



MUNICIPAL DISTRICT OF GREENVIEW No. 16

REGULAR COUNCIL MEETING AGENDA

Tuesday, June 28, 2016

9:00 AM

Council Chambers
Administration Building

#1	CALL TO ORDER	
#2	ADOPTION OF AGENDA	1
#3	MINUTES	
	3.1 Regular Council Meeting minutes held June 14, 2016 – to be adopted.	3
	3.2 Business Arising from the Minutes	
#4	PUBLIC HEARING	
#5	DELEGATION	
#6	BYLAWS	
	6.1 Bylaw 16-765 Parks & Recreation Protection	10
	6.2 Bylaw 16-766 Re-designate from Agriculture (A) District to Country Residential One (CR-1) District	25
#7	OLD BUSINESS	
#8	NEW BUSINESS	
	8.1 2015 Financial Statements	42
	8.2 Tax Recovery – Public Sale of Land	68
	8.3 Greenview Recreation Master Plan Advisory Committee	110
	8.4 2016 Senior Housing Survey Summary Report	113
	8.5 CAO Report	



#9 COUNCILLORS
BUSINESS & REPORTS

#10 CORRESPONDENCE

#11 IN CAMERA

#12 ADJOURNMENT

Minutes of a
REGULAR COUNCIL MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
M.D. Administration Building,
Valleyview, Alberta, on Tuesday, June 14, 2016

1:
CALL TO ORDER Reeve Dale Gervais called the meeting to order at 9:02 a.m.

PRESENT	Reeve Deputy Reeve Councillors	Dale Gervais Tom Burton George Delorme Dave Hay Roxie Rutt Bill Smith Dale Smith Les Urness
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ATTENDING	Chief Administrative Officer General Manager, Corporate Services Acting Chief Administrative Officer General Manager, Infrastructure & Planning Communications Assistant Recording Secretary	Mike Haugen Rosemary Offrey Dennis Mueller Grant Gyurkovits Dale Tiedemann Lianne Kruger
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ABSENT	Communications Officer	Diane Carter
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#2:
AGENDA MOTION: 16.06.200. Moved by: COUNCILLOR ROXIE RUTT
That the June 14, 2016 agenda be adopted as presented.

- 11.1 Land
- 8.3 Additional Information added

CARRIED

#3.1
REGULAR COUNCIL
MEETING MINUTES MOTION: 16.06.201. Moved by: COUNCILLOR DALE SMITH
That the Minutes of the Regular Council Meeting held on Tuesday, May 24,
2016 be adopted as amended.

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 scheduled.

#8
NEW BUSINESS

8.0 NEW BUSINESS

8.1 IOSEGUN LAKE ROAD BASE PAVE PROJECT

IOSEGUN LAKE
ROAD

MOTION: 16.06.202. Moved by: COUNCILLOR DAVE HAY
That Council accept the recommendation from amec foster wheeler to award Iosegun Lake Road base paving project to Knelsen Sand & Gravel Ltd and that Council transfer \$2,946,584.39 from Road Infrastructure Reserves and forward the said amount to the Town of Fox Creek as a onetime lump sum payment.
CARRIED

8.2 ACCESS REQUEST

Councillor Bill Smith vacated the meeting declaring pecuniary interest.

ACCESS REQUEST

MOTION: 16.06.203. Moved by: COUNCILLOR ROXIE RUTT
That Council decline the second request to provide physical access to NW 16-71-2-W6 & SW 21-71-2-W6.
CARRIED

Councillor Bill Smith re-joined the meeting.

8.3 DEVELOPMENT PERMIT D16-119 –FOR SHOP IN THE DIRECT CONTROL DISTRICT

DEVELOPMENT
PERMIT D16-119

MOTION: 16.06.204. Moved by: COUNCILLOR DALE SMITH
That Council APPROVE Development Permit application D16-119 for a 40 ft. by 30 ft. Shop on NE-19-70-23-W5, as per the conditions of approval attached hereto as Schedule 'A'.
CARRIED

8.4 UPDATE ON SIGN MANAGEMENT REGULATIONS

SIGN
MANAGEMENT
REGULATIONS

MOTION: 16.06.205. Moved by: COUNCILLOR DAVE HAY
That Council accept the update on the progress that Administration has made with regards to Sign Management regulations for Greenview as information and direct Administration to place the proposed Sign Management regulations in the Land Use Bylaw and forgo the creation of a Sign Management Bylaw and Strategy.
DEFEATED

Reeve Dale Gervais recessed the meeting at 10:03 a.m.
Reeve Dale Gervais reconvened the meeting at 10:20

**#5
DELEGATIONS**

5.0 DELEGATIONS

5.1 TEEPEE CREEK STAMPEDE ASSOCIATION – 100TH ANNUAL TEEPEE CREEK STAMPEDE

Mack Erno and Dustin Hollingworth updated Council on the 100th Annual Teepee Creek Stampede and the second phase of the stampede grounds upgrade.

MOTION: 16.06.206. Moved by: DEPUTY REEVE TOM BURTON
That Council accept for information the presentation from the Teepee Creek Stampede Association.

CARRIED

**#6
BYLAWS**

6.0 BYLAWS

There were no Bylaws presented.

**#7
OLD BUSINESS**

7.0 OLD BUSINESS

There was no Old Business to report.

MOTION: 16.06.207. Moved by: COUNCILLOR ROXIE RUTT
That Council accept the update on the progress that Administration has made with regards to Sign Management regulations for Greenview as information and direct Administration to develop a Standalone Sign Management Bylaw.

CARRIED

8.5 RIPARIAN AREA ALTERATION ON STURGEON LAKE

**RIPARIAN AREA
ALTERATION ON
STURGEON LAKE**

MOTION: 16.06.208. Moved by: COUNCILLOR DALE SMITH
That Council accept the Riparian Area Alteration on Sturgeon Lake as information.

CARRIED

8.6 GRANDE CACHE MEDICAL CLINIC

GC MEDICAL CLINIC MOTION: 16.06.209. Moved by: COUNCILLOR DAVE HAY
That Council direct Administration to inform the Town of Grande Cache that Greenview will not render a funding decision regarding the proposed new Grande Cache Medical Clinic pending procurement of additional information.
CARRIED

8.7 CRANBERRY LAKE RODEO ASSOCIATION

CRANBERRY LAKE RODEO ASSOCIATION MOTION: 16.06.210. Moved by: DEPUTY REEVE TOM BURTON
That Council authorize the Cranberry Lake Rodeo Association to reallocate unused 2016 community grant funds for the purchase of a 50 hp tractor.
CARRIED

8.8 GRANDE PRAIRIE RIVER RATS ASSOCIATION

GP RIVER RATS ASSOCIATION MOTION: 16.06.211. Moved by: COUNCILLOR ROXIE RUTT
That Council approve Title Race Sponsorship in the amount of \$5,000.00 to the Grande Prairie River Rats Association for the 2016 Capstan Hauling Rat 200 Jet River Race in Grande Prairie, Alberta, with funds to come from the Community Service Miscellaneous Grant.
CARRIED

8.9 SUBDIVISION & DEVELOPMENT APPEAL BOARD APPOINTMENT

SDAB APPOINTMENT MOTION: 16.06.212. Moved by: DEPUTY REEVE TOM BURTON
That Council appoint Mr. Marvin Moore to sit on the Subdivision & Development Appeal Board.
CARRIED

8.10 LITTLE SMOKY CEMETERY COMMITTEE APPOINTMENT

LS CEMETERY COMMITTEE APPOINTMENT MOTION: 16.06.213. Moved by: REEVE DALE GERVAIS
That Council appoint Mr. Rene Fournier to sit on the Little Smoky Cemetery Committee until the 2016 Organizational Meeting.
CARRIED

8.11 NORTHERN GATEWAY PIPELINE – LETTER OF SUPPORT

**NORTHERN
GATEWAY PIPELINE**

MOTION: 16.06.214. Moved by: DEPUTY REEVE TOM BURTON
That Council direct Administration to send a letter to the National Energy Board advocating support of the extension application submitted by Northern Gateway Pipeline Inc. for the Northern Gateway Pipeline project.

CARRIED

Reeve Dale Gervais recessed the meeting at 11:59 a.m.
Reeve Dale Gervais reconvened the meeting at 12:59 p.m.

MOTION: 16.06.215. Moved by: REEVE DALE GERVAIS
That Council direct administration bring back the Security for Access Construction to proposed Residential Development Policy for Councils' review.

CARRIED

MOTION: 16.06.216. Moved by: COUNCILLOR DALE SMITH
That Council direct administration to post the Regular Council agenda packages to the website at the same time they are sent to Council.

CARRIED

8.12 CAO/MANAGERS' REPORT

MOTION: 16.06.217. Moved by: COUNCILLOR ROXIE RUTT
That Council accept the CAO/Managers' Report as information.

CARRIED

**#9
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 Federation of Canadian Municipalities Conference

COUNCILLOR LES URNESS

Attended the Multiplex Meeting

COUNCILLOR DAVE HAY

Attended the Valleyview Recreation Board Meeting

Attended the Mighty Peace Watershed Alliance Annual General Meeting

MOTION: 16.06.218. Moved by: COUNCILLOR DAVE HAY

That Council provide funding to the Teepee Creek Stampede 100th Anniversary celebration in the amount of \$25,000.00 with funds to come the Community Services Miscellaneous Grant.

CARRIED

DEPUTY REEVE TOM BURTON

Attended the Federation of Canadian Municipalities Conference
Attended the Joint Meeting with the County of Grande Prairie
Attended the Joint Recreation Master Plan Steering Committee Meeting
Attended the Greenview Staff BBQ

COUNCILLOR DALE SMITH

Attended the Agricultural Services Board Meeting

COUNCILLOR ROXIE RUTT

Attended the Grande Prairie Public Library Human Resources Meeting
Attended the Grande Spirit Foundation Meeting
Met with Assistant Deputy Minister Housing
Attended the Mighty Peace Watershed Alliance General Meeting
Attended the Federation of Canadian Municipalities Conference
Attended the Joint Council Meeting with the County of Grande Prairie
Attended the Grande Prairie Library Awards Night
Attended the Northern Transportation Alliance Advocacy Meeting

COUNCILLOR BILL SMITH

Attended the Committee of the Whole Meeting
Attended the Wapiti River Management Plan Meeting
Attended the Agricultural Services Board Meeting
Attended the Joint Council Meeting with the County of Grande Prairie via teleconference
Attended the Grande Cache Camp Hideaway Weekend

9.1 REEVE'S REPORT:

REEVE DALE GERVAIS

Attended the Multiplex Meeting
Met with the Alberta Energy Regulators
Attended the Nitehawk Recreation Board Meeting
Attended the County of Grande Prairie Meeting with the Lieutenant Governor
Attended the Greenview Staff BBQ
Met with Alberta Health Services Doctor Recruiter

Attended the Joint meeting with the County of Grande Prairie
Attended the Grande Cache Camp Hideaway Weekend

**#10
CORRESPONDENCE**

10.0 CORRESPONDENCE

MOTION: 16.06.219. Moved by: COUNCILLOR DALE SMITH
That Council accept for information the correspondence presented.

CARRIED

#11 IN CAMERA

11.0 IN CAMERA

IN CAMERA

MOTION: 16.06.220. Moved by: COUNCILLOR DALE SMITH
That the meeting go to In-Camera, at 2:32 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 LAND

11.2 PERSONNEL

OUT OF CAMERA

MOTION: 16.06.221. Moved by: COUNCILLOR LES URNESS
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come Out of Camera at 3:13 p.m.

CARRIED

**#12
ADJOURNMENT**

12.0 ADJOURNMENT

MOTION: 16.06.222. Moved by: DEPUTY REEVE TOM BURTON
That this meeting adjourn at 3:14 p.m.

CARRIED

CHIEF ADMINISTRATIVE OFFICER

REEVE



REQUEST FOR DECISION

SUBJECT: **Bylaw 16-765 Parks and Recreation Protection**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: June 14, 2016
DEPARTMENT: COMMUNITY SERVICES/RECREATION SERVICES
FILE NO./LEGAL:
STRATEGIC PLAN:

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

RELEVANT LEGISLATION:

Provincial (cite) – *Municipal Government ACT, RSA 2000 Chapter M-26, Section 7*

Council Bylaw / Policy (cite) – *N/A*

RECOMMENDED ACTION:

MOTION: That Council give first reading to Bylaw 16-765 titled Parks and Recreation Protection Bylaw.

MOTION: That Council give second reading to Bylaw 16-765 titled Parks and Recreation Protection Bylaw.

BACKGROUND / PROPOSAL:

Greenview currently does not have a bylaw which governs the control and operations of its owned or managed parks (municipal reserve, environmental reserve, campground, day use area, recreation area, playground or boat launch). The proposed “Parks and Recreation Protection Bylaw” establishes the general rules, legislation, administrative authorities and enforcement for Greenview’s parks.

Currently, there are issues at the Swan Lake Recreational area in that we have approximately 4 – 5 individuals parking their camping accommodation units at the site permanently throughout the summer season. This has led to the general public’s frustration regarding the fairness of usage.

It is important to note that each park will require a specific set of rules, regulations and exemptions due to the nature intended for each recreational site. The park specific rules and regulations are referred to in the bylaw as the “Schedule of Regulations”.

Administration recommends that the proposed bylaw be established so a set of rules and regulations may be established and applicably enforced by Greenview’s contracted enforcement services. If a Parks and Recreational Bylaw is not established then Greenview Administration and Bylaw Enforcement are restricted in developing and enforcing rules and regulations.

OPTIONS – BENEFITS / DISADVANTAGES:

Options – Council has the option to approve, alter or deny the request to give first and second reading to the proposed Parks and Recreation Protection Bylaw.

Benefits – The benefit of giving first and second reading to the Parks and Recreation Protection Bylaw is that the rules, regulations and authorities will help to ensure an enjoyable and safe experience for the users of Greenview parks.

Disadvantages - There are no perceived disadvantages of giving first and second reading to the proposed Parks and Recreation Protection Bylaw.

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- Proposed Parks and Recreation Protection Bylaw
- Section 7 of the Municipal Government Act, RSA 2000. Chapter M-26

Part 2 Bylaws

Division 1 General Jurisdiction

General jurisdiction to pass bylaws

7 A council may pass bylaws for municipal purposes respecting the following matters:

- (a) the safety, health and welfare of people and the protection of people and property;
- (b) people, activities and things in, on or near a public place or place that is open to the public;
- (c) nuisances, including unsightly property;
- (d) transport and transportation systems;
- (e) businesses, business activities and persons engaged in business;
- (f) services provided by or on behalf of the municipality;
- (g) public utilities;
- (h) wild and domestic animals and activities in relation to them;
- (i) the enforcement of bylaws made under this or any other enactment, including any or all of the following:
 - (i) the creation of offences;
 - (ii) for each offence, imposing a fine not exceeding \$10 000 or imprisonment for not more than one year, or both;
 - (iii) providing for the imposition of a penalty for an offence that is in addition to a fine or imprisonment so long as the penalty relates to a fee, cost, rate, toll or charge that is associated with the conduct that gives rise to the offence;
 - (iv) providing that a specified penalty prescribed under section 44 of the *Provincial Offences Procedure Act* is reduced by a specified amount if the penalty is paid within a specified time;

- (v) providing for imprisonment for not more than one year for non-payment of a fine or penalty;
- (vi) providing that a person who contravenes a bylaw may pay an amount established by bylaw and if the amount is paid, the person will not be prosecuted for the contravention;
- (vii) providing for inspections to determine if bylaws are being complied with;
- (viii) remedying contraventions of bylaws.

