

### REGULAR COUNCIL MEETING AGENDA

Tues	day, March 8, 2016		ncil Chambers ation Building
#1	CALL TO ORDER		
#2	ADOPTION OF AGENDA		1
#3	MINUTES	3.2 Regular Council Meeting minutes held February 23, 20 to be adopted.	)16 – 3
		3.2 Business Arising from the Minutes	
#4	PUBLIC HEARING	4.1 Bylaw 16-759 Re-designate from Agriculture (A) Distric Industrial (I) District	t to 11
#5	DELEGATION	5.1 TeckEra Presentation	10
#6	BYLAWS	6.1 Bylaw 16-759 Re-designate from Agriculture (A) Distric Industrial (I) District	t to 11
		6.2 Bylaw 15-742 Greenview's 2016 Draft Municipal Development Plan	28
		6.3 Bylaw 15-757 Re-designate from Agriculture (A) Distric Country Residential One (CR-1) District	t to 124
#7	OLD BUSINESS		
#8	NEW BUSINESS	8.1 Grande Cache Lake Day Use Area	140
		8.2 Mutual Aid Agreements	144
		8.3 Animal Control Services Agreement	151

		8.4 Peace Officer Services Agreement	157
		8.5 Fire Guardian Appointment 2016	171
		8.6 Grande Prairie High School Rodeo Association – Grant Request	173
		8.7 North West Regional Skills Canada Competition 2016 – Sponsorship Request	180
		8.8 Bursary Request	190
		8.9 18 <sup>th</sup> Annual Swan Festival – Request for Sponsorship	196
		8.10 Valleyview Library Board Member Appointment	201
		8.11 Northwest Transportation Advisory Council	203
		8.12 14' Wishek Offset Disc Purchase	208
		8.13 Ridgevalley Connector Project	211
		8.14 SML 's 060086, 070062 & 070064	213
		8.15 TWP. 672	229
		8.16 CAO / Managers' Report	232
#9	COUNCILLORS BUSINESS & REPORTS		
#10	CORRESPONDENCE	<ul> <li>Highway 43 &amp; 49 Realignment Open House</li> <li>Regional Partnerships &amp; Linear Assessment Tax Revenue</li> <li>2018 Alberta Summer Games</li> <li>Grande Prairie Chamber of Commerce – Current Economic Times</li> </ul>	
#11	IN CAMERA	11.1 Disclosure Harmful to Intergovernmental Relations (FOPP; Section 21)	
		11.1 Disclosure Harmful to Intergovernmental Relations (FOPP; Section 21)	
#12	ADJOURNMENT		

#### Minutes of a REGULAR COUNCIL MEETING MUNICIPAL DISTRICT OF GREENVIEW NO. 16

M.D. Administration Building, Valleyview, Alberta, on Tuesday, February 23, 2016

# 1: CALL TO ORDER	Reeve Dale Gervais called the meeting to order at 9:00 a.m.	
PRESENT	Reeve Deputy Reeve Councillors	Dale Gervais Tom Burton George Delorme Dave Hay Roxie Rutt Dale Smith Les Urness
ATTENDING	Chief Administrative Officer General Manager, Corporate Services General Manager, Community Services General Manager, Infrastructure & Planning Recording Secretary	Mike Haugen Rosemary Offrey Dennis Mueller Grant Gyurkovits Lianne Kruger
ABSENT	Councillor	Bill Smith
#2: AGENDA	<ul> <li>MOTION: 16.02.60. Moved by: DEPUTY REEVE TOM BURTON That the February 23, 2016 agenda be adopted with additions</li> <li>11.1 Land</li> <li>5.2 Repsol/Talisman Delegation</li> <li>8.5 Revised RFD</li> </ul>	: CARRIED
#3.1 REGULAR COUNCIL MEETING MINUTES	MOTION: 16.02.61. Moved by: COUNCILLOR ROXIE RUTT That the Minutes of the Regular Council Meeting held on Tues 2016 be adopted as presented.	day, February 09, CARRIED

3.2 BUSINESS ARISING FROM MINUTES:

#3.2 BUSINESS ARISING FROM MINUTES

#4 PUBLIC HEARINGS	4.0 PUBLIC HEARINGS	
	There were no Public Hearings presented.	
#5 DELEGATIONS	5.0 DELEGATIONS	
	5.2 REPSOL/TALISMAN DELEGATION	
	Sarah Johnson and Jessie Kirillo presented to Council Repsol's pl	ans for 2016.
REPSOL/TALISMAN	MOTION: 16.02.62. Moved by: DEPUTY REEVE TOM BURTON That Council accept for information the presentation by Repsol/	'Talisman. CARRIED
	Reeve Dale Gervais recessed the meeting at 10:16 a.m. Reeve Dale Gervais reconvened the meeting at 10:27 a.m.	
	5.1 CANADIAN NATURAL RESOURCES LTD	
	Rob Petrone brought to Councils attention concerns Canadian N Resources has regarding the falling economy and how it effects and ratepayers.	
CNRL	MOTION: 16.02.63. Moved by: DEPUTY REEVE TOM BURTON That Council accept for information the presentation from Cana Resources.	dian Natural
	Nesources.	CARRIED
#6 BYLAWS	6.0 BYLAWS	
	There were no Bylaws presented.	
#7 OLD BUSINESS	7.0 OLD BUSINESS	
	There was no Old Business presented.	

#8 NEW BUSINESS

8.0 NEW BUSINESS

#### **8.1 PUBLIC ACCESS REQUEST**

PUBLIC ACCESS MOTION: 16.02.64. Moved by: COUNCILLOR ROXIE RUTT That Council decline the request to provide physical access to NW 16-71-2-W6 & SW 21-71-2-W6.

CARRIED

#### 8.2 REMOVAL OF SIGNS IN GREENVIEW RIGHT-OF-WAYS

GREENVIEW RIGHT-OF-WAYS MOTION: 16.02.65. Moved by: COUNCILLOR DAVE HAY That Council approve the removal of two (2) privately-owned signs that have been placed within the Municipal District of Greenview No. 16's Right-of-Ways along the Service Roads that head west of Range Road 230 on the north and south side of Highway 43.

> MOTION: 16.02.66. Moved by: REEVE DALE GERVAIS That Council table motion 16.02.65. until further information could be acquired.

> > CARRIED

#### **8.3 APPEAL COMMITTEE COMPOSITION & SELECTION**

APPEAL COMMITTEE MOTION: 16.02.67. Moved by: DEPUTY REEVE TOM BURTON That Council approve to combine the Agricultural Pests Act Appeal Committee and the Weed Control Act Appeal Committee into one independent committee consisting of members at large to hear the appeals for notices issued under both Provincial Statutes.

CARRIED

#### 8.4 GRANDE CACHE RECREATIONAL COMMITTEE MEMBER

GC RECREATIONAL COMMITTEE MOTION: 16.02.68. Moved by: COUNCILLOR ROXIE RUTT That Council appoint Councillor George Delorme to the Grande Cache Recreational Committee, and Councillor Bill Smith as the alternate.

CARRIED

#### **8.5 VALLEYVIEW WOMEN'S BONSPIEL - SPONSORSHIP**

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VALLEYVIEW WOMEN'S BONSPIEL MOTION: 16.02.69. Moved by: COUNCILLOR LES URNESS That Council approve sponsorship in the amount of \$1,811.25 payable to the Red Willow Curling Club for the Valleyview Ladies Curling Bonspiel, with funds to come from Community Service Miscellaneous Grant.

CARRIED

#### 9.1 COUNCILLORS' BUSINESS & REPORTS

COUNCILLORS BUSINESS & REPORTS

#9

**9.2 MEMBERS' REPORT:** Council provided an update on activities and events both attended and upcoming, including the following:

#### **COUNCILLOR GEORGE DELORME**

Attended the Municipal Planning Commission Meeting Attended the Committee of the Whole Meeting Attended the Growing the North Conference

#### **COUNCILLOR LES URNESS**

Attended the Growing the North Conference Attended the AAMDC District 4 Zone Meeting

VALLEYVIEW OILMAN'S BONSPIEL MOTION: 16.02.71. Moved by: COUNCILLOR LES URNESS That Council donate \$500.00 to the Valleyview Oilman's Bonspiel with funds to come out of the 2016 Community Services Grants.

CARRIED

#### **COUNCILLOR DAVE HAY**

Attended the Valleyview Recreation Board Meeting Attended the Municipal Planning Commission Meeting Attended the Sunset House Community Hall Meeting Attended the Committee of the Whole Meeting Attended the Growing the North Conference Attended the Mighty Peace Watershed Alliance Wetlands Workshop

#### **DEPUTY REEVE TOM BURTON**

Attended the Municipal Planning Commission Meeting Attended the DeBolt Library AGM/Meeting Attended the AAMDC District 4 Zone Meeting Attended the Growing the North Conference

February 23, 2016

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Attended the Joint Recreation Master Plan with the City of Grande Prairie and the County of Grande Prairie Attended the Scotties Opening Banquet

#### **COUNCILLOR DALE SMITH**

Attended the Municipal Planning Commission Meeting Attended the AAMDC District 4 Zone Meeting Attended the FCSS Meeting Attended the Committee of the Whole Meeting

#### **COUNCILLOR ROXIE RUTT**

Attended the Grande Prairie Public Library Meeting Attended the Municipal Planning Commission Meeting Attended the AAMDC District 4 Zone Meeting Attended the Committee of the Whole Meeting Attended the Taste of the Peace Attended the Growing the North Conference Attended the Growing the North Conference Attended the Mighty Peace Watershed Alliance Wetlands Workshop Attended the Scotties Opening Ceremonies Attended the Ridgevalley Arena Meeting

NORTHWEST TRANSPORTATION ADVOCACY ALLIANCE

MOTION: 16.02.70. Moved by: COUNCILLOR ROXIE RUTT That Council direct administration to send a letter to the Northwest Transportation Advocacy Alliance requesting information on membership and board representation.

CARRIED

**COUNCILLOR BILL SMITH** Not in attendance

#### 9.1 REEVE'S REPORT:

#### **REEVE DALE GERVAIS**

Attended the Municipal Planning Commission Attended the Little Smoky Community Hall Meeting Attended the AAMDC District 4 Zone Meeting Attended the Committee of the Whole Meeting Attended the Growing the North Conference Attended the Nitehawk Meeting Attended the Joint Meeting with the Town of Grande Cache Attended the Canadian Association of Petroleum Producers

		Minutes of a Regular Council Meeting M.D. of Greenview No. 16 Page 6	February 23, 2010	5
		Attended the Wetlands presentation		
		Attended the Scotties Grand Opening Ceremonies		
	RESTRY TRUNK AD REPAIRS	MOTION: 16.02.72. Moved by: REEVE DALE GERVA That Council direct administration to provide the re portions of the Forestry Trunk Road in an expedien	equired resour It manner.	ces to repair CARRIED
wsi	P LISTING	MOTION: 16.02.73. Moved by: REEVE DALE GERVA That Council directs administration request a repor chronological order of events and costs regarding A March 8 <sup>th</sup> , 2016 Council Meeting.	rt from WSP lis Athabasca SML	_
#10				
	RESPONDENCE	10.0 CORRESPONDENCE		
		MOTION: 16.02.74. Moved by: DEPUTY REEVE TOM That Council accept for information the correspond	dence presente	ed. CARRIED
#11	IN CAMERA	11.0 IN CAMERA		
IN C	CAMERA	MOTION: 16.02.75. Moved by: DEPUTY REEVE TOM That the meeting go to In-Camera, at 12:36 p.m., p Municipal Government Act, 2000, Chapter M-26 ar Division 2 of Part 1 of the Freedom of Information Act, Revised Statutes of Alberta 2000, Chapter F-25 to discuss Privileged Information with regards to th	oursuant to Sec nd amendment and Protection 5 and amendme	s thereto, and of Privacy
				CARRIED
		11.1 LAND		
ruo	T OF CAMERA	MOTION: 16.02.76. Moved by: COUNCILLOR ROXIE That, in compliance with Section 197(2) of the Mur meeting come Out of Camera at 12:41 p.m.	nicipal Governr	nent Act, this CARRIED
#12 ADJ	OURNMENT	<b>12.0 ADJOURNMENT</b> MOTION: 16.02.77. Moved by: COUNCILLOR LES UI That this meeting adjourn at 12:41 p.m.	RNESS	
				CARRIED

February 23, 2016

CHIEF ADMINISTRATIVE OFFICER	REEVE



### **REQUEST FOR DECISION**

SUBJECT:TeckEra PresentationSUBMISSION TO:REGULAR COUNCIL MEETINGMEETING DATE:March 8, 2016DEPARTMENT:CAO SERVICESFILE NO./LEGAL:File Number,Legal or N/A.STRATEGIC PLAN:STRATEGIC PLAN:

REVIEV	VED AI	ND APPROVED FOR SUBMIS	SION
CAO:	MH	MANAGER:	INT
GM:	INT	PRESENTER:	INT
		LEGAL/ POLICY REVIEW:	INT
		FINANCIAL REVIEW:	

#### **RELEVANT LEGISLATION:**

**Provincial** (cite) – N/A

Council Bylaw / Policy (cite) - N/A

#### **RECOMMENDED ACTION:**

MOTION: That Council accept the presentation from Glenn Pitt of TeckEra Consulting Ltd as information as presented.

#### BACKGROUND / PROPOSAL:

Reeve Gervais has arranged to have Glenn Pitt with TeckEra Consulting Ltd. make a presentation to Council.

Mr. Pitt will be providing a PowerPoint presentation on March 8<sup>th</sup>.

**OPTIONS – BENEFITS / DISADVANTAGES:** 

**Options** – N/A

**Benefits** – N/A

**Disadvantages** – N/A

COSTS / SOURCE OF FUNDING:

The costs and source of funding are unknown at this time.

#### ATTACHMENT(S):

None



### **REQUEST FOR DECISION**

SUBJECT:Bylaw 16-759 / NE-20-70-24-W5SUBMISSION TO:REGULAR COUNCIL MEETINGMEETING DATE:March 8, 2016DEPARTMENT:INFRASTRUCTURE & PLANNING/PLANNING &<br/>DEVELOPMENTFILE NO./LEGAL:A15-013 / NE-20-70-24-W5STRATEGIC PLAN:

REVIE	NED A	ND APPROVED FOR SUBMIS	SSION
CAO:	MH	MANAGER:	SAR
GM:	INT	PRESENTER:	LL
		LEGAL/ POLICY REVIEW:	INT
		FINANCIAL REVIEW:	

**RELEVANT LEGISLATION:** 

Provincial (cite) – Municipal Government Act, RSA 2000

**Council Bylaw / Policy** (cite) – Municipal Development Plan Bylaw No. 03-397; Grovedale Area Structure Plan Bylaw No.04-432; and Municipal District of Greenview No. 16 Land Use Bylaw 03-396;

#### **RECOMMENDED ACTION:**

MOTION: That Council give Second Reading to Bylaw No. 16-759, to re-designate a 3.87 hectare ± (9.56 acre) area within SW-1-69-6-W6 from Agriculture (A) District to Industrial (I) District, as per attached Schedule 'E'.

MOTION: That Council give Third Reading to Bylaw No. 16-759, to re-designate a 3.87 hectare ± (9.56 acre) area within SW-1-69-6-W6 from Agriculture (A) District to Industrial (I) District, as per attached Schedule 'E'.

BACKGROUND / PROPOSAL:

The land use amendment application was received from the landowner 1315921 Alberta Ltd. (Dan Harms), to re-designate 3.87 hectares  $\pm$  (9.56 acres) within SW-1-69-6-W6 from Agriculture (A) District to Industrial (I) District in the Grovedale area, Ward 8. The re-designation would accommodate a proposed trucking operation and shop, which is listed as a discretionary use under the Industrial (I) District in the Land Use Bylaw.

The proposed area is currently being used as a swamp mat storage site, for which the landowner received a development permit for a Small Scale Industrial Pursuit on September 10, 2014.

The initial referrals were circulated as per Schedule 'D,' no concerns subject to standard comments were received from referral agencies. The application was circulated to landowners within 800 meters of the proposed development for comment. Landowner objection letters were received (Schedule E) with concerns regarding noise, increased traffic, safety and interference with neighbouring parcels' use and enjoyment.

As per Section 6 of the Municipal Development Plan, all industrial development proposals are to be evaluated according to potential impact on water supplies and water courses; proximity to residential, recreational, and public uses, and

environmentally sensitive areas; impacts on the local road network; and conformity with relevant statutory plans and the Land Use Bylaw. Additionally, Section 2.5 of the Grovedale Area Structure Plan states that industrial activities shall not be located where they would conflict with other land uses through unsightly appearance, generation of high traffic volumes, or similar disturbances.

At present time, there is a 150 meter tree buffer on both the west and east side of the proposed area, which the landowner intends to keep. The application is also situated within close proximity to Highway 40. Administration does not anticipate any major land use conflicts with this application and mitigation of such conflicts can be dealt with at the development permit stage.

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

**Option – 1.** That Council consider the information from the Public Hearing and grant Second and Third Readings to Bylaw No. 16-759.

**Option - 2.** That Council Table Bylaw No. 16-759, for further discussion or information.

**Option - 3.** That Council consider the information from the Public Hearing and defeat Second Reading to Bylaw No. 16-759

**Benefits** – The benefits are that industrial development provides diversification, economic development, and employment opportunities and supports the continued growth and development of smaller urban centres.

**Disadvantages** - The disadvantage is that industrial development may conflict with surrounding land uses.

COSTS / SOURCE OF FUNDING:

The application has been endorsed by the landowner, and the applicable fees have been received on receipt number 213334.

#### ATTACHMENT(S):

Schedule 'A' – Application & Sketch Schedule 'B' – Location Map Schedule 'C' – Farmland Report and Map Schedule 'D' – Referral Responses Schedule 'E' – Landowner Responses Schedule 'F' – Bylaw 16-759

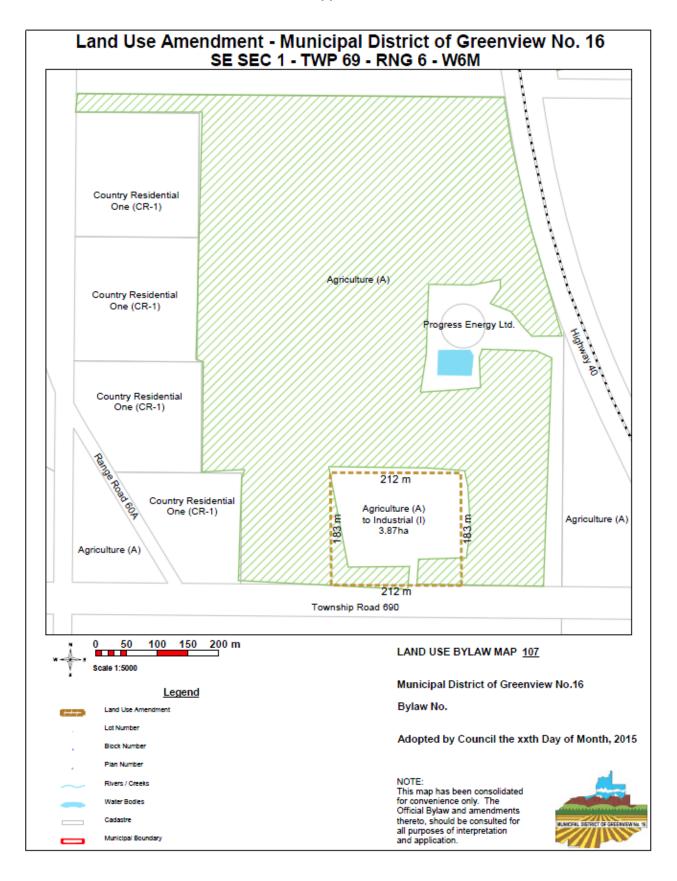


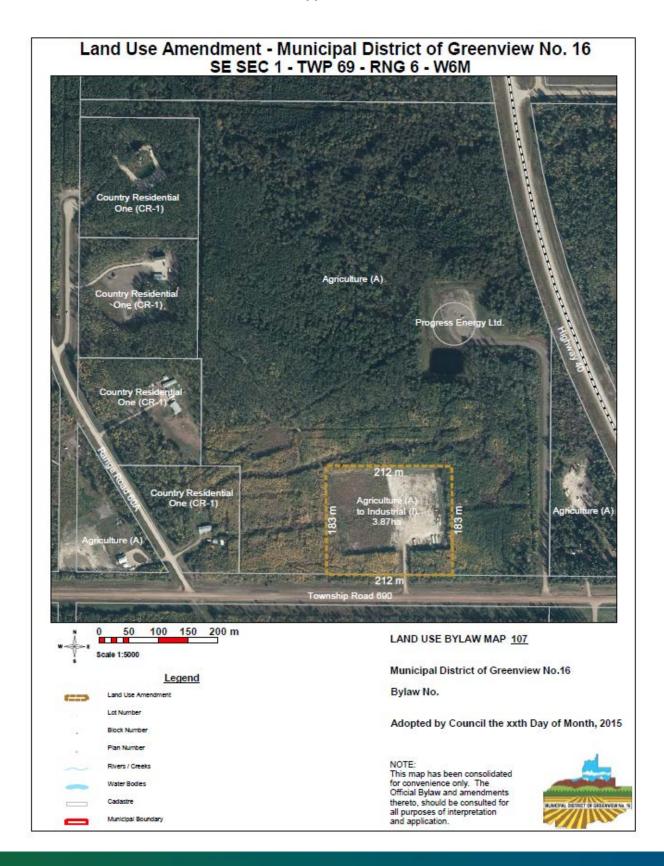
### MUNICIPAL DISTRICT OF GREENVIEW NO. 16

#### Schedule 'A' – Application and Sketch

Municipal Dis           илиси, слижто общинать и         4806 – 36 Avenue, Box           T 780.524.7600         F 780.524	T APPLICATION – FORM A trict of Greenview 1079, Valleyview AB TOH 3N0 1.4307 Toll Free 1.866.524.7608 reenview.ab.ca	FOR ADMINISTRATIVE USE LUB MAP NO. JO7 APPLICATION NO. HI5-015 RECEIPT NO. A 13334 ROLL NO. 292697 RFLA RATING N/A
NAME OF APPLICANT(S)	NAME OF RECUSTORED LAND	lete if Different from Applicant
ADDRESS 12418-2064T	ADDRESS 12418-1063	ERTA LTD
POSTAL CODE TELEPHONE (Res.) (Bus.)	POSTAL CODE TELEPHONE (R	es.) (Bus.)
	The second second	44/2 780 876 5193
Legal description of the land affected by the proposed a		
QTR./L.S. SEC TWP. RG. M.	OR REGISTRATION PLAN NO.	BLOCK LOT
<i>p</i> .	Abandoned well	Such Od 15/15.
Land Use Classification for Amendment Proposed:		
FROM: agrical Taral	TO: Industrial	
Reasons Supporting Proposed Amendment:		
Build shop for Busis		
outra shop ser bush	~~~~>	
Physical Characteristics: Describe Topography: Flat Vegetat Water Services:	tion: Trees Bush S	oil: Clay
Existing Source: Dugout to north	Proposed Water Source:	to Durant Well
Dugun ie noran	iic iii	o Dugour or Well
Sewage Services:		5 5
Sewage Services:	Proposed Disposal: Holding	Tank.
Sewage Services:     Vo       Existing Disposal:     No       Approach(s) Information:		to Dugout or Well g Tank.
Existing Disposal: No ,	Proposed Disposal: Hold m	g Tank.
Sewage Services: Existing Disposal: Approach(s) Information: Existing: T/We have enclosed the required Application Fee of \$ 800.	Proposed:	g Tank.
Sewage Services: Existing Disposal: Approach(s) Information: Existing: T/We have enclosed the required Application Fee of \$ 800.	Proposed: 00. ant(s)	g Tank.
Sewage Services:       Vo         Existing Disposal:       No         Approach(s) Information:       Existing:         Existing:       VES         1/ We have enclosed the required Application Fee of \$ 800.         Date:       Applic	Proposed:	g Tank.
Sewage Services:     Vo       Existing Disposal:     No       Approach(s) Information:     Existing:       Existing:     Yes       T/ We have enclosed the required Application Fee of \$ 800.       Date:     Applic       Date:     Applic	Proposed: 00. ant(s)	

#### Schedule 'A' – Application and Sketch





#### Schedule 'A' – Application and Sketch

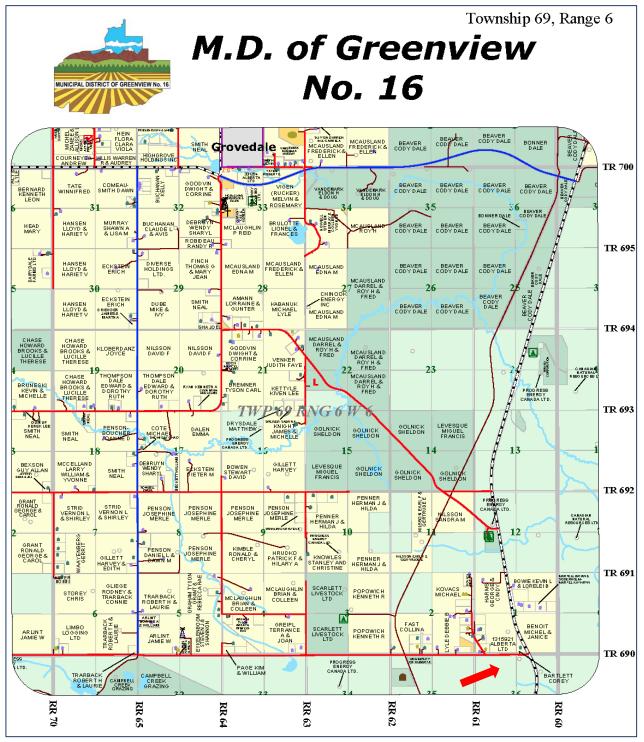


### MUNICIPAL DISTRICT OF GREENVIEW NO. 16

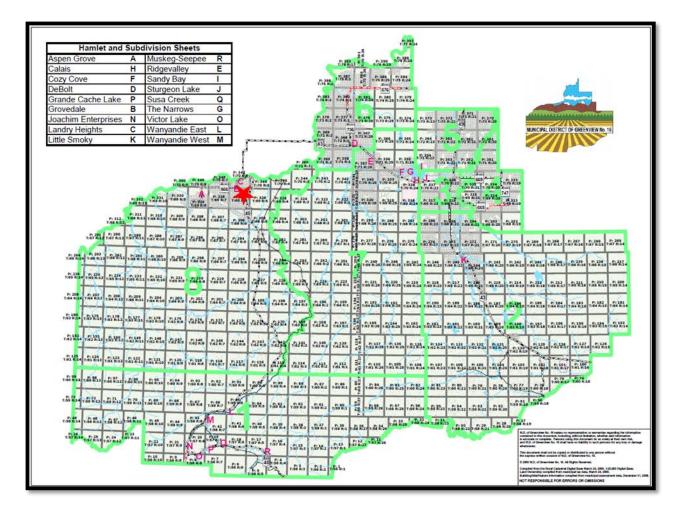
#### Schedule 'B' – Owner Location Map

#### FILE NO. A15-015 APPLICANT: DAN HARMS

LEGAL LOCATION: SW-1-69-6-W6 LANDOWNER: 1315921 AB LTD.



#### Schedule 'B' – Owner Location Map





### MUNICIPAL DISTRICT OF GREENVIEW NO. 16

#### Schedule 'C' – Farmland Report and Map

#### PROPOSED LAND USE AMENDMENT

FILE NO. A15-015 APPLICANT: DAN HARMS LEGAL LOCATION: SW-1-69-6-W6 LANDOWNER: 1315921 AB LTD.

#### FARMLAND REPORT NOT AVAILABLE FOR THIS PARCEL





### MUNICIPAL DISTRICT OF GREENVIEW NO. 16

#### Schedule 'D' – Referral Responses

Hberta Transportation Room 1401, 10320 - 99 St GRANDE PRAIRIE, AB T8V 6J4 Phone: (780) 538-5310 Fax: (780) 538-5384 Our Ref: 69-6-6 December 22, 2015 Municipal District of Greenview No. 16 Box 1079, 4806 - 36th Avenue Valleyview, AB TOH 3NO Proposed land use amendment and subsequent subdivision Agricultural to Industrial (A to I) Within the SW 1-69-6-W6M 1315921 Alberta Ltd. (Dan Harms) File No: A15-015 Thank you for referring the proposed land use amendment to Alberta Transportation for review and comment. Alberta Transportation has no particular concerns with the Land Use Amendment. The department will comment further, if and when we receive a subdivision application referral from the municipality. A Roadside Development Application should be submitted for any development. Since access will be onto Township Road 690 and not Hwy 40 the department will not require a Traffic Impact Assessment (TIA). The municipality should be aware; a Traffic Impact Assessment (TIA) may be required at the intersection of Hwy 40 & Township Road 690 in the future. Any required improvements to the highway infrastructure to accommodate proposed development and the TIA shall be completed at no cost to the department. Yours truly. Senail Gerry Benoit Development and Planning Technologist

#### Schedule 'D' – Referral Responses

From: To: Subject: Date:	<u>LandInguiries@atcoelectric.com</u> <u>Jenny Cornelsen</u> AEL2015-1425/ A15-015 Harms Notice to Referrals November 20, 2015 2:47:46 PM
Afternoon:	
ATCO Elect	ric has no comments or concerns with this application. Thank you
Karen Dia	z- Hernandez
Land Adminis	strator   Land Administration
ATCO Electri	ic Ltd.   Distribution   Forest & Lands Management
18 <sup>th</sup> Floor Ca	inadian Western Bank Building
10303 Jasper	r Ave, Edmonton AB T5J 5C3
phone: 780-5	509-2094   fax: 780-509-9220
email: <u>Karen</u>	. <u>Diaz-Hernandez@atcoelectric.com</u>

From:	Isabel.Solis@atcopipelines.com
To:	Jenny Cornelsen
Subject:	15-3739 Response - A15-015 Harms Notice to Referrals
Date:	December 7, 2015 4:09:24 PM
Attachments:	DOC111915-11192015133237.pdf

Good Afternoon,

ATCO PIPELINES has no objection.

Thank you :)

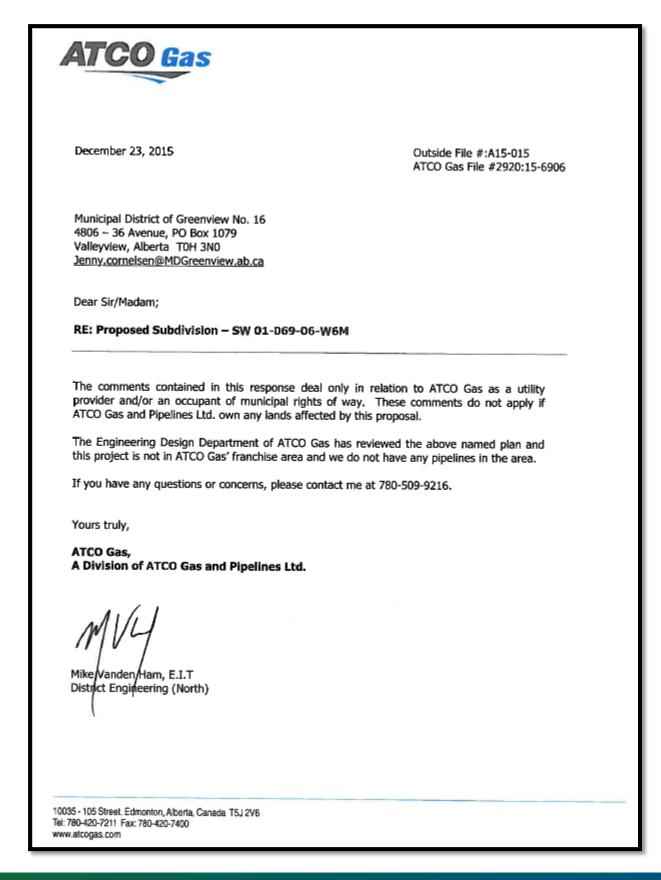
Isabel Solis | Operations Engineering Administrative Coordinator

ATCO Pipelines |7210-42 Street NW | Edmonton, AB T6B 3H1

T: 780.420.3896 | F: 780.420.7411 | E: Isabel.Solis@atcopipelines.com

MISSION: ATCO Pipelines provides reliable and efficient delivery of natural gas and is committed to operational excellence and superior customer service while ensuring the safety of our employees and the public.

#### Schedule 'D' – Referral Responses



#### Schedule 'D' – Referral Responses

MANUCIPAL DEFINICION ON GALL	MUNICIPA	AL DISTRICT OF GR	EENVIEW	No. 16
	NOT			
	NOTIC	CE TO REFERRAL AG	ENCIES	
Faxed:	October 27, 2015	File No.:	A15-01	5
Legal Description:	SW-1-69-6-W6			
Applicant:	1315921 ALBERTA	LTD (DAN HARMS)		
PROPOSED LAND U	SE AMENDMENT: AGRICU	LTURE - A to AGRICULTU	RE - A	
he space provided belo	mments on the <b>PROPOSED</b> for attach any additional contact our office. Deadline for ee Sketch attached.	omments on a separate shee	. If you have a	any questions regarding
If no comment is rec	eived by the above-specifi	ied date, it will be deeme	d as 'no obje	ction'.
t 780.524.7600 or sall	ons regarding the attached, ply. rosson@mdgreenview.ab.ca	a.		
LO CONCERNS -	ROAD JUST REQUILT 4	THE EXISTING MPRONC	15 RVILT	to stanonaus
NAME (PLEASE PRIM	Victoria		GNATURE	AL
	Please check box fo	or corresponding referral	agency	
M.D. General Manag	er, Infrastructure & Planning - Gratic Revin Skiller	apport in the manuport of emagica		
M.D. Manager, Cons	truction & Maintenance - Kevin Sk	: chad.mcmillan@mdgreenview.	ab.ca; (780) 52	
<ul> <li>M.D. General Manag</li> <li>M.D. Manager, Cons</li> <li>M.D. Construction Pr</li> </ul>				
<ul> <li>M.D. General Manage</li> <li>M.D. Manager, Cons</li> <li>M.D. Construction Pr</li> <li>M.D. Manager, Agric</li> </ul>	truction & Maintenance - Kevin Sk roject Supervisor - Chad McMillan	: quentin.bochar@mdgreenview	ab.ca; (780) 52	32
<ul> <li>M.D. General Manage</li> <li>M.D. Manager, Const M.D. Construction Pr</li> <li>M.D. Manager, Agric</li> <li>M.D. Manager, Envir</li> <li>M.D. Roads Supervision</li> </ul>	truction & Maintenance - Kevin Sk roject Supervisor - Chad McMillan sultural Services - Quentin Bochar onmental Services - Gary Couch: sor West - Dennis Loewen: Denni	: quentin.bochar@mdgreenview gary.couch@mdgreenview.ab.c is.Loewen@mdgreenview.ab.ca;	ab.ca; (780) 52 a; (780) 524-44	32
<ul> <li>M.D. General Manage</li> <li>M.D. Manager, Cons</li> <li>M.D. Construction Program</li> <li>M.D. Manager, Agric</li> <li>M.D. Manager, Envir</li> <li>M.D. Roads Supervis</li> <li>Alberta Culture and</li> </ul>	truction & Maintenance - Kevin Sk roject Supervisor - Chad McMillan :ultural Services - Quentin Bochar: onmental Services - Gary Couch: :or West - Dennis Loewen: Denni Tourism (CT) - Rebecca Traquair	: quentin.bochar@mdgreenview gary.couch@mdgreenview.ab.c is.Loewen@mdgreenview.ab.ca; : Historical.Lup@gov.ab.ca;	ab.ca; (780) 52 a; (780) 524-44 (780) 539-7711	
<ul> <li>M.D. General Manage</li> <li>M.D. Manager, Const M.D. Construction Pr</li> <li>M.D. Manager, Agric</li> <li>M.D. Manager, Agric</li> <li>M.D. Manager, Envir</li> <li>M.D. Roads Supervis</li> <li>Alberta Culture and</li> <li>Alberta Environment</li> </ul>	truction & Maintenance - Kevin Sk roject Supervisor - Chad McMillan :ultural Services - Quentin Bochar: onmental Services - Gary Couch: or West - Dennis Loewen: Denni Tourism (CT) - Rebecca Traquair and Parks (AEP) - Jack McNaught	: quentin.bochar@mdgreenview gary.couch@mdgreenview.ab.c is.Loewen@mdgreenview.ab.ca; : Historical.Lup@gov.ab.ca; ton: Jack.McNaughton@gov.ab.c	ab.ca; (780) 52 a; (780) 524-44 (780) 539-7711 a; (780) 624-61	80
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	WUNICIPAL DIST	RICT OF GREENVIEW	lo. 16
	NOTICE TO R	EFERRAL AGENCIES	
Faxed:	October 27, 2015	File No.: A15-015	
Legal Description:	SW-1-69-6-W6		
Applicant:	1315921 ALBERTA LTD (DA	N HARMS)	
PROPOSED LAND USE	AMENDMENT: AGRICULTURE - A	to AGRICULTURE - A	
ne space provided below of	ents on the <b>PROPOSED LAND USE</b> or attach any additional comments o ct our office. Deadline for your writte ketch attached.	n a separate sheet. If you have any	questions regarding
f no comment is receive	ed by the above-specified date,	it will be deemed as 'no objecti	on'.
you have any questions r	egarding the attached, please conta	act Planning and Development Mana	ager Sally Ann Rosson
t 780.524.7600 or sally.ros	sson@mdgreenview.ab.ca.		
OMMENTS: No C	oneerns.		
	UNCERTIS :		
NAME (PLEASE PRINT)	GaryCouch	SIGNATURE	Jan Jone
	Please check box for corresp	onding referral agency	/
rculated to:			
M.D. General Manager, I	nfrastructure & Planning - Grant Gyurkovi		
<ul> <li>M.D. General Manager, I</li> <li>M.D. Manager, Construct</li> </ul>	nfrastructure & Planning - Grant Gyurkovi ion & Maintenance - Kevin Sklapsky: kev	vin.sklapsky@mdgreenview.ab.ca; (780)	524-4432
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### MUNICIPAL DISTRICT OF GREENVIEW NO. 16

#### Schedule 'E' – Landowner Responses

Dan Rigler		
To: Subject:	Dan Rigler	a daga melangkan pangkan pangkan di ketabahan kanangkan pangkan kanan bahar pangkan kanan kanan kanan kanan kan
	FW: Attn. Sally Ann Rosson,	MUNICIPAL DISTRICT OF GREENVIEW No. 16
Attn. Sally Ann Rosson,		RECEIVED
To whom it may concern,		FEB 2 9 2016
RE: land use amendment ap 1315921 Alberta LTD. (Dat	plication No. A15-015 1 Harms) located on: SW-1-69-6-W6	VALLEYVIEW
how a by a control of a control	It is not a point of the set of t	y from the busyness of city life as well a e Energy, this lifestyle was compromise order to widen the road. The down side a as the tree buffer was lessened. Over the a number of industrial businesses in e road building crews and a full camp of oing, back up alarms and all the staff there for a season as well of which had field repair operations. Currently A.O.S eavy equipment noise of loading and ural zoning and yet were allowed to set atly impact our property and lifestyle in rard was busy, with the increase in traffi- the area and this could add exposure k farm on that property of which was s zoning change is approved? Would unt of land available in which is not d there would be a more viable option.

Attn: Lindsey

Response to land use application no. A15-015

I am the adjacent land owner to 1315921 Alberta Ltd (Dan Harms), and i have a couple of concerns about rezoning to industrial. First is that everyone else has homes along our road. Why split it up with industrial inbetween. Second would be noise and traffic. Being that there would be two buisnesses we have no idea what types of buisnesses would be calling it home base or what kind of work(noise and traffic) would be carried out on site. I would be subject to all noise associated with everyday operations. I know we dont have many spots for industrial in Grovedale area. I dont think this is a good spot to start being all the houses already in place. If years ago no one would have built houses out here then yes it would be a great spot for industrial land. I would have no objections if the owner would have a house and run a buisness from a house/shop. Being rezoned would lead to other downfalls in the future. Personally if I never put a house up on my land last year and kept the trailer, it would be easy for myself to rezone aswell and start a carwash or gas station or to just sell. Yet we thought that this is a good spot for our home (which i lived here aprox 10yrs already), and spent hundreds of thousands to be in a house. I really truely think that it should not be rezoned and we should open land closer to twp 700 and highway 40 for industrial use.

Thanks for your time,

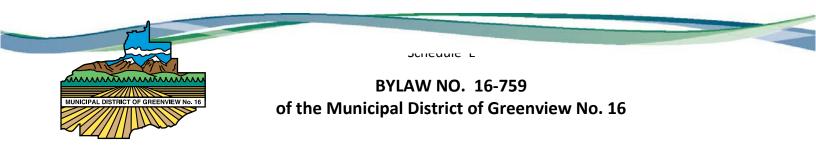
Corey Bartlett



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#### A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to amend Bylaw No. 03-396, being the Land Use Bylaw for the Municipal District of Greenview No. 16

**PURSUANT TO** Section 692 of the Municipal Government Act, being Chapter M-26, R.S.A. 2000, as Amended, the Council of the Municipal District of Greenview No. 16, duly assembled, enacts as follows:

1. That Map No. 107 in the Land Use Bylaw, being Bylaw No. 03-396, be changed to reclassify the following area:

All that portion of the South East of Section One (1) Within Township Sixty-Nine (69) Range Six (6) West of the Sixth Meridian (W6M)

As identified on Schedule "A" attached.

This Bylaw shall come into force and effect upon the day of final passing.

Read a first time this <u>9<sup>th</sup> day of February</u>, A.D., <u>2016</u>.

Read a second time this <u>day of</u>, A.D., \_\_\_\_\_.

Read a third time and passed this \_\_\_\_ day of \_\_\_\_\_, A.D., \_\_\_\_.

REEVE

CHIEF ADMINISTRATIVE OFFICER

#### SCHEDULE "A"

To Bylaw No. 16-759

#### MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All that portion of the South East of Section One (1) Within Township Sixty-Nine (69) Range Six (6) West of the Sixth Meridian (W6M)

Is reclassified from Agriculture (A) District to Industrial (I) District as identified below:





### **REQUEST FOR DECISION**

SUBJECT:	Bylaw 15-742 - Greenview's 2016 Draft Municipal	Develo	pment	: Plan	
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIE	NED A	ND APPROVED FOR SUBMIS	SSION
MEETING DATE:	March 8, 2016	CAO:	MH	MANAGER:	SAR
DEPARTMENT:	INFRASTRUCTURE & PLANNING/PLANNING & DEVELOPMENT	GM:	INT	PRESENTER:	SAR
FILE NO./LEGAL:	0200-M03-01			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

#### **RELEVANT LEGISLATION:**

**Provincial** (cite) – MGA S. **632(1)** A council of a municipality with a population of 3500 or more must by bylaw **adopt** a **Municipal Development Plan (MDP).** 

S. "632(3) A Municipal Development Plan:

#### (a) Must Address

- (i) The future land use within the municipality,
- (ii) The manner of and the proposals for future development in the municipality,
- (iii) The co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no Intermunicipal development plan with respect to those matters in those municipalities,
- (iv) The provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and
- (v) The provision of municipal services and facilities either generally or specifically,

#### (b) May Address

- (i) Proposals for the financing and programming of municipal infrastructure,
- *(ii)* The co-ordination of municipal programs relating to the physical, social and economic development of the municipality,
- (iii) Environmental matters within the municipality,
- (iv) The financial resources of the municipality,
- (v) The economic development of the municipality, and
- (vi) Any other matter relating to the physical, social or economic development of the municipality,
- (c) May contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,
- (d) Must contain policies compatible with the Subdivision and Development Regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,
- (e) Must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards, and
- (f) Must contain policies respecting the protection of agricultural operations."

#### **Council Bylaw / Policy** (cite) – The current *Bylaw No. 03-397 was adopted on December 20, 2003.*

#### **RECOMMENDED ACTION:**

## MOTION: That Council schedule a Public Hearing for Bylaw No. 15-742 to be held on April 12, 2016, at 10:00 a.m. to provide public review of the draft Municipal Development Plan.

#### BACKGROUND / PROPOSAL:

The Municipal Development Plan (MDP) update was initiated in the spring of 2012 and has resulted in the development of numerous drafts that have been reviewed with Council and Administration. Council's most recent review of the draft MDP with first reading given at the March 24, 2015 meeting, prior to the plan's release to the public for review.

In order to obtain input into the draft plan, it was posted on the MD's website and presented at the MD community barbecues in the spring and summer of 2015. No comments of substance to the MDP were received.

The draft MDP was also circulated to referral agencies in the fall of 2015 for review and comment. Based on the comments received, as well as additional review with administration, several revisions were made to the draft MDP as follows:

- Section 1.4 (Growth Strategy): clarify intent of the policy areas noted on the Future Land Use Map; include new provision promoting viability of hamlets, settlements and urban centres; include new provision regarding the development of non-agricultural uses.
- Section 2 (Natural Environment): clarify Policy 2.3.2 (Environmentally Sensitive Lands); add new Policy 2.3.4 (Wetland Assessments): clarify Policy 2.4.7 (Conservation Easements).
- Section 3 (Agriculture): clarify Policy 3.4.8 restricting the resubdivision of small holdings for non-agricultural purposes.
- Section 4 (Country Residential): add new Policy 4.3.4 promoting cluster development of subdivisions.
- Section 5 (Hamlets and Settlements): revise Policy 5.3.6 to include development of light industrial uses in proximity to Hamlets.
- Section 6 (Industry and Commerce): clarify and expand industrial development location criteria in Policy 6.3.2; clarify commercial development location criteria in Policy 6.4.2; add limitation on resource extraction in proximity to urban municipalities in Policy 6.6.1.
- Section 7 (Intermunicipal and Intergovernmental Relations): to support and encourage intergovernmental cooperation and partnership the other rural and urban municipalities.
- Section 8 (Crown Land): considerations when reviewing development proposals.
- Section 9 (Transportation and Servicing): clarify wording of Policy 9.3.6 respecting joint infrastructure planning. The MD shall collaborate with other area municipalities to establish processes for joint planning of future road and other infrastructure improvements when required.
- Section 10 (Implementation): clarify when an Area Structure Plan and Concept Plan must be provided by the developer including other Supporting Technical Reports. The developer will be required to enter into a Development Agreement for subdivisions and development permit approvals when infrastructure and servicing requirements are necessary to service the site. The MDP recommends the Plan be reviewed at five year intervals.

OPTIONS – BENEFITS / DISADVANTAGES:

**Option - 1.** That Council pass a motion to give Bylaw No. 15-742 second reading. An additional motion is required for the Public Hearing for Bylaw No. 15-742 to be scheduled on April 12, 2016.

**Option - 2.** That Council table Bylaw No. 15-742 pending further discussion or information being provided by Administration.

**Option - 3.** That Council refuse to give second reading to Bylaw No. 15-742.

**Benefits** – The benefits to the update of the Municipal Development Plan (MDP) will ensure the Plan is compliant with new provincial legislation to ensure the policies within the MDP are current and best able to direct development within the Municipal District in a sustainable manner that meets the evolving needs of the community.

**Disadvantages** - The disadvantages of not finalizing the update: The current 2003 Municipal Development Plan would remain in effect and Greenview will lose the opportunity of good governance. It is necessary to enhance the MDP policies to enable Greenview to manage the land use, and future growth patterns for subdivision and development proposals in order for polices to remain current and respond to the future needs of the community.

#### COSTS / SOURCE OF FUNDING:

Funding has been included in the 2016 Planning and Development Budget.

