Regulator.

“Regulation” means all regulations, as amended, under the Act.

“Term” means the period of time referred to in section 5 of this Disposition.

Grant of Disposition

- 2 The Regulatory Body issues this Disposition to the Disposition Holder, in accordance with section 15 of the Act subject to the terms and conditions contained in this Disposition.
- 3 The Disposition Holder must only enter, occupy and use the Lands for the purpose* and activity as referred to as such on the first page of this Disposition.
- 4 Notwithstanding any references in this Disposition, the Act, or the Regulation, this Disposition is not intended to be, nor shall it be interpreted as or deemed to be a lease of real property at common law.

Term

- 5 The term of this Disposition is the period of time commencing on the Effective Date and ending on the Expiry Date, unless otherwise changed in accordance with the Act and Regulations.

Disposition Fees and Other Financial Obligations

- 6 The Disposition Holder must pay all fees, rents, charges, security and other amounts payable in accordance with the Act and Regulations.
- 7 The Disposition Holder must pay as they become due and payable, any tax, rent, rate or assessment that is duly assessed and charged against the Disposition Holder, including but not limited to property taxes and local improvement charges with respect to the municipality in which the Lands are located.

Notwithstanding that this Disposition has expired, the Disposition Holder remains liable for the amount of the rent, property taxes and local improvement charges.

Notwithstanding that this Disposition has been cancelled, the Disposition Holder remains liable for the amount of the property taxes and local improvement charges, as calculated on a pro-rated basis from January 1st of the last year of the Term to the date of cancellation of the Disposition.

- 8 The Disposition Holder must pay all costs to the appropriate service provider or to the Regulatory Body charges with respect to the supply and consumption of any utility services and the disposal of garbage.

Compliance

- 9 The Disposition Holder must obtain federal, provincial, municipal, and other permits and approvals, as applicable, with respect to activities that may take place on the Lands.

Condition of the Lands

- 10 The Disposition Holder accepts the Lands on an "as is" basis.

Improvements to the Lands

- 11 The Lands and buildings, structures and equipment erected thereon must only be used by the Disposition Holder for the activity by this Disposition.

Impact on Other Disposition Holders

- 12** The Disposition Holder is responsible for damage to improvements or to the lands on which prior rights have been issued, including damage to traps, snares or other improvements.
- 13** The Disposition Holder is required to contact the registered trapper(s) identified on an Activity Standing Search Report by registered mail at least ten days prior to commencing the activity.

Province's Use of the Lands

- 14** The Province may reconstruct, expand or alter its facilities on the Lands in any manner. The Disposition Holder must, if directed by the Regulatory Body, relocate the Disposition Holder's improvements at the Disposition Holder's expense in order to facilitate reconstruction, expansion or alteration or removal and reclamation of the Province's facilities.
- 15** The Disposition Holder acknowledges that:
 - a) the Regulatory Body may issue additional dispositions to any person authorizing that person to enter onto, use and occupy the Lands for various purposes* including, but not limited to, the extraction and removal of merchantable resources, or to conduct development, including, but not limited to mineral resource development;
 - b) the Regulatory Body retains revenues from such additional dispositions; and
 - c) the Disposition Holder is not entitled to any reduction in its fees, rents, charges or other amounts payable on the basis that additional dispositions relating to the Lands have been issued.

Assignment, Subletting and Encumbrances

- 16** The Disposition Holder must not:
 - a) Permit any builder's liens or other liens for labour or material relating to work to remain filed against the Lands; or
 - b) Register, cause or allow to be registered, or permit to remain registered any caveat or encumbrance against the title to the Lands, without first obtaining the prior written consent of the Regulatory Body, which may be arbitrarily withheld.

Default and Termination

- 17** The Regulatory Body may cancel this Disposition immediately if:
- a) a creditor lawfully seizes any of the Disposition Holder's property on the Land;
 - b) the Disposition Holder is adjudged bankrupt or makes a general assignment for the benefit of creditors;
 - c) a receiver of any type is appointed for the Disposition Holder's affairs;
 - d) in the Regulatory Body's opinion, the Disposition Holder is insolvent;
- 18** When a Disposition has been terminated, the Regulatory Body may cancel any associated dispositions.
- 19** The Regulatory Body may, upon written notice to the Disposition Holder of not less than 60 days, cancel this Disposition or withdraw any part of the Lands from this Disposition as is necessary to construct works including but not limited to banks, drains, dams, ditches, canals, turnouts, weirs, spillways, roads or other structures necessary or incidental to those works.

Indemnification and Limitation of Liability

- 20** The Disposition Holder indemnifies and holds harmless the Regulatory Body, its employees, and agents against and from all actions, claims, demands, or costs (including legal costs on a solicitor-client basis) to the extent arising from:
- a) the Disposition Holder's breach of this Disposition, or
 - b) any actions or omissions, negligence, other tortious act, or willful misconduct of the Disposition Holder, or of those for whom the Disposition Holder is legally responsible, in relation to the exercise of the rights, powers, privileges or duties under this Disposition.
- 21** The Disposition Holder will not be entitled to any damages, costs, losses, disbursements, or compensation whatsoever from the Province or the Regulatory Body, regardless of the cause or reason therefore, on account of:
- a) partial or total failure of, damage caused by, lessening of the supply of, or stoppage of utility services or any other service;
 - b) the relocation of facilities or any loss or damage resulting from flooding or water management activities;
 - c) the relocation of facilities or any loss or damage resulting from wildfire or wildfire management activities;
 - d) any damage or annoyance arising from any acts, omissions, or negligence of owners, occupants, or tenants of adjacent* or contiguous property; or
 - e) the making of alterations, repairs, improvements or structural changes to the utility services, if any, anywhere on or about the Lands provided the same, must be made with reasonable expedition.

Insurance

- 22** The Disposition Holder must at all times during the Term, at its own expense and without limiting the Disposition Holder's liabilities insure its Activities conducted on the Lands as follows:
- a. General insurance in an amount not less than \$2,000,000 inclusive per occurrence, insuring against bodily injury, personal injury, and property damage including loss of use.
 - b. Automobile liability insurance on all vehicles owned, operated or licensed in the name of the Disposition Holder and used on or taken onto the Lands or used in carrying out the Activities authorized under this Disposition in an amount not less than \$2,000,000;
 - c. Forest fire fighting expense endorsement coverage in an amount not less than \$250,000;
 - d. Such additional insurance in an amount and of a type as directed in writing by the Regulatory Body.
- 23** The Disposition Holder must on request of the Regulatory Body, provide the Regulatory Body with of a detailed certificate of insurance, and a copy of each required insurance policy.
- 24** The Disposition Holder must have each insurance policy required under the Disposition endorsed to provide the Regulatory Body with at least 30 days advance written notice of cancellation or material change.

Notices

- 25** The Disposition Holder must maintain current contact information with the Regulatory Body.

General

- 26** The Disposition Holder must:
- a. generate and receive an Entry Confirmation Number through the Electronic Disposition System (EDS) within 72 hours of commencing the activity; and
 - b. provide other notifications in relation to the status of the activity as directed in writing by the Regulatory Body.
- 27** The Disposition Holder shall comply with the application, including but not limited to, the commitments made in the application.

- 28** The Regulatory Body may, upon its own initiative, cancel, suspend or amend the disposition at any time, to the extent authorized to do so by the applicable legislation.
- 29** Applicable Incidental Activities as identified in the related disposition application and that meet the applicable incidental activity criteria are subject to the terms and conditions of the related Disposition. Areas identified as applicable incidental are available for use for a term of five years from approval date of the related Disposition.

Schedule "A"

- 1030 Where an Integrated resource Plan or a reservation/ Protective notation identifies a greater set back, the greater set back will prevail.
- 1031 Where a Higher Level Plan* exists, the Disposition Holder must follow any direction provided within that plan.
- 1041 The Disposition Holder must maintain proper drainage of surface water.
- 1049 The Disposition Holder must remove all garbage and waste material from this site.
- 1053 The Disposition Holder must not enter the boundaries of any research or sample plot.
- 1059 The Disposition Holder must comply with the most recent approved operations, conservation or reclamation plans*.
- 1061 Where FireSmart activities are considered, the Disposition Holder must follow Information Letter- "Authorization of FireSmart Activities on Public Land" as amended from time to time.
- 1111 The Disposition Holder must pay the royalties, specified by the Regulation in force at the time the surface materials are removed and any other charges that may be assessed against the land.
- 1112 The Disposition Holder must file a return with the Regulatory Body within thirty days of the end of each twelve month period of the term and at any other time as the Regulatory Body may request in writing.
- 1113 The Disposition Holder must develop access using Class V routes only, unless any of the following exceptions are met:
- a. Alternative access standards are specified in an approved higher level access plan;
 - b. Wells licensed as sour gas with a suspended/producing release rate of >2.0 m3/s can be accessed using Class III or IV routes;
 - c. When drilling a well through sour zones, but not for production of sour >2.0 m3/s, use Class IV routes designed to provide adequate egress*;
 - d. If the new access is attached to the existing arterial all-weather access road and is less than 100 metres in length from the arterial all-weather access road then the new access can be developed using Class III to V access classifications or;

- e. Surface Material dispositions may be accessed using Class III to V road.
- 1114 The Disposition Holder must provide to the Regulatory Body an Annual Operating Report on or before December 31 of each year as per the Allocation and Sustainable Management of Peat Resources on Public Land as amended.
- 1115 Within 30 days of completion, the Disposition Holder must provide the Regulatory Body a notification package that includes:
 - a. The date the activity commenced,
 - b. The date the activity concluded
 - c. A listing of the test pit numbers and corresponding GPS locations, and
 - d. A map showing accurate locations of the numbered test pit locations and access used to them.
- 1116 The Disposition Holder must maintain all records on pre numbered invoices, bills of lading, truckers tickets or other documents, which accurately show the name and address of the receiver of the surface materials removed, the number of cubic yards or cubic metres removed and the legal description of the pit from which the material was removed.
- 1117 The Disposition Holder must complete and submit results of a volumetric survey of the Lands upon the request of the Regulatory Body.
- 1118 The Disposition Holder must inform the Regulatory Body immediately at the completion of the Activity or upon abandonment of the Lands.
- 1119 Facilities supplied or developed as essential for the management, operation and/or maintenance of the Activity must be;
 - a) Temporary,
 - b) Occupied only for the operation of the Activity, and
 - c) Removed at the end of operations.
- 1121 The Disposition Holder must salvage and replace the topsoil/surface soil layer on the surface of the backfilled excavation.
- 1122 The Disposition Holder must not operate the Activity into or below the ground water table unless otherwise approved by the Regulatory body under the Water Act.

- 1123 The Disposition Holder must conduct the Activity in accordance with the most recent approved conservation, operation and reclamation plan.
- 1300 The disposition holder must manage all regulated weeds to the satisfaction of the regulatory body.
- 1302 The Disposition Holder must remove all merchantable timber from the disposition and haul to the location of end use unless a waiver is approved.
- 1304 For fire control purposes on forested lands, the Disposition Holder must dispose of excess coarse woody debris* not utilized for rollback* or stockpiled for reclamation*.
- 1306 The Disposition Holder must obtain the appropriate timber authority for the removal of timber from this Disposition.
- 1307 The Disposition Holder must not cut or clear the vegetative cover on the land unless otherwise approved by the Regulatory Body.
- 1359 The Disposition Holder must not remove from the Lands topsoil* or subsoil* unless approved in writing by the Regulatory Body.
- 1360 Where activities have occurred on the Lands that do not involve minimal disturbance* construction, the Disposition Holder must salvage topsoil* for land reclamation as follows:
- a. Salvage all topsoil* from:
 - i. Mineral soils
 - ii. Shallow organic soils*
 - iii. Reclaimed soils
 - b. Where the depth of the topsoil* is less than 15 cm, the topsoil* and part of the subsoil* to a total depth of 15 centimetres must be salvaged, unless the upper subsoil* is considered chemically unsuitable*.
- 1361 The Disposition Holder must salvage subsoil* to a minimum depth of 30 cm unless approved in writing by the Regulatory Body.
- 1364 The Disposition Holder must store reclamation material* in accordance with all of the following:
- a. reclamation material* must not be placed beneath the ground surface or buried in any way;
 - b. coarse woody debris* stored for reclamation purposes for greater than 12 months must be mixed with topsoil*;
 - c. topsoil* and subsoil* must be stored separately and a minimum distance of three (3) metres from each other, unless otherwise approved in writing by the Regulatory Body;

- d. storage areas for topsoil* and subsoil* must be marked with permanent signage within 3 months of stockpile establishment; and
 - e. permanent sign posts for storage areas for topsoil* and subsoil* must be maintained until all reclamation material* has been replaced on the disturbed area.
- 1366 For progressive reclamation* the Disposition Holder must retain reclamation material* to be replaced at the active operational area at the time of final reclamation*.
- 1367 The Disposition Holder must not mix wood chips with any reclamation material*.
- 1368 The Disposition Holder must not apply wood chips to the lands at a depth greater than five (5) centimeters.
- 1369 The Disposition Holder must manage wood chips in accordance with the directive ID 2009-01 Management of Wood Chips on Public Land as amended from time to time.
- 1370 The Disposition Holder must not store piles or windrows of reclamation material* within standing timber.
- 1371 The Disposition Holder must not use soil sterilant on the Lands.
- 1424 The holder must not deposit or place debris, soil or other deleterious material* into or through any watercourse* and/or waterbody*, or on the ice of any watercourse or waterbody.
- 1425 The holder must not interrupt natural drainage, including ephemeral wetlands* and fens*, block water flow or alter the water table.
- 1450 The Disposition Holder must reclaim the Lands in accordance with the Reclamation Criteria for Wellsites and Associated Facilities documents, for Cultivated, Forested, Native Grasslands* and Peatlands* as amended or replaced from time to time.
- 1451 For progressive reclamation* on forested lands*, the Disposition Holder must replace all reclamation materials* that have been salvaged in accordance with all of the following:
- a. all salvaged subsoil* must be replaced, then all salvaged topsoil*;
 - and
 - b. reclamation materials* must be replaced over the entire progressive reclamation area*;
- unless otherwise approved in writing by the Regulatory Body.
- 1452 For progressive reclamation* on forested lands*, the Disposition Holder must retain reclamation material* to be replaced at the active operational area at the time of final reclamation*.

- 1453 The Disposition Holder must complete temporary reclamation* on the Lands within 1 growing season of construction phase* for all topsoil* and subsoil* stockpiles required for final reclamation*.
- 1454 The Disposition Holder must prior to seeding herbaceous seed in forested* or peatlands* submit a Request for Seeding in writing to the Regulatory Body that contains all of the following:
- a. rationale for conducting seeding of herbaceous species*;
 - b. a description of the proposed site for seeding including information with respect to the following:
 - i. Whether the Lands are subject to high erosion*
 - ii. Whether the Lands are prone to invasion from agronomic or weed species
 - c. a proposed seed mix composition for re-vegetation of the Lands in accordance with the Native Plant Revegetation Guidelines for Alberta, 2001 as amended or replaced from time to time or a rationale for alternate species;
 - d. provide a seed certificate in accordance with the Seed Act for the seed mixed to be used for re-vegetation*; and
 - e. any other information requested by the Regulatory Body.
- 1455 The Disposition Holder must only conduct seeding in accordance with the written request for seeding as approved by the Regulatory Body.
- 1457 The Disposition Holder when planting trees or shrubs within the Green Area* must meet the requirements of the December 2016 Alberta Forest Genetic Resource Management and Conservation Standards document, as amended or replaced from time to time.
- 1459 The Disposition Holder must not have slash and rollback* accumulations within five (5) metres of the perimeter of the disposition boundary, greater than the percent ground cover on the surrounding undisturbed forest floor.
- 1461 The Disposition Holder must complete progressive reclamation* on forested lands* for all associated and incidental disturbances to the Disposition.
- 1463 For final reclamation*, the Disposition Holder must complete all of the following:
- a. contour the disturbed land to the pre-disturbance landform or to the landform approved by the Regulatory body;
 - b. replace all stockpiled subsoil*, then replace all stockpiled topsoil*;
 - c. spread all coarse woody debris* on forested lands* and;

d. reclamation materials* must be replaced over the entire area from which they were removed unless otherwise approved in writing by the Regulatory Body.