1994 cM-26.1 s7

Powers under bylaws

8 Without restricting section 7, a council may in a bylaw passed under this Division

- (a) regulate or prohibit;
- (b) deal with any development, activity, industry, business or thing in different ways, divide each of them into classes and deal with each class in different ways;
- (c) provide for a system of licences, permits or approvals, including any or all of the following:
 - (i) establishing fees for licences, permits and approvals, including fees for licences, permits and approvals that may be in the nature of a reasonable tax for the activity authorized or for the purpose of raising revenue;
 - (ii) establishing fees for licences, permits and approvals that are higher for persons or businesses who do not reside or maintain a place of business in the municipality;
 - (iii) prohibiting any development, activity, industry, business or thing until a licence, permit or approval has been granted;
 - (iv) providing that terms and conditions may be imposed on any licence, permit or approval, the nature of the terms and conditions and who may impose them;
 - (v) setting out the conditions that must be met before a licence, permit or approval is granted or renewed, the nature of the conditions and who may impose them;



BYLAW NO. 16-765
Of the Municipal District of Greenview No. 16

A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to provide for the control and operation of campgrounds and recreational areas under the jurisdiction of Municipal District of Greenview No. 16.

Whereas, under the authority and pursuant to the provisions of Section 7 of the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto, Council may pass Bylaws respecting the safety, health, welfare and protection of people, property, activities, and things in, on, or near a public place or place that is open to the public.

Whereas, Council deems it desirable and expedient to regulate certain activities in campgrounds, parks and recreational areas within the jurisdiction of The Municipal District of Greenview No. 16 for the health, safety, and welfare of the people and property;

Whereas, Council may establish rules and regulations for the control and operation of all Greenview owned or managed Parks.

Therefore, under the authority and pursuant to the provisions of the said Municipal Act, and by virtue of all other enabling powers, the Council of The Municipal District of Greenview No. 16, duly assembled, enacts as follows:

1.0. This Bylaw may be referred to as the *Parks and Recreation Protection Bylaw*.

2.0. DEFINITIONS

In this Bylaw:

2.0.1 ABANDONED means left at a location in any of the following circumstances:

2.0.1.1. without a Permit or other similar authorization;


2.0.1.2. unattended in a condition that constitutes a present or potential hazard to persons, Animals or property;


2.0.1.3. after the authorization to be in that area expires; and/or,

2.0.1.4. is located in a prohibited area.

2.0.2. ANIMAL means a domestic Animal and includes an Animal that is wild by nature but has been domesticated.

2.0.3. CAMPGROUND means any area within Greenview that is operated or managed by Greenview, where overnight camping is permitted.

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- 2.0.4. CAMPING ACCOMMODATION UNIT includes but is not limited to:
- 2.0.4.1. rustic shelter;
 - 2.0.4.2. tent;
 - 2.0.4.3. tent trailer;
 - 2.0.4.4. truck camper;
 - 2.0.4.5. van;
 - 2.0.4.6. camper trailer; and/or,
 - 2.0.4.6. motor home.
- 2.0.5. CAMPSITE means a designated or assigned area in a Campground.
- 2.0.6. COUNCIL means the Council of the Municipal District of Greenview No. 16.
- 2.0.7. CUSTOMER means a paid user of the respective Park.
- 2.0.8. GREENVIEW means the Municipal District of Greenview No. 16.
- 2.0.9. DAY USE AREA means a Park, or portion thereof, unless otherwise posted, designated for use between the hours of 7:00 a.m. and 11:00 p.m. and not intended for sleeping overnight.
- 2.0.10. FIRE BAN means a general fire prohibition by Greenview or the province of Alberta.
- 2.0.11. PROJECTILE WEAPON means a device from which any projectile can be discharged and that is capable of causing serious bodily injury or death to a person or Animal, and includes but is not limited to:
- 2.0.11.1 devices which project either single or multiple projectiles at high velocity through a controlled explosion;
 - 2.0.11.2 bows including cross-bows;
 - 2.0.11.3. paintball guns;
 - 2.0.11.4. potato canons;
 - 2.0.11.5. BB, pellet, airsofts; and/or,
 - 2.0.11.6. sling shots.
- 2.0.12. HIGHWAY means a Highway as defined in the Traffic Safety Act.
- 2.0.13. MOTOR VEHICLE means a Motor Vehicle as defined in the Traffic Safety Act.
- 2.0.14. LIQUOR means Liquor as defined in the Gaming and Liquor Act.
- 2.0.15. OFF HIGHWAY VEHICLE means an Off Highway Vehicle as defined in the Traffic Safety Act.
- 2.0.16. PARK means any land designated by Greenview for recreational use and may include but is not limited to: municipal reserves, environmental reserves, Campgrounds, Day Use Areas, playgrounds, or boat launches by Greenview.
- 2.0.17. PARK ATTENDANT means an employee or contractor of Greenview who has been appointed to maintain order and ensure positive Customer or Patron experiences in the Park.
- 2.0.18. PATRON means an unpaid user of the respective Park.
- 2.0.19. PEACE OFFICER means an individual as appointed under the authority of the Peace Officer Act, a member of the Royal Canadian Mounted Police or a Bylaw Enforcement Officer in the employ of Greenview.


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- 2.0.20. PERMIT means Greenview's expressed written permission to use an area within a Park, via a formal permitting system with fees or authorization of free use through a sign.
 - 2.0.21. SCHEDULE OF REGULATIONS means the Park specific Rules and Regulations which govern the activities of the Park.
 - 2.0.22. VIOLATION TICKET means a Violation Ticket issued under Part 2 of the Provincial Offences Procedures Act.
 - 2.0.23. WATER BODY means a location where water flows, whether or not the flow or the presence of water is continuous or intermittent, and includes but is not limited to wetlands and aquifers.

3.0. GENERAL

- 3.0.1. Greenview and its agents, shall not be liable for loss or damage caused by anything done or omitted to be done in good faith in the performance or intended performance of their functions, duties or powers under this Bylaw.
- 3.0.2. Each section of this Bylaw shall be read and construed as being separate and severable from each other section. Furthermore, should any section of this Bylaw be found to have been improperly enacted, that section or part shall be regarded as being severable from this Bylaw and the remaining Bylaw shall be effective and enforceable.
- 3.0.3. It is understood that the most recent versions of all respective Federal, Provincial and Municipal statutes apply under this Bylaw.
- 3.0.4. Council may adopt site specific Schedules of Regulations for Parks
- 3.0.5. For any conflict between a Parks Schedule of Regulations and this bylaw the Schedule of Regulations will apply.

3.1. Permits

- 3.1.1. Greenview may issue individual Campsite, Day Use Area, parking, Camping Accommodation Unit and group camping Permits under this Bylaw.
- 3.1.2. Greenview may provide designated areas within its Parks for camping and day-use purposes.
- 3.1.3. Customers and Patrons shall not:
 - 3.1.3.1. alter a Permit; or
 - 3.1.3.2. transfer a Permit to another Customer or Patron; unless otherwise stated in the Schedule of Regulations.
- 3.1.4. The holder of a Permit shall keep it available for inspection at any time and shall produce it for inspection on the request of a Peace Officer.
- 3.1.5. A Park Attendant may issue a group Permits that may be subject to additional regulations stipulated by the Park Attendant.
- 3.1.6. A Permit may be revoked at the discretion of the Park Attendant and/or Peace Officer.

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- 3.1.7. Upon their expiry, cancelation or exit the Permit holder shall ensure the area being used is vacated and that all Camping Accommodation Units, equipment and other property belonging to them or persons in their group is removed.

3.2. Park Entry:

- 3.2.1. Customers or Patrons:
 - 3.2.2.1. utilizing a Park shall pay the applicable Park specific fee(s); and,
 - 3.2.2.2. shall comply with any lawful order and instructions, prohibitions and directions prescribed by a Park Attendant, signage or notices made or issued pursuant to this Bylaw

3.3. Quiet and Peaceful Enjoyment

- 3.3.1. No Customers and Patrons shall interfere with the quiet and peaceful enjoyment of a Park by others.
- 3.3.2. Generators shall be turned off between the hours 10:00 p.m. and 9:00 a.m. or as per the Schedule of Regulations.
- 3.3.3. Dogs shall not be allowed to bark, howl or make any other loud noise for a continuous period so as to unreasonably disturb the peace and tranquility of the Park.

3.4. Nuisances:

- 3.4.1. Customers and Patrons using a Park shall keep the land and improvements in a clean and tidy condition, satisfactory to a Peace Officer or Park Attendant.
- 3.4.2. Customers and Patrons vacating a Park shall restore the land and improvements as nearly as possible, to a clean and tidy condition.
- 3.4.3. If, in the opinion of a Peace Officer or Park Attendant, a nuisance exists, they may order the Customers or Patrons to abate the nuisance.
- 3.4.4. A Peace Officer may direct any necessary undertaking if any Customers and Patrons fail to address or abate a nuisance, clean a site or both. The cost of doing so is recoverable from the Customers and Patrons who failed to comply with the order as a debt.
- 3.4.5. Customers and Patrons shall only display or post approved signs or advertisements in the Park.
- 3.4.6. Customers and Patrons shall not deposit liquid or solid waste matter in a Park except in a receptacle provided for that purpose by Greenview.
- 3.4.7. Customers and Patrons shall not bring commercial or residential waste matter into a Park for disposal.
- 3.4.8. In areas in a Park where waste disposal receptacles or areas are not provided, all Park users shall carry any waste produced by them out of the area for disposal.
- 3.4.9. Customers and Patrons shall not bath or clean anything near a Water Body, drinking fountain, stand pipe, well or pump in any Park unless authorized by the Schedule of Regulation or a sign.

- 3.4.10. Customers and Patrons shall not remove water from a Park except for personal use while in the Park.

3.5. Damaging Property:

Customers and Patrons shall not:

- 3.5.1. remove, destroy, mutilate, deface, or misuse any property; and/or,
- 3.5.2. construct unauthorized object or buildings.

3.6. Animal Control

- 3.6.1. Customers and Patrons having the custody or control of an Animal, shall not allow an Animal to enter or remain in a Park unless it is secured and/or restrained or as per the respective Schedule of Regulations permits.
- 3.6.2. Customers and Patrons having custody or control of an Animal shall not bring into or allow an Animal to enter or remain in any area in a Park that is:
 - 3.6.2.1. a designated swimming area;
 - 3.6.2.2. a beach area adjacent to a designed swimming area; or,
 - 3.6.2.3. an area where signs are posted prohibiting Animals.
- 3.6.3. Customers and Patrons whose Animal defecates on Park property shall remove forthwith any defecated matter.
- 3.6.4. A Peace Officer may refuse to admit to a Park or require to be removed from a Park any Animal if, in their opinion, it is not under the control of a responsible Customer or Patron, or may be a nuisance or damage to the life, safety, health, property or comfort of any person or Animal in the Park.
- 3.6.5. The owner or person having custody that claims a captured Animal from a Peace Officer, shall pay impoundment and subsistence fees charged for the impoundment of the Animal.

3.7. Open Flame Fire Pits

- 3.7.1. Where Greenview and its agents are of the opinion that a fire hazard exists in a Park, they or the Park Attendant may, by erecting signs and notices for the purpose of prohibiting the setting, lighting or maintaining of fires in the Park.
- 3.7.2. Customers and Patrons shall not:
 - 3.7.2.1. leave a fire unattended;
 - 3.7.2.2. deposit or dispose of hot coals, ashes, embers or any other burning or smoldering material in a place other than a stove, fire pit or other place provided for that purpose by Greenview;
 - 3.7.2.3. set, light or maintain a fire in a Park or part of a Park, where signs or notices have been erected prohibiting such acts except in a fireplace, pit or other facilities designed for that purpose; and/or,
 - 3.7.2.4. allow a fire to spread.

3.8. Gaming and Liquor

3.8.1. The consumption of Liquor is permitted at Campsites and may be permitted in other areas as per the respective Park Schedule of Regulations.

3.8.2. Customers and Patrons shall not contravene the provisions of the Gaming and Liquor Act.

3.9. Projectile Weapons/Fireworks

3.9.1. Customers and Patrons shall not discharge a Projectile Weapon in a Park.

3.9.2. Customers and Patrons who are in possession of a Projectile Weapon in a Park shall ensure the Projectile Weapon is unloaded and, either disassembled or cased, and stored in compliance with the provisions of the Criminal Code of Canada and the Firearms Act.

3.9.3. Customers and Patrons, unless authorized in writing by Greenview, shall not set off fireworks in any part of a Park.

3.10. Non-Profit/Profit Business Operations

No Customers, Patrons or enterprises shall operate a business in a Park unless they have received written permission from Greenview for that purpose.

3.11. Day Use Areas

The operational hours of a Day Use Area are from 7:00 a.m. until 11:00 p.m., or as otherwise posted.

3.12. Camping

3.12.1. Customers and Patrons shall not remain overnight in a Park except:

3.12.1.1. in an area designated for overnight use, unless they are authorized by a Peace Officer or have a valid Permit under this Bylaw to do so; or,

3.12.1.2. where a Campground is developed with individual Campsites, or unless specifically stated in the Schedule of Regulations, the maximum allowable combination of Motor Vehicles, Camping Accommodation Units and pieces of towed equipment Permitted on an individual Campsite is 3 and of the 3, no more than 2 may be Camping Accommodation Units, unless a Park Attendant gives written permission to the contrary.

3.12.2. Customers and Patrons visiting Customers and Patrons camped in an individual Campsite, shall park their Motor Vehicle in a designated area and shall not obstruct the free flow of traffic.

3.12.3. Not more than 6 people may occupy overnight an individual Campsite unless, they are all members of a single-family unit, it is specifically stated otherwise in the Parks Schedule of Regulations or a Park Attendant gives written permission to the contrary.

3.12.4. No person shall Camp more than 14 consecutive days in the same Campsite without the written permission of a Park Attendant, unless a longer term is Permitted under the Park's Schedule of Regulations.

3.13. Group Use Camping

- 3.13.1. Group use sites will be determined by the Park's Schedule of Regulations.
- 3.13.2. A Permit will be issued by the Park Attendant or Peace Officer to Customers and Patrons 18 years of age or older.
- 3.13.3. The Permit holder shall:
 - 3.13.3.1. be responsible for all in/actions on the group use site; and,
 - 3.13.3.2. identify prior to their absence, multiple alternate customers or patrons who are 18 years of age or older and within their group, who accept responsibility for the group use site, to the Park Attendant.