#### ATTACHMENT(S):

- Schedule 'A' Draft Greenview's Municipal Development Plan 2016.
- Schedule 'B' Bylaw 15-742



# MUNICIPAL DEVELOPMENT PLAN (Revised Draft)



Inspiring sustainable thinking

#### March 2016

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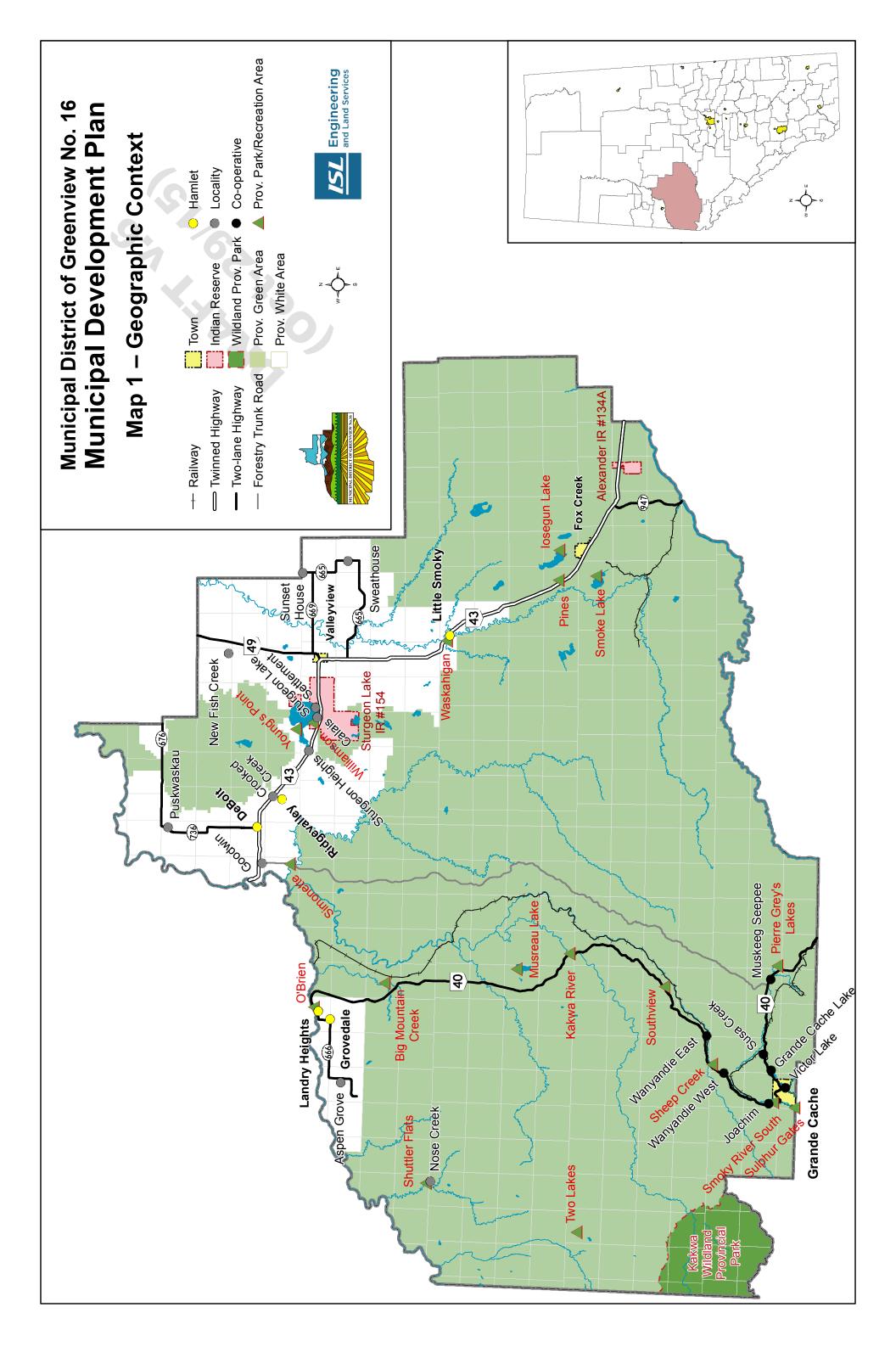
#### <u>Maps</u>

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#### **SECTION 1 INTRODUCTION**

#### 1.1 GENERAL OVERVIEW

- 1.1.1 The Municipal District of Greenview No. 16 ("MD") is located in the southern portion of the Peace River Region as illustrated on Map 1 (Geographic Context). Its location is strategic as most goods bound for points north must pass through the MD. There is a wide diversity of resources from oil and gas to lumber and mining, as well as tourism opportunities. Rapid development in these resource sectors has resulted in the MD being host to a strong and diverse economic base. There is also a good deal of arable agricultural land, but the amount of agricultural land is finite so steps must be taken to limit its loss. With the wide variety of resources and opportunity available there is a need to ensure that future development is managed effectively.
- 1.1.2 This Municipal Development Plan ("MDP") directs growth towards our hamlets as logical centres for future residential and commercial development. The infrastructure requirements associated with our hamlets will in many cases require additional upgrading and expansion to meet future needs.
- 1.1.3 The MDP also provides a framework for future decisions on land use that will ultimately affect the economic development of the MD. The MDP will attempt to achieve this while balancing the need for growth with measures to protect our limited agricultural and environmental resources.
- 1.1.4 The MD's previous MDP (Bylaw 03-397) was adopted in 2003. Best practice directs regular reviews of the MDP in order that its policies remain current and responsive to community needs. The preparation of this new MDP is timely and required to:
  - (a) Bring clarity to some existing policies in the 2003 MDP that remain valid but require more substance to improve their interpretation and enforceability;
  - (b) Achieve compliance with the Province's Land-use Framework and the Alberta Land Stewardship Act. The MDP must conform to the requirements of these new provincial initiatives. In addition, there is an opportunity for the new MDP to influence the direction for growth management in the future Upper Peace Regional Plan;
  - (c) Align MDP policies with the strategic priorities and initiatives contained in Council's 2014 Strategic Directions Plan;
  - (d) To strengthen policy for the protection of groundwater and the coordination of energy exploration and extraction activities;
  - (e) Reinforce policy to emphasize agriculture as the priority land use in the MD:
  - (f) Clarify MDP policies regarding requirements for country residential subdivisions and developer responsibilities for all subdivision;
  - (g) Enhance existing policies on lakeshore development and protection of riparian areas;
  - (h) Update policies respecting relationships and agreements with the urban municipalities located within the MD.



#### 1.2 LEGISLATIVE CONTEXT

#### 1.2.1 Municipal Government Act

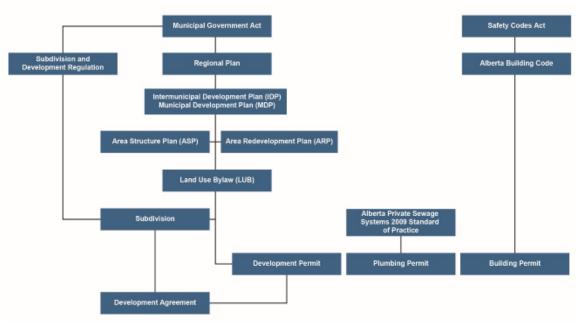
This MDP has been prepared in accordance with Section 632 of the Municipal Government Act. The Act requires that all municipalities with a population of 3,500 or more must adopt a MDP.

The Act requires that, at a minimum, the MDP address:

- land use and the manner of future development;
- local transportation systems;
- the provision of municipal services and utilities;
- policies respecting municipal reserve;
- the protection of agricultural operations; and
- the coordination of land use, infrastructure and growth patterns with adjacent municipalities.

An illustration of where the MDP fits into the hierarchy of Alberta planning documents is provided in Figure 1.

Figure 1: Planning Document Hierarchy



#### 1.2.2 Alberta Land-use Framework

The Alberta Land-use Framework was approved by the provincial government in 2008 to create a new regional land use planning policy framework for Alberta. The regional planning framework was then refined further through the subsequent adoption of the Alberta Land Stewardship Act. The guiding strategies for regional plan preparation are as follows:

- develop new regional plans based on seven new land-use regions;
- create a Land Use Secretariat and establish a Regional Advisory Council for each region;
- use cumulative effects management methods to address the impacts of development;
- develop strategies for conservation and stewardship on public and private lands;
- promote the efficient use of land to reduce the footprint of activity on the landscape;
- establish a system to improve information gathering in order to improve decision-making;

• include aboriginal peoples in land use planning.

The MD is located within the area proposed for the Upper Peace Regional Plan, the preparation of which has not yet commenced. If any policies of this MDP are determined to be at variance with the Upper Peace Regional Plan, this MDP will be amended as required to ensure consistency with the regional plan.

#### 1.2.3 Greenview 2014 Strategic Directions Plan

Council's current Strategic Plan was approved 2013, and is County Council's guiding document for the immediate term. The key goals contained in the Strategic Plan that helped inform the development of this MDP are as follows:

#### **Regional Utilities**

- 2.1 Develop a Greenview Utilities Master Plan that will include long term utility plans for each population area served.
- 2.2 Develop a municipal corporation jointly owned by Greenview and the Towns of Fox Creek, Grande Cache and Valleyview to gain financial stability and operational efficiencies and effectiveness in the operation of water and wastewater systems within the region.
- 2.3 Undertake an update of the Area Structure Plan for the Grovedale area that includes planning of the utility network to serve existing and future development.

#### Agriculture

3.1 Support agriculture as our primary long term industry and fund initiatives that will benefit our agricultural community.

#### Enhanced Community Development

- 4.1 Develop hamlets and areas of active development in a manner that ensures healthy and sustainable communities through the updating and provision of Area Structure Plans.
- 4.2 Take a leadership position in Alberta on working with our urban partners to support their community goals in providing healthy and sustainable communities.
- 4.7 Ensure that services provided by Greenview recognize the needs of the increasing older adult population.
- 4.8 Continue to support community organizations, fire departments, and volunteers as an essential part of providing healthy and sustainable communities.
- 4.10 Implement a Greenview Road Master Plan supported by a road rating system, road criteria, and pre-designed safety and construction standards, which is regularly updated with current traffic counts.
- 4.12 Continue to place a high priority on the protection and enhancement of our natural environment.

#### Tourism and Recreation

- 5.1 Continued support for increased recreation and leisure opportunities through the development and enhancement of community and regional facilities.
- 5.4 Develop a Community Facilities Plan, encompassing all communities, on the ongoing support of Greenview community halls, recreation, and leisure facilities, the development of new hiking trails, outdoor facilities and wilderness access locations, etc.

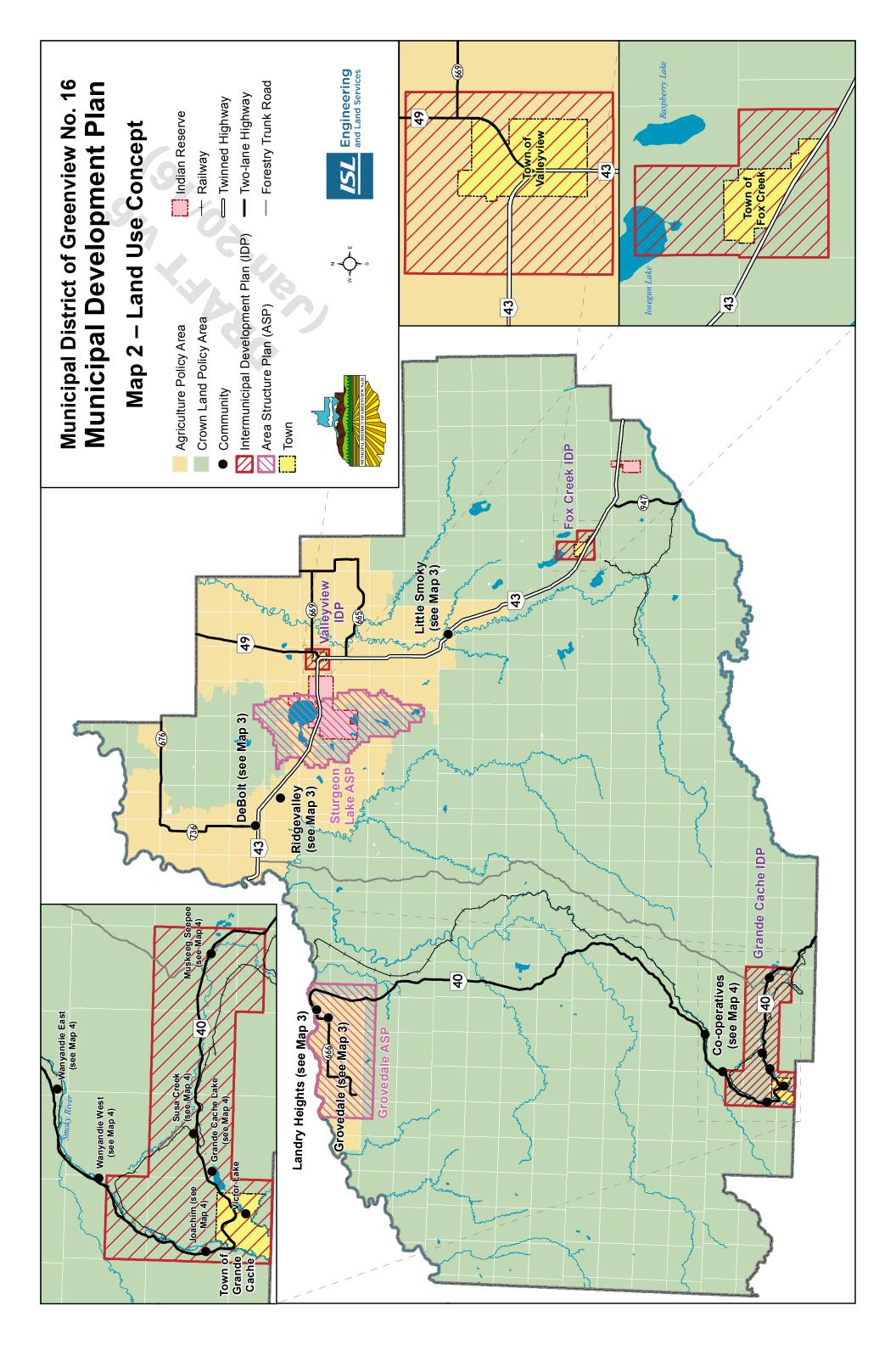
# 1.3 GOALS OF THE PLAN

- 1.3.1 It is intended that this MDP achieve the following goals:
  - (a) To provide a framework for the future growth and development of the Municipal District in a sustainable fashion and that is consistent with its strategic priorities;

- (b) Maintain the long term viability of the MD's agricultural land base;
- (c) Allowing for population growth by increasing densities without negatively impacting on agricultural land through measures which:
  - (i) conserve agricultural land by limiting the acreage removed for other uses,
  - (ii) provide for development and employment opportunities in the rural area,
  - (iii) allow for higher densities of residential development when they can be located in nodes or in areas of limited agricultural capacity, and
  - (iv) provide the opportunity for families to care for the aging or disabled members of the community in a home setting;
- (d) Minimize the possibility of conflicts between potentially incompatible land uses;
- (e) Ensure that services and infrastructure are provided to meet the demand created by growth;
- (f) Facilitate inter-municipal and inter-jurisdictional cooperation in matters affecting development in the region; and
- (g) Ensure that the natural environment is protected and that significant environmental features are preserved.

#### 1.4 GROWTH STRATEGY

- 1.4.1 The growth strategy for the MD is based upon the desire to promote and accommodate growth that will preserve and strengthen the positive attributes of the MD.
  - (a) The future use of land within the MD is to be consistent with the general policy areas as illustrated on Map 2, the Future Land Use Concept. This MDP contains policies respecting each type of land use which are presented in subsequent sections of this MDP.
  - (b) The MD shall accommodate growth:
    - (i) By supporting agricultural production through the opening of new agricultural lands;
    - (ii) Through the development of uses which support and benefit agriculture;
    - (iii) By supporting the exploration and responsible extraction of natural resources;
    - (iv) By promoting and accommodating developments which contribute to a diversification of the area's economy;
    - (v) By supporting the expansion of the rural population base in appropriate locations;
    - (vi) By supporting the improvement of transportation and utility infrastructure;
    - (vii) By promoting and supporting the long term viability of its hamlets and other settlements, and the Urban Municipalities; and
    - (viii) By establishing policies and guidelines top direct the development of non-agricultural uses.



# 1.5 **DEFINITIONS**

1.5.1 For the purpose of interpreting this MDP, the following definitions shall apply:

Access	Means the provision of legal and/or physical road access to a proposed development to the satisfaction of the Municipal District. A site has legal access if it abuts a municipal road, undeveloped road allowance, or service road, or is subject to a joint access easement agreement. Physical access refers to the construction of an approach to a developed municipal road or service road.
Act	Means the Municipal Government Act, Chapter M-26, RSA 2000.
Better Agricultural Land	Means cultivated or improved land which has a Rural Farmland Assessment (RFA) Rating of 28% or higher, or Canada Land Inventory (CLI) Class 4 for unimproved land. This rating is subject to confirmation by more current assessment ratings conducted by the MD's Assessment Department, independent soils analysis, site inspections or a combination thereof. The definition may exclude any land which by reason of physical features, slope, configuration, surrounding land use, size, physical severance, or lands that are identified for development in an approved Area Structure Plan may impair the ability of the land to be economically farmed.
Concept Plan	Means a non-statutory land use plan that is prepared in accordance with the MD's Area Structure Plan and Concept Plan Policy 6001.
Environmentally Sensitive Area	Means an area that is identified by the Province as an Environmentally Significant Area, or is generally recognized to consist of unique topographical features, sensitive ecological habitat, or important wildlife habitat and corridors.
Fragmented Parcel	Means a portion of a parcel of land that is physically severed from the balance by a road, railway, water body, watercourse, ravine or similar feature that limits the agricultural productivity or viability of the severed portion.
Hazard Land	Means land which may be prone to flooding, shoreline erosion or slope instability, or other natural hazard that may result in life loss or injury, property damage, social and economic disruption or environmental degradation. Hazards may include surface and subsurface features such as active and abandoned gas/oil wells, mines, unstable slopes, areas exhibiting subsidence and other natural or man-made features.
Intensive Livestock Operation	Means an agricultural operation that involves the rearing, confinement, and feeding of livestock, but is not large enough to be considered a Confined Feeding Operation under the Agriculture Operations Practices Act.
Multi-Lot Subdivision	Means a subdivision that results in the creation of two (2) or more parcels for residential, commercial or industrial use.
Rural Municipality(ies)	Means Birch Hills County, the County of Grande Prairie No. 1, Big Lakes County, Municipal District of Smoky River No. 130, Woodlands County, and Yellowhead County.

- Statutory PlanMeans a Municipal Development Plan ("MDP"), Intermunicipal<br/>Development Plan ("IDP"), or Area Structure Plan ("ASP") prepared<br/>and adopted in accordance with the Act.
- Urban Municipality(ies) Means the Towns of Fox Creek, Grande Cache, and Valleyview.
- 1.5.2 All other words or expressions contained in this MDP shall have the meanings respectively assigned to them in the Act, the Subdivision and Development Regulation, and the Land Use Bylaw ("LUB").

# SECTION 2 NATURAL ENVIRONMENT

# 2.1 INTRODUCTION

An important resource to the MD is its natural environment. The Eastern Slopes, Waskahigan River Natural Area, and Kakwa Falls are examples of the wealth of recreational and environmental resources in the MD. The MD's wetlands, riparian areas, lakes, water courses, forests, and ground water resources are invaluable and are strong contributors to the quality of life enjoyed by MD residents. In addition, the protection of ecological systems is necessary to support the long term health of the land, flora and fauna. Responsible stewardship of these ecological features is essential to retain their integrity and value.

# 2.2 OBJECTIVES

- (a) To protect and preserve sensitive environmental features such as water bodies and their shores and banks, as well as other features such as flood plains, steep slopes or special habitat features.
- (b) To ensure the patterns of human settlement and activity can take place safely while limiting the impact to the natural environment.

#### 2.3 GENERAL

Resource Activity	2.3.1	The MD recognizes forestry, mining, oil and gas exploration as acceptable uses within the MD subject to the necessary government permits, which in turn would address environmental matters.
Environmentally Sensitive Lands	2.3.2	Features such as, but not limited to river valleys, lakes, drainage areas, wildlife areas, and historic sites may be considered to be individually, or in combination thereof to be environmentally sensitive recreational areas and/or hazard lands. The actual sensitivity of each feature and its development constraints shall be confirmed with the applicable government department at the time that development or subdivision applications are considered.
Compatible Uses	2.3.3	The type of development that may be considered compatible within or adjacent to areas that are deemed to be environmentally sensitive are those that
		(a) Promote the area to remain in its natural state;
		(b) Shall not lead to overuse or deterioration of the feature;
		<ul> <li>(c) Will be associated with appropriate environmental impact assessments or reviews as may be required by the MD;</li> </ul>
		(d) Provide for the adequate rehabilitation of a site; and
		(e) Provide sufficient setbacks as may be recommended by the applicable government department.

Wetland Assessment	2.3.4	Further to Policy 2.3.3(c) ("Compatible Uses"), a wetland assessment, prepared by a qualified professional, shall be prepared for any development or subdivision proposal that is deemed to affect or potentially affect a wetland in accordance with the <b>Alberta Wetland Policy</b> .
Intensive Agricultural Uses	2.3.5	With the exception of confined feeding operations, the development of intensive agricultural uses such as market gardens may be permitted within environmentally sensitive areas such as river valleys.
Preparation of Plans	2.3.6	The MD supports the preparation of ASPs, integrated resource management plans, or land reservations depending upon the jurisdiction for the management of recreational and/or environmental features such as Kakwa Falls, Highway No. 40 corridor, Sturgeon Lake-Puskwaskau East Area, Fox Creek-Knight Area, and the Grande Cache Area.
Watershed Management	2.3.6	All MD policies shall be consistent with modern watershed management policies, processes and science. The MD shall work with landowners, government agencies, neighbouring municipalities and other stakeholders to protect and enhance wetlands, riparian areas, forests, native range lands, groundwater and surface water bodies, in order to minimize negative impacts on watersheds in the MD.
2.4 HAZARD LANDS		
Development Setbacks Required	2.4.1	The MD shall require that developers provide development setbacks from water bodies, water courses, slopes, and other hazard lands to protect against erosion, flooding, loss of fish and wildlife habitat, and damage to natural features. Such setbacks shall be provided in
		accordance with the requirements of the LUB.
Flood-Prone Lands	2.4.2	accordance with the requirements of the LUB. New development or the expansion of existing development shall not be permitted on lands that are contained within the flood plains of the Wapiti, Smoky or Simonette Rivers, or other lands known to be flood-prone, unless sufficient flood protection measures designed by a professional engineer registered to practice in Alberta are provided by the developer.
Flood-Prone Lands Slopes	2.4.2	New development or the expansion of existing development shall not be permitted on lands that are contained within the flood plains of the Wapiti, Smoky or Simonette Rivers, or other lands known to be flood-prone, unless sufficient flood protection measures designed by a professional engineer registered to practice in Alberta are provided
		New development or the expansion of existing development shall not be permitted on lands that are contained within the flood plains of the Wapiti, Smoky or Simonette Rivers, or other lands known to be flood-prone, unless sufficient flood protection measures designed by a professional engineer registered to practice in Alberta are provided by the developer. Permanent development shall not be permitted on slopes exceeding 15% or on land that is subject to erosion. Development on such lands may only be considered after sufficient geo-technical investigation has demonstrated that the site in question is suitable

due to steep or unstable slopes, shall be dedicated as
Environmental Reserve ("ER"). The MD may require that ER be
dedicated either in parcel or easement form as provided in the Act.

- Determination of<br/>Environmental<br/>Reserve2.4.5Further to Policy 2.4.4 ("Environmental Reserve Dedication"), an ER<br/>setback or easement shall be provided from the top of the bank of a<br/>river or stream and/or the high water mark of a wetland or lake. The<br/>specific setback requirement may, at the discretion of the MD, be<br/>determined by a qualified professional including geotechnical and<br/>hydrogeological studies to establish a site specific setback<br/>requirement.
- Confirmation of<br/>Environmental2.4.6Where the need for ER requires confirmation, or situations arise<br/>where the amount of ER proposed to be dedicated exceeds the<br/>allocations identified in the Act, the MD shall require that a<br/>geotechnical report, biophysical assessment, and/or hydrogeological<br/>study be prepared by a qualified professional to support the<br/>proposed dedication.
- Conservation2.4.7The MD shall encourage and promote the use of ConservationEasementsEasements as a voluntary means of protecting environmentally<br/>sensitive features on private lands that
  - (a) Are not subject to subdivision and therefore eligible for dedication under Policy 2.4.4 ("Environmental Reserve Dedication"); or
  - (b) Do not meet the requirements of Policies 2.4.4 ("Environmental Reserve Dedication") or 2.4.5 ("Determination of Environmental Reserve"), but have environmental or ecological value to the owner.

# 2.5 GROUNDWATER EVALUATION AND PROTECTION

- Groundwater 2.5.1 To protect the quality and quantity of surface water bodies and groundwater, at a minimum, Alberta Environment's Interim Evaluation Guidelines for Evaluation of Groundwater Supply for Unserviced Residential Subdivisions, and any subsequent amendments, as well as the groundwater evaluation and licensing requirements of the Water Act shall be applied to all applications for unserviced subdivisions. Protection of Water The MD shall not approve development that will negatively affect 2.5.2 surface water bodies and groundwater quality and quantity. In order to ensure the protection of surface water, groundwater and alluvial aguifers, the following provisions shall apply: (a) Sand and gravel operations shall be required to submit, prior to
  - an application being considered for approval, a hydrogeological assessment prepared by a qualified engineer to confirm the depth of the aquifer and identify mitigative measures that will be

undertaken to ensure that the integrity of	of the alluvial aquifer will
not be compromised by pit activities;	

- (b) Industrial development that has the potential to impact surface water quality or groundwater quality or supply shall not be allowed unless a hydrogeological assessment prepared by a qualified engineer demonstrates that surface water bodies and groundwater will not be negatively affected.
- Proof of Water2.5.3The MD shall require that developers submit with their subdivision<br/>and/or development applications proof of water supply if accessing<br/>groundwater, or identify the proposed method of water servicing, for<br/>all residential, industrial, and commercial developments.

# 2.6 FIRESMART

Design Principles2.6.1The MD shall encourage developers to recognize FireSmart:<br/>Protecting Your Community from Wildfire design principles when<br/>preparing Area Structure Plans and multi-lot subdivision proposals in<br/>order to mitigate the potential for forest and grassland fire damage.

# Damage Mitigation2.6.2Subdivision and development proposals shall be designed so as to<br/>mitigate the potential for forest and grassland wildfire damage<br/>through:

- (a) The provision of Municipal Reserve along the outer perimeter of the development so that the developed portions may be separated from natural areas;
- (b) The provision of a fire guard which will serve as a buffer between development and the surrounding natural areas; and,
- (c) The development of roads and trails between developments and surrounding forested areas and grasslands which may be used in an emergency for fire prevention purposes.
- Multi-Lot Residential2.6.3The MD shall encourage developers to adhere to the practices as<br/>outlined below for multi-lot residential development which may be<br/>determined to be too remote to be adequately protected by existing<br/>firefighting services:
  - (a) The provision of adequate on-site water supplies for firefighting purposes;
  - (b) The use of fire resistant building methods;
  - (c) The installation of spark arresters on all chimneys; and
  - (d) The provision of an emergency access to developments to help prevent property damage and the potential for loss of life.

# 2.7 RECREATION AND HISTORIC SITES

Recreation Master Plan	2.7.1	The MD may prepare a Recreation and Open Space Master Plan, which shall be used as the basis for recreation and tourist planning in the MD. The Plan may include, but not be limited to, the identification of recreation sites and the identification of all-terrain vehicle and snowmobile trail systems.
Community Associations	2.7.2	The MD strongly encourages the involvement of community associations in the provision, financing and maintenance of recreation facilities.
Private Recreation Facilities	2.7.3	The establishment of privately owned recreational facilities operated on a for-profit basis is encouraged.
Eco- and Agri- Tourism	2.7.4	The MD supports eco-tourism and agri-tourism as a means to create employment opportunities and diversify the municipality's economy.
Passive Recreation	2.7.5	The MD supports the use of lake shores, river corridors and other environmentally sensitive areas for passive recreational purposes. All recreational activities occurring in these areas shall be undertaken in an environmentally responsible fashion.
Public Access	2.7.6	Through the subdivision process, public access to shoreline areas shall be accommodated through the dedication of Environmental and/or Municipal Reserve.
Historical Resources	2.7.7	In the preservation and promotion of historical resources, the MD may refer proposed development applications that may affect historical resources to Alberta Culture for its comments and recommendations respecting the preparation of a Historic Resources Impact Assessment.
Historic Sites	2.7.8	The MD supports the identification and appropriate development of historical sites such as the Edson Trail.

# SECTION 3 AGRICULTURE

# 3.1 INTRODUCTION

The preservation and promotion of the agricultural land base are major goals of this MDP. This involves limiting the types of non-agricultural activities allowed on better agricultural land.

#### 3.2 OBJECTIVES

- (a) To minimize the loss of better agricultural land to non-agricultural uses.
- (b) To encourage development of the agricultural community and promote the rights of farmers to continue normal agricultural operations.
- (c) Promote the construction of agriculture operations in a sustainable manner.

#### 3.3 GENERAL

Agriculture as Priority Use	3.3.1	On lands shown as "Agriculture Policy Area" on the Future Land Use Concept, agricultural uses shall have priority over all other uses except as provided for in this MDP.
Non-Agricultural Uses	3.3.2	The development of non-agricultural uses in the rural area shall not negatively impact existing agricultural operations. As new development occurs in the rural area, notice to developers respecting the presence of agricultural operations shall be made in accordance with the provisions of the LUB.

#### 3.4 BETTER AGRICULTURAL LAND

Land Use on Better Agricultural Land	3.4.1	The development of non-agricultural uses on better agricultural lands will not be permitted, except where the MD determines that:
		(a) the proposed use has no suitable alternative location;
		<ul><li>(b) the proposed development will utilize a limited amount of agricultural land;</li></ul>
		<ul> <li>(c) the proposed use will not interfere with or negatively affect existing nearby agricultural uses or adjacent residential uses;</li> </ul>
		<ul> <li>(d) the proposed development represents a logical extension to existing land use patterns; and</li> </ul>
		<ul> <li>(e) the proposed development promotes the efficiency of local servicing and transportation networks.</li> </ul>
		The types of non-agricultural uses that may be considered acceptable on better agricultural lands include:

		<ul> <li>(a) Agricultural industry which directly benefit and serve the rural community;</li> </ul>
		(b) Natural resource extractive industries;
		(c) Temporary storage of oilfield related equipment and pipe;
		(d) Recreational uses;
		(e) Public uses and public utility systems; and
		(f) Home-based business.
Subdivision of Better Agricultural Land	3.4.2	The MD may support the subdivision of better agricultural land where the proposed subdivision is for:
		(a) A farmstead separation;
		<ul> <li>(b) A first parcel out for residential purposes in accordance with Policy 3.4.3;</li> </ul>
		(c) A fragmented parcel;
		(d) An agricultural industry;
		(e) A small holdings parcel in accordance with Policy 3.4.7;
		(f) A natural resource extractive industry;
		(g) A public use or public utility;
		(h) A confined feeding operation or other intensive agricultural use;
		(i) A lot contained within an approved ASP or Concept Plan; or
		(j) Hamlet expansion.
Vacant First Parcel Out	3.4.3	Pursuant to Policy 3.4.2(b) ("Subdivision of Better Agricultural Land"), the subdivision of one vacant parcel out of a previously unsubdivided quarter section for a residential use shall only be allowed if the following criteria are met to the satisfaction of the MD:
		<ul> <li>(a) the proposed subdivision boundary and building site adheres to Provincial Regulations regarding setback distances between property lines, buildings, water sources and private sewage disposal systems;</li> </ul>
		(b) legal and physical access to a developed Municipal District road is provided;
		<ul> <li>(c) the proposed use of the parcel does not negatively impact adjacent agricultural uses,</li> </ul>
		(d) the proposed parcel is not located within the required Minimum

		Distance Separation of an established confined feeding operation ("CFO"), and will not be located so as to interfere with the future expansion of existing CFOs;
		(e) in the sole discretion of the MD, the parcel is in a location that minimizes to the greatest extent possible disturbance to and loss of environmentally significant areas, or other environmentally sensitive features such as wetlands, riparian vegetation, natural drainage courses and tree stands; and
		(f) any other considerations as may be determined by the MD.
Parcel Location	3.4.4	Where possible, subdivisions identified in 3.4.2 ("Subdivision of Better Agricultural Land") will be encouraged to locate on portions of a quarter section that are:
		(a) Physically severed or are of lower agricultural capability; and/or
		(b) Adjacent to or near quarter section boundaries to minimize the fragmentation of agricultural land and without constraining or otherwise impacting agricultural operations on the quarter section.
Fragmented Parcels	3.4.5	The subdivision of a fragmented parcel may be approved if:
		(a) The proposed parcel(s) can be adequately serviced;
		(b) It does not conflict with adjacent uses;
		(c) A suitable building site is present; and
		(d) There is legal and physical access to the proposed parcel.
Consolidation of Fragmented Parcels	3.4.6	Where possible, the consolidation of fragmented agricultural parcels with adjacent lands should be encouraged.
Small Holdings	3.4.7	The MD may allow the subdivision of a small holding parcel if:
		<ul> <li>(a) The use proposed for the parcel is an intensive agricultural operation and represents a more intensive use of the land than typical extensive agricultural uses;</li> </ul>
		(b) The applicant demonstrates to the satisfaction of the MD that the proposed operation will result in the lands being used intensively for commercial agricultural pursuits; and
		(c) The applicant demonstrates to the satisfaction of the MD that the proposed agricultural operation is viable and the amount of land required is appropriate to the character of the operation.

Parcel Size Requirements	3.4.8 (a	(a) The size of a farmstead separation shall be at the discretion of the MD based on the location of the existing buildings, fences, shelter belts and required setback distances for the existing private sewage system.
		(b) The size of a subdivided lot approved under Policy 3.4.3 ("Vacant First Parcel Out") shall be in accordance with LUB requirements.
		(c) The size of a Fragmented Parcel approved under Policy 3.4.5 ("Fragmented Parcels") shall be determined by the size of the fragment itself which must contain the entire fragmented portion of the quarter section.
		(d) The size of a parcel approved under Policy 3.4.7 ("Small Holdings") shall not exceed 12.1 ha (30 ac). The resubdivision of a small holding parcel into smaller lots for non-agricultural purposes shall not be supported.

# 3.5 OTHER AGRICULTURAL LANDS

Subdivision of Agricultural Land	3.5.1	On those lands that are not defined as better agricultural lands, or that are considered exceptions by the MD to the definition of better agricultural land by virtue of slope, configuration, surrounding land use or size, the MD may allow the subdivision and/or development of non-agricultural uses.
Non-Agricultural Uses	3.5.2	Proposals for non-agricultural uses may be supported depending upon the merits of the proposal as determined under Section 10.3 ("Subdivision and Development Requirements"), and its effect on the

farming area.

#### 3.6 CONFINED FEEDING OPERATIONS

Support for Confined Feeding Operations	3.6.1	Applications to the Natural Resources Conservation Board for the establishment or expansion of CFOs shall not be supported by the MD unless they are compatible with adjacent land uses and do not generate adverse health or environmental effects.
Establishment and Expansion of CFOs	3.6.2	Notwithstanding the requirements of the Agricultural Operation Practices Act, the expansion or establishment of CFOs will not be supported:
		<ul> <li>(a) Within 3.2 km (2 miles) of a recreation or community facility, or the boundaries of a hamlet;</li> </ul>
		<ul> <li>(b) In areas designated for country residential development in an ASP or Concept Plan;</li> </ul>
		(c) In areas identified for potential annexation in an IDP;

(e) Within 3.2 km (2 miles) of an environmentally sensitive area,

		water body, watercourse, recreational area or drainage channel unless measures are employed to prevent negative impacts on these features to the satisfaction of the MD; or
		(f) In areas in which intensive agriculture is precluded by the provisions of an approved ASP, other Statutory Plan, or Concept Plan.
Minimum Distance Separations	3.6.3	Where possible, the Minimum Distance Separation for CFOs should be accommodated on land owned by the operator.
Contamination of Runoff	3.6.4	CFOs should not be established or expanded where there is any risk that runoff will contaminate ground or surface water supplies.
Protection of Existing CFOs	3.6.5	The MD shall protect existing CFOs by refusing development permits for new residences proposed to be located within the Minimum Distance Separation of these operations as defined by Agricultural Operations and Practices Act.
Intensive Livestock Operations	3.6.6	<ul><li>(a) The MD may approve intensive livestock operations in accordance with the requirements of the LUB.</li><li>(b) Policy 3.6.4 ("Contamination of Runoff") shall apply in the</li></ul>
		consideration of an application for an intensive livestock operation.

# SECTION 4 COUNTRY RESIDENTIAL

# 4.1 INTRODUCTION

Multi-lot country residential subdivisions are an important component of the MD's residential land use pattern. Due to the proximity of employment opportunities in Grande Prairie, Valleyview and Fox Creek, it is anticipated that country residential demand within commuting distance of these centres will continue to grow, or in the case of Fox Creek, present future country residential development opportunities.

# 4.2 OBJECTIVES

- (a) To ensure that multi-lot country residential developments are properly serviced and situated in appropriate locations.
- (b) To meet the need and demand for properly serviced country residential lots throughout the MD.
- (c) To ensure that country residential development does not negatively impact surrounding land uses or local infrastructure.

#### 4.3 POLICIES

4.3.1	Except where exempted under Policy 3.4.3 ("Vacant First Parcel Out") country residential subdivision shall not occur on Better Agricultural Land.
4.3.2	Proposed country residential parcels shall be in accordance with the requirements of the LUB. Country residential parcels of a size in excess of that permitted under the LUB shall only be considered if, in the opinion of the MD the additional lands are warranted by site-specific topographic or geographic constraints, or the location of existing buildings, shelterbelts and other improvements.
4.3.3	Proposals for country residential subdivisions shall not be supported in proximity to existing CFOs and other intensive agricultural uses.
4.3.4	In order to protect environmentally sensitive areas and to preserve agricultural land for agricultural use, the MD shall encourage applicants for subdivision to incorporate cluster design as a means of minimizing potential impacts and promoting efficiency of development.
4.3.5	<ul><li>The MD shall direct the development of multi-lot country residential subdivisions away from:</li><li>(a) Urban fringe areas except where allowed in an IDP;</li><li>(b) Waste transfer stations and active, abandoned or un-reclaimed</li></ul>
	4.3.2 4.3.3 4.3.4

sanitary landfills;

		(c) Environmentally sensitive lands;
		(d) Existing confined feeding operations;
		(e) Highways, unless accommodated in an approved ASP;
		(f) Existing sand and gravel extraction sites; and
		(g) Sour gas facilities or other potentially hazardous industrial operations.
Evaluation of Residential Subdivision	4.3.6	Multi-lot country residential subdivisions shall only be supported if the following conditions are met:
Proposals		<ul><li>(a) The proposal complies with Policy 4.3.1 ("Better Agricultural Land");</li></ul>
		(b) The proposed subdivision is contiguous to other country residential development to encourage cluster development unless it cannot be supported due to environmental constraints;
		(c) The land has a demonstrated ability to accommodate on-site water services, unless the proposed subdivision is to be served by a municipal water supply. For any proposal that proposes to utilize wells or groundwater-fed dugouts for water supply, the applicant shall submit to the MD a hydrogeological assessment prepared by a qualified professional engineer that determines the availability of an onsite water supply that does not negatively impact neighbouring licensed wells and is adequate for domestic purposes in accordance with guidelines from Alberta Environment and Parks ("AEP");
		(d) The land has a demonstrated ability to accommodate on-site sewer services, unless the proposed subdivision is to be served by a municipal sewer system. For any proposal that proposes to utilize on-site sewage disposal systems, the applicant shall submit to the MD soils tests prepared by a qualified professional engineer that demonstrates the presence of suitable soil conditions in accordance with the requirements of Alberta Municipal Affairs;
		<ul> <li>(e) The proposal does not conflict with existing surrounding agricultural uses;</li> </ul>
		(f) The subject lots contain a suitable building site;
		<ul> <li>(g) Significant recreational or environmental areas are not be negatively impacted;</li> </ul>
		<ul> <li>(h) The site has legal and physical access to the satisfaction of the MD; and</li> </ul>

(i) The proposed development does not unduly hinder the future

extraction of known natural resources.

Resubdivision of4.3.7The resubdivision of a country residential parcel will not be allowed<br/>unless the applicant can demonstrate to the MD that the proposal<br/>will meet the criteria under Policy 4.3.5 ("Evaluation of Development<br/>Proposals").

# SECTION 5 HAMLETS AND SETTLEMENTS

# 5.1 INTRODUCTION

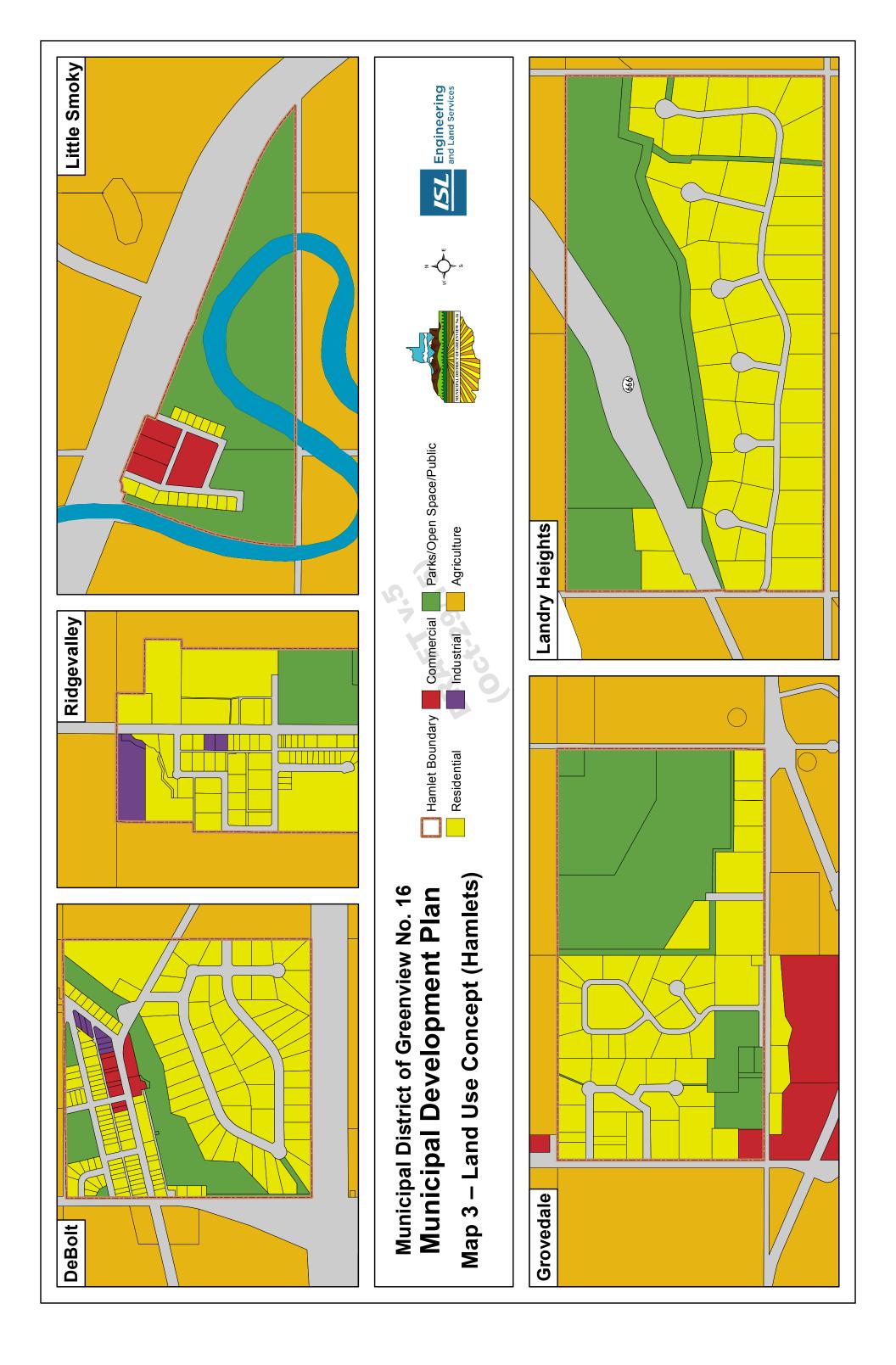
Hamlets play an important role in the MD as they provide services, minor commercial uses, schools and recreation activities to rural residents. Although they contain only a small portion of the MD's population, they are the focus for much of the extensively developed farming areas. In many cases hamlets also serve as retirement centres for the aging farming population of the area. As such, hamlets need to be well planned and serviced to meet the needs of the local population. In addition, there are several settlements in the MD, namely Nose Creek, Aspen Grove and the Grande Cache Co-ops that are home to native communities.

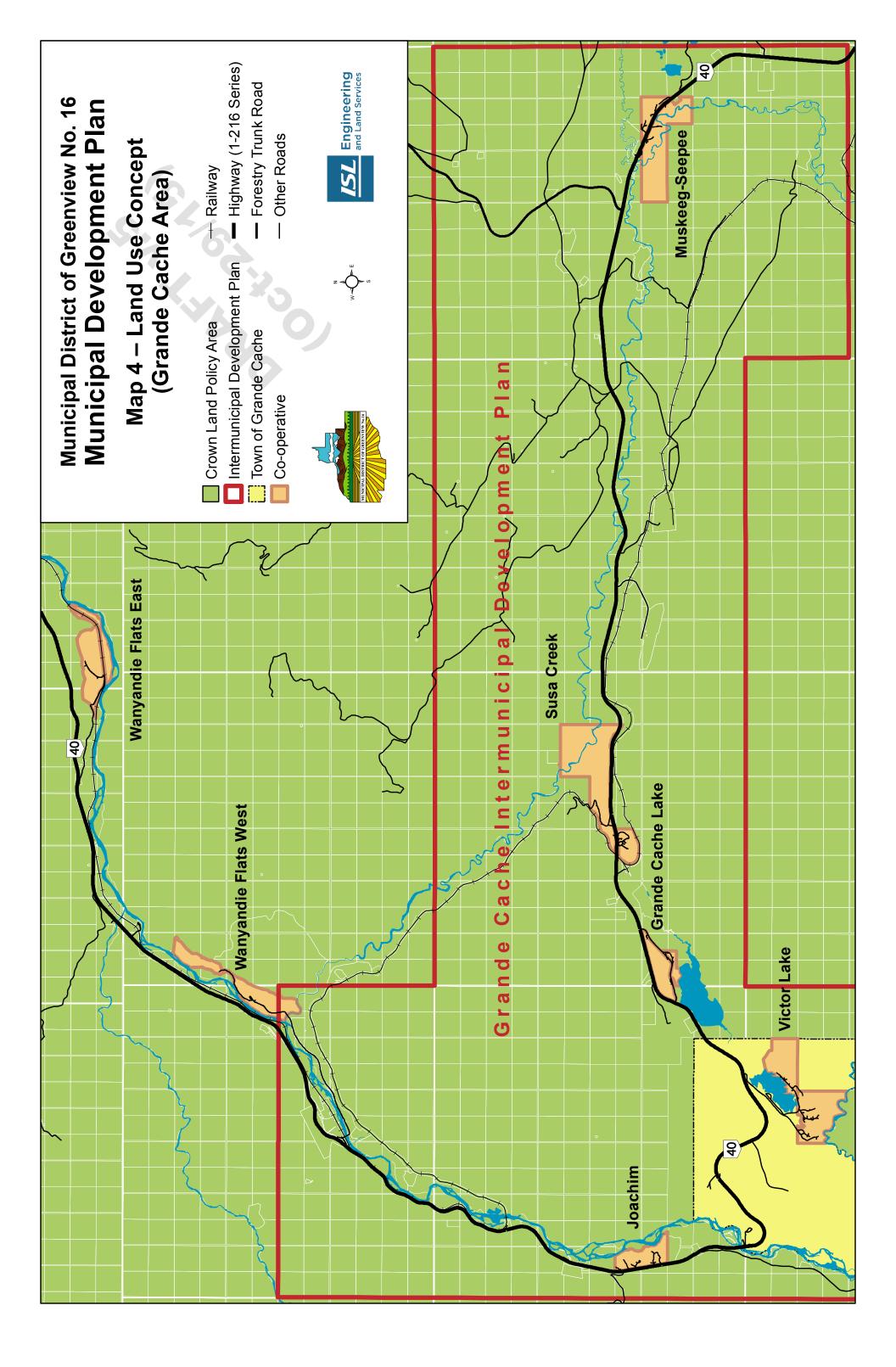
# 5.2 OBJECTIVES

- (a) To support and strengthen the role of hamlets and other settlements as the primary locations for community services and facilities.
- (b) To allow for the continued, orderly growth of hamlets in the MD.

# 5.3 POLICIES

Designated Hamlets	5.3.1	Grovedale, Landry Heights, Ridgevalley, Little Smoky and DeBolt are designated as hamlets as shown on Map 2, the Future Land Use Concept, and the boundaries and existing land uses for the subject hamlets are noted on Map 3, Future Land Use Concept - Hamlets. The locations of all other settlements are also illustrated on Maps 2 and 4 (Future Land Use Concept – Grande Cache Area).
Hamlet Development	5.3.2	Hamlet development may occur as infilling of vacant sites, rehabilitation of deteriorating buildings, relocation and redevelopment of inappropriate uses, or a hamlet expansion. Each of the above hamlet growth options will be considered on its own merits.
Land Uses	5.3.3	The MD shall encourage commercial, industrial and institutional uses that intend to serve the rural area to locate in hamlets where possible.
Preferred Development	5.3.4	<ul> <li>Within hamlets the following types of development shall be encouraged by the MD:</li> <li>(a) Residential uses, including single family dwellings and manufactured homes;</li> <li>(b) Convenience commercial uses;</li> <li>(c) Institutional uses such as churches, community halls, and schools;</li> </ul>





		<ul> <li>(d) Industrial uses developed in accordance with Policy 5.3.6 ("Industrial Development"); and</li> <li>(e) Recreational uses.</li> </ul>
Buffers	5.3.5	In order to ensure that future hamlet development is compatible with existing uses, the MD shall ensure that adequate distance separations or landscaped buffers and fencing are provided between residential and non-residential uses.
Industrial Development	5.3.6	The types of industrial uses permitted in or in close proximity to hamlets shall be limited to light industrial development and small scale industries which are compatible with residential development.
Lot Sizes	5.3.7	Residential lot sizes in hamlets shall be urban in nature and be serviced with municipal water and sewer services where available.
Hamlet Plans	5.3.8	The MD may prepare new Area Redevelopment Plans or ASPs, or review existing Plans as required, for its hamlets.
Development in Proximity to Hamlets	5.3.9	In order to help maintain the long term sustainability of its hamlets, the MD may allow country residential subdivisions and industrial and commercial uses that are compatible with residential development to be located adjacent to these communities.
Aboriginal Communities	5.3.10	The MD supports the continuing development of the Grande Cache co-operatives as indicated in Map 4 (Future Land Use Concept – Grande Cache Area), provided such development does not negatively impact surrounding uses.

