

MUNICIPAL DISTRICT OF GREENVIEW No. 16

REGULAR COUNCIL MEETING AGENDA

Tuesday, May 24, 2016		9:00 AM Council Administration	Chambers on Building
#1	CALL TO ORDER		
#2	ADOPTION OF AGENDA		1
#3	MINUTES	3.1 Regular Council Meeting minutes held May 10, 2016 – to be adopted.	3
		3.2 Business Arising from the Minutes	
#4	PUBLIC HEARING	4.1 Bylaw 15-742 2016 Municipal Development Plan Draft	10
		4.2 Bylaw 16-762 Little Smoky Utility Installation	87
#5	DELEGATION	5.1 I Want Wireless Presentation	96
#6	BYLAWS	6.1 Bylaw 15-742 2016 Municipal Development Plan Draft	10
		6.2 Bylaw 16-762 Little Smoky Utility Installation	87
		6.3 Bylaw 12-673 Schedule of Fees	98
		6.4 Bylaw 16-764 Borrowing Bylaw	119
#7	OLD BUSINESS		
#8	NEW BUSINESS	8.1 Appointment of Pest Inspectors	123
		8.2 Appointment of Weed Inspectors	125

#9 COUNCILLORS BUSINESS & REPORTS

#10 CORRESPONDENCE

- MGA Review
- RCMP Thank You Letter
- Valleyview Health Centre 50th Anniversary Celebration
- Letter of Concern Sour Multi Well Battery Site
- Hamlet of DeBolt Wastewater Infrastructure Upgrade
- Hamlet of Ridgevalley Supply & Installation of New Main Lift Station
- Northern Health Summit

#11 IN CAMERA

11.1 Advice from Officials (FOIPP; Section 24)

11.2 Intergovernmental Relations (FOIPP; Section 21(1))

#12 ADJOURNMENT

Minutes of a

REGULAR COUNCIL MEETING MUNICIPAL DISTRICT OF GREENVIEW NO. 16

M.D. Administration Building,

Valleyview, Alberta, on Tuesday, May 10, 2016

1:

CALL TO ORDER

Reeve Dale Gervais called the meeting to order at 9:07 a.m.

PRESENT Reeve

Deputy Reeve

Councillors

Dale Gervais Tom Burton

George Delorme

Dave Hay Roxie Rutt Bill Smith Dale Smith

Les Urness

ATTENDING

Chief Administrative Officer

General Manager, Corporate Services
Acting Chief Administrative Officer
General Manager, Infrastructure & Planning

Recording Secretary

Mike Haugen

Rosemary Offrey Dennis Mueller

Grant Gyurkovits

Lianne Kruger

Diane Carter

ABSENT Communications Officer

#2: AGENDA

MOTION: 16.05.165. Moved by: DEPUTY REEVE TOM BURTON

That the May 10, 2016 agenda as presented.

CARRIED

#3.1

REGULAR COUNCIL MEETING MINUTES

MOTION: 16.05.166. Moved by: COUNCILLOR ROXIE RUTT

That the Minutes of the Regular Council Meeting held on Tuesday, April 26,

2016 be adopted as presented.

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 heard.

Page 2

#5 **DELEGATIONS**

5.0 DELEGATIONS

There were no Delegations present.

#6 **BYLAWS** **6.0 BYLAWS**

6.1 BYLAW 16-763 RE-DESIGNATE FROM AGRICULTURE (A) DISTRICT TO

INDUSTRIAL (I) DISTRICT

BYLAW 16-763 FIRST READING MOTION: 16.05.167. Moved by: DEPUTY REEVE TOM BURTON

That Council give First Reading to Bylaw No. 16-763, to re-designate a 49.67 hectare ± (122.75 acre) area within SE-1-69-6-W6, Plan 8822869, Lot 2 from Agriculture (A) District to Industrial (I) District, as per attached Schedule 'E'.

CARRIED

May 10, 2016

BYLAW 16-763 **PUBLIC HEARING**

MOTION: 16.05.168. Moved by: COUNCILLOR ROXIE RUTT

That Council schedule a Public Hearing for Bylaw No. 16-763 to be held on August 23, 2016, at 10:00 a.m. for the re-designation of a 49.67 hectare ± (122.75 acre) area within SE-1-69-6-W6, Plan 8822869, Lot 2 from Agriculture

(A) District to Industrial (I) District, as per attached Schedule 'E'.

CARRIED

6.2 BYLAW 16-764 - OPERATING LINE OF CREDIT

BYLAW 16-764 FIRST READING MOTION: 16.05.169. Moved by: COUNCILLOR DAVE HAY

That Council give First Reading of Bylaw 16-764 - 2016 Operating Line of Credit

Borrowing Bylaw.

CARRIED

BYLAW 16-764 SECOND READING MOTION: 16.05.170. Moved by: COUNCILLOR ROXIE RUTT

That Council give Second Reading of Bylaw 16-764 - 2016 Operating Line of

Credit Borrowing Bylaw.

CARRIED

OLD BUSINESS

7.0 OLD BUSINESS

There was no Old Business to report.

NEW BUSINESS

8.0 NEW BUSINESS

8.1 GREENVIEW RECREATION MASTER PLAN

GREENVIEW RECREATION **MASTER PLAN**

MOTION: 16.05.171. Moved by: COUNCILLOR DALE SMITH

That Council authorize Administration to award the Greenview Recreation Master Plan project to McElhanney Consulting Services Ltd. of Edmonton Alberta for the price of \$62,623.00, with funds to come from the 2016 Recreation Enhancement Program Budget.

CARRIED

8.2 FOX CREEK RECREATION AGREEMENT

FC RECREATION **AGREEMENT**

MOTION: 16.05.172. Moved by: DEPUTY REEVE TOM BURTON

That Council authorize Administration to enter into a recreation agreement with the Town of Fox Creek, with funds to come from the Community Service Budget.

CARRIED

Reeve Gervais recessed the meeting at 9:58 a.m. Reeve Gervais reconvened the meeting at 10:10 a.m.

8.3 GRANDE CACHE RECREATION AGREEMENT

GC RECREATION **AGREEMENT**

MOTION: 16.05.173. Moved by: COUNCILLOR BILL SMITH

That Council authorize Administration to enter into a recreation agreement with the Town of Grande Cache, with funds to come from the Community

Service Budget.

CARRIED

8.4 KAKWA AND SOUTHVIEW RECREATION AREAS

KAKWA & SOUTHVIEW RECREATION **AREAS**

MOTION: 16.05.174. Moved by: COUNCILLOR ROXIE RUTT

That Council accept for information the report on the Kakwa and Southview

Recreation areas as presented.

CARRIED

MOTION: 16.05.175. Moved by: COUNCILLOR DALE SMITH

That Council direct administration to start the process of entering into a lease agreement with the Province of Alberta for the Kakwa and Southview Recreation areas.

CARRIED

8.5 SUNSET HOUSE CEMETERY COMMITTEE – COLUMBARIUM REQUEST

SSH CEMETERY -COLUMBARIUM REQUEST

MOTION: 16.05.176. Moved by: COUNCILLOR DAVE HAY

That Council approve grant funding in the amount of \$12,390.00 to the Sunset House Cemetery Committee for the purchase and installation of a columbarium at the Sunset House Cemetery from Suncrest Memorials, DeBolt, Alberta, with funds to come from the Community Services Miscellaneous Grants.

CARRIED

8.6 ATB – GREENVIEW OPERATING CREDIT LIMIT

GREENVIEW **OPERATING LIMIT**

MOTION: 16.05.177. Moved by: COUNCILLOR LES URNESS

That Council authorize Greenview's Reeve and Chief Administrative Officer to sign the revised ATB operating credit agreement in the amount of \$5,000,000.00.

CARRIED

8.7 FOX CREEK AREA DEVELOPMENT STUDY

FC DEVELOPMENT STUDY

MOTION: 16.05.178. Moved by: COUNCILLOR ROXIE RUTT

That Council accept the March 2016 Fox Creek Area Rural Development: Site Identification Study as submitted by ParioPlan for information as presented and

have further discussion at a future Committee of the Whole meeting.

CARRIED

8.8 DEVELOPMENT PERMIT - RATZLAFF

DEVELOPMENT PERMIT

MOTION: 16.05.179. Moved by: COUNCILLOR ROXIE RUTT

That Council direct Administration to refund the \$1000.00 development permit fee assessed to Mr. Eldred Ratzlaff for the development of a cabin on SW-1-70-

26-W5.

CARRIED

Reeve Dale Gervais recessed the meeting at 11:53 a.m. Reeve Dale Gervais reconvened the meeting at 1:22 p.m.

COUNCILLORS **BUSINESS &** REPORTS

9.1 COUNCILLORS' BUSINESS & REPORTS

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

COUNCILLOR GEORGE DELORME

Attended the Community Planning Association of Alberta Conference Attended an Elected Official Education Program Course

COUNCILLOR LES URNESS

Attended the Valleyview Library Board meeting Attended the Community Planning Association of Alberta Conference Attended the All Staff Day

COUNCILLOR DAVE HAY

Attended the Committee of the Whole Meeting
Attended the Alberta Seniors Communities & Housing Association Convention
Attended the Wetlands Information Session
Attended the Joint Council Meeting with the City of Grande Prairie
Attended the All Staff Day
Attended the Community Planning Association of Alberta

DEPUTY REEVE TOM BURTON

Attended the Grande Prairie and Area Recreation Master Plan Meeting
Attended the Wetland Information Session
Attended the Alberta Library Board Conference
Attended the Community Planning Association of Alberta Conference and
Organizational Meeting
Attended an Elected Officials Education Program Course
Attended the All Staff Day

COUNCILLOR DALE SMITH

Attended the Agricultural Service Board Attended the Wetlands Information Session Attended the All Staff Day

COUNCILLOR ROXIE RUTT

Attended the Canfor Meeting
Attended the Alberta Library Conference
Attended the Community Planning Association of Alberta
Attended the Peace Library System Advisory Committee
Attended the Peace Region Economic Development Alliance
Attended the All Staff Day

COUNCILLOR BILL SMITH

Attended the Agricultural Service Board Attended the Wetland Information Session

Attended the Community Planning Association of Alberta

9.1 REEVE'S REPORT:

REEVE DALE GERVAIS

Attended the Chamber of Commerce Round Table
Attended the Wetland Information Session
Attended the Chamber of Commerce Round Table
Attended the Community Planning Association of Alberta
Attended the Industrial Heartland Development Meeting
Attended the Valleyview Trade Fair
Attended the All Staff Day

8.9 CAO / MANAGERS' REPORT

CAO / MANAGERS'

MOTION: 16.05.180. Moved by: DEPUTY REEVE TOM BURTON That Council accept the CAO and Manager report's as information.

CARRIED

#10 CORRESPONDENCE

10.0 CORRESPONDENCE

MOTION: 16.05.181. Moved by: COUNCILLOR DALE SMITH

That Council accept for information the correspondence presented.

CARRIED

#11 IN CAMERA

11.0 IN CAMERA

MOTION: 16.05.182. Moved by: COUNCILLOR ROXIE RUTT That the meeting go to In-Camera, at 2:09 p.m., pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information and Protection of Privacy Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regards to the In Camera.

CARRIED

11.1 INTERGOVERNMENTAL RELATIONS

(FOIPP; Section 21(1))

11.2 INTERGOVERNMENTAL RELATIONS

(FOIPP; Section 21(1))

11.3 DISCLOSURE HARMFUL TO ECONOMIC AND OTHER INTERESTS OF A **PUBLIC BODY**

(FOIPP; Section 25)

MOTION: 16.05.183. Moved by: COUNCILLOR DALE SMITH That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come Out of Camera at 3:36 p.m.

CARRIED

#12 ADJOURNMENT

12.0 ADJOURNMENT

MOTION: 16.05.184. Moved by: COUNCILLOR ROXIE RUTT That this meeting adjourn at 3:38 p.m.

CARRIED

CHIEF ADMINISTRATIVE OFFICER	REEVE	



REQUEST FOR DECISION

SUBJECT: Bylaw 15-742 – Public Hearing for Greenview's 2016 Draft Municipal Development Plan

REVIEWED AND APPROVED FOR SUBMISSION **REGULAR COUNCIL MEETING SUBMISSION TO:**

MEETING DATE: May 24, 2016 ACAO: DM MANAGER: SAR GM: INT PRESENTER: SAR

DEPARTMENT: INFRASTRUCTURE & PLANNING/PLANNING &

DEVELOPMENT

FILE NO./LEGAL: LEGAL/ POLICY REVIEW: 0200-M03-01 INT

STRATEGIC PLAN: FINANCIAL REVIEW:

RELEVANT LEGISLATION:

Provincial (Cite) – Municipal Government Act (MGA), RSA 200, c M s.

Council Bylaw / Policy (Cite) – Municipal Development Plan Bylaw No. 03-397.

RECOMMENDED ACTION:

MOTION: That Council accept the material provided for the 2016 Draft Municipal Development Plan, as information.

BACKGROUND / PROPOSAL:

A Review and update of the Municipal Development Plan draft (Schedule 'B' attached) was initiated in the spring of 2012. As a result, numerous drafts that have been reviewed with Council and Administration. Council's most recent review of the Municipal Development Plan draft was March 8, 2016. Council gave First Reading to Bylaw 15-742 on March 24, 2015 prior to the Plan's release to the public for review.

The purpose of the Municipal Development Plan Review was to update the current plan that was dated 2003. The intent of the review was to clarify the current polices, ensure consistency with the Land Use Framework and Land Stewardship Act, to strengthen groundwater and wetland protection policies, reinforce policy regarding agriculture, and clarify country residential, commercial and industrial policies.

Under the Municipal Government Act, Section 632 (1), "A council of a municipality with a population of 3500 or more must by bylaw adopt a Municipal Development Plan (MDP)."

Furthermore under Section 632 (3), a Municipal Development Plan 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 coordination 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."

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Greenview, Alberta 1

A Municipal Development Plan may also 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."

In order to obtain public input on the draft plan, advertisement of the Public Hearing was posted on Greenview's website, Mountains to Meadows Spring Newsletter and in the newspapers (Schedule 'D'). Previously the draft plan was presented at the Greenview Ratepayer barbecues in the spring and summer of 2015. Comments from public and referral agencies that have been received to date are referenced in Schedule 'C'. Those agency comments that could be changed in the plan have been complete to date.

Administration has received comments from Deanne Madsen, CFO Extension Specialist, Agriculture and Forestry who questioned the Confined Feeding Operation portion of the Plan (Schedule 'C'). Greenview's Contractor for the plan's review, Mr. Dave McRae, Land Use Planning Manager, ISL Engineering and Land Services will provide additional comments on the Confined Feeding Operation received from the CFO Extension Specialist.

The draft Municipal Development Plan 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 Municipal Development Plan:

- 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; and 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.

Public comments have been received by email from Mr. Marv Moore (Schedule 'C'). Mr. Moore is a bison operator and landowner who has outlined comments regarding grandfathering of Confined Feeding Operations that were established prior to January 1, 2002 in accordance with Section 18.1 (1) of the Agricultural Operation Practices Act and further requested that Greenview support their continued operation.

Agricultural Operation Practices Act (AOPA), Section 18.1 (1) reads as follows:

"If a confined feeding operation or manure storage facility:

- (a) Existed on January 1, 2002 with respect to which a licence, permit or other approval was not issued pursuant to the Public Health Act or with respect to which a development permit was not issued,
- (b) Existed on January 1, 2002 with respect to which a licence, permit or other approval was issued pursuant to the Public Health Act or with respect to which a development permit was issued and that licence, permit, approval or development permit was in effect on January 2, 2002, or
- (c) was constructed pursuant to a development permit that was issued before January 1, 2002 or was issued as described in Section 10 of the Agricultural Operation Practices Amendment Act, 2001, the owner or operator of the confined feeding operation or manure storage facility is deemed to have been issued an approval, registration or authorization under this Act." AOPA, Section 18(1) requires that: "An application for an approval, registration or authorization or for an amendment of an approval, registration or authorization must be made to an approval officer in accordance with the regulations."

The approval for such an operation would need to be given by the Natural Resources Conservation Board (NRCB) and not by Greenview.

OPTIONS - BENEFITS / DISADVANTAGES:

Option - N/A

Benefits – N/A

Disadvantages – N/A

COSTS / SOURCE OF FUNDING:

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

ATTACHMENT(S):

- Schedule 'A' Bylaw 15-742
- Schedule 'B Draft Greenview's Municipal Development Plan 2016.
- Schedule 'C' Comments from Public and Referral Agencies
- Schedule 'D' Advertisement and Newsletter Article
- Schedule 'E' PowerPoint Presentation



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 ___ day of _____, A.D., ____.

Read a third time and passed this ___ day of _____, A.D., ____.

CHIEF ADMINISTRATIVE OFFICER



MUNICIPAL DEVELOPMENT PLAN (Revised Draft)



Inspiring sustainable thinking

April 2016

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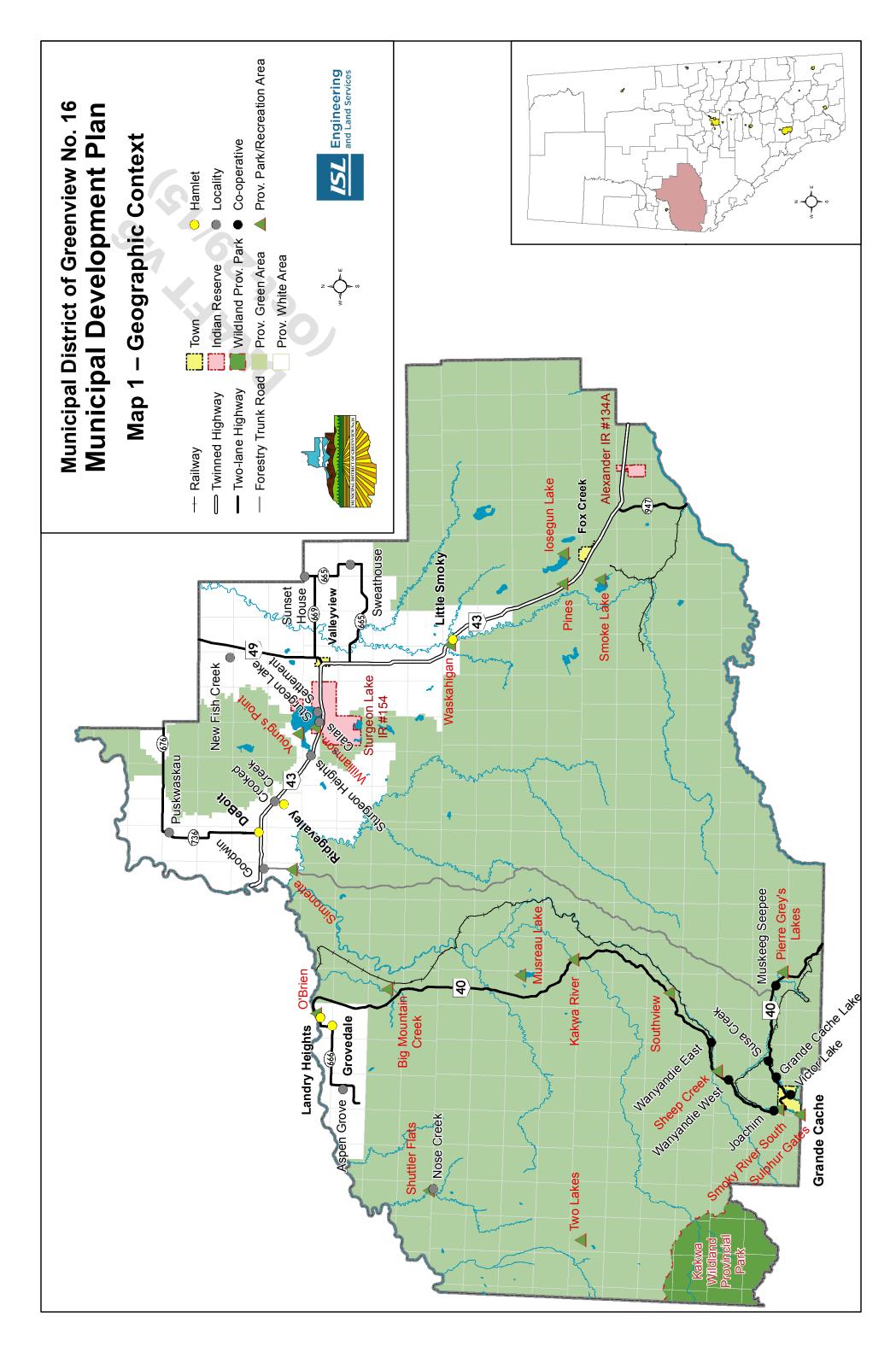
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SECTION 1 INTRODUCTION

1.1 GENERAL OVERVIEW

- 1.1.1 The Municipal District of Greenview No. 16 ("Greenview") 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 will pass through Greenview. 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 Greenview 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 should 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") encourages 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 Greenview. 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 Greenview'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 Greenview:
 - (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 Greenview.