4.0. LEGISLATION

4.1. Abandonment and Seizures

- 4.1.1. If a Motor Vehicle, Off Highway Vehicle, Camping Accommodation Unit, item or animal is parked, Abandoned or being used in contravention of the provisions of this Bylaw, a Peace Officer shall have the item removed to a secure location and the owner shall be liable for the associated costs.
- 4.2.1. Where a Peace Officer causes the removal or storage of a Motor Vehicle, Off Highway Vehicle, Camping Accommodation Unit or item, the cost of doing so:
 - 4.2.1.1. is the responsibility of the (registered) owner of the item;
 - 4.2.1.2. constitutes a lien on the item;
 - 4.2.1.3. may be recovered from the owner in an action for debt; and,
 - 4.2.1.4. must be paid before the item is released to the owner.
- 4.3.1. Any item that is stored and not retrieved by the owner within 30 days of its removal from a Park, the item and its contents shall be disposed of in accordance with the provisions of the Municipal Government Act regarding disposal of lost or unclaimed property.

5.0. AUTHORITY & ENFORCEMENT

5.1. Park Patrons and Customers

- 5.1.1. Customers and Patrons shall not:
 - 5.1.1.1. fail to comply with a lawful order or request of a Peace Officer; and/or,
 - 5.1.1.2. obstruct a Peace Officer in the execution of their duties.
- 5.1.2. A Peace Officer may remove any Customer, Patron or associated company who are in contravention of this Bylaw, the Schedule of Regulations or any other legislation.
- 5.1.3. Greenview at its discretion, may suspend offending Customers and Patrons from Parks for periods ranging from 72 hours to the lifetime of the offender.
- 5.1.4. Customers and Patrons who have been:

- 5.1.4.1. ordered removed from a Park, pursuant to this Bylaw, shall vacate the Park within 1 hour of notification and be suspended from all Parks for a 72 hour period; and/or,
- 5.1.4.2. suspended from a Park, pursuant this Bylaw, may at the discretion of a Peace Officer, only enter that Park with their accompaniment.
- 5.1.5. Customers and Patrons shall not enter or remain in a Park where travel or access restrictions have been imposed under any legislation.

5.2. Vehicles

Customers and Patrons shall not:

- 5.2.1. contravene the provisions of the Traffic Safety Act;
- 5.2.2. operate a Motor Vehicle within a Park, except on a Highway unless they have written authorization from a Peace Officer or Park Attendant; and/or,
- 5.2.3. operate an Off Highway Vehicle or any other such specialized means of conveyance, whether motor driven or propelled by human power, unless authorization is specifically outlined in the Schedule of Regulations or they have written authorization from a Peace Officer or Park Attendant.

5.3. Peace Officers

For the purpose of administering the Bylaw, a Peace Officer may:

- 5.3.1. refuse the entry of any person to a Park;
- 5.3.2. refuse the entry of a prohibited person to a Park;
- 5.3.3. enter on and inspect any land, road, structure in a Park;
- 5.3.4. order the removal of any unauthorized structure in a Park;
- 5.3.5. order any person in a Park to cease or refrain from any action, omission or conduct that in the opinion of a Peace Officer is an offence, dangerous to life or property or detrimental to the use and enjoyment of the Park by other persons;
- 5.3.6. require any person to inform them of their intended use of the Park; and,
- 5.3.7. remove any person making an unauthorized use of the Park.

5.4. Park Attendant

This section does not grant any authorities as a Peace Officer onto the Park Attendant. A Park Attendant, in the exercise and discharge of their powers and duties may:

- 5.4.1. refuse the entry of a prohibited person;
- 5.4.2. prohibit the entry of a Customer into the Park for non-payment of fees;
- 5.4.3. enter on and inspect any land, road, structure in a Park;
- 5.4.4. request Customers and Patrons cease from any action or conduct that may be dangerous to life or property or detrimental to the use and enjoyment of the Park by other persons; and,
- 5.4.5. issue an order to vacate a Campsite or Park.

5.5. Penalties

- 5.5.1. Customers and Patrons who contravene any provision of this Bylaw are guilty of an offence and are liable on summary conviction to a fine of not more than \$10,000.00 per offence or imprisonment for not more than 1 year, or both, as specifically detailed in the MGA-S7i.ii or the Specified Penalties Appendix of this Bylaw.
- 5.5.2. Where a Peace Officer believes Customers and Patrons have contravened any provision of this Bylaw:
 - 5.5.2.1. they may serve upon such person a Violation Ticket in accordance with Part 2 of the Provincial Procedures Act;
 - 5.5.2.2. the specified penalty payable in respect of a contravention of a provision of this Bylaw is the amount shown in the appendix of this Bylaw in respect to that provision;
 - 5.5.2.3. where any person contravenes the same section of this Bylaw twice or more within a 12 month period, the specified penalty payable in respect of the second contravention shall be double the amount set out in the appendix; and,
 - 5.5.2.4. if a Motor Vehicle, Off Highway Vehicle, aircraft, boat, trailer or Camping Accommodation Unit is involved in a contravention of this Bylaw, the registered owner of that property is guilty of an offense.

Read a first time this ____ day of ____ A.D., ____.

Read a second time this ____ day of ____, A.D., ____.

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

REEVE

CHIEF ADMINISTRATIVE OFFICER

Appendix 1.1: Specified Penalties

SECTION 3	Offense:	Penalty:
3.1.1.	Utilize an area in a Park without a valid Permit.	\$150.00
3.1.3.1.	Alter a Permit issued by the municipality.	\$150.00
3.1.3.2.	Transfer Permit to another person.	\$150.00
3.1.4.	Fail to have Permit available for inspection.	\$50.00
3.1.7.	Fail to remove property.	\$50.00
3.2.2.1.	Entering a Park without payment	\$50.00
3.2.2.2.	Fail to obey instruction, prohibitions or direction by sign, notice or Park Attendant.	\$100.00
3.2.2.2.	Customers or Patrons failure to Park in designated location.	\$150.00
3.3.1.	Interfere with rights of others to quiet and peaceful enjoyment.	\$250.00
3.3.2.	Allow generator to be operated during restricted hours.	\$250.00
3.3.3.	Allow a dog to bark or howl excessively.	\$250.00
3.4.1.	Fail to maintain land and improvements in a neat and tidy condition.	\$100.00
3.4.2.	Fail to restore land and improvements to a neat and tidy condition.	\$100.00
3.4.5.	Display unauthorized sign within a Park.	\$100.00
3.4.6.	Fail to use proper waste facility for solid or liquid waste.	\$250.00
3.4.7.	Disposal of commercial or residential waste in a Park.	\$250.00
3.4.8.	Failure to remove waste (litter).	\$250.00
3.4.9.	Bath, wash clothes, clean fish or utensils etc. at Water Body	\$150.00
3.4.10.	Unauthorized water removal from Park	\$100.00
3.5.1.	Remove, destroy, mutilate, deface, or misuse any property.	\$500.00
3.5.2.	Construct unauthorized object or buildings.	\$500.00
3.6.1.	Fail to keep Animal properly secured or restrained.	\$100.00
3.6.2.	Have Animal in a prohibited area.	\$150.00
3.6.3.	Fail to remove Animal defecation.	\$150.00
3.6.4.	Failure to control Animal.	\$150.00
3.7.1.	Light fire during Fire Ban.	\$500.00
3.7.2.1.	Leave fire unattended.	\$500.00
3.7.2.2.	Improperly dispose of hot coals, ashes in none approved appliance.	\$500.00
3.7.2.3.	Light fire in other than approved receptacle or location.	\$500.00
3.7.2.4.	Allow a fire to spread beyond an approved receptacle or location.	\$250.00
3.8.1.	Possess open Liquor when not in an approved area.	\$150.00
3.8.2.	Contravene the Gaming and Liquor Act.	\$150.00
3.9.1.	Discharge Projectile Weapon within a Park.	\$500.00
3.9.2.	Improperly decommission of a Projectile Weapon within a Park.	\$500.00
3.9.3.	Unauthorized discharge of fireworks within a Park.	\$500.00
3.10.	Carry out an unauthorized operation or business within a Park.	\$250.00
3.11.	Customer or Patron remains in Day Use after authorized hours of operation.	\$150.00
3.12.1.1.	Camping in unauthorized area.	\$150.00
3.12.1.2.	Excessive number of Camping Accommodation Units in a Campsite.	\$150.00
3.12.2.	Unauthorized parking or obstruction of traffic.	\$150.00
3.12.3.	Excessive number of people in Campsite.	\$150.00

3.12.4.	Remain longer than 14 days in Campsite.	\$150.00
3.13.3.	Failure of Permit holder to properly allocate responsibility for Campsite.	\$100.00

SECTION 5	Offense:	Penalty:
5.1.1.1.	Fail to comply with order issued by Peace Officer.	\$500.00
5.1.1.2.	Obstruct a Peace Officer.	\$500.00
5.1.4.1.	Failure to remain out of Parks for suspension period.	\$250.00
5.1.4.2.	Unauthorized re-entry following suspension.	\$250.00
5.1.5.	Occupying unauthorized area.	\$250.00
5.2.2.	Operate a vehicle in an unauthorized area of a Park.	\$250.00
5.2.3.	Operate prohibited means of conveyance in a Park.	\$250.00



REQUEST FOR DECISION

SUBJECT:	Bylaw 16-766 / SW-5-71-24-W5	REVIEWED AND APPROVED FOR SUBMISSION	
SUBMISSION TO:	REGULAR COUNCIL MEETING	CAO: MH	MANAGER: SAR
MEETING DATE:	June 28, 2016	GM: INT	PRESENTER: LD
DEPARTMENT:	INFRASTRUCTURE & PLANNING/PLANNING & DEVELOPMENT	LEGAL/ POLICY REVIEW: INT	
FILE NO./LEGAL:	A16-004 / SW-5-71-24-W5	FINANCIAL REVIEW:	
STRATEGIC PLAN:			

RELEVANT LEGISLATION:

Provincial (Cite) – *Municipal Government Act, RSA 2000, c M s.*

Council Bylaw / Policy (Cite) – *Municipal Development Plan Bylaw No. 03-397; Sturgeon Lake Area Structure Plan 01-344; and Land Use Bylaw 03-396.*

RECOMMENDED ACTION:

MOTION: That Council give First Reading to Bylaw No. 16-766, to re-configure the area previously rezoned Country Residential One (CR-1) District under Bylaw No. 06-494 located in the southwesterly corner of SW-5-71-24-W5 to a parcel measuring 235 metres by 249 metres, returning the cancelled area to Agriculture (A) District; and re-designate a 4.04 hectare (9.98 are) area adjacent to the east boundary of Plan 032 3744, Block 1 Lot 1 from Agriculture (A) District to Country Residential One (CR-1) District, as per attached Schedule 'E'.

MOTION: That Council schedule a Public Hearing for Bylaw No. 16-766 to be held on July 26, 2016, at 10:00 a.m. to re-configure the area previously rezoned Country Residential One (CR-1) District under Bylaw No. 06-494 located in the southwesterly corner of SW-5-71-24-W5 to a parcel measuring 235 metres by 249 metres, returning the cancelled area to Agriculture (A) District; and re-designate a 4.04 hectare (9.98 are) area adjacent to the east boundary of Plan 032 3744, Block 1 Lot 1 from Agriculture (A) District to Country Residential One (CR-1) District, as per attached Schedule 'E'

BACKGROUND / PROPOSAL:

The application for Land Use Amendment A16-004 was received on April 8, 2016 to re-designate a 4.04 hectare \pm (9.98 acre \pm) area located adjacent to the east boundary of Plan 032 3744, Block 1, Lot 1 from Agriculture (A) District to Country Residential One (CR-1) District in the Sturgeon Lake area, Ward 7. Two lots have already been subdivided in the northwest corner and north central area of the quarter, and an approximate 9.19 hectare (23.0) acre area in the southwest area was previously rezoned to allow future subdivision of two Country Residential One (CR-1) lots. The applicant proposes to reduce the previously rezoned area to 5.85 hectares (14.45 acres) in the most southwesterly corner of the quarter to encompass the farmstead as one future parcel, returning the area north of the farmstead to

Agriculture (A) District. A total of four (4) lots would be rezoned on the quarter, meeting the current legislation requirements.

Pursuant to Greenview's Municipal Development Plan the land being rezoned is not considered to be 'Better Agricultural Land' having a Farmland Assessment Rating of 32%. Rezoning of two further Country Residential One (CR-1) lots is acceptable within the parameters of the Sturgeon Lake Area Structure Plan. Country Residential One (CR-1) District in Greenview's Land Use Bylaw, allows subdivision of a maximum of four (4) lots on the quarter; the area for the existing Farmstead would be considered oversized under the current Land Use Bylaw but was previously rezoned under Bylaw No. 06-494 for future subdivision.

Referral comments were received from Greenview's Manager, Construction & Maintenance, requesting road widening of 5.03 meters on Township Road 710 and Range Road 245 and a 10 meter corner cut. Road Supervisor (East) and commented that the approach to the proposed Lot 3 (Farmstead) and to the balance of the quarter did not require upgrading. A paved approach would have to be installed to the proposed Lot 2 to meet Greenview's Engineering Design & Construction Standards.

ATCO Electric and East Smoky Gas Coop Ltd. have no concerns with the application.

OPTIONS – BENEFITS / DISADVANTAGES:

Option – 1. That Council pass a motion to give First Reading to Bylaw No. 16-766 and further pass a motion to schedule a Public Hearing for July 26, 2016, allowing enough time for the application to be circulated as per legislation.

Option - 2. That Council table Bylaw No. 16-766 for further discussion or information.

Option - 3. That Council refuse to give First Reading to Bylaw No. 16-766.

Benefits – The benefits are that rezoning would allow for an increase in residential opportunities available in Greenview through a future subdivision.

Disadvantages – The disadvantages are that rural residential is an unsustainable method of housing when considering costs of servicing, servicing levels, as well as service delivery

COSTS / SOURCE OF FUNDING:

The \$800.00 Land Use Amendment application fee has been paid.