# SECTION 6 INDUSTRY AND COMMERCE

# 6.1 INTRODUCTION

Industrial and commercial development in the MD ranges in scope from major industries to home-based businesses. Local industrial development has grown and diversified to serve several resource sectors, including agriculture, forestry, mining, and oil and gas. The majority of this activity is based on provincial Crown Lands.

Commercial development in the MD is more limited, with some located adjacent to primary highways, as well as in hamlets. Home-based businesses, of both an industrial and commercial nature, are commonplace throughout the MD.

# 6.2 OBJECTIVES

- (a) To promote and accommodate the development of industrial and commercial uses at appropriate locations.
- (b) To accommodate the growth and development of home-based business.

#### 6.3 INDUSTRIAL DEVELOPMENT

Industrial Uses Supported	6.3.1	The types of industry which may be supported in the MD include those that:
		<ul> <li>(a) Cater to the needs of agriculture, forestry, or natural resource extraction;</li> </ul>
		(b) Have comparatively large land requirements;
		(c) Are not suited to an urban area;
		<ul> <li>(d) Do not conflict with adjacent land uses in terms of appearance, emissions, noise, or traffic generation, unless suitable buffers are provided;</li> </ul>
		<ul> <li>(e) Are located on sites that are suitable for the proposed development in terms of soil stability, groundwater level, and drainage; and</li> </ul>
		(f) Have minimal servicing requirements.
Location of Development	6.3.2	(a) With the exception of farm-based industries or major home occupations, industrial development proposals should wherever possible locate in an industrial park setting, or in proximity to other industrial uses where feasible to minimize impacts on potentially incompatible uses such as agricultural operations and country residential development.
		(b) The MD may permit the development of industrial developments in agricultural areas if the proposed development:
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(i)	is a small scale industrial	pursuit as defined in the LUB; or
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- (ii) is associated with an existing or planned agricultural operation; or
- (iii) is not located on Better Agricultural Land unless the development is dependent on a specific site for its operations;
- (iv) is compatible with existing or planned land uses on adjacent lands;
- (v) does not impact a wetland or other environmentally sensitive feature;
- (vi) is located on a high grade road and does not negatively impact the integrity of the MD's road network;
- (vii) does not negatively impact the quantity of flow and quality of water to adjacent lands; and
- (viii) is located on a site on which private water and sewer services can be provided in accordance with provincial standards and guidelines.

Evaluation of 6.3.3 All industrial development proposals will be evaluated according to Industrial the following: Development (a) Potential impact on quality and quantity of water supplies and Proposals water courses and conformity with guidelines, policies and conditions as required by the applicable provincial departments or agencies; (b) Proximity to residential, recreational, and public uses, and environmentally sensitive areas; (c) The proposal does not interfere with agricultural operations; (d) Impacts on the local road network; (e) Provision for stormwater management and control of surface runoff: (f) Sufficiency of on-site water storage for fire protection purposes in accordance with National Fire Protection Association guidelines (NFPA 1142 or successor documents) and Alberta Safety Code requirements; and (g) Conformity with relevant Statutory Plans and the LUB. Oil and Gas Facilities 6.3.4 When reviewing subdivision and/or development applications, the MD shall apply setback regulations and guidelines provided by the Alberta Energy Regulator to all applications in close proximity to sour gas and other oil and gas facilities, including pipelines. The MD may support the storage and processing of dangerous **Dangerous Goods** 6.3.5 goods subject to the following: (a) The proposed location is isolated in nature and located away from residential, institutional or recreational development;

- (b) Public access to the site is restricted;
- (c) That the facility receives approval from the applicable licensing agency; and
- (d) Preparation of an emergency response plan.

#### 6.4 COMMERCIAL DEVELOPMENT

Commercial Development Supported	6.4.1	The MD supports the development of highway commercial and local commercial developments at appropriate locations.
Location of Development	6.4.2	The location of local commercial uses should be limited to existing commercial areas in hamlets and rural settlements, or in close proximity to existing highway commercial sites.
Better Agricultural Land	6.4.3	With the exception of homed-based businesses, commercial development shall not be permitted to locate on better agricultural land, unless no suitable alternative location is available.
Evaluation of Commercial	6.4.4	Highway commercial development proposals will be evaluated according to the following:
Development Proposals		(a) Proximity to urban centres;
		(b) The type of commercial use proposed;
		<ul> <li>(c) Suitability of the site in terms of soil stability, groundwater level, and drainage;</li> </ul>
		<ul> <li>(d) Provisions for access and impacts on the transportation network; and</li> </ul>
		(f) Conformity with relevant Statutory Plans and the LUB.
Hamlet Commercial	6.4.5	All commercial development proposals in hamlets will be evaluated according to the following:
		<ul> <li>(a) Proposed location as such developments should be situated on the main street, and not dispersed throughout residential areas;</li> </ul>
		(b) Compatibility with surrounding land uses;
		(c) Suitability of access and impacts on the local road network;
		(d) Adequate provision for parking; and
		(e) Provision for landscaping, fencing and buffering.
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#### 6.5 HOME-BASED BUSINESS

Home-Based Business Supported	6.5.1	The MD supports and encourages the continued development of home-based businesses provided that:
		<ul> <li>(a) The scale of the proposed business is appropriate for the character of the neighbourhood;</li> </ul>
		(b) It is compatible with the uses in the area where it is located;
		(c) There is, in the opinion of the MD, negligible impact on the environment, water, municipal infrastructure or neighbouring properties;
		(d) It is clearly secondary in nature to the residential or agricultural use of the property; and
		(e) In the case of small scale industrial pursuits as defined in the LUB and other similar industrial uses, that the proposed development site is rezoned to the applicable land use district.
Scale of Use	6.5.2	The establishment of home-based businesses shall only be supported if they do not negatively impact adjacent land uses. If the MD determines that, in its opinion a home-based business has exceeded the capacity of the site and/or is determined to have a detrimental impact on the neighbourhood or adjacent properties, measures shall be undertaken to direct the home business use to relocate on appropriately zoned commercial or industrial lands.
Bed and Breakfast	6.5.3	Bed and breakfast establishments and guest ranches shall be encouraged by allowing such uses in accordance with the LUB.

# 6.6 RESOURCE EXTRACTION ON PRIVATE LANDS

Location Criteria 6.6.1	6.6.1	Resource extraction activities that are proposed to be located on private lands shall not be allowed:
		(a) In close proximity to hamlets and Urban Municipalities; and
		(b) In areas which are known to possess unique historical and/or environmental features that would be disturbed or destroyed by resource extraction, or in areas that are deemed to be environmentally sensitive.

In addition, support for resource extraction operations shall be contingent on the mitigation or minimization of the cumulative adverse impacts upon adjacent land uses, soil, water, and agricultural operations.

Proximity to New Development	6.6.2	New subdivision and development, particularly residential, may be directed away from active and potential nonrenewable surface resource extraction areas to minimize the potential for conflict between incompatible land uses.
Permitting and Licensing	6.6.3	The permitting and licensing process for sand and gravel operations will be coordinated between the MD and AEP.
Sand and Gravel Operations	6.6.4	The development of sand and gravel extraction operations is subject to reclamation in accordance with the Code of Practice for Pits as set out by AEP.

# SECTION 7 INTERMUNICIPAL AND INTERGOVERNMENTAL RELATIONS

# 7.1 INTRODUCTION

- 7.1.1 The facilitation and implementation of inter-municipal planning and cooperation is a significant thrust of the Act. Although the MD has entered into IDPs with the Towns of Valleyview, Fox Creek and Grande Cache, it is important that the spirit and intent of these documents be incorporated into the MDP. In addition, the MD believes that strong, reciprocal inter-municipal relationships are critical to the long term sustainability of all of the communities, and that the MDP needs to reflect this. It is also necessary for the MD to recognize its relationships with its rural neighbours.
- 7.1.2 The MD also recognizes that the planning requirements of the Alberta Land-use Framework and Alberta Land Stewardship Act need to be complied with through participation in the development of the Upper Peace Regional Plan.

# 7.2 OBJECTIVES

- (a) To support and implement the IDPs which are in place with its Urban Municipalities.
- (b) To foster a cooperative approach to inter-municipal community development, and to continue to support administrative and funding agreements with the Urban Municipalities.
- (c) To support and encourage intergovernmental cooperation and partnership with the Urban and Rural Municipalities and other levels of government regarding regional development issues.
- (d) To establish protocols for planning referrals with the Rural Municipalities.
- (e) To cooperate with the Province in future regional planning initiatives.

#### 7.3 POLICIES

Intermunicipal Development Plans	7.3.1	The MD shall continue to support its IDPs with the Urban Municipalities. The MD agrees to participate in the monitoring and review of these Plans to ensure they remain current and reflect the needs of the respective municipalities and area residents.
IDP Compliance	7.3.2	The MD shall not approve any development proposal in contravention of an IDP. If such a development is proposed and deemed to have merit, then an amendment to the IDP may be pursued in accordance with the provisions of the IDP.
Rural Fringe	7.3.3	The MD shall establish a 3.2 km (2 mile) fringe zone adjacent to its boundaries with neighbouring Rural Municipalities. In this zone, the MD shall circulate the following to the affected municipality for review and comment:
		<ul> <li>(a) Subdivision applications, with the exception of applications for farmstead separations, boundary adjustments and public uses;</li> </ul>

		<ul> <li>(b) Development permit applications for discretionary uses under the LUB;</li> </ul>
		(c) Transportation and utility master plans; and
		(d) Statutory Plan and LUB amendments.
Annexation	7.3.4	The MD will support the annexation of lands into neighbouring Urban Municipalities provided that the following criteria are met:
		(a) The proposal conforms to the relevant IDP;
		(b) The lands in question represent a logical extension to existing urban land use patterns and servicing networks, and are identified as suitable areas for long term expansion in the MDP of the Urban Municipality or an approved area structure plan; and
		(c) There is agreement to the proposed annexation from a majority of the affected landowners.
Inter-Municipal Agreements	7.3.5	The MD supports the continuing use of inter-municipal agreements as means of delivering services in a co-operative manner and maximizing available resources.
Joint Development Areas	7.3.6	The MD shall explore, with the Urban Municipalities, the establishment of joint development areas to assist with the funding of community facilities and programs in accordance with the Act.
Upper Peace Regional Plan	7.3.7	The MD shall cooperate with the Province and other municipalities in the region in the preparation of the Upper Peace Regional Plan.

# SECTION 8 CROWN LAND

#### 8.1 INTRODUCTION

The use, disposition and protection of provincially controlled Crown lands is a significant issue in the MD, as these areas constitute approximately 85 percent of its land base. These lands are also significant as they accommodate a diversity of major economic activities, including oil and gas, forestry, sand and gravel extraction, and agriculture. They also contain the MD's major environmental features including rivers and lake shores. As a result, the development of Crown lands is an important land use issue, but the MD's role is limited due to Provincial control of these lands.

## 8.2 OBJECTIVE

(a) To cooperate with provincial government departments in the planning and development processes affecting Crown lands.

#### 8.3 POLICIES

Land Uses on Crown Land	8.3.1	Lands within the Crown Land District are primarily reserved for resource management, recreation, environmental protection and associated activities.
Review of Development Proposals	8.3.2	<ul> <li>When reviewing proposals for development on Crown land, consideration shall be given to the following:</li> <li>(a) Adjacent land uses;</li> <li>(b) Provision of water, sewer, and emergency and community services;</li> <li>(c) Access; and</li> <li>(d) Environmental impacts.</li> </ul>
New Agricultural Lands	8.3.3	<ul> <li>The MD shall consider the following factors when reviewing and commenting on proposals to open up new agricultural lands:</li> <li>(a) The impact on the existing road system and the cost of constructing roads, if any, into the new areas; and</li> <li>(b) The potential loss of alternative resource development, recreational opportunities, or environmentally sensitive lands.</li> </ul>
Involvement in Approval Processes	8.3.4	<ul><li>As a means of ensuring that the interests of the MD are recognized and reflected in the development of Crown lands, the following measures are supported and encouraged by the MD:</li><li>(a) Participation in the province's Integrated Resource Plan process; and</li></ul>

(b) Involvement and cooperation in provincial approval processes for proposed leases and other dispositions, serving as a means for conveying the concerns of residents to the appropriate provincial agencies, and active participation in the review processes utilized by the Alberta Energy Regulator and the Natural Resources Conservation Board.

# SECTION 9 TRANSPORTATION AND SERVICING

# 9.1 INTRODUCTION

The residents of the MD are served by an extensive network of highways and local roads, and maintaining the integrity, safety and quality of the road network is a high priority. With the exception of the provincial highway system, the road network is the responsibility of the MD. As a result of increased residential and industrial development activity in the rural area, clearly defined transportation policies are required. In addition, policies respecting other forms of infrastructure (water, sewer, waste disposal) are required to ensure that all new developments are adequately serviced and the needs of residents are met.

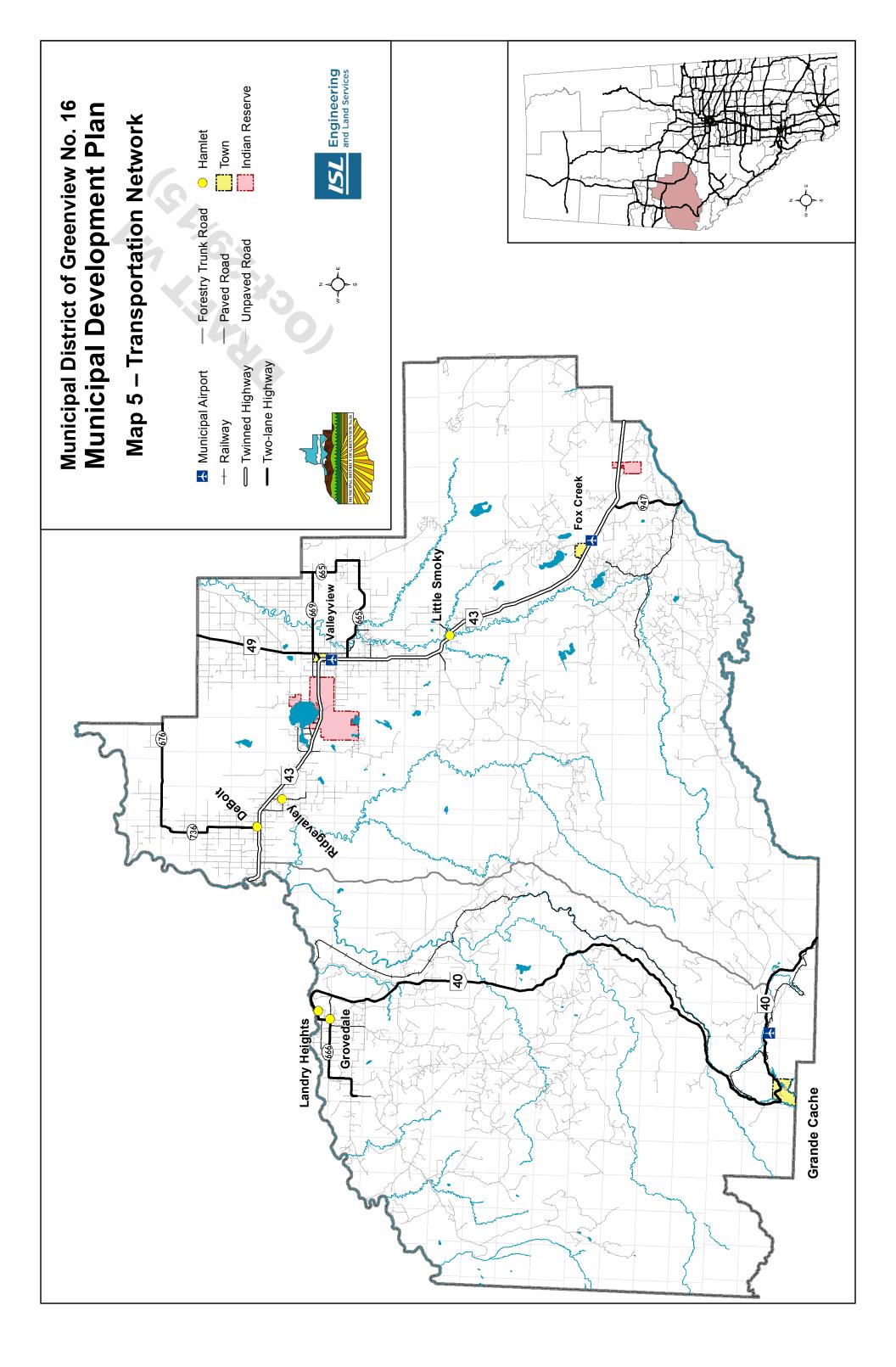
Map 5 illustrates the MD's overall transportation network.

# 9.2 OBJECTIVES

- (a) To ensure that the MD maintains a safe and efficient transportation network.
- (b) To ensure that all development is serviced to the satisfaction of the MD.

# 9.3 TRANSPORTATION

Capital Plan	9.3.1	The MD shall regularly review and update its 10-Year Capital Plan as a means of budgeting and prioritizing future road construction and maintenance requirements.
Road Access	9.3.2	All subdivision and development proposals shall have access to developed roads. The construction of roads within a proposed subdivision and approaches to individual developments are the sole responsibility of the developer. In addition, all road improvements that are required as a result of proposed subdivision or development shall be constructed in accordance with MD standards.
Alberta Transportation Requirements	9.3.3	All development proposals located in proximity to a highway shall meet the requirements of Alberta Transportation. The MD shall refer all subdivision, development permit, and LUB amendment applications located within 0.8 km (0.5 mi) of a highway to Alberta Transportation for review and advice prior to making a decision.
Proximity to Highways	9.3.4	Developments that are expected to generate relatively large traffic volumes will be encouraged to locate near highways in accordance with Alberta Transportation requirements.



Traffic Impact Assessments	9.3.5	Applicants for major development proposals and multi-lot subdivision applications may be required to prepare traffic impact assessments ("TIA") as a means of determining road access and roadway improvement and upgrading requirements. If required, TIAs shall be submitted prior to subdivision or development permit approval.
Joint Infrastructure Planning	9.3.6	The MD shall collaborate with other area municipalities to establish processes for joint planning of future road and other infrastructure improvements when required.
Road Widening	9.3.7	Road widening for municipal roads shall be dedicated at the time of subdivision in accordance with MD operational requirements and engineering standards. Road widening shall be provided by caveat or plan of survey at the discretion of the MD along the frontage of both the subdivision and the balance of the quarter section.
Road Use Agreements	9.3.8	Road Use Agreements will be required with industry at the discretion of the MD to address haul routes, maintenance and/or upgrading if necessary, dust control, and any other matters relative to the road use.
9.4 MUNICIPAL SE	RVICES	
Private Water and Sewer Services	9.4.1	With the exception of development located within the serviced area of a hamlet or in proximity to municipal or regional water or sewer lines pursuant to Policy 9.4.6 ("Connection to Municipal Systems"), all developments in the MD are required to provide private water and sewer services in accordance with provincial standards.
On-Site Sewage Systems	9.4.2	As part of the development permit approval process, the MD shall require that developers submit a location plan for any proposed sewage disposal system. The MD may require that soil percolation tests be undertaken by the developer to determine that the soils are suitable to accommodate on-site sewage disposal systems.
Communal Sewage Systems	9.4.3	The MD may allow developments to be serviced with central (communal) sewage collection, provided that such systems are constructed and maintained by the developer in accordance with provincial standards.
Proof of Water Supply	9.4.4	The MD shall, for all industrial, highway commercial, and multiple parcel country residential developments, require that the developer demonstrate that a sufficient and suitable groundwater supply is available to service the proposal.

Utility Master Plan	9.4.5	The MD shall prepare a Utility Master Plan to guide future investment in water and sanitary sewer infrastructure to accommodate future growth and to protect public health and the environment.
Connection to Municipal Systems	9.4.6	(a) The MD shall require developers to connect to municipal or regional water distribution and sewage collection systems where such systems are in place. An on-site water or sewer system will not be permitted for any new lot or development that is located adjacent to a municipal or regional water or sewer line. Connection is also required for any new single or multi-lot subdivision that is located within 800 m (0.5 mi) of a municipal water or sewer line.
		(b) Notwithstanding (a), connection to municipal water or sewer systems shall only be required if the systems are determined to have capacity available to accommodate the development.
Solid Waste	9.4.7	The MD shall, in cooperation with other local authorities, continue to establish and encourage the use of solid waste disposal sites and transfer stations.

# SECTION 10 IMPLEMENTATION

#### 10.1 INTRODUCTION

The purpose of this Section is to outline the mechanisms to be used in the implementation of the policies contained in this MDP.

#### 10.2 LAND USE BYLAW

Land Use Bylaw Amendments	10.2.1 (a	(a) All amendments to the LUB shall be consistent with this MDP. If a proposed amendment is contrary to this MDP, but is deemed desirable by Council, this MDP shall be amended as required to ensure that consistency is maintained.
		(b) If an amendment to the LUB is required to accommodate a proposed subdivision, the amendment shall receive third reading

from Council prior to subdivision approval taking place.

#### 10.3 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

Evaluation of 10 Applications	10.3.1	All applications for LUB amendments, subdivisions and development permits shall be evaluated by the MD according to the following criteria:
		<ul> <li>(a) Compliance with the Act, Regulation, LUB, and any other Statutory Plans or Concept Plans that are in effect;</li> </ul>
		(b) Adequacy of road access and off-site traffic impacts generated by the proposed development;
		(c) Proposed methods of water supply, sewage disposal and storm drainage, supported by hydrogeological and geotechnical testing provided by the developer with the application;
		<ul> <li>(d) Compatibility with adjacent land uses, including the potential impact on agricultural operations;</li> </ul>
		(e) Site suitability in terms of soils, topography, and size;
		(f) Environmental factors including the potential for erosion, flooding, or watercourse contamination; and
		(g) The quality of agricultural land, and the fragmentation and loss of agricultural lands.
Area Structure Plans and Concept Plans Prepared by Developer	10.3.2	The MD shall require the adoption of an ASP, prepared in accordance with Section 633 of the Act and Area Structure Plan and Concept Plan Policy 6001, or a Concept Plan prepared in accordance with Area Structure Plan and Concept Plan Policy 6001, prior to the approval of:

- (a) An industrial or commercial subdivision exceeding one (1) lot;
- (b) A country residential subdivision resulting in a cumulative density of four (4) or more lots on the subject quarter section;
- (c) Any multi-lot country residential subdivision or recreational resort located adjacent to a lake or other watercourse; or
- (d) Any subdivision located in proximity to a highway when requested by Alberta Transportation.

A plan prepared under this policy may be referred to as a "Minor" ASP.

- s 10.3.3 (a) The MD may undertake the preparation of ASPs for its hamlets and other areas within the MD that may be of strategic development interest, including but not limited to
  - i) the Hamlets of DeBolt and Little Smoky,
  - ii) Crooked Creek/Ridgevalley, and
  - iii) the Grande Cache airport.

A plan prepared under this policy may be referred to as a "Major" ASP.

- (b) Major ASPs shall address the criteria identified in Policy 10.3.4 ("Area Structure Plan Content"), and will generally exceed one quarter section in size. Such plans may be undertaken in partnership with neighbouring municipalities, developers or industry partners.
- (c) The MD shall commit to the review and update of the Sturgeon Lake ASP and Grovedale ASP as required.

Area Structure Plan<br/>and Concept Plan10.3.4The preparation of a Minor ASP or Concept Plan required under<br/>Policy 10.3.2 ("Area Structure Plans Prepared by Developer") shall<br/>be the responsibility of the developer, based on Terms of Reference<br/>prepared by the MD in accordance with Area Structure Plan and<br/>Concept Plan Policy 6001, and should address the following matters<br/>to the satisfaction of the MD:

- (a) Conformity with this MDP, other Statutory Plans, other nonstatutory documents and the LUB;
- (b) Proposed land uses, population and employment projections for those land uses;
- (c) Proposed lot layout and phasing;
- (d) Impacts on adjacent uses, environmentally sensitive areas, and recreational uses, including provision for buffers and development setbacks;
- (e) Proposed methods of water supply, stormwater management and sewage disposal, supported by report requirements

Area Structure Plans 10.3.3 Prepared by Municipal District contained in Policy 10.3.5 ("Supporting Technical Reports");

- (f) Access point(s) and internal circulation network and impacts on the external existing transportation network;
- (g) Allocation of MR and ER;
- (h) Suitability of the site for development in terms of soil stability, groundwater level, and drainage;
- (i) Confirmation of the location and geographic extent of any environmentally significant areas, environmentally sensitive areas, riparian areas, surface water bodies, forests, wildlife corridors, hazard lands, and historic or archaeological sites. Any detailed scientific or engineering analysis that may be required by the MD shall be undertaken by qualified technical Professionals with all costs borne by the developer;
- (j) Integration of natural areas into the design of developments to form part of a future linked and integrated parks and open space system, including the retention of forests, wildlife corridors, wetland areas, and the provision of stormwater ponds and parks to form continuous open spaces; and
  - (k) Any other matters identified by the MD.
- Supporting<br/>Technical Reports10.3.5All ASPs, Concept Plans, and applications for rezoning and multi-lot<br/>subdivisions shall be accompanied by the necessary professional<br/>technical reports including but not limited to Engineering Servicing<br/>Design Reports, Geotechnical Reports, Hydrogeological Reports,<br/>and Environmental Impact Assessments as determined by the MD.
- Development10.3.6As a condition of subdivision or development permit approval, the<br/>MD may require the developer to enter into a development<br/>agreement with respect to the provision of all infrastructure required<br/>to service the site.
- Developer10.3.7Developers shall be responsible for all infrastructure and utility costs<br/>associated with development, including the payment of offsite levies.

#### 10.4 MUNICIPAL RESERVE

- Municipal Reserve10.4.1As a condition of subdivision, the MD shall require that ten percent<br/>(10%) of the developable lands be dedicated as MR as provided for<br/>under the Act.
- Municipal Reserve10.4.2The MD shall require that MR be dedicated as cash-in-lieu in all<br/>cases except as follows:
  - (a) Where the subdivision results in the creation of a multi-parcel country residential development, all or a portion of MR owing

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		may be dedicated in parcel form if required for community open space;
		(b) In industrial or other non-residential subdivisions, all or a portion of MR may be dedicated in parcel form to serve as buffers from incompatible land uses;
		(c) Where it may be dedicated in parcel form or deferred to the balance in accordance with an approved ASP or Concept Plan;
		(d) When subdivision occurs in an urban expansion area as defined in an IDP, MR shall be deferred in order to allow the affected urban municipality to optimize the available lands after annexation takes place; or
		(e) In the event that the amount of MR owing is relatively small, it may be deferred to the balance.
Cash-in-Lieu Value	10.4.3	If the applicant for a subdivision and the MD cannot agree on a land value to determine the amount of cash-in-lieu of land for MR dedication, the applicant shall provide a market value appraisal certified by a qualified appraiser, pursuant to the Act. Alternatively, the rate of payment may be based on the assessed value of the subject land as determined by the MD assessor.
Use of Municipal Reserve Funds	10.4.4	The MD shall use the funds generated through MR dedication to acquire lands for recreational purposes, for the purchase of associated equipment or facilities, or to contribute to regional recreational facilities.
Land Quality	10.4.5	Land dedicated as MR should be of similar quality as the land being subjected to development. Land that is deemed to be undevelopable in its natural state or is otherwise more suited as ER, will not be accepted as MR.
Public Access	10.4.6	For new residential subdivisions adjacent to lakeshores, rivers or stream banks, MR should be used to supplement shoreline ER parcels to enhance public access to the water body, where appropriate. The location and configuration of MR lands should recognize its potential public access function.
Municipal Reserve Disposal	10.4.7	MR parcels which serve no existing or potential open space or school purpose may be disposed of and sold, or allocated as Community Service Reserve. Moneys obtained from the sale of surplus MR lands shall be allocated to the MD's MR reserve fund for the purposes outlined in Policy 10.4.4 ("Use of Municipal Reserve Funds").

#### 10.5 MONITORING AND REVIEW

- *Five Year Reviews* 10.5.1 To ensure that this MDP continues to be current and relevant, it should be reviewed at five year intervals unless changing conditions warrant a review prior to that time. Such reviews may reflect such factors as legislative change, changes to the local development climate, the impact of new major projects, or Council philosophy.
- **Plan Amendments** 10.5.2 If a significant change in policy direction is desired, or if subsequent studies indicate the need for a change to this MDP, it shall be amended in accordance with the Act.



# MUNICIPAL DEVELOPMENT PLAN (Revised Draft)



Inspiring sustainable thinking

## January 2016

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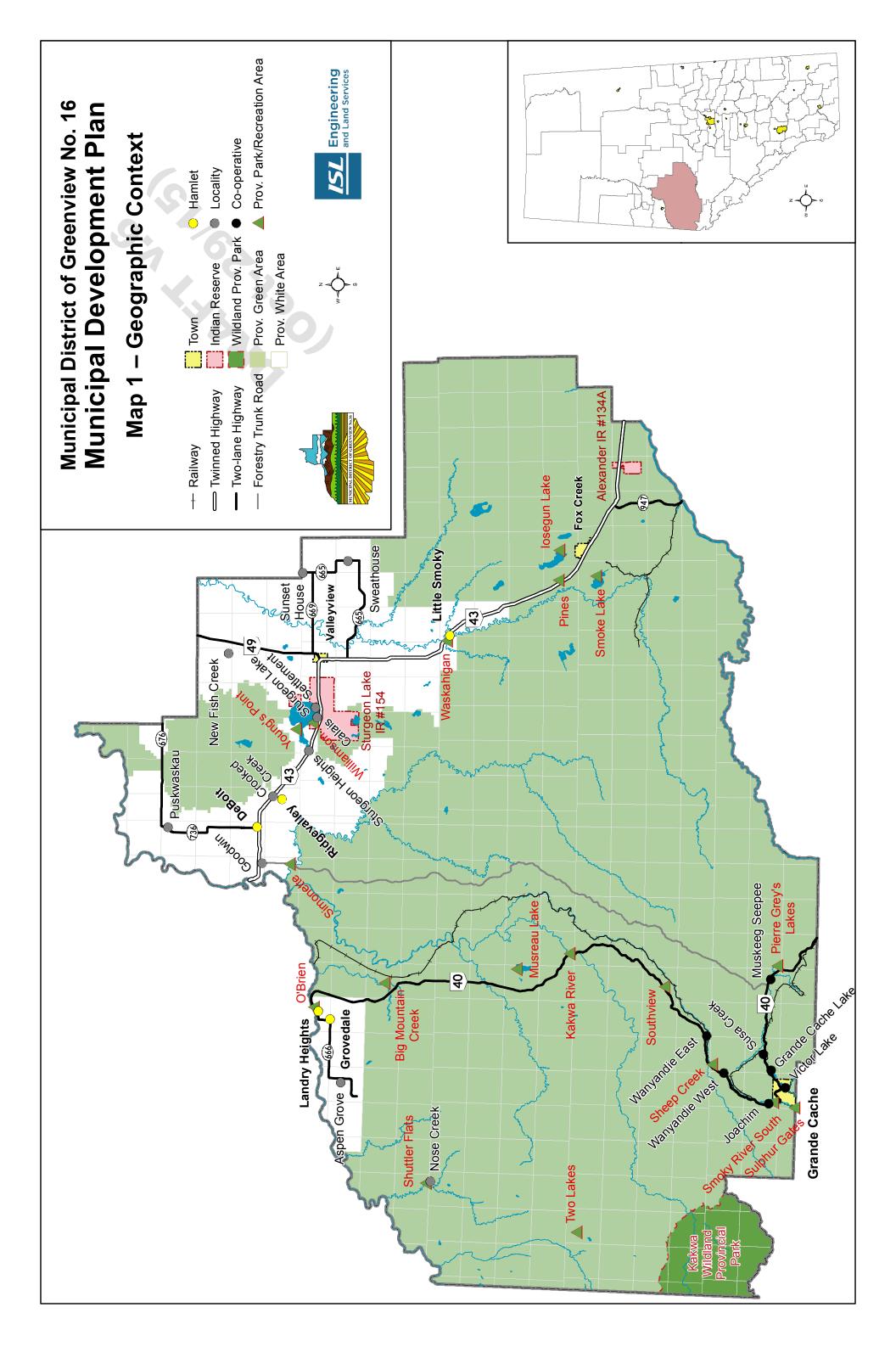
### <u>Maps</u>

Map 1	Geographic Context	Following Page 1
Map 2	Future Land Use Concept	Following Page 4
Мар 3	Future Land Use Concept (Hamlets)	Following Page 19
Map 4	Future Land Use Concept (Grande Cache Area)	Following Page 19
Map 5	Transportation Network	Following Page 30

## **SECTION 1 INTRODUCTION**

#### 1.1 GENERAL OVERVIEW

- 1.1.1 The Municipal District of Greenview No. 16 ("MD") is located in the southern portion of the Peace River Region as illustrated on Map 1 (Geographic Context). Its location is strategic as most goods bound for points north must pass through the MD. There is a wide diversity of resources from oil and gas to lumber and mining, as well as tourism opportunities. Rapid development in these resource sectors has resulted in the MD being host to a strong and diverse economic base. There is also a good deal of arable agricultural land, but the amount of agricultural land is finite so steps must be taken to limit its loss. With the wide variety of resources and opportunity available there is a need to ensure that future development is managed effectively.
- 1.1.2 This Municipal Development Plan ("MDP") directs growth towards our hamlets as logical centres for future residential and commercial development. The infrastructure requirements associated with our hamlets will in many cases require additional upgrading and expansion to meet future needs.
- 1.1.3 The MDP also provides a framework for future decisions on land use that will ultimately affect the economic development of the MD. The MDP will attempt to achieve this while balancing the need for growth with measures to protect our limited agricultural and environmental resources.
- 1.1.4 The MD's previous MDP (Bylaw 03-397) was adopted in 2003. Best practice directs regular reviews of the MDP in order that its policies remain current and responsive to community needs. The preparation of this new MDP is timely and required to:
  - (a) Bring clarity to some existing policies in the 2003 MDP that remain valid but require more substance to improve their interpretation and enforceability;
  - (b) Achieve compliance with the Province's Land-use Framework and the Alberta Land Stewardship Act. The MDP must conform to the requirements of these new provincial initiatives. In addition, there is an opportunity for the new MDP to influence the direction for growth management in the future Upper Peace Regional Plan;
  - (c) Align MDP policies with the strategic priorities and initiatives contained in Council's 2014 Strategic Directions Plan;
  - (d) To strengthen policy for the protection of groundwater and the coordination of energy exploration and extraction activities;
  - (e) Reinforce policy to emphasize agriculture as the priority land use in the MD:
  - (f) Clarify MDP policies regarding requirements for country residential subdivisions and developer responsibilities for all subdivision;
  - (g) Enhance existing policies on lakeshore development and protection of riparian areas;
  - (h) Update policies respecting relationships and agreements with the urban municipalities located within the MD.



#### 1.2 LEGISLATIVE CONTEXT

#### 1.2.1 Municipal Government Act

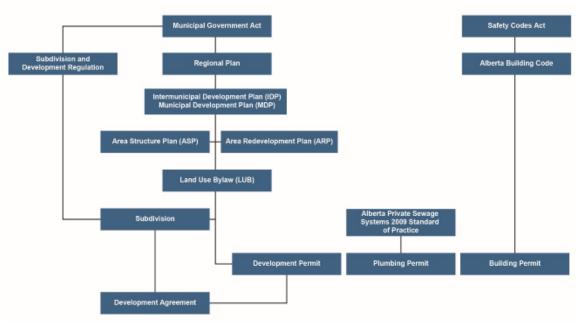
This MDP has been prepared in accordance with Section 632 of the Municipal Government Act. The Act requires that all municipalities with a population of 3,500 or more must adopt a MDP.

The Act requires that, at a minimum, the MDP address:

- land use and the manner of future development;
- local transportation systems;
- the provision of municipal services and utilities;
- policies respecting municipal reserve;
- the protection of agricultural operations; and
- the coordination of land use, infrastructure and growth patterns with adjacent municipalities.

An illustration of where the MDP fits into the hierarchy of Alberta planning documents is provided in Figure 1.

Figure 1: Planning Document Hierarchy



#### 1.2.2 Alberta Land-use Framework

The Alberta Land-use Framework was approved by the provincial government in 2008 to create a new regional land use planning policy framework for Alberta. The regional planning framework was then refined further through the subsequent adoption of the Alberta Land Stewardship Act. The guiding strategies for regional plan preparation are as follows:

- develop new regional plans based on seven new land-use regions;
- create a Land Use Secretariat and establish a Regional Advisory Council for each region;
- use cumulative effects management methods to address the impacts of development;
- develop strategies for conservation and stewardship on public and private lands;
- promote the efficient use of land to reduce the footprint of activity on the landscape;
- establish a system to improve information gathering in order to improve decision-making;

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• include aboriginal peoples in land use planning.

The MD is located within the area proposed for the Upper Peace Regional Plan, the preparation of which has not yet commenced. If any policies of this MDP are determined to be at variance with the Upper Peace Regional Plan, this MDP will be amended as required to ensure consistency with the regional plan.

#### 1.2.3 Greenview 2014 Strategic Directions Plan

Council's current Strategic Plan was approved 2013, and is County Council's guiding document for the immediate term. The key goals contained in the Strategic Plan that helped inform the development of this MDP are as follows:

#### **Regional Utilities**

- 2.1 Develop a Greenview Utilities Master Plan that will include long term utility plans for each population area served.
- 2.2 Develop a municipal corporation jointly owned by Greenview and the Towns of Fox Creek, Grande Cache and Valleyview to gain financial stability and operational efficiencies and effectiveness in the operation of water and wastewater systems within the region.
- 2.3 Undertake an update of the Area Structure Plan for the Grovedale area that includes planning of the utility network to serve existing and future development.

#### Agriculture

3.1 Support agriculture as our primary long term industry and fund initiatives that will benefit our agricultural community.

#### Enhanced Community Development

- 4.1 Develop hamlets and areas of active development in a manner that ensures healthy and sustainable communities through the updating and provision of Area Structure Plans.
- 4.2 Take a leadership position in Alberta on working with our urban partners to support their community goals in providing healthy and sustainable communities.
- 4.7 Ensure that services provided by Greenview recognize the needs of the increasing older adult population.
- 4.8 Continue to support community organizations, fire departments, and volunteers as an essential part of providing healthy and sustainable communities.
- 4.10 Implement a Greenview Road Master Plan supported by a road rating system, road criteria, and pre-designed safety and construction standards, which is regularly updated with current traffic counts.
- 4.12 Continue to place a high priority on the protection and enhancement of our natural environment.

#### Tourism and Recreation

- 5.1 Continued support for increased recreation and leisure opportunities through the development and enhancement of community and regional facilities.
- 5.4 Develop a Community Facilities Plan, encompassing all communities, on the ongoing support of Greenview community halls, recreation, and leisure facilities, the development of new hiking trails, outdoor facilities and wilderness access locations, etc.

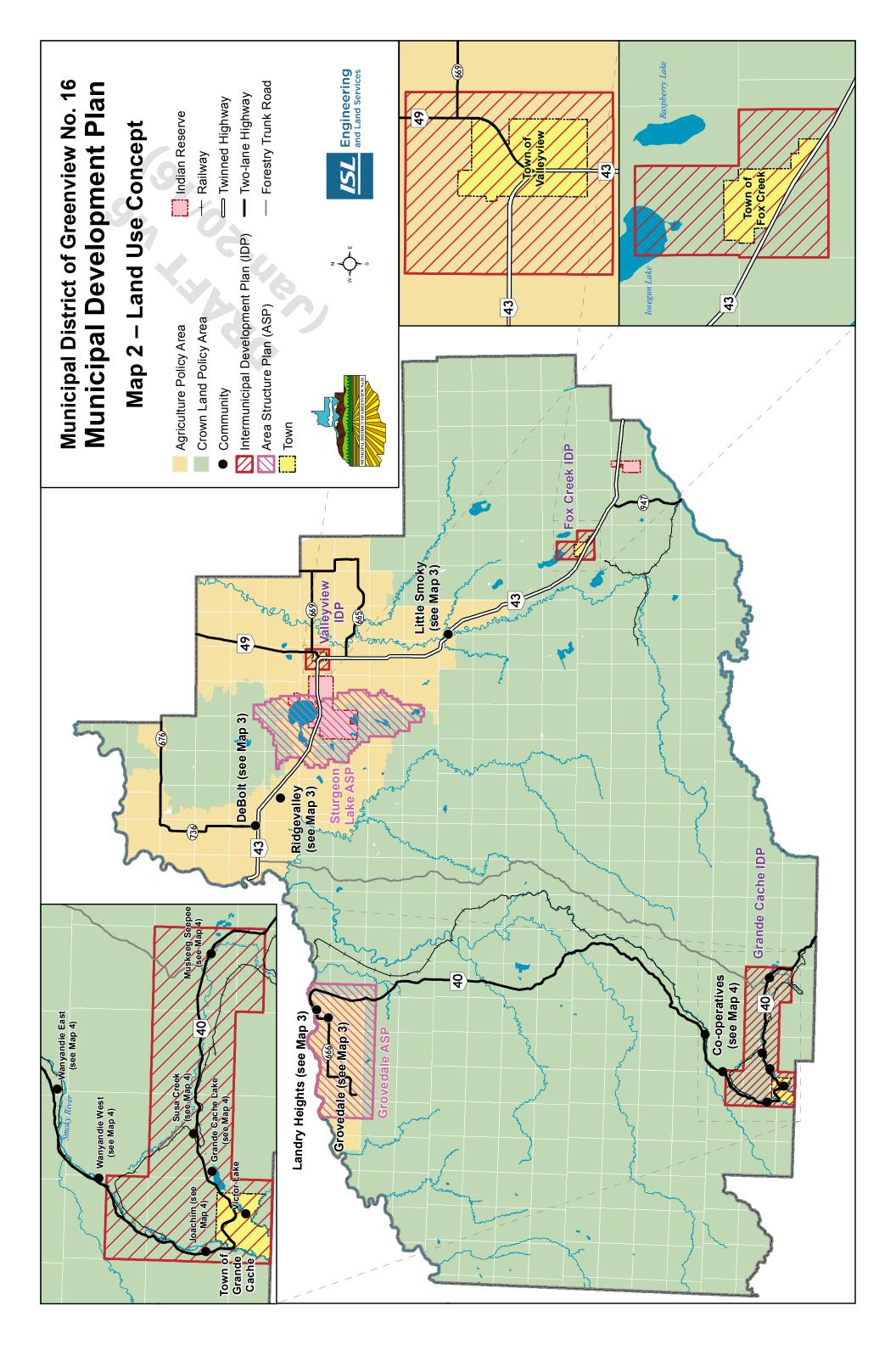
#### 1.3 GOALS OF THE PLAN

- 1.3.1 It is intended that this MDP achieve the following goals:
  - (a) To provide a framework for the future growth and development of the Municipal District in a sustainable fashion and that is consistent with its strategic priorities;

- (b) Maintain the long term viability of the MD's agricultural land base;
- (c) Allowing for population growth by increasing densities without negatively impacting on agricultural land through measures which:
  - (i) conserve agricultural land by limiting the acreage removed for other uses,
  - (ii) provide for development and employment opportunities in the rural area,
  - (iii) allow for higher densities of residential development when they can be located in nodes or in areas of limited agricultural capacity, and
  - (iv) provide the opportunity for families to care for the aging or disabled members of the community in a home setting;
- (d) Minimize the possibility of conflicts between potentially incompatible land uses;
- (e) Ensure that services and infrastructure are provided to meet the demand created by growth;
- (f) Facilitate inter-municipal and inter-jurisdictional cooperation in matters affecting development in the region; and
- (g) Ensure that the natural environment is protected and that significant environmental features are preserved.

#### 1.4 GROWTH STRATEGY

- 1.4.1 The growth strategy for the MD is based upon the desire to promote and accommodate growth that will preserve and strengthen the positive attributes of the MD.
  - (a) The future use of land within the MD is to be consistent with the general policy areas as illustrated on Map 2, the Future Land Use Concept. This MDP contains policies respecting each type of land use which are presented in subsequent sections of this MDP.
  - (b) The MD shall accommodate growth:
    - (i) By supporting agricultural production through the opening of new agricultural lands;
    - (ii) Through the development of uses which support and benefit agriculture;
    - (iii) By supporting the exploration and responsible extraction of natural resources;
    - (iv) By promoting and accommodating developments which contribute to a diversification of the area's economy;
    - (v) By supporting the expansion of the rural population base in appropriate locations;
    - (vi) By supporting the improvement of transportation and utility infrastructure;
    - (vii) By promoting and supporting the long term viability of its hamlets and other settlements, and the Urban Municipalities; and
    - (viii) By establishing policies and guidelines top direct the development of non-agricultural uses.



#### 1.5 **DEFINITIONS**

1.5.1 For the purpose of interpreting this MDP, the following definitions shall apply:

Access	Means the provision of legal and/or physical road access to a proposed development to the satisfaction of the Municipal District. A site has legal access if it abuts a municipal road, undeveloped road allowance, or service road, or is subject to a joint access easement agreement. Physical access refers to the construction of an approach to a developed municipal road or service road.
Act	Means the Municipal Government Act, Chapter M-26, RSA 2000.
Better Agricultural Land	Means cultivated or improved land which has a Rural Farmland Assessment (RFA) Rating of 28% or higher, or Canada Land Inventory (CLI) Class 4 for unimproved land. This rating is subject to confirmation by more current assessment ratings conducted by the MD's Assessment Department, independent soils analysis, site inspections or a combination thereof. The definition may exclude any land which by reason of physical features, slope, configuration, surrounding land use, size, physical severance, or lands that are identified for development in an approved Area Structure Plan may impair the ability of the land to be economically farmed.
Concept Plan	Means a non-statutory land use plan that is prepared in accordance with the MD's Area Structure Plan and Concept Plan Policy 6001.
Environmentally Sensitive Area	Means an area that is identified by the Province as an Environmentally Significant Area, or is generally recognized to consist of unique topographical features, sensitive ecological habitat, or important wildlife habitat and corridors.
Fragmented Parcel	Means a portion of a parcel of land that is physically severed from the balance by a road, railway, water body, watercourse, ravine or similar feature that limits the agricultural productivity or viability of the severed portion.
Hazard Land	Means land which may be prone to flooding, shoreline erosion or slope instability, or other natural hazard that may result in life loss or injury, property damage, social and economic disruption or environmental degradation. Hazards may include surface and subsurface features such as active and abandoned gas/oil wells, mines, unstable slopes, areas exhibiting subsidence and other natural or man-made features.
Intensive Livestock Operation	Means an agricultural operation that involves the rearing, confinement, and feeding of livestock, but is not large enough to be considered a Confined Feeding Operation under the Agriculture Operations Practices Act.
Multi-Lot Subdivision	Means a subdivision that results in the creation of two (2) or more parcels for residential, commercial or industrial use.
Rural Municipality(ies)	Means Birch Hills County, the County of Grande Prairie No. 1, Big Lakes <mark>County</mark> , Municipal District of Smoky River No. 130, Woodlands County, and Yellowhead County.

- Statutory PlanMeans a Municipal Development Plan ("MDP"), Intermunicipal<br/>Development Plan ("IDP"), or Area Structure Plan ("ASP") prepared<br/>and adopted in accordance with the Act.
- Urban Municipality(ies) Means the Towns of Fox Creek, Grande Cache, and Valleyview.
- 1.5.2 All other words or expressions contained in this MDP shall have the meanings respectively assigned to them in the Act, the Subdivision and Development Regulation, and the Land Use Bylaw ("LUB").

## SECTION 2 NATURAL ENVIRONMENT

#### 2.1 INTRODUCTION

An important resource to the MD is its natural environment. The Eastern Slopes, Waskahigan River Natural Area, and Kakwa Falls are examples of the wealth of recreational and environmental resources in the MD. The MD's wetlands, riparian areas, lakes, water courses, forests, and ground water resources are invaluable and are strong contributors to the quality of life enjoyed by MD residents. In addition, the protection of ecological systems is necessary to support the long term health of the land, flora and fauna. Responsible stewardship of these ecological features is essential to retain their integrity and value.