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.

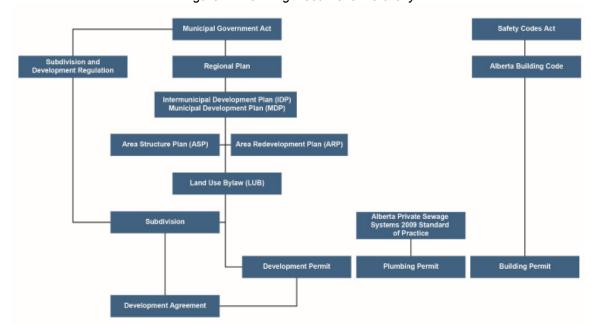


Figure 1: Planning Document Hierarchy

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.

Greenview 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.

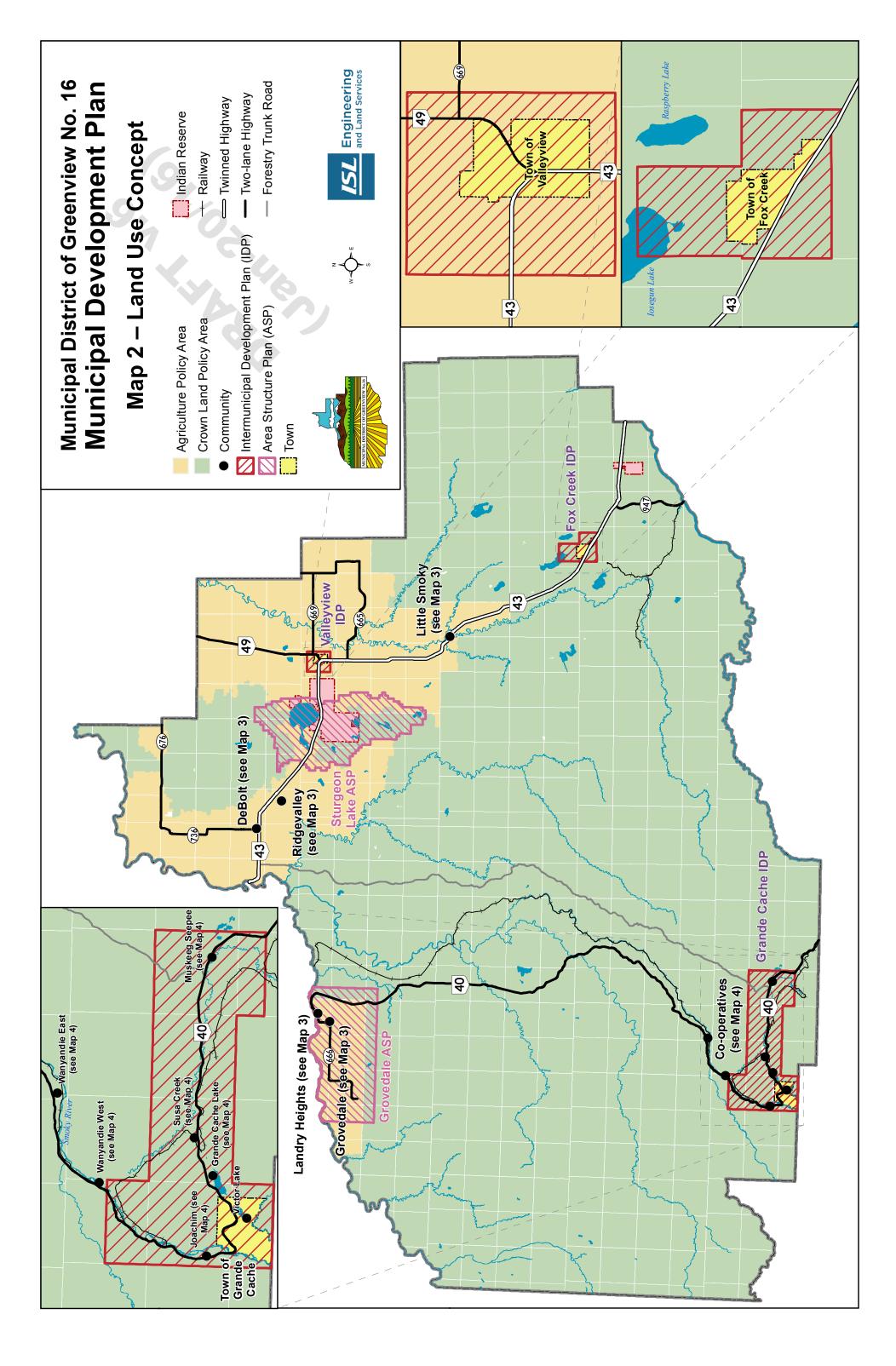
1.3 GOALS OF THE PLAN

- 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 Greenview'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 Greenview is based upon the desire to promote and accommodate growth that will preserve and strengthen the positive attributes of Greenview.
 - (a) The future use of land within Greenview 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) Greenview 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 to 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 Greenview'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 Greenview'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 Plan Means a Municipal Development Plan ("MDP"), Intermunicipal

Development Plan ("IDP"), or Area Structure Plan ("ASP") prepared

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 Greenview 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 Greenview. Greenview'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 Activity2.3.1 Greenview recognizes forestry, mining, oil and gas exploration as acceptable uses within Greenview 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;
 - (c) Will be associated with appropriate environmental impact assessments or reviews as may be required by Greenview;
 - (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 **Alberta Wetland Policy**.

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

2.3.6

2.4.1

2.4.3

Greenview 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

All MD policies shall be consistent with modern watershed management policies, processes and science. Greenview 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 Greenview.

2.4 HAZARD LANDS

Development Setbacks Required

Greenview 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, Little 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

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

2.4.5

As a condition of subdivision approval, lands that are subject to flood hazard, contain sensitive habitat, or are subject to potential erosion due to steep or unstable slopes, shall be dedicated as Environmental Reserve ("ER"). Greenview may require that ER be dedicated either in parcel or easement form as provided in the Act.

Determination of Environmental Reserve

Further to Policy 2.4.4 ("Environmental Reserve Dedication"), an ER setback or easement shall be provided from the top of the bank of a river or stream and/or the high water mark of a wetland or lake. The specific setback requirement may, at the discretion of Greenview, be determined by a qualified professional including geotechnical and hydrogeological studies to establish a site specific setback requirement.

Confirmation of Environmental Reserve

2.4.6 Where the need for ER requires confirmation, or situations arise where the amount of ER proposed to be dedicated exceeds the allocations identified in the Act, Greenview shall require that a geotechnical report, biophysical assessment, and/or hydrogeological study be prepared by a qualified professional to support the proposed dedication.

Conservation Easements

2.4.7 Greenview shall encourage and promote the use of Conservation Easements as a voluntary means of protecting environmentally 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

2.5.2

Groundwater Evaluation

2.5.1 To protect the quality and quantity of surface water bodies and groundwater, at a minimum, Alberta Environment's Interim 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

Greenview 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 aquifers, 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 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 Water Supply

2.5.3 Greenview shall require that developers submit with their subdivision and/or development applications proof of water supply if accessing groundwater, or identify the proposed method of water servicing, for all residential, industrial, and commercial developments.

2.6 FIRESMART

2.6.1

2.6.3

Design Principles

Greenview shall encourage developers to recognize FireSmart: Protecting Your Community from Wildfire design principles when preparing Area Structure Plans and multi-lot subdivision proposals in order to mitigate the potential for forest and grassland fire damage.

Damage Mitigation

- 2.6.2 Subdivision and development proposals shall be designed so as to mitigate the potential for forest and grassland wildfire damage 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 Development

Greenview shall encourage developers to adhere to the practices as outlined below for multi-lot residential development which may be determined to be too remote to be adequately protected by existing 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	Greenview may prepare a Recreation and Open Space Master Plan, which shall be used as the basis for recreation and tourist planning in Greenview. 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	Greenview 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	Greenview supports eco-tourism and agri-tourism as a means to create employment opportunities and diversify the municipality's economy.
Passive Recreation	2.7.5	Greenview 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, Greenview 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	Greenview supports the identification and appropriate development of historical sites such as the Edson Trail and the Hinton 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 Greenview determines that:

- (a) the proposed use has no suitable alternative location;
- (b) the proposed development will utilize a limited amount of agricultural land;
- (c) the proposed use will not interfere with or negatively affect existing nearby agricultural uses or adjacent residential uses;
- (d) the proposed development represents a logical extension to existing land use patterns; or
- (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:

- (a) Agricultural industry which directly benefit and serve the rural community;
- (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 3.4.2 **Agricultural Land**

Greenview may support the subdivision of better agricultural land where the proposed subdivision is for:

- (a) A farmstead separation;
- (b) A first parcel out for residential purposes in accordance with Policy 3.4.3;
- (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 Greenview:

- (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;
- (b) Legal and physical access to a developed Municipal District road is provided;
- (c) The proposed use of the parcel does not negatively impact adjacent agricultural uses,

- (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 Greenview, 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 Greenview.

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 Greenview may allow the subdivision of a small holding parcel if:

- (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;
- (b) The applicant demonstrates to the satisfaction of Greenview 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 Greenview that the proposed agricultural operation is viable and the amount of land required is appropriate to the character of the operation.

Parcel Size Requirements

- (a) The size of a farmstead separation shall be at the discretion of 3.4.8 Greenview 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 Greenview to the definition of

better agricultural land by virtue of slope, configuration, surrounding land use or size, Greenview 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 3.6.1 Feeding Operations

Applications to the Natural Resources Conservation Board for the establishment or expansion of CFOs shall not be supported by

Greenview 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:

> (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 Greenview; 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 3.6.3 Where possible, the Minimum Distance Separation for CFOs should Separations be accommodated on land owned by the operator. Contamination of 3.6.4 CFOs should not be established or expanded where there is any risk Runoff that runoff will contaminate ground or surface water supplies. Protection of 3.6.5 Greenview shall protect existing CFOs by refusing development **Existing CFOs** 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 3.6.6 (a) Greenview may approve intensive livestock operations in accordance with the requirements of the LUB. **Operations**

(b) Policy 3.6.4 ("Contamination of Runoff") shall apply in the 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 Greenview'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 Greenview.
- (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 Greenview 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	4.3.4	In order to protect environmentally sensitive areas and to preserve agricultural land for agricultural use, Greenview 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	Greenview shall direct the development of multi-lot country residential subdivisions away from:

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(a) Urban fringe areas except where allowed in an IDP;

(b) Waste transfer stations and active, abandoned or un-reclaimed

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;
- (g) Sour gas facilities or other potentially hazardous industrial operations; and
- (h) Gun ranges.

Evaluation of Residential Subdivision Proposals

4.3.6 Multi-lot country residential subdivisions shall only be supported if the following conditions are met:

- (a) The proposal complies with Policy 4.3.1 ("Better Agricultural Land");
- (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 Greenview 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 Greenview 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;
- (e) The proposal does not conflict with existing surrounding agricultural uses;
- (f) The subject lots contain a suitable building site:
- (g) Significant recreational or environmental areas are not be negatively impacted;
- (h) The site has legal and physical access to the satisfaction of Greenview; and

(i) The proposed development does not unduly hinder the future extraction of known natural resources.

Resubdivision of Lots

4.3.7

The resubdivision of a country residential parcel will not be allowed unless the applicant can demonstrate to Greenview that the proposal will meet the criteria under Policy 4.3.5 ("Evaluation of Development Proposals").

SECTION 5 HAMLETS AND SETTLEMENTS

5.1 INTRODUCTION

Hamlets play an important role in Greenview as they provide services, minor commercial uses, schools and recreation activities to rural residents. Although they contain only a small portion of Greenview'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 Greenview, namely Nose Creek, Aspen Grove and the Grande Cache Co-ops that are home to native communities.

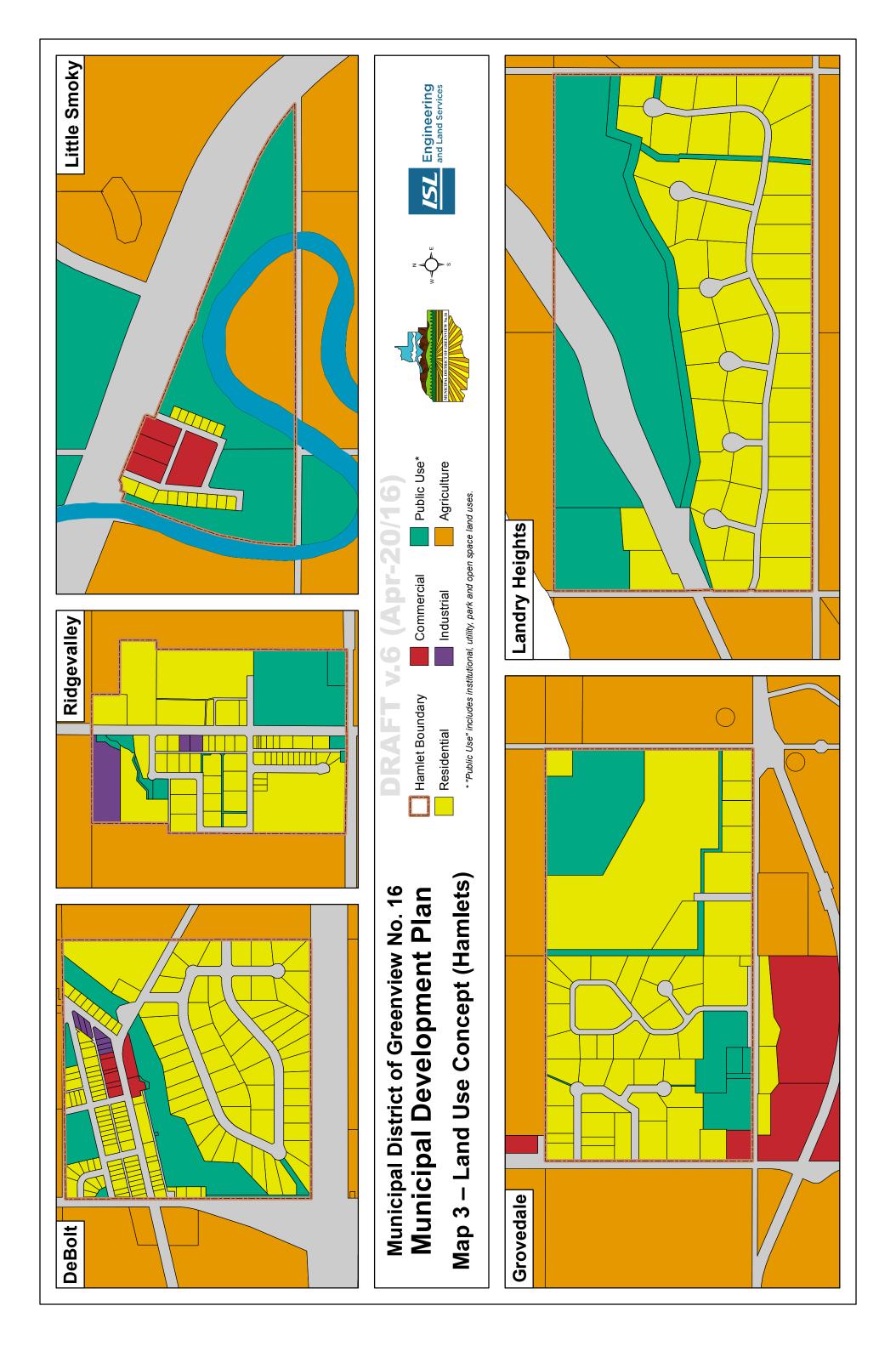
5.2 OBJECTIVES

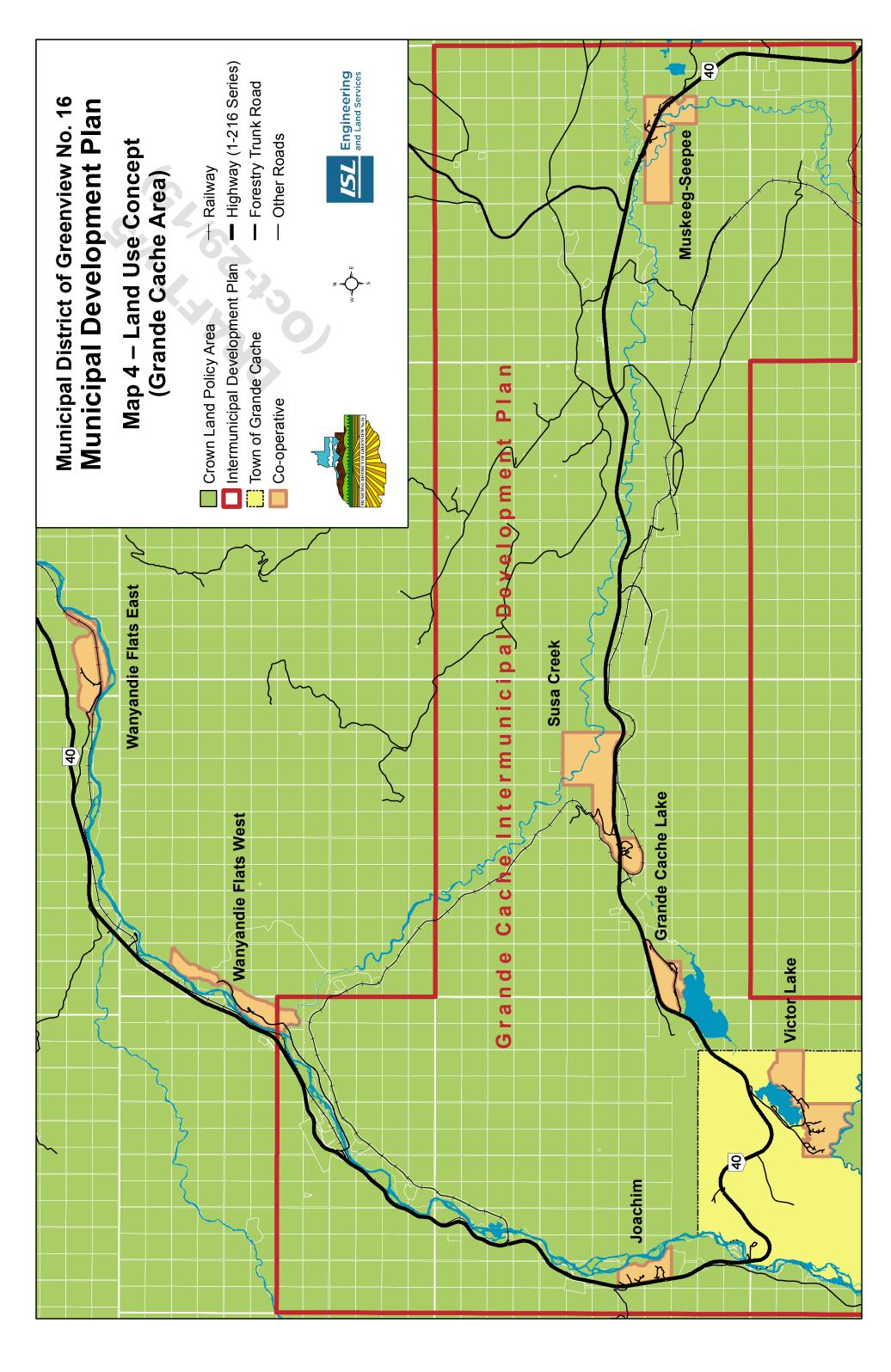
- (a) To support and strengthen the role of hamlets and other settlements as the primary locations for community services and facilities.
- (b) To allow for the continued, orderly growth of hamlets in Greenview.