ATTACHMENT(S):

- Schedule 'A' – Application & Sketch
- Schedule 'B' – Owner Location Map
- Schedule 'C' – Farmland Report and Map
- Schedule 'D' – Referral Responses
- Schedule 'E' – Bylaw 06-494
- Schedule 'F' – Bylaw 16-766

Schedule 'A' – Application and Sketch



LAND USE AMENDMENT APPLICATION – FORM A

Municipal District of Greenview
4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0
T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608
www.mdgreenview.ab.ca

FOR ADMINISTRATIVE USE

LUB MAP NO. <u>144</u>	BYLAW NO.
APPLICATION NO. <u>H16-004</u>	
RECEIPT NO. <u>217718</u>	
ROLL NO. <u>38541</u>	
RFLA RATING <u>29.2 ±</u>	

Complete if Different from Applicant

NAME OF APPLICANT(S) <u>ADOLPH C. WEISS</u>	
ADDRESS <u>RR 1, SITE 2 Box 15</u> <u>CROOKED CREEK AB</u>	
POSTAL CODE <u>T0H 0Y0</u>	TELEPHONE (Res.) <u>780-957-2315</u> Cell (Bus.) <u>402-1931</u>

NAME OF REGISTERED LANDOWNER(S) <u>ADOLPH & SHIRLEY WEISS</u>	
ADDRESS <u>SAME</u>	
POSTAL CODE	TELEPHONE (Res.) <u>780-957-2315</u> (Bus.) <u>402-1931</u>

MUNICIPAL DISTRICT
OF GREENVIEW NO. 16
RECEIVED

APR 08 2016

VALLEYVIEW

Legal description of the land affected by the proposed amendment

QTR./L.S. <u>SW</u>	SEC <u>5</u>	TWP. <u>71</u>	RG. <u>24</u>	M. <u>W5</u>	OR	REGISTRATION PLAN NO.	BLOCK	LOT
------------------------	-----------------	-------------------	------------------	-----------------	----	-----------------------	-------	-----

Land Use Classification for Amendment Proposed:

FROM: <u>AGRICULTURE</u>	TO: <u>CR-1</u>
-----------------------------	--------------------

Reasons Supporting Proposed Amendment:

C.O.F.T. 092 430 004 +2

<u>We wish to cancel proposed Lot 2 Blk 1 & apply for</u>
<u>10 ac. acreage beside Lot 1, Blk. 1 on Young's Pt. Rd.</u>

Physical Characteristics:

Describe Topography: <u>Flat</u>	Vegetation: <u>50% treed</u>	Soil: <u>Grey wooded</u>
----------------------------------	------------------------------	--------------------------

Water Services:

Existing Source: <u>nil</u>	Proposed Water Source: <u>?</u>
-----------------------------	---------------------------------

Sewage Services:

Existing Disposal: <u>nil</u>	Proposed Disposal: <u>?</u>
-------------------------------	-----------------------------

Approach(es) Information:

Existing: <u>nil</u>	Proposed: <u>Will build approach</u>
----------------------	--------------------------------------

Abandoned well Search: Apr 15/16 see

☐ I / We have enclosed the required Application Fee of \$ 800.00.

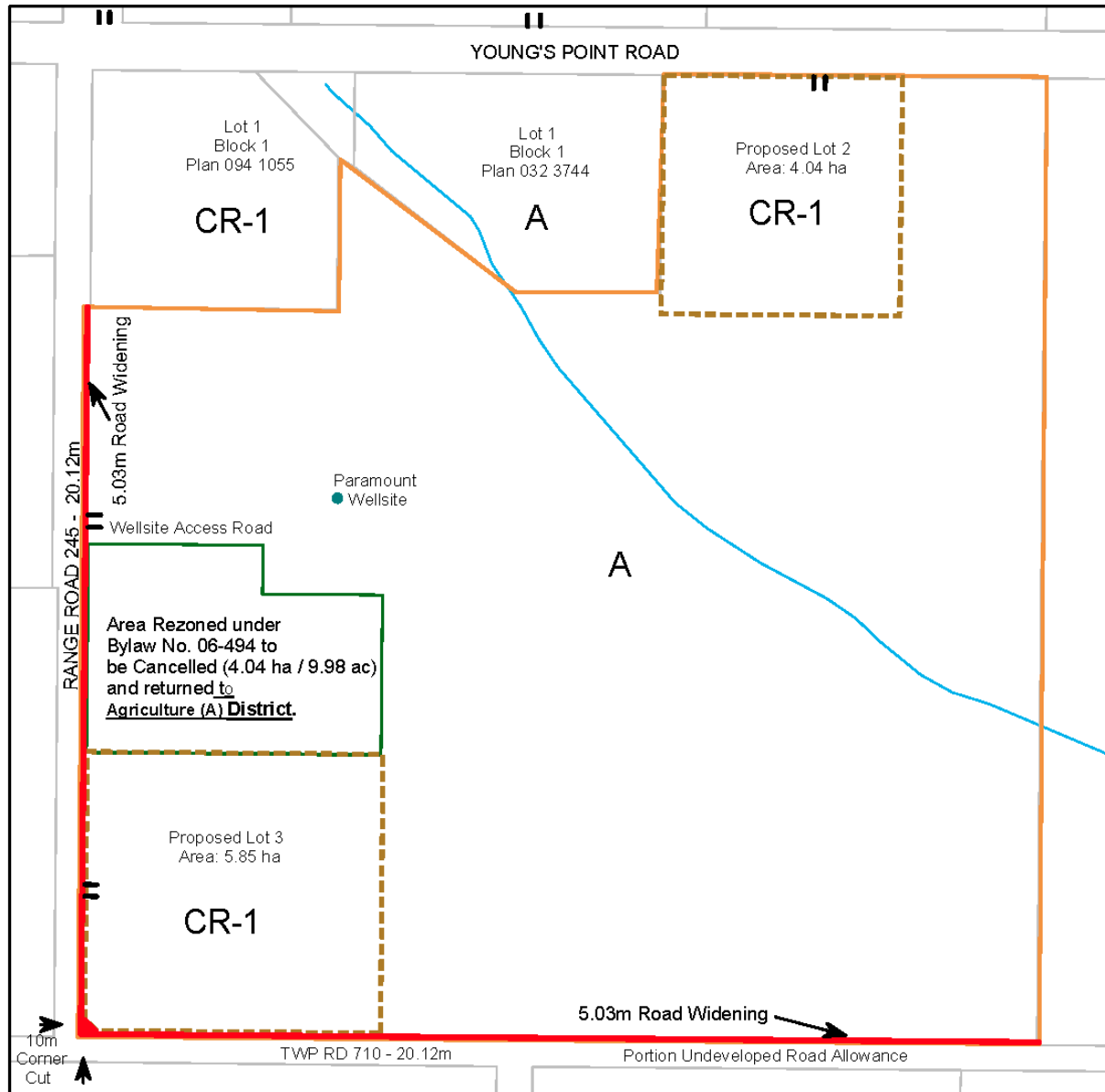
Date: APRIL 8, 2016 Applicant(s): Adolph C. Weiss

Date: April 8, 2016 Registered Landowner(s): Adolph C. Weiss
Shirley Weiss

NOTE: Registered Landowner(s) Signatures required if different from Applicant.

Any personal information that the Municipal District of Greenview may collect on this form is in compliance with Section 33 of the Freedom of Information and Protection of Privacy Act. The information collected is required for the purpose of carrying out an operating program or activity of the Municipality, in particular for the purpose of our Development program. If you have any questions about the collection please contact the Freedom of Information and Protection of Privacy Coordinator at 780-524-7600.

Land Use Amendment - Municipal District of Greenview No. 16 SEC SW SEC 5 - TWP 71 - RNG 24 - W5M



Legend

	Land Use Amendment		A Agriculture
	Lot Number		CR-1 Country Residential One
	Block Number		
	Plan Number		
	Rivers / Creeks		
	Water Bodies		
	Cadastral		
	Municipal Boundary		

NOTE:
This map has been consolidated for convenience only. The Official Bylaw and amendments thereto, should be consulted for all purposes of interpretation and application.

LAND USE BYLAW MAP 144

Municipal District of Greenview No.16

Bylaw No. 06-494

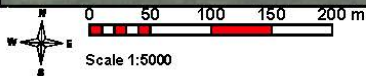
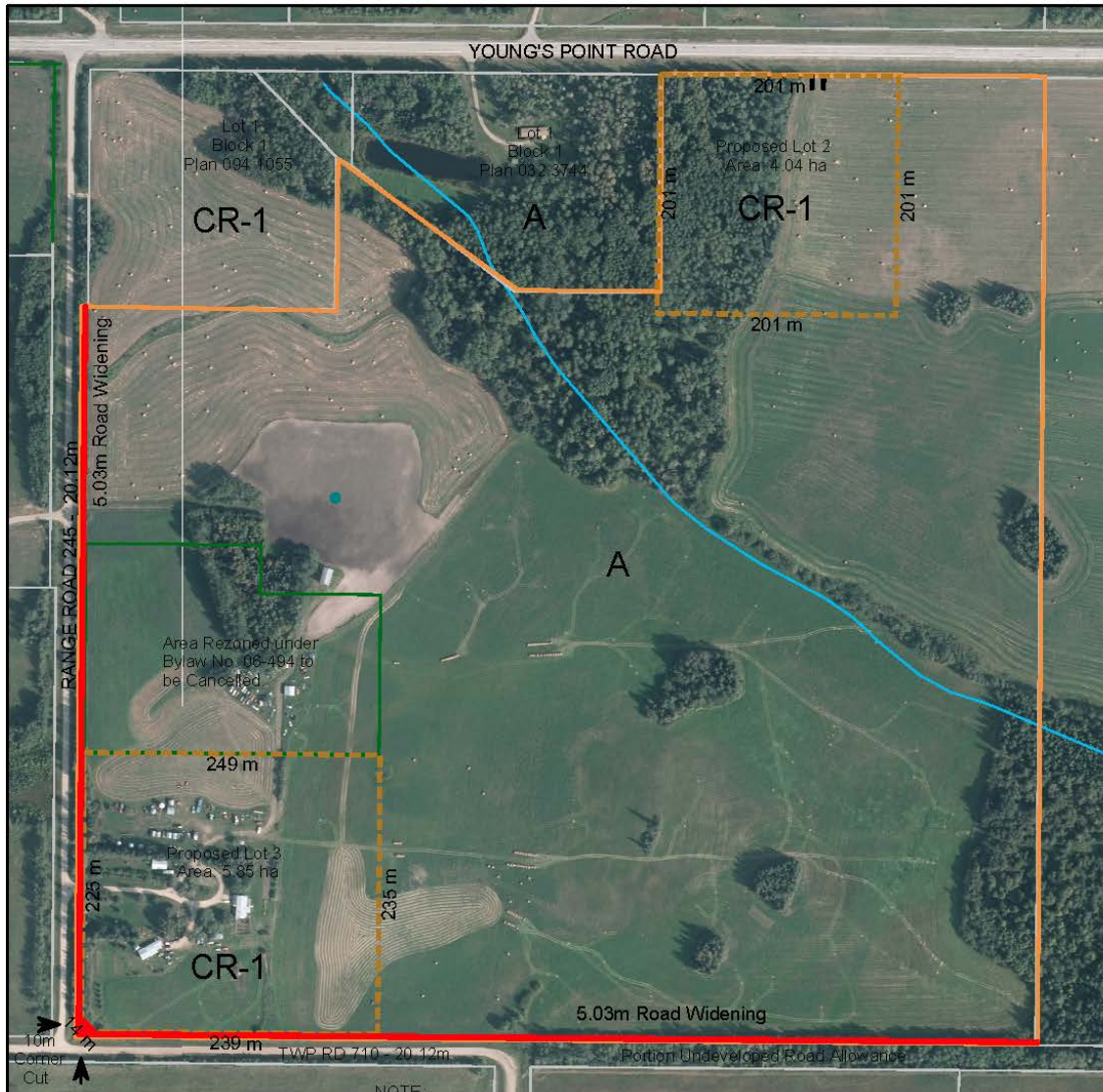
Adopted by Council the 27th Day of September, 2006

Bylaw No. 16-766

Adopted by Council the XX Day of Month, 2016



Land Use Amendment - Municipal District of Greenview No. 16 SEC SW SEC 5 - TWP 71 - RNG 24 - W5M



Legend

	Land Use Amendment	A	Agriculture
	Lot Number	CR-1	Country Residential One
	Block Number		
	Plan Number		
	Rivers / Creeks		
	Water Bodies		
	Cadastral		
	Municipal Boundary		