- 1464 The Disposition Holder must reclaim the Lands to the pre-disturbance land use type* unless otherwise authorized in writing by the Regulatory Body.

All licences, authorizations and approvals issued under the *Alberta Environmental Protection and Enhancement Act*, *Water Act* or *Public Lands Act* should not be taken to mean the proponent (applicant) has complied with federal legislation. Proponents should contact Habitat Management, Fisheries and Oceans in relation to the application of federal laws relating to the *Fisheries Act (Canada)*.

Fisheries Protection Program, Fisheries and Oceans Canada

867 Lakeshore Road, Burlington, Ontario, L7R 4A6

Telephone: 1-855-852-8320

Email: fisheriesprotection@dfo-mpo.gc.ca

Web address: www.dfo-mpo.gc.ca

Proponents should also contact the Navigation Protection Program, Canadian Coast Guard, 4253-97 Street, Edmonton, Alberta, T6E 5Y7, phone: (780) 495-4220, relating to the *Navigation Protection Act*.





DISPOSITION

PROVINCE OF ALBERTA

PUBLIC LANDS ACT

R.S.A. 2000, c.P-40, as amended

DISPOSITION TYPE

LICENCE OF OCCUPATION

DISPOSITION NUMBER

DLO 5981

PURPOSE

Access-Class 1 All Weather

ACTIVITY

Access

DISPOSITION HOLDER

MOUNTAIN VIEW COUNTY

EFFECTIVE DATE

July 4, 2022

EXPIRY DATE

July 3, 2032

PLAN NUMBER

5717 TL

PLAN VERSION DATE

2022-06-30

Pursuant to the Public Lands Act RSA 2000, c P-40 this disposition is issued on the date noted above subject to the attached terms and conditions.

Jane.Fletcher

Digitally signed by Jane.Fletcher
DN: dc=ca, dc=ab, dc=gov, dc=ds, dc=goa,
ou=AdminUnits, ou=AEP, cn=Jane.Fletcher
Date: 2022.07.04 08:18:39 -06'00'

The director, *Public Lands Act*

ADMINISTRATIVE CONDITIONS

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“**Lands**” means that portion of Public Lands as identified in the approved Plan which forms part of this Disposition.

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- 7** The Disposition Holder must pay as they become due and payable, any tax, rent, rate or assessment that is duly assessed and charged against the Disposition Holder, including but not limited to property taxes and local improvement charges with respect to the municipality in which the Lands are located.

Notwithstanding that this Disposition has expired, the Disposition Holder remains liable for the amount of the rent, property taxes and local improvement charges.

Notwithstanding that this Disposition has been cancelled, the Disposition Holder remains liable for the amount of the property taxes and local improvement charges, as calculated on a pro-rated basis from January 1st of the last year of the Term to the date of cancellation of the Disposition.

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Compliance

- 9** The Disposition Holder must obtain federal, provincial, municipal, and other permits and approvals, as applicable, with respect to activities that may take place on the Lands.

Condition of the Lands

- 10** The Disposition Holder accepts the Lands on an "as is" basis.

Improvements to the Lands

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Impact on Other Disposition Holders

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Province's Use of the Lands

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 - b) Register, cause or allow to be registered, or permit to remain registered any caveat or encumbrance against the title to the Lands, without first obtaining the prior written consent of the Regulatory Body, which may be arbitrarily withheld.

Default and Termination

- 17** The Regulatory Body may cancel this Disposition immediately if:
- a) a creditor lawfully seizes any of the Disposition Holder's property on the Land;
 - b) the Disposition Holder is adjudged bankrupt or makes a general assignment for the benefit of creditors;
 - c) a receiver of any type is appointed for the Disposition Holder's affairs;
 - d) in the Regulatory Body's opinion, the Disposition Holder is insolvent;
- 18** When a Disposition has been terminated, the Regulatory Body may cancel any associated dispositions.
- 19** The Regulatory Body may, upon written notice to the Disposition Holder of not less than 60 days, cancel this Disposition or withdraw any part of the Lands from this Disposition as is necessary to construct works including but not limited to banks, drains, dams, ditches, canals, turnouts, weirs, spillways, roads or other structures necessary or incidental to those works.

Indemnification and Limitation of Liability

- 20** The Disposition Holder indemnifies and holds harmless the Regulatory Body, its employees, and agents against and from all actions, claims, demands, or costs (including legal costs on a solicitor-client basis) to the extent arising from:
- a) the Disposition Holder's breach of this Disposition, or
 - b) any actions or omissions, negligence, other tortious act, or willful misconduct of the Disposition Holder, or of those for whom the Disposition Holder is legally responsible, in relation to the exercise of the rights, powers, privileges or duties under this Disposition.
- 21** The Disposition Holder will not be entitled to any damages, costs, losses, disbursements, or compensation whatsoever from the Province or the Regulatory Body, regardless of the cause or reason therefore, on account of:
- a) partial or total failure of, damage caused by, lessening of the supply of, or stoppage of utility services or any other service;
 - b) the relocation of facilities or any loss or damage resulting from flooding or water management activities;
 - c) the relocation of facilities or any loss or damage resulting from wildfire or wildfire management activities;
 - d) any damage or annoyance arising from any acts, omissions, or negligence of owners, occupants, or tenants of adjacent* or contiguous property; or
 - e) the making of alterations, repairs, improvements or structural changes to the utility services, if any, anywhere on or about the Lands provided the same, must be made with reasonable expedition.

Insurance

- 22** The Disposition Holder must at all times during the Term, at its own expense and without limiting the Disposition Holder's liabilities insure its Activities conducted on the Lands as follows:
- a. General insurance in an amount not less than \$2,000,000 inclusive per occurrence, insuring against bodily injury, personal injury, and property damage including loss of use.
 - b. Automobile liability insurance on all vehicles owned, operated or licensed in the name of the Disposition Holder and used on or taken onto the Lands or used in carrying out the Activities authorized under this Disposition in an amount not less than \$2,000,000;
 - c. Forest fire fighting expense endorsement coverage in an amount not less than \$250,000;
 - d. Such additional insurance in an amount and of a type as directed in writing by the Regulatory Body.
- 23** The Disposition Holder must on request of the Regulatory Body, provide the Regulatory Body with of a detailed certificate of insurance, and a copy of each required insurance policy.
- 24** The Disposition Holder must have each insurance policy required under the Disposition endorsed to provide the Regulatory Body with at least 30 days advance written notice of cancellation or material change.

Notices

- 25** The Disposition Holder must maintain current contact information with the Regulatory Body.

General

- 26** The Disposition Holder must:
- a. generate and receive an Entry Confirmation Number through the Electronic Disposition System (EDS) within 72 hours of commencing the activity; and
 - b. provide other notifications in relation to the status of the activity as directed in writing by the Regulatory Body.
- 27** The Disposition Holder shall comply with the application, including but not limited to, the commitments made in the application.

- 28** The Regulatory Body may, upon its own initiative, cancel, suspend or amend the disposition at any time, to the extent authorized to do so by the applicable legislation.
- 29** Applicable Incidental Activities as identified in the related disposition application and that meet the applicable incidental activity criteria are subject to the terms and conditions of the related Disposition. Areas identified as applicable incidental are available for use for a term of five years from approval date of the related Disposition.

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LAT Number:	000005E0C2	LAT Date:	2022-06-30	08:46:39
Project Name:				
Project Description:				
Disposition Type:	DLO	Licence of Occupation		
Purpose Type:	ACES	Access		
Activity Type:	ACES02DLOP	Class I - All Weather		

Responsibility of Applicants:

It is the applicant's responsibility to conduct a full review of the generated LAT Report, ensuring that you are aware and have a full understanding of the identified standards and conditions, and any additional limitations that may also be imposed by an approved higher level plan, reservation or notation or any other law or Order of the Province or the Government of Canada that may impact the placement, construction or operation of the proposed disposition, purpose and activity.

The applicant must assess if the proposed disposition, purpose and activity can meet the applicable standards, conditions and any limitations which will subsequently determine if the application can be submitted to the regulatory body. Applicants should complete a thorough review of regulatory and application processes including supporting procedural documents and the generated LAT Reports prior to making this determination.

Where the applicant chooses not to meet, or is not able to meet, one or more Approval Standards or higher level plans within the generated LAT Report as submitted as part of the application, or any affected reservations as identified within the land status report, the applicant is required to complete the appropriate mitigation as part of their supplement submission that addresses individually each of the items not being met.

The information provided within the LAT Tool is a spatial representation of features provided to the applicant for activity and land use planning. The accuracy of these layers varies depending on the resource value being represented. The regulatory body insists that site visits, wildlife surveys and groundtruthing efforts are completed to ensure that you, the applicant can meet the procedures detailed within the *Pre-Application Requirements for Formal Dispositions*, the identified approval standards, operating conditions and *Best Management Practices* as represented within the *Master Schedule of Standards and Conditions*.

Proximity to Watercourse/Waterbodies:

Applicants will ensure that standards or conditions for Watercourse/Waterbody features as identified within the generated LAT Report are followed. It is the responsibility of the applicant to ensure the identified setbacks and buffers are properly established through a pre-site assessment and maintained.

NOTE: Be aware that the submission of a LAT Report as part of an application submission does not imply approval of the activity. The standards and conditions identified within the LAT Report may be subject to change based on regulatory review.

Landscape Analysis Tool (LAT) Report

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Base Features	
Green/White Area	White Area
Municipality	Mountain View County
FMA	
FMU	BO2
Provincial Grazing Reserve	
Rocky Mountain Forest Reserve	
PLUZ Areas	
Protected Areas	

Provincial Sanctuaries	
Wildlife Corridors	
Restricted Area	
Game Bird	Zone 6
Seasonal	

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Higher Level Plans	
Integrated Resource Plan (Local)	
Integrated Resource Plan (Subregional)	Ghost River Sub-Regional Integrated Resource Plan
Access Management Plan	
Landscape Management Plan	

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Additional Application Requirements

Wildlife Survey

DND Area

Historical Resources

HRV Rating

Category

Historic Resources Application Required: No

While no specific historic resource concerns have been identified within the proposed activity area, Section 31 of the *Historical Resources Act* states that "a person who discovers a historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." Should a historic resource be encountered with the construction or operation of this disposition, information on who to contact can be found on the Ministry of Culture and Tourism's website in; Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources.

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Sensitive Features

Wildlife and Other Sensitive Species

	Intersected		Intersected
Burrowing Owl Range		Mountain Goat and Sheep Areas	
Caribou Range		Disease Buffer	
Caribou Range - Zone A		Ord's Kangaroo Rat Range	
Caribou Range - Zone B		Ord's Kangaroo Rat Key Habitat Area	
Colonial Nesting Birds		Piping Plover Waterbodies	
Critical Habitat of Aquatic Species at Risk		Provincial Hibernacula Buffer	
Endangered and Threatened Plants Ranges		Sensitive Amphibian Ranges	
Greater Short-horned Lizard Habitat		Sensitive Raptor Range	
Greater Short-horned Lizard Range		Sensitive Snake Habitat	
Greater Sage Grouse Core Area		Sensitive Snake Hibernacula Range	
Greater Sage Grouse Recovery Area		Sharp-tailed Grouse Leks and Buffer	
Greater Sage Grouse Leks and Buffer		Sharp-tailed Grouse Survey	
Grizzly Bear Zone		Special Access Area	
High Risk Watersheds	Yes	Swift Fox Range	
Key Wildlife and Biodiversity Areas		Trumpeter Swan Waterbodies/Watercourse	
Mountain Goat and Sheep Zone		Trumpeter Swan Watercourse Buffer	

Federal Orders:

	Intersected
Greater Sage Grouse	

Grassland and Natural Regions:

	Intersected		Intersected
Central Parkland		Mixed Grass Sub-region layer	
Central Parkland and Northern Fescue		Montane	
Chinook Grasslands		Northern Fescue	
Dry Mixed Grass		Peace River Parkland	
Foothills Fescue		Permafrost	
Foothills Parkland Grasslands		Rough Fescue PNT	
Grassland and Parkland Natural Region		Subalpine or Alpine	

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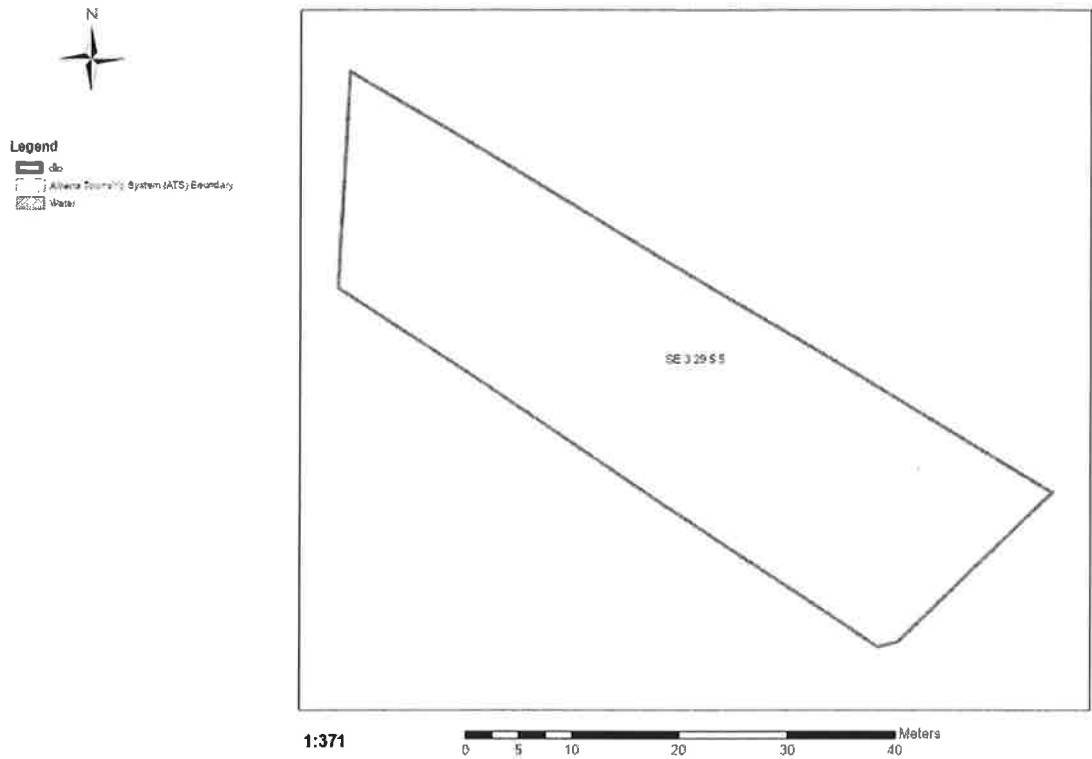
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Alberta Township System (ATS) Land List

Quarter	Section	Township	Range	Meridian	Road Allow.	Sensitive Features Identified
SE	3	29	5	5		Green / White Area, High Risk Watersheds

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Land Management		
Report ID	Approval	Condition
1	1000-AS	The Disposition Holder must locate minimum of 80% of the linear activity adjoining existing occupied linear dispositions within 250 metres of the proposed activity.
2	1001-AS	The Disposition Holder must ensure access development is not created within 400 metres of a. already existing parallel access; or b. surveyed road allowance, unless use of the surveyed road allowance results in greater disturbance based on road length, width or municipal construction requirements.
3	1003-AS	The Disposition Holder must not construct access to a greater road class than the road class of the existing access route from which they originate or branch off from.
4	1004-AS	The Disposition Holder must not conduct the Activity within natural forest openings (>10 hectares) such as meadows .
5	1030-AS	Where an Integrated Resource Plan or a Reservation/Protective Notation identifies a greater set back, the greater set back will prevail.
6	1031-AS	Where a Higher Level Plan* exists, the Disposition Holder must follow any direction provided within that plan.
7	1033-AS	With the exception of pipelines, for activities that fall within any Protective Notation (PNT) lands with a purpose code 400 Series encompassing a section of land (259 hectares) or less, located in the Provincial White Area, the Disposition Holder must construct all activities within lands previously disturbed or cleared. Where no previous disturbance exists, activities must occur within 100 metres of the PNT.
8	1037	Where access control* is required, the Disposition Holder must report to the Regulatory Body immediately if the access control* is ineffective at preventing unauthorized access.
9	1038	When gates are used for access control*, the Disposition Holder must ensure: a. gates remain closed and locked at all times except to allow for the passage of an authorized vehicle; b. the Regulatory Body's and authorized users of the access are notified of all combination or keyed locks and; c. where keyed locks are utilized, a double locking method must be implemented by the disposition holder to provide. a means of access to multiple authorized users including the regulatory body.
10	1041	The Disposition Holder must maintain proper drainage of surface water.
11	1044-AS	The Disposition Holder must not locate activities within 45 metres from the top of any coulees* with the exception of activities such as; access, pipelines and linear easements crossing those features.
12	1049	The Disposition Holder must remove all garbage and waste material from this site.