#### 2.2 OBJECTIVES

- (a) To protect and preserve sensitive environmental features such as water bodies and their shores and banks, as well as other features such as flood plains, steep slopes or special habitat features.
- (b) To ensure the patterns of human settlement and activity can take place safely while limiting the impact to the natural environment.

#### 2.3 GENERAL

Resource Activity	2.3.1	The MD recognizes forestry, mining, oil and gas exploration as acceptable uses within the MD subject to the necessary government permits, which in turn would address environmental matters.
Environmentally Sensitive Lands	2.3.2	Features such as, but not limited to river valleys, lakes, drainage areas, wildlife areas, and historic sites may be considered to be individually, or in combination thereof to be environmentally sensitive recreational areas and/or hazard lands. The actual sensitivity of each feature and its development constraints shall be confirmed with the applicable government department at the time that development or subdivision applications are considered.
Compatible Uses	2.3.3	The type of development that may be considered compatible within or adjacent to areas that are deemed to be environmentally sensitive are those that
		(a) Promote the area to remain in its natural state;
		(b) Shall not lead to overuse or deterioration of the feature;
		<ul> <li>(c) Will be associated with appropriate environmental impact assessments or reviews as may be required by the MD;</li> </ul>
		(d) Provide for the adequate rehabilitation of a site; and
		(e) Provide sufficient setbacks as may be recommended by the applicable government department.

Wetland Assessment	2.3.4	Further to Policy 2.3.3(c) ("Compatible Uses"), a wetland assessment, prepared by a qualified professional, shall be prepared for any development or subdivision proposal that is deemed to affect or potentially affect a wetland in accordance with the <b>Alberta</b> <b>Wetland Policy</b> .
Intensive Agricultural Uses	2.3.5	With the exception of confined feeding operations, the development of intensive agricultural uses such as market gardens may be permitted within environmentally sensitive areas such as river valleys.
Preparation of Plans	2.3.6	The MD supports the preparation of ASPs, integrated resource management plans, or land reservations depending upon the jurisdiction for the management of recreational and/or environmental features such as Kakwa Falls, Highway No. 40 corridor, Sturgeon Lake-Puskwaskau East Area, Fox Creek-Knight Area, and the Grande Cache Area.
Watershed Management	2.3.6	All MD policies shall be consistent with modern watershed management policies, processes and science. The MD shall work with landowners, government agencies, neighbouring municipalities and other stakeholders to protect and enhance wetlands, riparian areas, forests, native range lands, groundwater and surface water bodies, in order to minimize negative impacts on watersheds in the MD.
2.4 HAZARD LANDS		
Development Setbacks Required	2.4.1	The MD shall require that developers provide development setbacks from water bodies, water courses, slopes, and other hazard lands to protect against erosion, flooding, loss of fish and wildlife habitat, and damage to natural features. Such setbacks shall be provided in accordance with the requirements of the LUB.
Flood-Prone Lands	2.4.2	New development or the expansion of existing development shall not be permitted on lands that are contained within the flood plains of the Wapiti, Smoky or Simonette Rivers, or other lands known to be flood-prone, unless sufficient flood protection measures designed by a professional engineer registered to practice in Alberta are provided by the developer.
Slopes	2.4.3	Permanent development shall not be permitted on slopes exceeding 15% or on land that is subject to erosion. Development on such lands may only be considered after sufficient geo-technical investigation has demonstrated that the site in question is suitable for development.
Environmental Reserve Dedication	2.4.4	As a condition of subdivision approval, lands that are subject to flood hazard, contain sensitive habitat, or are subject to potential erosion
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due to steep or unstable slopes, shall be dedicated as
Environmental Reserve ("ER"). The MD may require that ER be
dedicated either in parcel or easement form as provided in the Act.

- Determination of<br/>Environmental<br/>Reserve2.4.5Further to Policy 2.4.4 ("Environmental Reserve Dedication"), an ER<br/>setback or easement shall be provided from the top of the bank of a<br/>river or stream and/or the high water mark of a wetland or lake. The<br/>specific setback requirement may, at the discretion of the MD, be<br/>determined by a qualified professional including geotechnical and<br/>hydrogeological studies to establish a site specific setback<br/>requirement.
- Confirmation of<br/>Environmental2.4.6Where the need for ER requires confirmation, or situations arise<br/>where the amount of ER proposed to be dedicated exceeds the<br/>allocations identified in the Act, the MD shall require that a<br/>geotechnical report, biophysical assessment, and/or hydrogeological<br/>study be prepared by a qualified professional to support the<br/>proposed dedication.
- Conservation2.4.7The MD shall encourage and promote the use of ConservationEasementsEasements as a voluntary means of protecting environmentally<br/>sensitive features on private lands that
  - (a) Are not subject to subdivision and therefore eligible for dedication under Policy 2.4.4 ("Environmental Reserve Dedication"); or
  - (b) Do not meet the requirements of Policies 2.4.4 ("Environmental Reserve Dedication") or 2.4.5 ("Determination of Environmental Reserve"), but have environmental or ecological value to the owner.

#### 2.5 GROUNDWATER EVALUATION AND PROTECTION

Groundwater 2.5.1 To protect the quality and quantity of surface water bodies and groundwater, at a minimum, Alberta Environment's Interim Evaluation Guidelines for Evaluation of Groundwater Supply for Unserviced Residential Subdivisions, and any subsequent amendments, as well as the groundwater evaluation and licensing requirements of the Water Act shall be applied to all applications for unserviced subdivisions. Protection of Water 2.5.2 The MD shall not approve development that will negatively affect surface water bodies and groundwater quality and quantity. In order to ensure the protection of surface water, groundwater and alluvial aguifers, the following provisions shall apply: (a) Sand and gravel operations shall be required to submit, prior to an application being considered for approval, a hydrogeological assessment prepared by a qualified engineer to confirm the depth of the aguifer and identify mitigative measures that will be

undertaken to ensure that the integrity of the alluvial a	aquifer will
not be compromised by pit activities;	

- (b) Industrial development that has the potential to impact surface water quality or groundwater quality or supply shall not be allowed unless a hydrogeological assessment prepared by a qualified engineer demonstrates that surface water bodies and groundwater will not be negatively affected.
- Proof of Water2.5.3The MD shall require that developers submit with their subdivision<br/>and/or development applications proof of water supply if accessing<br/>groundwater, or identify the proposed method of water servicing, for<br/>all residential, industrial, and commercial developments.

#### 2.6 FIRESMART

Design Principles2.6.1The MD shall encourage developers to recognize FireSmart:<br/>Protecting Your Community from Wildfire design principles when<br/>preparing Area Structure Plans and multi-lot subdivision proposals in<br/>order to mitigate the potential for forest and grassland fire damage.

## Damage Mitigation2.6.2Subdivision and development proposals shall be designed so as to<br/>mitigate the potential for forest and grassland wildfire damage<br/>through:

- (a) The provision of Municipal Reserve along the outer perimeter of the development so that the developed portions may be separated from natural areas;
- (b) The provision of a fire guard which will serve as a buffer between development and the surrounding natural areas; and,
- (c) The development of roads and trails between developments and surrounding forested areas and grasslands which may be used in an emergency for fire prevention purposes.
- Multi-Lot Residential<br/>Development2.6.3The MD shall encourage developers to adhere to the practices as<br/>outlined below for multi-lot residential development which may be<br/>determined to be too remote to be adequately protected by existing<br/>firefighting services:
  - (a) The provision of adequate on-site water supplies for firefighting purposes;
  - (b) The use of fire resistant building methods;
  - (c) The installation of spark arresters on all chimneys; and
  - (d) The provision of an emergency access to developments to help prevent property damage and the potential for loss of life.

#### 2.7 RECREATION AND HISTORIC SITES

Recreation Master Plan	2.7.1	The MD may prepare a Recreation and Open Space Master Plan, which shall be used as the basis for recreation and tourist planning in the MD. The Plan may include, but not be limited to, the identification of recreation sites and the identification of all-terrain vehicle and snowmobile trail systems.
Community Associations	2.7.2	The MD strongly encourages the involvement of community associations in the provision, financing and maintenance of recreation facilities.
Private Recreation Facilities	2.7.3	The establishment of privately owned recreational facilities operated on a for-profit basis is encouraged.
Eco- and Agri- Tourism	2.7.4	The MD supports eco-tourism and agri-tourism as a means to create employment opportunities and diversify the municipality's economy.
Passive Recreation	2.7.5	The MD supports the use of lake shores, river corridors and other environmentally sensitive areas for passive recreational purposes. All recreational activities occurring in these areas shall be undertaken in an environmentally responsible fashion.
Public Access	2.7.6	Through the subdivision process, public access to shoreline areas shall be accommodated through the dedication of Environmental and/or Municipal Reserve.
Historical Resources	2.7.7	In the preservation and promotion of historical resources, the MD may refer proposed development applications that may affect historical resources to Alberta Culture for its comments and recommendations respecting the preparation of a Historic Resources Impact Assessment.
Historic Sites	2.7.8	The MD supports the identification and appropriate development of historical sites such as the Edson Trail.

## SECTION 3 AGRICULTURE

#### 3.1 INTRODUCTION

The preservation and promotion of the agricultural land base are major goals of this MDP. This involves limiting the types of non-agricultural activities allowed on better agricultural land.

#### 3.2 OBJECTIVES

- (a) To minimize the loss of better agricultural land to non-agricultural uses.
- (b) To encourage development of the agricultural community and promote the rights of farmers to continue normal agricultural operations.
- (c) Promote the construction of agriculture operations in a sustainable manner.

#### 3.3 GENERAL

Agriculture as Priority Use	3.3.1	On lands shown as "Agriculture Policy Area" on the Future Land Use Concept, agricultural uses shall have priority over all other uses except as provided for in this MDP.
Non-Agricultural Uses	3.3.2	The development of non-agricultural uses in the rural area shall not negatively impact existing agricultural operations. As new development occurs in the rural area, notice to developers respecting the presence of agricultural operations shall be made in accordance with the provisions of the LUB.

#### 3.4 BETTER AGRICULTURAL LAND

Land Use on Better Agricultural Land	3.4.1	The development of non-agricultural uses on better agricultural lands will not be permitted, except where the MD determines that:
		(a) the proposed use has no suitable alternative location;
		<ul> <li>(b) the proposed development will utilize a limited amount of agricultural land;</li> </ul>
		<ul> <li>(c) the proposed use will not interfere with or negatively affect existing nearby agricultural uses or adjacent residential uses;</li> </ul>
		<ul> <li>(d) the proposed development represents a logical extension to existing land use patterns; and</li> </ul>
		(e) the proposed development promotes the efficiency of local servicing and transportation networks.
		The types of non-agricultural uses that may be considered acceptable on better agricultural lands include:

		<ul> <li>(a) Agricultural industry which directly benefit and serve the rural community;</li> </ul>
		(b) Natural resource extractive industries;
		(c) Temporary storage of oilfield related equipment and pipe;
		(d) Recreational uses;
		(e) Public uses and public utility systems; and
		(f) Home-based business.
Subdivision of Better Agricultural Land	3.4.2	The MD may support the subdivision of better agricultural land where the proposed subdivision is for:
		(a) A farmstead separation;
		<ul> <li>(b) A first parcel out for residential purposes in accordance with Policy 3.4.3;</li> </ul>
		(c) A fragmented parcel;
		(d) An agricultural industry;
		(e) A small holdings parcel in accordance with Policy 3.4.7;
		(f) A natural resource extractive industry;
		(g) A public use or public utility;
		(h) A confined feeding operation or other intensive agricultural use;
		(i) A lot contained within an approved ASP or Concept Plan; or
		(j) Hamlet expansion.
Vacant First Parcel Out	3.4.3	Pursuant to Policy 3.4.2(b) ("Subdivision of Better Agricultural Land"), the subdivision of one vacant parcel out of a previously unsubdivided quarter section for a residential use shall only be allowed if the following criteria are met to the satisfaction of the MD:
		<ul> <li>(a) the proposed subdivision boundary and building site adheres to Provincial Regulations regarding setback distances between property lines, buildings, water sources and private sewage disposal systems;</li> </ul>
		(b) legal and physical access to a developed Municipal District road is provided;
		<ul> <li>(c) the proposed use of the parcel does not negatively impact adjacent agricultural uses,</li> </ul>
		(d) the proposed parcel is not located within the required Minimum

		Distance Separation of an established confined feeding operation ("CFO"), and will not be located so as to interfere with the future expansion of existing CFOs;
		(e) in the sole discretion of the MD, the parcel is in a location that minimizes to the greatest extent possible disturbance to and loss of environmentally significant areas, or other environmentally sensitive features such as wetlands, riparian vegetation, natural drainage courses and tree stands; and
		(f) any other considerations as may be determined by the MD.
Parcel Location	3.4.4	Where possible, subdivisions identified in 3.4.2 ("Subdivision of Better Agricultural Land") will be encouraged to locate on portions of a quarter section that are:
		(a) Physically severed or are of lower agricultural capability; and/or
		(b) Adjacent to or near quarter section boundaries to minimize the fragmentation of agricultural land and without constraining or otherwise impacting agricultural operations on the quarter section.
Fragmented Parcels	3.4.5	The subdivision of a fragmented parcel may be approved if:
		(a) The proposed parcel(s) can be adequately serviced;
		(b) It does not conflict with adjacent uses;
		(c) A suitable building site is present; and
		(d) There is legal and physical access to the proposed parcel.
Consolidation of Fragmented Parcels	3.4.6	Where possible, the consolidation of fragmented agricultural parcels with adjacent lands should be encouraged.
Small Holdings	3.4.7	The MD may allow the subdivision of a small holding parcel if:
		<ul> <li>(a) The use proposed for the parcel is an intensive agricultural operation and represents a more intensive use of the land than typical extensive agricultural uses;</li> </ul>
		(b) The applicant demonstrates to the satisfaction of the MD that the proposed operation will result in the lands being used intensively for commercial agricultural pursuits; and
		(c) The applicant demonstrates to the satisfaction of the MD that the proposed agricultural operation is viable and the amount of land required is appropriate to the character of the operation.

Parcel Size Requirements	3.4.8	(a) The size of a farmstead separation shall be at the discretion of the MD based on the location of the existing buildings, fences, shelter belts and required setback distances for the existing private sewage system.	
		(b) The size of a subdivided lot approved under Policy 3.4.3 ("Vacant First Parcel Out") shall be in accordance with LUB requirements.	
		(c) The size of a Fragmented Parcel approved under Policy 3.4.5 ("Fragmented Parcels") shall be determined by the size of the fragment itself which must contain the entire fragmented portion of the quarter section.	n
		(d) The size of a parcel approved under Policy 3.4.7 ("Small Holdings") shall not exceed 12.1 ha (30 ac). The resubdivision a small holding parcel into smaller lots for non-agricultural purposes shall not be supported.	<mark>of</mark>

#### 3.5 OTHER AGRICULTURAL LANDS

Subdivision of Agricultural Land	3.5.1	On those lands that are not defined as better agricultural lands, or that are considered exceptions by the MD to the definition of better agricultural land by virtue of slope, configuration, surrounding land use or size, the MD may allow the subdivision and/or development of non-agricultural uses.
Non-Agricultural Uses	3.5.2	Proposals for non-agricultural uses may be supported depending upon the merits of the proposal as determined under Section 10.3 ("Subdivision and Development Requirements"), and its effect on the farming area.

#### 3.6 CONFINED FEEDING OPERATIONS

Support for Confined Feeding Operations	3.6.1	Applications to the Natural Resources Conservation Board for the establishment or expansion of CFOs shall not be supported by the MD unless they are compatible with adjacent land uses and do not generate adverse health or environmental effects.
Establishment and	3.6.2	Notwithstanding the requirements of the Agricultural Operation

- **Expansion of CFOs** 3.6.2 Notwithstanding the requirements of the Agricultural Operation Practices Act, the expansion or establishment of CFOs will not be supported:
  - (a) Within 3.2 km (2 miles) of a recreation or community facility, or the boundaries of a hamlet;
  - (b) In areas designated for country residential development in an ASP or Concept Plan;
  - (c) In areas identified for potential annexation in an IDP;
  - (e) Within 3.2 km (2 miles) of an environmentally sensitive area,

		water body, watercourse, recreational area or drainage channel unless measures are employed to prevent negative impacts on these features to the satisfaction of the MD; or
		(f) In areas in which intensive agriculture is precluded by the provisions of an approved ASP, other Statutory Plan, or Concept Plan.
Minimum Distance Separations	3.6.3	Where possible, the Minimum Distance Separation for CFOs should be accommodated on land owned by the operator.
Contamination of Runoff	3.6.4	CFOs should not be established or expanded where there is any risk that runoff will contaminate ground or surface water supplies.
Protection of Existing CFOs	3.6.5	The MD shall protect existing CFOs by refusing development permits for new residences proposed to be located within the Minimum Distance Separation of these operations as defined by Agricultural Operations and Practices Act.
Intensive Livestock Operations	3.6.6	<ul><li>(a) The MD may approve intensive livestock operations in accordance with the requirements of the LUB.</li><li>(b) Policy 3.6.4 ("Contamination of Runoff") shall apply in the</li></ul>
		consideration of an application for an intensive livestock operation.

## SECTION 4 COUNTRY RESIDENTIAL

#### 4.1 INTRODUCTION

Multi-lot country residential subdivisions are an important component of the MD's residential land use pattern. Due to the proximity of employment opportunities in Grande Prairie, Valleyview and Fox Creek, it is anticipated that country residential demand within commuting distance of these centres will continue to grow, or in the case of Fox Creek, present future country residential development opportunities.

#### 4.2 OBJECTIVES

- (a) To ensure that multi-lot country residential developments are properly serviced and situated in appropriate locations.
- (b) To meet the need and demand for properly serviced country residential lots throughout the MD.
- (c) To ensure that country residential development does not negatively impact surrounding land uses or **local** infrastructure.

#### 4.3 POLICIES

Better Agricultural Land	4.3.1	Except where exempted under Policy 3.4.3 ("Vacant First Parcel Out") country residential subdivision shall not occur on Better Agricultural Land.
Parcel Size	4.3.2	Proposed country residential parcels shall be in accordance with the requirements of the LUB. Country residential parcels of a size in excess of that permitted under the LUB shall only be considered if, in the opinion of the MD the additional lands are warranted by site-specific topographic or geographic constraints, or the location of existing buildings, shelterbelts and other improvements.
Proximity to Intensive Agriculture	4.3.3	Proposals for country residential subdivisions shall not be supported in proximity to existing CFOs and other intensive agricultural uses.
Cluster Development	<mark>4.3.4</mark>	In order to protect environmentally sensitive areas and to preserve agricultural land for agricultural use, the MD shall encourage applicants for subdivision to incorporate cluster design as a means of minimizing potential impacts and promoting efficiency of development.
Restrictions on Location	4.3.5	<ul> <li>The MD shall direct the development of multi-lot country residential subdivisions away from:</li> <li>(a) Urban fringe areas except where allowed in an IDP;</li> <li>(b) Waste transfer stations and active, abandoned or un-reclaimed</li> </ul>

sanitary landfills;

		-
		(c) Environmentally sensitive lands;
		(d) Existing confined feeding operations;
		(e) Highways, unless accommodated in an approved ASP;
		(f) Existing sand and gravel extraction sites; and
		(g) Sour gas facilities or other potentially hazardous industrial operations.
Evaluation of Residential Subdivision	4.3.6	Multi-lot country residential subdivisions shall only be supported if the following conditions are met:
Proposals		<ul><li>(a) The proposal complies with Policy 4.3.1 ("Better Agricultural Land");</li></ul>
		(b) The proposed subdivision is contiguous to other country residential development to encourage cluster development unless it cannot be supported due to environmental constraints;
		(c) The land has a demonstrated ability to accommodate on-site water services, unless the proposed subdivision is to be served by a municipal water supply. For any proposal that proposes to utilize wells or groundwater-fed dugouts for water supply, the applicant shall submit to the MD a hydrogeological assessment prepared by a qualified professional engineer that determines the availability of an onsite water supply that does not negatively impact neighbouring licensed wells and is adequate for domestic purposes in accordance with guidelines from Alberta Environment and Parks ("AEP");
		(d) The land has a demonstrated ability to accommodate on-site sewer services, unless the proposed subdivision is to be served by a municipal sewer system. For any proposal that proposes to utilize on-site sewage disposal systems, the applicant shall submit to the MD soils tests prepared by a qualified professional engineer that demonstrates the presence of suitable soil conditions in accordance with the requirements of Alberta Municipal Affairs;
		<ul> <li>(e) The proposal does not conflict with existing surrounding agricultural uses;</li> </ul>
		(f) The subject lots contain a suitable building site;
		<ul> <li>(g) Significant recreational or environmental areas are not be negatively impacted;</li> </ul>
		<ul> <li>(h) The site has legal and physical access to the satisfaction of the MD; and</li> </ul>
		(i) The proposed development does not unduly hinder the future

extraction of known natural resources.

Resubdivision of4.3.7The resubdivision of a country residential parcel will not be allowed<br/>unless the applicant can demonstrate to the MD that the proposal<br/>will meet the criteria under Policy 4.3.5 ("Evaluation of Development<br/>Proposals").

## SECTION 5 HAMLETS AND SETTLEMENTS

#### 5.1 INTRODUCTION

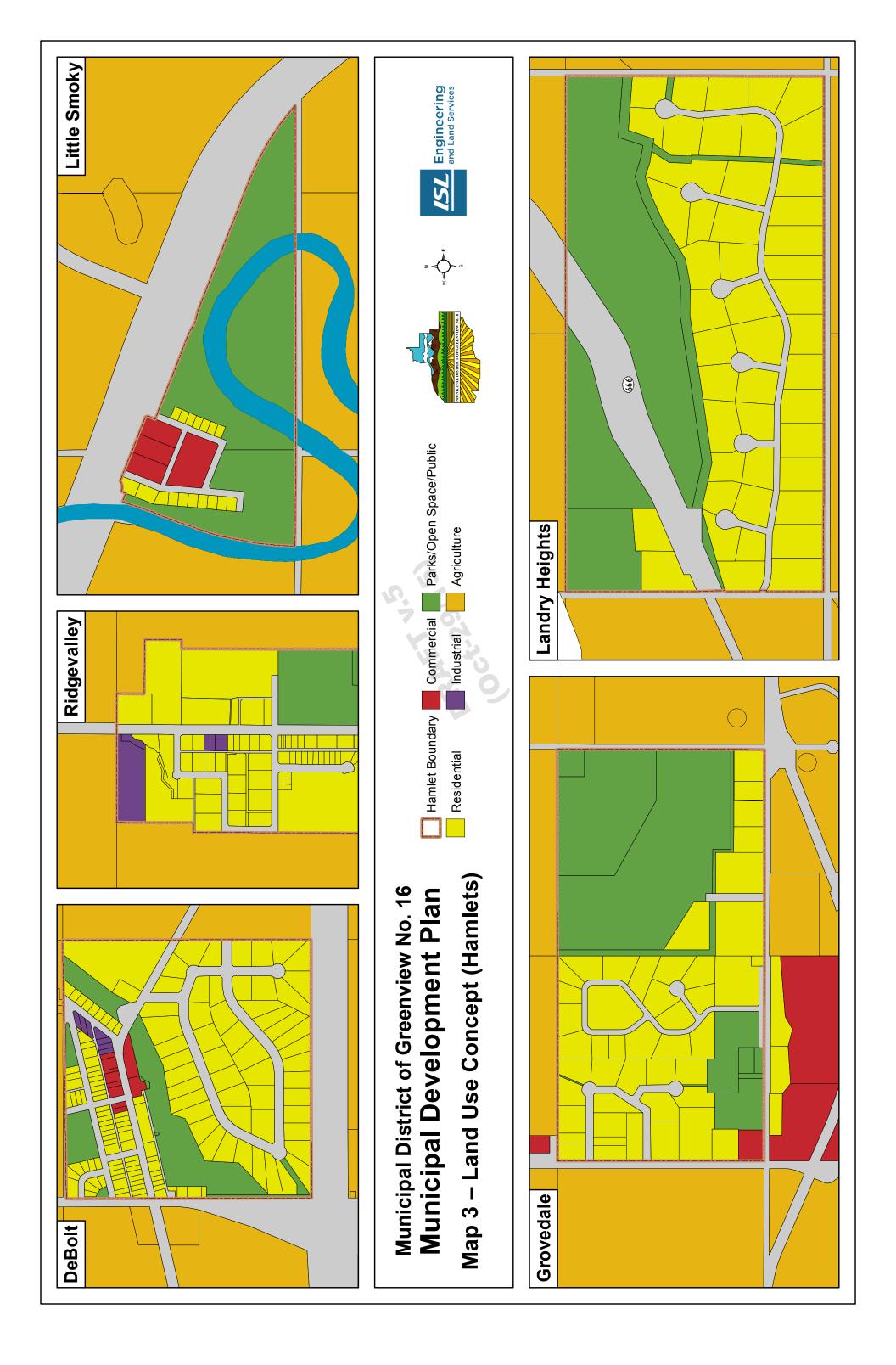
Hamlets play an important role in the MD as they provide services, minor commercial uses, schools and recreation activities to rural residents. Although they contain only a small portion of the MD's population, they are the focus for much of the extensively developed farming areas. In many cases hamlets also serve as retirement centres for the aging farming population of the area. As such, hamlets need to be well planned and serviced to meet the needs of the local population. In addition, there are several settlements in the MD, namely Nose Creek, Aspen Grove and the Grande Cache Co-ops that are home to native communities.

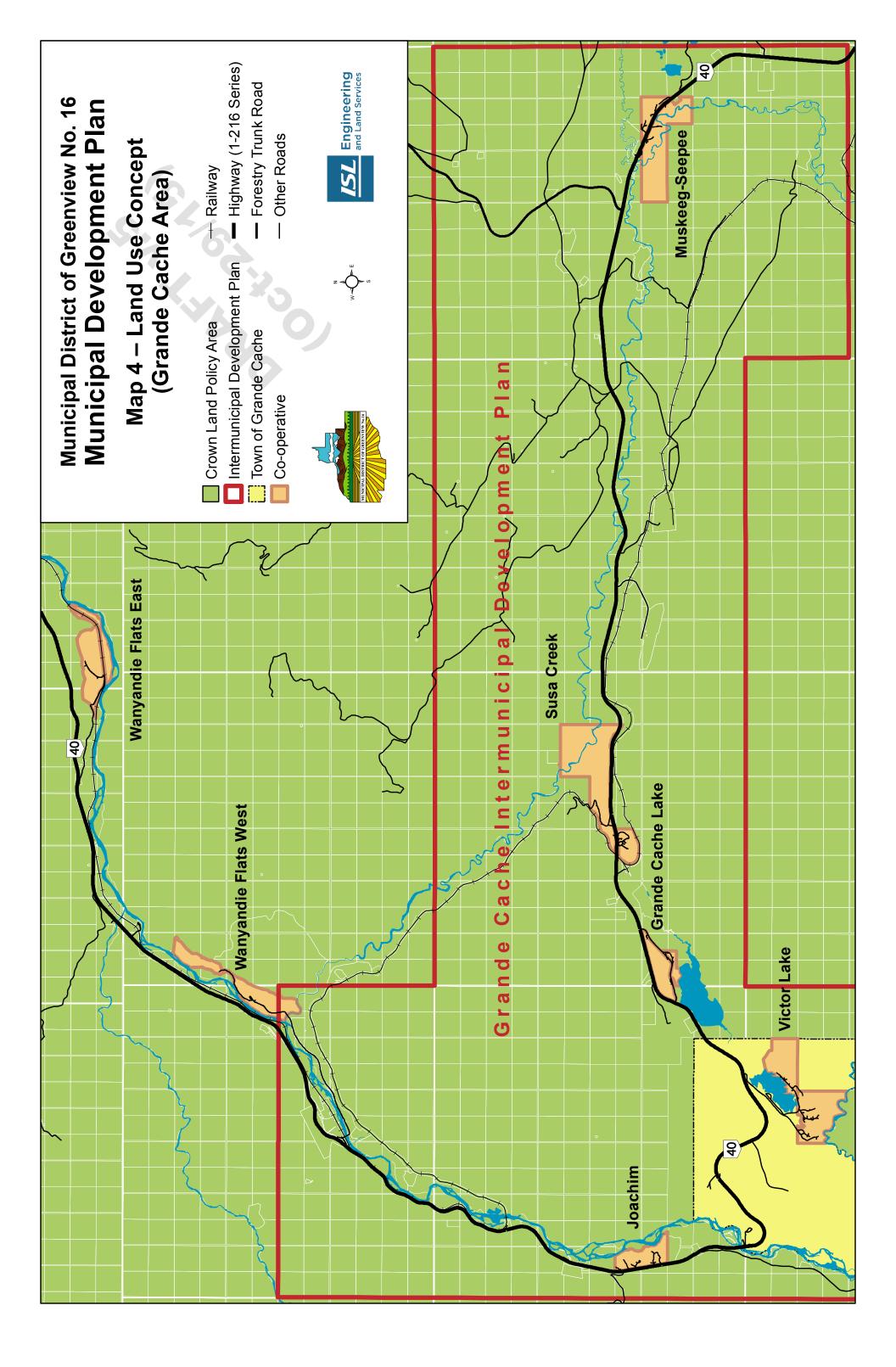
#### 5.2 OBJECTIVES

- (a) To support and strengthen the role of hamlets and other settlements as the primary locations for community services and facilities.
- (b) To allow for the continued, orderly growth of hamlets in the MD.

#### 5.3 POLICIES

Designated Hamlets	5.3.1	Grovedale, Landry Heights, Ridgevalley, Little Smoky and DeBolt are designated as hamlets as shown on Map 2, the Future Land Use Concept, and the boundaries and existing land uses for the subject hamlets are noted on Map 3, Future Land Use Concept - Hamlets. The locations of all other settlements are also illustrated on Maps 2 and 4 (Future Land Use Concept – Grande Cache Area).
Hamlet Development	5.3.2	Hamlet development may occur as infilling of vacant sites, rehabilitation of deteriorating buildings, relocation and redevelopment of inappropriate uses, or a hamlet expansion. Each of the above hamlet growth options will be considered on its own merits.
Land Uses	5.3.3	The MD shall encourage commercial, industrial and institutional uses that intend to serve the rural area to locate in hamlets where possible.
Preferred Development	5.3.4	<ul> <li>Within hamlets the following types of development shall be encouraged by the MD:</li> <li>(a) Residential uses, including single family dwellings and manufactured homes;</li> <li>(b) Convenience commercial uses;</li> <li>(c) Institutional uses such as churches, community halls, and</li> </ul>
		schools;





		<ul> <li>(d) Industrial uses developed in accordance with Policy 5.3.6 ("Industrial Development"); and</li> <li>(e) Recreational uses.</li> </ul>
Buffers	5.3.5	In order to ensure that future hamlet development is compatible with existing uses, the MD shall ensure that adequate distance separations or landscaped buffers and fencing are provided between residential and non-residential uses.
Industrial Development	5.3.6	The types of industrial uses permitted in or in close proximity to hamlets shall be limited to light industrial development and small scale industries which are compatible with residential development.
Lot Sizes	5.3.7	Residential lot sizes in hamlets shall be urban in nature and be serviced with municipal water and sewer services where available.
Hamlet Plans	5.3.8	The MD may prepare new Area Redevelopment Plans or ASPs, or review existing Plans as required, for its hamlets.
<i>Development in</i> <i>Proximity to Hamlets</i>	5.3.9	In order to help maintain the long term sustainability of its hamlets, the MD may allow country residential subdivisions and industrial and commercial uses that are compatible with residential development to be located adjacent to these communities.
Aboriginal Communities	5.3.10	The MD supports the continuing development of the Grande Cache co-operatives as indicated in Map 4 (Future Land Use Concept – Grande Cache Area), provided such development does not negatively impact surrounding uses.

## SECTION 6 INDUSTRY AND COMMERCE

#### 6.1 INTRODUCTION

Industrial and commercial development in the MD ranges in scope from major industries to home-based businesses. Local industrial development has grown and diversified to serve several resource sectors, including agriculture, forestry, mining, and oil and gas. The majority of this activity is based on provincial Crown Lands.

Commercial development in the MD is more limited, with some located adjacent to primary highways, as well as in hamlets. Home-based businesses, of both an industrial and commercial nature, are commonplace throughout the MD.

#### 6.2 OBJECTIVES

- (a) To promote and accommodate the development of industrial and commercial uses at appropriate locations.
- (b) To accommodate the growth and development of home-based business.

#### 6.3 INDUSTRIAL DEVELOPMENT

Industrial Uses Supported	6.3.1	The types of industry which may be supported in the MD include those that:
		<ul> <li>(a) Cater to the needs of agriculture, forestry, or natural resource extraction;</li> </ul>
		(b) Have comparatively large land requirements;
		(c) Are not suited to an urban area;
		<ul> <li>(d) Do not conflict with adjacent land uses in terms of appearance, emissions, noise, or traffic generation, unless suitable buffers are provided;</li> </ul>
		<ul> <li>(e) Are located on sites that are suitable for the proposed development in terms of soil stability, groundwater level, and drainage; and</li> </ul>
		(f) Have minimal servicing requirements.
Location of Development	6.3.2	<ul> <li>(a) With the exception of farm-based industries or major home occupations, industrial development proposals should wherever possible locate in an industrial park setting, or in proximity to other industrial uses where feasible to minimize impacts on potentially incompatible uses such as agricultural operations and country residential development.</li> <li>(b) The MD may permit the development of industrial developments in particultural areas if the proposed development.</li> </ul>
		in agricultural areas if the proposed development:

		<ul> <li>(i) is a small scale industrial pursuit as defined in the LUB; or</li> <li>(ii) is associated with an existing or planned agricultural operation; or</li> <li>(iii) is not located on Better Agricultural Land unless the development is dependent on a specific site for its operations;</li> <li>(iv) is compatible with existing or planned land uses on adjacent lands;</li> <li>(v) does not impact a wetland or other environmentally sensitive feature;</li> <li>(vi) is located on a high grade road and does not negatively impact the integrity of the MD's road network;</li> <li>(vii) does not negatively impact the quantity of flow and quality of water to adjacent lands; and</li> <li>(viii) is located on a site on which private water and sewer services can be provided in accordance with provincial standards and guidelines.</li> </ul>
Evaluation of Industrial Development Proposals	6.3.3	All industrial development proposals will be evaluated according to the following: (a) Potential impact on quality and quantity of water supplies and
Fioposais		water courses and conformity with guidelines, policies and conditions as required by the applicable provincial departments or agencies;
		<ul> <li>(b) Proximity to residential, recreational, and public uses, and environmentally sensitive areas;</li> </ul>
		(c) The proposal does not interfere with agricultural operations;
		(d) Impacts on the local road network;
		<ul> <li>(e) Provision for stormwater management and control of surface runoff;</li> </ul>
		(f) Sufficiency of on-site water storage for fire protection purposes in accordance with National Fire Protection Association guidelines (NFPA 1142 or successor documents) and Alberta Safety Code requirements; and
		(g) Conformity with relevant Statutory Plans and the LUB.
Oil and Gas Facilities	6.3.4	When reviewing subdivision and/or development applications, the MD shall apply setback regulations and guidelines provided by the Alberta Energy Regulator to all applications in close proximity to sour gas and other oil and gas facilities, including pipelines.
Dangerous Goods	6.3.5	The MD may support the storage and processing of dangerous goods subject to the following:
		<ul> <li>(a) The proposed location is isolated in nature and located away from residential, institutional or recreational development;</li> </ul>

- (b) Public access to the site is restricted;
- (c) That the facility receives approval from the applicable licensing agency; and
- (d) Preparation of an emergency response plan.

#### 6.4 COMMERCIAL DEVELOPMENT

Commercial Development Supported	6.4.1	The MD supports the development of highway commercial and local commercial developments at appropriate locations.
Location of Development	6.4.2	The location of local commercial uses should be limited to existing commercial areas in hamlets and rural settlements, or in close proximity to existing highway commercial sites.
Better Agricultural Land	6.4.3	With the exception of homed-based businesses, commercial development shall not be permitted to locate on better agricultural land, unless no suitable alternative location is available.
Evaluation of Commercial Development Proposals	6.4.4	Highway commercial development proposals will be evaluated according to the following:
		(a) Proximity to urban centres;
		(b) The type of commercial use proposed;
		<ul> <li>(c) Suitability of the site in terms of soil stability, groundwater level, and drainage;</li> </ul>
		<ul> <li>(d) Provisions for access and impacts on the transportation network; and</li> </ul>
		(f) Conformity with relevant Statutory Plans and the LUB.
Hamlet Commercial	6.4.5	All commercial development proposals in hamlets will be evaluated according to the following:
		<ul> <li>(a) Proposed location as such developments should be situated on the main street, and not dispersed throughout residential areas;</li> </ul>
		(b) Compatibility with surrounding land uses;
		(c) Suitability of access and impacts on the local road network;
		(d) Adequate provision for parking; and
		(e) Provision for landscaping, fencing and buffering.
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#### 6.5 HOME-BASED BUSINESS

Home-Based Business Supported	6.5.1	The MD supports and encourages the continued development of home-based businesses provided that:
		<ul> <li>(a) The scale of the proposed business is appropriate for the character of the neighbourhood;</li> </ul>
		(b) It is compatible with the uses in the area where it is located;
		(c) There is, in the opinion of the MD, negligible impact on the environment, water, municipal infrastructure or neighbouring properties;
		(d) It is clearly secondary in nature to the residential or agricultural use of the property; and
		(e) In the case of small scale industrial pursuits as defined in the LUB and other similar industrial uses, that the proposed development site is rezoned to the applicable land use district.
Scale of Use	6.5.2	The establishment of home-based businesses shall only be supported if they do not negatively impact adjacent land uses. If the MD determines that, in its opinion a home-based business has exceeded the capacity of the site and/or is determined to have a detrimental impact on the neighbourhood or adjacent properties, measures shall be undertaken to direct the home business use to relocate on appropriately zoned commercial or industrial lands.
Bed and Breakfast	6.5.3	Bed and breakfast establishments and guest ranches shall be encouraged by allowing such uses in accordance with the LUB.

#### 6.6 RESOURCE EXTRACTION ON PRIVATE LANDS

Location Criteria	6.6.1	Resource extraction activities that are proposed to be located on private lands shall not be allowed:
		(a) In close proximity to hamlets and Urban Municipalities; and
		(b) In areas which are known to possess unique historical and/or

(b) In areas which are known to possess unique historical and/or environmental features that would be disturbed or destroyed by resource extraction, or in areas that are deemed to be environmentally sensitive.

In addition, support for resource extraction operations shall be contingent on the mitigation or minimization of the cumulative adverse impacts upon adjacent land uses, soil, water, and agricultural operations.

Proximity to New Development	6.6.2	New subdivision and development, particularly residential, may be directed away from active and potential nonrenewable surface resource extraction areas to minimize the potential for conflict between incompatible land uses.
Permitting and Licensing	6.6.3	The permitting and licensing process for sand and gravel operations will be coordinated between the MD and AEP.
Sand and Gravel Operations	6.6.4	The development of sand and gravel extraction operations is subject to reclamation in accordance with the Code of Practice for Pits as set out by AEP.

# SECTION 7 INTERMUNICIPAL AND INTERGOVERNMENTAL RELATIONS

## 7.1 INTRODUCTION

- 7.1.1 The facilitation and implementation of inter-municipal planning and cooperation is a significant thrust of the Act. Although the MD has entered into IDPs with the Towns of Valleyview, Fox Creek and Grande Cache, it is important that the spirit and intent of these documents be incorporated into the MDP. In addition, the MD believes that strong, reciprocal inter-municipal relationships are critical to the long term sustainability of all of the communities, and that the MDP needs to reflect this. It is also necessary for the MD to recognize its relationships with its rural neighbours.
- 7.1.2 The MD also recognizes that the planning requirements of the Alberta Land-use Framework and Alberta Land Stewardship Act need to be complied with through participation in the development of the Upper Peace Regional Plan.

## 7.2 OBJECTIVES

- (a) To support and implement the IDPs which are in place with its Urban Municipalities.
- (b) To foster a cooperative approach to inter-municipal community development, and to continue to support administrative and funding agreements with the Urban Municipalities.
- (c) To support and encourage intergovernmental cooperation and partnership with the Urban and Rural Municipalities and other levels of government regarding regional development issues.
- (d) To establish protocols for planning referrals with the Rural Municipalities.
- (e) To cooperate with the Province in future regional planning initiatives.

#### 7.3 POLICIES

Intermunicipal Development Plans	7.3.1	The MD shall continue to support its IDPs with the Urban Municipalities. The MD agrees to participate in the monitoring and review of these Plans to ensure they remain current and reflect the needs of the respective municipalities and area residents.
IDP Compliance	7.3.2	The MD shall not approve any development proposal in contravention of an IDP. If such a development is proposed and deemed to have merit, then an amendment to the IDP may be pursued in accordance with the provisions of the IDP.
Rural Fringe	7.3.3	The MD shall establish a 3.2 km (2 mile) fringe zone adjacent to its boundaries with neighbouring Rural Municipalities. In this zone, the MD shall circulate the following to the affected municipality for review and comment:
		<ul> <li>(a) Subdivision applications, with the exception of applications for farmstead separations, boundary adjustments and public uses;</li> </ul>

		<ul> <li>(b) Development permit applications for discretionary uses under the LUB;</li> </ul>
		(c) Transportation and utility master plans; and
		(d) Statutory Plan and LUB amendments.
Annexation	7.3.4	The MD will support the annexation of lands into neighbouring Urban Municipalities provided that the following criteria are met:
		(a) The proposal conforms to the relevant IDP;
		(b) The lands in question represent a logical extension to existing urban land use patterns and servicing networks, and are identified as suitable areas for long term expansion in the MDP of the Urban Municipality or an approved area structure plan; and
		(c) There is agreement to the proposed annexation from a majority of the affected landowners.
Inter-Municipal Agreements	7.3.5	The MD supports the continuing use of inter-municipal agreements as means of delivering services in a co-operative manner and maximizing available resources.
Joint Development Areas	7.3.6	The MD shall explore, with the Urban Municipalities, the establishment of joint development areas to assist with the funding of community facilities and programs in accordance with the Act.
Upper Peace Regional Plan	7.3.7	The MD shall cooperate with the Province and other municipalities in the region in the preparation of the Upper Peace Regional Plan.

# SECTION 8 CROWN LAND

### 8.1 INTRODUCTION

The use, disposition and protection of provincially controlled Crown lands is a significant issue in the MD, as these areas constitute approximately 85 percent of its land base. These lands are also significant as they accommodate a diversity of major economic activities, including oil and gas, forestry, sand and gravel extraction, and agriculture. They also contain the MD's major environmental features including rivers and lake shores. As a result, the development of Crown lands is an important land use issue, but the MD's role is limited due to Provincial control of these lands.

## 8.2 OBJECTIVE

(a) To cooperate with provincial government departments in the planning and development processes affecting Crown lands.

#### 8.3 POLICIES

Land Uses on Crown Land	8.3.1	Lands within the Crown Land District are primarily reserved for resource management, recreation, environmental protection and associated activities.	
Review of Development Proposals	8.3.2	<ul> <li>When reviewing proposals for development on Crown land, consideration shall be given to the following:</li> <li>(a) Adjacent land uses;</li> <li>(b) Provision of water, sewer, and emergency and community services;</li> <li>(c) Access; and</li> <li>(d) Environmental impacts.</li> </ul>	
New Agricultural Lands	8.3.3	<ul> <li>The MD shall consider the following factors when reviewing and commenting on proposals to open up new agricultural lands:</li> <li>(a) The impact on the existing road system and the cost of constructing roads, if any, into the new areas; and</li> <li>(b) The potential loss of alternative resource development, recreational opportunities, or environmentally sensitive lands.</li> </ul>	
Involvement in Approval Processes	8.3.4	<ul> <li>As a means of ensuring that the interests of the MD are recognized and reflected in the development of Crown lands, the following measures are supported and encouraged by the MD:</li> <li>(a) Participation in the province's Integrated Resource Plan process; and</li> </ul>	

(b) Involvement and cooperation in provincial approval processes for proposed leases and other dispositions, serving as a means for conveying the concerns of residents to the appropriate provincial agencies, and active participation in the review processes utilized by the Alberta Energy Regulator and the Natural Resources Conservation Board.

# SECTION 9 TRANSPORTATION AND SERVICING

## 9.1 INTRODUCTION

The residents of the MD are served by an extensive network of highways and local roads, and maintaining the integrity, safety and quality of the road network is a high priority. With the exception of the provincial highway system, the road network is the responsibility of the MD. As a result of increased residential and industrial development activity in the rural area, clearly defined transportation policies are required. In addition, policies respecting other forms of infrastructure (water, sewer, waste disposal) are required to ensure that all new developments are adequately serviced and the needs of residents are met.

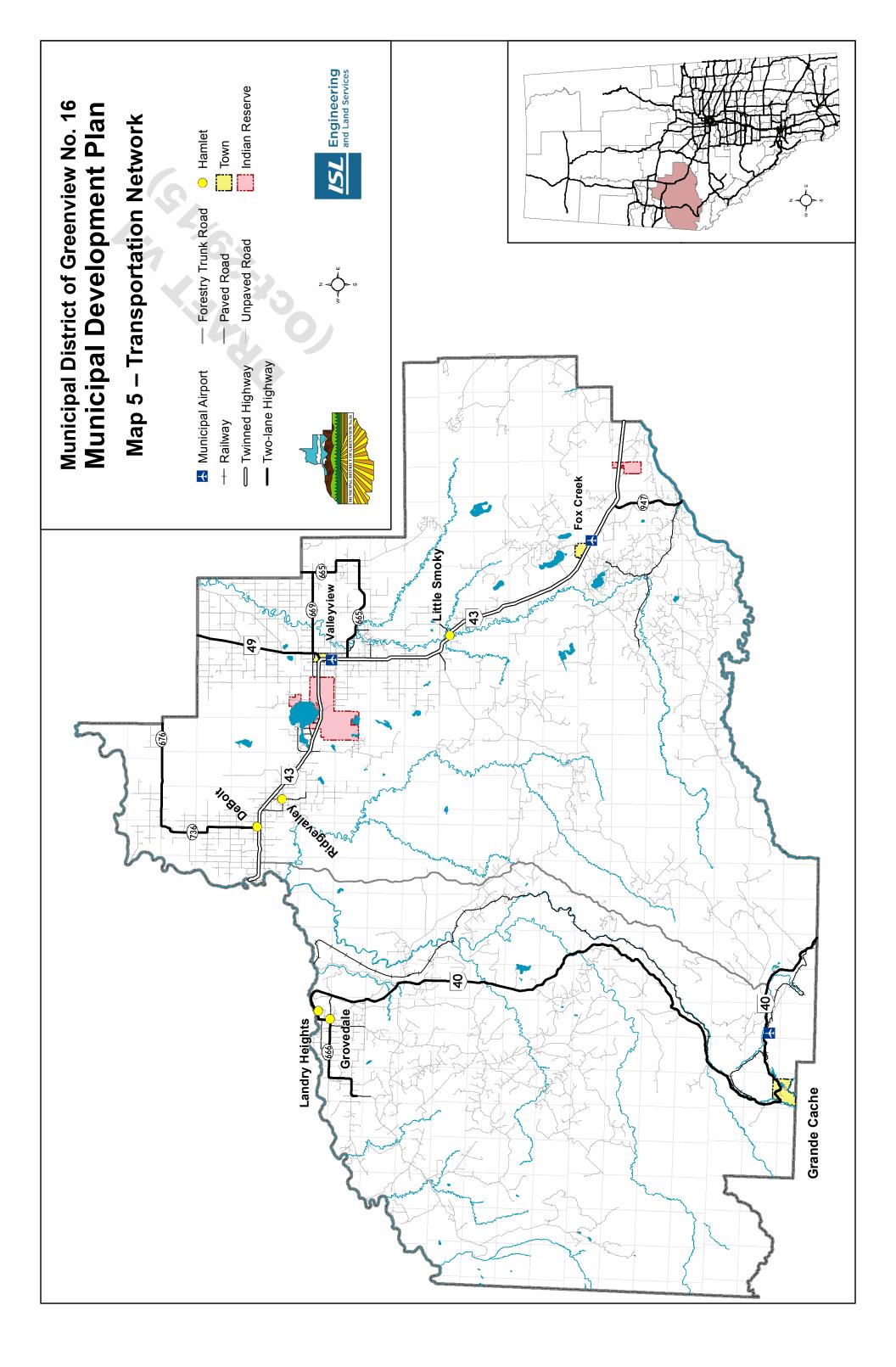
Map 5 illustrates the MD's overall transportation network.

## 9.2 OBJECTIVES

- (a) To ensure that the MD maintains a safe and efficient transportation network.
- (b) To ensure that all development is serviced to the satisfaction of the MD.