5.3 POLICIES

Grovedale, Landry Heights, Ridgevalley, Little Smoky and DeBolt Designated Hamlets 5.3.1 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 Greenview shall encourage commercial, industrial and institutional uses that intend to serve the rural area to locate in hamlets where possible. Preferred 5.3.4 Within hamlets the following types of development shall be Development encouraged by Greenview:

- (a) Residential uses, including single and multi-family dwellings and manufactured homes;
- (b) Convenience commercial uses;
- (c) Institutional uses such as churches, seniors housing, residential care facilities, community halls, and schools;





- (d) Industrial uses developed in accordance with Policy 5.3.6 ("Industrial Development"); and
- (e) Recreational uses.

Buffers	5.3.5	In order to ensure that future hamlet development is compatible with existing uses, Greenview 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	Greenview 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, Greenview 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	Greenview 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 Greenview 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 Greenview 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 Greenview.

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

6.3.2

Industrial Uses Supported

- 6.3.1 The types of industry which may be supported in Greenview include those that:
 - (a) Cater to the needs of agriculture, forestry, or natural resource extraction;
 - (b) Have comparatively large land requirements;
 - (c) Are not suited to an urban area;
 - (d) Do not conflict with adjacent land uses in terms of appearance, emissions, noise, or traffic generation, unless suitable buffers are provided;
 - (e) Are located on sites that are suitable for the proposed development in terms of soil stability, groundwater level, and drainage; and
 - (f) Have minimal servicing requirements.

Location of Development

- (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) Greenview may permit the establishment of industrial uses in agricultural areas if the proposed development:

- (i) is a small scale industrial pursuit as defined in the LUB; or
- (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 Greenview'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 quidelines.

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 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, Greenview 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 Greenview may support the storage and processing of dangerous 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	Greenview 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; (c) Suitability of the site in terms of soil stability, groundwater level, and drainage; (d) Provisions for access and impacts on the transportation network; and (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: (a) Proposed location as such developments should be situated on the main street, and not dispersed throughout residential areas; (b) Compatibility with surrounding land uses; (c) Suitability of access and impacts on the local road network; (d) Adequate provision for parking; and

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(e) Provision for landscaping, fencing and buffering.

6.5 HOME-BASED BUSINESS

6.5.1

Home-Based Business Supported

- Greenview supports and encourages the continued development of home-based businesses provided that:
 - (a) The scale of the proposed business is appropriate for the character of the neighbourhood;
 - (b) It is compatible with the uses in the area where it is located;
 - (c) There is, in the opinion of Greenview, 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

The establishment of home-based businesses shall only be supported if they do not negatively impact adjacent land uses. If Greenview 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

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

6.5.3

6.5.2

Location Criteria

- Resource extraction activities that are proposed to be located on private lands and subject to municipal approval 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 Greenview 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 Greenview 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, Greenview 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 Greenview to recognize its relationships with its rural neighbours.
- 7.1.2 Greenview 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 7.3.1 Greenview shall continue to support its IDPs with the Urban **Development Plans** Municipalities. Greenview 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 Greenview 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 Greenview shall establish a 3.2 km (2 mile) fringe zone adjacent to its boundaries with neighbouring Rural Municipalities. In this zone, Greenview shall circulate the following to the affected municipality for review and comment:

 (a) Subdivision applications, with the exception of applications for farmstead separations, boundary adjustments and public uses;

(b) Development permit applications for discretionary uses under the LUB: (c) Transportation and utility master plans; and (d) Statutory Plan and LUB amendments. Annexation 7.3.4 Greenview 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; (c) There is agreement to the proposed annexation from a majority of the affected landowners. Inter-Municipal 7.3.5 Greenview supports the continuing use of inter-municipal agreements as means of delivering services in a co-operative **Agreements** manner and maximizing available resources. Joint Development 7.3.6 Greenview shall explore, with the Urban Municipalities, the Areas establishment of joint development areas to assist with the funding of community facilities and programs in accordance with the Act.

Greenview shall cooperate with the Province and other

municipalities in the region in the preparation of the Upper Peace

Upper Peace

Regional Plan

7.3.7

Regional Plan.

SECTION 8 CROWN LAND

8.1 INTRODUCTION

The use, disposition and protection of provincially controlled Crown lands is a significant issue in Greenview, 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 Greenview's major environmental features including rivers and lake shores. As a result, the development of Crown lands is an important land use issue, but Greenview'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 Crown8.3.1Lands within the Crown Land Policy Area are primarily reserved for resource management, grazing, recreation, environmental protection and associated activities.

Review of Development Proposals

When reviewing proposals for development on Crown land, consideration shall be given to the following:

- (a) Adjacent land uses;
- (b) Provision of water, sewer, and emergency and community services:
- (c) Access; and

8.3.2

8.3.4

(d) Environmental impacts.

New Agricultural Lands

8.3.3 Greenview shall consider the following factors when reviewing and commenting on proposals to open up new agricultural lands:

- (a) The impact on the existing road system and the cost of constructing roads, if any, into the new areas; and
- (b) The potential loss of alternative resource development, recreational opportunities, or environmentally sensitive lands.

Involvement in Approval Processes

As a means of ensuring that the interests of Greenview are recognized and reflected in the development of Crown lands, the following measures are supported and encouraged by Greenview:

(a) Participation in the province's Integrated Resource Plan process; and

(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 Greenview 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 Greenview. 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.

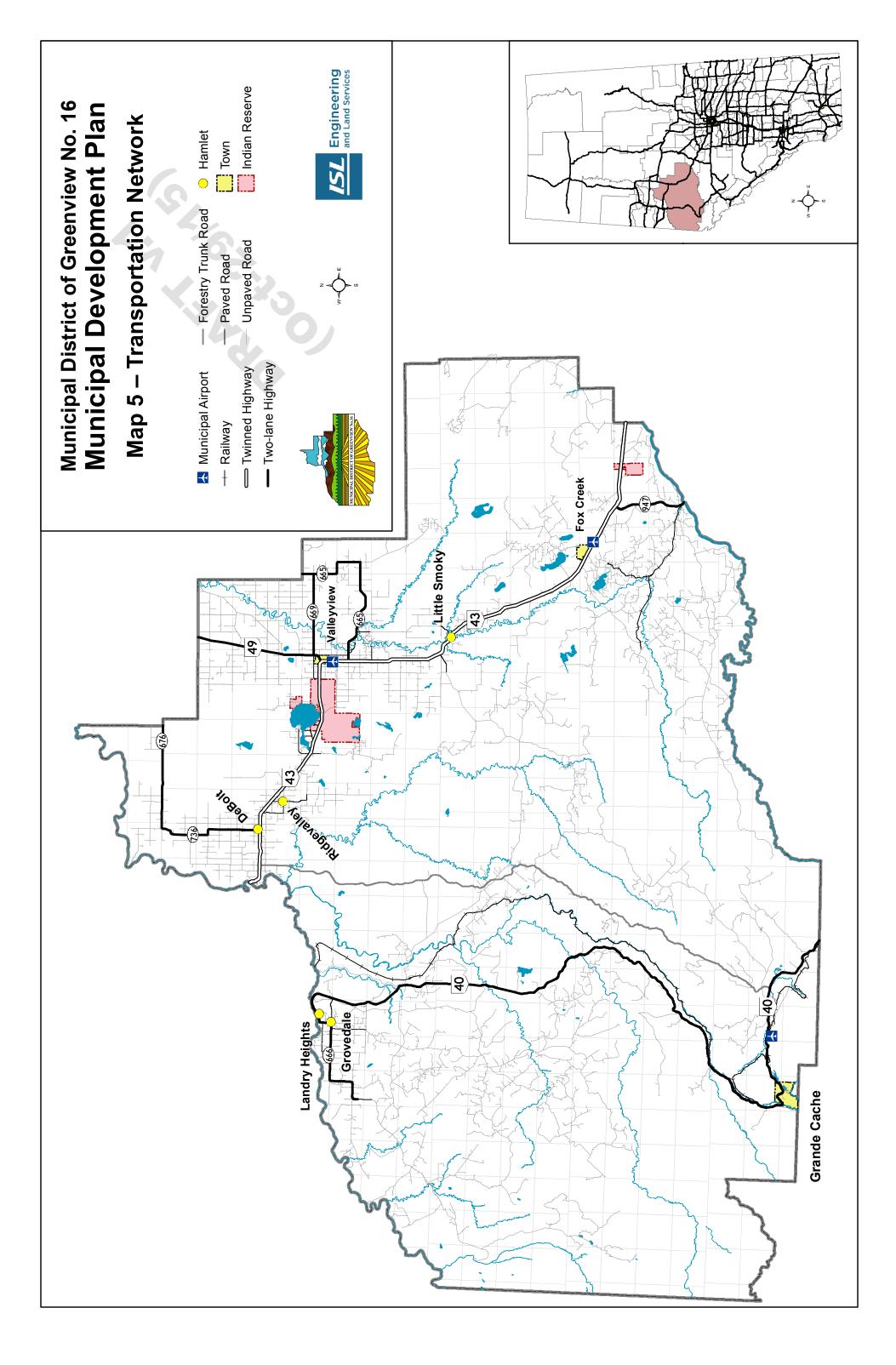
Map 5 illustrates Greenview's overall transportation network.

9.2 OBJECTIVES

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

9.3 TRANSPORTATION

Capital Plan	9.3.1	Greenview 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. Greenview 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.



9.3.5 Applicants for major development proposals and multi-lot subdivision Traffic Impact applications may be required to prepare traffic impact assessments **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 9.3.6 Greenview shall collaborate with other area municipalities to **Planning** establish processes for joint planning of future road and other infrastructure improvements when required. 9.3.7 Road Widening 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 Greenview along the frontage of both the subdivision and the balance of the guarter section. Road Use 9.3.8 Road Use Agreements will be required with industry at the discretion **Agreements** of Greenview to address haul routes, maintenance and/or upgrading if necessary, dust control, and any other matters relative to the road use. 9.4 **MUNICIPAL SERVICES** Private Water and 9.4.1 With the exception of development located within the serviced area **Sewer Services** 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 Greenview are required to provide private water and sewer services in accordance with provincial standards. On-Site Sewage 9.4.2 As part of the development permit approval process, Greenview shall require that developers submit a location plan for any proposed Systems sewage disposal system. Greenview 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 9.4.3 Greenview may allow developments to be serviced with central Systems (communal) sewage collection, provided that such systems are constructed and maintained by the developer in accordance with provincial standards. Proof of Water 9.4.4 Greenview shall, for all industrial, highway commercial, and multiple parcel country residential developments, require that the developer Supply demonstrate that a sufficient and suitable groundwater supply is available to service the proposal.

Utility Master Plan 9.4.5 Greenview 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) Greenview shall require developers to connect to municipal or regional water distribution and sewage collection systems where:
 - (i) The services abut the lands that are the subject of the development; or
 - (ii) Connection is required in accordance with an approved Area Structure Plan; or
 - (iii) The proposed development is located within a hamlet where municipal services are present.
 - (b) Notwithstanding (a), connection to municipal water or sewer systems will not be required if the systems are determined to have capacity available to accommodate the development.

Solid Waste

9.4.7 Greenview 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) 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 Greenview according to the following criteria:

- (a) Compliance with the Act, Regulation, LUB, and any other Statutory Plans or Concept Plans that are in effect;
- (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;
- (d) Compatibility with adjacent land uses, including the potential impact on agricultural operations;
- (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 10.3.2 and Concept Plans Prepared by Developer

Greenview 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.

Area Structure Plans 10.3.3 Prepared by Municipal District

(a) Greenview may undertake the preparation of ASPs for its hamlets and other areas within Greenview 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) Greenview shall commit to the review and update of the Sturgeon Lake ASP and Grovedale ASP as required.

Area Structure Plan and Concept Plan Content

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 Greenview in accordance with Area Structure Plan and Concept Plan Policy 6001, and should address the following matters to the satisfaction of Greenview:

- (a) Conformity with this MDP, other Statutory Plans, other non-statutory 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

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 Greenview 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 Greenview.

Supporting Technical Reports

10.3.5 All ASPs, Concept Plans, and applications for rezoning and multi-lot subdivisions shall be accompanied by the necessary professional

subdivisions shall be accompanied by the necessary professional technical reports including but not limited to Engineering Servicing Design Reports, Geotechnical Reports, Hydrogeological Reports, and Environmental Impact Assessments as determined by Greenview.

Development Agreements

10.3.6

As a condition of subdivision or development permit approval, Greenview may require the developer to enter into a development agreement with respect to the provision of all infrastructure required to service the site.

Developer Responsibility

10.3.7

Developers shall be responsible for all infrastructure and utility costs associated with development, including the payment of offsite levies.

10.4 MUNICIPAL RESERVE

Municipal Reserve Required

10.4.1

As a condition of subdivision, Greenview shall require that ten percent (10%) of the developable lands be dedicated as MR as provided for under the Act.

Municipal Reserve Dedication

10.4.2

Greenview shall require that MR be dedicated as cash-in-lieu in all 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 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 Greenview cannot agree on a land value to determine the amount of cash-in-lieu of land for MR

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 Greenview's assessors.

Use of Municipal Reserve Funds

10.4.4 Greenview 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

10.4.7

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

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 Greenview'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.

Sally Rosson

From:

Marvin Moore <klbbisonranch@gmail.com>

Sent:

Friday, April 22, 2016 2:11 PM

To:

Sally Rosson

Hi Sally

Please see the attached

1. Possible additional clause re confined feeding operations

Additional clause added to your sec 3.6

Confined feeding operations which were established prior to Jan 1 2002 are grandfathered in accordance with Sec 18.1 (1) of the Agriculture Operations Practice Act and the MD of Greenview will support their continued operation.

Mary Moore

Sally Rosson

From: Sent: Marty Paradine <mparadine@valleyview.ca> Thursday, December 17, 2015 12:04 PM

To:

Sally Rosson

Cc:

Jenny Cornelsen; Marty Paradine

Subject:

Municipal Development Plan - Town of Valleyview comments

Hi Sally;

Here are our comments. Great job on updating the MDP and LUB.

The major thing we see as an issue with is the treatment of commercial and residential development outside the IDP area but within easy reach of Valleyview. We think for both kinds of development you want a large buffer area that limits development, 10-20 km from the edge of the IDP. So you get a town, surrounded with a little bit of country residential and the occasional highway commercial development (mostly existing ones), and beyond that you have rural areas. With the proposed policies, there is a lot of potential for commercial and residential where it would be undesirable.

• Goals (1.3)

o generally seem solid, with the right priorities

 potential concern: providing municipal services and infrastructure to meet growth demands; instead growth/developments that require municipal services and infrastructure should be directed to urban municipalities

• Growth strategy (1.4)

- the future land use concept map illustrates current land use patterns does this mean that future land use will remain unchanged?
- the future land use concept map doesn't have a legend item for the orange areas, and doesn't indicate where each of the land use types should go.
- o the growth strategy does not provide direction as to priorities in relation to different locations or types: it supports all kinds of growth that could be envisioned in the area.

• Environmental (section 2)

- 2.4.7 conservation easements can be used in conjunction with "cluster" development patterns within the subdivision process to protect lands beyond any ER from future development, in return for smaller lots in developed areas of the site
- assessments described in the plan don't seem to address cumulative impacts, but the Alberta Land Use Framework envisions this. Would the MD consider exploring a cumulative impacts assessment, especially for things like groundwater, which is critical for long-term ecosystem health and also to minimize risk to water supply for communities including Valleyview?

• Agriculture (section 3)

o 3.3.1 - there are not "rural community" designations on the map; no "agricultural policy area" is visible on Map 2 although it's on the legend

3.4.8 d - good to see resbudivision of small holdings into smaller residential or industrial purposes is not supported. But it should also include commercial

• Recreation (2.7)

 would like to see any future trails and recreation plans to link to municipal plans and trail networks.

Country residential

o 4.2 (c) add in "or urban municipalities"

o 4.3.2 cluster development should be encouraged, allowing developers to cluster homes together on smaller lots and leaving natural areas conserved. Lot size ranges with both minimum and

maximum would follow from this approach.

4.3.4 (a) reword to "urban fringe areas, except as specified in an IDP." We would also like to see more clarity about policy 4.3.4 generally. What does "direct development away from" mean in practice? Don't permit it within 5 km of the town boundary? 20km? We think what we'd like to see is a future land use pattern in which most people who work in Valleyview live in the town and in a density which supports the benefits of a small town lifestyle (walkable; viable main street retail; access to nature/greenspace via trails). That means a small proportion of people living in country residential lots within easy commuting distance (20-30 mins drive is a common relatively comfortable commute time in a larger community). So you'd have town residential within the town boundaries, limited country residential within the IDP boundaries, and not beyond. I'd look to at least clarify that the policy means that country residential development is generally not acceptable outside an IDP and within 20 km of the IDP boundary. This is consistent with the stated primary goal of protecting agricultural lands.

(BTW We reviewed the related section of the IDP. It looks as though the IDP would accommodate about 40-50 units of country residential within its boundaries, plus potentially

some in the Residential Reserve areas in the IDP.)

Industry and commerce

here, and elsewhere in the draft, an exception is provided to locational restrictions "Shall not be permitted to locate on better agricultural land, unless the proposal has unique site requirements or no suitable alternative location;". We would like to see this exception removed because industrial and commercial development very rarely have severely constraining requirements and there are almost certainly suitable locations in Valleyview. If an exception needs to be made, it should trigger an MDP amendment as this would be a major departure from the stated goals

We would also not want to see an exception for "small-scale industrial pursuits"

o 6.4.2: similarly, we would like the removal of "unless alternative locations can be justified". It should be re-worded at the end of the sentence to be more clear and maybe change the intent a bit. We think the intent is to support local commercial uses close to existing highway commercial, and this would mean the MD would be supporting highway commercial near and outside Valleyview. This is not desirable as it would compete with Valleyview hwy commercial and would stretch the commercial along the highway. We see taking the same approach recommended above for residential: establish a buffer around all IDP areas, make commercial within the IDP subject to IDP policies, and then apply this policy to the area beyond the buffer. We realize within the buffer there will be existing commercial businesses; these could be allowed to expand their operation within limits (these limits would have to be considered in consultation with the business owners and others to find a balance between their interest in flexibility and growth, and the larger community interest.)