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13	1053	The Disposition Holder must not enter the boundaries of any research or sample plot unless consent is received from the reservation holder.
14	1061	Where FireSmart activities are considered, the Disposition Holder must follow Information Letter- "Authorization of FireSmart Activities on Public Land" as amended from time to time.
15	1073-AS	The Disposition Holder must construct each corner cut* to a maximum of <= .02 hectares and must not adjoin a lease.

Vegetation

Report ID	Approval	Condition
16	1300	The disposition holder must manage all regulated weeds to the satisfaction of the regulatory body.
17	1301	The Disposition Holder must not conduct vegetation control maintenance including but not limited to mechanical mowing or brush removal between April 15th and August 15th within the Grassland and Parkland Natural regions except for the purpose of mowing vegetation no more than 4 metres in width for vehicle access; between May 1st and August 10th for all other Natural regions except for the purpose of mowing vegetation no more than 4 metres in width for vehicle access, notwithstanding the requirement to control weeds as per the Weed Control Act
18	1302	"The Disposition Holder must remove all deciduous or coniferous merchantable timber from the Activity as per the following utilization standards; - Deciduous Timber: 15 cm Base/10 cm Top - Coniferous Timber: 15 cm Base/11cm Top and haul said timber to the location of end use."
19	1303	The Disposition Holder must slash, limb and buck flat to the ground all woody debris* and leaning trees created by the activity.
20	1304	For fire control purposes on forested lands, the Disposition Holder must dispose of excess coarse woody debris* not utilized for rollback* or stockpiled for reclamation*.
21	1305	Within FireSmart Community Zones*, the Disposition Holder must dispose of coarse woody debris* by burning unless a Debris Management Plan has been approved under the Forest and Prairie Protection Act.

Soil

Report ID	Approval	Condition
22	1356	The Disposition Holder must not conduct the Activity during adverse ground conditions*.
23	1357	The Disposition Holder must prevent erosion* and sedimentation on to adjacent* Lands or Water bodies * that results from the activity.
24	1358	The Disposition Holder must install and maintain erosion control* measures.
25	1359-AS	The Disposition Holder must not remove from the Lands topsoil* or subsoil* unless approved in writing by the Regulatory Body.

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26	1360	"Where activities have occurred on the Lands that do not involve minimal disturbance* construction, the Disposition Holder must salvage topsoil* for land reclamation as follows: a. Salvage all topsoil* from: i. Mineral soils ii. Shallow organic soils* iii. Reclaimed soils b. Where the depth of the topsoil* is less than 15 cm, the topsoil* and part of the subsoil* to a total depth of 15 centimetres must be salvaged, unless the upper subsoil* is considered chemically unsuitable*."
27	1363	All reclamation material* must be considered suitable as defined in the May 2001 Salt Contamination Assessment Guidelines and meet the February 2016 Alberta Tier 1 Soil and Groundwater Remediation Guidelines, as amended or replaced from time to time.
28	1365	"The Disposition Holder must store reclamation material* in accordance with all of the following: a. reclamation material* must not be placed beneath the ground surface or buried in any way; b. coarse woody debris* stored for reclamation purposes for greater than 12 months must be mixed with topsoil*; and c. topsoil* and subsoil* must be stored separately."
29	1367	The Disposition Holder must not mix wood chips with any reclamation material*.
30	1368	The Disposition Holder must not apply wood chips to the lands at a depth greater than five (5) centimeters.
31	1369	The Disposition Holder must manage wood chips in accordance with the directive ID 2009-01 Management of Wood Chips on Public Land as amended from time to time.
32	1370	The Disposition Holder must not store piles or windrows of reclamation material* within standing timber.
33	1371	The Disposition Holder must not use soil sterilant on the Lands.

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Watercourse / Waterbody		
Report ID	Approval	Condition
34	1403-AS	<p>For all site activities, paralleling linear activities or pipeline bore sites, the Disposition Holder must not conduct the Activity within the following water body* setbacks from the disposition edge:</p> <ul style="list-style-type: none"> a. non-permanent seasonal wetlands* must have a setback of 45 metres of undisturbed vegetation from the bed and shore and; b. semi-permanent and permanent ponds, wetlands*, shallow open water ponds and lakes must have setback of 100 metres from the bed and shore*. c. Intermittent watercourses* including springs must have a setback of at least 45 metres. d. Small Permanent watercourses* must have a setback of at least 45 metres. e. Large Permanent watercourses* must have a setback of at least 100 metres.
35	1406-AS	The Disposition Holder must ensure all watercourse crossings maintain fish passage*.
36	1408-AS	The Disposition Holder must install a Type I or Type II structure as defined in the Code of Practice for Watercourse Crossings that maintains the channel, for all Class A, B and C watercourses*
37	1409	The Disposition Holder must maintain the access including crossing structures, ditches and other installations to ensure proper drainage.
38	1410	The Disposition Holder must keep watercourse* crossings free of accumulated debris* or ice that will impede the flow of water.
39	1411	Where crossings have been removed, the Disposition Holder must immediately stabilize the bank* or shoreline of all affected water bodies and restore to native vegetative species found in the adjacent* area.
40	1412	The Disposition Holder must acquire an authorization for access (off-disposition) for water withdrawal activities.
41	1416	<p>Where snow fill crossings are installed, the Disposition Holder must:</p> <ul style="list-style-type: none"> a. use clean snow materials minus of debris to fill the watercourse* channel; b. fill material placed on top of the temporary crossing must be held in place and separated from the snow fill by a geotextile fabric or natural mat that is impermeable to soil movement, and; c. completely remove the crossing prior to spring break up or active channel* flows, unless otherwise directed by the Regulatory Body.
42	1417	<p>Where an ice bridge* crossing is installed, the Disposition Holder must:</p> <ul style="list-style-type: none"> a. not utilize fill or other capping material on the ice bridge*; b. not impede watercourse* flows; c. construct approaches with snow and ice materials of sufficient thickness to protect the stream bank*, and; d. not alter the streambed or banks*.

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43	1419	For use of equipment within the bed of a water body*, the Disposition Holder must prior to operations follow the "Decontamination Protocol for Work in or Near Water", as amended from time to time.
44	1420	The Disposition Holder must provide a completed Record of Decontamination form as proof of decontamination to the Regulatory Body upon request.
45	1421	The Disposition Holder must monitor all watercourse crossings and report all findings by November 30 of each year as per the Watercourse Crossing Management Directive as amended from time-to-time.
46	1422	The Disposition Holder must report all watercourse crossing remediation or maintenance efforts as per the Watercourse Crossing Management Directive.
47	1423	At watercourse locations where the Disposition Holder installs devices to prevent beaver dam construction, the device must not impede fish passage* unless otherwise authorized by the regulatory body. Device design rationale to be provided to the Regulatory Body upon request.

Reclamation

Report ID	Approval	Condition
48	1453	The Disposition Holder must complete temporary reclamation* on the Lands within 1 growing season of construction phase* for all topsoil* and subsoil* stockpiles required for final reclamation*.
49	1454	The Disposition Holder must prior to seeding herbaceous seed in forested* or peatlands* submit a Request for Seeding in writing to the Regulatory Body that contains all of the following: a. rationale for conducting seeding of herbaceous species*; b. a description of the proposed site for seeding including information with respect to the following: i. whether the Lands are subject to high erosion* and; ii. whether the Lands are prone to invasion from agronomic or weed species. c. a proposed seed mix composition for re-vegetation of the Lands in accordance with the Native Plant Revegetation Guidelines for Alberta, 2001 as amended or replaced from time to time or a rationale for alternate species; d. provide a seed certificate in accordance with the Seed Act for the seed mixed mix to be used for re-vegetation* and; any other information requested by the Regulatory Body.
50	1455	The Disposition Holder must only conduct seeding in accordance with the written authorization of the Regulatory Body.
51	1456	The Disposition Holder must when seeding cultivated lands*; a. use agronomic or forage seed that meets or exceeds Certified #1 as outlined in the Seeds Act and Seeds Regulations; b. use seed mixes that are free of species listed in the Weed Control Act and; c. provide a seed certificate to the Regulatory Body within 30 days of request.

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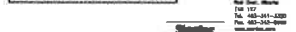
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52	1457	Within the Green Area* of the Province, the Disposition Holder must re-vegetate the Lands with trees or shrubs that meet the requirements of the December 2016 Alberta Forest Genetic Resource Management and Conservation Standards document, as amended or replaced from time to time.
53	1459	The Disposition Holder must not have slash and rollback* accumulations within five (5) metres of the perimeter of the disposition boundary, greater than the percent ground cover on the surrounding undisturbed forest floor.
54	1461	The Disposition Holder must complete progressive reclamation* on forested lands* for all associated and incidental disturbances to the Disposition.
55	1462	The following activities are excluded from progressive reclamation* requirement on forested lands*: a) Lands that have received authorization for clay pad construction; and b) Lands with a 4:1 or steeper slopes where a cut and fill has been constructed to level the ground surface.
56	1463	For final reclamation*, the Disposition Holder must complete all of the following: a. contour the disturbed land to the pre-disturbance landform or to the landform approved by the Regulatory body; b. replace all stockpiled subsoil*, then replace all stockpiled topsoil*; c. spread all coarse woody debris* on forested lands* and; d. reclamation materials* must be replaced over the entire area from which they were removed unless otherwise approved in writing by the Regulatory Body.
57	1464	The Disposition Holder must reclaim the Lands to the pre-disturbance land use type* unless otherwise authorized in writing by the Regulatory Body.

Wildlife

Report ID	Approval	Condition
58	1600	The Disposition Holder must conduct a complete and immediate Wildlife Sweep* of the Lands subject to the disposition prior to any activity, as per the "Wildlife Sweep Protocol".
59	1601	The Disposition Holder must submit observations from a Wildlife Sweep* to the Fisheries and Wildlife Management Information System (FWMIS) and notify the issuing Regulatory Body in writing upon request that the Wildlife Sweep* was completed.
60	1602-AS	The Disposition Holder must incorporate a buffer* zone of a minimum width of 100m undisturbed vegetation, where an established buffer* does not already exist for any and all key habitat features including, but not limited to leks*, nests, dens and houses identified in the Wildlife Sweep*.
61	1603	When Wildlife Surveys* are required, the Disposition Holder must submit results as defined by the sensitive species inventory guidelines from Wildlife Survey* to the Fisheries and Wildlife Management Information System (FWMIS).
62	1608	The Disposition Holder must incorporate buffers*, setbacks and activity timing restrictions for any and all key habitat features including, but not limited to leks*, nests, dens and houses identified in the wildlife survey*.



Point #	Latitude	Longitude	Point Description
1	5, 501,000.00	445,995.00	1st Stationing Point P1 (1st and 2nd Stationing Point P1)
2	5, 501,000.00	445,995.00	2nd Stationing Point P2 (1st and 2nd Stationing Point P2)
3	5, 501,000.00	445,995.00	3rd Stationing Point P3 (1st and 2nd Stationing Point P3)
4	5, 501,000.00	445,995.00	4th Stationing Point P4 (1st and 2nd Stationing Point P4)
5	5, 501,000.00	445,995.00	5th Stationing Point P5 (1st and 2nd Stationing Point P5)
6	5, 501,000.00	445,995.00	6th Stationing Point P6 (1st and 2nd Stationing Point P6)
7	5, 501,000.00	445,995.00	7th Stationing Point P7 (1st and 2nd Stationing Point P7)
8	5, 501,000.00	445,995.00	8th Stationing Point P8 (1st and 2nd Stationing Point P8)
9	5, 501,000.00	445,995.00	9th Stationing Point P9 (1st and 2nd Stationing Point P9)
10	5, 501,000.00	445,995.00	10th Stationing Point P10 (1st and 2nd Stationing Point P10)
11	5, 501,000.00	445,995.00	11th Stationing Point P11 (1st and 2nd Stationing Point P11)
12	5, 501,000.00	445,995.00	12th Stationing Point P12 (1st and 2nd Stationing Point P12)
13	5, 501,000.00	445,995.00	13th Stationing Point P13 (1st and 2nd Stationing Point P13)
14	5, 501,000.00	445,995.00	14th Stationing Point P14 (1st and 2nd Stationing Point P14)
15	5, 501,000.00	445,995.00	15th Stationing Point P15 (1st and 2nd Stationing Point P15)
16	5, 501,000.00	445,995.00	16th Stationing Point P16 (1st and 2nd Stationing Point P16)
17	5, 501,000.00	445,995.00	17th Stationing Point P17 (1st and 2nd Stationing Point P17)
18	5, 501,000.00	445,995.00	18th Stationing Point P18 (1st and 2nd Stationing Point P18)
19	5, 501,000.00	445,995.00	19th Stationing Point P19 (1st and 2nd Stationing Point P19)
20	5, 501,000.00	445,995.00	20th Stationing Point P20 (1st and 2nd Stationing Point P20)



Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: August 10, 2022

SUBJECT: Emergency Livestock Handling Equipment Trailer

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

ALTERNATIVE OPTIONS: That Council request Administration engage with the Fire Departments to begin developing specifications for a MVC owned Emergency Livestock Trailer with a budget to be returned to the 2023 budget deliberations.

BACKGROUND: At the July 13th 2022 Regular Council Meeting, Council requested that Administration engage with Rocky View County regarding the joint development of an Emergency Livestock Handling Equipment Trailer as it was noted that the southern portion of the County may be underserved in the event of a livestock emergency.

Administration has contacted Rocky View County and received information that Rocky View County developed a trailer in 2018 as part of their Livestock Emergency Plan. The Fire departments are primarily responsible for dispatching the trailer and it is stored in Balzac or at the Langdon Fire Hall. Since being developed, the trailer has not been used for emergency response.

Mountain View County does hold a Mutual Aid Agreement with Rocky View County for Fire Services.

Administration is seeking direction from Council as to whether they wish to proceed with the development of an emergency livestock trailer independently or to continue to rely on the County's Emergency Livestock Emergency preparedness plans and mutual aid agreements.

RELEVANT POLICY:

BUDGET IMPLICATIONS:

Attachments ☐ Nil ☒

PREPARED BY: CD

REVIEWED BY: CA

Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: August 10, 2022

SUBJECT: Parkland Regional Library System Population Figures

RECOMMENDATION: That Council support opening the Parkland Regional Library System (PRLS) membership agreement with the intent to amend clause 8.3 so that the population figures PRLS uses for requisitions are the same as the population figures Municipal affairs uses to provide municipalities with grant funding.

ALTERNATIVE OPTIONS: That Council accept this report as information only.

BACKGROUND:

In accordance with the Parkland Regional Library System (PRLS) Membership Agreement, the per capita funding that is contributed from each Member municipality is based on 'the most recent population figures for the municipality as published by Municipal Affairs'. In 2021, this listing published by Municipal Affairs transitioned from the historical usage of the federal census numbers to the newly created Treasury Board and Finance population estimates. PRLS notified Member municipalities in March of 2021 that the Treasury Board and Finance population numbers would be utilized in 2022 to allow for municipalities to budget accordingly.

For 2022, the federal census population for Mountain View County is 12,981. PRLS invoiced Mountain View County at the Treasury Board and Finance population figure of 13,345 (2020 figures). The updated Treasury Board and Finance population figure as of 2021 for Mountain View County is 13,958. Mountain View County currently pays \$8.55 per capita to PRLS.