## 9.3 TRANSPORTATION

Capital Plan	9.3.1	The MD shall regularly review and update its 10-Year Capital Plan as a means of budgeting and prioritizing future road construction and maintenance requirements.
Road Access	9.3.2	All subdivision and development proposals shall have access to developed roads. The construction of roads within a proposed subdivision and approaches to individual developments are the sole responsibility of the developer. In addition, all road improvements that are required as a result of proposed subdivision or development shall be constructed in accordance with MD standards.
Alberta Transportation Requirements	9.3.3	All development proposals located in proximity to a highway shall meet the requirements of Alberta Transportation. The MD shall refer all subdivision, development permit, and LUB amendment applications located within 0.8 km (0.5 mi) of a highway to Alberta Transportation for review and advice prior to making a decision.
Proximity to Highways	9.3.4	Developments that are expected to generate relatively large traffic volumes will be encouraged to locate near highways in accordance with Alberta Transportation requirements.



Traffic Impact Assessments	9.3.5	Applicants for major development proposals and multi-lot subdivision applications may be required to prepare traffic impact assessments ("TIA") as a means of determining road access and roadway improvement and upgrading requirements. If required, TIAs shall be submitted prior to subdivision or development permit approval.
Joint Infrastructure Planning	9.3.6	The MD shall <mark>collaborate with other</mark> area municipalities to <mark>establish processes for</mark> joint planning <mark>of</mark> future road and other infrastructure improvements when required.
Road Widening	9.3.7	Road widening for municipal roads shall be dedicated at the time of subdivision in accordance with MD operational requirements and engineering standards. Road widening shall be provided by caveat or plan of survey at the discretion of the MD along the frontage of both the subdivision and the balance of the quarter section.
Road Use Agreements	9.3.8	Road Use Agreements will be required with industry at the discretion of the MD to address haul routes, maintenance and/or upgrading if necessary, dust control, and any other matters relative to the road use.
9.4 MUNICIPAL SE	RVICES	
Private Water and Sewer Services	9.4.1	With the exception of development located within the serviced area of a hamlet or in proximity to municipal or regional water or sewer lines pursuant to Policy 9.4.6 ("Connection to Municipal Systems"), all developments in the MD are required to provide private water and sewer services in accordance with provincial standards.
On-Site Sewage Systems	9.4.2	As part of the development permit approval process, the MD shall require that developers submit a location plan for any proposed sewage disposal system. The MD may require that soil percolation tests be undertaken by the developer to determine that the soils are suitable to accommodate on-site sewage disposal systems.
Communal Sewage Systems	9.4.3	The MD may allow developments to be serviced with central (communal) sewage collection, provided that such systems are constructed and maintained by the developer in accordance with provincial standards.
Proof of Water Supply	9.4.4	The MD shall, for all industrial, highway commercial, and multiple parcel country residential developments, require that the developer demonstrate that a sufficient and suitable groundwater supply is available to service the proposal.

Utility Master Plan	9.4.5	The MD shall prepare a Utility Master Plan to guide future investment in water and sanitary sewer infrastructure to accommodate future growth and to protect public health and the environment.
Connection to Municipal Systems	9.4.6	The MD shall require developers to connect to municipal or regional water distribution and sewage collection systems where such systems are in place. An on-site water or sewer system will not be permitted for any new lot or development that is located adjacent to a municipal or regional water or sewer line. Connection is also required for any new single or multi-lot subdivision that is located within 800 m (0.5 mi) of a municipal water or sewer line.
Solid Waste	9.4.7	The MD shall, in cooperation with other local authorities, continue to establish and encourage the use of solid waste disposal sites and transfer stations.

# SECTION 10 IMPLEMENTATION

### 10.1 INTRODUCTION

The purpose of this Section is to outline the mechanisms to be used in the implementation of the policies contained in this MDP.

#### 10.2 LAND USE BYLAW

Land Use Bylaw 10.2. Amendments	10.2.1	(a) All amendments to the LUB shall be consistent with this MDP. If a proposed amendment is contrary to this MDP, but is deemed desirable by Council, this MDP shall be amended as required to ensure that consistency is maintained.
		(b) If an amendment to the LUB is required to accommodate a proposed subdivision, the amendment shall receive third reading

from Council prior to subdivision approval taking place.

### 10.3 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

Evaluation of Applications	10.3.1	All applications for LUB amendments, subdivisions and development permits shall be evaluated by the MD according to the following criteria:
		<ul> <li>(a) Compliance with the Act, Regulation, LUB, and any other Statutory Plans or Concept Plans that are in effect;</li> </ul>
		(b) Adequacy of road access and off-site traffic impacts generated by the proposed development;
		(c) Proposed methods of water supply, sewage disposal and storm drainage, supported by hydrogeological and geotechnical testing provided by the developer with the application;
		<ul> <li>(d) Compatibility with adjacent land uses, including the potential impact on agricultural operations;</li> </ul>
		(e) Site suitability in terms of soils, topography, and size;
		(f) Environmental factors including the potential for erosion, flooding, or watercourse contamination; and
		(g) The quality of agricultural land, and the fragmentation and loss of agricultural lands.
Area Structure Plans and Concept Plans Prepared by Developer	<mark>(10.3.2</mark> )	The MD shall require the adoption of an ASP, prepared in accordance with Section 633 of the Act and Area Structure Plan and Concept Plan Policy 6001, or a Concept Plan prepared in accordance with Area Structure Plan and Concept Plan Policy 6001, prior to the approval of:

- (a) An industrial or commercial subdivision exceeding one (1) lot;
- (b) A country residential subdivision resulting in a cumulative density of four (4) or more lots on the subject quarter section;
- (c) Any multi-lot country residential subdivision or recreational resort located adjacent to a lake or other watercourse; or
- (d) Any subdivision located in proximity to a highway when requested by Alberta Transportation.

A plan prepared under this policy may be referred to as a "Minor" ASP.

- (a) The MD may undertake the preparation of ASPs for its hamlets and other areas within the MD that may be of strategic development interest, including but not limited to
  - i) the Hamlets of DeBolt and Little Smoky,
  - ii) Crooked Creek/Ridgevalley, and
  - iii) the Grande Cache airport.

A plan prepared under this policy may be referred to as a "Major" ASP.

- (b) Major ASPs shall address the criteria identified in Policy 10.3.4 ("Area Structure Plan Content"), and will generally exceed one guarter section in size. Such plans may be undertaken in partnership with neighbouring municipalities, developers or industry partners.
- (c) The MD shall commit to the review and update of the Sturgeon Lake ASP and Grovedale ASP as required.

Area Structure Plan 10.3.4 The preparation of a Minor ASP or Concept Plan required under Policy 10.3.2 ("Area Structure Plans Prepared by Developer") shall be the responsibility of the developer, based on Terms of Reference prepared by the MD in accordance with Area Structure Plan and Concept Plan Policy 6001, and should address the following matters to the satisfaction of the MD:

- (a) Conformity with this MDP, other Statutory Plans, other nonstatutory documents and the LUB;
- (b) Proposed land uses, population and employment projections for those land uses:
- (c) Proposed lot layout and phasing;
- (d) Impacts on adjacent uses, environmentally sensitive areas, and recreational uses, including provision for buffers and development setbacks;
- (e) Proposed methods of water supply, stormwater management and sewage disposal, supported by report requirements

and Concept Plan

Content

Area Structure Plans 10.3.3 **Prepared by** Municipal District

contained in Policy 10.3.5 ("Supporting Technical Reports");

- (f) Access point(s) and internal circulation network and impacts on the external existing transportation network;
- (g) Allocation of MR and ER;
- (h) Suitability of the site for development in terms of soil stability, groundwater level, and drainage;
- (i) Confirmation of the location and geographic extent of any environmentally significant areas, environmentally sensitive areas, riparian areas, surface water bodies, forests, wildlife corridors, hazard lands, and historic or archaeological sites. Any detailed scientific or engineering analysis that may be required by the MD shall be undertaken by qualified technical Professionals with all costs borne by the developer;
- (j) Integration of natural areas into the design of developments to form part of a future linked and integrated parks and open space system, including the retention of forests, wildlife corridors, wetland areas, and the provision of stormwater ponds and parks to form continuous open spaces; and
- (k) Any other matters identified by the MD.
- Supporting10.3.5All ASPs, Concept Plans, and applications for rezoning and multi-lot<br/>subdivisions shall be accompanied by the necessary professional<br/>technical reports including but not limited to Engineering Servicing<br/>Design Reports, Geotechnical Reports, Hydrogeological Reports,<br/>and Environmental Impact Assessments as determined by the MD.
- Development10.3.6As a condition of subdivision or development permit approval, the<br/>MD may require the developer to enter into a development<br/>agreement with respect to the provision of all infrastructure required<br/>to service the site.
- Developer10.3.7Developers shall be responsible for all infrastructure and utility costsResponsibilityassociated with development, including the payment of offsite levies.

#### 10.4 MUNICIPAL RESERVE

- Municipal Reserve10.4.1As a condition of subdivision, the MD shall require that ten percent<br/>(10%) of the developable lands be dedicated as MR as provided for<br/>under the Act.
- Municipal Reserve10.4.2The MD shall require that MR be dedicated as cash-in-lieu in all<br/>cases except as follows:
  - (a) Where the subdivision results in the creation of a multi-parcel country residential development, all or a portion of MR owing

January 2016

		may be dedicated in parcel form if required for community open space;
		(b) In industrial or other non-residential subdivisions, all or a portion of MR may be dedicated in parcel form to serve as buffers from incompatible land uses;
		(c) Where it may be dedicated in parcel form or deferred to the balance in accordance with an approved ASP or Concept Plan;
		(d) When subdivision occurs in an urban expansion area as defined in an IDP, MR shall be deferred in order to allow the affected urban municipality to optimize the available lands after annexation takes place; or
		(e) In the event that the amount of MR owing is relatively small, it may be deferred to the balance.
Cash-in-Lieu Value	10.4.3	If the applicant for a subdivision and the MD cannot agree on a land value to determine the amount of cash-in-lieu of land for MR dedication, the applicant shall provide a market value appraisal certified by a qualified appraiser, pursuant to the Act. Alternatively, the rate of payment may be based on the assessed value of the subject land as determined by the MD assessor.
Use of Municipal Reserve Funds	10.4.4	The MD shall use the funds generated through MR dedication to acquire lands for recreational purposes, for the purchase of associated equipment or facilities, or to contribute to regional recreational facilities.
Land Quality	10.4.5	Land dedicated as MR should be of similar quality as the land being subjected to development. Land that is deemed to be undevelopable in its natural state or is otherwise more suited as ER, will not be accepted as MR.
Public Access	10.4.6	For new residential subdivisions adjacent to lakeshores, rivers or stream banks, MR should be used to supplement shoreline ER parcels to enhance public access to the water body, where appropriate. The location and configuration of MR lands should recognize its potential public access function.
Municipal Reserve Disposal	10.4.7	MR parcels which serve no existing or potential open space or school purpose may be disposed of and sold, or allocated as Community Service Reserve. Moneys obtained from the sale of surplus MR lands shall be allocated to the MD's MR reserve fund for the purposes outlined in Policy 10.4.4 ("Use of Municipal Reserve Funds").

#### 10.5 MONITORING AND REVIEW

- *Five Year Reviews* 10.5.1 To ensure that this MDP continues to be current and relevant, it should be reviewed at five year intervals unless changing conditions warrant a review prior to that time. Such reviews may reflect such factors as legislative change, changes to the local development climate, the impact of new major projects, or Council philosophy.
- **Plan Amendments** 10.5.2 If a significant change in policy direction is desired, or if subsequent studies indicate the need for a change to this MDP, it shall be amended in accordance with the Act.



# BYLAW NO. 15-742 of the Municipal District of Greenview No. 16

# A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to repeal Bylaw 03-397, being the Municipal Development Plan for the Municipal District of Greenview No. 16

**Whereas**, the Council of the Municipal District of Greenview No. 16, Province of Alberta, has adopted a Municipal Development Plan; and

Whereas, it is deemed feasible to amend the Municipal Development Plan;

**Therefore**, the Council of the Municipal District of Greenview No. 16, duly assembled, hereby enacts the following:

- 1. That the Municipal Development Plan attached hereto is hereby adopted as the "Municipal Development Plan of the Municipal District of Greenview No. 16".
- 2. That this Bylaw shall come into effect upon the date of the final passage thereof.
- 3. That this Bylaw shall replace the Municipal Development Plan adopted under Bylaw 03-397, which is hereby repealed in its entirety.

This Bylaw shall come into force and effect upon the third and final reading.

Read a first time this 24th day of March , A.D., 2015.

Read a second time this <u>day of</u>, A.D., <u>.</u>.

Read a third time and passed this \_\_\_\_ day of \_\_\_\_\_\_, A.D., \_\_\_\_\_.

REEVE

# CHIEF ADMINISTRATIVE OFFICER



# **REQUEST FOR DECISION**

SUBJECT:	Bylaw 15-757 / SE-7-71-20-W5				
SUBMISSION TO:	REGULAR COUNCIL MEETING			ND APPROVED FOR	
		SORIN	ISSION		
MEETING DATE:	March 8, 2016	CAO:	MH	MANAGER:	SAR
DEPARTMENT:	INFRASTRUCTURE & PLANNING/PLANNING & DEVELOPMENT	GM:	INT	PRESENTER:	DP
FILE NO./LEGAL:	A15-014 / SE-7-71-20-W5			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

## RELEVANT LEGISLATION:

**Provincial** (Cite) – Municipal Government Act, Division 12, Bylaws, Regulations, Planning Bylaws 692 (1) - (9).

In accordance with Section 692 of the Municipal Government Act (MGA), prior to giving Second Reading to a Bylaw, Council must hold a Public Hearing. Section 606 of MGA outlines the requirements for advertising, stating that Notice of the Bylaw must be published at least once a week for two consecutive weeks in at least one newspaper or other publication circulating in the area to which the proposed bylaw relates and at least five days prior to the meeting, or mailed or delivered to every residence in the area to which the proposed Bylaw is to be held.

**Council Bylaw / Policy** (Cite) – Municipal District of Greenview No. 16 Land Use Bylaw 03-396: Section 8, Amending this Bylaw; 8.1, Contents of Amendment Application; and 8.2, The Amendment Process.

Municipal Development Plan Bylaw No. 03-397: Section 1, 1.2 Goals of the Plan, Section 3 Agriculture, and Section 4 Country Residential

Section 3.4.1 –On those lands that are not defined as better agricultural lands, or that are considered exceptions by the Municipal District to the definition of better agricultural land by virtue of slope, configuration, surrounding land use or size, the Municipal District may allow the subdivision and/or development of non-agricultural uses.

Section 4.1, Objectives – (a) To ensure that country residential developments are properly serviced and situated in appropriate locations; (b)To meet the need and demand for properly serviced country residential lots throughout the Municipal District; (c)To ensure that country residential development does not negatively impact on surrounding land uses or on the Municipal District's infrastructure.

Section 4.2.1 – Country residential development shall not occur on better agricultural land except for farmstead separations, first parcels out, and fragmented parcels.

Section 4.2.2 – The proposed size of a country residential parcel shall be dependent upon minimum water and sewage capabilities, and other site features. Ideally, parcel sizes should range from 3 to 10 acres. Farmstead separations may occasionally be allowed to exceed the 10 acre maximum lot size if the extra land is required to accommodate improvements such as water supplies, farm buildings and shelterbelts and the like.

Section 4.2.3 – Proposals for country residential subdivisions shall not be supported in proximity to existing confined feeding operations and other intensive agricultural uses.

Section 4.2.5 – Country residential subdivisions and developments must have consideration for the following factors and may be supported if the following conditions can be met: (a) the land has low capability for agricultural use; (b) the land has a demonstrated ability to accommodate on-site water and sewer services; (c) the proposal does not conflict with existing surrounding agricultural uses; (d) the parcel offers a suitable building site; (e) significant recreational or environmental areas should not be negatively impacted; (f) the site has access to the satisfaction of the Municipal District; and (e) the proposed development does not unduly hinder future extraction of known natural resources.

# **RECOMMENDED ACTION:**

MOTION: That Council give First Reading to Bylaw No. 15-757, to re-designate a 5.85 hectare ± (14.7 acre) area within SE-7-71-20-W5 from Agriculture (A) District to Country Residential One (CR-1) District, as per attached Schedule 'E'.

MOTION: That Council schedule a Public Hearing for Bylaw No. 15-757 to be held on 12 April 2016 at 10:00 a.m. for the re-designation of a 5.95 hectare ± (14.7 acre) area within SE-7-71-20-W5 from Agriculture (A) District to Country Residential One (CR-1) District, as per attached Schedule 'E'.

# BACKGROUND / PROPOSAL:

Land Use Amendment application A15-014 has been submitted by Danger Tech Inc. (Applicant) and is a request for the reclassification of 5.95 hectares ± (14.7 acres) of land located at SE-07-71-20-W5 (Sunset House, Ward 4) as Country Residential One (CR-1). The land is currently part of a 146.71 acre parcel that is owned by Brent and Olga Fournier (Landowners) and classified as Agriculture (A). The proposed re-designation would enable the 146.71 acre parcel to be subdivided into a 14.7 acre Country Residential lot that could be sold to the Applicant to be developed as a Farmstead and a 132.01 acre Balance of Quarter where farming activities could continue.

The Quarter Section on which the Land Use Amendment would occur has previously been subdivided via S11-010, which created a 10.0 Acre First Parcel Out that is still classified as Agriculture (A). The Balance of Quarter, First Parcel Out and Proposed Parcel all have pre-existing approaches that do not require upgrading. However, a 5.03 metre Road Widening would be required along the district road (Range Road 205) that runs along the eastern boundary of the Quarter Section.

The Land Use Amendment proposed by the Applicant could help the Municipal District of Greenview No. 16 (Greenview) meet goals and objectives stated in the Municipal Development Plan (MDP) by allowing for population growth and satisfying a local need for Country Residential lots (i.e. Section 1.2.1(C), 1.3.2(E) and 4.1(B)). As the proposed reclassification would result in the loss of Better Agricultural Land and the proposed Country Residential One parcel would be greater than 10 acres, the Application would also fail to fully comply with the MDP (i.e. Section

1.2.1(C)(i), 4.2.2 and 4.2.5(a)). With the proposed Country Residential One parcel being located in a corner of the Quarter Section that is kitty corner to the location of the Quarter Section's First Parcel Out, the Subdivisions would not be clustered as Greenview will be recommending in the next MDP. However, a dwelling unit and accessory buildings have already been permitted on the site of the proposed Farmstead and this may be considered evidence of the farmstead meeting siting requirements stated in the MDP (Sections 4.2.5(b)(d)(f)).

# **OPTIONS – BENEFITS / DISADVANTAGES:**

**Option – 1.** That Council pass a motion to give First Reading to Bylaw No. 15-757 and for Council to pass a motion to schedule a Public Hearing for 12 April 2016, thereby, allowing enough time for the application to be circulated as per legislation.

**Option - 2.** That Council table Bylaw No. 15-757 for further discussion or information.

**Option – 3.** That Council refuse to give First Reading to Bylaw No. 15-757.

**Benefits** – The benefits are that rezoning would allow the Landowner to increase the residential opportunities available in Greenview through a future subdivision.

**Disadvantages** - The disadvantages are that rural residential is an unsustainable method of housing when Council considers costs of servicing, servicing levels, as well as service delivery.

# COSTS / SOURCE OF FUNDING:

The application has been endorsed by the applicant as well as the appropriate fees have been received as required.

# ATTACHMENT(S):

- Schedule 'A' Application and Sketch
- Schedule 'B' Location Map
- Schedule 'C' Farmland Report and Map
- Schedule 'D' Referral Responses
- Schedule 'G' Bylaw No. 15-757

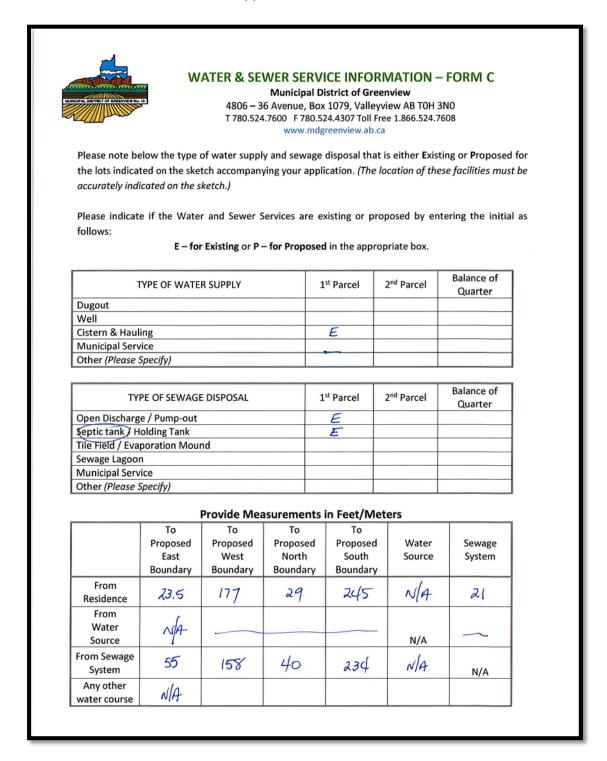


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

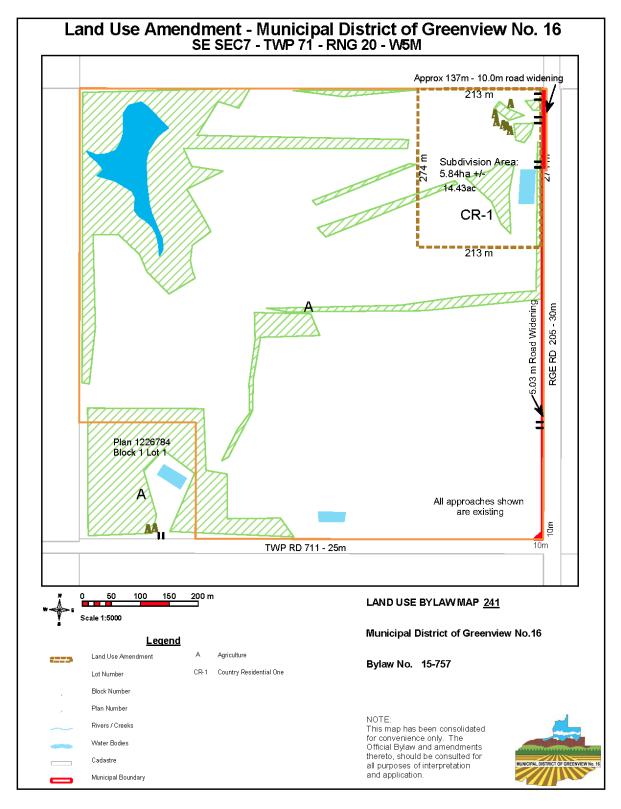
# Schedule 'A' Application and Sketch

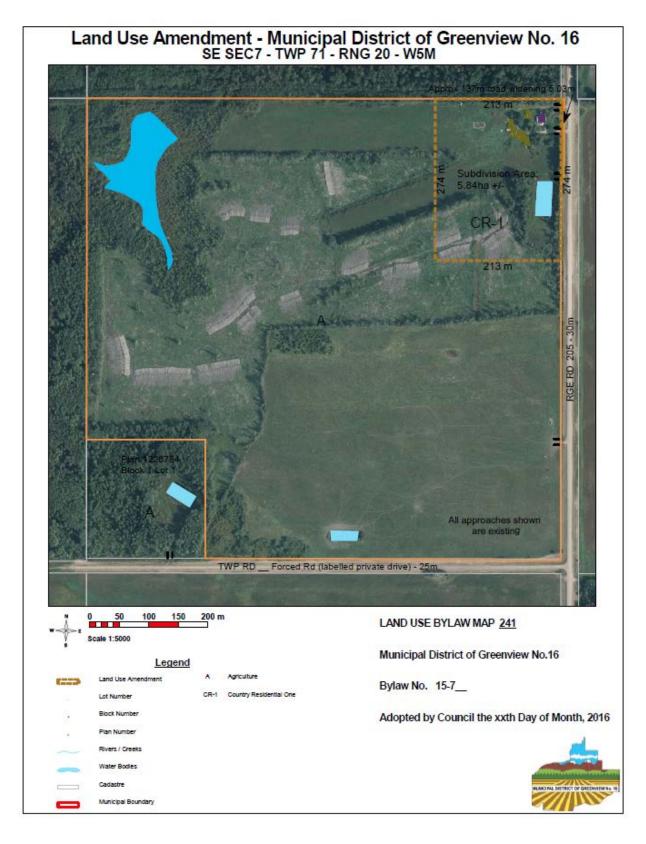
	FOR ADMINISTRATIVE USE
LAND USE AMENDMENT APPLICATION – FORM A	LUB MAP NO. BYLAW NO.
Municipal District of Greenview	APPLICATION NO.
4806 – 36 Avenue, Box 1079, Valleyview AB TOH 3N0 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608	A15-014
	RECEIPT NO. 212879 ROLL NO. 178961
RECOL	RELA RATING AL PO
Sep. 24/15 gr	d6 10.
NAME OF APPLICANT(S) NAME OF REGISTERED LANDOWNER(S)	lete if Different from Applicant
PANGER TECH INC. BRENT FOURN	JIER
ADDRESS 2215, Valleyview AB ADDRESS	
POSTAL CODE TELEPHONE (Res.) POSTAL CODE TELEPHONE (R	es.) (Bus.)
1 TOH 780-534-8749 2 TOH 780	í l
Kristi Gaberry (211-780-552-6023 Legal description of the land affected by the proposed amendment	
CTR./L.S. SEC TWP. RG. M. OR REGISTRATION PLAN NO.	BLOCK LOT
Land Use Classification for Amendment Proposed:	
FROM: $AG$ TO: $CR-1$	
Reasons Supporting Proposed Amendment:	
Subdivide off 15 geve homesite for from	Remaining
Quarter. 10 gene parcel already subdivide	d off southwest
	Corner.
Physical Characteristics:         Mosily         Flat         .           Describe Topography:         Tress r Grazing Grass         Vegetation:         So	
Water Services:	Dil: Clay Itopsoil
Existing Source: Durg - Aut	Classed
Sewage Services:	change
Existing Disposal: Holding Tayle / Pump out Proposed Disposal: NO Ch	ange
Approach(s) Information: Existing: homesile has 2, farmland Proposed: No Cha	
, Mas I	nge
V I/ We have enclosed the required Application Fee of \$ 800.00.	
Date: Sept. 3/15 Applicant(s) Janger Tech /1	nc. Shareholders
Ah l.	Kusta Joto.
Date: Sept. 3/15 Registered Landowner(s):	
4 Julie August	
X	
Abundoned Well Sarch Sep 25/15 NOTE: Registered Landowner(s) Signatures required if	need both
Any personal information that the Municipal District of Greenview may collect on this form is in compliance with	
Information and Protection of Privacy Act. The information collected is required for the purpose of carrying out an the Municipality, in particular for the purpose of our Development program. If you have any questions about the	
Freedom of Information and Protection of Privacy Coordinator at 780-524-7600.	are covered.
,	

# Schedule 'A' Application and Sketch



Schedule 'A' Application and Sketch



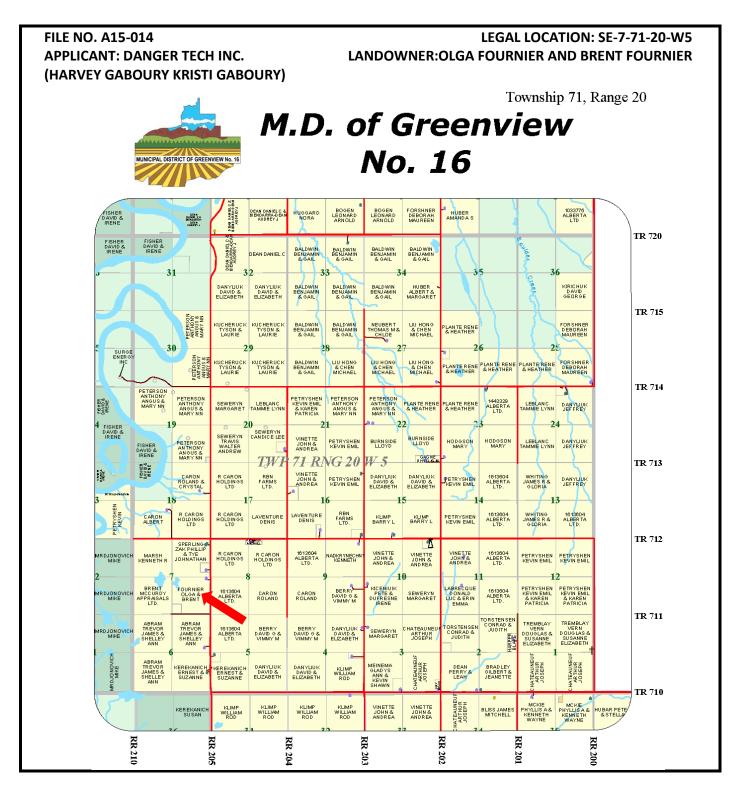


## Schedule 'A' – Application and Sketch

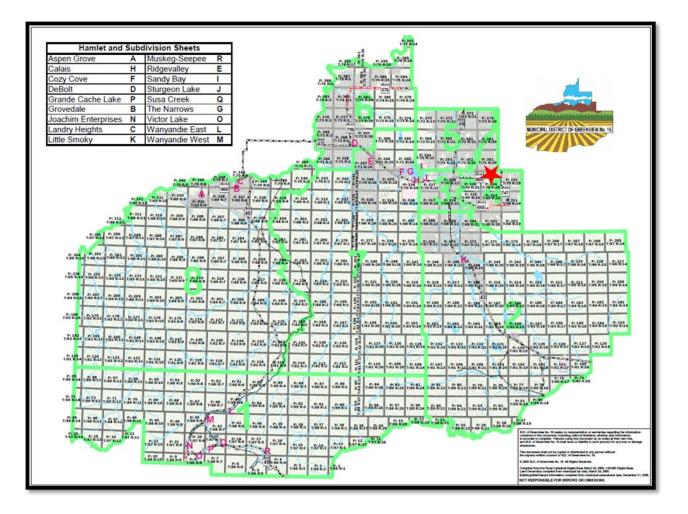


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Schedule 'B' – Owner Location Map



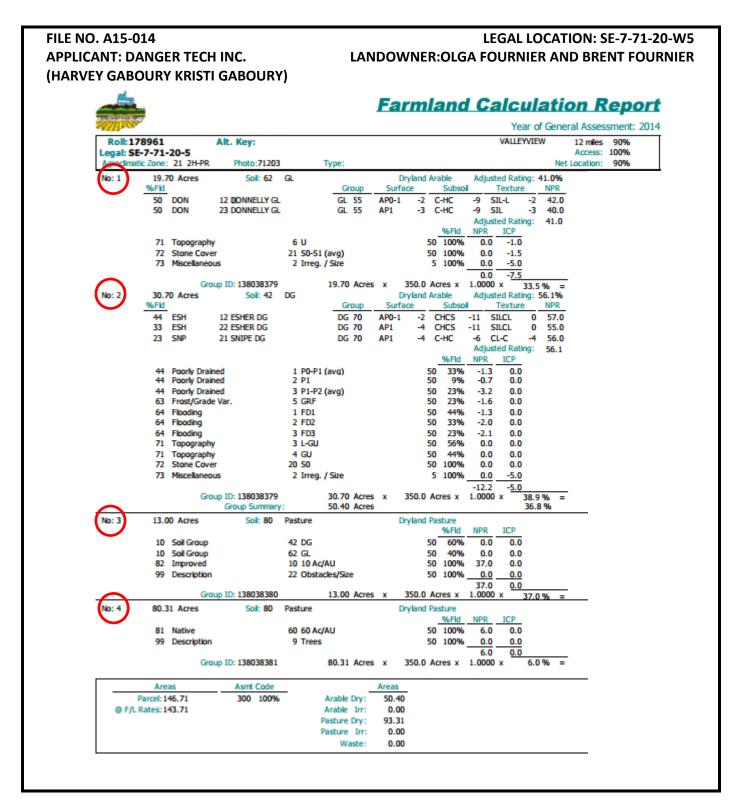
#### Schedule 'B' – Owner Location Map





# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

#### Schedule 'C' – Farmland Report and Map







# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

# Schedule D' – Referral Responses

From:	LandInguiries@atcoelectric.com
To:	Jenny Cornelsen
Subject:	AEL2015-1427/A15-014 Danger Tech Notice to Referrals
Date:	November 20, 2015 3:29:44 PM

# Good Afternoon:

ATCO Electric has no comments or concerns with this application. Thank you

## Karen Diaz- Hernandez

Land Administrator | Land Administration

ATCO Electric Ltd. | Distribution | Forest & Lands Management

18<sup>th</sup> Floor Canadian Western Bank Building

10303 Jasper Ave, Edmonton AB T5J 5C3

phone: 780-509-2094 | fax: 780-509-9220

email: Karen.Diaz-Hernandez@atcoelectric.com

AMERICAL DUTIES OF GREENIN					No. <b>16</b>		
NOTICE TO REFERRAL AGENCIES							
Faxed:	October 2	6, 2015	File No.:	A15-014			
Legal Description:	SE-7-71-2	0-W5					
Applicant:	DANGER 1	ECH INC.					
PROPOSED LAND US	E AMENDMENT:	AGRICULTURE - A	to COUNTRY RE	SIDENTIAL O	NE - CR-1		
lease provide your com le space provided belov le attached, please con gency is concerned. See	v or attach any ad tact our office. De	ditional comments or adline for your writte	n a separate sheet.	If you have an	NT SUBDIVISION h y questions regarding 2, 2015 insofar as your		
f no comment is rece	ived by the abov	ve-specified date, i	t will be deemed	as 'no objecti	on'.		
you have any question 780.524.7600 or sally.	s regarding the at rosson@mdgreen	tached, please conta view.ab.ca.	ct Planning and De	velopment Man	ager Sally Ann Rosson		
OMMENTS: N	o concer	ns					
	0						
NAME (PLEASE PRINT	n Ga	ry Couch	SIG	NATURE	Hary Con		
NAME (PLEASE PRINT		ry Couch			Stary and		
rculated to: M.D. General Manager M.D. Manager, Constru- M.D. Construction Proj M.D. Manager, Agricul M.D. Manager, Enviror M.D. Roads Supervisor	Please cher , Infrastructure & Pl uction & Maintenance ject Supervisor - Char tural Services - Que amental Services - G East - Norm Patters	ck box for correspondent ck box for correspondent ck box for correspondent characteristic correspondent correspond	onding referral a ts: grant.gyurkovits@ in.sklapsky@mdgreer illan@mdgreenview.a char@mdgreenview.ab.ca ndgreenview.ab.ca;	ngency Omdgreenview.ab. view.ab.ca; (780) b.ca; (780) 524- ab.ca; (780) 524- ; (780) 524-4432	) 524-4432 1432		
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Schedule 'D' – Referral Responses

Automatic Science of Automatics	MUNICIPAL DISTRICT OF GREENVIEW NO. 1	.6			
NOTICE TO PUBLIC WORKS					
File No.: Applicant: Legal Description:	A15-014 DANGER TECH INC. SE-7-71-20-W5				
	Parcel Exists IP Yes IT No				
Comments: <u>No q</u>	IP 6-FAde REQUIRED				
Comments:	UPGRAde REQUIRED				
Road Widening Required Details: 5.03 m on TOV Comments:	d IF Yes F No WNSHIP ROAD and/or RANGE ROAD 205				
✓ Drainage Concerns: //	NONE				
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T Drainage Concerns: Other: T Drainage Concerns: Other: Other:					
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Other:	TO ENDORSING PLAN:				



# BYLAW NO. 15-757 of the Municipal District of Greenview No. 16

# A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to amend Bylaw No. 03-396, being the Land Use Bylaw for the Municipal District of Greenview No. 16

**PURSUANT TO** Section 692 of the Municipal Government Act, being Chapter M-26, R.S.A. 2000, as Amended, the Council of the Municipal District of Greenview No. 16, duly assembled, enacts as follows:

1. That Map No. 241 in the Land Use Bylaw, being Bylaw No. 03-396, be added to reclassify the following area:

All that Portion of the South East of Section Seven (7) Within Township Seventy-One (71) Range Twenty (20) West of the Fifth Meridian (W5M)

As identified on Schedule "A" attached.

This Bylaw shall come into force and effect upon the day of final passing.

Read a first time this 8th day of March, A.D., 2016.

Read a second time this \_\_\_\_ day of \_\_\_\_\_\_, A.D., \_\_\_\_\_.

Read a third time and passed this \_\_\_\_ day of \_\_\_\_\_\_, A.D., \_\_\_\_\_.

REEVE

CHIEF ADMINISTRATIVE OFFICER

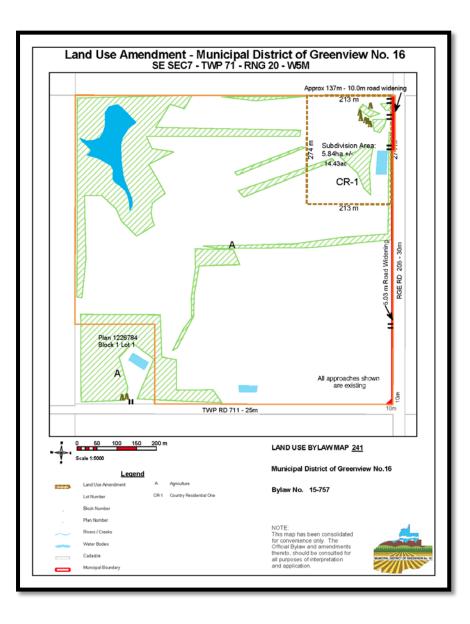
## SCHEDULE "A"

To Bylaw No. 15-757

## MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All that Portion of the South East of Section Seven (7) Within Township Seventy-One (71) Range Twenty (20) West of the Fifth Meridian (W5M)

Is reclassified from Agriculture (A) District to Country Residential One (CR1) District as identified below:





# **REQUEST FOR DECISION**

SUBJECT:Grande Cache Lake Day Use AreaSUBMISSION TO:REGULAR COUNCIL MEETINGMEETING DATE:March 8, 2016DEPARTMENT:COMMUNITY SERVICES/RECREATIONFILE NO./LEGAL:N/ASTRATEGIC PLAN:

REVIEWED AND APPROVED FOR SUBMISSION CAO: MH MANAGER: AE GM: DM PRESENTER: AE LEGAL/ POLICY REVIEW: INT FINANCIAL REVIEW:

## RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) - N/A

## **RECOMMENDED ACTION:**

MOTION: That Council direct Administration to proceed with Greenview assuming the Provincial Lease from the Province of Alberta for the Grande Cache Lake Day Use Area.

## BACKGROUND / PROPOSAL:

The Grande Cache Lake Day Use Area is currently operated by the Town of Grande Cache but lies within Greenview's municipal jurisdiction. The Day Use Area is located on provincial land and is managed via a lease from the Province of Alberta to the Town of Grande Cache.

In corresponding and discussing synergies with the Town of Grande Cache, both Greenview Administration and the Town of Grande Cache realize that undertaking the lease from the Town and into Greenview's Outdoor Recreation Facilities Enhancement and Operations Programs is the most appropriate strategy for the continued long term success of the site and would be part of a larger Recreation and Tourism Strategy for the region.

As per previous discussions with Greenview Council, concerns were brought forth regarding potential restrictions on Victor Lake affecting users on Grande Cache Lake.

- 1. The Town of Grande Cache's request for a ministerial order for restrictions on Victor Lake does not include Grande Cache Lake or the channel connecting the two.
- 2. Any restrictions on use would be placed by the Government of Alberta or the Federal Government of Canada, neither of which have plans to further restrict the recreational use of the lake.

Greenview Administration has had preliminary discussions with the Town of Grande Cache Administration regarding providing maintenance at the Grande Cache Lake recreation location.

OPTIONS – BENEFITS / DISADVANTAGES:

**Options** – Council has the option to accept or deny Administration's recommendation regarding undertaking the Grande Cache Lake Day Use Area.

**Benefits** – The benefit of formally assuming the Grande Cache Lake Day Use Area lease under Greenview's recreation management will help ensure the sites use for future generations and may be a beginning step in enhancing recreation in the Grande Cache Region

**Disadvantages** – The perceived disadvantage of assuming the lease and keeping the site a recreational day use area will likely result in an operational cost in perpetuity for Greenview.

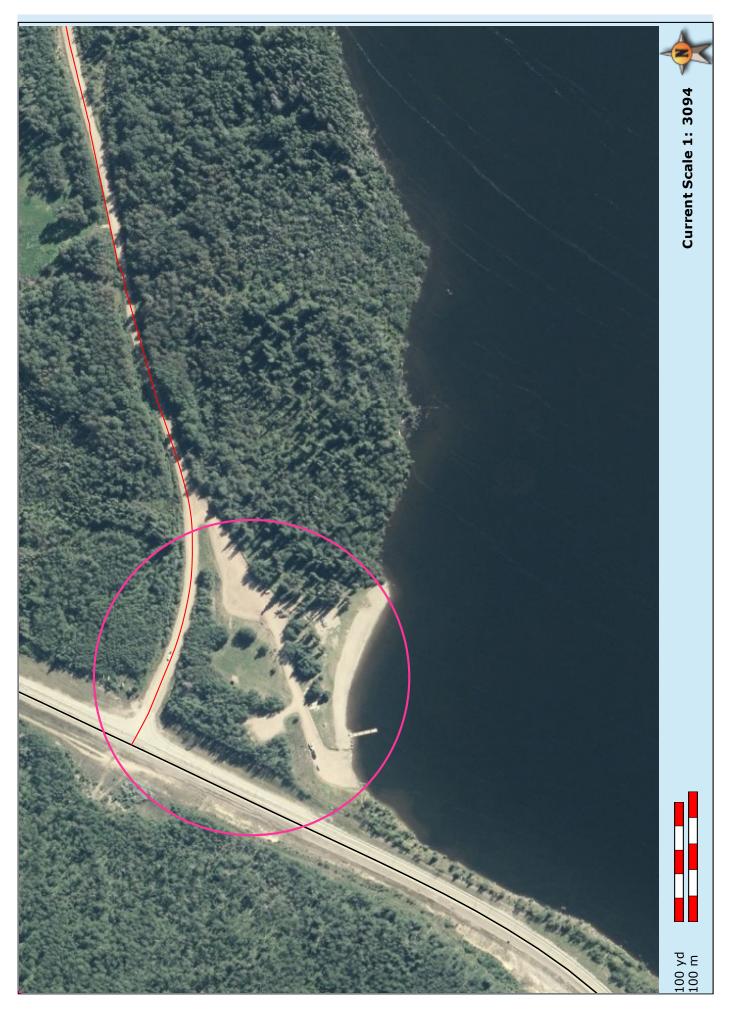
COSTS / SOURCE OF FUNDING:

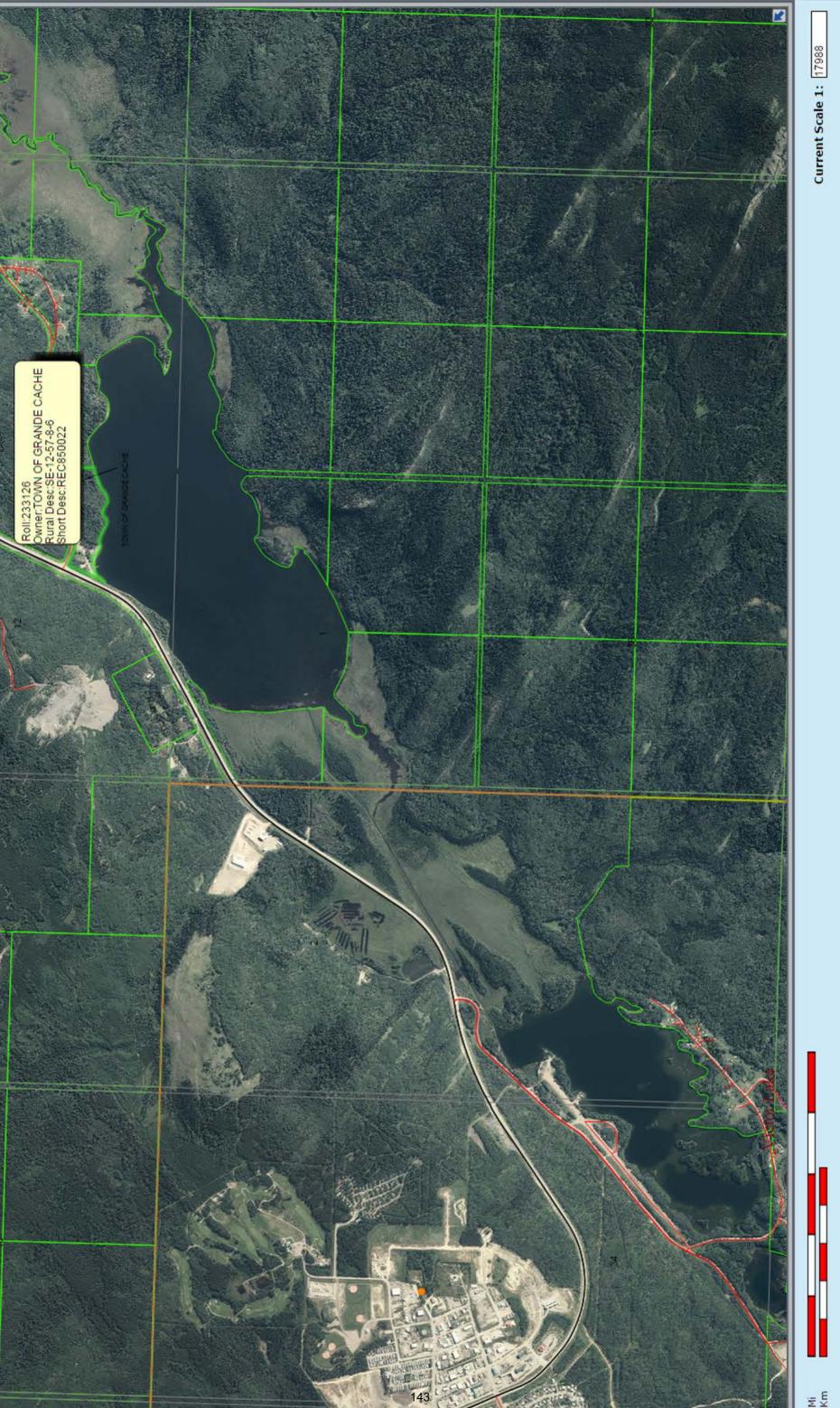
Existing Greenview Operational and Capital Budgets.

- 2016 Grande Cache Lake Operational Budget \$35,750.00
- 2016 Grande Cache Lake Capital Budget \$58,000.00

## ATTACHMENT(S):

• Overview Maps Grande Cache Lake Day Use Area







# **REQUEST FOR DECISION**

SUBJECT:Mutual Aid AgreementsSUBMISSION TO:REGULAR COUNCIL MEETINGMEETING DATE:March 8, 2016DEPARTMENT:COMMUNITY SERVICES/PROTECTIVE SERVICESFILE NO./LEGAL:N/ASTRATEGIC PLAN:

REVIEWED AND APPROVED FOR SUBMISSION						
CAO:	MH	MANAGER:	JF			
GM:	DM	PRESENTER:	JF			
		LEGAL/ POLICY REVIEW:	INT			
		FINANCIAL REVIEW:				

## **RELEVANT LEGISLATION:**

Provincial (cite) – Municipal Government Act RSA 2000, M 26

Council Bylaw / Policy (cite) – N/A

### **RECOMMENDED ACTION:**

MOTION: That Council direct administration to enter into Fire Mutual Aid Agreements with the MD of Smoky River, Big Lakes County, Birch Hills County, Yellowhead County and Woodlands County and authorize the Chief Administrative Officer to execute said agreements.

#### BACKGROUND / PROPOSAL:

Greenview Administration is recommending that Greenview enters into mutual aid agreements with our neighbouring municipalities. The agreements will serve as a contract as to outline services and associated costs of services that the jurisdictions will provide if called upon for mutual aid in the event of a request for fire resources. There have been no mutual fire agreements in place previously with the exception of the County of Grande Prairie Regional Fire Services.

The administration from the various jurisdictions are in full support of having mutual aid agreements ratified. Currently the MD of Smoky River Council has approved consent to enter into a mutual aid agreement.

OPTIONS – BENEFITS / DISADVANTAGES:

**Options** – Council has the option to approve or deny entering into mutual aid agreements with the municipalities listed.

**Benefits** – In case of fire incidents mutual aid agreements provide a mechanism to request resources from other municipalities whereby the requirements of aid and associated costs are predetermined.