- 6.6.1 "towns" or "urban municipalities" should be added
- Intermunicipal...
 - We are noticing that annexation of "better agricultural lands" is restricted. The Town would like to see some language added to provide some flexibility around this, especially if the annexation is in an attempt to rationalize the current boundary or a "trade" for other better agriculture lands can be made between the piece being requested for annexation and a parcel already in the Town boundary

Thanks for the opportunity to comments!

Marty Paradine, P.Eng., CEM®, MSc, MBA **Town Manager**



P.O. Box 270 Valleyview, Alberta T0H 3N0 Phone: 780-524-5150 Fax: 780-524-2727

mparadine@valleyview.ca



December 16, 2015

Your File: Greenview MDP Draft

Our File: 15-3834

.:

Attention: Sally Ann Rosson
MD of Greenview No. 16
Planning and Development Department

RE: Proposed Greenview Municipal Development Plan Draft

The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

- Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
- 2. ATCO Pipelines requires a separate utility lot for its sole use.
- A pipeline alteration may be required in this area.
 - All costs associated with any alterations to ATCO Pipelines' pipeline(s) and/or appurtenances
 to accommodate development will be borne by the developer/owner.
 - This process can take up to 18 months to complete.
- Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information.
- Road crossings are subject to Engineering review and approval.
 - Road crossing(s) must be paved and cross at a perpendicular angle.
 - Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way.
 - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
- 6. Parking encroachments may be permitted within ATCO Pipelines' right-of-way, subject to Engineering approval.
 - Unpaved parking is not permitted (gravel, grass, etc.).
 - Parking directly above the pipeline is not permitted.
- 7. Storage is not permitted on ATCO Pipelines' pipeline(s) and/or rights(s)-of-way.
- 8. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
- Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.



- If alterations are required, the cost will be borne by the developer/owner.
- 10. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Pipelines for further review.

If you have any questions or concerns, please contact the undersigned at 780.420.3896 or email lsabel. Solis@atcopipelines.com.

APPROVED:-

Yours truly,

ATCO Pipelines
A division of ATCO Gas and Pipelines Ltd.

Isabel Solis

Operations Engineering Department

IS

Sally Rosson

From:

Isabel.Solis@atcopipelines.com

Sent:

Wednesday, December 16, 2015 4:44 PM

To:

Sally Rosson

Subject:

15-3834 Response - Conditional Letter for Greenview MDP Draft

Attachments:

15-3834.pdf

Good Afternoon,

Please see attached conditional letter.

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.

A Please consider the environment before printing this e-mail

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Sally Rosson

From:

Gerry Benoit < gerry.benoit@gov.ab.ca>

Sent:

Monday, December 14, 2015 11:26 AM

To: Cc:

Sally Rosson Jenny Cornelsen

Subject:

RE: Municipal Development Plan

Sally,

After review, our department has no issues or concerns with the proposed MDP.

Regards, Gerry

Gerry Benoit - Development & Planning Tech

Grande Prairie District – Phone: 780 538-6175

Transportation

From: Jenny Cornelsen [mailto:jenny.cornelsen@MDGreenview.ab.ca]

Sent: Thursday, November 19, 2015 8:16 AM

To: Culture and Tourism Historical Lup; Tony Winia; Jack McNaughton; James Proudfoot; GrandePrairie FieldCentre; Gerry Benoit; ATCO Electric; ATCO Gas; ATCO Pipelines; Big Lakes County; Chad McMillan; ! MICHAELC; County of GP No. 1; Dennis Mueller; Donna Ducharme; East Smoky Gas; Gary Couch; Gord Meaney; ! GRANT.GYURKOVITS; Jeff Francis; Kevin Sklapsky; Lisa Hannaford; ! DGERVAIS; Mike Haugen; NGPS; Peace Wapiti School Division; Quentin Bochar; Rosemary Offrey; TELUS (GP); Town of Fox Creek; Town of Grande Cache; Town of Valleyview; Marsha Trites-

Russell; Mike Milner; Woodlands County; Yellowhead County

Cc: Sally Rosson

Subject: Municipal Development Plan

Good afternoon:

Please find attached our final DRAFT Municipal Development Plan for the Municipal District of Greenview No. 16.

As adjacent municipalities, government agencies, referral agencies and Greenview staff, we invite you to review the document and provide us with your written comments.

Your comments may be submitted to Manager, Planning and Development, Sally Ann Rosson at sally.rosson@mdgreenview.ab.ca before December 18, 2015.

Thank you for your input.

Sincerely,

Jenny Cornelsen

Admin Support, Development & Planning

Municipal District of Greenview No. 16 | 4806 36 Ave. PO Box 1079 Valleyview, Alberta TOH 3NO

Tel: <u>780-524-7600</u> | Fax: <u>780-524-4432</u> | Toll Free: <u>888-524-7601</u> | Direct: <u>1-780-524-7645</u> | Cellphone: <u>1-780-552-</u>

3098

mdgreenview.ab.ca | Follow us on Twitter @mdgreenview16



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Thank you.

Up-to-date road information, including traffic delays, is a click or a call away. Call 5-1-1 toll-free, visit 511.alberta.ca or follow us on Twitter @511Alberta to get on the road to safer travel.

http://511.alberta.ca/ab/en.html https://twitter.com/511Alberta

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From: Deanne Madsen [mailto:deanne.madsen@gov.ab.ca]

Sent: Tuesday, May 17, 2016 3:43 PM

To: Sally Rosson <Sally@mdgreenview.ab.ca>

Cc: Vince Murray <Vince.Murray@gov.ab.ca>; Randy Bjorklund <Randy.Bjorklund@gov.ab.ca>

Subject: RE: CFO Operators in Greenview - Reminder

Hi Sally,

Again my apologies for the tardiness! I have had some time to review the draft and have made comments on sections that would be applicable if NRCB received an application for a CFO. I did have a quick conversation with Vince Murray about a couple things and have included his thoughts in my comments. Unfortunately, I have not had time to review with Randy as he has been out in the field and been busy with applications. However, I am cc'ing him to keep him in the loop and if he has time, to feel free to review my comments and add clarity if needed. If you have any questions, please don't hesitate to contact me.

I hope you find this useful!

Sincerely,

Deanne Madsen, M.Sc., P.Ag.

CFO Extension Specialist

Agriculture and Forestry

Environmental Stewardship Division

Main Floor, Provincial Building

10008 – 107 Street

Morinville, Alberta T8R 1L3

P: 780-939-1218 C: 780.993.0881

F: 780-939-1269

E: deanne.madsen@gov.ab.ca

Comments:

Environmentally Sensitive Area — "Has the MD done any studies themselves to identify ESAs? If so, it might be useful to provide them as a reference to provide justification as well."

Intensive Livestock Operation – "CFOs are defined in AOPA but not by the size; the requirement for a specific permit is defined by an animal threshold number as per Schedule 2 in the Pt 2 Matters Regulation. Thus by definition, ILOs below threshold are still considered CFOs in AOPA, just not required to be permitted by NRCB, but can be permitted or regulated by the municipality"

Section 3.6.1 - The phrase "shall not be supported" may or may not be something NRCB would consider; in that these kinds of conditions with these statements may be left up to the NRCB to decide. However, the NRCB Approval Policy states that "supported" wording will be interpreted as being mandatory so similar statements will likely be considered by NRCB.

The phrase "shall not be supported" may or may not be something NRCB would consider; in that these kinds of conditions with these statements may be left up to the NRCB to decide. However, the NRCB Approval Policy states that "supported" wording will be interpreted as being mandatory so similar statements will likely be considered by NRCB.

Land Uses: General Comment: Any land use provisions in a Municipal Development Plan (MDP) shall be considered by the Natural Resources Conservation Board (NRCB). Under the AOPA, (NRCB) Approval Officers must consider whether a CFO application is consistent with the MDP's land use provisions as per the Act, Section 20(1)(1.1) and 22(2)(2.1). However, any tests or conditions of construction or siting of a CFO, manure storage facility, collection area or applications of manure, composting materials and compost shall not be considered by the Approval Officer or Inspector unless there is justification to do so. The tests/conditions dealt within AOPA supersede the MDP based on Section 13 of the Municipal Government Act. For instance, the NRCB staff member shall not consider setbacks for watercourses and water bodies that are inconsistent with AOPA setbacks unless there is a specific reason for the setback. However, municipalities shall set setbacks from municipal roads and property lines for CFOs, items not considered in AOPA.

- 3.6.2.(a) Development setbacks would not apply to CFOs if those setbacks are covered in AOPA already or if the setbacks are interpreted by NRCB as increasing Minimum Distance Separations to nearby residences or going above AOPA technical requirements. Unless there are residences at these facilities, not sure if the NRCB would consider these setbacks. A statement linking to the justification related to future land use provided elsewhere might be helpful when explaining the need for a 2 mile buffer from a hamlet. Buffers for towns, etc?
- 3.6.2.(b) Are there maps elsewhere (i.e., in the LUB) that the NRCB can use to determine where a CFO can be established? I'm finding it difficult to identify those areas on the maps included in this MDP draft. A "CFO Exclusion Map" may be useful in depicting where the MD does not want CFOs established.
- 3.6.2.(c) Areas identified for potential annexation in an IDP Are these areas depicted somewhere? 3.6.2.(e) There are setbacks in AOPA to common bodies of water that CFOs must follow. Again proper justification would have to be provided for NRCB to consider a 2 mile setback to every water body, watercourse, etc. E.g., used for water supply?
- 3.6.4 There are provisions in AOPA to ensure that this risk is minimized as CFOs must meet manure management regulations set out in the Standards and Administration Regulation to minimize risk to surface water and groundwater e.g, setbacks to common bodies of water and water sources as well as groundwater protection requirements such as liners for manure storages.
- 3.6.5 Correction: Agricultural Operation Practices Act

TO:

Classifieds

Daily Herald Tribune

Valleyview Town and Country

Grande Cache Mountaineer

DATE:

April 8, 2016

EMAIL: EMAIL:

Jane.McRae@sunmedia.ca susannacpalmer@gmail.com

EMAIL:

gcnews@telus.net

FROM:

Sally Ann Rosson, Manager of Development

SUBJECT: ADVERTISEMENT

MESSAGE:

Please run the attached ad in your newspaper as noted below:

Daily Herald Tribune – May 6, 13 and 20 (3 editions)

Valleyview Town and County - April 27 and May 11 (2 editions) Grande Cache Mountaineer – May 4, 11 and 18 (3 editions)

SIZE:

Please send proof of ad for APPROVAL, prior to publishing. Please call Sally @ 780-524-7644 if you have

any questions. Thank you.



NOTICE TO RESIDENTS OF M.D. OF GREENVIEW NO. 16

PUBLIC HEARING

NOTICE is hereby given that the following Public Hearing will be held on:

Tuesday, May 24, 2016 at 10:00 a.m. in the Municipal District No. 16 Council Chambers

The Public Hearing will be held to hear:

Bylaw No. 15-742 – MUNICIPAL DEVELOPMENT PLAN (DRAFT)

The Municipal Development Plan (MDP) directs growth and development for Greenview. The MDP provides a framework for future decisions on land use that will affect economic development while balancing the need for growth to protect agricultural and environmental resources.

If you are planning to develop property, the MDP may require you to upgrade infrastructure, rezone, and/or provide a detailed concept plan.

The Draft Municipal Development Plan may be obtained at the address noted below or by visiting the Greenview website. Anyone wishing to speak on the above is invited to attend. Written submission must be received by the undersigned on or before 12:00 p.m. (noon) on May 16, 2016. For further information, please contact:

SALLY ANN ROSSON, PLANNING AND DEVELOPMENT MANAGER

Municipal District of Greenview No. 16 4806 - 36th Avenue, P.O. Box 1079 Valleyview, AB T0H 3N0

Phone: (780) 524-7600

Fax: (780) 524-4307

E-mail: sally.rosson@mdgreenview.ab.ca

Note: If you submit comments on the above bylaw in writing, your correspondence may be released to the public, subject to the provisions of the Freedom of Information and Privacy Act.

8 April 2016

Be Heard!

Although they are in different stages of their updates, the Municipal Development Plan (MDP), Land Use Bylaw (LUB) and Grovedale Area Structure Plan (ASP) Reviews are at stages where we are looking for stakeholder input. At a recent Open House for the Grovedale ASP Review, members of the public were able to provide feedback on the Local Development Concepts proposed by the consultant in charge of the review (Scheffer Andrew Ltd.). The team at Scheffer Andrew is currently reviewing the public input with Greenview staff and moving toward the production of a first draft of the new ASP.

Planning & Development staff have also been working with the consultants who are conducting the reviews of the MDP (ISL Engineering) and LUB (Urban System) as they finalize the latest drafts of both documents. As these documents guide the development of your community and specify how your land can be utilized, everyone is encouraged to ensure their interests are represented during the creation of these documents. Although a draft of the LUB is not yet available to the public, it will soon be made available on the Greenview website and at the Main Administration Building where you can already find the most recent draft of the MDP.

After reviewing the proposed MDP, you can submit any feedback you may have at a Public Hearing that will be held on 24 May 2016 at 10:00 a.m. to review the final draft of the MDP. If you are unable to make this Public Hearing, you may submit your written feedback to the Main Administration Building in person or via mail.

Thinking of Developing?

Thinking of developing your property this spring? Just as you have to 'call before you dig', developers are responsible to ensure they have the proper permits before commencing development. By referring to Greenview's Land Use Bylaw, you can determine if your proposed development requires a Development Permit and if the proposed land use is even permitted in your property's Land Use District.

If you are having trouble interpreting the Land Use Bylaw or feel uncertain about any of our regulations, we encourage you to contact one of our Development Officers who will be happy to assist you.

Leona Dixon, Development Officer

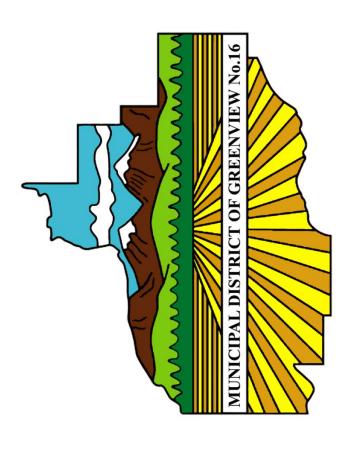
Direct Line: 780.524.7639

Lindsey Lemieux, Development Officer

Direct Line: 780.524.7643

Demetri Prevatt, Development Officer

Direct Line: 780.524.6078



Municipal Development Plan Review

Public Hearing May 24, 2016

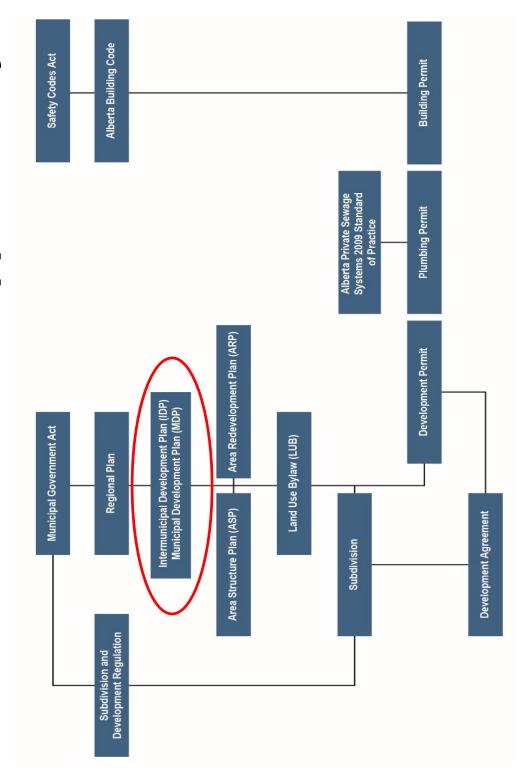


What is the MDP?

- High level land use planning policy document
- Required under MGA if population over 3,500
- Mandatory policy requirements
- Future land use and proposals for future development
- Coordination with adjacent municipalities if no IDP in place
- Transportation systems and municipal services
- Proximity to sour gas facilities
- Municipal reserve
- Protection of agricultural operations
- Optional policy requirements
- Finance and programming of infrastructure
- Coordination of programs
- Environmental matters
 - Financial resources
- Economic development
- Development constraints
- Any other matters relating to physical, social or economic development



Plans and Approvals System







Purpose of this MDP Review

- Update to current MDP approved in 2003
- Clarify current policies and address gaps
- Consistency with Land-use Framework and Land Stewardship Act
- Consistency with other MD plans and guidelines
- Strengthen groundwater and wetland protection policies
- Reinforce policies regarding agriculture as priority
- Clarify country residential and commercial/industrial policies



Process to Date

- Spring 2012
- October 2012
- 2013
- March 2014
- June 2014
- Fall 2014
- March 2015
- June-July 2015
- Oct-Nov 2015
- April 13, 2016 May 24, 2016

- Review Initiated
- First Draft
- No Activity
- Council Review
- Revised Draft
- Additional Revisions
- Council Review/First Reading
- Public Review
- Referral Agency Review
- Council Workshop
- Public Hearing



General Growth Strategy

- Future Land Use Concept map added (not in current MDP)
- Key themes of the MDP's Growth Strategy focus on:
- Priority to support and expand agriculture
- Responsible resource extraction
- Economic diversification
- Expansion of rural population base
- Sustainability of hamlets, settlements and urban centres
- Improvements to transportation and utility infrastructure
- Policies to direct non-agricultural development



Policy Areas

Natural Environment

- Wetlands, Hazard Lands
- **Groundwater Protection**
- FireSmart
- Recreation

Agriculture

- Farming Operations and Agricultural Lands
- Rural Subdivision
- CFOs

Country Residential

- Parcel Size and Location
- **Evaluation of Applications**
- Hamlets and Settlements