Federal Census Population	Treasury Board (2022 Budget) Population	Difference	Budget Impact
12,981	13,345	364	\$3,112.20

Federal Census Population	Treasury Board (2023 Budget) Population	Difference	Budget Impact
12,981	13,958	977	\$8,353.35

The challenge identified with the use of Treasury Board and Finance population numbers to determine the amount due to PRLS is relative to the fact that Mountain View County currently receives funding from the Provincial Government based on the Federal Census Population numbers. As such, the greater divide between the Federal Census Population and the Treasury Board Population, the greater amount of funding that Mountain View County will need to find through taxation.

The Municipal Area Partnership met to discuss the issue and to draft a letter on behalf of the Partnership to the Minister of Municipal Affairs (attached). The Minister of Municipal Affairs did provide a response to note that the Ministry uses the Federal Census population numbers in an effort to provide increased stability to Library Boards.

The PRLS has received a legal opinion that notes that the use of the Treasury Board figures is consistent with the Membership Agreement and therefore will continue that practice until such time that the Membership amends the agreement. In order to amend the Membership Agreement, one of two things can happen:

- 1) Unanimous support from the Membership can result in an immediate change;
- 2) 2/3 support of the Member Municipalities, representing at least 2/3 of the total population of the Member Municipalities can result in a change with 13 months notice.

As such, local Member Municipalities have considered the passing of Council resolutions providing support to request the Parkland Regional Library System to amend the Membership Agreement requesting for the same population figure to be used for funding from municipalities as the population figure used to provide funding to municipalities from the Province to avoid the instance referenced above.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: \$3,112.20 for 2022.

Attachments ☒ **Nil** ☐
1. Letter to Municipal Affairs from Municipal Area Partnership

PREPARED BY: CA
REVIEWED BY: CA



Town of Olds



June 22, 2022

Sent via email:

minister.municipalaffairs@gov.ab.ca

Cc: libraries@gov.ab.ca

Minister of Municipal Affairs
Office of the Minister Municipal Affairs
320 Legislature Building
10800 – 97 Avenue
Edmonton, AB
T5K 2B6

RE: Population Data & Library Contributions / Funding

Dear Minister McIver:

Our Municipal Area Partnership Committee (made up of Mayors and Council Representatives from our region) recently discussed the decision by Parkland Regional Library Services to use the Treasury Board population estimates for calculating municipal contributions. This is of concern to us as provincial funding for municipal library services is still calculated using old census data. This creates a problematic system where one data set is used for calculating municipal contributions and a different data set is used for calculating funding.

We understand that MSI (LGFF) will now be calculated using the Treasury Board population estimates. We ask that you look at implementing a similar system with library funding (and any other municipal funding that still uses other population calculations) to ensure that all provincial funding for municipalities uses the same Treasury Board population estimates.

Sincerely,

Mayor Judy Dahl, Town of Olds
Chair of Municipal Area Partnership Committee

JD/mm

cc. Mayor Lance Colby - Town of Carstairs
Mayor Timothy Hagen - Village of Cremona
Mayor Rhonda Hunter - Town of Didsbury
Reeve Angela Aalbers - Mountain View County
Mayor Richard Warnock - Town of Sundre

Regular Council Meeting

Request for Decision

Legislative, Community, and Agricultural Services

DATE: August 10, 2022

SUBJECT: McDougal Flats Community Engagement Report

RECOMMENDATION: That Council receive as information the McDougal Flats Community Engagement Report pertaining to the McDougal Pit Future Use Visioning.

ALTERNATIVE OPTIONS: That Council provide direction on the next steps for the McDougal Pit Future Use and Solar Pilot Project.

BACKGROUND: Mountain View County held an in-person engagement on June 28, 2022 at the McDougal Hall followed by an online Survey from July 12 to July 29 to gather community input on the overall plan for the future use of the previous McDougal Gravel Pit site, and more specifically the potential community amenity portion of the 80-acre parcel.

Between 30 and 35 residents from the area attended either the entire or part of the in-person session. After presentations and review of complementary materials, feedback was given by many in attendance and compiled in Attachment 1.

The online survey was conducted between July 12 and July 29 from which 13 total submissions were received, of which 11 can be considered valid. The information gathered through the surveys (Attachment 2) remained consistent with the sentiments expressed at the in-person engagement.

To summarize:

- The most consistent message across submissions is that the amenity portion is not developed for anything motorized. Nine responses total made specific reference to no allowance for motorized activity.
- Low impact, passive recreation with as many natural features as possible was the prevailing sentiment among the amenities residents who responded wanted to see transpire. This included suggestions such as: a nature park, an interpretive park, conservation/treed area, a bird sanctuary, bike trails with a park-like setting, and a quiet area.
- Equestrian riding arenas (either indoor or outdoor or a combination) was also a popular option for a community amenity among respondents to the survey and in attendance at the in-person engagement.
- There were questions with the solar portion of the project and some comments voicing concerns about different aspects. There was also a number of comments providing support for the full property to be used for the solar project.
- Some respondents provided additional comments. Those comments can be viewed in the attachments.

NEXT STEPS: The engagement strategy on this issue is to now compile the results and share with the community in the form of another survey, asking them to further narrow down the possible choices for the community amenity from the top two to three responses. If Council would like to narrow the scope of the second round of engagement, now is an appropriate opportunity to do so.

RELEVANT POLICY:

- [Policy #1030 Public Participation](#)
-

BUDGET IMPLICATIONS:

- N/A
-

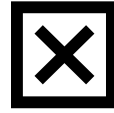
Attachments ☒ **Nil** ☐

1. McDougal Flats Community Engagement – In-person compilation
 2. Individual responses from online survey
-

PREPARED BY: AW

REVIEWED BY: CA

McDougal Flats Community Engagement



Community Indoor Riding Arena x3	Nothing Motorized x4	Safety concern on EMF
Dig a Lake for canoeing etc. x2	No solar panels	Will Sunalta pay a damage deposit?
Outdoor riding arena with trails to Sundre and the River		Concerns with the water table being drilled into
Conservation area – reseed to trees		
Connected trailway to Sundre		
Bike trails with park like setting		
A quiet area, allowing people & wildlife to co-exist		
Park		
Build a greenhouse & hire local		
Staging area for horse tours		
Bird sanctuary		

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, July 14, 2022 11:35:39 AM
Last Modified: Thursday, July 14, 2022 11:39:51 AM
Time Spent: 00:04:12
IP Address:

Page 1

Q1 Mountain View County - Division 5

Where do you reside?

Q2

What feature/amenity would you suggest for the 40-acres not dedicated to a potential solar project?

equestrian facility - trailer parking out door riding arena
dog park
trails / picnic area with trees day use area
water feature, stocked pond for fishing

Q3

What type of feature or amenity would you NOT want located on the 40-acre non-solar portion?

anything motorized
camping

Q4

What other comments or questions do you have about the community amenity portion or the entire potential project?

access and oversight. how will this be monitored to ensure that kids don't have fires?

#2

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, July 14, 2022 12:05:04 PM
Last Modified: Thursday, July 14, 2022 12:05:43 PM
Time Spent: 00:00:39
IP Address:

Page 1

Q1 Mountain View County - Division 5

Where do you reside?

Q2 Respondent skipped this question

What feature/amenity would you suggest for the 40-acres not dedicated to a potential solar project?

Q3 Respondent skipped this question

What type of feature or amenity would you NOT want located on the 40-acre non-solar portion?

Q4 Respondent skipped this question

What other comments or questions do you have about the community amenity portion or the entire potential project?

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, July 14, 2022 12:12:07 PM
Last Modified: Thursday, July 14, 2022 12:16:53 PM
Time Spent: 00:04:45
IP Address:

Page 1

Q1 Mountain View County - Division 5

Where do you reside?

Q2

What feature/amenity would you suggest for the 40-acres not dedicated to a potential solar project?

Sports facilities and or walking paths

Q3

What type of feature or amenity would you NOT want located on the 40-acre non-solar portion?

Wind farm

Q4 Respondent skipped this question

What other comments or questions do you have about the community amenity portion or the entire potential project?

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, July 14, 2022 1:58:19 PM
Last Modified: Thursday, July 14, 2022 2:02:44 PM
Time Spent: 00:04:24
IP Address:

Page 1

Q1 Mountain View County - Division 5

Where do you reside?

Q2

What feature/amenity would you suggest for the 40-acres not dedicated to a potential solar project?

a future riding trail park for horses and people alike

Q3

What type of feature or amenity would you NOT want located on the 40-acre non-solar portion?

a solar farm where the MVC is the only benefactor, that would be the biggest insult of all.

Q4

What other comments or questions do you have about the community amenity portion or the entire potential project?

MVC should really start considering the residence that are paying their wages when deciding on these projects versus lining their own pockets... a solar farm that lines that only lines MVCs pockets what a joke...

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, July 15, 2022 6:51:04 AM
Last Modified: Friday, July 15, 2022 7:23:34 AM
Time Spent: 00:32:30
IP Address:

Page 1

Q1 Mountain View County - Division 5

Where do you reside?

Q2

What feature/amenity would you suggest for the 40-acres not dedicated to a potential solar project?

BMX/Mountain Bike Cross Track; dig deeper into water table for flat water training, slalom kayak training, polo training, paddle board rec use, recreational canoeing/kayaking; exercise cross training course; bike path connected to Town of Sundre trail system; picnic site connected to all these activities; green space;

Q3

What type of feature or amenity would you NOT want located on the 40-acre non-solar portion?

motorized sport

Q4

What other comments or questions do you have about the community amenity portion or the entire potential project?

ascetical appeal of transmission lines with non interference with community section

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, July 17, 2022 8:53:38 AM
Last Modified: Sunday, July 17, 2022 9:00:39 AM
Time Spent: 00:07:00
IP Address:

Page 1

Q1 Mountain View County - Division 6

Where do you reside?

Q2

What feature/amenity would you suggest for the 40-acres not dedicated to a potential solar project?

Park with information on solar project. The positive and negative of solar power. How it works. What it powers or how much generated. Walking, biking paths around 40 acres. Possible dog park. perhaps lighting that would be powered by solar project.

Q3

What type of feature or amenity would you NOT want located on the 40-acre non-solar portion?

Housing, industrial infrastructure, commercial development.

Q4

What other comments or questions do you have about the community amenity portion or the entire potential project?

This is a chance to show uses for a reclaimed project.

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, July 21, 2022 6:19:52 AM
Last Modified: Thursday, July 21, 2022 6:20:48 AM
Time Spent: 00:00:56
IP Address:

Page 1

Q1 Mountain View County - Other

Where do you reside?

Q2
What feature/amenity would you suggest for the 40-acres not dedicated to a potential solar project?

All solar

Q3
What type of feature or amenity would you NOT want located on the 40-acre non-solar portion?

All

Q4
What other comments or questions do you have about the community amenity portion or the entire potential project?

None

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 25, 2022 12:29:53 PM
Last Modified: Monday, July 25, 2022 12:33:16 PM
Time Spent: 00:03:22
IP Address:

Page 1

Q1 Mountain View County - Division 6

Where do you reside?

Q2

What feature/amenity would you suggest for the 40-acres not dedicated to a potential solar project?

public use or ecological conservation including access trail for trail link to Sundre

Q3

What type of feature or amenity would you NOT want located on the 40-acre non-solar portion?

any commercial or residential or RV lot development

Q4

What other comments or questions do you have about the community amenity portion or the entire potential project?

could Sunalta expand their project size and could there be a community benefit such as Solar panels installed on the McDougal HALL to offset community energy cost?

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 26, 2022 8:39:05 PM
Last Modified: Tuesday, July 26, 2022 8:51:06 PM
Time Spent: 00:12:01
IP Address:

Page 1

Q1 Mountain View County - Division 5

Where do you reside?

Q2

What feature/amenity would you suggest for the 40-acres not dedicated to a potential solar project?

Park with shallow pond for child's water park - becomes a skating pond in the winter. Benches, covered picnic tables, bbq, walking paths, bicycling paths
Or a tree farm; or an equestrian barn; or a dog agility park
Or tree farm

Q3

What type of feature or amenity would you NOT want located on the 40-acre non-solar portion?

Quad trails, off road vehicles, industrial use, RV storage; waste transfer, aggregate use

Q4

What other comments or questions do you have about the community amenity portion or the entire potential project?

Are there transmission lines in regards to the solar farm?

What is the anticipated timeframe?

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 27, 2022 10:24:19 AM
Last Modified: Wednesday, July 27, 2022 10:30:14 AM
Time Spent: 00:05:54
IP Address:

Page 1

Q1 Mountain View County - Division 5

Where do you reside?

Q2
What feature/amenity would you suggest for the 40-acres not dedicated to a potential solar project?

Let it go back to nature

Q3
What type of feature or amenity would you NOT want located on the 40-acre non-solar portion?

NO motorized machinery (ATVs etc) at all

Q4
What other comments or questions do you have about the community amenity portion or the entire potential project?

The solar panels are a good idea - at least they are quiet and don't add to the cacophony caused by the gravel pits. As this area has been so badly abused by industry it would be nice to see a natural landscape evolve and bend in with what's left of the natural surroundings.

#11

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 27, 2022 1:38:59 PM
Last Modified: Wednesday, July 27, 2022 1:40:24 PM
Time Spent: 00:01:25
IP Address:

Page 1

Q1 Mountain View County - Division 5

Where do you reside?

Q2 Respondent skipped this question

What feature/amenity would you suggest for the 40-acres not dedicated to a potential solar project?

Q3 Respondent skipped this question

What type of feature or amenity would you NOT want located on the 40-acre non-solar portion?

Q4 Respondent skipped this question

What other comments or questions do you have about the community amenity portion or the entire potential project?

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, July 28, 2022 10:53:20 AM
Last Modified: Thursday, July 28, 2022 11:04:26 AM
Time Spent: 00:11:05
IP Address:

Page 1

Q1 Mountain View County - Division 5

Where do you reside?

Q2

What feature/amenity would you suggest for the 40-acres not dedicated to a potential solar project?

I think the land should be left the way that it is. There is already enough disruptions in the area affecting the families that live there.

Q3

What type of feature or amenity would you NOT want located on the 40-acre non-solar portion?

I would NOT want to see this portion of land changed in anyway.

Q4

What other comments or questions do you have about the community amenity portion or the entire potential project?

I don't think any of it is a good idea.

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, July 29, 2022 8:50:40 PM
Last Modified: Friday, July 29, 2022 8:54:01 PM
Time Spent: 00:03:21
IP Address:

Page 1

Q1 Mountain View County - Division 5

Where do you reside?

Q2

What feature/amenity would you suggest for the 40-acres not dedicated to a potential solar project?

Hiking trails, day use picnic area (with covered gathering area(s), splash park

Q3

What type of feature or amenity would you NOT want located on the 40-acre non-solar portion?

Dirt bike trails.

Q4 Respondent skipped this question

What other comments or questions do you have about the community amenity portion or the entire potential project?



Regular Council Meeting

Request for Decision

Legislative, Community & Agricultural Services

Date: August 10, 2022

SUBJECT: 2022 Health Funding – Second Round Applications

RECOMMENDATION: That Council approves funding to the following organizations under Policy No. 5001 “Health Funding”:

- Bethany Care Foundation
- Olds & District Hospice Society
- Olds Health Care Fundraising Committee
- Sundre Hospital Futures

ALTERNATIVE OPTIONS:

BACKGROUND:

Mountain View County Council supports innovative solutions that support health care service delivery within the Mountain View County region. If a proposed project is beneficial to an Urban Municipality(s), that Municipality should contribute an equal per capita amount. This funding commitment should be obtained by the applicant prior to Council approval.

This funding is directed to support health programs and services for enhanced and sustainable health care. Any allocated funding for health care initiatives must have a direct benefit to residents of Mountain View County. Projects/programs shall support health initiatives in a capacity such as promotion, prevention, treatment, continuing care, and/or rehabilitation. Requests for operational funding shall be prioritized higher than requests for funding of capital items.

On April 13, 2022, County Council approved a total amount of \$49,265.83 from a budget of \$64,905.00 for 2022 Health Funding Applications. As an amount of \$15,639.17 remained unallocated, a second round of Health funding was advertised as directed by Council.