**Disadvantages** – There are no foreseen disadvantages to entering into mutual aid agreements.

# COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

• MD of Smoky River Mutual Aid Agreement

# **MUTUAL AID FIRE AGREEMENT**

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_

BETWEEN:

MD of Greenview No. 16 Box 1079 Valleyview, Alberta TOH 3NO (hereinafter called "Greenview")

OF THE FIRST PART

# MD of SMOKY RIVER No.130 Box 210 Falher, Alberta TOH 1MO (hereinafter called "Smoky River")

OF THE SECOND PART

WHEREAS the parties to this Agreement are both Municipal Corporations within the Province of Alberta, incorporated pursuant to the *Municipal Government Act RSA 2000, M-26*, as amended;

AND WHEREAS each party to this Agreement provides fire protection services within their respective boundaries;

**AND WHEREAS** each of the parties hereto acknowledge and agree that it is desirable and to the parties mutual benefit that from time to time, each be able to provide fire protection assistance to any or all of the other parties to this Agreement;

**AND WHEREAS** the parties hereto wish to enter into this Agreement to formalize the systems and procedures which can be utilized in order for the parties to request mutual aid and assistance from the other party to this Agreement and to respond to such requests;

**NOW THEREFORE THIS AGREEMENT WITNESSETH THAT** in consideration of the mutual covenants, agreements and premises set out herein, the parties hereto hereby agree as follows:

- 1. In this Agreement, the following words and terms shall have the following meanings:
  - a) "Assistance" shall mean firefighting or fire protection services available pursuant to this Agreement. Assistance may relate to incidents which the Requesting Party does not attend or does not believe it will attend, or incidents which the Requesting Party does attend, but believes it would be prudent to require further or other forces for firefighting/protection purposes.

- b) "Claims" shall mean any and all manner of action or actions, cause or cause of action, suits, proceedings, demands, debts, dues, sums of money, costs, expenses and damages of every nature and kind arising at law, equity, statute or otherwise which any party has, had, or may have.
- c) "Dispatch Centre" shall mean the dispatch centre taking and transferring 911 emergency fire calls related to fires within the geographic boundaries of the parties to this Agreement.
- d) "Effective Date" shall mean \_\_\_\_\_, 2016.
- e) "Equipment" shall mean firefighting vehicles, apparatus and equipment.
- f) "Requesting Party" shall mean a party to this Agreement which requests Assistance from another party to this Agreement.
- g) "Responding Party" shall mean a party to this Agreement which responds to the request for Assistance made by a Requesting Party.
- 2. Subject to the terms and conditions of this Agreement, any party to this Agreement may request the Assistance of another party to this Agreement.
- 3. Subject to the terms and conditions of this Agreement, the parties to this Agreement agree that they will endeavor to provide Assistance to the other party to this Agreement, upon request. However, the parties hereto acknowledge and agree that there are and will be times and circumstances in which Assistance cannot be provided. Without restricting the generality of the forgoing, Assistance may be refused when the Responding Party or its designate or fire chief, or his or her designate, deems it imprudent or unsafe to provide such Assistance. At all times, whether or not Assistance will be provided, and the nature of the Assistance to be provided, if any, will be in the unfettered discretion of the Responding Party.
- 4. This Agreement shall come into force and effect upon the Effective Date, and shall remain in full force and effect until each of the parties hereto withdraws from this Agreement in accordance with the provisions of this Agreement.
- 5. Any one of the parties to this Agreement may withdraw from this Agreement by providing the other party with six (6) months written notice of their intention to withdraw.
- 6. All requests for Assistance pursuant to this Agreement, unless dispatched by or through the Dispatch Centre, shall be directed to the authorized representative of the Responding Party. In the event that the authorized representative of the Responding Party is someone other than the Responding Party's fire chief, the authorized representative will confirm the request with the Responding Party's fire chief, or his or her designate as soon as reasonably possible. If the Responding Party's fire chief or designate cannot be contacted, the Responding Party may, but will not be required to, respond.

- 7. A Responding Party may, after responding to a request for Assistance, withdraw their Assistance in the event that the Responding Party, the Responding Party's fire chief, or the designate of either of them, deems it prudent or desirable to withdraw Assistance. Without restricting the generality of the forgoing, Assistance may be withdrawn if the Responding Party's Equipment or services are required elsewhere, or it is deemed to be unsafe to provide or continue providing Assistance.
- 8. When providing Assistance, the following command and control structure will apply:
  - a. The first fire department of a Party to arrive at the scene of an incident shall assume incident command;
  - b. In the event that a Responding Party is the first fire department to arrive at the scene of an incident, the Responding Party will assume incident command until such time as the Requesting Party's fire department arrives and is ready to assume incident command;
  - c. The Requesting Party shall have incident command over all incidents which occur within it's geographic boundaries, provided that the Requesting Party's fire department is in attendance and does not relinquish incident command;
  - d. Commands and requests of an incident commander shall be communicated in accordance with the command structure of the department to whom the commands or requests are directed;
- 9. In providing Assistance, a Responding Party shall not be required to provide Equipment which is not owned by the Responding Party, or employees or volunteers who are not employed or usually utilized by the Responding Party.
- 10. It is acknowledged and agreed by the parties hereto that a Responding Party providing Assistance pursuant to this Agreement shall not be entitled to bill or charge the Requesting Party for Equipment or services, or for the Assistance, being provided. However, each party to this Agreement agrees that they will, and hereby does, indemnify and save harmless any Responding Party from which they request Assistance, in accordance with the terms and provisions of this Agreement.
- 11. The responding party reserves the privilege to bill the requesting party for staff costs incurred and consumables used at any event on a cost recovery basis.
- 12. A Requesting Party to this Agreement shall and hereby does indemnify and save harmless a Responding Party who provides Assistance to that Requesting Party from and against all Claims, of every nature and kind whatsoever including Claims arising from damaged property, or injury to persons, which arise out of, or are in anyway attributable to the provision of Assistance, except those Claims which are due to the gross negligence of any employee, volunteer or representative of the Responding Party.

- 13. A Requesting Party shall, and hereby does, indemnify and save harmless a Responding Party from and against all Claims relating to the injury or death to persons responding to a request for Assistance from that Requesting Party, except where caused by the gross negligence of the Responding Party.
- 14. Notwithstanding paragraph 10, 11 and 12 of this Agreement, the parties to this Agreement covenant and agree that a Responding Party will not in any way be liable to a Requesting Party for:
  - a. Failure to respond to a request for Assistance, or failure to provide Assistance;
  - b. Failure to respond to a request for Assistance within a certain period of time, or in a timely fashion;
  - c. Consequential, indirect, exemplary or punitive damages;
  - d. Economic loss;
  - e. Any Claims that arise as a result of a party's refusal or inability to provide Assistance;
  - f. Any Claim that arises or results from the manner in which a Responding Party provides or does not provide Assistance, save and except Claims directly arising from the gross negligence of the Responding Party while providing Assistance.
- 15. The Parties hereto shall, at their own respective cost and expense, maintain in full force and effect during the term of this Agreement, general liability insurance in an amount not less than \$5,000,000.00 per occurrence for personal injury and/or property damage, together with such other insurance that may be agreed to in writing by the parties hereto as being reasonable and obtainable.
- 16. Nothing in this Agreement, nor any of the acts of any party hereto shall be construed, implied or deemed to create a relationship of agency, partnership, joint venture, or employment as between the parties hereto, or any of them, and none of the parties have the authority to bind any other party to this Agreement to any obligation of any kind.
- 17. No party may assign this Agreement without the written consent of the other parties hereto.
- 18. The terms and conditions contained in this Agreement shall extend to and be binding upon the respective successors and permitted assigns of the parties to this Agreement.
- 19. In this Agreement, the singular shall mean the plural, and the masculine the feminine, and vise versa, as the context of this Agreement may require.
- 20. This Agreement may be executed in counterparts each of which when so executed shall be deemed to be an original and such counterparts shall constitute one in the same instrument, notwithstanding their date of execution.

- 21. In the event that any dispute arises pursuant to the terms of this Agreement, or the interpretation thereof, the parties hereto agree that, in the event that such a dispute cannot be resolved by mutual negotiations, they will submit the dispute to a third party arbitrator for a determination of the dispute pursuant to the *Arbitration Act of Alberta*. The costs of the arbitrator will be shared equally between the parties to any such dispute.
- 22. The parties hereto will notify their fire department officers of this Agreement so that they may become familiar with this Agreement, and its terms.
- 23. The parties hereto further acknowledge and agree that they will comply with all laws, rules, regulations, and codes applicable to the provision of firefighting services within the Province of Alberta.

**IN WITNESS WHEREOF** the parties hereto have set their seals and hand of their proper officials in that behalf on the day herein first above written.

# **MD of GREENVIEW**

Per: \_\_\_\_\_

Per:

	MD of SMOKY RIVER
Per:	della la
Per:	Bita Monun
/	



# **REQUEST FOR DECISION**

SUBJECT:Animal Control Services AgreementSUBMISSION TO:REGULAR COUNCIL MEETINGMEETING DATE:March 8, 2016DEPARTMENT:COMMUNITY SERVICES/PROTECTIVE SERVICESFILE NO./LEGAL:N/ASTRATEGIC PLAN:

REVIEW	VED AN	ID APPROVED FOR SUBMIS	SION
CAO:	MH	MANAGER:	JF
GM:	DM	PRESENTER:	JF
		LEGAL/ POLICY REVIEW:	INT
		FINANCIAL REVIEW:	

### **RELEVANT LEGISLATION:**

Provincial (cite) – N/A

Council Bylaw / Policy (cite) - N/A

## **RECOMMENDED ACTION:**

MOTION: That Council authorize Administration to enter into an Agreement with the County of Grande Prairie Regional Enforcement Services for Animal Control Services.

# BACKGROUND / PROPOSAL:

Greenview has previously entered into an agreement with the County of Grande Prairie Regional Enforcement Services for animal control services. The term of the agreement was from 2012 – 2015, expiring December 31, 2015. Greenview Administration is recommending that we renew the existing agreement, whereby the services are provided for a five year term with an annual 3% inflation increase.

The animal control services provided would include supplying Animal Control Officers to enforce Greenview's municipal animal control bylaw and provincial legislation. The services would be provided at the discretion of Greenview Administration, example being when Greenview Administration receives an animal control complaint it can be forwarded on to the Animal Control Officers for enforcement. The services provided would be at a maximum of 10 hours per month and extra services would be upon availability and billed as twice the hourly rate.

The animal control services would serve as a valuable means to enforce Greenview's municipal bylaw and provincial legislation.

# OPTIONS – BENEFITS / DISADVANTAGES:

**Options** – Council has the option to approve or deny entering into an agreement for Animal Control Services.

**Benefits** – The benefit of entering into an agreement with the County of Grande Prairie Regional Enforcement Services would be that Greenview would have an agency in which to enforce Greenview's Bylaw and the provincial legislation.

# **Disadvantages** – There are no perceived disadvantages to entering into an agreement for Animal Control Services.

COSTS / SOURCE OF FUNDING:

Funds in the amount of \$12,540.00 for Community Peace Officer Services to come from the Protective Services operating budget

# ATTACHMENT(S):

• Animal Control Services Agreement

# MEMORANDUM OF AGREEMENT MADE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BETWEEN:

# THE COUNTY OF GRANDE PRAIRIE NO. 1

A Municipal Corporation in the Province of Alberta (hereinafter called "the County")

OF THE FIRST PART

AND:

# THE MUNICIPAL DISTRICT OF GREENVIEW

A Municipal Corporation in the Province of Alberta (hereinafter called "the M.D.")

OF THE SECOND PART

WHEREAS the County employs Bylaw Enforcement Officers to supply Animal Control Services for itself and other municipalities within the boundaries of the County and adjacent municipalities;

AND WHEREAS the M.D. is desirous of utilizing the County's Animal Control Services within its boundaries:

NOW THEREFORE this agreement witnesses that in consideration of the terms and conditions contained within this Agreement, the County and the M.D. agree as follows:

#### **Animal Control Services** 1

- The County Bylaw Enforcement Officers shall perform Animal Control Services 1.1 within the M.D., on an on-call basis, in accordance with this agreement.
- For the purposes of this agreement, "Animal Control Services" shall mean the 1.2 enforcement of the M.D. dog control bylaw and any dog related provincial statutes that may arise in the investigation of the dog control bylaw as falls within the lawful jurisdiction of the Bylaw Enforcement Officer's municipal and or provincial appointments.
- For the purposes of this agreement, "Animal Control Services" shall include 1.3 access to the jointly owned and operated County/City Regional Animal Pound at no further cost to the M.D. This includes and is not limited to: managing the intake of animals, holding/feeding watering impounded animals, attempting to contact owners of licensed/tagged or chipped animals, issuing dog licenses, quarantine of dangerous animals, release to owner of impounded animals, adoption or euthanization of unclaimed animals.

## 2 Term of Agreement

2.1 The term of this Agreement shall commence January 1<sup>st</sup>, 2016, and end on December 31<sup>st</sup>, 2020, if no intention to renew is communicated by either the County or the M.D.

## 3 Hours of Service

3.1 The County will provide Animal Control Services to the M.D. to a maximum of 10 hours during each month of the term of this Agreement on an "on call" basis as requested by the M.D.'s Chief Administrative Officer or designate.

# 4 Financial

- 4.1 The M.D. shall pay to the County for Animal Control Services the fees of One-Hundred-and-Four Dollars and Fifty-Cents (**\$104.50**) per hour to a maximum of ten (10) hours per month for the 2016 calendar year. The maximum sum charged under this Agreement shall not exceed **\$12,540.00** for the 2016 calendar year.
- 4.2 The M.D. agrees to pay to the County the sum of One-Hundred-and-Eight Dollars-and-Sixteen-Cents (\$108.16) per hour during the 2017 calendar year for Animal Control Services supplied. The maximum sum charged under this Agreement shall not exceed **\$12,979.20** for the 2017 calendar year.
- 4.3 The M.D. agrees to pay to the County the sum of One-Hundred-and-Eleven Dollars-and-Ninety-Five-Cents (\$111.95) per hour during the 2018 calendar year for Animal Control Services supplied. The maximum sum charged under this Agreement shall not exceed **\$13,434.00** for the 2018 calendar year.
- 4.4 The M.D. agrees to pay to the County the sum of One-Hundred-and-Fifteen Dollars-and-Eighty-Seven-Cents (\$115.87) per hour during the 2019 calendar year for Animal Control Services supplied. The maximum sum charged under this Agreement shall not exceed **\$13,904.40** for the 2019 calendar year.
- 4.5 The M.D. agrees to pay to the County the sum of One-Hundred-and-Nineteen Dollars-and-Ninety-Three-Cents (\$119.93) per hour during the 2020 calendar year for Animal Control Services supplied. The maximum sum charged under this Agreement shall not exceed **\$14,391.60** for the 2020 calendar year.
- 4.6 This agreement is all inclusive in the hourly rate at no further cost to the M.D. with the exception of any legal fees associated to the prosecution of any municipal bylaw offence laid on behalf of the M.D.

## 5 Default and Termination

- 5.1 If the County does not provide Animal Control Services in a manner satisfactory to the M.D. or in the event that the M.D. defaults in making the payments set out in Section 4, and such unsatisfactory service or default is not remedied within 15 days, this Agreement shall terminate immediately.
- 5.2 Either party may terminate this Agreement for other than just cause by thirty (30) days notice in writing.
- 5.3 This Agreement shall terminate forthwith in the event that the County/M.D. Agreement is terminated.

## 6.0 Force Majeure

- 6.1 No Party shall be liable for any failure to perform its obligations where such failure is as a result of Acts of Nature (including fire, flood, earthquake, storm, hurricane or other natural disaster), labour dispute, strike, lockout, interruption or failure of electricity [or telephone service], and no other Party will have a right to terminate this Agreement under Section 5 (Default and Termination) in such circumstances.
- 6.2 Any Party asserting Force Majeure as an excuse shall have the burden of proving that reasonable steps were taken (under the circumstances) to minimize delay or damages caused by foreseeable events, that all non-excused obligations were substantially fulfilled, and that the other Party was timely notified of the likelihood or actual occurrence which would justify such an assertion, so that other prudent precautions could be contemplated.

### 7 Insurance

The County shall add the M.D. as a named insured under the County's general liability insurance policy, for the purposes of the services provided under this Agreement. This insurance coverage shall be maintained by the County in full force and effect through-out the term of this Agreement.

# 8 Powers, Duties and Discipline

The M.D. acknowledges that any complaint received by it with respect to the provision of Animal Control Services pursuant to this Agreement shall be immediately forwarded to the County Manager of Regional Enforcement Services or his designate and not be entertained or commented upon further.

The County acknowledges that all Animal Control Services be conducted as per this agreement and any complaint or discipline arising shall be dealt with as follows:

- 1. For any Bylaw Enforcement complaint the process shall follow Section 556 of the Municipal Government Act and be investigated under the County of Grande Prairie No. 1 Bylaw Enforcement Officer Bylaw #2690.
- 2. For any provincial statute complaint the process shall follow the Alberta Solicitor General and Public Security Policy for handling Peace Officer complaints and administration of discipline.

Any disciplinary action undertaken by the County shall follow the process outlined in County of Grande Prairie No. 1 Policy L7 Section 16.

Should it be deemed appropriate given the nature of the complaint and subsequent investigation, the M.D. Chief Administrative Officer may be advised of the findings in confidence.

#### 9 Miscellaneous

8.1 This Agreement shall enure to the benefit of and be binding upon the successors of the Parties hereto.

IN WITNESS OF THE FOREGOING, the parties have executed this Agreement, as of the aforementioned day and year.

COUNTY OF GRANDE PRAIRIE NO. 1 M.D. OF GREENVIEW

Per:

Per:

Per:

Per:



# **REQUEST FOR DECISION**

SUBJECT:Peace Officer Services AgreementSUBMISSION TO:REGULAR COUNCIL MEETINGMEETING DATE:March 8, 2016DEPARTMENT:COMMUNITY SERVICES/PROTECTIVE SERVICESFILE NO./LEGAL:N/ASTRATEGIC PLAN:

REVIEV	VED AN	ND APPROVED FOR SUBMIS	SION
CAO:	MH	MANAGER:	JF
GM:	DM	PRESENTER:	JF
		LEGAL/ POLICY REVIEW:	INT
		FINANCIAL REVIEW:	

### **RELEVANT LEGISLATION:**

Provincial (cite) – N/A

Council Bylaw / Policy (cite) - N/A

## **RECOMMENDED ACTION:**

MOTION: That Council authorize Administration to enter into an Agreement with the County of Grande Prairie Regional Enforcement Services for Community Peace Officers.

# BACKGROUND / PROPOSAL:

Greenview has previously entered into an agreement with the County of Grande Prairie Regional Enforcement Services for enforcement services. The term of the agreement was from 2012 – 2015, expiring December 31, 2015. Greenview Administration is recommending that we renew the existing agreement, whereby the services are provided for a five year term with an annual 3% inflation increase.

The enforcement services provided would include supplying Community Peace Officers to enforce various acts and bylaws (traffic safety, gaming and liquor, municipal bylaw, weights and measures). The services would be provided at the discretion of Greenview Administration, example being when Greenview road bans are in place, the Peace Officers would be directed to provide enforcement services. The services provided would be at a maximum of 40 hours per month and extra services would be upon availability and billed as twice the hourly rate.

The valuable enforcement services would serve as enhancement to provincial enforcement acts, as well as a means of municipal bylaw enforcement.

# OPTIONS – BENEFITS / DISADVANTAGES:

**Options** – Council has the option to approve or deny entering into an agreement for Community Peace Officer Services.

**Benefits** – The benefit of entering into an agreement with the County of Grande Prairie Regional Enforcement Services would be that Greenview would have an agency in which to enforce provincial, municipal bylaws and acts, in that at present Greenview has no other means of enforcement services.

**Disadvantages** – There are no perceived disadvantages to entering into an agreement for Community Peace Officer Services.

COSTS / SOURCE OF FUNDING:

Funds in the amount of \$51,000.00 for Community Peace Officer Services to come from the Protective Services operating budget

ATTACHMENT(S):

Peace Officer Services Agreement

MEMORANDUM OF AGREEMENT ENTERED INTO THIS \_\_day of \_\_\_\_\_, 2016.

BETWEEN:

# THE COUNTY OF GRANDE PRAIRIE NO. 1 a Municipal Corporation in the Province of Alberta (the "County")

# OF THE FIRST PART

-and-

# THE MUNICIPAL DISTRICT OF GREENVIEW a Municipal Corporation in the Province of Alberta (the "M.D.")

# OF THE SECOND PART

# PEACE OFFICER SERVICES AGREEMENT

WHEREAS the County employs Community Peace Officers Level 1 ("Peace Officer") and Level 2 ("Bylaw Officer") to supply enforcement services to the County;

AND WHEREAS the Peace Officers employed by the County have been appointed by the Alberta Solicitor General and Public Security as having jurisdiction to enforce the following within the boundaries of the province of Alberta;

- The Traffic Safety Act and Regulations; the Gaming and Liquor Act and Regulations; the Animal Protection Act; the Dangerous Dogs Act; the Petty Trespass Act; the Environmental Protection and Enhancement Act Part 9, Division 2; the Provincial Offences Procedures Act and Regulation; and the Highways Development And Protection Act; (hereinafter referred to as the "Provincial Legislation");
- Level 2 Peace Officers do not enforce moving traffic, gaming and liquor, or have arrest or emergency response provisions allowed.

AND WHEREAS the Alberta Peace Officer's Act, Revised Statutes of Alberta 2000, Chapter P-3.5, requires that an agreement be entered into between the County and the M.D. respecting the provision of Peace Officer Services.

Memorandum of Agreement between The County of Grande Prairie and The Municipal District of Greenview Peace Officer Services Agreement 2016 - 2020

NOW THEREFORE this Agreement witnesses that in consideration of the terms and conditions contained in this Agreement, the County and the M.D. agree as follows:

- 1. The term of this Agreement shall commence on January 1<sup>st</sup> 2016, and shall terminate upon the expiry date of December 31<sup>st</sup> 2020, if no intention to renew is communicated by either the County or the M.D.
- The County agrees to supply to the M.D. Peace Officer Services through the Peace Officer's employed by the County. The Peace Officer Services provided to the M.D. shall mean:
  - a) enforcement of select regulatory municipal bylaws of the M.D. within the boundaries of the M.D. that are compatible with the Peace Officer's provincial appointment as per the Alberta Peace Officer Act, Regulations and provincial Justice and Solicitor General policy.
  - b) enforcement of the above listed Provincial Legislation, as amended from time to time, within the boundaries of the M.D.;
  - c) fulfilment of the above will occur as follows:
    - in accordance with the County Regional Enforcement Services Department Policy and Procedures Manual, as amended from time to time; the Alberta Justice and Solicitor General Peace Officer Program Policy and Procedures Manual as amended from time to time; and the Alberta Peace Officer's Act and Regulations.
    - ii) to a level of service similar to that provided by the Peace Officers to the County.
- 3. Subject to the following, the County agrees to supply forty (40) hours of Peace Officer Services per month, and
  - a) any time spent during the performance of court duties or administration therein; any disciplinary or investigative proceedings stemming from any Peace Officer services in or on behalf of the M.D.; any time spent travelling to the M.D. or to a specific area of concern on the M.D.'s behalf; and any time spent on clerical duties (minimum of (1) hour per month) as a result of Peace Officer services delivery in or on behalf of the M.D. shall be included in the calculation of the 40 hours; and

Memorandum of Agreement between The County of Grande Prairie and The Municipal District of Greenview Peace Officer Services Agreement 2016 - 2020

- b) at any time period when the Peace Officers are <u>not</u> operating at their fully authorized strength for any period exceeding 30 days duration, with written advance notice to the M.D. of the full circumstances and upon joint consultation between the M.D. and County, the contracted hours above *may* be reduced by 5.0 hours per month per Peace Officer absent. Such service shortages will be returned to normal and the M.D. immediately notified when the Peace Officers are again at fully authorized strength.
- 4. It is understood that the Peace Officer Services will be scheduled to be provided during the County Regional Enforcement Services regularly scheduled shift hours. If a matter requires Peace Officer services outside a regularly scheduled time, then such services shall be classified as Overtime Services. Where Overtime Services are provided:
  - a) the services shall be considered to have taken two times the actual time incurred;
  - b) if the hours provided exceed 40 hours in any month, then, the excess hours shall be subtracted from the hours to be provided for in the following month, unless otherwise agreed by the County Administrator and the M.D. Administrator;
  - c) the travel time to and from the M.D. shall be included in the calculation of time for Overtime Services, although there shall be no mileage charge assessed for travel;
  - d) all overtime services shall be approved by the M.D. prior to any Peace Officer action.
- The M.D. agrees to pay to the County the sum of One-Hundred-and-Four-Dollars-and-Fifty-Cents (\$104.50) per hour during the 2016 calendar year for Peace Officer Services supplied.

The M.D. agrees to pay to the County the sum of One-Hundred-and-Eight Dollars-and-Sixteen-Cents (\$108.16) per hour during the 2017 calendar year for Peace Officer Services supplied.

The M.D. agrees to pay to the County the sum of One-Hundred-and-Eleven Dollars-and-Ninety-Five-Cents (\$111.95) per hour during the 2018 calendar year for Peace Officer Services supplied.

Memorandum of Agreement between The County of Grande Prairie and The Municipal District of Greenview

Peace Officer Services Agreement 2016 - 2020

The M.D. agrees to pay to the County the sum of One-Hundred-and-Fifteen Dollars-and-Eighty-Seven-Cents (\$115.87) per hour during the 2019 calendar year for Peace Officer Services supplied.

The M.D. agrees to pay to the County the sum of One-Hundred-and-Nineteen Dollars-and-Ninety-Three-Cents (\$119.93) per hour during the 2020 calendar year for Peace Officer Services supplied.

Peace Officer Services shall be billed by the County's Accounts Receivable Department at their billing frequency following the month in which services were provided. The M.D. shall pay the billed amount within thirty days of the billing date.

This agreement is all inclusive in the hourly rate at no further cost to the M.D. with the exception of fees for the prosecution of any municipal bylaw offences laid on behalf of the M.D.

Peace Officer Services called in or acting in an emergency situation in the M.D., or pursuant to the activation of the M.D.s Emergency Management Plan, or pursuant to activation of the Regional Emergency Plan, *may* not be subject to hourly billing at the discretion of County Council.

- 6. The County shall add the M.D. as a named insured under the County's general liability insurance policy, for the purposes of the services provided under this Agreement. This insurance coverage shall be maintained by the County in full force and effect throughout the currency of this Agreement.
- 7. The County Regional Enforcement Services Department shall provide the M.D. with monthly reports on all Peace Officer Services supplied by the Peace Officers to the M.D. These monthly reports shall include the date and time spent in the M.D., the number and type of calls for service/complaints/occurrences received and the number and type of tickets written. The M.D. will also supply, to the County Regional Enforcement Services Department, their list of priorities for enforcement actions and educational activities. The priorities will also be reported on during the reporting process. (See attached Schedule "B").
- 8. The M.D. acknowledges that any complaint received by it with respect to the provision of Peace Officer Services by Peace Officers pursuant to this Agreement shall be immediately forwarded to the Manager of Regional Enforcement Services, or his designate, and not entertained or commented upon further. Any disciplinary action taken against the Peace Officer as a result of these complaints shall be administered by the County in confidence. (See attached Schedule "A").

Memorandum of Agreement between The County of Grande Prairie and The Municipal District of Greenview Peace Officer Services Agreement 2016 - 2020

- 9. If the appointments of the Peace Officers from the Alberta Justice and Solicitor General Department for the jurisdiction of the M.D. are terminated, then this Agreement will similarly immediately be terminated.
- Should the Provincial Government of Alberta refuse to allow fine revenue 10. generated through this Memorandum of Agreement to be paid to the M.D., the M.D. reserves the right to renegotiate this agreement within 30 days of receiving such notice.
- Either party may terminate this Agreement by giving the other party ninety (90) 11. days' notice in writing of its intention to terminate this Agreement whereupon this Agreement shall terminate at the end of the ninety (90) day period.

IN WITNESS OF THE FOREGOING, the parties have executed this Agreement, as of the aforementioned day and year.

COUNTY OF GRANDE PRAIRIE NO. 1 MUNICIPAL DISTRICT OF GREENVIEW

Per: \_\_\_\_\_

Per: \_\_\_\_\_

Per: \_\_\_\_\_

Per: \_\_\_\_\_



#### **SCHEDULE "B"** MONTHLY REPORT TO THE M.D. of Greenview FOR PEACE OFFICER SERVICES

- 1. Dates and times spent: (attached)
- 2. Number of Tickets issued:
- 3. Type of Tickets issued:

Traffic Safety: Gaming and Liquor: Other Provincial Statutes: Municipal Bylaw:

#### Number of Complaints/Occurrences: 4.

- 5. Type of Complaints/Occurrences:
  - Traffic Safety: Warrants: 24-hour Suspension: Criminal Code: Commercial Vehicle: Parking: Off-highway Vehicle: Bylaws: Unsightly Premises: Other:
- 6. M.D. Priorities:
  - a)
  - b) \_\_\_\_\_ c) \_\_\_\_
  - d) \_\_\_\_\_

# SCHEDULE "A"

# COUNTY OF GRANDE PRAIRIE NO. 1 POLICY MANUAL

Department: Regional Enforcement Services
Number: J2
<i>Policy Title:</i> Public Complaints Process

## POLICY PURPOSE:

To outline the public complaints process for the Regional Enforcement Services Department.

# 1. COMPLAINTS

Complaints against a Peace Officer shall follow the format as found in the Alberta Solicitor General's Department Suggested Model for Handling Public Complaints and Administration of Discipline for Peace Officers. (see below)

Complaints against a Bylaw Enforcement Officer shall follow the format as found in the County of Grande Prairie No. 1 Bylaw Enforcement Officer's Bylaw No. 2690

Internal or personnel complaints of a non-enforcement nature shall follow the procedures and format as found in County of Grande Prairie No. 1 Policy Manual.

Reports of all public complaints shall be forwarded as required by each piece of legislation or policy.

# 2. COMPLAINTS PROCESS FOR PEACE OFFICERS

a. A written complaint is received by the County of Grande Prairie No. 1, Regional Enforcement Services Department.



- b. The County of Grande Prairie must, within 30 days, and in writing acknowledge receipt of the complaint to the complainant.
- c. The County of Grande Prairie will notify the Peace Officer involved of the complaint if appropriate
- d. On a monthly basis, the County of Grande Prairie No. 1 must submit details of complaints made to the Public Security Division.
- e. The County of Grande Prairie will investigate the allegations of the complaint by interviewing the complainant, any witnesses, the Peace Officer(s) involved, if they so consent, and any other person who may have knowledge relevant to the occurrence.
- f. The County of Grande Prairie will review any relevant documents in existence pertaining to the occurrence including, but not limited to:
  - i. Occurrence reports
  - ii. Dispatch logs
  - iii. Peace officer notebooks(s)
  - iv. Court reports
  - v. Legal documents
  - vi. In car video recordings
  - vii. AVL gps recordings
  - viii. Witness statements, audio, video and photographs
- g. The County of Grande Prairie No. 1 will exercise Section 15(2)(b) of the Alberta Peace Officer Act if this is applicable or appropriate given the overall nature of the complaint.
- h. The County of Grande Prairie will notify the complainant, the Peace Officer involved, if appropriate, and the Director as to the status of the investigation at least once every 45 days.
- i. Upon conclusion of the investigation, the County of Grande Prairie must notify the complainant, the Peace Officer involved, and the Director of the disposition of the complaint using wording found in Section 22 of the POMR, which reads as follows:
  - "the complaint is unfounded". This means that on the basis of a thorough investigation, no reasonable belief exists that the complaint has merit or basis.



# COUNTY OF GRANDE PRAIRIE NO. 1 Regional Enforcement Services Department

- "the complaint is unsubstantiated". This means that on the basis of a thorough investigation, there is insufficient evidence to determine the facts of the complaint and that it may or may not have occurred.
- "the complaint is found to have merit in whole or in part". This means that on the basis of a thorough investigation that:

i. "in whole", a reasonable belief exists that the Peace Officer has engaged in misconduct in regards to the entirety of the complaint, or;

ii. "in part", a reasonable belief exists that the Peace Officer has engaged in misconduct in regards to a portion(s) of the complaint, but not in its entirety.

"the complaint is frivolous, vexatious or made in bad faith". This disposition will be used when The County of Grande Prairie chooses not to investigate a complaint as per Section 15(2) of the Act which allows no investigation to occur when the complaint is deemed to be frivolous, vexatious, or made in bad faith.

- j. In the event a complaint is found to have merit, in whole or in part, the County of Grande Prairie must state what disciplinary action has been taken and it must be in accordance with the County of Grande Prairie No. 1 disciplinary policy that has been filed with the Director.
- k. The conclusion letter issued to the complaint must contain the following closing paragraph which communicates to the complainant that appeals of the decision reached by the County of Grande Prairie No. 1 must be addressed to the Director as required in Section 15 of the Act.

"Please be advised that you have the right to appeal these findings to the Directory of Law Enforcement for the Province of Alberta pursuant to Section 15(4) of the Peace Officer Act. An appeal must be in writing and initiated within 30 days of receipt of this decision, and any decision reached by the Director of Law Enforcement on appeal is final."

Correspondence to the Director must be sent to: Director of Law Enforcement 10<sup>th</sup> Floor, 10365 – 97 Street Edmonton, AB T5J 3W7

Page 3 of 6



# COUNTY OF GRANDE PRAIRIE NO. 1 POLICY MANUAL

<i>Legal References:</i>	Department:
Alberta Peace Officers Act & Regulations	Regional Enforcement Services
Cross References:	Number:
Alberta Solicitor General Peace Officer Policy	J3
Adoption Date: May 1, 2007 Amended April 23 <sup>rd</sup> , 2012	<b>Policy Title:</b> Code of Conduct for Peace Officers

# CODE OF CONDUCT FOR PEACE OFFICERS

A Peace Officer shall:

- i. comply with the terms and conditions of the County of Grande Prairie No. 1's authorization from the Solicitors General's Department to employ Peace Officers.
- ii. comply with the terms of the Peace Officer's appointment.
- iii. comply with the County of Grande Prairie No. 1's code of conduct for Peace Officers whether they are on duty or off duty.
- iv. not engage in disorderly or inappropriate conduct, or act in a way that would be harmful to the discipline of Peace Officers or that is likely to discredit the office of Peace Officer which includes but is not limited to:
  - contravening an Act of the Parliament of Canada;
  - contravening an Act of the Legislature of Alberta;
  - contravening any regulation made pursuant to either an Act of Parliament or Legislature;
  - using oppressive or tyrannical conduct to a co-worker or subordinate;
  - using profane, abusive, or insulting language to a co-worker or member of the general public;
  - wilfully or negligently making a false complaint or statement;



# COUNTY OF GRANDE PRAIRIE NO. 1 Regional Enforcement Services Department

- abetting in or knowingly being an accessory to supressing information, complaints, or reports about any other peace officer;
- differentially applying the law or exercising authority on the basis of race, colour, religion, sex, physical disability, mental disability, marital status, age, ancestry, or place of origin;
- doing anything prejudicial to discipline or likely to bring discredit on the reputation of the Authorized Employer;
- being insubordinate to a supervisor by word or action;
- omitting or neglecting, without adequate reason, to carry out a lawful order, directive, rule, procedure or policy of the employer;
- neglecting, without lawful excuse, to promptly and diligently perform duties of a Peace Officer;
- failing to work in accordance with orders or leaving an area, detail or other place of duty without permission or sufficient cause;
- permitting a prisoner to escape on account of the Peace Officer being careless or negligent;
- failing to report anything a Peace Officer knows concerning a criminal or any other charge;
- applying inappropriate force in circumstance in which force is used.
- v. not withhold or suppress information, complaints or reports about any other Peace Officer.
- vi. promptly and diligently perform the Peace Officer's duties and responsibilities.
- vii. not make or sign false, misleading or inaccurate statements.
- viii. not, without lawful excuse destroy, mutilate or conceal records or property, or alter or erase an entry in a record.
- ix. respect when confidentiality must be maintained.
- x. properly account for or return money or property that the Peace Officer receives in the Peace Officer's capacity as a Peace Officer.
- xi. not engage in activities that may or will result in a conflict of interest or an apprehension of or a lack of integrity in the office of Peace Officer.

Page 5 of 6



- xii. not use the Peace Officer's position for the Peace Officers own advantage or another person's advantage.
- xiii. not exercise the Peace Officer's authority as Peace Officer when it is unnecessary to do so.
- xiv. not consume alcohol while on duty, except in the performance of the Peace Officer's duties.
- xv. not consume controlled drugs and controlled substances under the Controlled Drugs and Substance Act (Canada).
- xvi. except in the performance of the Peace Officer's duties, prohibit from possessing controlled drugs and controlled substances, the possession of which is prohibited by law.
- xvii. Not enter into licensed premised or licensed gaming facilities (casinos) while on duty unless required to do so in the lawful execution of that duty, or to partake in a meal break only.



# **REQUEST FOR DECISION**

SUBJECT:Fire Guardian Appointment 2016SUBMISSION TO:REGULAR COUNCIL MEETINGMEETING DATE:March 8, 2016DEPARTMENT:COMMUNITY SERVICES/PROTECTIVE SERVICESFILE NO./LEGAL:N/ASTRATEGIC PLAN:

REVIEV	VED AN	ND APPROVED FOR SUBMIS	SION
CAO:	MH	MANAGER:	JF
GM:	DM	PRESENTER:	JF
		LEGAL/ POLICY REVIEW:	INT
		FINANCIAL REVIEW:	

### **RELEVANT LEGISLATION:**

Provincial (cite) – Alberta Forest and Prairie Protection Act

Council Bylaw / Policy (cite) – N/A

**RECOMMENDED ACTION:** 

MOTION: That Council appoint Jeff Francis, Greenview Protective Service Manager and Derian Rosario, Greenview Fire Service Coordinator as Greenview's Fire Guardians for 2016.

BACKGROUND / PROPOSAL:

The annual appointment of municipal Fire Guardians is a requirement under the Alberta Forest and Prairie Protection Act.

A Fire Guardian is charged with the issuance of fire permits, as well as enforcement of the act to ensure all functions of the act are adhered to.

**OPTIONS – BENEFITS / DISADVANTAGES:** 

**Options** – Council has the option to appoint only one Fire Guardian or alternate Fire Guardians.

Benefits – The benefit of appointing two Fire Guardian's is that adequate coverage will be available during absences.

**Disadvantages** – There are no perceived disadvantages of appointing two Fire Guardian's.

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

N/A



# **REQUEST FOR DECISION**

SUBJECT:	Grande Prairie High School Rodeo Association – Grant Request				
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIE	WED A	ND APPROVED FOR SUBMI	SSION
MEETING DATE:	March 8, 2016	CAO:	MH	MANAGER:	INT
DEPARTMENT:	COMMUNITY SERVICES	GM:	DM	PRESENTER:	DM
FILE NO./LEGAL:	N/A			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

### **RELEVANT LEGISLATION:**

Provincial (cite) – N/A

Council Bylaw / Policy (cite) - N/A

### **RECOMMENDED ACTION:**

MOTION: That Council approve grant funding in the amount of \$15,000.00 to the Grande Prairie High School Rodeo Association to host the Alberta Provincial Finals at Evergreen Park, with funds to come from the Community Service Miscellaneous Grant.

### BACKGROUND / PROPOSAL:

The Grande Prairie High School Rodeo Association is requesting \$15,000.00 in operating funding to assist them with the costs associated to host the Alberta Provincial High School Rodeo finals at Evergreen Park. The event would feature local athletes from Valleyview and DeBolt participating in the Alberta Provincial High School Rodeo finals.

A grant of \$15,000.00 was provided to the Grande Prairie High School Rodeo Association in 2015 for the 2015 Alberta High School Rodeo.

Currently, as of March 7, 2016 Greenview has a balance of \$212,653.29 in the Community Service Miscellaneous Grant.

OPTIONS – BENEFITS / DISADVANTAGES:

**Options** – Council has the option to approve, deny or provide an alternate amount of grant funding to the Grande Prairie High School Rodeo Association.

**Benefits** – The benefit of providing funding to the Grande Prairie High School Rodeo Association is it provides funds to assist the group with hosting the Alberta Provincial High School Rodeo finals in the local area.

**Disadvantages** – There are no perceived disadvantages with approving grant funding to the Grande Prairie High School Rodeo Association for the Alberta Provincial Finals in Evergreen Park.

# COSTS / SOURCE OF FUNDING:

Funds for the Grande Prairie High School Rodeo Association will come from the Community Service Miscellaneous Grant.

## ATTACHMENT(S):

• Grande Prairie High School Rodeo Association – Grant Funding Request



Municipal District of Greenview #16 Box 1079 Valleyview, AB T0H 3N0 Phone: (780) 524-7600 Fax: (780) 524-4307

CERNON VERIEN HIEN SCHOOL LOONO ASS.

RRI SITES BOX 6 SEXMAN TON 300

Ross MATINER 780-5124116

VICE- PRESIDENT

# **GRANT APPLICATION**

# **Organization Information:**

Name of Organization:

Address of Organization:

Contact Name and Phone Number:

Position of Contact Person:

Purpose of organization:	HICH CCHOOL R	add's IN N	SRINUEN DEBUTTA
Purpose of organization: <u>16 ORGANIZE &amp; PROMOTE</u> <u>10 DEBOTT - UPULPY NEW</u>	- G.P TOPPEB 145 ALBERTA	-HIGH PROIPIO	FINALS TO
THIS MONEY IS FOR BE HOLD AT EVERSE		1.101	

What act are you registered under? \_\_\_\_\_\_ Registration No. \_\_\_\_\_

#### 

Grant Information:	00		
Total Amount Requested	0perating		Capital
Proposed Project: 10 AT DURAGEREN FROM VALLETL LOURN-SUK THIS MONET W THIST IS	IIDW (HAVERIS)	PROVINCIAL INCLUMES COU DEPOCT (KLASSER OUR WORKING	S- SCWNVERC-

Operating costs are the costs of day-to-day operations.

Capital costs are costs more than \$2,500, which is not consumed in one year and/or those costs, which add value to property owned and operated by the organization.

FORM A must be filled out with all grant applications. Fill out FORM B for any capital requests.



Municipal District of Greenview #16 Box 1079 Valleyview, AB T0H 3N0 Phone: (780) 524-7600 Fax: (780) 524-4307

### APPLICATION FOR GRANT FORM A - **OPERATING**

REVENUE		Previous Year Actual 20	Current Year Estimates 20	Next Year
1.	Fees	Actual 20	Estimates 20	Proposal 20
2.	and an and a state of the state	2		
3.	Memberships	6		
5.	Other income (please list)			
4	Create (alassa list)			
4,	Grants (please list)			
5.	Donations (please list)			
5.	Donations (prease list)			
6.	Interest Earned	4		
7.	Miscellaneous Income	0		
	OP CISMEDONI	100000		
	Q.P.STOMPODE TODPUT CLOTE	2500 00		
	TOTAL REVENUE	0000-		
	(add up items 1-7)			
	(add up items i-7)			
EXPENSES				
8.	Honourariums/Wages/Benefits	A.		
9.	Travel Expenses	4		
10.	Professional Development	The second		
11.	Conferences	Or:		
12.	Cleaning & Maintenance	4		
13.	Licensing Fees	40 a 400		
14.	Office Supplies	0		
15.	Utilities (phone, power, etc.)			
16.	Rent			
17.	Bank/Accounting Charges			
18.	Advertising			
19.	Miscellaneous			
20.	Capital Purchases (please list)			
	TOTAL EXPENSES			
	(add up lines 8-20)			
	Access (Accessed and			
	NET BALANCE			
	(subtract Total Expenses			
	from Total Revenue)			
Cash on Hand	s	Op	erating Loans	\$
Current Account Balance \$		Ot	her Loans	\$
Savings Acco	l \$ unt Balance \$ unt Balance \$	Ac	counts Payable	\$
Accounts Rec				
Inventory to I	Dec 31, 20\$	_		
Buildings	\$			
Furniture/Fixt	tures \$			
Land	\$			
Equipment	\$			
1				

\*Please submit your organization's most recent financial statement (based on your organizations legislated requirements) with the grant application.

Grande Prairie High School Rodeo Finals Budget 2015

# **Budget Expenses**

Major Events Markmanship Queen	13 @ \$3,000 2	\$39,000 \$500 \$500
Building & Facilities		\$30,358 \$10,000
Rough Stock Pickup Men Bullfighters Timed Event Stock	2 @ \$500x3 Days 2 @ \$500x3 Days	\$3,000 \$3,000 \$12,000
Timers Judges Timed Event Help Canadian Sports Medicine Team Advertising Radio	2 @ \$150x3 Days 3 @ \$375x3 Days 6 @ \$200x3 Days 3 Days x\$1200	\$900 \$3,375 \$3,600 \$3,600 \$5,000 ?
Program Misc Expenses		\$110,333 \$10,000 \$120,333

# Budget Income

		\$40,000
Buckles & Saddles		\$10,000
Chute Sponsors		\$5,000
Pickup Man Sponsors		\$3,375
Judges		\$900
Timers		\$3,600
Canadian Sports Medicine Team	500 @ \$10	\$5,000
Gate	300 @ \$10	\$12,500
Banquet		\$80,375
		24000
Duid to Data		

Paid to Date

# ALBERTA HIGHSCHOOL PROVINCIAL FINALS 2014/2015 INCOME

	38,335.00
AHSRA	
MUNICIPALITY OF GREENVIEW	15,000.00
COUNTY OF GRANDE PRAIRIE	15,000.00
STALLS/SHIRTS/ENTRIES	41,725.00
ART SOUCY MECHANICAL	3,000.00
PROTECT H2S SAFETY	3,000.00
TINMAN'S TRUCKING	3,000.00
BANQUET	12,025.00
TOURMALINE OIL	2,500.00
APEX WELL SERVICING	2,500.00
SEBRANEE TRUCKING	2,500.00
VINCE WALKER CONSTRUCTION	1,000.00
RITCHIE BROS.	1,500.00
DIG RITE	1,500.00
TEEPEE CREEK HAULING	1,000.00
BAR PUNCH RANCH	1,500.00
JODY HOFF ENTERPRIZES	1,500.00
DC OILFIELD	1,500.00
SWARTZY'S WELDING	500.00
BEAR CREEK ANIMAL CLINIC	500.00
DELANY VET SERVICES	350.00
RIVERSTONE COLF COURSE	350.00
TRACKLAYER PARTS	250.00
HAPPY TRAILS R.V.	200.00
ARTESIAN INSURANCE	150.00
BRENT MCURDY APPRAISELS	250.00
TEAM ROPING CANADA	500.00
PROGRAMS	644.50
ADMISSION	7,040.00
ADMISSION	

158, 519,50

# ALBERTA HIGHSCHOOL PROVINCIAL FINALS 2014/2015 EXPENSES

158,098.14



# **REQUEST FOR DECISION**

SUBJECT: North West Regional Skills Canada Competition 2016 - Sponsorship Request **REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION** SUBMISSION TO: MEETING DATE: MANAGER: March 8, 2016 CAO: MH INT COMMUNITY SERVICES DEPARTMENT: GM: DM PRESENTER: DM FILE NO./LEGAL: N/A LEGAL/ POLICY REVIEW: INT STRATEGIC PLAN: FINANCIAL REVIEW:

### RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) - N/A

### **RECOMMENDED ACTION:**

MOTION: That Council approve Silver Sponsorship in the amount of \$3,000.00 to the Grande Prairie Regional College, Fairview Campus for the North West Regional Skills Competition, with funds to come from the Community Service Miscellaneous Grant.

### BACKGROUND / PROPOSAL:

The Grande Prairie Regional College is requesting sponsorship funds to assist them with hosting the North West Regional Skills Competition. Sponsorship levels include, Title - \$15,000.00, Gold - \$5,000.00, Silver - \$3,000.00, Bronze - \$2,000.00 and Friends - \$2,000.00. Greenview has previously sponsored a \$3,000.00 Silver sponsorship level with a closing night reception package in 2015.

The 2016 North West Regional Skills Competition will be hosted at the Grande Prairie Regional Fairview Campus on April 21<sup>st</sup> and 22<sup>nd</sup>, 2016. Industry leaders of tomorrow will compete in 16 regional competitions involving trades and technology events, with the winners proceeding on to compete in the provincial competition.

Currently, as of March 7, 2016 Greenview has a balance of \$212,653.29 in the Community Service Miscellaneous Grant.

### OPTIONS – BENEFITS / DISADVANTAGES:

**Options** – Council has the option to approve, deny or select an alternate sponsorship level or a gift-in-kind amount.

**Benefits** – The benefit of approving funding is that Greenview will be providing support to the Grande Prairie Regional College for the Skills Competition.

**Disadvantages** – There are no perceived disadvantages to providing sponsorship funds to the Grande Prairie Regional College, Fairview Campus in support of the North West Regional Skills Competition.

COSTS / SOURCE OF FUNDING:

Sponsorship funds in the amount of \$3,000.00 for the North West Regional Skills Competition will come from the Community Service Miscellaneous Grant.