LAND USE BYLAW MAP 144

Municipal District of Greenview No.16

Bylaw No. 06-494

Adopted by Council the 27th Day of September, 2006

Bylaw No. 16-__

Adopted by Council the XX Day of Month, 2016



Schedule 'B' – Owner Location Map

FILE NO. A16-004

APPLICANT: ADOLPH AND SHIRLEY WEISS

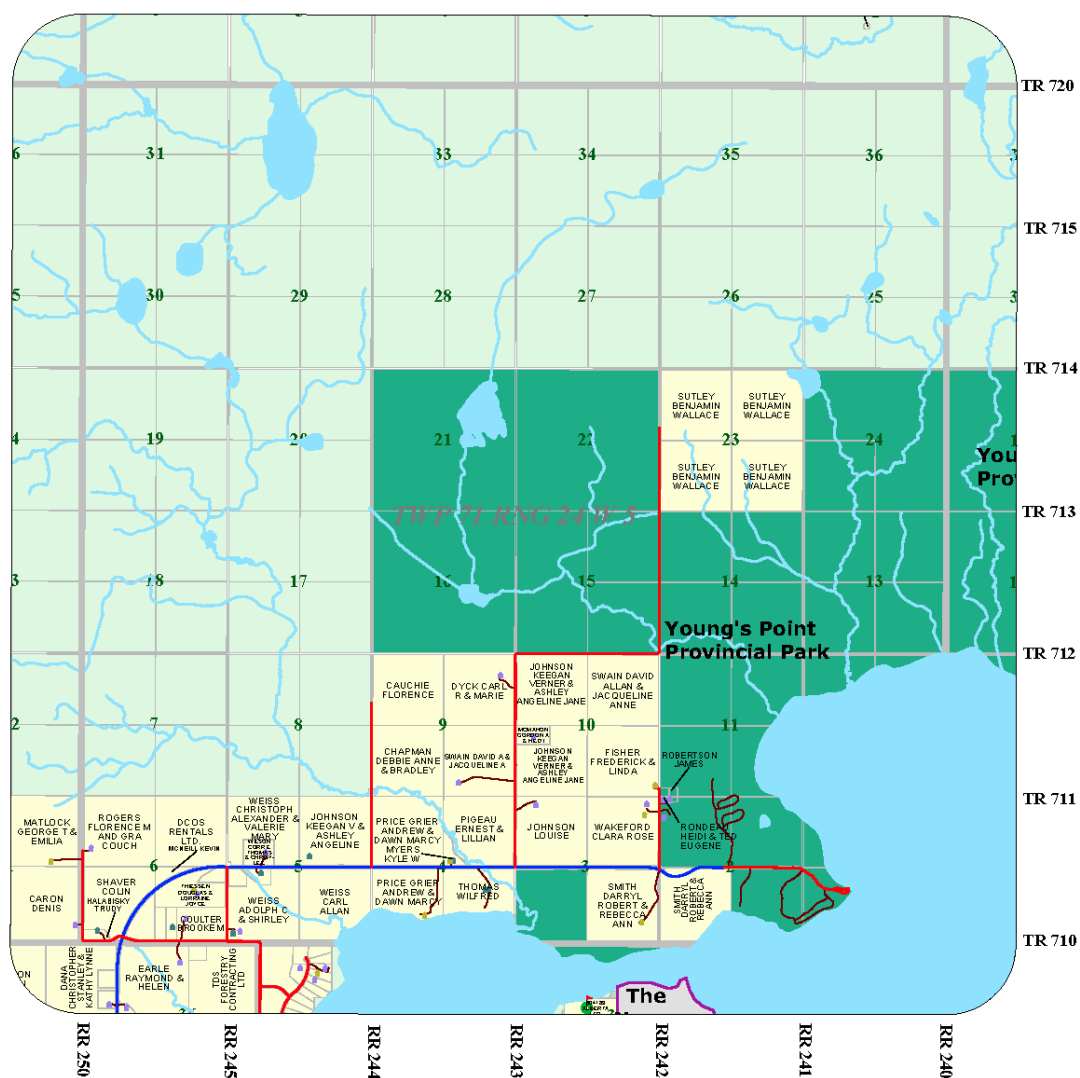
LEGAL LOCATION: SW-5-71-24-W5

LANDOWNER: ADOLPH AND SHIRLEY WEISS

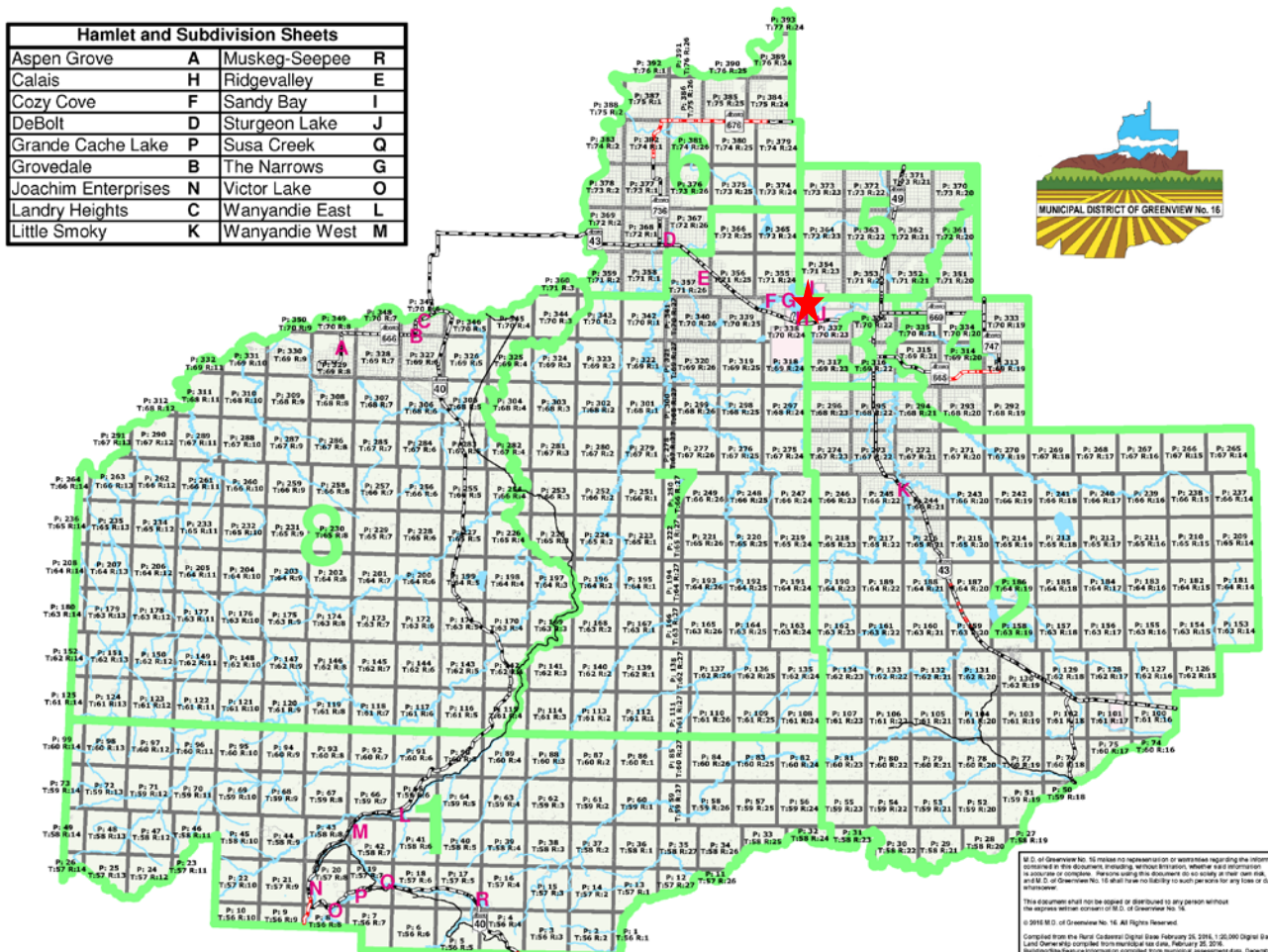
Township 71, Range 24



***M.D. of Greenview
No. 16***



Hamlet and Subdivision Sheets			
Aspen Grove	A	Muskeg-Seepee	R
Calais	H	Ridgevalley	E
Cozy Cove	F	Sandy Bay	I
DeBolt	D	Sturgeon Lake	J
Grande Cache Lake	P	Susa Creek	Q
Grovedale	B	The Narrows	G
Joachim Enterprises	N	Victor Lake	O
Landry Heights	C	Wanyandie East	L
Little Smoky	K	Wanyandie West	M



Schedule 'C' – Farmland Report and Map

FILE NO. A16-004

APPLICANT: ADOLPH AND SHIRLEY WEISS

LEGAL LOCATION: SW-5-71-24-W5

LANDOWNER: ADOLPH AND SHIRLEY WEISS



Farmland Calculation Report

Year of General Assessment: 2015

Roll: 38541	Alt. Key:	VALLEYVIEW	18 miles	88%
Legal: SW-5-71-24-5			Access:	100%
Acroclimatic Zone: 22 3H-PR	Photo: 71242	Type:	Net Location:	88%

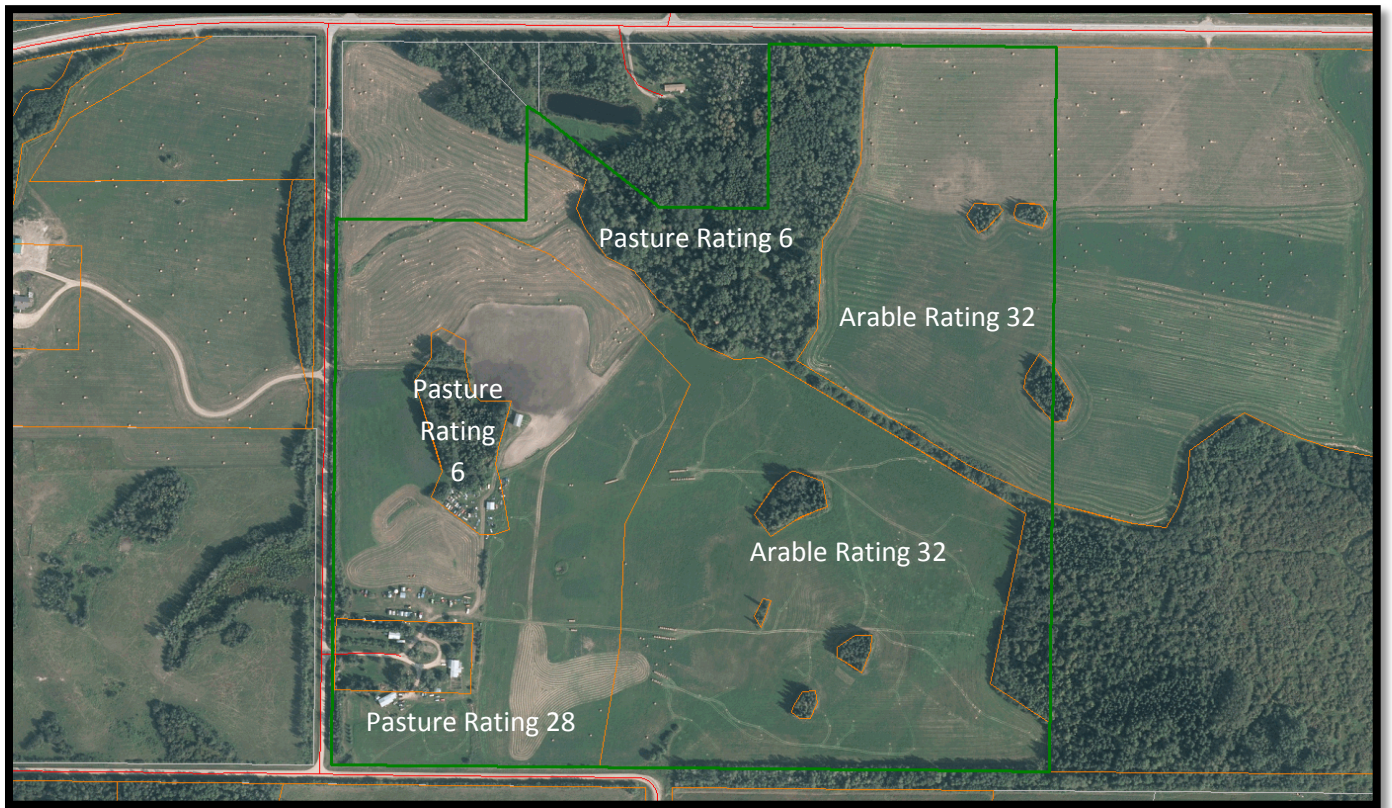
No: 1	23.00 Acres	Soil: 62	GL	Dryland Arable			Adjusted Rating:		34.0%
	%Fld			Group	Surface	Subsoil	Texture		NPR
	100	COS	11 CODESA GL	GL 48	AP0-1	-2	FSLSL	-7	L-FSL
								-5	34.0
							Adjusted Rating:		34.0
							%Fld	NPR	ICP
	71	Topography		6	U		50	100%	0.0
	72	Stone Cover		21	S0-S1 (avg)		50	100%	0.0
	73	Miscellaneous		1	Obstacles		5	100%	0.0
	73	Miscellaneous		2	Irreg. / Size		1	100%	0.0
								0.0	-8.5

No. 2		Group ID: 138030980		23.00 Acres x		350.0 Acres x		1.0000 x		25.5 %	
47.23 Acres		Soil: 42 DG		Dryland Arable		Adjusted Rating: 53.6%					
%Fld				Group	Surface	Subsoil		Texture		NPR	
65	COD	21	CODNER DG	DG 63	AP1	-3	C-HC	-5	SIL	0	55.0
35	COD	32	CODNER DG	DG 63	AP1-2	-5	C-HC	-5	SILCL	-2	51.0
											Adjusted Rating: 53.6
						%Fld		NPR	ICP		
44	Poorly Drained		1 P0-P1 (avg)			50	65%	-2.3	0.0		
44	Poorly Drained		3 P1-P2 (avg)			50	35%	-3.8	0.0		
63	Frost/Grade Var.		4 GRU			50	65%	0.0	0.0		
63	Frost/Grade Var.		5 GRF			50	35%	-1.7	0.0		
64	Flooding		2 FD2			50	65%	-2.6	0.0		
64	Flooding		3 FD3			50	35%	-2.1	0.0		
71	Topography		3 L-GU			50	35%	0.0	0.0		
71	Topography		4 GU			50	65%	0.0	0.0		
72	Stone Cover	20	S0			50	100%	0.0	0.0		
73	Miscellaneous		1 Obstacles			5	100%	0.0	-5.0		
73	Miscellaneous		2 Irreg. / Size			1	100%	0.0	-1.0		
											-12.6
											-6.0
Group ID: 138030980				47.23 Acres x	350.0 Acres x	1.0000 x	35.0 %				
Group Summary:				70.23 Acres			31.9 %				

No: 3	46.00 Acres	Soil: 80	Pasture	Dryland Pasture			
				%Fld	NPR	ICP	
	10 Soil Group		62 GL	50	100%	0.0	0.0
	71 Topography		7 U-GR	50	100%	0.0	0.0
	82 Improved		12 12 Ac/AU	50	100%	28.0	0.0
	99 Description		22 Obstacles/Size	50	100%	0.0	0.0
					28.0		0.0

Group ID: 138030981		46.00 Acres x	350.0 Acres x	1.0000 x	28.0 %
No: 4	23.05 Acres	Soil: 80	Pasture	Dryland Pasture	
81	Native	60	60 Ac/AU	%Fld	NPR
99	Description	9	Trees	100%	6.0
				50	100%
				50	100%
				6.0	0.0
				6.0	0.0
Group ID: 138030982		23.05 Acres x	350.0 Acres x	1.0000 x	6.0 %

Areas	Asmt Code	Areas
Parcel: 142.28	300 100%	Arable Dry: 70.23
@ F/L Rates: 139.28		Arable Irr: 0.00
		Pasture Dry: 69.05
		Pasture Irr: 0.00
		Waste: 0.00



Schedule 'D' – Referral Responses

From: LandInquiries@atcoelectric.com
To: [Jenny Comelsen](#)
Subject: AEL2016-0399/ A16-004 Weiss
Date: May 3, 2016 1:21:14 PM

Good Afternoon;

ATCO Electric has no comments or concerns with this application.

Thank you

Karen Diaz- Hernandez

Land Administrator | **Land Administration**

ATCO *Electric* | Distribution | Land and Forest Operations

2nd Floor AC-EDM | 10035 – 105 St. | Edmonton, AB T5J 2V6

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

NEW EMAIL NOW IN EFFECT: Karen.Diaz-Hernandez@atco.com



MUNICIPAL DISTRICT OF GREENVIEW No. 16

NOTICE TO INFRASTRUCTURE AND PLANNING

Date: April 15, 2016 File No.: A16-004
Legal Description: SW-5-71-24-W5
Applicant: WEISS ADOLPH C & SHIRLEY
Owner: WEISS ADOLPH C & SHIRLEY
PROPOSED LAND USE AMENDMENT: AGRICULTURE - A to COUNTRY RESIDENTIAL ONE - CR-1

Attached is a copy of a Land Use Amendment application and sketch proposing to rezone the above described land for future subdivision or development. Please provide your comments by **APRIL 22, 2016**, in the space provided below or attach additional comments on a separate sheet.

Should you require further information, please contact Planning and Development Manager, Sally Rosson, at 780.524.7600 or sally.rosson@mdgreenview.ab.ca.