RELEVANT POLICY: Policy No. 5001 – Health Funding

BUDGET IMPLICATIONS: An amount of \$15,639.17 remains unallocated for 2022 in the Health funding budget. A total funding amount of \$50,000.00 has been requested for the second round of funding in 2022.

Attachments ☒ Nil ☐

1. 2022 Second Round Health Funding Grant Applications – Summary
 2. 2022 Second Round Health Funding Application Summary Reports (each organization)
-

PREPARED BY: JA
REVIEWED BY: CA

2022 Health Funding Grant Information 2022 G/L: 8141 OP.560 GRNT (1.2.5.60.7.0.711) Population 12,981 x \$5.00/per capita							
Budget		65,370.00	65,370.00		64,905.00		15,639.17
Program	Project - 2022	2020	2021	2022	2022	2022 (2nd Rnd)	2022 (2nd Rnd)
		Approved	Approved	Requested	Approved	Requested	Approved
Bethany Care Foundation						10,000.00	
Hope 4 MVC Kids Society	Help Families in Medical Need	16,940.00	16,950.00	15,765.83	15,765.83		
Olds & District Hospice Society	Hospice Suite Lease	15,000.00	15,000.00	20,000.00	20,000.00	10,000.00	
Olds Healthcare Fundraising Committee	Panda Infant Warmers	-				10,000.00	
Sundre Health Prof Attrac & Ret	Health Improvement Activities	10,000.00	10,000.00	10,000.00	10,000.00		
Sundre Hospital Futures	Capital Campaign					20,000.00	
Village of Cremona	Red Cross First Aid Course/Mental Health	1,225.00		3,500.00	3,500.00		
Totals		48,565.00	56,468.26	49,265.83	49,265.83	50,000.00	-

2022 Health Funding Application Summary Report – Second Round

Organization Name: Bethany Care Foundation		Project/Program Name: Community Walking Path & Gathering Space
Funding Information: Previous Funding Year – N/A	Dollars Allocated: N/A	2022 Funding Request: \$10,000.00

Additional Information: <ul style="list-style-type: none"> Funding will go towards creating a publicly accessible green space at the Bethany Care Society's Didsbury Care Centre, the space will include a pavilion, pergola, benches and gardens as well as trees surrounding the property. The gathering space will improve overall wellness for their residents and visitors while allowing integration with the community. The project will enhance services provided and advance Bethany's 'campus of care' model, as indoor and outdoor spaces are a key part of Bethany's purposeful community integration as the pathways and park spaces are designed to encourage friends, family and neighbors to visit and be active in the lives of their residents. The pathway will also be for the community of Didsbury to enjoy, as a publicly accessible multi purpose use area for all members of the surrounding community to utilize. Total Expenditures \$84,993.00 <ul style="list-style-type: none"> Pathway \$46,593.00 Patio: Roman Ravers 600 Sq \$23,400.00 Pavilion/Pergola 11'x13' \$15,000.00 Estimated Revenue & Contributions \$74,993.00 <ul style="list-style-type: none"> Fundraising \$32,993.00 CIP – Community Initiatives \$42,000.00 	
2021 Project Report Comments: <ul style="list-style-type: none"> N/A 	
Community Outreach Coordinator Comments: <ul style="list-style-type: none"> 	
Council Decision:	Reason:

2022 Health Funding Application Summary Report – Second Round

Organization Name: Olds & District Hospice Society		Project/Program Name: Palliative Care Suites - Lease
Funding Information: Previous Funding Year – 2022	Dollars Allocated: \$20,000.00	2022 Funding Request: \$10,000.00

2017	Olds & District Hospice Society	FCSS	3,960.00	Education/Awareness/Volunteer
2017	Olds & District Hospice Society	Health Funding	15,000.00	Palliative Care Suites
2018	Olds & District Hospice Society	FCSS	4,000.00	Education/Awareness/Volunteer
2018	Olds & District Hospice Society	Health Funding	15,000.00	Palliative Care Suites
2019	Olds & District Hospice Society	FCSS	4,000.00	Education/Awareness/Volunteer
2019	Olds & District Hospice Society	Health Funding	15,000.00	Palliative Care Suites
2020	Olds & District Hospice Society	FCSS	4,000.00	Advertising & Volunteer
2020	Olds & District Hospice Society	Health Funding	15,000.00	Palliative Care Suites
2021	Olds & District Hospice Society	Health Funding	15,000.00	Palliative Care Suites
2021	Olds & District Hospice Society	Health Funding	10,000.00	2nd Round Funding - Palliative Care Suites
2021	Olds & District Hospice Society	FCSS	4,000.00	Advertising & Volunteer
2022	Olds & District Hospice Society	FCSS	4,000.00	Education Advocacy/ Advertising
2022	Olds & District Hospice Society	Health Funding	20,000.00	Hospice Suite Lease
Subtotal			128,960.00	

Additional Information:

- Funding will provide support for improved hospice palliative care within Mountain View County; specifically, to offset monthly lease expenses on two hospice suites in an assisted living facility.
- Often caregivers are overwhelmed at home and do not have the resources to hire a full-time nurse.
- The Hospice suites are provided at no charge for families requiring hospice care,
- When staying home is not an option, they are able to offer space in a home-like environment where end-of-life can be faced, and patients do not have to leave their community.
- Total Expenditures \$260,000.00
 - Personnel \$117,400.00
 - Suite Rental \$85,000.00
 - Office rent & expenses \$18,690.00
 - Communications & Promotion \$11,460.00
 - Services & Program Expenses \$20,250.00
 - Client & Suite Expenses \$8,200.00
- Estimated Revenue & Contributions \$240,000.00
 - Fundraising \$47,000.00
 - Grants \$85,000.00
 - Donations \$93,600.00
 - AHS Funding \$14,400
- In-Kind Contributions \$45,000.00
 - 3,000 Volunteer Hours at \$15/hour \$45,000.00

2021 Project Report Comments:

- The Hospice Society supported clients in their overall care, and based on decisions they make the Hospice Society will support them through various services as well as volunteer support.
- They offer six components of care to support clients and their families: Contact Base; Information Base; Trained Hospice Volunteers Support; Bereavement & Navigation Support; Communication and Advocacy; Nav-Care Support.

<ul style="list-style-type: none">• 100 families in 2021 accessed the Hospice Society's programs and support.• 84 volunteers assisted with the various programs.	
Community Outreach Coordinator Comments: <ul style="list-style-type: none">• The Olds Hospice Society received \$20,000.00 in the first round of the 2022 Health Funding.	
Council Decision:	Reason:

2022 Health Funding Application Summary Report – Second Round

Organization Name: Olds Healthcare Fundraising Committee		Project/Program Name: Panda Infant Warmers
Funding Information: Previous Funding Year – 2019	Dollars Allocated: \$21,412.63	2022 Funding Request: \$10,000.00

Year	Applicant	Program	Amount	Project Description
2017	Olds Healthcare Fundraising Com	Health Funding	20,000.00	Portable Ventilator-Olds Hospital
2019	Olds Healthcare Fundraising Com	Health Funding	21,412.63	Acute Care Bathtub
Total			41,412.63	

Additional Information:

- The Olds Hospital and Care Centre has committed to purchasing 4 new Panda Infant Warmers to better support the needs of their Maternity Unit and expectant parents in the community.
- Panda warmers are utilized in all births to immediately warm the baby as the pediatric teams assess the infant. The special warming properties allow the baby to stay unclothed/unwrapped for the team to easily assess and evaluate vitals without the bulk of older units which make accessing the infant more cumbersome. The units are fitted with suction instruments, a weight scale, and oxygen monitoring/administration ensuring that intervention can be made as swiftly as possible when needed while keeping the infant in the delivery room so they can start the bonding process immediately with the family once they are stable.
- The Olds Hospital and Care Centre see approximately 250 new babies born each year with families coming from Olds and surrounding areas.
- Total Expenditures \$126,134.40
 - Panda Warmers \$31,533.26 each x4
- Estimated Revenue & Contributions \$111,863.00
 - Fundraising from own organization \$23,990.96
 - Fundraising \$72,872.04
 - Donations \$15,000.00
- In-Kind Contributions \$25,000.00
 - Fundraising Auction Materials \$16,000.00
 - 600 Volunteer Hours at \$15/hour \$9,000.00

2019 Project Report Comments:

- The funding was used to purchase a bathtub for the acute/long term care unit of the Olds Hospital.

Community Outreach Coordinator Comments:

-

Council Decision:

Reason:

2022 Health Funding Application Summary Report – Second Round

Organization Name: Sundre Hospital Futures		Project/Program Name: Capital Campaign 2022-2023 X-Ray machines
Funding Information: Previous Funding Year – N/A	Dollars Allocated: N/A	2022 Funding Request: \$20,000.00

Additional Information: <ul style="list-style-type: none"> Sundre Hospital Futures would like to purchase a new mobile x-ray machine and upgrade the existing stationary x-ray equipment for the Sundre Hospital. Total Expenditures \$200,000.00 <ul style="list-style-type: none"> Mobile X-Ray \$100,000.00 Stationary X-Ray Upgrade \$100,000.00 Estimated Revenue & Contributions \$180,000.00 <ul style="list-style-type: none"> Fundraising \$40,000.00 Donations \$140,000.00 	
2021 Project Report Comments: <ul style="list-style-type: none"> Sundre Hospital Futures has not been funded before. 	
Community Outreach Coordinator Comments: <ul style="list-style-type: none"> 	
Council Decision:	Reason:



Mountain View
COUNTY

Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: August 10, 2022

SUBJECT: Federal Electoral Boundary Realignment

RECOMMENDATION: That Council request that Administration register for the Public Hearing that will be held on Wednesday September 21, 2022 to provide feedback on the concerns that Mountain View County has relative to the proposed Federal Electoral Boundary realignment.

ALTERNATIVE OPTIONS: That Council accept this report as information only.

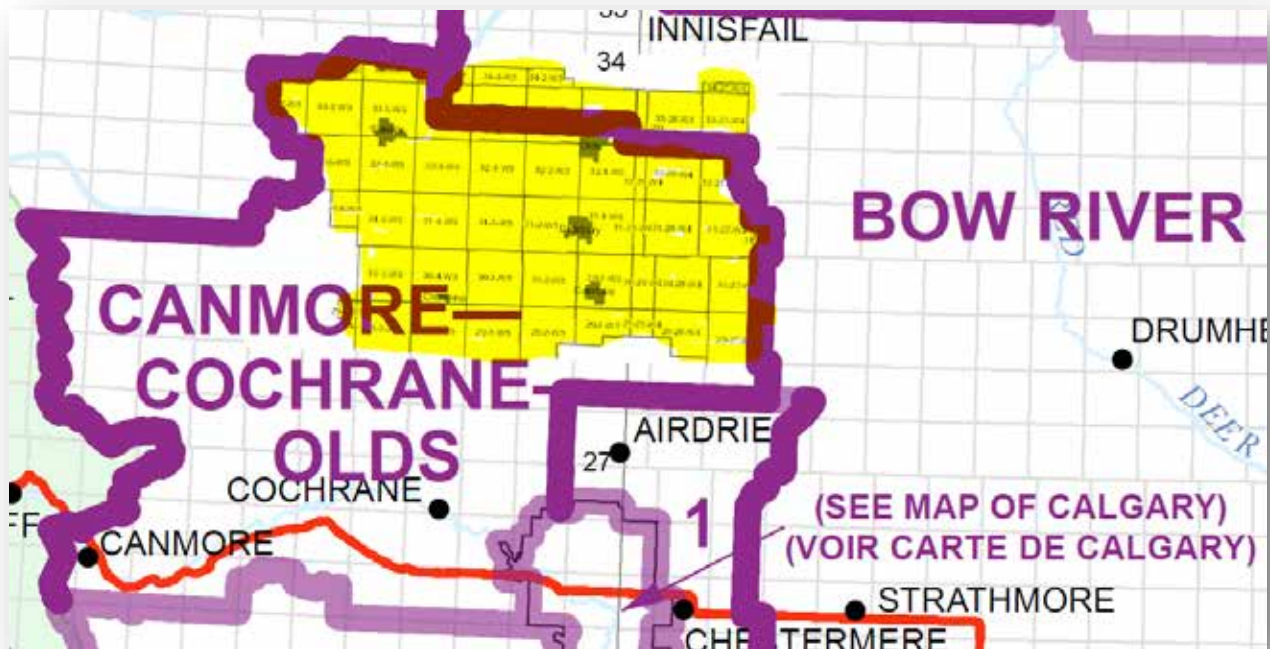
BACKGROUND: Under the Constitution of Canada, after every decennial census (10-year census) the Federal Electoral Boundaries are required to be reviewed and adjusted to reflect changes in Canadas moving and growing population. As such, following the 2021 census, the Federal Electoral Boundaries Commission for Alberta has proposed a new electoral boundaries map to reflect a more equitable distribution of population across the province within each Electoral District. Weblink: https://redecoupage-redistribution-2022.ca/com/ab/prop/index_e.aspx

In review of the proposed map, the proposed electoral boundaries split the County in two with a portion north of Olds within the Bow – River Electoral District and the majority of the County within the Canmore-Cochrane-Olds Electoral District. Further, there is concern that the County's rural and agricultural representation will be diminished within the proposed Canmore-Cochrane-Olds Electoral District.

As can be seen, the existing Electoral Boundary map has the entirety of Mountain View County within the Red Deer – Mountain View Electoral District.



Contrasted with the proposed Electoral Boundary map which has Mountain View County split between the two Electoral Districts previously mentioned:



Mountain View County met with MP Earl Dreeshen relative to the concerns with the new alignment, with the recommendation that the County participate in the Public Hearing that will be held on Wednesday September 21, 2022, at 1:00 p.m. in Olds at the Pomeroy Inn and in Red Deer at 7:00 p.m.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attachments ☐ Nil ☒

PREPARED BY: CA
REVIEWED BY: CA

Regular Council Meeting

Request for Decision

Legislative, Community & Agricultural Services

Date: August 10, 2022

SUBJECT: 2022 Municipal Internship Program

RECOMMENDATION: That Council support the request from Administration to apply to host an intern through the Municipal Internship Program – Municipal Administration stream.

ALTERNATIVE OPTIONS: That Council accept this report as information.

BACKGROUND: Municipal Affairs (MA) has been facilitating a Municipal Internship Program since 2002. This program helps bring post secondary graduates into the municipal world to gain work experience in one of three streams – municipal administration, finance/accounting, and land use planning. Since then, 75% of the graduates of this program have found employment in either local government or the public sector.

The host municipality receives many benefits from hosting an intern; grant funds to offset wages and professional development expenses, an intern will bring high computer literacy and knowledge, and enthusiasm and a willingness to learn. Some of the responsibilities the host municipality must accept are to provide a workplan for the intern, coaching and mentoring the intern and the wages and benefits associated with a full-time employee (offset by grant funds from MA).

For 2023, Administration would like to host an intern focused under the Administrator stream and the Legislative, Community and Agricultural Services department. The intent is for the successful intern to assist with various projects throughout the department and organization.

Municipal Affairs provides \$60,000 towards the expense of hosting an intern (\$53,000 for compensation and \$7,000 for professional development expenses), with any other costs being covered by the Municipality.

Mountain View County hosted an intern in the finance/accounting stream in 2021 and 2022.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: 2023 – Approximately \$15,000.00 - \$20,000.00

Attachments ☒ Nil ☐

- 1) Att 01 – Municipal Affairs Municipal Internship Program Information
-

PREPARED BY: CD

REVIEWED BY: CA

Subject Line: Call for Applications - 2023 Municipal Internship Program Hosts

Dear Chief Administrative Officer/Agency Director:

The Municipal Internship Program is Canada's largest and longest running program of its kind. Host a recent post-secondary graduate in your organization and experience how an intern can contribute to the success of your municipality or planning agency by bringing new ideas and perspectives, fresh energy, and creative approaches to tackle challenges facing your community.

To date, 350 interns and 100 Alberta municipalities have participated in the Municipal Internship Program. The program provides support to municipalities and planning service agencies to develop and train recent post-secondary graduates so they may pursue careers in municipal administration, finance, or land-use planning. Organizations from around the province with municipal offices of ten staff to those with hundreds of employees in urban and rural locations, and communities, have benefited from hosting an intern and have contributed to providing meaningful work experiences for intern participants, as well as build the capacity of Alberta's municipal sector.