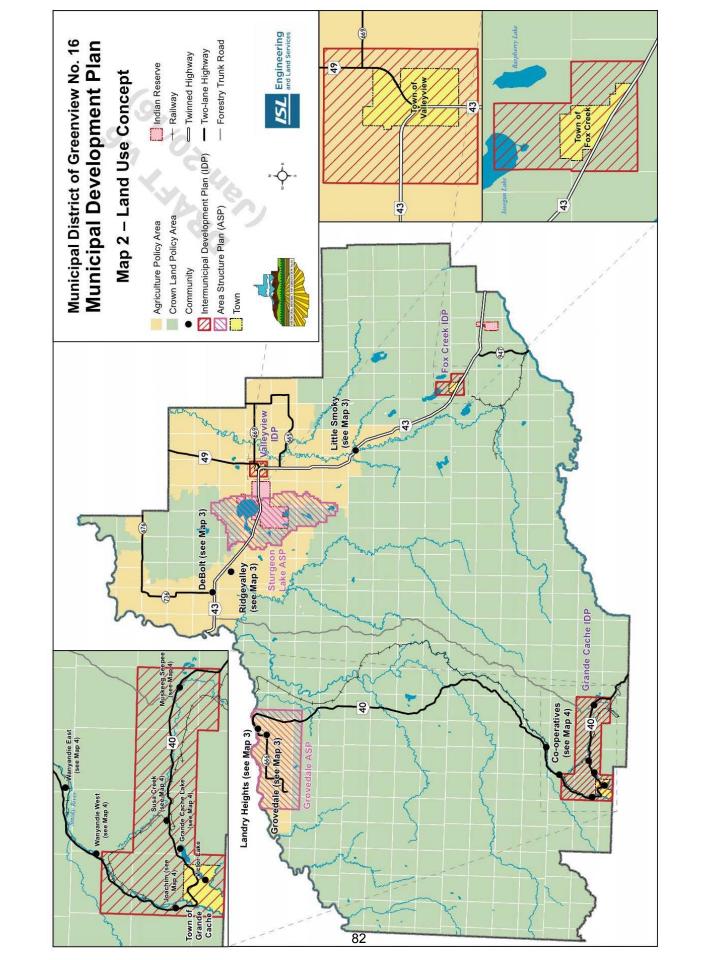
Industry and Commerce

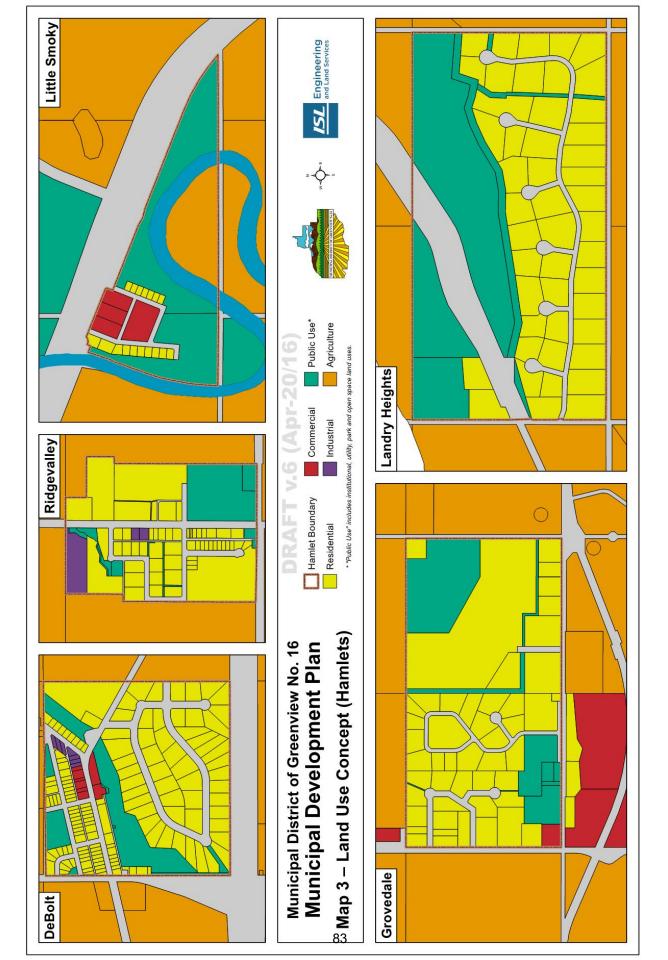
- Preferred Location
- **Evaluation of Applications**
- Home Based Business
- Resource Extraction

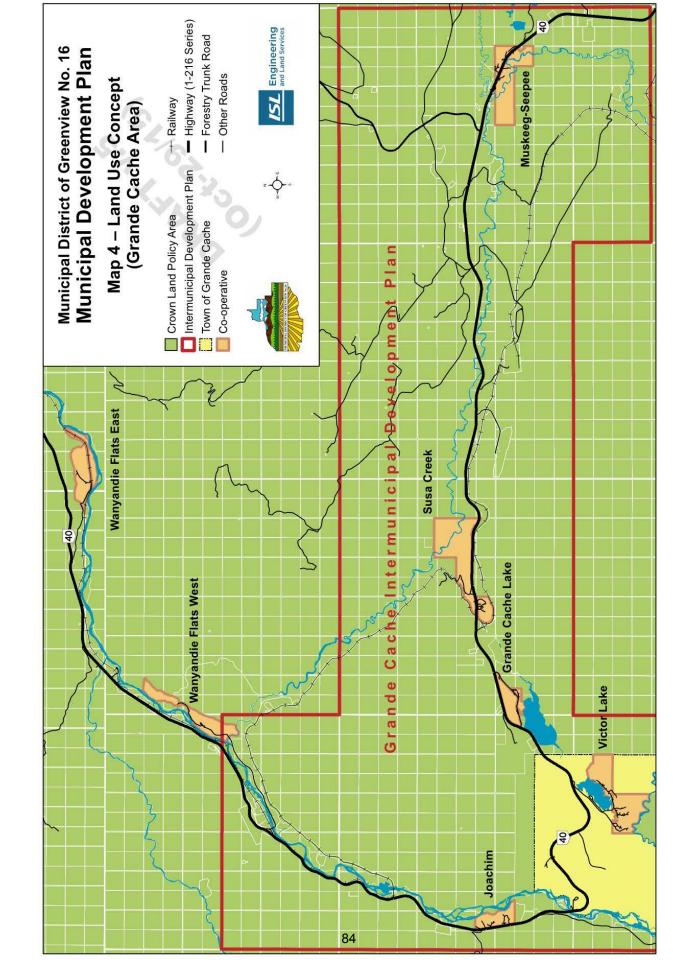
Intergovernmental Relations

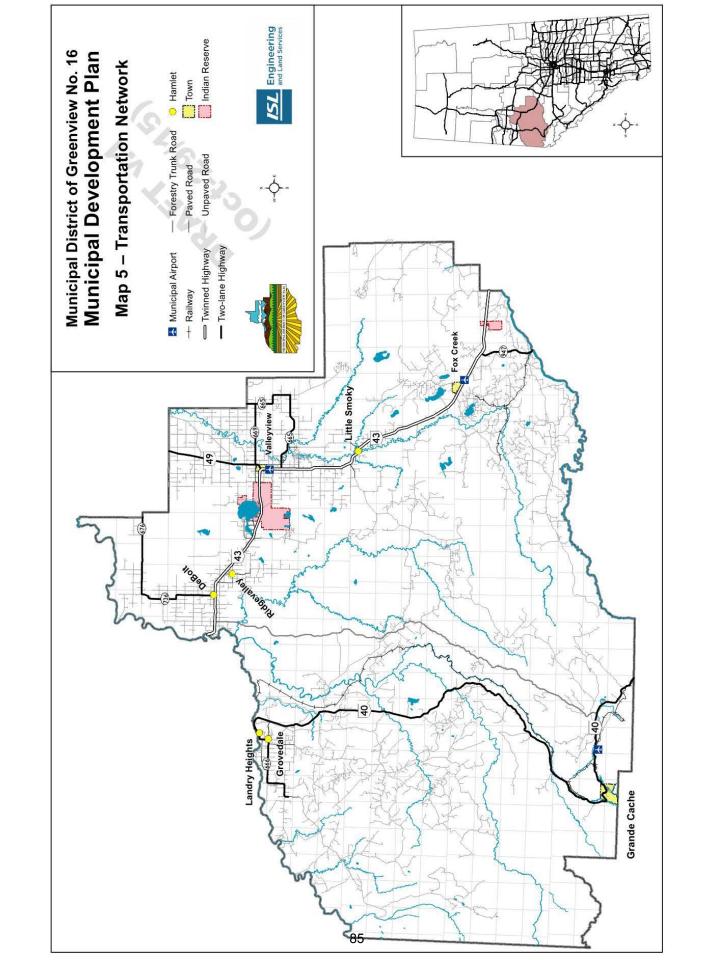
- Intermunicipal Planning and Cooperation
- **Crown Land**
- Transportation and Servicing
- Implementation
- Subdivision and Development Requirements
- Municipal Reserve
- Developer Responsibilities
- MDP Monitoring and Amendments











Questions?





REQUEST FOR DECISION

SUBJECT: Bylaw 16-762 - Little Smoky Utility Installation Bylaw

REGULAR COUNCIL MEETING SUBMISSION TO: REVIEWED AND APPROVED FOR SUBMISSION MEETING DATE: MANAGER: April 12, 2016 ACAO: DM GC DEPARTMENT: **INFRASTRUCTURE &** GC GM: GG PRESENTER:

PLANNING/ENVIRONMENTAL SERVICES

FILE NO./LEGAL: LEGAL/ POLICY REVIEW: N/A INT

STRATEGIC PLAN: FINANCIAL REVIEW:

RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act, RSA 2000 606(2) a & b and 606(6) a, b, c, & d

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council give Second Reading to Bylaw 16-762, Little Smoky Utility Installation Bylaw, for the purpose of the installation of service lines as an incentive for the residents of the Hamlet of Little Smoky to connect to the new water distribution system being constructed in 2016.

MOTION: That Council give Third Reading to Bylaw 16-762, Little Smoky Utility Installation Bylaw, for the purpose of the installation of service lines as an incentive for the residents of the Hamlet of Little Smoky to connect to the new water distribution system being constructed in 2016

BACKGROUND / PROPOSAL:

Council passed Motion 16.04.130, giving first reading to Bylaw 16-762, Little Smoky Utility Installation on April 12[,] 2016.

Letters were mailed out to all residents of the Hamlet of Little Smoky on April 27th meeting the requirements of the Municipal Government Act's, 606(2) a & b and 606(6) a, b, c, & d.

The Municipal District of Greenview (MDGV) is installing a water distribution system in the Hamlet of Little Smoky in 2016. Council has previously agreed to a connection fee of \$12,500.00 for residents to connect to the water distribution system. The bylaw sets forth the terms and conditions under which such services will be installed in the Hamlet of Little Smoky.

A Bylaw is required to allow the MDGV to install service lines on private property in the Hamlet of Little Smoky.

Notable provisions of the Bylaw include:

- Specific to Hamlet of Little Smoky;
- The terms, conditions, rates, and charges for the installing of water services in the Hamlet are established; and,
- The timeframes within which the incentive is provided are established.

OPTIONS – BENEFITS / DISADVANTAGES:

- Option 1 That Council consider the information as presented and grant second & third Reading to Bylaw 16-762.
- **Option 2** That Council Table Bylaw 16-762 for further discussion or information.
- Option 3 That Council consider the information presented and defeat First Reading of Bylaw 16-762

Benefits – The benefit of the Bylaw is to provide specific rules as to the installation and connection of water service lines for the residents of Little Smoky.

Disadvantages – There are no perceived disadvantages of giving first reading of Bylaw 16-762

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- Schedule 'A' Bylaw 16-762
- Copy of Resident Letter
- Referral to Utilities
- Map of Construction Area

BYLAW NO. 16-762 of the Municipal District of Greenview No. 16

A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to regulate and manage the installation of a water utility owned by the Municipal District of Greenview No. 16 including terms, conditions, rates and charges for installation.

WHEREAS the Council of the Municipal District of Greenview No. 16 (hereinafter called Greenview) in the Province of Alberta has the authority, pursuant to the provisions of S.38 of the Municipal Government Act (Current as of March 1, 2016), where it deems necessary or desirable to provide a water system to residents in the Hamlet of Little Smoky;

THEREFORE, in accordance with Bylaw 11-664 (MD of Greenview Water Utility Bylaw) and pursuant to the provisions of S.38 of the Municipal Government Act, it is hereby enacted by the Council of Greenview, a Bylaw that:

- 1. Shall be called the *Little Smoky Water Utility Installation Bylaw*.
- 2. Sets forth the terms and conditions under which such services will be installed in the Hamlet of Little Smoky.

Part 1 – INTERPRETATION:

In this Bylaw, the following words and phrases will mean:

- 1. APPLICANT means property Owner or the authorized representative of the property Owner, who applies to Greenview for the supply of water services.
- 2. AUTHORIZED PERSON means an employee, contractor or agent of Greenview
- 3. CONSUMER means the property Owner who has applied for the supply of water and entered into a contract with Greenview for the provision of Private Property Service.
- 4. COUNCIL means the duly elected Council of Greenview.
- 5. MUNICIPAL GOVERNMENT ACT OR MGA means the Provincial Act that applies to all Municipalities and Improvement Districts and identifies the governing requirements of these bodies.
- 6. OWNER shall mean the person registered as the Owner of a property pursuant to the provisions of the Land Titles Act (Alberta) and shall include a person purchasing a property under an Agreement for Sale.

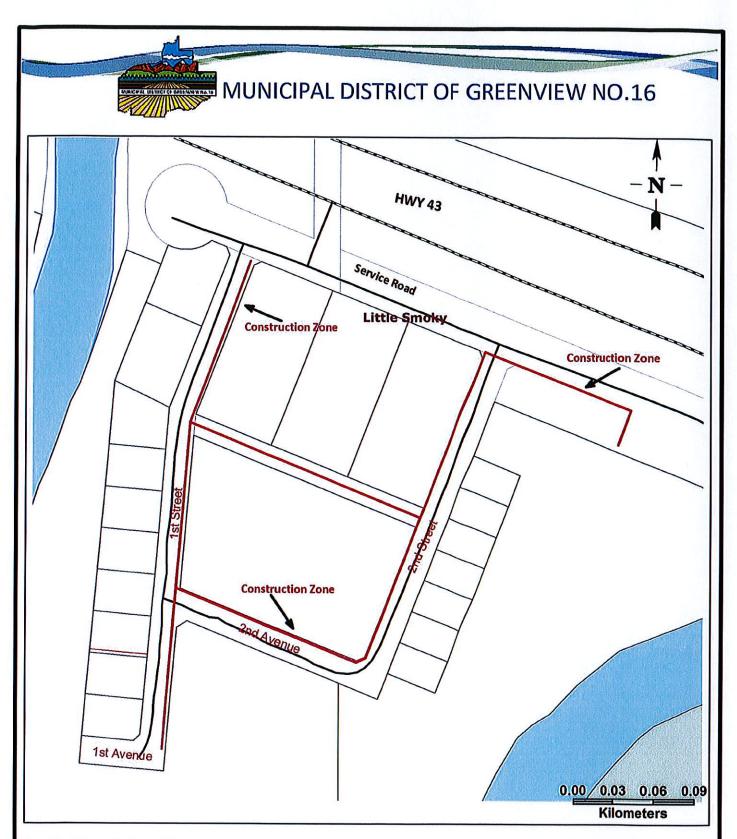
- 7. PRIVATE PROPERTY means any property which is not owned by Greenview.
- 8. PRIVATE PROPERTY SERVICE means the pipe used or intended to be used for the supply of water from the Service Curb Stop to a building.
- 10. SERVICE CURB STOP means the Greenview valve located at a property line.
- 11. SCHEDULE OF FEES means the approved Schedule of Fees, as amended from time to time, pursuant to Greenview's Bylaw duly enacted to establish rates and charges for Greenview supplied services.
- 12. WATER CONNECTION means a connection from the Water Main extending to the Service Curb Stop located at the property line of the Owner.
- 13. WATER MAIN means those pipes installed or owned by Greenview for the conveyance of water throughout Greenview to which service lines may be connected.

Part 2 - CONNECTION OF SERVICE:

- 1. Notwithstanding Bylaw 11-664, Consumers in the Hamlet of Little Smoky shall be provided an incentive to enter into a written agreement with Greenview to have their Private Property Service, connected to Greenview's Water Connection and Municipal Water System, by Greenview's Authorized agents, for the Little Smoky connection fee as established in the Schedule of Fees, which can be paid in full or financed over 20 years, during the installation of the Municipal Water System in the Hamlet of Little Smoky, prior to July 1,2016.
- 2. Applicants must apply for the aforementioned Private Property Service Connection no later than July 1, 2016.
- 3. Consumers wishing to connect a Private Property Service to Greenview's Water Connection and Municipal Water System beyond July 1, 2016 will enter into a written agreement with Greenview, be charged a connection fee established in the Schedule of Fees, which can be paid in full or financed over 20 years, and be required to make their own arrangements as well as pay for the installation of the Private Property Service connection to Greenview's Water Connection and Municipal Water System.
- 4. Where a Private Property Service is to be established for an Owner currently using a private well supply, the Owner must prove a physical disconnection from their existing well to the Municipal Water System supply, to the satisfaction of the Greenview Authorized agent prior to turning on of the Private Property Service.
- 5. Owners are required to pay for their structure to be connected to the Private Property Service as well as all required work in the structure.
- 6. Greenview will provide Owners with their first water meter at no charge.

- 7. Owners must allow access to Greenview agents to inspect, maintain and read the water meter, as required.
- 8. Service to a property Owner will be provided only on the condition that an Approved Backflow Prevention Device (where required) is installed at the Owner's cost.
- 9. Each service shall be provided with a pressure reducing valve at the Owner's expense, if deemed necessary by Greenview, and Greenview shall not be responsible for damages caused by non-compliance with this section.
- 10. The water will not be turned on at the Service Curb Stop until the Private Property Service work and structure connection are complete as well as an inside shut-off has been installed by the Owner or their agent

This Bylaw shall come into force and ef	fect	•		
Read a first time this	_day of		, A.D.,	
Read a second time this	day of		, A.D.,	
Read a third time and finally passed this	S	day	of	, A.D.,
		REEVE		
		CHIEF AD	MINISTRATIV	E OFFICER



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MUNICIPAL DISTRICT OF GREENVIEW NO. 16

"A Great Place to Live, Work and Play"

April 26, 2016

COPY

663105 ALBERTA LTD BOX 63 LITTLE SMOKY, AB TOH 3Z0

RE: Proposed - Little Smoky Water Utility Installation Bylaw 16-762

Please note that Greenview has given first reading to the aforementioned Proposed Bylaw. This letter is to inform you that, as a landowner, a Public Hearing has been scheduled for:

10:00 am, May 24, 2016, At the Municipal District of Greenview Council Chambers, 4806 - 36 Avenue, Valleyview, Alberta

The Proposed Bylaw pertains to the installation of service lines as an incentive for the residents of the Hamlet of Little Smoky to connect to the new water distribution system being constructed in 2016.

Notable provisions of the Bylaw include:

- Specific to Hamlet of Little Smoky;
- The terms, conditions, rates, and charges for the installing of water services in the Hamlet are established; and,
- The timeframes within which the incentive is provided are established.

The Proposed Bylaw is available for public inspection at the **Municipal District of Greenview Administration Building**, **4806** - **36 Avenue**, **Valleyview**, **Alberta**.

If you have any written comments or concerns regarding the above Proposed Bylaw, please address them to the attention of **Gary Couch, Manager of Environmental Services**, at the above address. The deadline for written submissions is **4:30pm, May 17, 2016**.