COMMENTS:

- Roka workings
- cut corner

NAME (PLEASE PRINT)

Kevin Sklapsky

SIGNATURE

Please check box for corresponding referral agency

Circulated to:

- ☐ M.D. General Manager, Infrastructure and Planning - Grant Gyurkovits: grant.gyurkovits@mdgreenview.ab.ca;
- ☒ M.D. Manager, Construction & Maintenance - Kevin Sklapsky - kevin.sklapsky@mdgreenview.ab.ca
- ☐ M.D. Manager, Environmental Services - Gary Couch - gary.couch@mdgreenview.ab.ca
- ☐ M.D. Project Engineer - Chad McMillan - chad.mcmillan@mdgreenview.ab.ca

Administration Office	Operations Building	Family & Community Support Services	Grovedale Sub-Office	Grande Cache Sub-Office
Box 1079, 4806-36 Ave Valleyview, AB T0H 3N0 Phone: 780.524.7600 Fax: 780.524.4307	Box 1079, 4802-36 Ave Valleyview, AB T0H 3N0 Phone: 780.524.7602 Fax: 780.524.5237	Box 1079, 4707-50th Street Valleyview, AB T0H 3N0 Phone: 780.524.7603 Fax: 780.524.4130	Box 404, Lot 9, Block 1, Plan 0728786, Grovedale, AB T0H 1X0 Phone: 780.539.7337 Fax: 780.539.7711	Box 214, 10028-99st Street Grande Cache, AB T0E 0Y0 Phone: 780.827.5155 Fax: 780.827.5143
Toll Free: 1.888.524.7601			www.mdgreenview.ab.ca	



MUNICIPAL DISTRICT OF GREENVIEW No. 16

NOTICE TO INFRASTRUCTURE AND PLANNING

Date: April 15, 2016 **File No.:** A16-004
Legal Description: SW-5-71-24-W5
Applicant: WEISS ADOLPH C & SHIRLEY
Owner: WEISS ADOLPH C & SHIRLEY
PROPOSED LAND USE AMENDMENT: AGRICULTURE - A to COUNTRY RESIDENTIAL ONE - CR-1

Attached is a copy of a Land Use Amendment application and sketch proposing to rezone the above described land for future subdivision or development. Please provide your comments by **APRIL 22, 2016**, in the space provided below or attach additional comments on a separate sheet.

Should you require further information, please contact Planning and Development Manager, Sally Rosson, at 780.524.7600 or sally.rosson@mdgreenview.ab.ca.

COMMENTS: *No concerns. grc.*

NAME (PLEASE PRINT)

Gary Couch

SIGNATURE

*April 18, 2016
Sally Rosson*

Please check box for corresponding referral agency

Circulated to:

- ☐ M.D. General Manager, Infrastructure and Planning - Grant Gyurkovits: grant.gyurkovits@mdgreenview.ab.ca;
- ☒ M.D. Manager, Construction & Maintenance - Kevin Sklapsky - kevin.sklapsky@mdgreenview.ab.ca
- ☐ M.D. Manager, Environmental Services - Gary Couch - gary.couch@mdgreenview.ab.ca
- ☐ M.D. Project Engineer - Chad McMillan - chad.mcmillan@mdgreenview.ab.ca

Administration Office	Operations Building	Family & Community Support Services	Grovedale Sub-Office	Grande Cache Sub-Office
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Toll Free: 1.888.524.7601			www.mdgreenview.ab.ca	



MUNICIPAL DISTRICT OF GREENVIEW No. 16

NOTICE TO REFERRAL AGENCIES

Faxed: April 28, 2016 File No.: A16-004
Legal Description: SW-5-71-24-W5
Applicant: ADOLPH C WEISS AND SHIRLEY WEISS

PROPOSED LAND USE AMENDMENT: AGRICULTURE - A to COUNTRY RESIDENTIAL ONE - CR-1

Please provide your comments on the **PROPOSED LAND USE AMENDMENT AND SUBSEQUENT SUBDIVISION** in the space provided below or attach any additional comments on a separate sheet. If you have any questions regarding the attached, please contact our office. Deadline for your written comments: NOON, June 08, 2016 insofar as your agency is concerned. See Sketch attached.

If no comment is received by the above-specified date, it will be deemed as 'no objection'.

If you have any questions regarding the attached, please contact Planning and Development Manager Sally Ann Rosson at 780.524.7600 or sally.rosson@mdgreenview.ab.ca.

COMMENTS:

No CONCERNS

NAME (PLEASE PRINT)

Eric HARDOR

SIGNATURE

[Signature]

Please check box for corresponding referral agency

Circulated to:

- ☐ M.D. General Manager, Infrastructure & Planning - Grant Gyurkovits: grant.gyurkovits@mdgreenview.ab.ca; (780) 524-4432
- ☐ M.D. Manager, Construction & Maintenance - Kevin Sklapsky: kevin.sklapsky@mdgreenview.ab.ca; (780) 524-4432
- ☐ M.D. Project Engineer - Chad McMillan: ; (780) 524-4432
- ☐ M.D. Manager, Environmental Services - Gary Couch: gary.couch@mdgreenview.ab.ca; (780) 524-4432
- ☐ M.D. Manager, Agricultural Services - Quentin Bochar: quentin.bochar@mdgreenview.ab.ca; (780) 524-5237
- ☐ M.D. Manager, Operations - Gord Meaney: gord.meaney@mdgreenview.ab.ca;
- ☐ M.D. Roads Supervisor East - Norm Patterson: Norm.Patterson@mdgreenview.ab.ca; (780) 524-5237
- ☐ Alberta Culture and Tourism (CT) - Rebecca Traquair: Historical.Lup@gov.ab.ca;
- ☐ Alberta Environment and Parks (AEP) - James Proudfoot: James.Proudfoot@gov.ab.ca; (780) 538-5522
- ☐ Alberta Environment and Parks (AEP) - Matthew Wilson: matthew.wilson@gov.ab.ca;
- ☐ Alberta Municipal Affairs - Tony Winia: Tony.winia@gov.ab.ca; (780) 833-4326
- ☐ ATCO Electric - Karen Diaz-Hernandez: LandInquiries@atcoelectric.com;

Administration Office	Operations Building	Family & Community Support Services	Grovedale Sub-Office	Grande Cache Sub-Office
Box 1079, 4806-36 Ave Valleyview, AB T0H 3N0 Phone: 780.524.7600 Fax: 780.524.4307	Box 1079, 4802-36 Ave Valleyview, AB T0H 3N0 Phone: 780.524.7602 Fax: 780.524.5237	Box 1079, 4707-50th Street Valleyview, AB T0H 3N0 Phone: 780.524.7603 Fax: 780.524.4130	Box 404, Lot 9, Block 1, Plan 0728786, Grovedale, AB T0H 1X0 Phone: 780.539.7337 Fax: 780.539.7711	Box 214, 10028-99st Street Grande Cache, AB T0E 0Y0 Phone: 780.827.5155 Fax: 780.827.5143
Toll Free: 1.888.524.7601			www.mdgreenview.ab.ca	



MUNICIPAL DISTRICT OF GREENVIEW No. 16

NOTICE TO ROADS SUPERVISOR

File No.: A16-004

Applicant: ADOLPH C WEISS AND SHIRLEY WEISS

Legal Description: SW-5-71-24-W5

Development Officer: Leona Dixon

☒ Approach to Proposed Parcel Exists ☐ Yes ☒ No

Comments: PROPOSED LOT 2 REQUIRES PAVED APPROACH, OFF
YOUNGS POINT RD, REQUIRES PRIVATE APPROACH APPLICATION

☒ Approach to Balance Exists ☐ Yes ☒ No

Comments: PROPOSED LOT 3 APPROACH IS GOOD, APPROACH TO BALANCE
IS ALSO GOOD REQUIRES NO UPGRADES

☒ Road Widening Required ☐ Yes ☒ No

Details: 5.03 m on TOWNSHIP ROAD 710 and/or RANGE ROAD 245

Comments: _____

☒ Drainage Concerns: NONE

Other: _____

FINAL COMMENTS PRIOR TO ENDORSING PLAN:

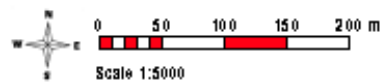
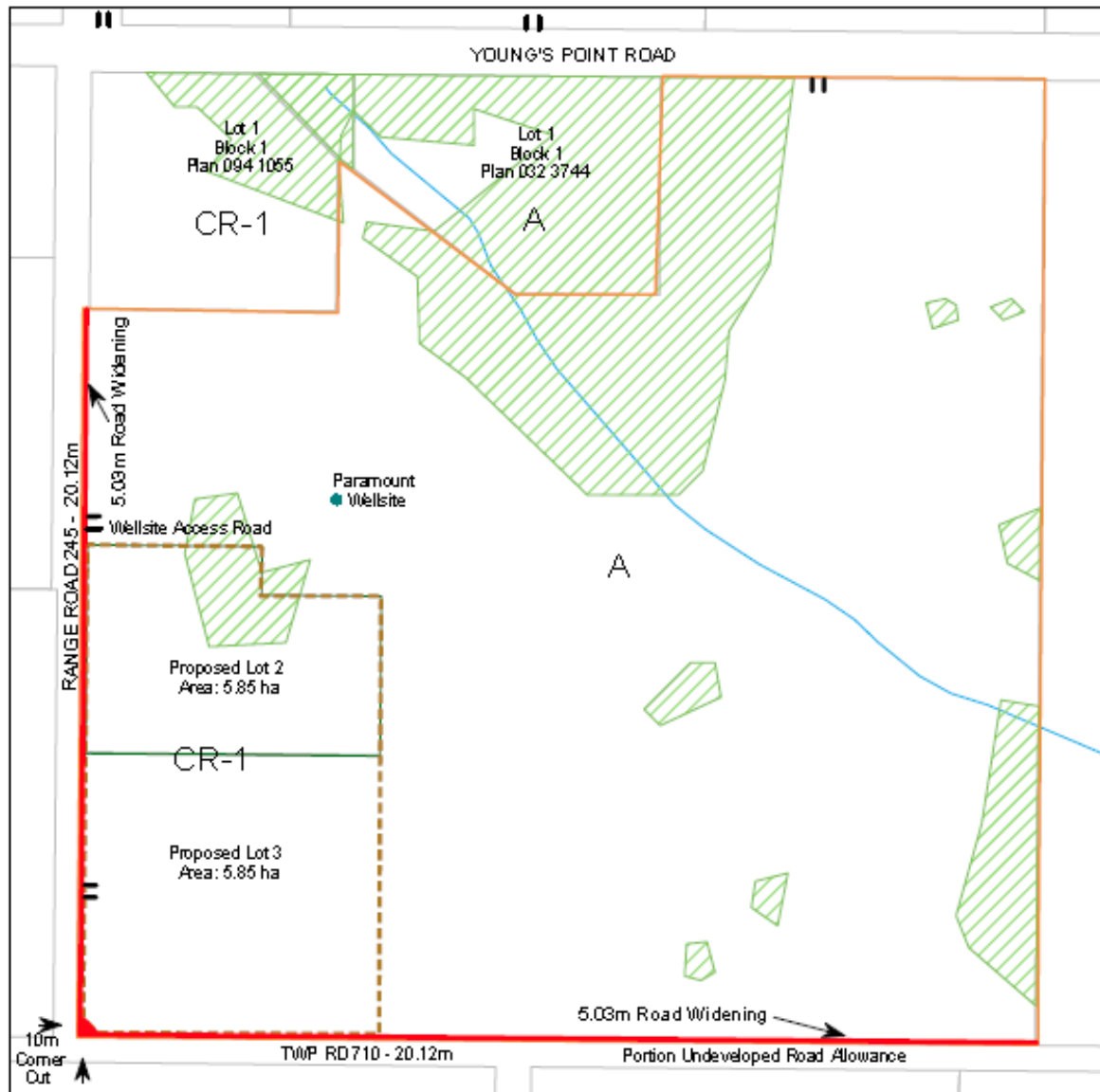
Reviewed By:

Norm Patterson
Public Works Representative Signature

MAY 16/16
Date

NORM PATTERSON
Print Name

Land Use Amendment - Municipal District of Greenview No. 16 **SEC SW SEC 5 - TWP 71 - RNG 24 - W5M**



Legend

	Land Use Amendment		A Agriculture
	Lot Number		CR-1 Country Residential One
	Block Number		
	Plan Number		
	Water Course		
	Water Bodies		
	Cadastral		
	Municipal Boundary		

NOTE:
 This map has been consolidated for convenience only. The Official Bylaw and amendments thereto, should be consulted for all purposes of interpretation and application.

LAND USE BYLAW MAP 144

Municipal District of Greenview No.16

Bylaw No. 06-494

Adopted by Council the 27th Day of September, 2006





BYLAW No. 16-766

OF THE MUNICIPAL DISTRICT OF GREENVIEW No. 16

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

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

1. That Map No. 144 in the Land Use Bylaw, being Bylaw No. 03-396, be added to reclassify the following area:

All that Portion of the
Southwest (SW) Quarter of Section Five (5)
Within Township Seventy-One (71)
Range Twenty-Four (24) West of the Fifth Meridian (W5M)

As identified on Schedule "A" attached.

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

Read a first time this ____ day of July, A.D., 2016.

Read a second time this ____ day of _____, A.D., _____.