2023 host applications will be accepted until October 3, 2022.

Why Host an Intern?

A municipal intern in your organization brings enthusiasm, excitement and energy. Candidates are recent post-secondary graduates who are interested in pursuing a career in municipal government. For municipalities and planning service agencies, this is a unique opportunity to help develop the future leaders in your organization and for Alberta's municipal sector. ***Learn more in the attached 2023 Program Details*** and visit the [Municipal Internship Program website](#).

Information Session

The Capacity Services team will be hosting a virtual information session on August 11, 2022 from 1:30 p.m. to 2:30 p.m. to provide interested municipalities and planning agencies with information about the program structure, grant application requirements, and other program details. To register to attend, please email municipal.internship@gov.ab.ca.

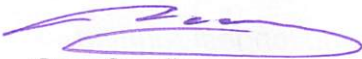
How to Apply

The Municipal Internship Program is part of the Alberta Community Partnership (ACP) program. Applications will be accepted through the [ACP online portal](#).

To ensure your application is considered for the 2023 program, please send your completed documentation no later than **October 3, 2022**.

If you have any questions about the Municipal Internship Program, please refer to the website, email us at municipal.internship@gov.ab.ca, or contact the Capacity Services team toll-free by dialing 310-0000, then 780-427-2225.

Yours truly,



Gary Sandberg
Assistant Deputy Minister
Municipal Services Division
Alberta Municipal Affairs

Attachment: 2023 Program Details

Apply to Host a Municipal Intern

Be part of the 2023 Municipal Internship Program

Build capacity

The Alberta Municipal Internship Program is Canada's largest and longest running program of its kind. The program supports the development of new professionals in municipal administration, finance and land-use planning in order to build capacity in Alberta municipalities.

Internships are 18-months in length and start in May of each year. Municipalities and planning service agencies approved to participate are provided a \$60,000 grant to help offset the costs associated with hosting an intern.

Why host an intern?

Interns bring knowledge, skills, and enthusiasm that helps to build capacity and rejuvenate the municipal government sector in Alberta. They also bring:

- New ideas and perspectives for both the organization and community.
- Energy, eagerness, and initiative.
- Education and knowledge (intern candidates must have completed a diploma or degree within the past two years).
- Willingness to learn.
- Creativity and enthusiasm.
- Strong research skills.
- High computer literacy and knowledge of technology applications.
- Ambassadors about municipal government, in particular your municipality.

Eligibility to host

Organizations applying to host an intern must:

- Meet the population eligibility requirement for the program stream of interest (Administrator stream: 700-75,000, Finance Officer stream: 2,500 to 125,000, and Land Use Planner stream: 5,000 to 125,000).
- Designate at least one senior-level municipal employee as the Intern Supervisor.
- Provide comprehensive experience in various areas of the municipality.
- Commit sufficient financial resources to supplement grant funding for hosting an intern.



Program requirements

Host organizations designate a supervisor who acts as a coach and mentor for the intern, and is a liaison between the intern and other staff.

Supervisors will:

- Work with the ministry's program team to develop a host profile to describe and promote their municipality and the work the intern will complete during their internship.
- Implement the Internship Workplan so their intern gains meaningful experiential learning opportunities in governance, management, operations, and policy.
- Support their intern's professional development.
- Meet regularly with the intern (weekly or bi-weekly) to reflect on experiential learning and provide feedback.
- Attend Municipal Affairs check-ins and workshops (supervisor and intern).
- Complete program grant reporting.

Apply today!

Applications accepted until October 3, 2022 through the Alberta Community Partnership Online (ACPO) Portal.

Find more at www.alberta.ca/municipal-internship-program.aspx
Need to chat? Call us at 780-427-2225 or email us at municipal.internship@gov.ab.ca

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Regular Council Meeting

Request for Decision

Planning and Development Services

Date: August 10, 2022

SUBJECT: Request to Waive the Resubmission Interval for a change in land use (NW 7-32-4-5)

RECOMMENDATION: That Council deny the request to waive the one (1) year (12 months) Resubmission Interval for NW 7-32-4-5 as provided for in Section 6.8.1. of the Land Use Bylaw No. 21/21.

ALTERNATIVE OPTIONS: That Council waive the Resubmission Interval of one (1) year (12 months) for NW 7-32-4-5 as provided for in Section 6.8.1. of the Land Use Bylaw No. 21/21 and further that Council did not consider the merits of a new application.

BACKGROUND: Application File No. PLRDSD20220072 to redesignate approximately twenty-four point one six (24.16) acres from Agricultural District (A) to Agricultural (2) District (A(2)) was considered by Council after the public hearing on July 13, 2022. Bylaw No. LU 22/22 was defeated at second reading and the application was refused.

RC22-378 That Council gives second reading to Bylaw No. LU 22/22 redesignating the lands within NW 7-32-4-5. Motion Defeated. (Unadopted)

The applicant wishes to proceed with a new application for a larger agricultural parcel that would require redesignation from Agricultural District (A) to Agricultural (2) District (A(2)) in the same area of the quarter.

Section 6.8.1 of the Land Use Bylaw 21/21, states that:

Section 6.8 Resubmission Interval

1. *"Where an application for a change in land use designation to this Bylaw has been refused by the Approving Authority another application for the same or substantially the same amendment shall not be considered within one (1) year (12 months) of the date of the refusal unless the Approving Authority otherwise directs. Refer to Municipal Government Act, Section 640 (5). If a second application is refused a third application may not be made within one and a half (1.5) years (18 months) of the date of refusal."*

The resubmission interval for a first refusal of a change in land use was increased from six (6) months to one (1) year after the 2021 Land Use Bylaw Review.

The applicant submitted a request asking Council as the approving authority to waive the one (1) year (12 months) resubmission interval and is included as Attachment 01.

Administration is not in support of waiving the resubmission interval as the new application will be for the same land use and substantially the same amendment; and the Applicant was made aware of the onus to provide supporting information to proceed with a smaller agricultural parcel in accordance with the MDP policies.

RELEVANT POLICY: [Land Use Bylaw No. 21/21](#)

BUDGET IMPLICATIONS: N/A

Attachments ☒ Nil ☐
Att 01 – Landowner’s Request Letter

PREPARED BY: TC
REVIEWED BY: MB

July 26, 2022

To: Mountain View County
Jeff Homes CAO

Our application (PLRDSD20220072) for a change in land use designation was refused on July 13, 2022.

My family and I, who attended the public hearing understand the refusal was based on the parcel size being 24 acres when the Mountain View County policy says "should be 40 acres +/-". Mountain View County Planning department recommended approval of predesignation based on the policy wording that specifies "should" not "shall". However council refused the redesignation.

We believe this decision was influenced by only 4 Councillors being present to vote on the decision.

Because this land is part of an estate and my father passed away in May 2021, this has left my family in an awkward position of having to maintain the farm and yard sight for at the very least a year and probably longer.

Given the circumstances we request the Council be asked to waive the land use bylaw policy 6.8-Resubmission Interval. If our request is granted by Council it would be our intent to submit a new application requesting re-designation of a 40 acre parcel as per your policy.

We thank you for your time in considering this matter.

Sincerely,

Raye Burke
Executor for William John Parker

Regular Council Meeting

Request for Decision

CAO Services

Date: August 10, 2022

SUBJECT: Councillor Reports

RECOMMENDATION: That Council receive the verbal and/or written 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: August 10, 2022

SUBJECT: Information Items

RECOMMENDATION:

That Council receive the following items as information:

- a. 2022-07-08 Contact Newsletter
 - b. 2022-07-15 Contact Newsletter
 - c. Letter from MLA Nixon
 - d. SAD Zone Sub Reports June 2022
 - e. 2022-07-22 Contact Newsletter
 - f. 2022-07-29 Contact Newsletter
-

ALTERNATIVE OPTIONS:

BACKGROUND: Receive as Information

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attachments ☒ Nil ☐ As per recommendation

PREPARED BY: lmc



FEATURED:

2022 RMA Post-Secondary Scholarship

The RMA established the RMA Post-Secondary Scholarship Program to encourage rural Albertans to pursue further education, and thereby enhance the ability of these rural residents to make meaningful contributions to their communities in subsequent years. Applications are now being accepted.

[Learn more...](#)

REMINDERS

Municipal Affairs Seeking Input on Legislation Important to Municipalities

Municipal Affairs is seeking input on potential changes to the Municipal Government Act (MGA) and the Local Authorities Election Act (LAEA). The survey is available now and will be online until July 22, 2022.

[Learn more...](#)

ANNOUNCEMENTS

New Grant for Indigenous and Municipal Communities



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The Government of Alberta has announced the **Community Policing Grant** will offer up to \$30,000 to Indigenous and municipal communities to support the development of a report outlining local policing needs and transition considerations.

Love Food Hate Waste Canada Comes to Alberta

The Recycling Council of Alberta (RCA), Strathcona County, and the City of Lethbridge have joined with the National Zero Waste Council, and communities and businesses across Canada, to help people prevent household food waste. Household food waste is a significant issue in Canada. Over the course of the next year, **LFHW Canada will engage with local Alberta residents** to share food-saving tips and strategies.

AEMA: Emergency Management Exemplary Service Award Deadline Extended

The Emergency Management Exemplary Service Award (EMESA) is a prestigious recognition of exceptional service and achievement in the field of emergency management. Details on the awards process are available at publicsafety.gc.ca. Both forms can be downloaded from [Alberta.ca](https://alberta.ca). Email your nominations for Alberta to aema.stakeholders@gov.ab.ca by **August 1, 2022**.

MCCAC Updates

- **Let's Talk Adaptation!** The **National Adaptation Strategy** is the Government of Canada's blueprint for helping communities and residents of Canada better adapt to and prepare for the impacts of climate change. Until July 15, 2022, people across Canada are invited to provide ideas and comments to help strengthen the strategy at letstalkadaptation.ca. Learn why this matters to Albertans with the Action Centre's Ronak Patel. He shares his perspective on the importance of Alberta's municipalities engaging with climate adaptation. **Read about it here.**

AGRICULTURE UPDATE

**Moisture Situation Update -
June 29, 2022**

JOB POSTINGS

Town of Strathmore
Project Coordinator

Town of Morinville
**Graphic Design & Content
Creator**

MD of Greenview
Development Officer

Utilities Supervisor

Parkland County
**Accounting Coordinator -
Financial Reporting**

MD of Peace
Chief Administrative Officer

Village of Glenwood
Chief Administrative Officer

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**.


- **Help put your community's businesses on the EV charging map!** MCCAC invites you to share **Lethbridge Chamber of Commerce's** Wednesday, July 13 webinar with local business. Businesses can take advantage of the Electric Vehicle Charging Program, an unprecedented opportunity to prepare for the rapid increase in electric vehicle (EV) sales. Electrify local tourism, future-proof your fleet, and save on fuel costs by installing an EV charger today. **Register here!**

IN THE NEWS

- **Alberta Health Services says 9 new ambulances now operating in Calgary, Edmonton**
- **Kenney suggests Alberta government will show plans for more inflation support next week**
- **3 Alberta communities make list of Canada's best small cities**
- **Here's how each UCP leadership candidate promises to allocate Alberta's huge surplus**
- **Flooding rain across Prairies may not be enough to end prolonged drought conditions. Here's why**
- **Alberta government took in hundreds of millions in additional tax dollars, new report says**
- **Alberta's electricity rebate program extended until December**
- **Supreme Court asked to rule on environmental impact legislation after Alberta ruling**
- **This salt plant in northeastern Alberta is closing, taking jobs and tax revenue with it**
- **Supports available to Ukrainians arriving in your communities**
- **Supporting municipal revitalization**

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

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 YouTube



FEATURED:

Apply Now for Free Asset Management Training Opportunities

Does your municipality want to learn more about how asset management can improve your community? In collaboration with the Federation of Canadian Municipalities, the RMA, Alberta Municipalities, and IAMA are providing educational cohorts and workshops to municipalities.

[Learn more...](#)

MEMBER BULLETINS

Member bulletins are posted to [RMAAlberta.com](https://www.rmaalberta.com) regularly each week.

Below is a list of all the member bulletins compiled from the past week.

In-Person EOEP Courses at Alberta Municipalities Conference

If you are planning to attend the Alberta Municipalities Convention this September in Calgary, arrive a day early to take advantage of in-person offerings of the Elected Officials Education Program's (EOEP) Public Participation and Land Use Planning courses.

[Learn more...](#)

RMA Assigns Status to Spring 2022 Resolution



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Following the endorsement of resolutions by RMA members, the RMA forwards the resolutions to the appropriate provincial or federal ministry or organization for an initial response. Based on the response received, the RMA assigns the resolution a status and drafts an initial reaction. The RMA has received a response to a resolution passed at the spring convention in 2022.

[Learn more...](#)

AUC Rules in Favour of Municipalities Related to Street Light Investments

The Alberta Utilities Commission (AUC) has determined that the refund of the Fortis Alberta Inc. (Fortis) street light investment is to be paid to municipalities in cases where the municipality and developer are in dispute on the intended recipient of the refund.

[Learn more...](#)

REMINDERS

Municipal Affairs Seeking Input on Legislation Important to Municipalities

Municipal Affairs is seeking input on potential changes to the Municipal Government Act (MGA) and the Local Authorities Election Act (LAEA). The survey is available now and will be online until July 22, 2022.

[Learn more...](#)

ANNOUNCEMENTS

AEMA: Emergency Management Exemplary Service Award Deadline Extended

The Emergency Management Exemplary Service Award (EMESA) is a prestigious recognition of exceptional

AGRICULTURE UPDATE

Moisture Situation Update -
July 6, 2022

JOB POSTINGS

RMA, Nisku
Help Desk Support Analyst

Strathcona County
**Right of Way Activity
Technologist**

Parkland County
**Manager, Financial
Reporting & Operations**

Westlock Regional Waste
Management
Operations Supervisor

Mountain View County
**Administrative Support -
Legislative, Community and
Agricultural Services**

City of Cold Lake
Utilities Senior Operator

Mackenzie County
Finance Officer

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LOOKING FOR INFORMATION FROM A PREVIOUS ISSUE?

View our **Contact newsletter
archive** or our **member
bulletin archive**.

Learn more
about the key
issues facing rural
Alberta by reading

service and achievement in the field of emergency management. Details on the awards process are available at publicsafety.gc.ca. Both forms can be downloaded from [Alberta.ca](https://alberta.ca). Email your nominations for Alberta to aema.stakeholders@gov.ab.ca by **August 1, 2022**.

NPAA: A Nurse Practitioner's Experience of Northern Alberta

The **following article** was written by the Nurse Practitioner Association of Alberta (NPAA), and is part of an ongoing series of articles to be shared with RMA members.

MCCAC Updates

- **New Case Study! Peak Performance.** The Town of Banff has ambitious targets to reduce corporate and community-wide greenhouse gas emissions. But as a small municipality with many priorities, no staff member could fully dedicate their time and expertise to reducing the town's energy consumption. The solution? Action Centre funding made it possible to hire a staff member fully dedicated to finding energy savings. Learn more about how they're getting closer to their energy reduction goals. **Learn more!**
- **Enabling communities to better understand and respond to the impacts of climate change.** Take control of your community's future. Global climate changes will have local impacts and they won't be easy to overcome. Learn more about the Action Centre's **Climate Resilience Capacity Building** Program.


IN THE NEWS

- **Kenney hosts Premier's Stampede pancake breakfast today in Calgary, announces new 'Alberta Day'**
- **Braid: Does Danielle Smith already have a lock on the premier's office?**

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

- **Transport Canada introduces new medium and heavy-duty zero-emission vehicle incentive**
- **Jason Kenney: Fellow premiers, on interprovincial trade barriers — just do it**



Website



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Facebook



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Our mailing address is:

2510 Sparrow Drive
Nisku, AB T9E 8N5

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LEGISLATIVE ASSEMBLY
ALBERTA

The Honourable Jason Nixon, ECA
MLA, Rimbey-Rocky Mountain House-Sundre
Minister of Finance and President of Treasury Board
Government House Leader

July 15, 2022

Chief Administrative Officer, Jeff Holmes
Mountain View County
1408 – Twp Rd 320, Postal Bag 100
Didsbury, Alberta
T0M0W0

Dear Mr. Jeff Holmes:

I am writing in congratulations of your recent funding approval of \$3,554,304 to rehabilitate portions of roads in Mountain View County including the re-gravel and upgrading of some roads from the Municipal Sustainability Initiative and the federal Canada Community Building Fund for Mountain View County.