Sincerely,

Grant Gyurkovits, General Manager, Infrastructure and Planning

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 T0H 3N0	Valleyview, AB TOH 3NO	Valleyview, AB TOH 3NO	Grovedale, AB TOH 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
T-U F	1 000 534 7601			

Toll Free: 1.888.524.7601

www.mdgreenview.ab.ca

OWNER		
NO OWNER	ADDRESS1	ADDRESS2
172249 663105 ALBERTA LTD	BOX 63	
183052 BARDOEL FAY	67 BETTENSON STREET	
183053 BARDOEL LOUIS PETER	5319 50 AVENUE	
175406 BOYCE DANA RANDALL & SHELLEY LYNN	BOX 26	
179038 DEAN STEVEN A & MCLEOD BEVERLY B	BOX 51	
172834 DESMARIAS JEAN	BOX 67	
184859 DONLY JOSHUA FRANK ISAAC & MATHEW WESLEY	BOX 1525	
173742 DZAMAN CURTIS	BOX 57	
175482 HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	BY MINISTER OF INFRASTRUCTURE	C/O REGIONAL DIRECTOR RM 301
184625 LAPIERRE ERIC JEAN & JAENEN ROCQUEL JESSICA	BOX 624	
177219 LITTLE SMOKY SERVICE 2003 LTD	BOX 18	
171718 LUTZ BRIAN G AND MOIRA C	BOX 35	
165466 MOORE DONALD JAMES	BOX 88	
171516 MUNICIPAL DISTRICT OF GREENVIEW NO.16	BOX 1079	
171723 SAND SHARRIE MELLISA	BOX 24	
181174 STEINKE GERRY ALBERT	BOX 9	
174973 WHEELDON ALAN	BOX 63	
183061 WILTSE DANIEL JOHN	BOX 815	



MUNICIPAL DISTRICT OF GREENVIEW No. 16

	NOTICE TO REFERRAL AGENC	CIES - PUBLIC HEARING
OWN APPLI	IER: MD of Greenview No. 16 ICANT: MD of Greenview No. 16	FILE NO. Bylaw 16-762
LEGA	L: Hamlet of Little Smoky Plans 1296KS & 7620980	FAXED: May 19, 2016
PROP	POSED BYLAW:	
	e be advised that a Public Hearing has been scheduled for the de water utility service to the Hamlet of Little Smoky. The Hear 10:00 a.m. on Ma	ring is scheduled for: y 24, 2016,
	in the Council Chambers, M.D. Administr	
	wish to attend the Public Hearing or have any concerns with t previous comments will be reviewed at the Public Hearing.	he application, please notify me prior to the Public Hearing.
If you	ı have any questions or concerns, please call Gary Couch at 1-78	0-524-7638.
Addit	tional Comments:	
NOTE	E: Comments received may be deemed public information.	
NAM	E (PLEASE PRINT)	SIGNATURE
	Please check box for correspo	onding referral agency
Circul	lated to:	
	Alberta Transportation - Gerry Benoit - Fax: - Email: Gerry.Benoit@ge	ov.ab.ca
	ATCO Electric - Karen Diaz-Hernandez - Fax: - Email: LandInquiries@a	
	East Smoky Gas Co-op - Bill Harder - Fax: (780) 957-2544 - Email: bill Telus Communications Inc - Circulations - Fax: - Email: circulations@	- Control Control of the Control of
	relus communications inc - circulations - rax cinali: circulations	y telus, com

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 T0H 3N0	Valleyview, AB TOH 3NO	Valleyview, AB TOH 3NO	Grovedale, AB TOH 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	rea: 1 999 524 7601			



REQUEST FOR DECISION

SUBJECT: **I Want Wireless Presentation**

SUBMISSION TO: **REGULAR COUNCIL MEETING**

MEETING DATE: May 24, 2016 DEPARTMENT: **CAO SERVICES**

FILE NO./LEGAL: File Number, Legal or N/A.

STRATEGIC PLAN:

REVIEWED AND APPROVED FOR SUBMISSION

ACAO: DM MANAGER: INT GM: INT PRESENTER: MH

> 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 I Want Wireless regarding the Connecting Canadians Program, as information.

BACKGROUND / PROPOSAL:

I Want Wireless and the MD of Greenview entered into an agreement dated November 9, 2015 regarding the Connecting Canadians Program, in order to improve high speed internet service within Greenview. Council agreed to provide 25% of the project costs, up to a maximum of \$250,000.00.

As per the agreement I Want Wireless is to provide quarterly reports as to how the grant funds have been expended, and will also provide Greenview with a final report upon the project's completion. Any grant funds not utilized are to be returned to Greenview.

OPTIONS – BENEFITS / DISADVANTAGES:

Options - N/A

Benefits - N/A

Disadvantages – N/A

COSTS / SOURCE OF FUNDING:

There are no perceived costs.

ATTACHMENT(S):



REQUEST FOR DECISION

SUBJECT: Schedule of Fee's Bylaw 12-673

SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: May 24, 2016 ACAO: DM MANAGER: INT DEPARTMENT: INFRASTRUCTURE & GM: GG PRESENTER: INT

PLANNING/CONSTRUCTION & MAINTENANCE

FILE NO./LEGAL: File Number,Legal or N/A. LEGAL/ POLICY REVIEW: INT

STRATEGIC PLAN: FINANCIAL REVIEW:

RELEVANT LEGISLATION:

Provincial (cite) –*N/A*.

Council Bylaw / Policy (cite) – Schedule of Fee's Bylaw 12-673

RECOMMENDED ACTION:

MOTION: That Council adopt the revised 2016 Schedule of Fee's.

BACKGROUND / PROPOSAL:

The Schedule of Fee's was last amended May 26th, 2015. The background on the proposed changes are as follows:

Section	Revision	Reason for Revision
9. & 9(a).	Change from Road Allowance "Permit" to Road Allowance "License"	To match existing policy
20. & 20(a).	Deletion "Weeds of the West Book"	Book has been discontinued
Schedule "D"	Addition "Valleyview" under the location of the Water Tank on Trailer (For Spraying)	Now available in Valleyview
	Addition "Grovedale" to the Location of the Panel Trailer	Available at both locations
Addition "Valleyview" to the Location of the 30' Land Roller		Available at both locations
	Addition "Bag Roller, Location Valleyview, \$ 125.00 + G.S.T. Each Day (Days Maximum 3 if Lineup)"	Added as per ASB Motion #16.04.28

Schedule "F"	Addition "Utility Account Late Fee Penalty - metered services and bulk accounts if not paid the billing date will incurred a 1.5% penalty m	In accordance with Bylaws #11-664 and Bylaw# 94-25 The Bylaw reference the Schedule of Fee's. No rate se to date.		
	Addition "Work Done at Cost - Where work is cost will include the amount expended by Greexpenditures incurred doing the work, including invoices will be paid within 30 days of billing. of billing, are subject to interest at 1.5% penal	In accordance with Bylaw #11-664. The Bylaw reference the Schedule of Fee's. No rate/penalty set to date.		
Addition "Request Turn on/ Shut off of Service Curb Stop – Regular Hours \$ 20.00 Flat Rate After Hours \$ 80.00 per hour"			In accordance with Bylaw 11-644. The Bylaw references the Schedule of Fees.	
Note	*Hamlet Water Distribution System Residential rates in the Hamlets of: Little Smoky, DeBolt and Ridgevalley are as follows: 0-30m3/month \$ 3.50 per m3 Over 30m3/month \$ 4.00 per m3 Deletion "Underground" Addition "Hamlet" Water Distribution Systems (DeBolt & Ridgevalley)		Consumption by residential metered accounts will be charged two separate rates depending on monthly consumption. There will be a rate for water usage of 0-30m3/month and residential rate of water usage exceeding 30m3/month.	
			To create consistency throughout the distributions systems	
Addition Residential Rate (0-30 m3/month) \$ 3.50 Residential Rate (Over 30m3/month) \$ 4.00 Utilities Account Deposit \$ 100.00"				
	Addition Hamlet Water Distribution System (Little Smoky) Residential Rate (0-30m3/month) \$ 3.50 per m3 Residential Rate (Over 30m3/month) \$ 4.00 per m3 Non Residential Rates \$ 4.00 per m3 Connection Fee \$ 12,500.00 Utilities Account Deposit \$ 100.00		Consumption by residential metered accounts will be charged two separate rates depending on monthly consumption. There will be a rate for water usage of 0-30m3/month and residential rate of water usage exceeding 30m3/month.	

*Note	Residential rates in the Rural Water Distribution (Crocek, Ridgevalley and Valleyview) Systems are as for 0-30m3/month \$ 3.50 per m3 Over 30m3/month \$ 10.00 per m3	Encouraging residents to use Greenview or theTown of Valleyview truck filling stations for commercial use.	
	Deletion "Valleyview Rural Water Line Users" Addition "Rural Water Distribution (Valleyview)" Residential Rate (0-30 m3/month) \$ 3.50 p Residential Rate (Over 30m3/month) \$ 10.00 Non-residential Rate \$ 10.00		To create consistency throughout the distributions systems. Encouraging residents to use Town of Valleyview truck fill water for commercial use.
	Addition "Rural Water Distribution System (Crooked Residential Rate (0-30m3/month \$ 3.50 p Residential Rate (Over 30m3/month) \$ 10.00 Non Residential Rate \$ 10.00 Connection Fee \$ 12,500 Utilities Account Deposit \$ 100.00	per m3 per m3 per m3 0.00	Added as per Council Motion # 15.12.606 and to match other systems of the same kind.
	Addition "Rural Water Distribution System (Ridgeval Residential Rate (0-30m3/month \$ 3.50 p) Residential Rate (Over 30m3/month) \$ 10.00 Non Residential Rate \$ 10.00 Connection Fee \$ 12,500 Utilities Account Deposit \$ 100.00	per m3 per m3 per m3 0.00	In lieu of the Ridgevalley Rural Water Distribution being constructed in 2016.
	Addition "Gravity" to the Wastewater Collection Sys and Ridgevalley)	To specify the type of Wastewater system in that area.	
	Addition "Low Pressure Wastewater Collection System Smoky & Grovedale & Ridgevalley)" Sanitary Service Installation Fee \$ 8,000.00 Connection Fee \$ 500.00	em (Little	To specify the type of Wastewater system and add rate to existing systems.
	Residential – Duplex (per dwelling unit) Residential – Multi Family Dwelling (per self-cordwelling unit) Commercial – General Store Commercial – Laundromat Commercial – Hotels (rooms & beer parlor) Commercial – Cafes	\$ 24.00 \$ 24.00 ntained \$ 24.00 \$ 36.00 \$ 56.00 \$ 80.00 \$ 48.00	In accordance with Bylaw 94 -25. This will create consistency throughout all Fees within the Schedule of Fee's Bylaw. The updated prices are more reflective of today's current rates. Bylaw 94-25 came into effect in 1990.

Commercial – Office Commercial – Not elsewhere classified Community Halls & Other Recreation Factoric Churches Schools (per classroom) Royal Canadian Legion Hall Senior Citizen's Drop-In Centre	•	
Addition "Wastewater Lagoon" Commercial/Industrial Tipping Rate	\$ 7.50 per m3	To recover operation maintenance costs of our Wastewater Septage receiving systems. Does not apply to Greenview residential domestic wastewater.
Addition Lagoon Keys Initial Keys \$ 150.00 Replacement Keys \$ 50.00		To recover some costs of replacement Keys. There is a high cost to Re-key the sites. We hope this will make the contractors utilizing the site more accountable.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council may choose to alter or deny the Schedule of Fee's as presented.

Benefits – The bylaw would remain consistent with Greenview programs and equipment.

Disadvantages – There are no perceived disadvantages.

COSTS / SOURCE OF FUNDING:

N/A.

ATTACHMENT(S):

Proposed Schedule of Fees Bylaw 12-673

(IMPOSED BY BYLAW NO. 12-673)

Amended:

The amount which the Municipal District of Greenview No. 16 may charge for the supply of information, goods and services, shall be the amounts set out opposite the section number and/or description below, plus Goods and Services Tax where applicable:

SECTION		DESCRIPTION	FEE IN \$
1 (a)	Ε	Tax certificate to registered landowner	N/C
1 (b)	Ε	Tax certificate to others per roll number	\$ 50.00
1 (c)	Ε	Tax Search to others per roll number	\$ 50.00
1 (d)	Ε	Online Tax Certificate to others	\$ 25.00
1 (e)	Е	Online Tax Search	\$ 15.00
2 (a)	E	Assessment record to landowner per roll number	\$ 5.00
2 (b)	Ε	Assessment record to others per roll number	\$ 10.00
3 (a)	E	Certificate of Compliance	\$ 100.00
3 (b)	E	Development Permit Applications, \$50 per \$100,000 or portion thereof	\$ 50.00
3 (c)	Ε	Development Appeal Fee (refundable if successful)	\$ 500.00
3 (d)	Ε	Land Use Bylaw Amendment Application	\$ 800.00
3 (e)	Ε	Subdivision Applications, first parcel out	\$ 450.00
3 (f)	Ε	- each additional parcel created	\$ 150.00
3 (g)	Ε	Subdivision Endorsement Fees, per Title Created	\$ 150.00
3 (h)	Ε	Subdivision Appeal Fee (refundable if successful)	\$ 500.00
3 (i)	Ε	Business License Fee - new application	\$ 20.00
3 (j)	Ε	Business License Fee - annual renewal	\$ 10.00
3 (k)	E	Development Permit Fees (Section 3 (k) to 3 (s): If construction commences before obtaining a Development Permit the following fees shall be applied: Single Family Dwellings/Manufactured Homes & accessory	
()		buildings or structures. Floor Area: Equal to or greater than 1076 sq. ft. (Per Permit)	\$ 1,000.00
3 (I)	E	Multiple Residential (Per Unit)	\$ 1,000.00
3 (m)	E	Minor Home Occupations (Per Permit)	\$ 200.00
3 (n)	Ε	Major Home Occupations (Per Permit)	\$ 5,000.00
3 (o)	E	Commercial (Per Permit)	\$ 5,000.00
3 (p)	E	Industrial (Per Permit)	\$ 5,000.00
3 (q)	E	Signs (Per Permit)	\$ 500.00
3 (r)	E	Accessory Buildings, detached garages & structures Floor Area:	
		Less Than: 225 sq. ft. (Per Permit)	\$ 100.00
3 (s)	E	Accessory Buildings, detached garages & structures Floor Area:	ć 1 000 00
2 (+)	F	Greater Than: 225 sq. ft. (Per Permit)	\$ 1,000.00
3 (t)	E	Rural Addressing Signage New/ Replacement (Per Sign)	\$ 50.00
3 (u)	E	Individual Lot Sign (Per Sign)	\$ 50.00
3 (v)	E	Large Address Sign with address Tab for Subdivisions of 4 lots or greater (Per Sign)	\$ 800.00

E= Exempt from Goods & Services Tax.

(IMPOSED BY BYLAW NO. 12-673)

Amended:			
4 (a)	E	Tax Notification Charges	\$ 75.00
5		Photocopying	
5 (a)	Т	Tax, Utilities, and other documents, per page	0.50
5 (b)	Т	Minutes or Bylaws, per page	\$ 1.00
6	Т	Documents:	
6 (a)	Ť	Planning or otherwise, any size	\$ 10.00
		• •	
6 (b)	T	Faxed Copies, per page (incoming/outgoing)	\$ 1.00
6 (c)	Т	Access to Information (FOIP), Research - per hour	\$ 25.00
7 (a)	E	N.S.F. cheques or closed account cheques	\$ 50.00
8		Maps and Photos:	
8(a)	Т	- Ortho Printing and Plotting - refer to Schedule "A" attached	
8(b)	Ε	- GIS Maps - refer to Schedule "B" attached	
8(c)	Т	- Cadastral Maps - refer to Schedule "C" attached	
	Т	Picnic Tables:	
8(d)	T.	- Non-profit organizations - community event	no charge
	'	- Private affair, non-public event - \$10 per table per day up to	\$100.00/day
8(e)		maximum of	\$100.00/uay
8(f)	Е	- Delivery charge, per loaded kilometer	\$ 2.00/km
		Barbecue:	
8 (g)		- Non-profit organizations - community event	no charge
8 (h)		- Private affair, non-public event - \$100 per day, up to maximum	\$100.00 / day
0 (11)		of	7100.00 / day
8 (i)		Deposit (all organizations) (Motion #04.08.278)	\$ 200.00
8 (j)		Delivery charge, per loaded kilometer	\$ 2.00
			·
9		Road Allowance Permit-License	
9 (a)	E	Road Allowance License, application fee	\$ 100.00
		plus advertising costs, plus per quarter section or portion	
		thereof, per year:	\$ 10.00
10		Road Closure	
10 (a)		Application Fee	\$ 1,500.00
10 (b)		Sale of Road Allowance for the purpose of road closure. As	Fair Market
10 (5)		determined by Accurate Assessment.	Value
11		Snowplowing Signs;	
11(a)	Т	* Any driveway beyond 400 meters shall pay \$30.00 plus \$100.00	* \$30.00
(~)	•	per hour for time over the first ½ hour.	φ 00.0 0
11(b)	Т	Lost or replacement signs, each	\$ 30.00
±±(\\\)	ı	Lost of replacement signs, each	٦٠.00 ب

E= Exempt from Goods & Services Tax.

T = Tax Applicable; charge G.S.T. over and above the price shown.

(IMPOSED BY BYLAW NO. 12-673)

A	Amended:		,	
	12	T	Culverts - used or salvaged	
	12(a)		- 500 mm or less, per meter	\$ 13.00
	12(b)		- 600 mm, per meter	\$ 15.00
	12(c)		- 700 mm, per meter	\$ 16.00
	12(d)		- 800 mm, per meter	\$ 25.00
	12(e)		- 900 mm, per meter	\$ 28.00
	12(f)		- 1000 mm, per meter	\$ 29.00
	12(g)		- 1200 mm or greater, per meter	\$ 30.00
	12(8)		1200 mm of greater, per meter	Ţ 30.00
	13	Т	Grader blades, used, each	\$ 5.00
	14		Dust Control	
	14(a)	Ε	Dust Control (set annually), per application of calcium product –	
	_ :(~)	_	for residents and landowners / per 200 meters / <i>plus</i> \$5.35/m	\$ 150.00
			sections over 200 m	/200m
			(up to April 15 th each year)	/200111
	14(b)		Dust Control (set annually), per application of calcium product –	\$ 100.00/
	14(0)		for multi-parcel subdivisions:	100m
			101 matti-parcei subulvisions.	100111
	14(c)	E	Dust Control (set annually), per application of calcium product –	
	_ :(0)	_	for <i>industrial and road use agreement holders</i> per 300 meters/	\$ 1605.00
			plus \$5.50 /m sections over 300 m	/300 m
			(up to April 15 th each year)	7500 111
			(up to April 13 Cach year)	
	15		Approaches	
	15(a)	E	Private Approach Construction Application fee (non-refundable)	\$100.00/per
	15 (a)	_	Trivate ripproach constitution ripplication recognistics	approach
			Subdivision Approach Security Deposits:	арргоасп
	15(b)		Gravel Approach	\$ 8,000.00
	15(b) 15(c)		Asphalt Approach	\$ 12,000.00
	16		Inspections	\$ 12,000.00
		E		\$ 100.00
	16(a)		Seismic pre-inspections, per occurrence	\$ 100.00
	16(b)	E	Seismic post-inspections, per occurrence	· · · · · · · · · · · · · · · · · · ·
	16(c)	E	Seismic non-compliance, per inspection	\$ 100.00
	17		Road Ban	
	17 17 (a)	E	Overload Road Ban Fees (non-refundable payment)	\$1,125.00/km
			, , , ,	
	17(b)		Plus Security Deposit (refundable subject to final inspections)	\$6,375.00/km
	17(c)		Fixed Fee for the TRAVIS MJ Permitting System	\$ 15.00 per
				permit
	18		Haying or Pasturing Permits	
	18(a)		Application fee	\$ 100.00
	18(b)		plus per acre charge (per year)	+ \$ 15.00
	10(0)		plus per dere charge (per year)	. 7 15.00
	19		Community Aggregate	

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(IMPOSED BY BYLAW NO. 12-673)

Amended:		(11111 0323 31 312111 110: 12 073)	
19(a)	E	Community Aggregate Payment Levy, per tonne	0.25
20		Agricultural Rental Equipment - as per attached Schedule "D" /	
20/-)	_	Rental Equipment Listing	ć 22 7 0
-20(a)	∓ -	Weeds of the West Book	\$ 32.79
20(a b)	T	Guide to Crop Protection - Chemical/Cultural Weed Seedling Guide	\$ 12.00 \$ 10.00
20(b∈) 20(c d)	T T	Nutrition and Feeding Management for Horse Owners	\$ 20.00
20(de)	T	Horse Health	\$ 20.00 \$ 15.00
20(40)	•	Tiorse rieuren	Ų 15.00
21	Т	Land Acquisition	
21(a)	Т	Right of Way From Properties up to 40 acres – See Schedule "E"	
21(b)	Т	Right of Way From Properties over 40 acres	\$ 1,800.00/
24/)	_		acre
21(c)	Т	Right - of-Way: From Properties minimum payment, per	\$ 150.00
		occurrence	
21(d)		On parcels more than 40 acres, where an existing residence is on	\$ 3,000/acre
, ,		the property, for up to 50 meters each side of the residential	. , .
		driveway	
21(e)	T	Borrow Pit Acquisition	\$ 1.00/ m ³
22	-		
22	T T	Fencing:	\$ 2,000/mile
22(a)	ı	Removal of old fence by landowner	3 2,000/11111e (1,250/km)
22(b)	Т	Removal of old fence by M.D. without replacement	\$ 1,000/mile
==(3)	-	, and the second	(625/km)
22(c)	Т	Replacement of old fence by landowner with MD supplying	\$ 4,000/mile
		material	(2,500/km)
22(d)	T	Replacement of old fence by landowner including labour and	\$ 8,000/mile
		materials	(5,000/km)
22(e)	Т	Replacement of old fence by M.D.	No
			Compensation
23		Home Support	
23(a)	E	*This fee can be varied as evaluated and approved by the FCSS	\$ 20.00 *
		Manager.	
24	E	Adult Wolf Carcass	\$ 300.00
25		Spray Exemption Signs	
25(a)	Т	Spray Exemption Signs (One-time fee only)	Free
25(b)	T	Lost or Replacement Signs, each	\$ 30.00
. ,		•	-

E= Exempt from Goods & Services Tax.