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

REEVE

CHIEF ADMINISTRATIVE OFFICER

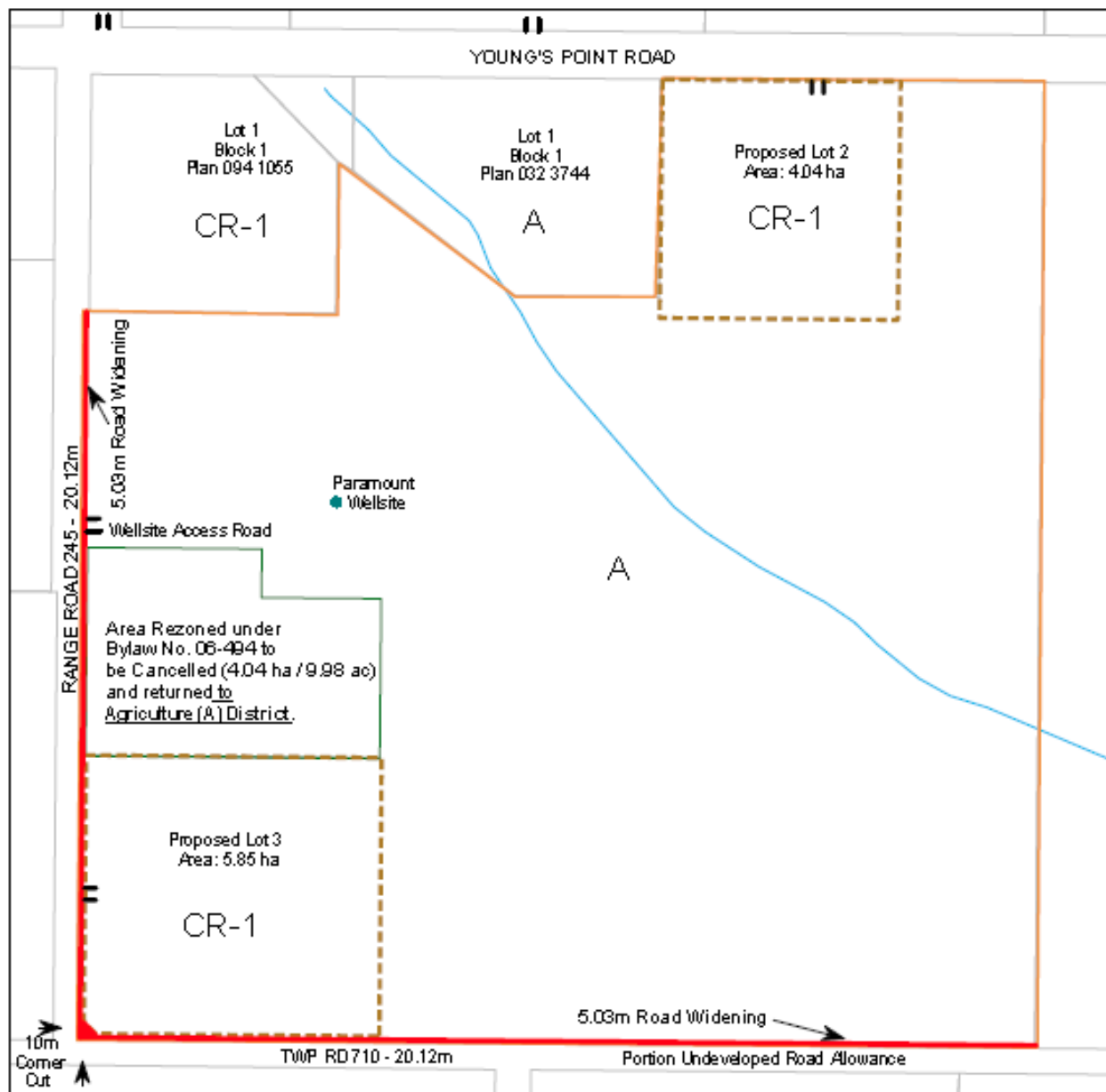
SCHEDULE "A"

To Bylaw No.

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All that Portion of the
Southwest (SW) Quarter of Section Five (5)
Within Township Seventy-One (71)
Range Twenty-Four (24) West of the Fifth Meridian (W5M)

Is reclassified from Agriculture (A) District to Country Residential One (CR-1) District as identified below:





REQUEST FOR DECISION

SUBJECT:	2015 Financial Statements Presentation – Hawkings Dumont		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	June 28, 2016	CAO: MH	MANAGER:
DEPARTMENT:	CORPORATE SERVICES/FINANCE	GM: RO	PRESENTER: CP
FILE NO./LEGAL:		LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:		FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial – MGA Section 277(1) to Section 278(b) and Section 281(1) to 281(4).

Council Bylaw / Policy - none

RECOMMENDED ACTION:

MOTION: That Council approve the allocation to the Municipal District's Reserves as follows:
(Administration will provide a detailed listing for the meeting).

MOTION: That Council approve the 2015 Audited Financial Statements and the 2015 Financial Information Return as presented by Hawkings EPP Dumont Chartered Accountants for submission to the Minister of Alberta Municipal Affairs.

BACKGROUND / PROPOSAL:

The Auditor's representative Chris Pan will be in attendance to present the 2015 Audited Financial Statements/Information to Council.

The attached Financial Statements are draft and the auditor notes there will be some changes to the statements, we are waiting input regarding sand and salt inventory.

The unrestricted surplus noted in the financial statements is mostly prior year's capital projects that were not completed in 2015. Administration will create a listing of the prior year's capital projects so that Council can direct administration to place the correct amount of funding against the correct reserve, prior to adoption of the 2015 financial statements. Administration will provide Council with a detailed list at the start of the June 28th meeting.

The reserve balance for FCSS will change based on the agreement between Greenview and the Town of Valleyview. Administration will depend on the report from the auditors regarding the addition to this reserve.

OPTIONS – BENEFITS / DISADVANTAGES:

Options – Council may choose not to accept the financial statements. This is not recommended by Administration.

Benefits – The Benefits include knowing that based on the financial statements, Administration is following proper accounting criteria.

Disadvantages – There are no perceived disadvantages.

COSTS / SOURCE OF FUNDING:

Included in the 2016 Budget.

ATTACHMENT(S):

- 2015 Financial Statements

MD OF GREENVIEW NO. 16

FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2015

DRAFT

INDEPENDENT AUDITORS' REPORT

To the Reeve and Council of MD of Greenview No. 16

We have audited the accompanying financial statements of MD of Greenview No. 16, which comprise the statement of financial position as at December 31, 2015 and the statement of operations and accumulated surplus, changes in net financial assets, and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We have conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, these financial statements present fairly, in all material respects, the financial position of MD of Greenview No. 16 as at December 31, 2015 and the results of its operations, changes in its net financial assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Edmonton, Alberta
June 28, 2016

Hawkings Epp Dumont LLP
Chartered Accountants

**MANAGEMENT'S RESPONSIBILITY
FOR FINANCIAL REPORTING**

To His Worship the Reeve and Members of Council of MD of Greenview No. 16

The integrity, relevance and comparability of the data in the accompanying financial statements are the responsibility of management.

The financial statements are the responsibility of management, prepared in accordance with Canadian public sector accounting standards. They necessarily include some amounts that are based on the best estimates and judgments of management.

To assist in its responsibility, management maintains accounting, budget and other controls to provide reasonable assurance that transactions are appropriately authorized, that assets are properly accounted for and safeguarded, and that financial records are reliable for preparation of financial statements.

Hawkings Epp Dumont LLP, Chartered Accountants, have been appointed by Greenview Council to express an opinion on the Greenview's financial statements.

Mike Haugen
Chief Administrative Officer

Rosemary Offrey
General Manager Corporate Services

MD OF GREENVIEW NO. 16
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2015

	<u>2015</u>	<u>2014</u>
FINANCIAL ASSETS		
Cash and cash equivalents (Note 2)	\$ 67,929,223	\$ 61,725,034
Receivables (Note 3)	14,462,755	17,995,679
Loans receivable (Note 4)	784,125	895,460
Investments (Note 5)	<u>95,620,623</u>	<u>70,345,017</u>
	<u>178,796,726</u>	<u>150,961,190</u>
LIABILITIES		
Accounts payable and accrued liabilities	\$ 8,898,042	\$ 9,067,073
Deferred revenue	1,621,261	250,000
Long-term debt (Note 6)	<u>1,199,481</u>	<u>1,229,051</u>
	<u>11,718,784</u>	<u>10,546,124</u>
NET FINANCIAL ASSETS	<u>167,077,942</u>	<u>140,415,066</u>
NON-FINANCIAL ASSETS		
Tangible capital assets (Note 7)	220,172,196	210,295,972
Gravel inventory for consumption	9,047,803	9,213,338
Prepaid expenses and deposits (Note 8)	<u>11,740,986</u>	<u>5,729,343</u>
	<u>240,960,985</u>	<u>225,238,653</u>
ACCUMULATED SURPLUS (NOTE 9)	<u>\$ 408,038,927</u>	<u>\$ 365,653,719</u>
Contingencies (Note 11)		

ON BEHALF OF COUNCIL:

MD OF GREENVIEW NO. 16

STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS

FOR THE YEAR ENDED DECEMBER 31, 2015

	<u>2015</u> (Budget) (Note 17)	<u>2015</u> (Actual)	<u>2014</u> (Actual)
REVENUE			
Net taxation (Schedule 2)	\$ 72,754,481	\$ 76,690,800	\$ 68,293,785
Oil well drilling taxes	9,000,000	20,825,817	20,324,228
Interest and investment income	3,150,665	2,020,423	2,782,864
User fees and sale of goods	1,466,625	1,939,579	1,852,187
Government transfers for operating (Schedule 3)	6,102,161	793,762	901,070
Sales to other governments	273,000	649,179	415,660
Penalties and costs on taxes	175,000	486,270	276,039
Other	40,000	56,867	200,047
Fines	<u>-</u>	<u>55,567</u>	<u>48,535</u>
	<u>92,961,932</u>	<u>103,518,264</u>	<u>95,094,415</u>
EXPENSES (INCLUDING AMORTIZATION)			
Transportation services	21,571,610	36,512,910	34,304,030
Recreation and cultural services	11,763,030	11,412,280	11,314,954
Administrative services	8,450,770	7,677,297	6,757,937
Planning and development services	3,270,058	2,881,282	1,993,507
Utilities and environmental services	2,711,265	2,087,629	1,450,033
Protective services	1,339,639	1,622,706	1,201,112
Public health and welfare services	1,458,559	1,205,525	1,090,000
Council and other legislative services	1,011,955	737,854	730,577
Waste management services	<u>673,225</u>	<u>673,369</u>	<u>1,012,654</u>
	<u>52,250,111</u>	<u>64,810,852</u>	<u>59,854,804</u>
ANNUAL SURPLUS BEFORE OTHER REVENUE	<u>40,711,821</u>	<u>38,707,412</u>	<u>35,239,611</u>
OTHER REVENUE			
Government transfers for capital (Schedule 3)	-	4,202,378	9,280,488
Loss on disposal of tangible capital assets	<u>-</u>	<u>(524,582)</u>	<u>(73,680)</u>
	<u>-</u>	<u>3,677,796</u>	<u>9,206,808</u>
ANNUAL SURPLUS	<u>40,711,821</u>	<u>42,385,208</u>	<u>44,446,419</u>
ACCUMULATED SURPLUS, BEGINNING OF YEAR, AS PREVIOUSLY STATED	365,653,719	365,653,719	320,632,655
Restatement (Note 21)	<u>-</u>	<u>-</u>	<u>574,645</u>
ACCUMULATED SURPLUS, BEGINNING OF YEAR, AS RESTATED	<u>365,653,719</u>	<u>365,653,719</u>	<u>321,207,300</u>
ACCUMULATED SURPLUS, END OF YEAR	<u>\$ 406,365,540</u>	<u>\$ 408,038,927</u>	<u>\$ 365,653,719</u>

See accompanying notes to financial statements.

MD OF GREENVIEW NO. 16

STATEMENT OF CHANGES IN NET FINANCIAL ASSETS

FOR THE YEAR ENDED DECEMBER 31, 2015

	<u>2015</u> (Budget) (Note 17)	<u>2015</u> (Actual)	<u>2014</u> (Actual)
ANNUAL SURPLUS	<u>\$ 40,711,821</u>	<u>\$ 42,385,208</u>	<u>\$ 44,446,419</u>
Acquisition of tangible capital assets	(77,652,103)	(29,184,958)	(41,163,374)
Proceeds on disposal of tangible capital assets	-	640,259	616,416
Amortization of tangible capital assets	-	18,143,892	16,231,920
Loss on disposal of tangible capital assets	<u>-</u>	<u>524,582</u>	<u>73,680</u>
	<u>(77,652,103)</u>	<u>(9,876,225)</u>	<u>(24,241,358)</u>
Use (acquisition) of inventory for consumption	-	165,536	(2,372,663)
Use (acquisition) of prepaid expenses	<u>-</u>	<u>(6,011,643)</u>	<u>1,458,214</u>
	<u>-</u>	<u>(5,846,107)</u>	<u>(914,449)</u>
INCREASE (DECREASE) IN NET FINANCIAL ASSETS	(36,940,282)	26,662,876	19,290,612
NET FINANCIAL ASSETS, BEGINNING OF YEAR	<u>140,415,066</u>	<u>140,415,066</u>	<u>121,124,454</u>
NET FINANCIAL ASSETS, END OF YEAR	<u>\$103,474,784</u>	<u>\$167,077,942</u>	<u>\$140,415,066</u>

See accompanying notes to financial statements.

5.

MD OF GREENVIEW NO. 16
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2015

	<u>2015</u>	<u>2014</u>
OPERATING ACTIVITIES		
Annual surplus	\$ 42,385,208	\$ 44,446,419
Non-cash items included in excess of revenue over expenses:		
Loss on disposal of tangible capital assets	524,582	73,680
Amortization of tangible capital assets	<u>18,143,892</u>	<u>16,231,920</u>
	61,053,682	60,752,019
Change in non-cash working capital balances:		
Accounts receivable	3,532,925	(8,276,007)
Prepaid expenses	(6,011,643)	1,458,214
Accounts payable and accrued liabilities	(169,031)	937,365
Deferred revenue	1,371,261	250,000
Inventories for consumption	<u>165,535</u>	<u>(2,372,662)</u>
	<u>59,942,729</u>	<u>52,748,929</u>
CAPITAL ACTIVITIES		
Proceeds on disposal of tangible capital assets	640,259	616,416
Acquisition of tangible capital assets	(29,184,958)	(41,163,374)
Purchase of investments	(25,275,606)	(8,265,685)
Loans receivable	<u>111,335</u>	<u>135,472</u>
	<u>(53,708,970)</u>	<u>(48,677,171)</u>
FINANCING ACTIVITIES		
Long-term debt principal repayments	<u>(29,570)</u>	<u>(28,156)</u>
INCREASE IN CASH AND CASH EQUIVALENTS DURING THE YEAR	6,204,189	4,043,602
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>61,725,034</u>	<u>57,681,432</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 67,929,223</u>	<u>\$ 61,725,034</u>

See accompanying notes to financial statements.

6.