There is no doubt that this allocation of funds will assist Mountain View County with improved infrastructure and proper maintenance of roadways in its surrounding communities.

I encourage you to reach out to collaborate and determine announcement and communication plans for these municipal projects.

Wishing you all the best as you implement the Municipal Sustainability Initiative and the Canada Community Building funding.



























Sincerely,

Hon. Jason Nixon, MLA
Rimbey – Rocky Mountain House - Sundre

Mountain View County - Didsbury Detachment
Crime Statistics (Actual)
January to January - January: 2019 - 2022

All categories contain "Attempted" and/or "Completed"



























July 15, 2022

CATEGORY	Trend	2019	2020	2021	2022	% Change 2019 - 2022	% Change 2021 - 2022	Avg File +/- per Year
Offences Related to Death		0	1	2	0	N/A	-100%	0.1
Robbery		0	2	0	0	N/A	N/A	-0.2
Sexual Assaults		5	2	1	2	-60%	100%	-1.0
Other Sexual Offences		4	3	5	0	-100%	-100%	-1.0
Assault		19	18	28	17	-11%	-39%	0.4
Kidnapping/Hostage/Abduction		0	1	0	0	N/A	N/A	-0.1
Extortion		0	1	2	0	N/A	-100%	0.1
Criminal Harassment		7	16	22	7	0%	-68%	0.6
Uttering Threats		8	14	16	12	50%	-25%	1.4
TOTAL PERSONS		43	58	76	38	-12%	-50%	0.3
Break & Enter		36	22	23	24	-33%	4%	-3.5
Theft of Motor Vehicle		21	17	6	8	-62%	33%	-5.0
Theft Over \$5,000		6	3	5	5	-17%	0%	-0.1
Theft Under \$5,000		67	54	32	22	-67%	-31%	-15.7
Possn Stn Goods		11	22	8	5	-55%	-38%	-3.2
Fraud		21	29	25	21	0%	-16%	-0.4
Arson		1	1	3	3	200%	0%	0.8
Mischief - Damage To Property		5	24	38	28	460%	-26%	8.3
Mischief - Other		71	34	21	16	-77%	-24%	-17.8
TOTAL PROPERTY		239	206	161	132	-45%	-18%	-36.6
Offensive Weapons		2	3	7	5	150%	-29%	1.3
Disturbing the peace		16	11	9	9	-44%	0%	-2.3
Fail to Comply & Breaches		22	15	14	16	-27%	14%	-1.9
OTHER CRIMINAL CODE		9	14	22	10	11%	-55%	1.1
TOTAL OTHER CRIMINAL CODE		49	43	52	40	-18%	-23%	-1.8
TOTAL CRIMINAL CODE		331	307	289	210	-37%	-27%	-38.1

Mountain View County - Olds Detachment
Crime Statistics (Actual)
January to January - January: 2019 - 2022

All categories contain "Attempted" and/or "Completed"
















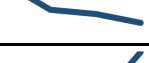










July 15, 2022

CATEGORY	Trend	2019	2020	2021	2022	% Change 2019 - 2022	% Change 2021 - 2022	Avg File +/- per Year
Offences Related to Death		0	1	0	1	N/A	N/A	0.2
Robbery		0	0	0	0	N/A	N/A	0.0
Sexual Assaults		0	0	0	1	N/A	N/A	0.3
Other Sexual Offences		2	0	0	3	50%	N/A	0.3
Assault		7	6	6	5	-29%	-17%	-0.6
Kidnapping/Hostage/Abduction		0	0	0	0	N/A	N/A	0.0
Extortion		0	0	0	0	N/A	N/A	0.0
Criminal Harassment		3	4	1	4	33%	300%	0.0
Uttering Threats		2	3	3	1	-50%	-67%	-0.3
TOTAL PERSONS		14	14	10	15	7%	50%	-0.1
Break & Enter		9	11	8	8	-11%	0%	-0.6
Theft of Motor Vehicle		8	5	5	7	-13%	40%	-0.3
Theft Over \$5,000		4	2	3	2	-50%	-33%	-0.5
Theft Under \$5,000		25	13	13	5	-80%	-62%	-6.0
Possn Stn Goods		11	19	1	5	-55%	400%	-3.6
Fraud		8	8	3	2	-75%	-33%	-2.3
Arson		0	0	1	0	N/A	-100%	0.1
Mischief - Damage To Property		0	7	9	9	N/A	0%	2.9
Mischief - Other		24	7	3	0	-100%	-100%	-7.6
TOTAL PROPERTY		89	72	46	38	-57%	-17%	-17.9
Offensive Weapons		0	1	0	4	N/A	N/A	1.1
Disturbing the peace		4	2	2	0	-100%	-100%	-1.2
Fail to Comply & Breaches		5	2	2	1	-80%	-50%	-1.2
OTHER CRIMINAL CODE		3	6	3	0	-100%	-100%	-1.2
TOTAL OTHER CRIMINAL CODE		12	11	7	5	-58%	-29%	-2.5
TOTAL CRIMINAL CODE		115	97	63	58	-50%	-8%	-20.5

Mountain View County - Sundre Detachment
Crime Statistics (Actual)
January to January - January: 2019 - 2022

All categories contain "Attempted" and/or "Completed"

July 15, 2022

CATEGORY	Trend	2019	2020	2021	2022	% Change 2019 - 2022	% Change 2021 - 2022	Avg File +/- per Year
Offences Related to Death		0	1	0	0	N/A	N/A	-0.1
Robbery		1	0	0	0	-100%	N/A	-0.3
Sexual Assaults		1	2	0	0	-100%	N/A	-0.5
Other Sexual Offences		0	0	0	1	N/A	N/A	0.3
Assault		13	18	12	15	15%	25%	0.0
Kidnapping/Hostage/Abduction		0	2	0	0	N/A	N/A	-0.2
Extortion		0	1	0	0	N/A	N/A	-0.1
Criminal Harassment		2	9	7	3	50%	-57%	0.1
Uttering Threats		5	9	6	6	20%	0%	0.0
TOTAL PERSONS		22	42	25	25	14%	0%	-0.8
Break & Enter		24	10	10	7	-71%	-30%	-5.1
Theft of Motor Vehicle		7	8	3	6	-14%	100%	-0.8
Theft Over \$5,000		3	3	6	3	0%	-50%	0.3
Theft Under \$5,000		50	10	12	12	-76%	0%	-11.2
Possn Stn Goods		11	9	3	10	-9%	233%	-0.9
Fraud		12	6	5	3	-75%	-40%	-2.8
Arson		0	1	0	3	N/A	N/A	0.8
Mischief - Damage To Property		0	15	15	20	N/A	33%	6.0
Mischief - Other		20	4	7	10	-50%	43%	-2.7
TOTAL PROPERTY		127	66	61	74	-42%	21%	-16.4
Offensive Weapons		3	2	5	4	33%	-20%	0.6
Disturbing the peace		2	0	0	0	-100%	N/A	-0.6
Fail to Comply & Breaches		8	10	4	10	25%	150%	0.0
OTHER CRIMINAL CODE		7	8	5	4	-43%	-20%	-1.2
TOTAL OTHER CRIMINAL CODE		20	20	14	18	-10%	29%	-1.2
TOTAL CRIMINAL CODE		169	128	100	117	-31%	17%	-18.4

Town of Sundre - Sundre Detachment
Crime Statistics (Actual)
January to June: 2019 - 2022

All categories contain "Attempted" and/or "Completed"

July 21, 2022

CATEGORY	Trend	2019	2020	2021	2022	% Change 2019 - 2022	% Change 2021 - 2022	Avg File +/- per Year
Offences Related to Death		0	0	0	0	N/A	N/A	0.0
Robbery		0	0	0	0	N/A	N/A	0.0
Sexual Assaults		0	3	1	3	N/A	200%	0.7
Other Sexual Offences		2	6	0	2	0%	N/A	-0.6
Assault		15	21	22	23	53%	5%	2.5
Kidnapping/Hostage/Abduction		0	0	0	2	N/A	N/A	0.6
Extortion		0	1	0	2	N/A	N/A	0.5
Criminal Harassment		10	6	9	4	-60%	-56%	-1.5
Uttering Threats		4	14	14	12	200%	-14%	2.4
TOTAL PERSONS		31	51	46	48	55%	4%	4.6
Break & Enter		9	4	7	18	100%	157%	3.0
Theft of Motor Vehicle		10	5	2	11	10%	450%	0.0
Theft Over \$5,000		1	1	3	5	400%	67%	1.4
Theft Under \$5,000		15	8	10	38	153%	280%	7.1
Possn Stn Goods		6	10	4	8	33%	100%	0.0
Fraud		14	21	13	16	14%	23%	-0.2
Arson		0	0	0	1	N/A	N/A	0.3
Mischief - Damage To Property		0	15	21	39	N/A	86%	12.3
Mischief - Other		34	7	9	27	-21%	200%	-1.9
TOTAL PROPERTY		89	71	69	163	83%	136%	22.0
Offensive Weapons		0	4	6	5	N/A	-17%	1.7
Disturbing the peace		14	15	6	24	71%	300%	2.1
Fail to Comply & Breaches		17	13	13	30	76%	131%	3.9
OTHER CRIMINAL CODE		7	11	6	8	14%	33%	-0.2
TOTAL OTHER CRIMINAL CODE		38	43	31	67	76%	116%	7.5
TOTAL CRIMINAL CODE		158	165	146	278	76%	90%	34.1

Town of Sundre - Sundre Detachment
Crime Statistics (Actual)
January to June: 2019 - 2022

All categories contain "Attempted" and/or "Completed"

July 21, 2022

CATEGORY	Trend	2019	2020	2021	2022	% Change 2019 - 2022	% Change 2021 - 2022	Avg File +/- per Year
Drug Enforcement - Production		0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Possession		2	5	0	0	-100%	N/A	-1.1
Drug Enforcement - Trafficking		3	5	0	1	-67%	N/A	-1.1
Drug Enforcement - Other		0	1	0	0	N/A	N/A	-0.1
Total Drugs		5	11	0	1	-80%	N/A	-2.3
Cannabis Enforcement		0	0	0	0	N/A	N/A	0.0
Federal - General		1	6	0	1	0%	N/A	-0.6
TOTAL FEDERAL		6	17	0	2	-67%	N/A	-2.9
Liquor Act		N/A	N/A	2	3	N/A	50%	0.5
Cannabis Act		N/A	N/A	1	0	N/A	-100%	0.0
Mental Health Act		N/A	N/A	11	15	N/A	36%	-3.5
Other Provincial Stats		N/A	N/A	21	20	N/A	-5%	5.0
Total Provincial Stats		N/A	N/A	35	38	N/A	9%	2.0
Municipal By-laws Traffic		N/A	N/A	0	1	N/A	N/A	0.5
Municipal By-laws		N/A	N/A	5	4	N/A	-20%	-2.0
Total Municipal		N/A	N/A	5	5	N/A	0%	-1.5
Fatals		0	0	0	0	N/A	N/A	0.0
Injury MVC		1	0	0	1	0%	N/A	0.0
Property Damage MVC (Reportable)		N/A	N/A	18	10	N/A	-44%	5.0
Property Damage MVC (Non Reportable)		N/A	N/A	3	5	N/A	67%	1.5
TOTAL MVC		N/A	N/A	21	16	N/A	-24%	7.0
Roadside Suspension - Alcohol (Prov)		N/A	N/A	6	5	N/A	-17%	2.5
Roadside Suspension - Drugs (Prov)		N/A	N/A	0	0	N/A	N/A	0.0
Provincial Traffic		N/A	N/A	157	71	N/A	-55%	16.0
Other Traffic		N/A	N/A	0	0	N/A	N/A	-0.5
Criminal Code Traffic		29	18	8	14	-52%	75%	-5.5
Common Police Activities								
False Alarms		N/A	N/A	15	8	N/A	-47%	2.0
False/Abandoned 911 Call and 911 Act		N/A	N/A	1	21	N/A	2000%	10.0
Suspicious Person/Vehicle/Property		N/A	N/A	25	9	N/A	-64%	1.5
Persons Reported Missing		N/A	N/A	6	2	N/A	-67%	1.0

Clearwater County - Breton Detachment
Crime Statistics (Actual)
January to June: 2019 - 2022

All categories contain "Attempted" and/or "Completed"

July 14, 2022

CATEGORY	Trend	2019	2020	2021	2022	% Change 2019 - 2022	% Change 2021 - 2022	Avg File +/- per Year
Offences Related to Death		0	0	0	0	N/A	N/A	0.0
Robbery		0	0	0	0	N/A	N/A	0.0
Sexual Assaults		0	0	0	0	N/A	N/A	0.0
Other Sexual Offences		0	0	0	0	N/A	N/A	0.0
Assault		0	2	0	0	N/A	N/A	-0.2
Kidnapping/Hostage/Abduction		0	0	0	0	N/A	N/A	0.0
Extortion		0	0	0	0	N/A	N/A	0.0
Criminal Harassment		0	0	0	0	N/A	N/A	0.0
Uttering Threats		0	0	0	0	N/A	N/A	0.0
TOTAL PERSONS		0	2	0	0	N/A	N/A	-0.2
Break & Enter		4	0	0	1	-75%	N/A	-0.9
Theft of Motor Vehicle		1	0	0	0	-100%	N/A	-0.3
Theft Over \$5,000		2	0	1	0	-100%	-100%	-0.5
Theft Under \$5,000		24	2	0	4	-83%	N/A	-6.2
Possn Stn Goods		1	1	1	0	-100%	-100%	-0.3
Fraud		0	0	0	0	N/A	N/A	0.0
Arson		0	0	0	1	N/A	N/A	0.3
Mischief - Damage To Property		0	0	1	1	N/A	0%	0.4
Mischief - Other		3	0	0	0	-100%	N/A	-0.9
TOTAL PROPERTY		35	3	3	7	-80%	133%	-8.4
Offensive Weapons		0	0	0	0	N/A	N/A	0.0
Disturbing the peace		0	0	0	0	N/A	N/A	0.0
Fail to Comply & Breaches		0	0	0	0	N/A	N/A	0.0
OTHER CRIMINAL CODE		0	0	0	0	N/A	N/A	0.0
TOTAL OTHER CRIMINAL CODE		0	0	0	0	N/A	N/A	0.0
TOTAL CRIMINAL CODE		35	5	3	7	-80%	133%	-8.6

Clearwater County - Breton Detachment
Crime Statistics (Actual)
January to June: 2019 - 2022

All categories contain "Attempted" and/or "Completed"











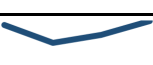
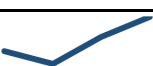