(IMPOSED BY BYLAW NO. 12-673)

Amended:

SCHEDULE "A" ORTHO PRINTING & PLOTTING PRICING

Based on size and quality of paper, image and graphics.

Standard Laser, Black & White - Letter size 8 ½" x 11" graphics 8 ½" x 11" photo 8 ½" x 11" photo and graphics	\$ 3 residents, \$5 non-residential \$ 3 residents, \$ 5 non-residential \$ 3 residents, \$ 5 non-residential
Color Laser - Letter size 8 ½" x 11" colour graphics 8 ½" x 11" photo 8 ½" x 11" photo, colour graphics	\$ 5 residents, \$10 non-residential \$ 5 residents, \$10 non-residential \$ 5 residents, \$10 non-residential
Plotter on High Quality Paper - Letter size (ANSI A) 8 ½" x 11" colour graphics 8 ½" x 11" photo, B/W 8 ½" x 11" photo, colour graphics includes names, land parcels, rivers, lakes, streams, roads, co	\$ 5 residence, \$10 non-residence \$ 5 residence, \$10 non-residence \$10 residence, \$15 non-residence ontours
Plotter on High Quality Paper - Ledger Paper (ANSI B) 11" x 17" colour graphics 11" x 17" photo 11" x 17" photo colour graphics	\$15 residence, \$20 non-residence \$15 residence, \$20 non-residence \$20 residence, \$25 non-residence
Plotter on High Quality Paper - Small Plot (ANSI C) 17" x 22" colour graphics 17" x 22" photo 17" x 22" photo colour graphics	\$15 residence, \$20 non-residence \$20 residence, \$25 non-residence \$25 residence, \$35 non-residence
Plotter on High Quality Paper - Medium Plot (ANSI D) 22" x 34" colour graphics 22" x 34" photo 22" x 34" photo colour graphics	\$20 residence, \$30 non-residence \$25 residence, \$30 non-residence \$35 residence, \$45 non-residence
Plotter on High Quality Paper - Medium Plot (ANSI E) 22" x 34" colour graphics 22" x 34" photo 22" x 34" photo colour graphics	\$20 residence, \$30 non-residence \$25 residence, \$30 non-residence \$35 residence, \$45 non-residence
Plotter on High Quality Paper - Medium Plot (ANSI F) 28" x 40" colour graphics 28" x 40" photo 28" x 40" photo colour graphics	\$35 residence, \$45 non-residence \$45 residence, \$65 non-residence \$55 residence, \$85 non-residence

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T = Tax Applicable; charge G.S.T. over and above the price shown.

(IMPOSED BY BYLAW NO. 12-673)

Amended:

SCHEDULE "B"

GIS MAP PRICING

Per Township	AltaLIS	Per
	License	Layer
End User License from Municipality/Tarin Ortho		
Imagery (Air Photos)		\$ 400.00
End user License from AltaLIS Cadastre	\$ 200.00	\$ 250
ATC Crid /Tarreship Dance & Castiana Crida)	¢ 10	ć 20
		\$ 30
		\$ 30 \$ 30
• •		\$ 350
· · · · · · · · · · · · · · · · · · ·		\$ 350
Contours (cievations)	Ş 20	Ÿ 33
End User License from Municipality		
		\$ 50
Improvement Points		\$ 40
Industrial Data		\$ 40
Digital Pictures of Improvements		\$ 30
End user License from Insight		
Wells		\$ 40
Well Production		\$ 40
Pipeline		\$ 50
Facilities (Gas Plants)		\$ 30
End user License from Municipality		
Disposition (land Leased from Crown)		\$ 800
TOTALS Per Township		\$ 1,925
	End User License from Municipality/Tarin Ortho Imagery (Air Photos) End user License from AltaLIS Cadastre ATS Grid (Township, Range & Sections Grids) Hydrography (rivers, lakes) Transportation (roads) Geo-Administrative (Town boundaries, etc.) Contours (elevations) End User License from Municipality Farmland Polygons Improvement Points Industrial Data Digital Pictures of Improvements End user License from Insight Wells Well Production Pipeline Facilities (Gas Plants) End user License from Municipality	End User License from Municipality/Tarin Ortho Imagery (Air Photos) End user License from AltaLIS Cadastre ATS Grid (Township, Range & Sections Grids) Hydrography (rivers, lakes) Transportation (roads) Geo-Administrative (Town boundaries, etc.) Contours (elevations) End User License from Municipality Farmland Polygons Improvement Points Industrial Data Digital Pictures of Improvements End user License from Insight Wells Well Production Pipeline Facilities (Gas Plants) End user License from Municipality Disposition (land Leased from Crown)

There will be a processing charge of \$75.00

Above prices include G.S.T.

(IMPOSED BY BYLAW NO. 12-673)

Amended:

SCHEDULE "C"

CADASTRAL MAP PRICING

	CADAS	I KAL WIAP PRIC	ING			
Base Maps		Legal / Roads / Lakes / Rivers / Subdivisions / Contours				
Format		Single License	Key Map	Per Sheet	Bundle (8)	
Hardcopy			\$ 25	\$ 20	\$ 75	
Digital (Pdf)	No printing privileges	View Only	\$ 30	\$ 20	\$ 150	
Digital (Pdf)	With printing privileges	View Only	\$ 50	\$ 30	\$ 200	
Ownership Maps				rs / Subdivisions (Residences, so		
Format		Single License	Key Map	Per Sheet	Bundle (4)	
Hardcopy			\$ 25	\$ 20	\$ 90	
Digital (Pdf)	No printing privileges	View Only	\$ 30	\$ 30	\$ 100	
Digital (Pdf)	With printing privileges	View Only	\$ 50	\$ 50	\$ 150	
Oil and Gas Wells		Legal / Roads / Lakes / Rivers / Subdivisions / Parcels / Well and Facility Location / Status / Operator				
Format		Single License	Key Map	Per Sheet	Bundle (8)	
Hardcopy			\$ 25	\$ 50	\$ 300	
Digital (Pdf)	No printing privileges	View Only	\$ 30	\$ 70	\$ 400	
Digital (Pdf)	With printing privileges	View Only	\$ 50	\$ 100	\$ 600	
Oil and Gas Wells / Pipeline		Legal / Roads / Lakes / Rivers / Subdivisions / Parcels / Well, Facility & Pipeline Location / Status / Operator				
Format		Single License	Key Map	Per Sheet	Bundle (8)	
Hardcopy			\$ 25	\$ 300	\$ 1,000	
Digital (Pdf)	No printing privileges	View Only	\$ 30	\$ 350	\$ 1,200	
Digital (Pdf)	With printing	View Only	\$ 50	\$ 500	\$ 1,500	

privileges

E= Exempt from Goods & Services Tax.

(IMPOSED BY BYLAW NO. 12-673)

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Amended:

SCHEDULE "D" RENTAL EQUIPMENT PRICING

Equipment Type	Location	2016 Schedule	Other Regulations
		of Fees	

WEED & INSECT CONTROL EQUIPMENT			
FIELD SPRAYER c/w GPS	All Location	\$ 50.00 + G.S.T. Each Day (3 Days	
		Maximum if Lineup)	
BOOMLESS SPRAYERS	Valleyview	\$ 20.00 + G.S.T. Each Day (3 Days	
		Maximum if Lineup)	
WATER TANK ON TRAILER (FOR SPRAYING)	Valleyview	\$ 25.00 + G.S.T. Each Day (3 Days	
	Grovedale	Maximum if Lineup)	
ESTATE SPRAYER-(PULL TYPE)	All Locations	\$ 20.00 + G.S.T. Each Day (3 Days	
		Maximum if Lineup)	
ESTATE SPRAYER (3 POINT HITCH)	Valleyview	\$ 20.00 + G.S.T. Each Day (3 Days	
		Maximum if Lineup)	
QUAD WICK APPLICATOR	All Locations	\$ 10.00 + G.S.T. Each Day (3 Days	
		Maximum if Lineup)	
QUAD MOUNT SPRAYER	All Locations	s \$ 10.00 + G.S.T. Each Day (3 Days	
		Maximum if Lineup)	
BACKPACK SPRAYER	All Locations	\$ 5.00 + G.S.T. Each Day (3 Days Maximum	
15 Liter		if Lineup)	
HAND WICK APPLICATOR	All Locations	Free First 3 Days, \$ 5.00 + G.S.T. Each	
Holds 600 ml.		Additional Day.	
		(3 Days Maximum if Lineup)	
GRANULAR PESTICIDE BAIT APPLICATOR	Valleyview	\$ 30.00 + G.S.T. Each Day (3 Days	
Holds 135 lbs. Bran		Maximum if Lineup)	

SPREADERS				
MANURE SPREADER	Valleyview	\$ 200.00 + G.S.T. Each Day (3 Days		
,		Maximum if Lineup)		
FERTILIZER SPREADER	Valleyview	\$ 100.00 + G.S.T. Each Day (3 Days		
		Maximum if Lineup)		

(IMPOSED BY BYLAW NO. 12-673)

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Amended:

SCHEDULE "D"

Equipment Type	Location	2016 Schedule of	Other Regulations
		Fees	

EARTH MOVING EQUIPMENT			
1000 EARTH MOVER	Valleyview	\$ 200.00 + G.S.T. Each Day (3 Days	
	Crooked	Maximum if Lineup)	
	Creek		
900 EARTH MOVER	Grovedale	\$ 150.00 + G.S.T. Each Day (3 Days	
		Maximum if Lineup)	
425 EARTH MOVER	Grovedale	\$ 100.00 + G.S.T. Each Day (3 Days	
		Maximum if Lineup)	
12' PULL-TYPE BLADE	Valleyview	\$ 50.00 + G.S.T. Each Day (3 Days	
		Maximum if Lineup)	
VEE DITCHER	Valleyview	\$ 50.00 + G.S.T. Each Day (3 Days	
		Maximum if Lineup)	

POST POUNDERS			
POST POUNDER	All Location	\$ 125.00 + G.S.T. Each Day (3 Days Maximum if Lineup) (1/2 Day Rental Available)	

BIN CRANE				
BIN CRANE		Valleyview	\$ 100.00 + G.S.T. Each Day (3 Days	
			Maximum if Lineup)	

CATTLE EQUIPMENT				
CATTLE SQUEEZE	All Locations	\$ 25.00 + G.S.T. Each Day (3 Days Maximum		
		if Lineup)		
LOADING CHUTE	All Locations	\$ 25.00 + G.S.T. Each Day (3 Days Maximum		
		if Lineup)		
PANEL TRAILER	Valleyview	\$ 25.00 + G.S.T. Each Day (3 Days Maximum		
	Grovedale	if Lineup)		
SPARE PANELS	Crooked	Free First 3 Days, \$ 5.00 + G.S.T. Each		
	Creek	Additional Day		
	Grovedale			
DEHORNERS GOUGERS	Valleyview	Free First 3 Days, \$ 5.00 + G.S.T. Each		
BURDIZZO CLAMPS		Additional Day		
TAG READER	Valleyview	Free, \$ 100 Deposit Required. (3 Days		
		Maximum if Lineup)		

(IMPOSED BY BYLAW NO. 12-673)

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Amended:

SCHEDULE "D"

Equipment Type	Location	2016 Schedule of	Other Regulations
		Fees	

CONSERVATION EQUIPMENT			
50' HEAVY HARROW WITH GRANULAR	Valleyview	\$ 150.00 + G.S.T. Each Day (3 Days	
APPLICATOR		Maximum if Lineup)	
33' HEAVY HARROW WITH GRANULAR	Grovedale	\$ 150.00 + G.S.T. Each Day (3 Days	
APPLICATOR		Maximum if Lineup)	
30' LAND ROLLER	Valleyview	\$ 200.00 + G.S.T. Each Day (3 Days	
	Grovedale	Maximum if Lineup)	
14' DISC	Grovedale	\$ 400.00 + G.S.T. Each Day (3 Days	
		Maximum if Lineup)	

BROADCAST SEEDERS			
TRUCK MOUNT SEEDER	Valleyview	\$ 10.00 + G.S.T. Each Day (3 Days Maximum if Lineup)	
QUAD MOUNT SEEDER	Valleyview	\$ 10.00 + G.S.T. Each Day (3 Days Maximum if Lineup)	
HAND SEEDER	Valleyview	Free First 3 Days, \$5.00 + G.S.T. Each Additional Day	

WATER PUMPING EQUIPMENT			
WATER PUMP AND PIPE TRAILER - AB.	Valleyview	\$ 250.00 + G.S.T Each Day (3 Days Maximum	
Agriculture Unit		if Lineup)	

MISCELLANEOUS EQUIPMENT						
BAG ROLLER	Valleyview	\$ 125.00 + G.S.T. Each Day (3 Days				
		Maximum if Lineup)				
SURVEY EQUIPMENT	Valleyview	\$ 10.00 + G.S.T. Each Day (3 Days Maximum				
		if Lineup)				
METAL DETECTOR	Valleyview	\$ 10.00 + G.S.T. Each Day (3 Days Maximum				
		if Lineup)				
HAY SAMPLER, MEASURING WHEEL,	Valleyview	Free First 3 Days, \$ 5.00 + G.S.T. Each				
BIN PROBE, SOIL SAMPLER		Additional Day				
SCARE CANNONS	Valleyview	Free First 3 Days, \$ 5.00 + G.S.T. Each				
		Additional Day				
RODENT TRAPS (TWO STYLES)	Valleyview	\$ 10.00 + G.S.T. Each Day (3 Days Maximum				
		if Lineup)				
		(\$ 100.00 DEPOSIT REQUIRED)				

(IMPOSED BY BYLAW NO. 12-673)

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Amended:

SCHEDULE "D"

Equipment Type	Location	2016 Schedule of	Other Regulations
		Fees	

RECOVERY OF A.S.B. EQUIPMENT					
MINIMUM ONE HOUR CHARGE FOR RECOVERY C	DF EQUIPMENT				
RECOVERY OF RENTAL EQUIPMENT REQUIRING 1-TON MIN. FOR TRANSPORT	\$ 100.00 /hr + G.S.T.				
RECOVERY OF RENTAL EQUIPMENT REQUIRING VEHICLE UNDER 1- TON FOR TRANSPORT	\$ 75.00 /hr + G.S.T.				
CLEANING (WHEN EQUIPMENT IS RETURNED UNCLEAN)	\$ 60.00 /hr + G.S.T.				

All decisions being at the Agricultural Fieldsman's discretion

(IMPOSED BY BYLAW NO. 12-673)

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Amended:

SCHEDULE "E"

VALLEYVIEW AREA

Owner Parcel Size in Acres	RIGHT OF WAY FOR PROPERTIES UP TO 40 ACRES								
		Phase 1		Phase 2		Phase 3		Phase 4	Phase 5
0-1	\$	24,000	\$	22,000	\$	16,000	\$	13,000	\$ 12,000
1-3	\$	12,000	\$	11,400	\$	8,150	\$	6,750	\$ 6,675
3-5	\$	8,300	\$	8,000	\$	5,700	\$	4,700	\$ 4,650
5-10	\$	5,500	\$	5,250	\$	3,750	\$	3,100	\$ 3,050
10-20	\$	3,300	\$	3,200	\$	2,250	\$	2,100	\$ 2,000
20-30	\$	2,200	\$	2,150	\$	2,100	\$	2,000	\$ 1,950
30-40	\$	1,900	\$	1,900	\$	1,900	\$	1,900	\$ 1,900
40+	\$	1,800	\$	1,800	\$	1,800	\$	1,800	\$ 1,800

DEBOLT AREA

Owner Parcel Size in Acres	RIGHT OF WAY FOR PROPERTIES UP TO 40 ACRES						
	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5		
0-1	\$ 40,000	\$ 36,000	\$ 32,000	\$ 24,000	\$ 16,000		
1-3	\$ 20,000	\$ 18,000	\$ 15,800	\$ 12,000	\$ 8,000		
3-5	\$ 14,150	\$ 12,650	\$ 11,000	\$ 8,450	\$ 5,600		
5-10	\$ 9,300	\$ 8,300	\$ 7,250	\$ 5,550	\$ 3,650		
10-20	\$ 5,650	\$ 5,050	\$ 4,400	\$ 3,350	\$ 2,250		
20-30	\$ 3,750	\$ 3,350	\$ 2,950	\$ 2,250	\$ 2,100		
30-40	\$ 2,850	\$ 2,550	\$ 2,200	\$ 1,900	\$ 1,900		
40+	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		