### ATTACHMENT(S):

• Grande Prairie Regional College – North West Regional Skills Competition Sponsorship Request Letter



February 9, 2016

W9 of Greeview 80x 1079 005 H0T ,84,w9ivy9llsV

Dear Sir/Madam,

Re: North West Regional Skills Canada Competition 2016

This year we are excited to host the 12<sup>th</sup> Annual North West Regional Skills Canada Competition here in trades and technology. Be ready on April 21 & 22 to watch the industry leaders of tomorrow compete in trades and technology. Be ready on April 21 & 22 to watch the industry leaders of tomorrow compete in 26 regional competitions.

We would like to invite you to join us in celebrating the achievements of these students. With your sponsorship, in your choice of level, we can continue to offer them the high quality of competition they deserve. We have enclosed a sponsorship package, as well as the schedule of events for this year's competition.

Please advise us of your decision by March 15<sup>th</sup> 2016. We will be following up with your organization after this date if we have had no response.

For more information, or further exploration of the sponsorship opportunities available, please call Patricia Woronuk at 780-835-6614 or email pworonuk@gprc.ab.ca. We look forward to seeing you at the North West Regional Skills Canada Competition.

Sincerely,

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Patricia Woronuk

Community Relations & Development Coordinator

)SC

North West Regional Skills Canada Competition Grande Prairie Regional College Box 3000, Fairview, AB, T0H1L0

Phone: 780.835.6614, Fax: 780.835.6670 Email: <u>Pworonuk@GPRC.ab.ca</u>

www.skillsalberta.com



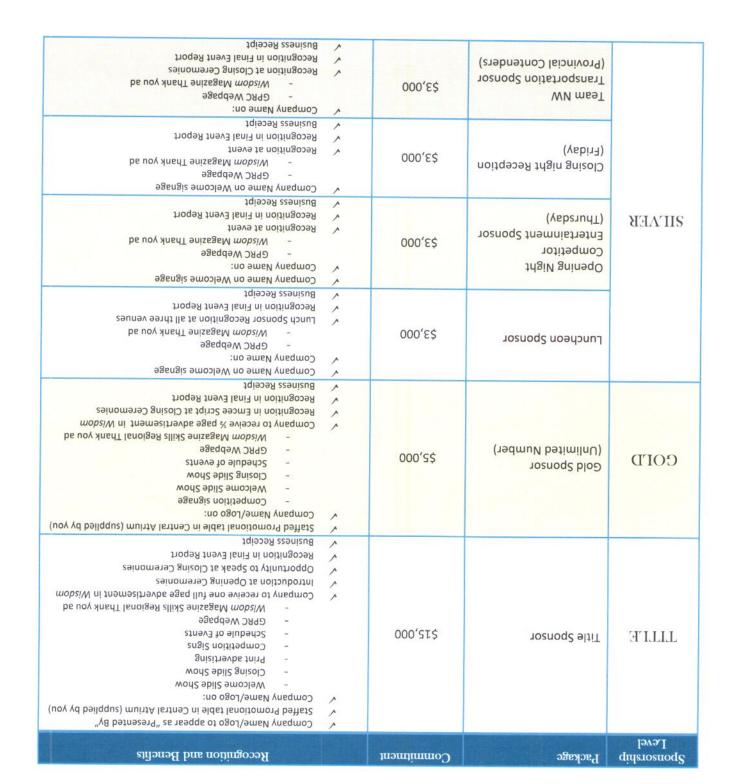
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SkillsCanada Alberta

CPRC

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Recognition and Benefits		Commitment	Раскаве	qirlərosnoq8 Level
pany Name on: - GPRC Webpage - Wisdom Magazine Thank you ad gnition at Closing Ceremonies gnition in Final Event Report ress Receipt	A Reco	0007\$	Competitor Supporter	BRONZE
ed recognition gnized in Final Event Report pany Name on signage pany Name on: - GPRC Webpage - Wisdom Magazine Thank you ad	√ Reco ✓ Com	000'Z\$	Try a trade Prize Sponsor	

Recognition and Benchla		Inemitmend	Package	Sponsorship Level
Shared recognition Recognized in Final Event Report Company Name on signage – GPRC Webpage Wisdom Magazine Thank you ad Business Receipt	** ****	000'Z\$<		евіеиds

Company name to be displayed on product, or prize or signage Customized recognition can be given at higher levels Recognition in Final Event Report Business Receipt	***	Gift-In-Kind Product or Prizes	SPONSOR SUPPORTING
---	-----	-----------------------------------	-----------------------

inquires please contact:



# noiiiisqmol abanal slliskl lanoipsh AR WN - 2002

### **2016 - SCHEDULE OF EVENTS**

		the second s
<b>Medal Presentation &amp;</b>	GPRC Theatre	Mq 00:7 - 00:8
Competitor Showcase	GPRC Atrium	2:00 - 6:30 PM
Cottee & Snacks	6PRC Admin Bldg AC144	M9 05:8 - MA 00:8
Campus Tour (on the hour)	Start GPRC Board Room	M9 00:2 - MA 00:9
Competitor Snack and Entertainment	GPRC Notley Square	3:00 - 2:42 bW
Project Judging		Until 5:30 PM
(stneve noitidinxe\omeb)		
Try-a-Trades	GPRC Atrium, Foyer	M9 00:8 - MA 00:01
Competitions end		S:00 PM
Complementary Lunch	GPRC/FHS/STM	12 - 12:30 PM
Competitions begin	CPRC/FHS/STM	MA 00:8
Friday, April 22, 2016		
Competitor Free Time	<b>GPRC Notley Square</b>	9:00 to 10:30 PM
	provided to orientation site	
	Transportation for competitors will be	
Competitor Lab/Orientation	GPRC/FHS/STM	8:00 - 6:30 bW
Opening Ceremonies	GPRC Theatre	Mg 24:7 - 00:7
Light Supper/Snacks	GPRC Notely square lounge	2:00 - 0:30 bW
Competitor Registration	GPRC Foyer	4:00 - 6:30 bW
Thursday, April 21, 201	9	

GPRC Admin Bldg AC144

GPRC Atrium

## **2016 COMPETITION VENUES**

GPRC - Atrium GPRC - OPET Lab FHS - Library GPRC - Admin Bldg Foyer GPRC - Admin Bldg Foyer FHS -Computer Lab HHS - Sewing Lab dsJ sboo7 -MT2 GPRC - Carpentry Lab GPRC - Carpentry Lab FHS - Foods Lab GPRC - Auto Service Tech Lab Competition - Host Site

**GPRC Atrium** GPRC - Welding Lab GPRC - Animal Science Building GPRC - Computer Lab in Atrium

### Workplace Safety **g**nibleW TV/Video Production Robotics **βηοτοgraphy** Recreation Equipment Out-Door Power & IT & Network Support Hairstyling Intermediate Hairstyling Junior Graphic Design **Fashion Technology** StrA YreniluD Carpentry Cabinet Making Baking **Auto Servicing** Competition Event

Volunteers & Teachers

stellsbem the with Medalists

General Hospitality

**Closing Ceremonies** 

# Robotics . Baking Artistry . GPRC Demo/ Exhibition Events STM - St Thomas More School FHS – Fairview High School sugmed weivview Campus GPRC -Grande Prairie Regional Abbreviations/Acronyms

Thursday Evening &

mq 00:8 - 00:7

Friday

# osbiV-VT . γοτοσιαρλ . **Workplace** Safety . Graphic Design . Fantasy Hair Styling .

185



# NW Skills Regionals



## April 23 & 24, 2015 Sponsorship Registration Form Page I of 2

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Vailing Address	City
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	000'ɛ\$	Lucheon Sponsor	
	000'E\$	Opening Night Competitor Entertainment Sponsor	
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	000'E\$	WW Team Transportation Sponsor (Provincial Contenders)	
	0008\$	Closing Night Reception	
	000'Z\$	Competitor Travel Subsidy	BRONZE*
	000'7\$	Try a Trade Prize Sponsor	771010
	<\$2000	Any Donation <\$2000	FRIENDS

Sponsorship Value:	
Item Description:	SPONSOR SPONSOR
Gift-In-Kind, Prize or Auction Items	

Contact Patricia for any sponsorship inquires or to set up your gift-in-kind contribution!





# NW Skills Regionals

7102 ,42 & 82 lindA



## Sponsorship Registration Form Page 2 of 2

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						Payment Note:

Gift-in-Kind Acceptance Policy کواندی	ORG

# Gift-in-Kind Form (Under \$1000)

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	Gift-In-Kind Receipt Issued For \$	Receipt #:		
ЪЧ	r Office Use Only:	<i>"</i> , , , , , , , , , , , , , , , , , , ,		
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#### Grande Prairie Regional College Community Relations 10726 - 106 Avenue Grande Prairie, AB T8V 4C4 Phone: (780) 539-2021 Fax (780) 539-2731

f xibn9qqA

# Gift-in-Kind Form (Over \$1000)

All required approvals must be obtained before the donation is accepted. If the donation is accepted, this form, along with a correspondence by the donor, offering the donation and providing particulars, including any conditions that the donor attaches to the donation, should be forwarded to the Community Relations Department. (Reference Cift-in-kind Policy)

### Please use additional paper if more space is required.

. Describe gift:	
contact person /title:	
ame:	
Donor contact information:	

3. Identify specific use: (example, class room instruction aid; door prize for special event, etc.)

4. Please identify requirements as a result of accepting the gift (financial or otherwise):

Other:		Other:	
Maintenance of equipment, technology, artwork	N/X	Storage space	N/X
Technology requirements/implications	N/X	Exhibition space	N/A
Space Renovations	N/X	Cataloguing requirements	N/X
Insurance	N/X	Delivery requirements	N/A
Please circle appropriate response:	Required		Require

- Consult appropriate departments for any 'Yes' responses identified above. (Campus Operations for space renovations, storage, exhibition space and maintenance of equipment. Information Systems for technology requirements or maintenance, Vice-President Administration for insurance requirements, etc.)
- Attach supporting documents outlining all costs (financial or otherwise) signed by the various Department Heads consulted.
- 5. What is the method used to determine value of gift? (Ex: Fair market value, independent appraisal, book value in financial statements, catalogue value, etc.?) Please attach supporting documents

Department:	 (print name):	Submitted by

Telephone: Date submitted:



# **REQUEST FOR DECISION**

SUBJECT:Tianna Takacs – Bursary RequestSUBMISSION TO:REGULAR COUNCIL MEETINGMEETING DATE:March 8, 2016DEPARTMENT:COMMUNITY SERVICESFILE NO./LEGAL:N/ASTRATEGIC PLAN:

REVIEWED AND APPROVED FOR SUBMISSION CAO: MH MANAGER: INT GM: DM PRESENTER: DM LEGAL/ POLICY REVIEW: INT FINANCIAL REVIEW:

#### RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – CO 18 Veterinarian Bursary

#### **RECOMMENDED ACTION:**

MOTION: That Council approve bursary funding in the amount of \$7,000.00 to Tianna Takacs for her academic studies in the Animal Health Technology Program at the Grande Prairie Regional College Fairview Campus, with the condition that the applicant commits to reside and perform veterinarian work within the boundaries of Greenview, with funds to come from Community Service Scholarships and Bursaries Budget.

### BACKGROUND / PROPOSAL:

Tianna Takacs is requesting bursary funds to assist her with the fees associated with the Animal Health Technology Program at the Grande Prairie Regional College Fairview campus that she is conditionally accepted to attend. The second year of the Animal Health Technology Program will cover topics in regards to large animals, such as learning how to provide care to horses, cows and other large farm animals. After completion of the Animal Health Technology program, Tianna plans to find a job in Northern Alberta.

Currently, Greenview has a Veterinary Bursary policy with eligibility to post-secondary Veterinarian Medicine Program, specializing in Large Animal Health. Eligibility consists of:

- Resident in Alberta based on Students Finance regulations.
  - Priority consideration will be given to residents of Greenview, Town of Valleyview, Town of Fox Creek and Town of Grande Cache.
  - Secondary consideration will be given to residents of Northern Alberta
  - o Third consideration will be given to residents of Alberta
- Be enrolled full time in a post-secondary Veterinarian Medicine program and be specializing in Large Animal Health.
  - Preference will be given to veterinary students in their 3<sup>rd</sup> or greater year of study.

- Commit to live and work as a veterinarian within the boundaries of Greenview or such other location as is specifically approved by Greenview at the request of the Student, for a specified amount of time upon graduation.
- While attending University, the student must commit to work between the end of the spring semester and the commencement of the fall semester (summer break), in a location approved by the sponsor in Greenview.

The present policy indicates that the bursary amount will be up to \$7,000.00 per year (maximum of \$3,500.00 for half an academic year of study), with the maximum total student award being up to \$21,000.00. One month of returned service is required for each \$500.00 of total bursary support.

Note: Greenview's existing policy makes reference to being enrolled in post-secondary Veterinarian Medicine Program, specializing in Large Animal Health whereby the applicant Tianna Takacs is enrolled in the Animal Health Technology Program.

Currently as of March 7, 2016, there is \$12,000.00 in the Community Service Scholarships & Bursaries Budget.

### OPTIONS – BENEFITS / DISADVANTAGES:

**Options** – Council has the option to deny, approve or provide an alternate amount of bursary funding to Tianna Takacs for her academic studies in the Animal Health Technology Program.

**Benefits** – The benefit of providing bursary funds to Tianna for her academic studies in the Animal Health Technology Program is that this may benefit the Greenview community by increasing the number of professionally skilled individuals working in the veterinarian field.

**Disadvantages** – The disadvantage to approving the bursary funding to Tianna Takacs for her academic studies in the Animal Health Technology Program at the Grande Prairie Regional College Fairview Campus is that it may set a precedent for other similar requests.

### COSTS / SOURCE OF FUNDING:

The \$7,000.00 bursary funds will come from the Community Service Scholarships and Bursaries Budget

### ATTACHMENT(S):

- Bursary Request Letter Tianna Takacs
- Sponsoring for a Veterinary Bursary Policy

Tianna Takacs 250-500-2249 <u>tianna.takacs123@gmail.com</u> Box 432 Valleyview, Alberta TOH-3N0

To the Council Members of the Municipal District of Greenview #16,

My name is Tianna Takacs and I am a student graduating in June of 2016 from Hillside High School in Valleyview Alberta. I am writing you this letter in hopes that I will be considered for the Veterinary Bursary as I have been conditionally accepted to Grande Prairie Regional College Fairview campus for the Animal Health Technology Program. I am an outdoorsy girl who lives on a farm with four cats, two dogs, and three horses. My grades are almost above average, and I am looking forward to continuing my education.

The reason that I chose the Animal Health Technician program at the Fairview campus is because I have a deep passion for animals and it is in Northern Alberta as I love to stay close to my family, as well as the farm. I engaged in a "Student for a Day" at the campus and I am absolutely excited to start the two year program. I am interested in the large animal portion which starts in the second year. During the second year we will be learning how to provide care to horses, cows and other large farm animals. I am very interested in the program because I work with cattle during all seasons. My uncle and Grandfather operate a feed lot, where I help process the calves, treat the sick, tags the ears, etc. as well as do round-ups on horseback in the summer. My grandpa, cousin, and I go to Wilmore Wilderness Park for about a week in the summer, and we pack horses in and camp out in a tent for a week to ten days at a time. I hope to find a job in northern Alberta so I am able to continue doing what I love. Please consider me for the Veterinary Bursary so that I am able to pursue my goals and dreams. Thank you for your time and I hope to hear from you soon.

Sincerely,

Tianna Takacs

### **Teresa Marin**

From:	Celine Southwick
Sent:	Friday, February 12, 2016 2:11 PM
To:	Dennis Mueller; Teresa Marin
Cc:	tianna.takacs123@gmail.com
Subject:	Veterinary Bursary Letter
Attachments:	Veterinary Bursary Letter.docx
Importance:	High

High

Good Afternoon Dennis and Teresa,

Attached is my daughter Tianna's letter to apply for the Veterinary Bursary that the MD of Greenview has available.

Thank you for your time and consideration.

# **Celine Southwick**

**Development Technician** Municipal District of Greenview | 4806 36 Ave. Box 1079 Valleyview, Alberta TOH 3N0 Tel: 780-524-7600 | Fax: 1-780-524-4307 | Toll Free: 888-524-7601 | 24/7 Dispatch: 888-524-7608 | Direct: 1-780mdgreenview.ab.ca | Follow us on Twitter @mdgreenview16



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# M. D. OF GREENVIEW NO. 16 POLICY & PROCEDURES MANUAL

Section:

COUNCIL

#### **POLICY NUMBER: CO 18**

POLICY TITLE:	SPONSORING FOR A VETERINARY BURSARY	Page 1 of 2
Date Adopted by Co	uncil / Motion Number:	11.05.292

#### **PURPOSE:**

To provide financial assistance to students pursuing education in the veterinarian field as an initiative to recruit a veterinarian for the area.

#### **POLICY:**

The M.D. of Greenview will provide a bursary of up to \$7,000 per year (to include any funding obtained through outside partners), up to a maximum bursary of \$21,000 per student enrolled full-time in a post-secondary Veterinarian Medicine program, specializing in Large Animal Health.

- 1. The M.D. will accept written applications from qualifying veterinarian students.
- 2. The M.D., with input from local veterinarian stakeholders, will select the student for funding. Students will be selected and bursary documents completed prior to the start of the post-secondary academic year (generally May to August).
- 3. To be eligible for the bursary the student must:
  - Be a resident of Alberta based on Students Finance Regulations
    - Priority consideration will be given to residents of the M.D. of Greenview, Town of Valleyview, Town of Fox Creek and Town of Grande Cache.
    - Secondary consideration will be given to residents of Northern Alberta
    - Third consideration will be given to residents of Alberta
  - Be enrolled full time in a post-secondary Veterinarian Medicine program and be specializing in Large Animal Health.
    - $\circ$  Preference will be given to veterinary students in their 3<sup>rd</sup> or greater year of study.
  - Commit to live and work as a veterinarian within the boundaries of the MD of Greenview or such other location as is specifically approved by the MD of Greenview at the request of the Student, for a specified amount of time upon graduation as set out in article 5 below.
  - While attending University, the student must commit to work between the end of the spring semester and the commencement of the fall semester (summer break), in a location approved by the sponsor in the M.D. of Greenview.
- 4. The bursary amount will be up to \$7,000 per year (maximum of \$3,500 for half an academic year of study), with the maximum total student award being up to \$21,000.
- 5. The M.D. will prepare the return service contract for the bursary. One month of return service is required for each \$500 of total bursary support. For example: A \$5,000 bursary has a return service commitment of 10 months.

#### POLICY TITLE: SPONSORING FOR A VETERINARY BURSARY

#### Date Adopted by Council / Motion Number:

Page 2 of 2

11.05.292

- 6. The M.D. will send the bursary directly to the student when written notification from Advanced Education confirms applicant's enrollment in program.
- 7. Annually the student, with the participating veterinarian, will submit follow up to the sponsor about their summer employment return service commitment.
- 8. In subsequent study years, the student will send confirmation of current enrollment to the sponsor.
- 9. Upon completion of studies the student will continue to update the sponsor about the status of their return service commitment.



# **REQUEST FOR DECISION**

18<sup>th</sup> Annual Swan Festival – Request for Sponsorship SUBJECT: **REGULAR COUNCIL MEETING** SUBMISSION TO: REVIEWED AND APPROVED FOR SUBMISSION MANAGER: MEETING DATE: March 8, 2016 CAO: MH INT DEPARTMENT: N/A GM: PRESENTER: DM DM FILE NO./LEGAL: N/A LEGAL/ POLICY REVIEW: INT STRATEGIC PLAN: FINANCIAL REVIEW:

#### RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) - N/A

#### **RECOMMENDED ACTION:**

MOTION: That Council accept the request for sponsorship of the 18<sup>th</sup> Annual Swan Festival from Alberta Parks and Friends of Saskatoon Island for information.

### BACKGROUND / PROPOSAL:

The Friends of Saskatoon Island and Alberta Parks would like to invite Greenview to sponsor the  $18^{th}$  Annual Swan Festival that will be held on April 23 – 24, 2016. The partners are requesting a \$500.00 sponsorship to assist with event costs. Greenview's logo would be included on promotional posters, websites and advertisements.

The Annual Swan Festival is a community initiative which brings people together, drawing 400 visitors per year, from around the Peace Country and throughout the province to celebrate the return of the trumpeter swans to the region. The Grande Prairie area contains the highest concentration of breeding trumpeter swans in North America and these majestic birds are a major symbol for the County and City of Grande Prairie as well as many local businesses.

Greenview has not provided sponsorship for the Swan Festival in the past. Currently, as of March 7, 2016 Greenview has a balance of \$212,653.29 in the Community Service Miscellaneous Grant.

### OPTIONS – BENEFITS / DISADVANTAGES:

**Options** – Council has the option to accept the sponsorship request for information or approve a monetary sponsorship.

**Benefits** – The benefit of accepting the sponsorship request for information is that we have not provided funding in the past as this event is held outside of the Greenview area.

### **Disadvantages** – There are no perceived disadvantages to accepting the sponsorship request for information.

## COSTS / SOURCE OF FUNDING:

Should Council choose to provide sponsorship funding for this event the funds would come from Community Service Miscellaneous Grant.

### ATTACHMENT(S):

• Sponsorship Request Letter from Alberta Parks and Friends of Saskatoon Island



# **Request For Sponsorship**

The Friends of Saskatoon Island and Alberta Parks would like to invite the Municipal District of Greenview #16 to sponsor the 18<sup>th</sup> annual Swan Festival which takes place April 23rd and 24th, 2016. The annual Swan Festival is a community initiative which brings people together from around the Peace Country and throughout the Province to celebrate the return of trumpeter swans to the region. The Grande Prairie area contains the highest concentration of breeding trumpeter swans in North America and these majestic birds are a major symbol for the County and City of Grande Prairie as well as for many local businesses.

As indicated in the attached event summary, the swan festival continues to grow as a major regional attraction, drawing over 400 visitors per year with many traveling from Edmonton and beyond. This year we celebrate the 18th anniversary of the festival.

The Swans and Tea tours for seniors continue to be extremely popular and we continue to work with local organizations to make the festival a real part of the community.

We would like to ask if the Municipal District of Greenview #16 would like to generously provide a donation of \$500 to the festival to help cover event costs. Sponsorship by the Municipal District of Greenview #16 will be recognized with your logo on our promotional posters, websites and advertisements.

Sincerely,

Vibrgan Colo

Morgan Cole Acting Visitor Services Supervisor, Alberta Parks

1301, 10320—99 Street Grande Prairie, Alberta / T8V 6J4 Ph. 780-538-5635 Morgan.cole@gov.ab.ca



# SWAN FESTIVAL 2015 (April 25<sup>th</sup> & 26<sup>th</sup>) Event Summary

## **Festival Description and History:**

This will be the seventeenth year for the annual Swan Festival, a community event that celebrates the annual return of trumpeter swans to the Peace Country. This special event highlights a major symbol for our community and builds both awareness of and appreciation for trumpeter swans and their habitat.

This event continues to contribute to community development with more than 25 local volunteers making the event happen and over 400 people attending. The event also continues to attract new visitors with 70% attending for the first time in 2011. At least 15% of our audience comes from outside the immediate Grande Prairie region and we have had visitors from as far as way as Newfoundland, New York and Europe.

#### **Partners:**

There are many local contributors to the annual swan festival. These contributors include both in-kind sponsors (donating their time, materials/products, and/or expertise to the event) and those who provide monetary support. The sponsors that have been with us the past three to five years include: the ASRPW Foundation, County of Grande Prairie, City of Grande Prairie, Grande Prairie Rotary Club, Centre 2000, Ducks Unlimited Canada, Grande Prairie Regional Tourism Association, Lake Saskatoon Community Club, Muskoseepi Park, National Car and Truck Rentals, Peace Library System, Peace Parkland Naturalists, Service Plus Inns and Suites, the Town of Beaverlodge, the Town of Wembley, the Town of Sexsmith, Weyerhaeuser, and Wonderland Toy and Hobby.

# Promotion and Sponsor Recognition:

The Swan Festival is promoted through local newspapers and radio, road signs, posters, brochures and the website (<u>www.albertaparks.ca</u>). Sponsor logos are included in all print material and on the website and sponsors are also recognized during the festival through on-site signage.

## FESTIVAL EVENTS

## **Pre-Festival Events**

- Swan display and story time at the Grande Prairie Public Library plus swan story . times in regional libraries
- The Senior Swan Tours take place from April 14-24<sup>th</sup>. Buses will pick up seniors from registered senior homes to take part in a guided swan tours which finished off at the Beaverlodge Cultural Centre for some tea and treats! (Tours for seniors from Grande Prairie, Valleyview, Beaverlodge and Hythe.

# Saturday, April 25<sup>th</sup> – Evening Speaker / Wine and Cheese Centre 2000 6:30 - 10:00 p.m.

- Guest speaker Brian Keating, Honorary Conservation Advisor from the Calgary . Zoo and Assistant Professor of Anthropology at the University of Calgary. He is presenting "Migration: The Run-Away Game."
- Music, a silent auction and a wine and cheese social will follow.

## Sunday, April 26th - Swan Events at Saskatoon Island Provincial Park 12:30 - 4:30 p.m.

- Guided bus tours to view swans leaving from Saskatoon Island
- Various activities and crafts
- Face Painting
- Displays (local conservation projects, habitat protection, community groups, etc.)
- Hot lunch and BBQ

## **Post-Festival Events**

Special "Trumpeters and Tea" tours for seniors from Grande Prairie, Valleyview



# **REQUEST FOR DECISION**

SUBJECT:Valleyview Library Board AppointmentSUBMISSION TO:REGULAR COUNCIL MEETINGMEETING DATE:March 8, 2016DEPARTMENT:CAO SERVICESFILE NO./LEGAL:File Number,Legal or N/A.STRATEGIC PLAN:

REVIEWED AND APPROVED FOR SUBMISSION			
CAO:	MH	MANAGER:	INT
GM:	INT	PRESENTER:	INT
		LEGAL/ POLICY REVIEW:	INT
		FINANCIAL REVIEW:	

#### **RELEVANT LEGISLATION:**

**Provincial** (cite) – N/A

### Council Bylaw / Policy (cite) - N/A

#### **RECOMMENDED ACTION:**

#### MOTION: That Council appoint Marilyn Frostad as a member of the Valleyview Library Board.

#### BACKGROUND / PROPOSAL:

Administration received an email from Marilyn Frostad regarding the empty seat on the Valleyview Library Board expressing her interest in sitting on the board.

**OPTIONS – BENEFITS / DISADVANTAGES:** 

**Options** – Council has the option to deny the appointment to the Valleyview Library Board.

**Benefits** – The benefit of Council accepting Marilyn Frostad as a member on the Valleyview Library Board is that Greenview will have full membership on the board.

**Disadvantages** – Administration perceives no disadvantages to Marilyn Frostad sitting on the Valleyview Library Board.

COSTS / SOURCE OF FUNDING:

None

ATTACHMENT(S):

• email

### Lianne Kruger

From: Sent: To: Subject: Marilyn Frostad <MFrostad@pembina.com> Friday, February 26, 2016 1:32 PM Lianne Kruger Library Board Vacancy

Good Afternoon,

I would like to apply for this vacancy but am not familiar with the procedure required. May I apply online or do I need to be nominated ? Please advise.

Thank You

Marilyn Frostad - Field Clerk, Valleyview Pembina Pipeline Corporation | 4807 - 36th Avenue(Box360), Valleyview, AB TOH 3N0 Tel: (780)524-3392 | Fax: (780)524-4676 | mfrostad@pembina.com

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# **REQUEST FOR DECISION**

SUBJECT:Northwest Transportation Advisory CouncilSUBMISSION TO:REGULAR COUNCIL MEETINGMEETING DATE:March 8, 2016DEPARTMENT:CAO SERVICESFILE NO./LEGAL:File Number,Legal or N/A.STRATEGIC PLAN:STRATEGIC PLAN:

REVIEWED AND APPROVED FOR SUBMISSION CAO: MH MANAGER: INT GM: INT PRESENTER: INT LEGAL/ POLICY REVIEW: INT FINANCIAL REVIEW:

#### RELEVANT LEGISLATION:

**Provincial** (cite) – N/A

### Council Bylaw / Policy (cite) -N/A

#### **RECOMMENDED ACTION:**

### MOTION: That Council appoint one Councillor to the Northwest Transportation Advisory Council.

#### BACKGROUND / PROPOSAL:

At the February 23<sup>rd</sup> Council meeting Councillor Rutt brought forward a request to sit on the Northwest Transportation Advisory Council (NTAC) formerly known as the Northwest Corridor Development Corporation. Council requested more information be brought forwarding regarding membership and board representation.

As the NTAC is a new body they have not yet completed their Terms of Reference. They will be looking to become their own society within the year.

Yearly membership fees are \$2649.50. Fees are based at \$.50 per capita, with a minimum of \$1000 to a maximum of \$5000.

OPTIONS – BENEFITS / DISADVANTAGES:

**Options** – Council has the option to not appoint any member to the Northwest Transportation Advisory Council.

**Benefits** – The benefit of appointing a member to the Northwest Transportation Advisory Council is that Greenview will be in discussions regarding transitional steps and transportation priorities for the northwest.

**Disadvantages** – There are no perceived disadvantages to appointing a Council Member to the Northwest Transportation Advisory Council other than the cost of membership and meeting attendance.

## COSTS / SOURCE OF FUNDING:

Membership fees to come from Council's Seminar and Conference Fees Budget.

## ATTACHMENT(S):

- Northwest Transportation Advisory Council Letter to Members
- 2016 Membership Invoice

#### NORTHWEST TRANSPORTATION ADVISORY COUNCIL





November 30, 2015

Dear Former Northwest Corridor Development Corporation Member:

On behalf of the Northwest Transportation Advisory Council (NWTAC), we are pleased to inform you that the Regional Economic Development Initiative (REDI) and the Peace Region Economic Development Alliance (PREDA) have partnered to ensure the transportation needs of the northwest region are at the forefront of government and industry decision makers.

<u>Background:</u> In November 2014 the Board of Directors for PREDA and REDI discussed continuing the efforts of the Northwest Corridor Development Corporation (NCDC)\* that were focused on northwest Alberta's transportation priorities. The membership of both PREDA and REDI were asked for input on next steps and commitment to continue under a new moniker – the Northwest Transportation Advisory Council (NWTAC). The purpose of NWTAC would mirror that of the previous NCDC but focus solely on the needs of northwest Alberta. In 2015 the leadership team for NWTAC consisted of Alberta based Board of Director members from the previous NCDC; the Chairpersons of PREDA and REDI, and selected representatives from both PREDA and REDI memberships. NWTAC's current leadership team is listed below.

Elaine Garrow – MD of Spirit River #133 (PREDA)	Leanne Beaupre – County of Grande Prairie
Lisa Wardley – Mackenzie County (REDI)	Eric Jorgensen – Mackenzie County
Carolyn Kolebaba – Northern Sunrise County	Keven O'Toole – City of Grande Prairie
Veronica Bliska – MD of Peace #135	Crystal McAteer – Town of High Level
Charlie Johnson – Clear Hills County	Ernie Newman – MD of Fairview #136

\* NCDC initiated being dissolved in September 2014.







In 2015, NWTAC's leadership team discussed transitional steps and transportation priorities for the northwest. Key decisions emerging from the transitional discussions are:

1) The Northwest Transportation Advisory Council (NWTAC) will be a joint-committee overseen by PREDA and REDI.

- 2) PREDA and REDI will each contribute a value of \$12,000 to off-set the administrative costs of the joint-committee.
- 3) The Northwest Transportation Advisory Council (NWTAC) will be Alberta based and focused on the transportation needs of the northwest region;
- Previous Alberta based members of the Northwest Corridor Development Corporation (NCDC) will be grandfathered under the Northwest Transportation Advisory Council (NWTAC); membership fees for grandfathered members will remain the same as that charged by the Northwest Corridor Development Corporation (NCDC);
- 5) In 2016 the Northwest Transportation Advisory Council (NWTAC) leadership team will create a Terms of Reference and identify strategic priorities.

Attached you will find an invoice for your municipality's 2016 Membership in the Northwest Transportation Advisory Council. If you have any questions please do not hesitate to contact us. Thank-you for your support of our collective regional efforts.

Regards,

Lisa Wardley – Chairperson, Regional Economic Development Initiative (REDI) <u>lisa@mackenziecounty.com</u> Phone: (780) 683-2378 (Zama City Office)

Elaine Garrow – Chairperson, Peace Region Economic Development Alliance (PREDA) <u>egarrow@mdspiritriver.ab.ca</u> Phone: (780) 864-3500

# Peace Region Economic Development Alliance 10128 95th Avenue Grande Prairie, AB T8V 0L4

# Invoice

Date	Invoice #
2015-11-30	1534



Phone #

Fax #

780-527-6232

780-527-6232

Invoice To

E-mail preda@peacecountrycanada.com

MD of Greenview #16 Box 1079 Valleyview, AB T0H 3N0

Description	Rate	Amount
2016 Membership Fee - Northwest Transportation Advisory Council	2,649.50	2,649.50
Fee Base50 per capita Minimum of \$1000 to a maximum of \$5000.		

Total

\$2,649.50

GST/HST No. 864923396



# **REQUEST FOR DECISION**

SUBJECT:14' Wishek Offset Disc PurchaseSUBMISSION TO:REGULAR COUNCIL MEETINGMEETING DATE:March 8, 2016DEPARTMENT:INFRASTRUCTURE & PLANNINGFILE NO./LEGAL:File Number,Legal or N/A.STRATEGIC PLAN:STRATEGIC PLAN:

REVIEWED AND APPROVED FOR SUBMISSION CAO: MH MANAGER: INT GM: GG PRESENTER: GG LEGAL/ POLICY REVIEW: INT FINANCIAL REVIEW:

#### RELEVANT LEGISLATION:

Provincial – NA

### Council Bylaw / Policy - NA

#### **RECOMMENDED ACTION:**

MOTION: That Council approve the purchase of one Wishek Offset 14 foot disc by Infrastructure & Planning department with an upset limit of \$50,000 to be funded through the Forestry Trunk Road Improvements Capital Budget.

#### BACKGROUND / PROPOSAL:

During the 2015 Forestry Trunk Road construction improvements, Infrastructure & Planning (I&P) borrowed Greenview's rental disc and found it was interfering with the AG rental program due to the length of time that the disc was needed onsite. I&P has determined that the use of this piece of equipment is essential for drying material and receiving consistency throughout the project by helping in reducing silt pockets that create soft spots. Greenview has years of work slated for the FTR and the disc can be used on any road that Greenview is constructing or rebuilding to help provide a quality product.

Given the amount of expected use, Administration is recommending an equipment purchase rather than a lease or rental option.

OPTIONS – BENEFITS / DISADVANTAGES:

**Options** – 1. Council could refuse I&P's request.

2. Council could request I&P to rent or lease a disc.

**Benefits** – The benefits would be increased speed of the construction process while producing a better product. This also allows I&P many years of consistent use of this asset without disrupting Ag Services rental operations.

**Disadvantages** – Administration perceive no disadvantages other than cost.

COSTS / SOURCE OF FUNDING:

Funded through the Forestry Trunk Road Improvements Capital Budget.

ATTACHMENT(S):

• AG's Quote from Keddie's Rancher's Supply

Group of Comp		Keddie's Rand 9808 - 132 Ave Grande Prairie Ph: Fax:	nue			Invoice AG020286
Sold To: M.D. of Greenview Box 1079 Valleyview, AB TOH 3N0 780-524-4445			Ship To: QUENTIN M.D. of Gree Box 1079 Valleyview, A 780-524-4445		8342	
Order Date Ship Via	Ship Date	Territory				
20-Apr-15 FLAMAN		Danny Walu	k	PO	Term	s
Qty Item ID	Deserter			50371	Due c	en Receipt
1.000 GP WIS35270	Description	ihek Offset Disc S se Kit			Unit Price	Amount
# order with notched blades up front on gange	Seed 9	ht Kit 16 x 30" Plain Opi Craper Assy - LH CAssy - RH Penth Control III	ion		45,800.00	45,800.00
		Expressed in CA	ND funds.	G.S.T. #R Pt	101872802 ST Exempt	\$45,800.00 \$2,290.00 \$48,090.00
Unit NO # ASB 000	1	Custo	mer Name		Flaman's until all m represent a binding	agreement or
UnitNo #ASB000 Project ID # AG15015	لى					

AG020286

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- -



# **REQUEST FOR DECISION**

SUBJECT:Ridgevalley Connector ProjectSUBMISSION TO:REGULAR COUNCIL MEETINGMEETING DATE:March 8, 2016DEPARTMENT:INFRASTRUCTURE & PLANNINGFILE NO./LEGAL:File Number,Legal or N/A.STRATEGIC PLAN:STRATEGIC PLAN:

REVIEV	VED AN	ND APPROVED FOR SUBMIS	SION
CAO:	MH	MANAGER:	KS
GM:	GG	PRESENTER:	GG
		LEGAL/ POLICY REVIEW:	INT
		FINANCIAL REVIEW:	

#### **RELEVANT LEGISLATION:**

#### Provincial

### Council Bylaw / Policy

#### **RECOMMENDED ACTION:**

MOTION: That Council award Ridgevalley Connector base paving project to Wapiti Gravel Suppliers for an upset limit of \$2,005,235.51 to come from the 2016 Capital Budget.

### BACKGROUND / PROPOSAL:

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#### Three sealed tenders were received by closing date February 11, 2016 @ 11:01am.

-	
Bid Price	Non-Compliant
\$2,005,771.31	n/a
\$2,307,720.00	n/a
\$2,369,999.99	n/a
	\$2,005,771.31 \$2,307,720.00

The lowest tender was submitted by Wapiti Gravel Suppliers with a bid of \$2,005,771.31 which includes 23 days for site occupancy of \$42,550.00. The tendered amount **minus** the site occupancy is \$1,963,221.31

<u>Construction Costs:</u>	
Construction	\$1,963,221.31
Contingency	\$196,322.13
Potential Site Occupancy Bonus (2 days@1,850.00 per day)	\$3,700.00
Potential Bonus (Density, ACP Content, Gradation	\$17,640.00
Anti-Strip Additive	\$20,671.20
Engineering	<u>\$205,470.60</u>
Total	\$2,407,025.24

The total approved budget for the Ridgevalley Connector project is \$2,600,000.00.

OPTIONS – BENEFITS / DISADVANTAGES:

Options - Council could choose to postpone the project

**Benefits** – The benefits allow Greenview to proceed with the project under budget.

Disadvantages – no unforeseen disadvantages.

COSTS / SOURCE OF FUNDING:

Tender amount of \$2,005,235.51 to be funded by the 2016 Capital Budget.

## ATTACHMENT(S):

n/a



# **REQUEST FOR DECISION**

SUBJECT:SML's 060086, 070062 & 070064SUBMISSION TO:REGULAR COUNCIL MEETINGMEETING DATE:January 8, 2016DEPARTMENT:INFRASTRUCTURE & PLANNINGFILE NO./LEGAL:File Number,Legal or N/A.STRATEGIC PLAN:STRATEGIC PLAN:

REVIEWED AND APPROVED FOR SUBMISSION CAO: MH MANAGER: INT GM: GG PRESENTER: GG LEGAL/ POLICY REVIEW: INT FINANCIAL REVIEW:

#### **RELEVANT LEGISLATION:**

Provincial

#### Council Bylaw / Policy

#### **RECOMMENDED ACTION:**

MOTION: That Council accept the Administration report regarding SMLs 060086, 070062, and 070064 as information.

#### BACKGROUND / PROPOSAL:

February 9, 2016 Council's Motion: 16.02.73 That Council direct administration request a report from WSP listing the chronological order of events and costs regarding Athabasca SML's for the March 8th, 2016 Council Meeting.

Your requested information is included as an attachment to this Request for Decision which includes, SML's 060086, 070062 & 070064 Chronological History and Engineering Expenditures to date.

**OPTIONS – BENEFITS / DISADVANTAGES:** 

**Options** – NA

Benefits – NA

Disadvantages - NA

COSTS / SOURCE OF FUNDING:

#### ATTACHMENT(S):

• SML's 060086, 070062 & 070064 Chronological History and Engineering Expenditures.



March 3, 2016

Municipal District of Greenview No. 16 4806 – 36<sup>th</sup> Avenue Anderson Industrial Park Valleyview, Alberta, T0H 3N0

Attn: Mr. Grant Gyurkovits, General Manager, Infrastructure and Planning

#### Subject: SML's 060086, 070062 and 070064 Chronological History and Engineering Expenditures

Further to your request, please find enclosed a package outlining the tasks and works performed for SML 060086, SML 070062 and SML 070064, in chronological order, from the inception of these projects.

A brief, two page summary is provided, listed by year, including yearly and total engineering expenditures for this project, while a complete, detailed chronology follows for additional information on the tasks performed in each respective year.

Included for your reference are location plans providing the overview of these SML's, which, account for nearly 900 acres of land along the Athabasca River.

As of March 1, 2016, all information known to be required has been submitted to Alberta Environment and Parks (AEP). WSP looks forward to the successful completion and approval of these SML's

Should you have any questions, please contact our office at 780-538-2667.

Sincerely,

Greg Rantala, C.E.T., PMP Project Manager, Transportation WSP Grande Prairie

Enclosure (s)

Cc: Gord Meaney, Manager, Operations, MD of Greenview Garth McCulloch, Regional Manager, WSP

WSP Canada Inc. 10070 – 117 Avenue Grande Prairie, AB T8V 7S4

Phone: +1 780-538-2667 Fax: +1 780-538-2951 www.wspgroup.com



M.D. of Greenview No. 16

**Brief Summary** 

## of SML's 060086, 070062 and 070064

Location: Southeast of Fox Creek, Alberta March 3, 2016



Note: For further detailed information on tasks performed in each respective year, please see the attached "detailed chronology".

#### <u>2006:</u>

- $\rightarrow$  Projects originally started SME's taken out for 060086; Ground testing completed for 060086 in 2006.
- → SML application submitted for SML 060086 to SRD Edmonton.

2006 Engineering Costs: \$22,000

#### <u>2007:</u>

- → SME for 070062 and 070064 taken out; Ground testing completed for 070062 and 070064 in 2007
- → SML 060086 amended to include additional lands
- → SML application submitted for SML 070062 and SML 070064 to SRD Edmonton
- → Conservation and Reclamation Business Plans being prepared

2007 Engineering Costs: \$60,800

#### <u>2008:</u>

- → Conservation and Reclamation Business Plans (CRBP's) submitted to SRD Edmonton
- $\rightarrow$  Wellsite discovered September 9 within SML 070062
- → Letter sent to SRD regarding the newly developed and drilled well site within SML 070062 inquiring into the approval process for overlapping dispositions. Efforts made to contact Orleans Energy

2008 Engineering Costs: \$10,700

#### <u>2009:</u>

- → SRD provided additional requirements for CRBP including combining SML 060086, 070062 and 070064 into a single CRBP due to their proximity to each other and the similarities of the overall area.
- $\rightarrow$  May 2009, First Nations Consultation requirement determined by Taya Smith of SRD.
- → First Nations Consultation performed by M.D. of Greenview and Voyageur Engineering.

#### 2009 Engineering Costs: \$2,000

#### <u>2010:</u>

- $\rightarrow$  Revised CRBP submitted to SRD Edmonton which combined SML 060086, 070062, and 070064.
- → Attempts to contact Orleans Energy regarding well and lease site within SML 070062
- $\rightarrow$  Applications halted as MD enquires into ability to sell gravel commercially
- → Revised CRBP submitted to SRD Fox Creek with the understanding that the SML application *cannot* be finalized until an agreement with RMP Energy (formerly Orleans Energy) is established.
- → M.D. of Greenview in discussions with RMP Energy (formerly Orleans Energy) regarding an agreement for working around the oil well within SML 070062.

#### 2010 Engineering Costs: \$5,000

#### <u>2011:</u>

- → MD provided Mike Pasula M.D. Council Meeting Minutes which stated that the M.D. has no intention of selling gravel resources. Mike Pasula acknowledged this statement.
- → RMP Energy acknowledged abandoned well within SML 070062 and provided agreement in principle to the M.D. of Greenview taking over the well and lease site, provided the M.D. assumes all liability and ownership for the well and lease site. MD seeking legal advice.

2011 Engineering Costs: \$3,500



#### <u> 2012:</u>

- → Consents to Withdrawal obtained from FMA Holders
- → MD requested that the MD's legal counsel, Renyolds, Mirth, Richards & Farmer LLP (RMRF) look into acquiring the information from RMP Energy for an agreement to be made for the well and lease site located within SML 070062.
- $\rightarrow$  GENIVAR was put on hold until further direction regarding well transfer is given.

2012 Engineering Costs: \$9,400

#### <u>2013:</u>

- → MD and RMRF in contact with the ERCB and that they were just awaiting proof of insurance from the MD which was being put together.
- $\rightarrow$  GENIVAR remained on hold for further CRBP works.

2013 Engineering Costs: \$700

#### <u>2014:</u>

- $\rightarrow$  WSP on hold for further CRBP works until April, 2014
- → WSP working on combined CRBP for SML 060086, 070062 and 070064 for submission to AESRD. CRBP's require updating to current AESRD standards and updating information with development in the surrounding areas and removing well site from 070062.
- → MD was updated with additional requirements needing to be met for the SML in this area, to meet the Supplemental Guidelines for Aggregate Operations Woodlands Area Athabasca River Valley issued in 2012.
- $\rightarrow$  Hydrogeological Study completed with final report generated
- $\rightarrow$  Biophysical environment assessment complete with final report generated
- $\rightarrow$  SML development drawings revised to reflect avoidance of sensitive areas
- → Reclamation drawings revised to reflect development drawings
- → CRBP Submitted to AESRD on December 19, 2014

2014 Engineering Costs: \$136,400

#### <u> 2015:</u>

- → Meeting between the MD, WSP and Mike Pasula of AESRD to discuss the CRBP. AESRD has requested changes be made to the sequencing plan of the CRBP to delay the aggregate development within SML 070064 for 20-25 years based on the Trumpeter Swan habitat, as this area is one of the highest Swan producing areas in Alberta.
- → CRBP Submitted to AESRD on May 30, 2014.
- → WSP working with the MD to create a Memorandum of Understanding for timber harvesting by Blue Ridge Lumber within SML boundaries.
- $\rightarrow$  Beairsto and Associates working on completing the legal survey works for these SML's.
- → Letter from AESRD received asking for a plan of survey for SML 060086/DLO 063895 to revise the DLO boundary and a copy of written consent to withdrawal from Blue Ridge Lumber

2015 Engineering Costs: \$20,900

#### <u>2016:</u>

- $\rightarrow$  Bearisto working on revising legal plan for SML 060086 and DLO 063895 to allow for amended submission.
- → Additional Information Submitted to AEP: March 1, 2016

2016 Engineering Costs: \$2,000

Total Engineering Expenditures: \$273,400



M.D. of Greenview No. 16

# **Detailed Chronology**

# of SML's 060086, 070062 and 070064

Location: Southeast of Fox Creek, Alberta March 3, 2016



M.D. of Greenview No. 16 *History of SML's 060086, 070062 and 070064 Location: Southeast of Fox Creek, Alberta* 

March 3, 2016

#### November, 2006:

SME applied for 060086 – Detailed ground testing completed in 2006. **SML application submitted for SML 060086** to SRD Edmonton.

- SML application process and guidelines to Conservation and Reclamation Business Plans changed in 2006. New guidelines were not made available online until 2007. This issue was discussed with Taya Smith and Evert Smith of SRD.
- Gravel allocation policy for the Athabasca River Basin was being written by SRD and has only resulted in a draft policy to date.
- Legal survey of all SML's by Beairsto, Lehners and Ketchum starting November, 2007

#### December, 2007:

SME's applied for 070062 and 070064. Detailed ground testing completed in 2007. SML 060085 amended to include additional lands in the E12-60-18-W5M. **SML application submitted for SML 070062 and SML 070064** to SRD Edmonton

- *April, 2008* Jane Fletcher (SRD) provided update of applications stating that they are still being reviewed by SRD.
- *May, 2008* Jane Fletcher (SRD) provided an update of the applications stating that they are still being reviewed by SRD.
- August, 2008 Jane Fletcher (SRD) provided an update of the applications stating they are going to go to the field offices for review. At this time, Jane gave the go-ahead to submit the CRBP.

#### August, 2008:

**Conservation and Reclamation Business Plans (CRBP's) submitted** to SRD Edmonton for SML 060086, 070062 and 070064

- Environmental issues such as watercourses, historical resources, and Trumpeter Swans addressed as mandated by SRD.
- Legal survey corrections and re-submissions of plans

#### September 12, 2008

- Wellsite discovered within SML 070062 during site visit.
- Letter sent to SRD regarding the newly developed and drilled well site within SML 070062 inquiring into the approval process for overlapping dispositions. Efforts made to contact Orleans Energy (MSL Disposition Holder)



#### March, 2009:

- March 30, 2009 SRD provided additional requirements for CRBP including combining SML 060086, 070062 and 070064 into a single CRBP due to their proximity to each other and the similarities of the overall area.
- First Nations Consultation requires completion.