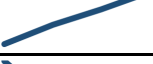









July 14, 2022

CATEGORY	Trend	2019	2020	2021	2022	% Change 2019 - 2022	% Change 2021 - 2022	Avg File +/- per Year
Drug Enforcement - Production		0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Possession		0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Trafficking		0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Other		0	0	0	0	N/A	N/A	0.0
Total Drugs		0	0	0	0	N/A	N/A	0.0
Cannabis Enforcement		0	0	0	0	N/A	N/A	0.0
Federal - General		0	0	0	0	N/A	N/A	0.0
TOTAL FEDERAL		0	0	0	0	N/A	N/A	0.0
Liquor Act		N/A	N/A	0	0	N/A	N/A	0.0
Cannabis Act		N/A	N/A	0	0	N/A	N/A	0.0
Mental Health Act		N/A	N/A	0	0	N/A	N/A	0.0
Other Provincial Stats		N/A	N/A	0	0	N/A	N/A	0.0
Total Provincial Stats		N/A	N/A	0	0	N/A	N/A	0.0
Municipal By-laws Traffic		N/A	N/A	0	0	N/A	N/A	0.0
Municipal By-laws		N/A	N/A	0	0	N/A	N/A	0.0
Total Municipal		N/A	N/A	0	0	N/A	N/A	0.0
Fatals		0	0	0	0	N/A	N/A	0.0
Injury MVC		0	0	0	0	N/A	N/A	0.0
Property Damage MVC (Reportable)		N/A	N/A	0	0	N/A	N/A	-0.2
Property Damage MVC (Non Reportable)		N/A	N/A	0	0	N/A	N/A	0.0
TOTAL MVC		N/A	N/A	0	0	N/A	N/A	-0.2
Roadside Suspension - Alcohol (Prov)		N/A	N/A	0	0	N/A	N/A	0.0
Roadside Suspension - Drugs (Prov)		N/A	N/A	0	0	N/A	N/A	0.0
Total Provincial Traffic		N/A	N/A	1	0	N/A	-100%	0.1
Other Traffic		N/A	N/A	0	0	N/A	N/A	0.0
Criminal Code Traffic		0	1	0	0	N/A	N/A	-0.1
Common Police Activities								
False Alarms		N/A	N/A	0	0	N/A	N/A	0.0
False/Abandoned 911 Call and 911 Act		N/A	N/A	0	0	N/A	N/A	0.0
Suspicious Person/Vehicle/Property		N/A	N/A	0	0	N/A	N/A	-0.2
Persons Reported Missing		N/A	N/A	0	1	N/A	N/A	0.3

Clearwater County - Rocky Mountain House Detachment
Crime Statistics (Actual)
January to June: 2019 - 2022

All categories contain "Attempted" and/or "Completed"

July 14, 2022

CATEGORY	Trend	2019	2020	2021	2022	% Change 2019 - 2022	% Change 2021 - 2022	Avg File +/- per Year
Offences Related to Death		1	1	4	0	-100%	-100%	0.0
Robbery		1	1	0	0	-100%	N/A	-0.4
Sexual Assaults		3	2	3	10	233%	233%	2.2
Other Sexual Offences		4	1	6	4	0%	-33%	0.5
Assault		45	27	41	27	-40%	-34%	-4.0
Kidnapping/Hostage/Abduction		0	1	2	1	N/A	-50%	0.4
Extortion		0	0	2	0	N/A	-100%	0.2
Criminal Harassment		10	13	29	15	50%	-48%	3.1
Uttering Threats		11	16	14	15	36%	7%	1.0
TOTAL PERSONS		75	62	101	72	-4%	-29%	3.0
Break & Enter		42	25	47	40	-5%	-15%	1.6
Theft of Motor Vehicle		36	23	29	39	8%	34%	1.5
Theft Over \$5,000		13	4	23	37	185%	61%	9.1
Theft Under \$5,000		135	51	48	87	-36%	81%	-14.7
Possn Stn Goods		21	28	35	23	10%	-34%	1.3
Fraud		18	18	21	15	-17%	-29%	-0.6
Arson		2	3	10	2	0%	-80%	0.7
Mischief - Damage To Property		2	24	42	62	3000%	48%	19.8
Mischief - Other		57	12	29	26	-54%	-10%	-7.6
TOTAL PROPERTY		326	188	284	331	2%	17%	11.1
Offensive Weapons		14	9	15	7	-50%	-53%	-1.5
Disturbing the peace		23	9	13	8	-65%	-38%	-4.1
Fail to Comply & Breaches		29	29	26	16	-45%	-38%	-4.2
OTHER CRIMINAL CODE		24	13	22	14	-42%	-36%	-2.1
TOTAL OTHER CRIMINAL CODE		90	60	76	45	-50%	-41%	-11.9
TOTAL CRIMINAL CODE		491	310	461	448	-9%	-3%	2.2

Clearwater County - Rocky Mountain House Detachment
Crime Statistics (Actual)
January to June: 2019 - 2022

All categories contain "Attempted" and/or "Completed"

July 14, 2022

CATEGORY	Trend	2019	2020	2021	2022	% Change 2019 - 2022	% Change 2021 - 2022	Avg File +/- per Year
Drug Enforcement - Production		0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Possession		2	4	5	4	100%	-20%	0.7
Drug Enforcement - Trafficking		1	1	2	2	100%	0%	0.4
Drug Enforcement - Other		0	0	0	0	N/A	N/A	0.0
Total Drugs		3	5	7	6	100%	-14%	1.1
Cannabis Enforcement		0	0	1	0	N/A	-100%	0.1
Federal - General		7	0	2	3	-57%	50%	-1.0
TOTAL FEDERAL		10	5	10	9	-10%	-10%	0.2
Liquor Act		N/A	N/A	8	8	N/A	0%	1.1
Cannabis Act		N/A	N/A	1	1	N/A	0%	0.4
Mental Health Act		N/A	N/A	61	51	N/A	-16%	4.0
Other Provincial Stats		N/A	N/A	45	52	N/A	16%	-1.8
Total Provincial Stats		N/A	N/A	115	112	N/A	-3%	3.7
Municipal By-laws Traffic		N/A	N/A	1	3	N/A	200%	1.0
Municipal By-laws		N/A	N/A	4	3	N/A	-25%	-0.1
Total Municipal		N/A	N/A	5	6	N/A	20%	0.9
Fatals		1	1	2	0	-100%	-100%	-0.2
Injury MVC		17	17	22	13	-24%	-41%	-0.7
Property Damage MVC (Reportable)		N/A	N/A	138	164	N/A	19%	5.0
Property Damage MVC (Non Reportable)		N/A	N/A	15	18	N/A	20%	-0.4
TOTAL MVC		N/A	N/A	177	195	N/A	10%	3.7
Roadside Suspension - Alcohol (Prov)		N/A	N/A	15	8	N/A	-47%	3.9
Roadside Suspension - Drugs (Prov)		N/A	N/A	1	0	N/A	-100%	0.1
Total Provincial Traffic		N/A	N/A	912	506	N/A	-45%	-40.6
Other Traffic		N/A	N/A	3	0	N/A	-100%	-1.2
Criminal Code Traffic		53	26	35	27	-49%	-23%	-6.9
Common Police Activities								
False Alarms		N/A	N/A	13	19	N/A	46%	0.8
False/Abandoned 911 Call and 911 Act		N/A	N/A	22	23	N/A	5%	6.8
Suspicious Person/Vehicle/Property		N/A	N/A	118	72	N/A	-39%	0.7
Persons Reported Missing		N/A	N/A	18	21	N/A	17%	-0.3



FEATURED:

RMA Insurance: Outdoor Facilities, Liabilities, and Risk Assessments

It's hot and everyone needs to cool off. The first place most people head is to water: lakes, rivers, pools, or spray parks. Pools and spray parks are specific facilities you have direct control over, and your residents expect you have ensured they are safe.

[Learn more...](#)

REMINDERS

Apply Now for Free Asset Management Training Opportunities

Does your municipality want to learn more about how asset management can improve your community? In collaboration with the Federation of Canadian Municipalities, the RMA, Alberta Municipalities, and IAMA are providing educational cohorts and workshops to municipalities.

[Learn more...](#)

In-Person EOEP Courses at Alberta Municipalities Conference

If you are planning to attend the Alberta Municipalities Convention this September in Calgary, arrive a day early to take advantage of in-person offerings of the Elected



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Officials Education Program's (EOEP) Public Participation and Land Use Planning courses.

[Learn more...](#)

ANNOUNCEMENTS

BCMB: Beverage Container Depot / Business Permits

The Beverage Container Management Board (BCMB) is responsible for regulating Alberta's beverage container recycling system and one of its key functions is permitting depots. If any municipality receives an application for planning or licensing for a business that will handle the collection and recycling of used beverage containers in any way, even if the business is not called a depot or described as such, municipalities **must** contact the BCMB before granting a business licence. This is so BCMB can assess if the business is the subject of the permitting process, including the issuing of an RFA. [Learn more.](#)

AER: Public Feedback Needed

The AER is **seeking public feedback on proposed changes** to Directive 077 (2022 Draft): Pipelines - Requirements and Reference Tools. These proposed updates will better align the directive with updated legislation and standards. The addition of temporary surface pipeline requirements in the directive will ensure the appropriate regulatory oversight and reduce industry's reliance on fresh water. None of the proposed changes put the public or environment at risk. Public feedback will be open for 60 days, from July 12 to September 9, 2022.

AEMA: Emergency Management Exemplary Service Award Deadline Extended

The Emergency Management Exemplary Service Award (EMESA) is a prestigious recognition of exceptional service and achievement in the field of emergency

AGRICULTURE UPDATE

Moisture Situation Update -
July 13, 2022

JOB POSTINGS

RMA, Nisku
Help Desk Support Analyst

Claims Adjuster - Northern Alberta

Claims Adjuster - Southern Alberta

Town of Onoway
Chief Administrative Officer

Government of Alberta
Ministry of Municipal Affairs
Director, Municipal Services

Town of Strathmore
Legislative Services Officer

Sturgeon County
**Senior Accountant and
Program Lead, Treasury &
Financial Planning**

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View our **Contact newsletter
archive** or our **member
bulletin archive.**

Learn more
about the key
issues facing rural
Alberta by reading
our **position
statements.**

management. Details on the awards process are available at publicsafety.gc.ca. Both forms can be downloaded from Alberta.ca. Email your nominations for Alberta to aema.stakeholders@gov.ab.ca by **August 1, 2022**.

Natural Infrastructure Fund: Small Projects Stream Now Open for Applications


Infrastructure Canada's Natural Infrastructure Fund (NIF) Small Projects Stream is accepting applications until September 27, 2022 at 3:00 pm (EDT). The NIF is the first federal program focused on natural infrastructure. Its objectives are to build community awareness of the value and opportunities of natural and hybrid infrastructure, and to increase its uptake and use across Canada. To learn more about NIF program eligibility and how to apply, visit the [webpage](#) and consult the [applicant guide](#).

MCCAC Updates

- **Local businesses can now participate in the Electric Vehicle Charging Program.** The [SouthGrow Electric Vehicle Charging Program](#) supports businesses and other organizations installing new EV charging stations for public and fleet use. The MCCAC team can help guide your local businesses to purchase the right charging station for your needs. The first tranche of funding is available to eligible businesses in [SouthGrow communities](#). [Learn more!](#)
- **Case study: Something for everyone.** St. Albert's multi-purpose leisure facility, Servus Credit Union Place, receives over 1.5 million visitors a year. The 15-year-old facility is the greatest energy consumer of all St. Albert's municipal facilities - emitting 6,075 tonnes of greenhouse gases in 2019. **How do we reduce the electricity usage?** To significantly cut back on Servus Place's energy needs, St. Albert's Municipal Energy Specialist initiated four major projects, targeted to take advantage of the Action Centre's grants and rebates. [Read the case study here.](#)

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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IN THE NEWS

- **Alberta ambulance dispatchers are 'beyond exhausted,' call taker says**
- **Eight UCP leadership candidates submit documentation and cash to get on the ballot**
- **Alberta invests \$86M into rural water, transportation infrastructure projects**
- **Report says Alberta economy on road to recovery**
- **Oilsands exploring nuclear power as 'net zero changes everything'**
- **RMWB offers rebates for homeowners who complete FireSmart recommendations**
- **Alberta victim services fund will now be used solely to support victims of crime**
- **QEll and Highway 16 road closures for papal visit**
- **Colonies at a crossroads**
- **Rural Alberta struggling with shortage of veterinarians**
- **Kenney hosts Premier's Stampede pancake breakfast today in Calgary, announces new 'Alberta Day'**
- **Braid: Does Danielle Smith already have a lock on the premier's office?**
- **Transport Canada introduces new medium and heavy-duty zero-emission vehicle incentive**
- **Jason Kenney: Fellow premiers, on interprovincial trade barriers — just do it**



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Nisku, AB T9E 8N5

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FEATURED:

AER Member Engagement Survey Results Are In

In spring 2022, the RMA requested that members complete a survey related to their experiences in engaging and communicating with the Alberta Energy Regulator (AER). The survey results have been compiled into a report that is now available for members.

[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.

Notice of Elections and Procedures for
2022 RMA Board of Directors



The RMA 2022 Fall Convention will take place November 7 – 10 with three seats on the Board of Directors being up for election. All positions will serve a two-year term (2022 – 2024).

[Learn more...](#)

Canada Revenue Agency Seeking Comment on New Policy for GST on Transfer Payments

The Canada Revenue Agency (CRA) is seeking feedback on a draft policy to determine whether a transfer payment is consideration for a supply. This matter is relevant to ICF transfer payments between municipalities.

[Learn more...](#)

Province Announces Victims Services Update

The Government of Alberta has made several changes to victim services programs. These updates speak in part to RMA resolution 12-18S: Victim Services Unit Funding.

[Learn more...](#)

REMINDERS

Apply Now for Free Asset Management Training Opportunities



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AGRICULTURE UPDATE

Moisture Situation Update -
July 25, 2022

JOB POSTINGS

RMA, Nisku
Claims Adjuster - Northern
Alberta

Claims Adjuster - Southern
Alberta

Stettler County
Director of Operations

Strathcona County
Senior Treasury Analyst

Town of Strathmore
Senior Manager, Financial
Services

Sturgeon County
Planning & Subdivision
Officer

Does your municipality want to learn more about how asset management can improve your community? In collaboration with the Federation of Canadian Municipalities, the RMA, Alberta Municipalities, and IAMA are providing educational cohorts and workshops to municipalities.

[Learn more...](#)

In-Person EOEP Courses at Alberta Municipalities Conference

If you are planning to attend the Alberta Municipalities Convention this September in Calgary, arrive a day early to take advantage of in-person offerings of the Elected Officials Education Program's (EOEP) Public Participation and Land Use Planning courses.

[Learn more...](#)

ANNOUNCEMENTS

BCMB: Beverage Container Depot / Business Permits

The Beverage Container Management Board (BCMB) is responsible for regulating Alberta's beverage container recycling system and one of its key functions is permitting depots. If any municipality receives an application for planning or licensing for a business that will handle the collection and recycling of used beverage containers in any way, even if the business is not called a depot or

City of Leduc
**Operator, Infrastructure
Maintenance**

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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

described as such, municipalities **must** contact the BCMB before granting a business licence. This is so BCMB can assess if the business is the subject of the permitting process, including the issuing of an RFA. [Learn more](#).

AER: Public Feedback Needed


The AER is **seeking public feedback on proposed changes** to Directive 077 (2022 Draft): Pipelines - Requirements and Reference Tools. These proposed updates will better align the directive with updated legislation and standards. The addition of temporary surface pipeline requirements in the directive will ensure the appropriate regulatory oversight and reduce industry's reliance on fresh water. None of the proposed changes put the public or environment at risk. Public feedback will be open for 60 days, from July 12 to September 9, 2022.

Natural Infrastructure Fund: Small Projects Stream Now Open for Applications

Infrastructure Canada's Natural Infrastructure Fund (NIF) Small Projects Stream is accepting applications until September 27, 2022 at 3:00 pm (EDT). The NIF is the first federal program focused on natural infrastructure. Its objectives are to build community awareness of the value and opportunities of natural and hybrid infrastructure, and to increase its uptake and use across Canada. To learn more about NIF program eligibility and how to apply, visit the [webpage](#) and consult the [applicant guide](#).

offers from local approved suppliers.

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MCCAC Updates

- **Tool Lending Library.** If you can't measure it, you can't manage it. Determine inefficiencies and improve occupant comfort by managing and reducing energy usage with the **Tool Lending Library**. The Tool Lending Library offers over 20 different types of tools, including digital ultrasonic flow meters, ultrasonic leak detectors, a motor usage data logger, and light and occupancy data logger. [Learn more.](#)
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IN THE NEWS

- **Just how healthy is Alberta's soil? A new database aims to find out**
 - **Rural mental health help available says Alberta government**
 - **Sharing is caring: How a program is trying to retain young construction talent in rural Alberta**
 - **Varcoe: New \$210M wallboard manufacturing plant 'a huge win' for Calgary region**
 - **Heartland Generation exploring hydrogen conversion for decades old plant**
 - **Trudeau pushes ahead on fertilizer reduction as provinces and farmers cry foul**
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