GROVEDALE AREA

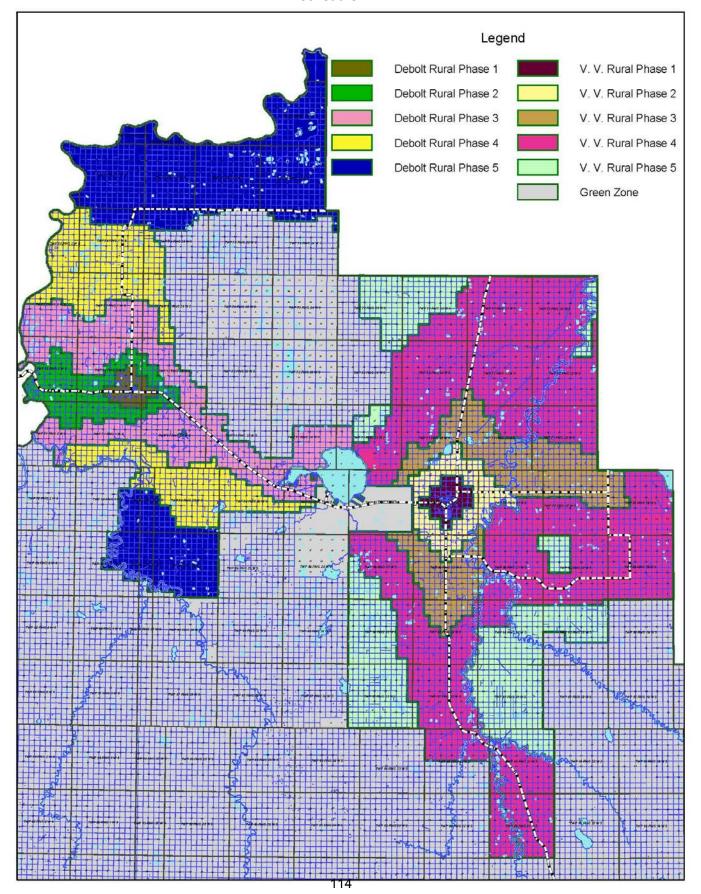
Owner Parcel	andry Jeights	ovedale ce/Acre	Aspen Grove					RIGHT OI	WA	AY FOR PR	OP	ERTIES U	PΤ	O 40 ACR	ES		
Size in Acres	ce/Acre		Price/Acre		Phase 1		Phase 1 Phase 2		Pł	Phase 3		Phase 4		Phase 5		Phase 6	
0-1	\$ 55,000	\$ 43,000	\$	23,000	\$	49,000	\$	47,000	\$	30,000	\$	28,500	\$	26,000	\$	25,000	
1-3	\$ 27,300	\$ 21,600	\$	11,800	\$	24,500	\$	23,500	\$	14,800	\$	14,300	\$	13,100	\$	12,650	
3-5	\$ 19,150	\$ 15,150	\$	8,300	\$	17,150	\$	16,500	\$	10,350	\$	10,000	\$	9,200	\$	8,850	
5-10	\$ 12,550	\$ 9,950	\$	5,450	\$	11,250	\$	10,850	\$	6,800	\$	6,600	\$	6,050	\$	5,850	
10-20	\$ 7,650	\$ 6,050	\$	3,300	\$	6,850	\$	6,600	\$	4,150	\$	4,000	\$	3,650	\$	3,550	
20-30	\$ 5,100	\$ 4,000	\$	2,200	\$	4,600	\$	4,400	\$	2,800	\$	2,700	\$	2,450	\$	2,350	
30-40	\$ 4,000	\$ 3,000	\$	1,900	\$	3,450	\$	3,300	\$	2,100	\$	2,000	\$	1,900	\$	1,900	
40+	\$ 1,800	\$ 1,800	\$	1,800	\$	1,800	\$	1,800	\$	1,800	\$	1,800	\$	1,800	\$	1,800	

(IMPOSED BY BYLAW NO. 12-673)

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Amended:

Schedule "E"

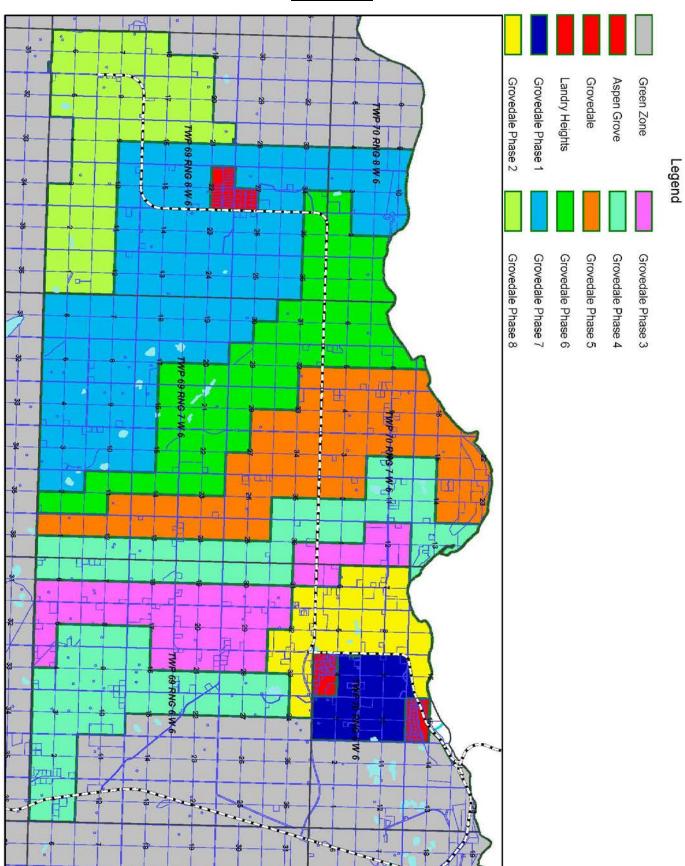


(IMPOSED BY BYLAW NO. 12-673)

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Amended:

Schedule "E"



(IMPOSED BY BYLAW NO. 12-673)

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Amended:

SCHEDULE "F"

WATER CONSUMPTION FEES FOR ALL M.D. OF GREENVIEW WATER DISTRIBUTION SYSTEMS All fees are effective as of January 1st, 2015.

Utility Accounts Late Fee Penalty

Accounts for metered services and bulk accounts 1.5% Penalty/monthly if not paid within 30 days of the billing date will incurred a 1.5% penalty monthly.

Work Done at Cost

Where work is done at cost, the cost will include the amount expended by Greenview for all expenditures incurred doing the work, including administration. All invoices will be paid within 30 days of billing. If not paid within 30 of billing, are subject to interest.

1.5% Penalty/monthly

Requested Turn on/Shut off of Service Curb Stop

Regular Hours \$20.00 Flat Rate
After Hours \$80.00/per hour

Underground Hamlet Water Distribution Systems (DeBolt & Ridgevalley)

Residential Users Rate \$ 3.50 per m3

(0 - 30 m3/month)

Residential Rate (Over 30m3/month) \$ 4.00

Non Residential Users Rate \$ 4.00 per m3

Installation Fee \$ 8,000.00 deposit (based on actual invoice)

Connection Fee \$ 500.00 per service

Utilities Account Deposit \$ 100.00

Hamlet Water Distribution System (Little Smoky)

Residential Rate (0-30 m3/month) \$ 3.50 per m3
Residential Rate (Over 30m3/month) \$ 4.00 per m3
Non Residential Rate \$ 4.00 per m3
Connection Fee \$ 12,500.00
Utilities Account Deposit \$ 100.00

Rural Water Distribution System (Valleyview)

Valleyview Rural Water Line Users

Residential Rate (0-30 m3/month) \$ 3.50 per m3
Residential Rate (Over 30m3/month) \$ 10.00 per m3
Non Residential Rate \$ 10.00 per m3

Connection Fee \$ 12,500.00 connection fee/per service

Utilities Account Deposit \$ 100.00

Water Meter Damage (Owner Responsibility) based on actual replacement costs

(IMPOSED BY BYLAW NO. 12-673)

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Amended:

Residential Rate (0-30 m3/month)	\$ 3.50 per m3
Residential Rate (Over 30m3/month)	\$ 10.00 per m3
Non Residential Rate	\$ 10.00 per m3
Connection Fee	\$ 12,500.00
Utilities Account Deposit	\$ 100.00

Rural Water Distribution System (Ridgevalley)

Residential Rate (0-30 m3/month)	\$ 3.50 per m3
Residential Rate (Over 30m3/month)	\$ 10.00
Non Residential Rate	\$ 10.00 per m3
Connection Fee	\$ 12,500.00
Utilities Account Deposit	\$ 100.00

Water Point Facilities

Potable Water Points Residential/Agriculture	\$ 3.50 cubic meter
Potable Water Points Commercial	\$ 8.50 cubic meter
Non-Potable Water Points	\$ 2.00 cubic meter

Gravity Wastewater Collection System (DeBolt & Ridgevalley)

Sanitary Service Installation Fee	\$ 8,000.00 deposit (based on actual invoice)

Connection Fee \$ 500.00 per service

Low Pressure Wastewater Collection System (Little Smoky & Grovedale & Ridgevalley)

Sanitary Service Installation Fee	\$ 8,000.00 deposit (based on actual invoice)
Connection Fee	\$ 500 00 per service

Septage Classification	\$ Per Month
Residential – Single Family Dwelling	\$ 24.00
Residential – Duplex (per dwelling unit)	\$ 24.00
Residential – Multi Family Dwelling	\$ 24.00
(per self-contained dwelling unit)	
Commercial – General Store	\$ 36.00
Commercial – Laundromat	\$ 56.00
Commercial – Hotels (rooms & beer	\$ 80.00
parlor)	
Commercial – Cafes	\$ 48.00
Commercial – Garages	\$ 48.00
Commercial – Office	\$ 36.00
Commercial – Not elsewhere classified	\$ 36.00
Community Halls & Other Recreation	\$ 48.00
Facilities	
Churches	\$ 24.00
Schools (per classroom)	\$ 24.00
Royal Canadian Legion Hall	\$ 24.00

(IMPOSED BY BYLAW NO. 12-673)

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Amended:

Senior Citizen's Drop-In Centre \$ 24.00

Wastewater Lagoon

Commercial/Industrial Tipping Rate \$ 7.50 per m3

Lagoon Keys

Initial Key \$ 150.00 Replacement Keys \$ 50.00



REQUEST FOR DECISION

SUBJECT: Bylaw 16-764 - Third Reading - 2016 Operating Credit - Borrowing Bylaw

REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION **SUBMISSION TO:**

MEETING DATE: ACAO: May 24, 2016 DM MANAGER: INT

DEPARTMENT: **CORPORATE SERVICES/FINANCE** GM: RO PRESENTER: RO FILE NO./LEGAL: File Number, Legal or N/A. LEGAL/ POLICY REVIEW: INT

STRATEGIC PLAN: FINANCIAL REVIEW:

RELEVANT LEGISLATION:

Provincial (cite) – MGA

Section 251 (1) A municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.

- (2) A borrowing bylaw must set out (a) the amount of money to be borrowed and, in general terms, the purpose for which the money is borrowed;
 - (b) the maximum rate of interest, the term and the terms of repayment of the borrowing;
 - (c) the source or sources of money to be used to pay the principal and interest owing under the borrowing.

Section 256 (1) This section applies to a borrowing made for the purpose of financing operating expenditures.

- (2) The amount to be borrowed, together with the unpaid principal of other borrowings made for the purpose of financing operating expenditures, must not exceed the amount the municipality estimates will be raised in taxes in the year the borrowing is made.
- (3)A borrowing bylaw that authorizes the borrowing does not have to be advertised if the term of the borrowing does not exceed 3 years.

Council Bylaw / Policy - Bylaw No. 15-749

RECOMMENDED ACTION:

MOTION: That Council give Third Reading of Bylaw 16 - 764 the 2016 Operating Line of Credit Borrowing Bylaw.

BACKGROUND / PROPOSAL:

At the May 10th Regular Council Meeting, Council passed first and second readings of Bylaw 16-764. This bylaw pertains to the line of credit borrowing agreement with Alberta Treasury Branch (ATB) in the amount of FIVE MILLION DOLLARS (\$ 5,000,000.00).

Greenview is required to have a borrowing bylaw as to access an Operating Line of Credit. In the event that the organizations investments funds are committed the line of credit maybe accessed in order to cover monthly charges against the MasterCard Account. The revised bylaw is included in the Council package for third reading.

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OPTIONS - BENEFITS / DISADVANTAGES:

Options: Council has the option to pass or deny the third reading of Bylaw 16-764.

Benefits: The benefit of Council approving the bylaw is that Greenview's Operating Line of Credit will be able to continue without interruption.

Disadvantages: There are no perceived disadvantages.

COSTS / SOURCE OF FUNDING:

Greenview's annual budget.

ATTACHMENT(S):

- Copy of Bylaw 16-764



BYLAW No. 16-764 of the Municipal District of Greenview No. 16

A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta,

Whereas, the Council of the Municipal District of Greenview No. 16 (hereinafter called the "Corporation") in the Province of Alberta considers it necessary to borrow certain sums of money for the purpose of current expenditures of the Corporation for its financial years commencing January 2016.

Therefore, pursuant to the provision of the Municipal Government Act, it is hereby enacted by the Council of the Corporation as a Bylaw that:

- The Corporation borrow from Alberta Treasury Branches (hereinafter called "ATB") up to the
 principal sum of FIVE MILLION DOLLARS (\$5,000,000.00), repayable upon demand at a rate of
 interest per annum not to exceed the Prime Lending Rate from time to time established by ATB,
 and such interest will be calculated daily and due and payable monthly on the last day of each
 every month.
- 2. The Chief Elected Officer and the Chief Administrative Officer are authorized for and on behalf of the Corporation:
 - a. to apply to ATB for the aforementioned loan to the Corporation and to arrange with ATB the amount, terms and conditions of the loan and security or securities to be given to the ATB;
 - b. as security for any money borrowed from ATB
 - to execute promissory notes and other negotiable instruments or evidences of debt for such loans and renewals of all such promissory notes and other negotiable instruments or evidences of debts;
 - ii. to give or furnish ATB all such securities and promises as ATB may require to secure repayment of such loans and interest thereon; and
 - iii. to execute all security agreements, hypothecations, debentures, charges, pledges, conveyances, assignments and transfers to and in favour of ATB of all or any property, real or personal, moveable or immovable, now or hereafter owned by the Corporation or in which the Corporation may have any interest, and any other documents or contracts necessary to give or to furnish ATB the security or securities required by it.
- 3. The source or sources of money to be used to repay the principal and interest owing under the borrowing from ATB are taxes, reserves, grants, etc.

- 4. The amount to be borrowed and the term of the loan will not exceed any restrictions set forth in the Municipal Government Act.
- 5. In the event that the Municipal Government Act permits extension of the term of the loan and in the event the Council of the Corporation decides to extend the loan and ATB is prepared to extend the loan, any renewal or extension, bill, debenture, promissory note, or other obligation executed by the officers designated in paragraph 2 hereof and delivered to ATB will be valid and conclusive proof as against the Corporation of the decision of the Council to extend the loan in accordance with the terms of such renewal or extension, bill, debenture, promissory note, or other obligation, and ATB will not be bound to inquire into the authority of such officers to execute and deliver any such renewal, extension document or security.
- 6. Bylaw No. 15-749 is hereby repealed.
- 7. This Bylaw shall come into force and effect upon the day of final passing.

Read a first time this <u>10th</u> day of <u>May</u> , A.D., 2016.	
Read a second time this <u>10th</u> day of <u>May</u> , A.D., 2016.	
Read a third time and passed this day of, A	A.D., 2016.
	REEVE
	CHIEF ADMINISTRATIVE OFFICER
	CHIEF ADMINISTRATIVE OFFICER



REQUEST FOR DECISION

SUBJECT: Appointment of Pest Inspectors

SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: May 24, 2016 ACAO: DM MANAGER: QFB

DEPARTMENT: COMMUNITY SERVICES/AGRICULTURE GM: DM PRESENTER: DM
FILE NO./LEGAL: N/A

LEGAL/ POLICY REVIEW: INT

STRATEGIC PLAN: FINANCIAL REVIEW:

RELEVANT LEGISLATION:

Provincial (cite) – Agricultural Pests Act Chapter A-8 RSA 2000.

Municipal Inspectors

10(1) The local authority of a municipality shall appoint a sufficient number of inspectors to carry out this Act and the regulations within the municipality.

Pest and Nuisance Control Regulation AR/184 2001

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council appoint the following individuals: Sean Allen, Dennis Haglund, Maureen Bly, Hazel Edwards, Amy Cymbaluk, Jennifer Hammel, Jesslyn Alguire, and Hayden Grotkowski as Pest inspectors for the Municipal District of Greenview No. 16 under Section 10 of the Agricultural Pests Act A-8 for the term of their employment.

BACKGROUND / PROPOSAL:

The Agricultural Pests Act A-8 states that Council must appoint pest inspectors on an annual basis for the municipality.

The Pest Inspectors are employed from May to October, and will inspect for species within the municipality as listed in the Pest and Nuisance Control Regulation AR/184 2001.

OPTIONS – BENEFITS / DISADVANTAGES:

Options – Council may accept, alter or deny the recommendation to appoint the following individuals: Sean Allen, Dennis Haglund, Maureen Bly, Hazel Edwards, Amy Cymbaluk, Jennifer Hammel, Jesslyn Alguire, and Hayden Grotkowski as Pest inspectors for the Municipal District of Greenview No. 16 under Section 10 of the Agricultural Pests Act A-8 for the term of their employment.

Benefits – The benefit of Greenview appointing a sufficient amount of Pest Inspectors is that it will be in compliance with the Agricultural Pests Act, Greenview is required to appoint a sufficient amount of individuals as Pest Inspectors.

Greenview, Alberta 1

Disadvantages – There are no perceived disadvantages to Council accepting the recommended motion.

COSTS / SOURCE OF FUNDING:

There are no extra costs associated with appointing Agricultural Services Staff as inspectors under the Agricultural Pests Act. Funding for the inspector positions comes out of the 2016 Agriculture Services Department Operating Budget.

ATTACHMENT(S):

• N/A



REQUEST FOR DECISION

ACAO:

DM

SUBJECT: **Appointment of Weed Inspectors**

REGULAR COUNCIL MEETING SUBMISSION TO: REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: May 24, 2016

MANAGER: **QFB** COMMUNITY SERVICES/AGRICULTURE DEPARTMENT: GM: DM PRESENTER: DM

FILE NO./LEGAL: N/A LEGAL/ POLICY REVIEW: INT

STRATEGIC PLAN: FINANCIAL REVIEW:

RELEVANT LEGISLATION:

Provincial (cite) – Weed Control Act Chapter W-5.1 SA 2008.

Section 7 of the Weed Control Act provides as follows:

Municipal Inspectors

7(1) A local authority shall appoint inspectors to enforce and monitor compliance with this Act within the municipality

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council appoint the following individuals: Sean Allen, Dennis Haglund, Maureen Bly, Hazel Edwards, Amy Cymbaluk, Jennifer Hammel, Jesslyn Alguire, and Hayden Grotkowski as Weed inspectors for the Municipal District of Greenview No. 16 under Section 7 of the Weed Control Act W-5.1 for the term of their employment.

BACKGROUND / PROPOSAL:

The Weed Control Act W-5.1 states that Council must appoint weed inspectors on an annual basis for the municipality.

The Weed Inspectors are employed from May to October, and will inspect for species within the municipality as listed in the Weed Control Regulation AR19/2010

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council may accept, alter or deny the recommendation to appoint the following individuals: Sean Allen, Dennis Haglund, Maureen Bly, Hazel Edwards, Amy Cymbaluk, Jennifer Hammel, Jesslyn Alguire, and Hayden Grotkowski as Weed inspectors for the Municipal District of Greenview No. 16 under Section 7 of the Weed Control Act W-5.1 for the term of their employment.

Greenview, Alberta 1

Benefits – The benefit of Greenview appointing a sufficient amount of Weed Inspectors is that it will be in compliance with the Agricultural Weed Control Act, Greenview is required to appoint a sufficient amount of individuals as Weed Inspectors.

Disadvantages – There are no perceived disadvantages to Council accepting the appointment of sufficient individuals as Weed Inspectors.

COSTS / SOURCE OF FUNDING:

There are no extra costs associated with appointing Agricultural Services Staff as inspectors under the Weed Control Act. Funding for the inspector positions comes out of the 2016 Agriculture Services Department Operating Budget.

ATTACHMENT(S):

N/A