#### May, 2009:

- May 2009, First Nations Consultation requirement determined by Taya Smith of SRD.
- First Nations Consultation performed by M.D. of Greenview and Voyageur Engineering. Completed in April of 2010.

#### July, 2010:

#### Revised CRBP submitted to SRD Edmonton which combined SML 060086, 070062, ad 070064.

- Attempts to contact Orleans Energy regarding well and lease site within SML 070062 were made without success.

#### September, 2010:

- Meeting between SRD Fox Creek, M.D. of Greenview, and GENIVAR to discuss SML's in the Fox Creek area – further changes to be made to the CRBP for SML 060086, 070062 and 070064.

#### November, 2010:

**Revised CRBP submitted to SRD Fox Creek** with the understanding that the SML application *cannot* be finalized until an agreement with RMP Energy (formerly Orleans Energy) is established and incorporated into the CRBP for the well located within SML 070062.

- M.D. of Greenview in discussions with RMP Energy (formerly Orleans Energy) regarding an agreement for working around the oil well within SML 070062.
- Direction from MD to proceed with the agreement with RMP Energy or the transfer of the well site as the disposition contains a large quantity of aggregate reserves. Timelines were expected to be shorter through the agreement or transfer process than amending SML 070062 boundaries and quantities.

#### May, 2011:

- Mike Pasula (SRD Fox Creek) noted to the M.D. that he was currently reviewing the SML application but had concerns regarding the M.D.'s inquiry regarding the sale of gravel resources.
- MD provided Mike Pasula M.D. Council Meeting Minutes which stated that the M.D. has no intention of selling gravel resources. Mike Pasula acknowledged this statement.



#### September, 2011:

- RMP Energy acknowledged abandoned well within SML 070062 and provided agreement in principle to the M.D. of Greenview taking over the well and lease site, provided the M.D. assumes all liability and ownership for the well and lease site.
- The M.D. of Greenview sought the advice of their legal counsel regarding the risks of ownership.

#### October, 2011:

- Update provided to Chris Vierath (SRD Fox Creek) regarding the agreement between RMP Energy and the M.D. of Greenview stating that the process is currently awaiting paperwork from RMP Energy to continue the transfer process.

#### January, 2012:

- MD requested that the MD's legal counsel, Renyolds, Mirth, Richards & Farmer LLP (RMRF) look into acquiring the information from RMP Energy for an agreement to be made for the well and lease site located within SML 070062.
- GENIVAR was put on hold until further direction regarding well transfer is given.

#### March, 2012:

- RMRF was able to be in touch with SRD regarding the status of the SML applications on behalf of the MD. SRD Edmonton was aware of the application being in the Fox Creek SRD field office, with the understanding that an agreement was needed between RMP Energy and the M.D. of Greenview to finalize the application.

#### April, 2012:

- RMRF got in touch with RMP Energy and received information regarding the abandoned well and shut in procedures. A letter was provided to the M.D. from RMRF stating that the risk of liability from assuming ownership of the well and lease site was likely low.
- Ongoing correspondence between RMRF and RMP Energy regarding well transfer.

#### Oct – Dec, 2012:

- MD working with ERCB to establish client ID codes for well transfer documentation
- GENIVAR on hold for further CRBP works.

#### July 9, 2013:

- MD in contact with the ERCB and that they were just awaiting proof of insurance from the MD which was being put together.
- GENIVAR on hold for further CRBP works.



#### January 22, 2014:

- MD noted that the approval was received for the well bore transfer within SML 070062 from RMP Energy to the MD of Greenview and that the MD would like to proceed with the application for the lease.

#### January 23, 2014:

- MD provided copy of Alberta Energy License Transfer approval dated January 14, 2014 approving the transfer of the well bore between RMP Energy and the MD of Greenview.

#### January 27, 2014:

- RMRF provided note to MD that RMP Energy was having trouble transferring the surface lease portion of the well site to the MD. WSP provided the correct ESRD Client ID Number for the MD of Greenview to be utilized.
- WSP on hold for further CRBP works.

#### February 19, 2014:

- MD provided update that the final transfer of both the Well and Lease Site were received from RMP Energy on February 18, 2014.

#### March 11, 2014:

- Email from MD stating that Alberta Energy rejected the transfer of the well site from RMP Energy. Roy Northern also provided MD information that the Crown would not allow gravel extraction within a MSL and that MSL would be required to be cancelled and replaced with an SML. Email sent to MD to discuss.
- Discussed with MD WSP will inquire with ESRD regarding extraction of gravel from within an MSL if disposition holder consent is provided (ie: MD of Greenview is disposition holder on Well Site). MD also confirmed that the transfer of the well and lease site were complete and approved.
- Current policy from AESRD is to not allow the inclusion of gravel extraction from dispositions such as LOC's, MSL's as part of the CRBP – They would like to see the gravel utilized, but under a separate agreement between disposition holders.
- Confirmed that the MD of Greenview obtained ownership of well site.
- WSP on hold for further CRBP works.



#### April 2, 2014:

- Status of CRBP plans provided to MD
- MD provided direction to WSP to proceed with updating CRBP to submit to AESRD.
- WSP working on combined CRBP for SML 060086, 070062 and 070064 for submission to AESRD. <u>CRBP's require updating to current AESRD standards</u> and updating information with development in the surrounding areas, as well as <u>removing the MSL from within the SML</u> <u>drawings and aggregate estimates</u>. Target CRBP submission date to AESRD: May 15, 2014.
- Cost Estimate and Scope of Work provided to MD of Greenview for further Direction.

#### April 3, 2014

- WSP provided updated SML chronology to the MD
- MD of Greenview was updated with <u>additional requirements</u> needing to be met for the SML in this area, to meet the **Supplemental Guidelines for Aggregate Operations – Woodlands Area – Athabasca River Valley** with some of the <u>additional</u> requirements as follows:
  - → Terrain, Soils and Overburden Plans
  - $\rightarrow$  Watersheds
  - → Stormwater (Surface Water) Management Plan
  - $\rightarrow$  Ground Water (Hydrogeological Study)
  - ightarrow Wetlands and Waterbodies
  - → Vegetation and Forest Resources (harvest plan)
  - $\rightarrow$  Wildlife Study
  - $\rightarrow$  End Land Use
- This work involves in-depth field works with coordination and discussion with AESRD.
- WSP to prepare detailed cost estimates for the Hydrogeological and Biophysical works to meet the additional AESRD requirements.
- Discussion with MD that target submission date for CRBP will change due to additional requirements.

#### April – June, 2014

- WSP prepared proposal for hydrogeological and biophysical assessment
- Quotes also obtained from other companies for the hydrogeological works for comparison purposes due to large cost of works.

#### June 3, 2014

- WSP provided detailed proposal to the MD with cost estimates for the Hydrogeological and Biophysical Environmental Assessment
- MD of Greenview provided approval to proceed with the works
- Target date of CRBP Submission: September 30, 2014



#### July & August, 2014

- Hydrogeological ground works completed
- Note to MD on July 29, 2014 regarding alternate drilling methods for installation of 12" pumping well due to ground conditions causing traditional drill holes to collapse – additional time and costs to be approved
- MD provided direction that hydrogeological report would be completed without the installation of the 12" pumping well as it can be added later if AESRD still requires.
- Biophysical environmental assessment being carried out wetland delineation and classification, as well as bird overview.

#### September & October, 2014

- Biophysical environmental assessment ongoing
- Target date of CRBP moved forward, due to wildlife screening visits required in late September and early-mid October with input from biologist.
- Hydrogeological Study completed with final report generated

#### November, 2014

- Biophysical environment assessment complete with final report generated
- SML development drawings revised to reflect avoidance of sensitive areas
- Reclamation drawings revised to reflect development drawings
- Conservation and Reclamation Business Plan document revisions

#### December, 2014

- Target date of final CRBP submission provided to MD of: December 19, 2014
- Final adjustments and revisions made to drawings and documents and production/printing of 9 copies for submission to AESRD.
- CRBP Submitted to AESRD on December 19, 2014
- AESRD will complete review and advise of any further requirements.
- Timeline for SML Approvals: Unknown.

#### March, 2015

- Meeting between the MD, WSP and Mike Pasula of AESRD to discuss the CRBP.
- AESRD has requested changes be made to the sequencing plan of the CRBP to delay the aggregate development within SML 070064 for 20-25 years based on the Trumpeter Swan habitat, as this area is one of the highest Swan producing areas in Alberta.
- WSP to revise the CRBP and drawings and re-submit 18 copies to AESRD.



#### April, 2015

- WSP sent CRBP submitted in December, 2014 to Mike Pasula for detailed review to note any other items AESRD would like to address prior to the re-submission. Mike P provided review comments.
- WSP making contact with Blue Ridge Lumber to discuss harvesting plans and coordination between the MD and Blue Ridge
- Based on works required, new target submission date of May 30, 2015 was discussed with the MD and communicated with AESRD.

#### May, 2015

- 2 meetings set up with Tracey Courser of Blue Ridge Lumber both meetings cancelled by Tracey. WSP and MD to create a Memorandum of Understanding outlining the conditions associated with harvesting timber within the MD's SML's to ensure all requirements of SML management by AESRD are met.
- WSP revised CRBP document and detailed drawings to meet Trumpeter Swan items and other AESRD items.
- CRBP Submitted to AESRD on May 30, 2014.

#### June, 2015

- WSP working with the MD to create a Memorandum of Understanding for timber harvesting by Blue Ridge Lumber within SML boundaries.
- Beairsto and Associates working on completing the legal survey works for these SML's.

#### July, 2015

- Legal survey works scheduled to be complete by end of July, 2015.
- All works anticipated to be completed for SML's 060086, 070062, and 070064 with final approval from AESRD remaining the only outstanding item for these sites. Timeline for AESRD approval is unknown.

#### August, 2015

- Legal survey plans received from Beairsto
- WSP submitted legal survey plans to AESRD through EDS.

#### December, 2015

- Letter from AESRD received asking for a plan of survey for SML 060086/DLO 063895 to revise the DLO boundary and a copy of written consent to withdrawal from Blue Ridge Lumber
- WSP discussed with Municipality regarding the information.



#### January, 2016

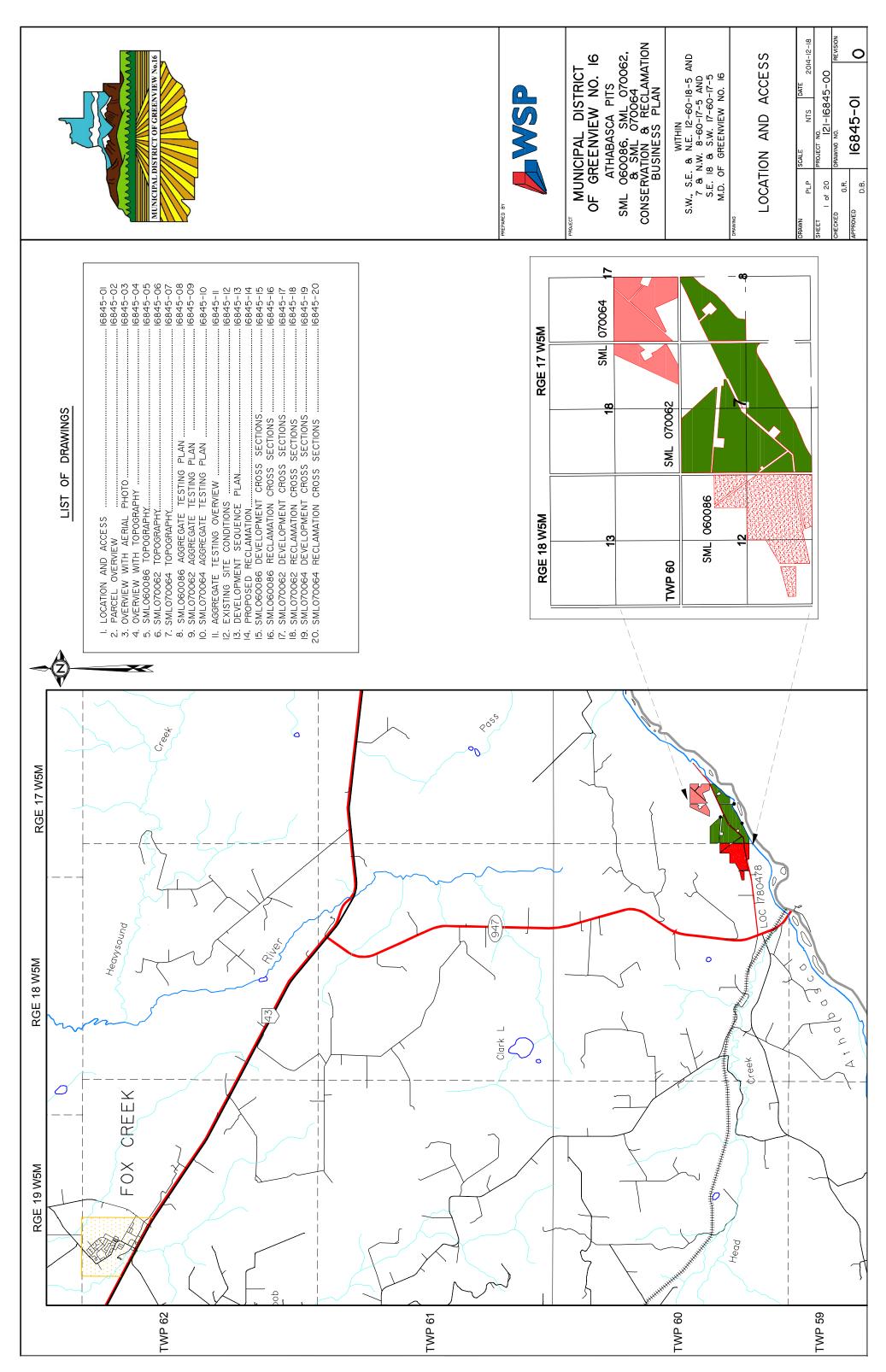
- WSP submitted letter of Notice of Delay to AESRD (now named AEP) requesting extension to March 1 as discussed with the MD to allow legal survey to be updated and file archives to be searched for the written consent to withdrawal from Blue Ridge Lumber

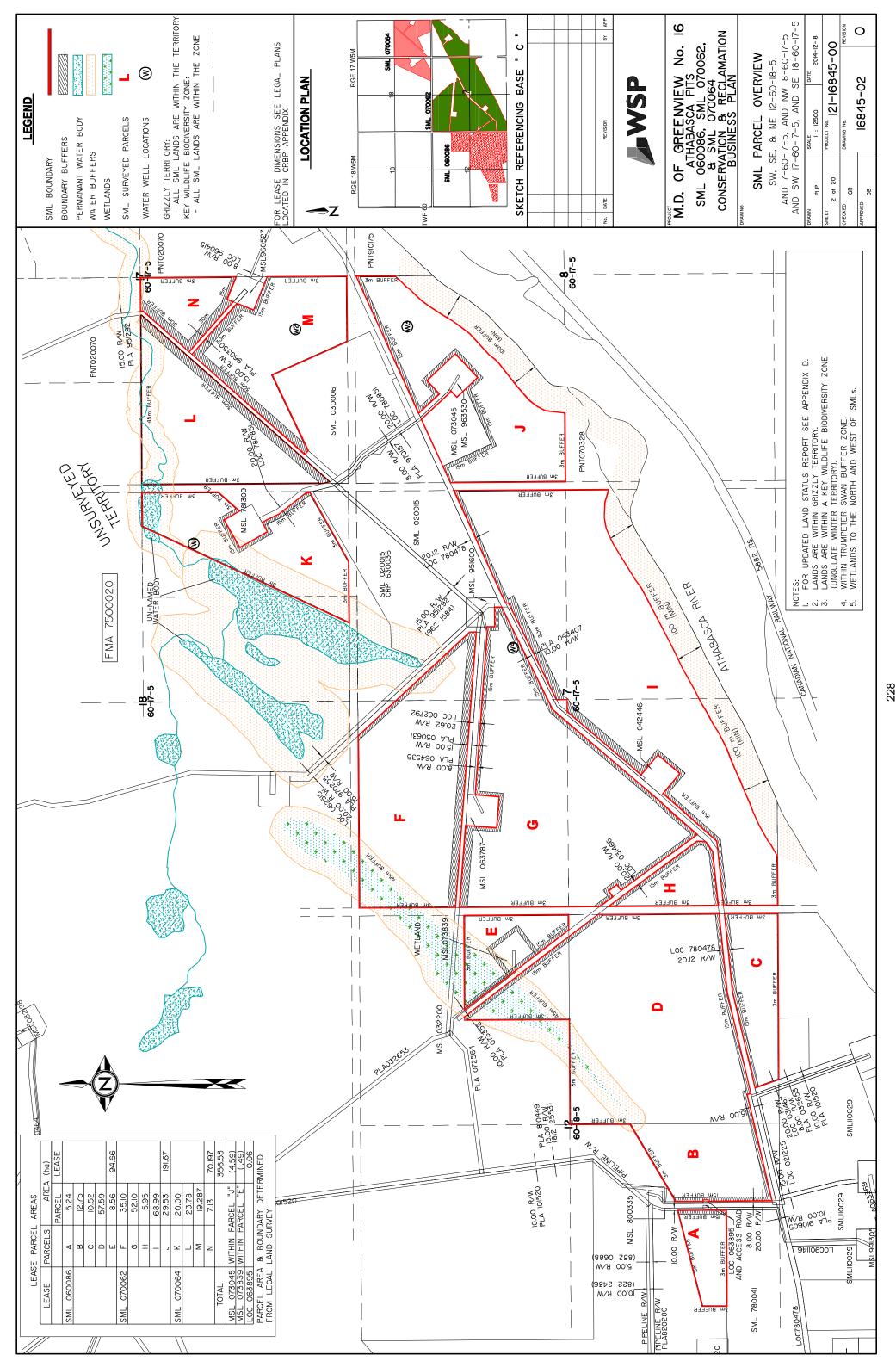
#### February, 2016

- WSP met with MD of Greenview MD unable to find complete copy of master agreement with Blue Ridge Lumber. WSP has copy of last page of consent to withdrawal from Blue Ridge Lumber and will submit this to AEP.
- Bearisto working on revising legal plan for SML 060086 and DLO 063895 to allow for amended submission.
- Target date of remaining information to AEP: March 1, 2016

#### March, 2016

- Additional Information Submitted to AEP: March 1, 2016
- Email Read Receipt received from Brenda Huxley, AEP on March 2, 2016
- As far as WSP is aware, these are the last pieces of information required for SML 060086, 070062, and 070064 to allow approval for the total 900 Acres of gravel source for the Municipality.







# **REQUEST FOR DECISION**

SUBJECT:TWP. 672SUBMISSION TO:REGULAR COUNCIL MEETINGMEETING DATE:March 8, 2016DEPARTMENT:INFRASTRUCTURE & PLANNINGFILE NO./LEGAL:File Number,Legal or N/A.STRATEGIC PLAN:STRATEGIC PLAN:

REVIEWED AND APPROVED FOR SUBMISSION CAO: MH MANAGER: INT GM: GG PRESENTER: GG LEGAL/ POLICY REVIEW: INT FINANCIAL REVIEW:

#### **RELEVANT LEGISLATION:**

Provincial - NA

# Council Bylaw / Policy - NA

#### **RECOMMENDED ACTION:**

# MOTION: That Council accept the report on Township Road 672 as information.

# BACKGROUND / PROPOSAL:

As part of the 2016 budget discussions, Council discussed moving forward with construction of a local connector road linking the Little Smoky Road (RR214) to RR 211. This connector would eliminate truck traffic travelling past several residential properties heading to the Greenview Regional Landfill site.

The road allowance has been surveyed and will be brushed, burned and stripped prior to the consultant(s) estimated cost of construction and scope of works being submitted for review. This process needs to be completed to meet the April 1<sup>st</sup> nesting deadline for the project to proceed.

This project has a few tasks that Council should be made aware of as the project proceeds forward that may factor in on escalated related costs. Staff's reasoning for the heads-up to Council is that this project has the potential to run higher in costs due to the geographical location and its parameters.

These items are identified as but not limited to:

- 1. Wet marshland within the Road Allowance
- 2. Centerline culverts
- 3. Water running through the project that empties directly into Frog Lake 800m south of project
- 4. Large quantity of borrow to be purchased from adjacent land owner(s)
- 5. Possible preloading the road alignment.
- 6. Installation of stabilization products, geo fabric & grid
- 7. Possible grade elevation changes or need for erosion control & silk fencing
- 8. Level 1 Environmental Assessment

9. Extra material testing due to the existing subgrade conditions

Should Council opt not to proceed with the project the cost of brushing will already have been incurred.

Staff have sent out letters to all affected land owners with notification of the future construction, with mention to contact administration if there were interest in supplying borrow for the project. The Capital Budget in Local Connector Roads block funding has 1.5 million.

**OPTIONS – BENEFITS / DISADVANTAGES:** 

**Options** – NA

Benefits – NA

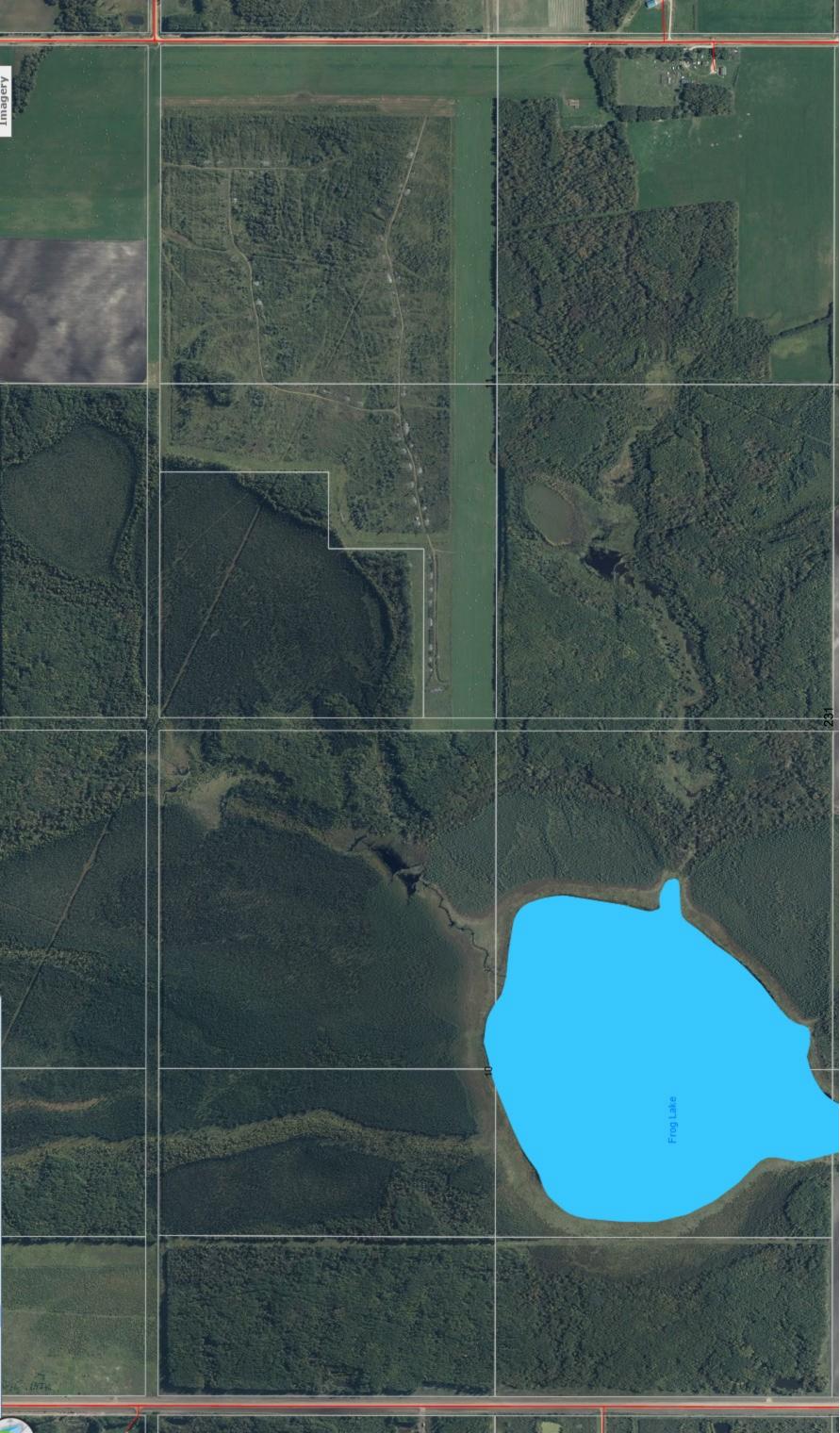
Disadvantages - NA

COSTS / SOURCE OF FUNDING:

Collector Road Blocking Funding currently has \$1.5 million for 2016

#### ATTACHMENT(S):

Location Map





MUNICIPAL DISTRICT OF GREENVIEW NO. 16

# Manager's Report

#### Function: Infrastructure & Planning

Submitted by: Grant Gyurkovits, General Manager Infrastructure & Planning

Date: 3/8/2016

#### General Manager, Infrastructure & Planning, Grant Gyurkovits

- FTR site visits
- Review Council Documentation
- Strategic Planning session
- HR & Internal job description reviews

#### Manager Construction & Maintenance, Kevin Sklapsky

- Work continues on sections of the Forestry Truck Road km between 50-70 with the installation of fabric and geotextile with a compacted gravel surface.
- Tender for Township Road 713 East/Range Road 261 (Ridgevalley Connector) was advertised and closed on Friday February 11<sup>th</sup> 2016. There were a total of three bids received. Wapiti Gravel Suppliers was the lowest bid.

#### Supervisor, Facility Maintenance, Alfred Lindl

- General Maintenance on task list.
- Monthly check on generators, floor drains, filter's, sumps.
- Snow removal and ice care at Greenview Facilities.
- Completed monthly inspections at Greenview Facilities.
- Checked emergency exit lights, security systems, security cameras, outside lights and fire extinguishers. All eyewash solution are changed at our eyewash stations.

#### Admin Building:

• Assembled and installed furniture in office 212 on the second floor.

# FSO:

- Generator installation is still in progress it's 70% complete, waiting for better weather conditions to finish.
- Chief Mechanic Office renovations are complete, with new flooring and furniture.

# Miscellaneous:

• Moved Furniture from Apartment unit #5 into Rental house 4829.

# Sunset House School/Community Hall:

- Starting next week March 07/16 with replacing the last two Furnaces.
- Normal maintenance on all facilities.
- Assist the Recreation Department in the removal of fencing around the aeration area on Swan Lake.

# Manager Operation, Gord Meaney

# **Tenders and Quotes:**

Quotes have been received for the Rotary Mower and the results are as follows:

SUPPLIER	MODEL	YEAR	PRICE/UNIT	Non-Compliant
Douglas Lake Equipment	Schulte XH 1500	2016	\$24,880	NC
Grande Prairie				
Keddies (Flaman Sales)	Schulte XH 1500	2016	\$26,700	
Nisku				
Rocky Mountain Equip.	Schulte XH 1500	2016	\$28,943	
Grande Prairie				

This quote was awarded to Keddies (Flaman Sales) for the amount of \$26,700.

Capital Budget for the Rotary Mower was \$30,000.

Quotes have been received for the Brush Chipper and the results are as follows:

SUPPLIER	MAKE	YEAR	PRICE/UNIT	Non-Compliant
Bandit Industries	Bandit 200 XP	2016	\$69,990	Over budget
Vermeer Canada Inc.	BC 1200 XL	2016	\$76,500	Over budget

Due to the quotes being over budget we have changed the specifications and re-submitted the package to the APC and contacted the original suppliers for another quote. Capital Budget for the Brush Chipper was \$55,000.

Tender was submitted to the APC for our Tool Tender and the results are as follows:

SUPPLIER	TOTAL BID	AAMD&C MEMBER
Shaw's Enterprises	\$131,644.30	Yes
Wearpro - Option 1	\$134,880.00	Yes

Wearpro – Option 2	\$138,000.00	Yes
Valley Blades Limited	\$140,525.00	Yes
Resource Purchasing	\$146,975.00	No
Alco Industrial	\$147,850.00	No
Titan Supply	\$158,250.00	Yes
Union Tractor	\$171,005.00	No
Strongco Corp.	\$177,180.00	No

This tender was awarded to Shaw's Enterprises from Nisku in the amount of \$131,644.30 The costs related to this tender are funded from the 2016 General Operating Supplies Budget \$380,000.

Tender was submitted to the APC for our Blades Tender and the results were as follows:

SUPPLIER	TOTAL BID	AAMD&C MEMBER
Valley Blades Limited	\$122,755.23	Yes
Titan Supply	\$123,431.92	Yes
Wearpro – Option 1	\$126,937.93	Yes
Shaw's Enterprises – Option 1	\$129,652.88	Yes
Wearpro – Option 2	\$130,372.43	Yes
Shaw's Enterprises – Option 2	\$143,852.52	Yes
Union Tractor	\$146,844.64	No
Magnum Wear Parts	\$44,348.43	Could not supply all blades

This tender was awarded to Valley Blades Limited out of Edmonton for the amount of \$122,755.23 The costs related to this tender are funded from the 2016 General Operating Supplies Budget \$380,000.

Tender was submitted to the APC for (2) 2016 Tractor/Backhoes and the results were as follows:

SUPPLIER	MAKE	MODEL	PRICE/UNIT	TOTAL
Cervus Equipment	JCB	4Cx14	\$150,000.00	\$300,000.00
Finning Cat	Cat	420FTIT	\$161,990.00	\$323,980.00
Finning Cat	Cat	4360F2IT	\$180,950.00	\$361,900.00

As per the Expenditure and Disbursement Policy No. 1018 (sub) 2.7. "Any capital expenditure for equipment or vehicles that exceeds Council's approved budget by less than \$10,000.00 or 10% and will remain within the department's overall capital budget, may be approved by the Chief Administrative Officer. " This tender can be awarded to Cervus Equipment in the amount of \$300,000.00 with the CAO's approval. Staff feels that the overall Operations Budget will not be negatively affected. Capital Budget for the (2) tractor/backhoes was \$290,000.00.

SUPPLIER	MAKE	YEAR	PRICE/UNIT	Non-Compliant
Western Star	114SD Freightliner	2017	\$257,110.25	N/C
Western Star	4700SB Freightliner	2016	\$259,810.25	N/C
Diamond	7600SBA International	2017	\$260,549.02	N/C
Drive Products	114SD Freightliner	2016	\$263,175.34	N/C
Prairie Hydraulics	4700SB Western Star	2017	\$269,000.00	N/C
Western Star	4700SB Freightliner	2017	\$268,909.25	N/C
Drive Products	4700SB Western Star	2017	\$268,977.34.	N/C
Prairie Hydraulics	114SD Freightliner	2017	\$269,000.00	N/C
Great West Kenworth	T800 Kenworth	2017	\$271,076.50	N/C
Western Star	4900SB Freightliner	2017	\$274,968.25	
Prairie Hydraulics	4900SB Western Star	2017	\$278,400.00	
Nortrux Trucks	GU713 Max	2017	\$279,410.00	N/C
Fort Garry Industries	4900SB Western Star	2017	\$280,355.00	N/C
Drive Products	4900SB Freightliner	2017	\$280,738.34	N/C

Tender for the 2016 Plow Truck was submitted to the APC and the results are as follows:

This tender was awarded to Western Star out of Grande Prairie for the amount of \$\$274,968.25. Capital Budget was \$299,000.00.

\*The tender for the Road Sweeper has been submitted to the APC and known suppliers of this piece of equipment have been notified, awaiting results.

\*Light Truck Tender is presently being worked on.

# **East Sector**

- EOI applications have been received and will be reviewed and set into a format.
- Proposals have been received from Tiger Calcium and No Dust for the upcoming dust control season.
- Crews have steamed culverts in the Ridgevalley area.
- Crews are working on winter maintenance ice blading, snow clearing on roads and driveways, as well as salt and sanding.
- Gravel haul from Adams Pit to the Valleyview Stockpile site.
- Haul snow from the FSO and Operations grounds.
- Fix signs.
- Clean up downed trees from wind storms.
- Inspect Mackie Pit for new right of way for a new recreational site.
- Snow plow Transfer Stations sites.

#### West Sector

- Assisted with the Skid Steer and the Tractor/Backhoe tender reviews.
- Assisting with the repairs on the FTR.
- Brushed at the Lignite Stockpile site.
- Hauling gravel from Wapiti Goodwin Pit to the Lignite Stockpile site.
- Steaming culverts.
- Repairing signs.
- Crews are working on winter maintenance ice blading, snow clearing on roads and driveways as well as salt and sanding.

#### Shop

- Continue with online video training on the new Snap-on Diagnostics System.
- Delivered 11 pick-ups to Big Lake Dodge for recall, repairs on airbags.
- Continue training in Work Tech.
- Researched and purchased cell phone head-sets for the truck drivers. This created a safer environment for all.
- Had Vector Communications come in and check out 10 trucks whose batteries were draining, problem resolved.
- Regular repairs and maintenance on all fleet vehicles and equipment.

# Manager Environmental Services, Gary Couch

# Water and Distribution

- Have begun drilling on Feb 29 for a new supply well for the New Grovedale Water Plant.
- Contract for the supply of an R/O treatment system for Ridgevalley has been finalized and being tendered and closing on March 22nd 2016.
- Rural water line reconciliations are being refined and are now indicating acceptable loses. We will monitor monthly.
- Completed and submitted annual Alberta Environment reports for the water distribution systems.
- Working on land access for the Grovedale water supply wells.
- Correcting billing issues with a small number of water accounts
- Developing Drinking Water Safety Plan as required by Alberta Environment.
- Currently exploring options for the Sturgeon Heights Water Point as Alberta Environment requires improvements to the well in order to obtain a license to divert water.

# Wastewater

- Continuing with approvals and permitting of the Industrial lagoon.
- Submitted annual wastewater reports to Alberta Environment for the Greenview Lagoons.

- New Wastewater Lagoon Access policy is being received well by lagoon users.
- Detailed design on the Septage receiving station for Grovedale Lagoon has been started.

# Solid Waste

- The "Take It or Leave It" buildings are now in service at Debolt and Sunsethouse.
- Working on the Sturgeon Heights Transfer Station upgrades, to include a larger double bin ramp and improved tire collection area.
- Started planning the replacement of gates at most sites along with some big improvements to the fencing of each.

# Manager Planning & Development, Sally Rosson

- The Grovedale Area Structure Plan Open House was held on February 24, 2016 with 17 public in attendance. The Committee membership felt there was insufficient public in attendance, hence we are circulating the survey to obtain additional input on their preferred development concept for growth around Grovedale. Notice will be posted at the Grovedale Post Office, Grovedale and Landry Heights Bulletin Boards advertising availability of the survey at the Grovedale Sub-office. Response deadline is March 9<sup>th</sup>, 2016.
- With the Land Use Bylaw review, a full day Citizen Panel meeting is scheduled on March 23, 2016 to discuss the proposed changes to the draft Land Use Bylaw.
- We will be working on the Agenda preparation for the March 9<sup>th</sup> Municipal Planning Commission Meeting.
- Planning Staff attended the Wetland Policy training held in Grande Prairie on February 19<sup>th</sup>. We are looking forward to receiving any additional information as it becomes available.
- SDAB Training to be held on March 18, 2016 funded by Greenview in conjunction with our Legal Advisors and located in the Red Willow Players (Burnside Performing Arts) Building. Other urban and adjacent rural municipalities have been invited to attend this training with response from 5 municipalities or 8 individuals beside our SDAB Board and Greenview Staff.
- Since our last report that was submitted to Council as of February 29, we have received new applications: 1 Business License Application; 36 Development Applications; 2 Lease Referrals; 4 Subdivision Application and 1 Land Use Amendment Application.



# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

# Manager's Report

Function: Community Services

Submitted by: Dennis Mueller, General Manager Community Services

#### Date: 3/8/2016

#### General Manager Community Services, Dennis Mueller

- All community grant funding has been sent. Various groups have been contacted to send their financial statement prior to the funds being released to their organization.
- Currently conducting interviews for the Economic Development position.
- Bi-weekly Multiplex status reports will be forwarded to Greenview Council and the Multiplex Committee members.

# Agricultural Services Manager, Quentin Bochar

#### **Capital Expenditures 2016**

- To ensure transparency in the supply of a professional/work grade snowmobile, a Request for Quotation (RFQ) was sent out to four vendors who supply this type of snowmobile. The RFQ contained specifications on the type of snowmobile requested. These companies are listed below:
  - Stojans Powersports & Marine (Grande Prairie)
  - o Redline Powercraft (Grande Prairie)
  - o Riverside Yamaha (St. Albert)
  - Riverside Honda & Skidoo (St. Albert)

In order to compare the quotations from each of the companies, a quotation comparison matrix was utilized and from this it was determined that Stojan's Powersports and Marine had the best quotation. The unit selected is a Skandic work grade snowmobile for the price of \$12,600.00 + GST.

- To ensure transparency in the supply of a set of tracks for the UTV side by side, a Request for Quotation (RFQ) was sent out to three vendors who supply this type of equipment. The RFQ contained specifications on the type of vehicle that would utilize the tracks. These companies are listed below:
  - o Martin Deereline Equipment (Edmonton/High Prairie)
  - o Grande Prairie Kubota (Sexsmith)
  - Kubota Country (Fairview)

In order to compare the quotations from each of the companies, a quotation comparison matrix was utilized and from this it was determined that Martin Deereline Equipment had the best quotation. The unit selected is a set of Camoplast Tracks for the price of \$6000.00 + GST.

- To ensure transparency in the supply of a front mount mower with cab and sweeper attachment, a Request for Quotation (RFQ) was sent out to two vendors who supply this type of equipment. The RFQ contained specifications on the type of equipment that will be utilized for the mower, cab and sweeper. These companies are listed below:
  - o Martin Deereline Equipment (Edmonton/High Prairie/Falher/Mayerthorpe)
  - o Prairie Coast Equipment (Grande Prairie/Fairview/Dawson Creek)
  - Please note, these are the only two companies that have John Deere dealerships in the Peace Country, and this type of equipment, as specified, is unique to John Deere.

In order to compare the quotations from each of the companies, a quotation comparison matrix was utilized. From this it was determined that Martin Deereline Equipment had the best quotation, the unit selected is a front mount mower with a cab and the additional sweeper attachment for the price of \$39,050.00 + GST.

# Green View Family and Community Support Services (FCSS) Manager, Lisa Hannaford

- Valleyview Victims Assistance hosted a Lateral Violence Workshop in the Community Resource Center on February 19<sup>th</sup>. This workshop, open to all members of the public, spoke regarding a form of violence that describes the way people in positions of perceived powerlessness, covertly or overtly, express their dissatisfaction toward those perceived to be less powerful.
- Alberta Works hosted a Budgeting Workshop for community members in the Community Resource Centre on February 24<sup>th</sup>. This was a timely information session, as many of our residents are feeling the effects of the downturn in the economy.
- Stress Management for Caregivers Workshops will be hosted by Green View FCSS in DeBolt on March 4<sup>th</sup>, and Grovedale March 11<sup>th</sup>.
- The Community Volunteer Income Tax Program will be offered out of the Community Resource Centre in March and April. This program is for low income seniors, students and AISH recipients (assisted income for the severely handicapped). Green View FCSS has four volunteers who will take the training scheduled for February 26, three of which will work out of the FCSS office, and one who will assist residents in DeBolt. Grovedale residents who meet the criteria typically go to the Seniors Outreach in Grande Prairie to access this free service. Green View FCSS has granted funds to Seniors Outreach on a yearly basis.

- The HEART Initiative (health, education & action in relationships team) is comprised of Green View FCSS, Valleyview Victims Assistance, Child and Family Services, and the RCMP. The HEART mission is to address the high rates of domestic violence in the area. In 2014 HEART applied for the provincial Family and Community Safety Grant, with the intention of subsiding the HEART Conference in 2015. Unfortunately, the grant was denied and the costs of the conference were absorbed by Green View FCSS and Valleyview Victims Assistance. HEART received news late February that additional grant monies were released and HEART will receive \$27,000.00, part of which will be used to subsidize the 2016 conference planned for September 13<sup>th</sup> & 14<sup>th</sup>.
- Green View FCSS has been working with the Valleyview Bylaw Officer and the Food Bank Director to streamline applicants who are accessing the Food Bank. Lately, the number of people accessing the Valleyview Food Bank has increased, and at times, security has been compromised. With the assistance of the Bylaw officer having a presence at the Food Bank on pick-up days, safety is enhanced, the patron's addresses are confirmed, and incidents of double and triple dipping in Food Banks in High Prairie, Valleyview, and Grande Prairie is greatly reduced. Green View FCSS has Food Bank applications at the office, which are filled out by residents and picked up by the Food Bank Director the Friday prior to food bank days which are the 2<sup>nd</sup> Wednesday of every month from 1:30-4:30.
- The next regular FCSS Board meeting has been changed to March 23<sup>rd</sup> at 9:30 a.m.

# Protective Services Manager, Jeff Francis

- The Safety Audit Action Plan for 2016 was approved at the Health and Safety Committee Meeting held on February 18<sup>th</sup>. The Action Plan is a guiding document that assists Greenview with improving safety systems to meet AMHSA COR (Alberta Municipal Health and Safety Association Certificate of Recognition). The Action Plan identifies improvements to specific elements of the safety program and include suggested actions and target dates. In light of the Greenview Action Plan, each department will be participating to develop their own personalized safety action plan to work on throughout 2016. Setting safety targets for each department will provide a better understanding of what is needed to meet the Greenview safety goals.
- Gravel operations at the Big Smoky/Goodwin gravel pit were inspected by a Government of Alberta Occupational Health and Safety (OHS) Officer on February 10, 2016. Greenview Road Supervisor West hosted the unplanned inspection and was tested on his knowledge of Greenview's safety protocols. The supervisor should be commended for displaying leadership in safety and for providing a positive image of Greenview's safety program.

# The following is an excerpt from the OHS Officer's report:

On February 10, 2016, S. Latif/OHS Mining Engineer attended MD of Greenview gravel hauling operations at N 55.21535, W 118.26579. OHS was accompanied by site representative during inspection.

- The following activities/observations were made during the inspection:
  - No crushing operations at the time of inspection.
  - The only activity was loading and hauling of gravel from the stock piles.
  - Discussed working face requirements under s.541 of Alberta OHS Code. Also a discussion took place about possible situations that may develop overhangs.

- The employer explained the procedures in place and seemed to be aware of code requirements and possible hazards while loading from the stock pile. A hoe was working at stock pile to bring down material for safe access to the loader.
- Radio communications being maintained between gravel trucks on haul road and also amongst equipment during loading operation.
- No concerns noted at the time of inspection.

# • Grovedale Public Service Building:

The truck bay floor slab is poured and the elevator shaft masonry is completed, other masonry walls are not underway at this time. Metal door frames are on site and are being installed, windows have been installed and the drywall work is continuing with some portions intentionally left open to complete the mechanical and electrical work.

# • DeBolt Public Service Building:

The base of the main floor offices is being compacted. Truck bay drainage and waterlines are being installed. The second floor steel studs, sprinkler mains, electrical conduit and metal door frames are beginning to be installed. Mezzanine concrete is poured and the fascia and soffit is being installed.

# **Recreation Manager, Adam Esch**

# • Community Walking Trails

Initial contact has been made with various community groups regarding community walking trails for Valleyview, DeBolt, Grovedale and Ridgevalley. Initial discussions around usage and location are currently underway.

# • Swan Lake Aeration

Due to ice conditions progressively deteriorating and recent periods of warm weather, combined with warm weather expected to follow, the fence and barriers surrounding the aeration were removed on Friday February 25th. Recreation Services would like to thank the Agriculture and Facility and Maintenance departments for their assistance in the construction and the removal of the fence and barriers.

Swan Lake was heavily utilized throughout the winter of 2015/2016. Usage reports indicate the average number of people using Swan Lake from December 2015 to the end of February 2016 is 8 people per day over that 90 day period, extrapolated that works out to be and average of 720 people. It is important to note that this is a conservative average and there have been several days when 50 to 150 people have been using the facility.

The fence was widely accepted as a positive initiative by the general public. Many positive comments centered around feeling safer on the lake.

### • Small Recreation Developments

Administration is finalizing preliminary stakeholder meetings surrounding potential small recreation developments. An RFD and recommendation will come forward to Council for specific project approval before any development occurs.

# • Johnson Park Update

The application for lease is currently being reviewed by various provincial departments for a final examination of the proposal. If no further requirements are identified, a decision by the province will be made regarding approval or denial of the lease application. After approval, Administration will file development permit applications for all proposed 2016 developments.

#### **Economic Development Officer,**

• The vacant Economic Development Officer position is currently advertised to invite applications and the interview process has begun.



A Great Place to Live, WOLK and Play

# CAO's Report

Function: CAO

Date: March 8, 2016

#### Submitted by: Mike Haugen

#### Growing the North

Some Staff attended the Growing the North Conference along with Council, myself included. The conference afforded an opportunity not only to learn, but to meet with different groups such as the Canadian Association of Petroleum Producers and colleagues from other municipalities.

# Certificate in Municipal Management and Leadership (CMML)

I continued attendance at the CMML course. The course is offered through the School of Business. The course is highly regarded in municipal circles and so far is proving to live up to expectations.

Highlights and topics include (from their website):

- *Explore leadership challenges in municipal government and apply leadership theory to actual case scenarios.*
- *Explore the ethical behaviours municipal managers should demonstrate to maintain the trust and confidence of the public.*
- Analyze leadership style preferences against requirements of the role.
- Assess leadership communication strengths and opportunities.
- *Explore how to manage change and deliver results in an increasingly challenging manner.*
- Examine the role of the municipal manager in aligning business and IT strategies.

• Through the use of a variety of tools and models, learn to understand behaviour patterns in others, explore the impact of communication and Emotional Intelligence on others, and use instruments to effectively coach constituents

Until this year the program was offered only in Edmonton and Calgary. The County of Grande Prairie organized delivery of the program in Grande Prairie which helps to reduce costs. They and a number of surrounding municipalities have people attending. The program consists of several two-day courses over the span of two-years. Should the program continue it will provide an excellent resource for Greenview Administration.

#### **Strategic Planning**

I attended two days of Strategic Planning with Council and the General Managers. The topics and results of that exercise are being compiled by the facilitator and will be brought back to Council for approval.

# Holidays

I will be joining Council at Convention and taking a couple days of holidays immediately following the conference. I will be back in the office the following week.

# **Upcoming Dates:**

AAMDC Spring Convention

March 14th-16th



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

# Manager's Report

Function:	Corporate Services
Submitted by:	Rosemary Offrey, General Manager, Corporate Services
Date:	March 8, 2016

#### **General Manager Corporate Services**

The Corporate Services staff are still busy preparing and collecting information for the audit team. This task includes the manager of finance and administration, payroll and benefits clerk, finance coordinators – accounts payables, accounts receivables, taxation and I & P admin staff providing gravel inventory information as well as myself.

Administration has not received any response to the correspondence sent to the Sturgeon Lake Cree Nation regarding the two tax recovery properties that are for sale in the Sturgeon Lake area. These have been listed with Bev VanHaga, under Better Homes and Gardens Realty.

#### Finance & Administration Manager, Donna Ducharme

Greenview's Finance & Administration Manager continues working with the Audit team on the pre-audit checks while coordinating the 2015 Audit review. She is also working on catching up with the many adjusting journal entries, batch postings and finalizing the bank reconciliations. As well as insuring any new vehicles/equipment and the normal day to day activities along with any other items that pop up.

Administration Office	Operations Building	Family & Community Support Services	Grovedale Sub-Office	Grande Cache Sub-Office
Box 1079, 4806-36 Ave	Box 1079, 4802-36 Ave	Box 1079, 4707-50th Street	Box 404, Lot 9, Block 1, Plan0728786,	Box 214, 10028-99st Street
Valleyview, AB TOH 3N0	Valleyview, AB T0H 3N0	Valleyview, AB T0H 3N0	Grovedale, AB T0H 1X0	Grande Cache, AB TOE 0Y0
Phone: 780.524.7600	Phone: 780.524.7602	Phone: 780.524.7603	Phone: 780.539.7337	Phone: 780.827.5155
Fax: 780.524.4307	Fax: 780.524.5237	Fax: 780.524.4130	Fax: 780.539.7711	Fax: 780.827.5143
Toll Free: 1.888.524.7601		www.mdgreenvie	w.ab.ca	

#### Human Resources, Sandra Rorbak

Positions filled since last month's report: a number of seasonal employees for – Agricultural Services, Facility Management and Operations have been filled. Open competitions include: Agricultural Supervisor Trainee (maternity leave) Economic Development Officer, Equipment Operator/Truck Driver – Grovedale, Finance Officer- Financial Reporting; as well as Utilities Operator (2) positions. As well as Seasonal Positon for 2016 include: Groundskeeper Labourer, Mower Operator, Outdoor Recreation Facility Maintenance, Recreation Inventory Assistant and Weed Inspectors.

#### Information Systems, Shane Goalder

Shane's report isn't ready, I will provide an updated report to Council by the end of day on Monday.