SCHEDULE OF EQUITY IN TANGIBLE CAPITAL ASSETS

FOR THE YEAR ENDED DECEMBER 31, 2015

	<u>2015</u>	<u>2014</u>
BALANCE, BEGINNING OF YEAR	\$ 210,295,972	\$ 186,054,614
Acquisition of Tangible Capital Assets	29,184,958	41,163,374
Cost of Tangible Capital Assets Disposed of	(2,269,265)	(1,447,584)
Accumulated Amortization of Tangible Capital Assets Disposed of	1,104,423	757,488
Amortization of Tangible Capital Assets	(18,143,892)	(16,231,920)
Local improvement taxes receivable repayments	(29,570)	(28,156)
Long-term capital debt repayments	<u>29,570</u>	<u>28,156</u>
BALANCE, END OF YEAR	<u>\$ 220,172,196</u>	<u>\$ 210,295,972</u>
Equity in Tangible Capital Assets is Comprised of the Following:		
Tangible capital assets (Note 7)	\$220,172,196	\$210,295,972
Long-term capital debt	(1,199,481)	(1,229,051)
Local improvement taxes receivable	<u>1,199,481</u>	<u>1,229,051</u>
	<u>\$220,172,196</u>	<u>\$210,295,972</u>

MD OF GREENVIEW NO. 16

Schedule 2

SCHEDULE OF PROPERTY TAXES AND OTHER TAXES

FOR THE YEAR ENDED DECEMBER 31, 2015

	<u>2015</u> (Budget) (Note 17)	<u>2015</u> (Actual)	<u>2014</u> (Actual)
TAXATION			
Real property taxes	\$ 32,579,556	\$ 36,540,156	\$ 30,598,602
Linear property taxes	<u>61,862,992</u>	<u>62,709,528</u>	<u>58,361,313</u>
	<u>94,442,548</u>	<u>99,249,684</u>	<u>88,959,915</u>
REQUISITIONS			
Alberta School Foundation Fund	\$ 20,693,164	\$ 21,182,441	\$ 19,696,113
Seniors foundations	936,000	1,314,708	911,319
Other school boards	<u>58,903</u>	<u>61,735</u>	<u>58,698</u>
	<u>21,688,067</u>	<u>22,558,884</u>	<u>20,666,130</u>
NET MUNICIPAL PROPERTY TAXES	\$ <u>72,754,481</u>	\$ <u>76,690,800</u>	\$ <u>68,293,785</u>

SCHEDULE OF GOVERNMENT TRANSFERS

FOR THE YEAR ENDED DECEMBER 31, 2015

	<u>2015</u> (Budget) (Note 17)	<u>2015</u> (Actual)	<u>2014</u> (Actual)
TRANSFERS FOR OPERATING			
Provincial government	\$ 5,930,999	\$ 621,023	\$ 702,809
Local governments	<u>171,162</u>	<u>172,739</u>	<u>198,261</u>
	<u>6,102,161</u>	<u>793,762</u>	<u>901,070</u>
TRANSFERS FOR CAPITAL			
Provincial government	<u>-</u>	<u>4,202,378</u>	<u>9,280,488</u>
TOTAL GOVERNMENT TRANSFERS	<u>\$ 6,102,161</u>	<u>\$ 4,996,140</u>	<u>\$ 10,181,558</u>

MD OF GREENVIEW NO. 16

Schedule 4

SCHEDULE OF SEGMENTED INFORMATION

FOR THE YEAR ENDED DECEMBER 31, 2015

	Administrative Services	Recreation and Cultural Services	Community Services	Transportation Services	Utilities and Environmental Services	All Other	Total
REVENUE							
Taxation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,690,800	\$ 76,690,800
All other	-	-	-	-	-	24,094,123	24,094,123
User fees and sale of goods	48,439	20,000	101,549	1,454,159	182,285	133,147	1,939,579
Government transfers	<u>202,736</u>	-	<u>168,359</u>	-	<u>228</u>	<u>422,439</u>	<u>793,762</u>
	<u>251,175</u>	<u>20,000</u>	<u>269,908</u>	<u>1,454,159</u>	<u>182,513</u>	<u>101,340,509</u>	<u>103,518,264</u>
EXPENSES							
Amortization	509,029	34,737	217,238	16,349,538	409,668	623,682	18,143,892
Contracted and general services	<u>3,140,836</u>	<u>9,089</u>	<u>601,623</u>	<u>9,538,551</u>	<u>402,328</u>	<u>1,092,097</u>	<u>14,784,524</u>
Transfers to other governments and local boards and agencies	-	11,158,873	93,091	-	-	265,634	11,517,598
Salaries, wages, and benefits	2,794,506	186,225	1,594,532	3,939,171	962,472	1,610,750	11,087,656
Materials, goods, and supplies	562,021	23,356	363,420	6,402,802	152,143	467,070	7,970,812
Utilities	217,942	-	11,378	110,375	100,370	84,896	524,961
Repairs and maintenance	145,588	-	-	172,473	-	91,900	409,961
Insurance	307,375	-	-	-	-	3,425	310,800
Interest on long term debt	-	-	-	-	60,648	-	60,648
	<u>7,677,297</u>	<u>11,412,280</u>	<u>2,881,282</u>	<u>36,512,910</u>	<u>2,087,629</u>	<u>4,239,454</u>	<u>64,810,852</u>
NET REVENUE	<u>\$ (7,426,122)</u>	<u>\$ (11,392,280)</u>	<u>\$ (2,611,374)</u>	<u>\$ (35,058,751)</u>	<u>\$ (1,905,116)</u>	<u>\$ 97,101,055</u>	<u>\$ 38,707,412</u>

MD OF GREENVIEW NO. 16

Schedule 5

SCHEDULE OF SEGMENTED INFORMATION

FOR THE YEAR ENDED DECEMBER 31, 2014

	Administrative Services	Recreation and Cultural Services	Community Services	Transportation Services	Utilities and Environmental Services	All Other	Total
REVENUE							
Taxation	\$ 6,545,019	\$ 11,276,033	\$ 1,730,908	\$ 32,899,813	\$ 1,180,812	\$ 14,661,200	\$ 68,293,785
All other	-	-	-	-	-	24,047,374	24,047,374
Government transfers	206,219	20,100	168,359	-	30,000	476,391	901,069
User fees and sale of goods	26,869	20,000	99,767	1,440,545	158,215	106,791	1,852,187
	<u>6,778,107</u>	<u>11,316,133</u>	<u>1,999,034</u>	<u>34,340,358</u>	<u>1,369,027</u>	<u>39,291,756</u>	<u>95,094,415</u>
EXPENSES							
Amortization	357,751	42,035	157,897	14,945,909	313,853	414,475	16,231,920
Contracted and general services	2,841,968	2,366	224,363	7,809,704	259,308	1,078,592	12,216,301
Transfer to other governments and local boards and agencies	-	11,176,116	224,885	-	-	270,158	11,671,159
Salaries, wages, and benefits	2,514,196	64,094	1,179,195	3,080,199	562,245	1,659,984	9,059,913
Materials, goods, and supplies	427,159	30,343	184,327	8,162,999	162,723	421,128	9,388,679
Telephone and utilities	169,509	-	12,605	124,841	89,841	106,493	503,289
Repairs and maintenance	164,257	-	10,235	180,378	-	80,160	435,030
Insurance	283,097	-	-	-	-	3,353	286,450
Interest on long term debt	-	-	-	-	62,063	-	62,063
	<u>6,757,937</u>	<u>11,314,954</u>	<u>1,993,507</u>	<u>34,304,030</u>	<u>1,450,033</u>	<u>4,034,343</u>	<u>59,854,804</u>
NET REVENUE	<u>\$ 20,170</u>	<u>\$ 1,179</u>	<u>\$ 5,527</u>	<u>\$ 36,328</u>	<u>\$ (81,006)</u>	<u>\$ 35,257,413</u>	<u>\$ 35,239,611</u>

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2015

1. SIGNIFICANT ACCOUNTING POLICIES

These financial statements are the representations of the Municipal District of Greenview No. 16 (the "Greenview") management prepared in accordance with Canadian public sector accounting standards. Significant aspects of the accounting policies adopted by the Greenview are as follows:

(a) Reporting Entity

These financial statements include the assets, liabilities, revenue and expenditures and changes in equity balances and in financial position of Greenview. This entity is comprised of all municipal operations plus all of the organizations that are owned or controlled by Greenview and are, therefore, accountable to Greenview for the administration of their financial affairs and resources.

Greenview is a member of the Greenview Regional Waste Management Commission ("the Commission"), an organization that operates as a separate government reporting entity jointly controlled by Greenview, the Town of Valleyview, and the Town of Fox Creek. The Commission financial results have not been consolidated with Greenview's operations.

The schedule of taxes levied includes operating requisitions for education and seniors foundations that are not part of Greenview's reporting entity.

(b) Basis of Accounting

The financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measurable. Expenses are recognized as they are incurred and measurable based upon receipt of goods or services and / or the legal obligation to pay.

Funds from external parties and earnings thereon restricted by agreement or legislation are accounted for as deferred revenue until used for the purpose specified.

(c) Cash and Cash Equivalents

Cash and cash equivalents consist of items that are readily convertible to known amounts of cash, are subject to an insignificant risk of change in value, and have a maturity of one year or less at acquisition.

(d) Investments

Investments are recorded at amortized cost. Investment premiums and discounts are amortized over the term of the respective investments. When there has been a loss in value that is other than a temporary decline, the respective investment is written down to recognize the loss.

(e) Loans Receivable

Loans receivable are recorded at cost. A valuation allowance for uncollectible amounts is recorded in the period in which collectability is assessed to be uncertain. Interest revenue is recognized as revenue in the year it is earned.

(f) Inventories for Consumption

Inventories for consumption consists of gravel, of which the cost is based on expenditures accumulated to crush and haul the gravel and are valued at the lower of cost or net realizable value with cost determined by the average cost method.

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2015**1. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)****(g) Tax Revenue**

Property tax revenue is based on market value assessments determined in accordance with the *Municipal Government Act*. Tax mill rates are established annually. Taxation revenues are recorded at the time tax billings are issued. Assessments are subject to appeal.

Construction and borrowing costs associated with local improvement projects are recovered through annual special property tax assessments during the period of the related borrowings. These levies are collectible from property owners for work performed by Greenview and are recognized as revenue in the year they are levied.

(h) Tangible Capital Assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets is amortized on a straight-line basis over their estimated useful lives as follows:

Buildings	25 - 50 years
Equipment	5 - 20 years
Automotive equipment	3 - 20 years
Engineered structures	
Roadways	
Wastewater systems	50 years
Water systems	25-50 years
Other engineering	5 - 50 years

Greenview regularly reviews its tangible capital assets for sold or scrapped assets, at which time the cost and the related accumulated amortization are removed from the accounts and any resulting gain or loss on disposal is reported. No amortization is recorded in the year of disposition.

Tangible capital assets received as contributions are recorded at fair value at the date of receipt and also are recorded as revenue.

Works of art for display are not recorded as tangible capital assets but are disclosed.

(i) Over-levies and under-levies

Over-levies and under-levies arise from the difference between the actual levy made to cover each requisition and the actual amount requisitioned.

If the actual levy exceeds the requisition, the over-levy is accrued as a liability and property tax revenue is reduced. Where the actual levy is less than the requisition amount, the under-levy is accrued as a receivable and as property tax revenue.

Requisitions tax-rates in the subsequent year are adjusted for any under-levies or under-levies of the prior year.

(j) Government transfers

Government transfers are recognized in the financial statements as revenue in the period in which the events giving rise to the transfer occurred, providing the transfers are authorized, any eligibility criteria have been met by the municipality, and reasonable estimates of the amounts can be determined.

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2015**1. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

(k) Pension expenses

Selected employees of Greenview are members of the Local Authorities Pension Plan (LAPP), a multi-employer defined benefit pension plan. The trustee of the plan is the Alberta Treasurer and the is administered by a Board of Trustees. Since the plan is a multi-employer plan, it is accounted for as a defined benefit plan and, accordingly, Greenview does not recognize its share of the plan surplus or deficit.

(l) Measurement uncertainty

The preparation of the financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Where measurement uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Such estimates include the provisions for uncollectible accounts receivable, provision for amortization of tangible capital assets, gravel quantities, and the fair value of contributed tangible capital assets. Actual results could differ from those estimates.

2. CASH AND CASH EQUIVALENTS

	<u>2015</u>	<u>2014</u>
Cash on hand	\$ (93)	\$ 545
Operating account	3,873,035	3,735,051
Temporary investments	<u>64,056,281</u>	<u>57,989,438</u>
	<u>\$ 67,929,223</u>	<u>\$ 61,725,034</u>

The operating account bears interest at prime less 1.85% per annum.

Temporary investments are readily convertible into cash, consist of a high interest savings account and guaranteed investments certificates bearing interest at rates between 1.76% - 1.80% per annum and maturing at dates between October 2015 - December 2015.

Greenview has access to a municipal revolving loan credit facility with a maximum of \$10,000,000 bearing interest at prime rate less 0.25%. No amounts were outstanding on the revolving loan at December 31, 2015 or 2014.

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2015**3. ACCOUNTS RECEIVABLE**

	<u>2015</u>	<u>2014</u>
Oil well drilling	\$ 7,983,054	\$ 9,676,860
Trade and other	2,875,619	5,472,780
Taxes and grants in lieu of taxes	2,595,567	1,308,765
Local improvement taxes	1,199,481	1,229,051
Goods and Services Tax	<u>670,795</u>	<u>970,041</u>
	15,324,516	18,657,497
Less: Allowance for doubtful accounts	<u>(861,761)</u>	<u>(661,818)</u>
	<u>\$ 14,462,755</u>	<u>\$ 17,995,679</u>

Greenview passed Bylaw 07-534 authorizing Council to provide for a local improvement to install a water / wastewater line and lift station for the Creek Crossing Subdivision. The total cost of the local improvement was \$1,400,000, is repayable in 30 annual installments of \$92,164 including interest at a fixed rate of 5.152% per annum maturing September 2037.

4. LOANS RECEIVABLE

	<u>2015</u>	<u>2014</u>
Heart River Housing	\$ 493,067	\$ 594,458
Town of Valleyview	235,953	235,953
Other	<u>55,105</u>	<u>65,049</u>
	<u>\$ 784,125</u>	<u>\$ 895,460</u>

Greenview passed a Bylaw 10-625 authorizing Council to loan \$1,000,000 to Heart River Housing for the purposes of lodge expansion and renovation projects at the Red Willow Lodge in the Town of Valleyview. The loan was advanced during 2010, is unsecured, is repayable in 20 semi-annual installments of \$29,952 including interest at a fixed rate of 3.65% per annum maturing April 14, 2015.

Per an Agreement dated December 14, 2006 Greenview loaned \$531,769 to the Town of Valleyview for the purposes of the Town of Valleyview's contribution toward the Valleyview Regional Emergency Services Complex. The loan is unsecured, is repayable in 20 semi-annual installments of \$37,872 including interest at a fixed rate of 0.05% above a five-year Guaranteed Investment Certificate (adjusted January 2007, 2012, 2017, and 2022) per annum maturing December 31, 2022.

MD OF GREENVIEW NO. 16
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2015

5. INVESTMENTS

	<u>2015</u>	<u>2014</u>
Cash and money market funds	\$ <u>295,993</u>	\$ <u>3,089,000</u>
Fixed Income		
Guaranteed Investment Certificates	<u>54,940,000</u>	20,992,000
Government and corporate bonds	<u>40,379,620</u>	<u>46,259,007</u>
	<u>95,319,620</u>	<u>67,251,007</u>
Other	<u>5,010</u>	<u>5,010</u>
	<u>\$ 95,620,623</u>	<u>\$ 70,345,017</u>

Guaranteed investment certificates bear interest at rates between 1.29% - 2.45% per annum and mature at dates between January 2016 - November 2017. Government and corporate bonds bear interest at rates between 2.11% - 9.60% per annum mature between August 2017 - June 2025. The market value of the government and corporate bonds at December 31, 2015 was \$43,232,205 (2014 - \$47,527,947).

6. LONG-TERM DEBT

	<u>2015</u>	<u>2014</u>
Alberta Capital Financing Authority debentures bearing interest at 4.964% per annum maturing in 2037.	<u>\$ 1,199,481</u>	<u>\$ 1,229,051</u>

Principal and interest payments are due as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2016	\$ 31,056	\$ 59,162	\$ 90,218
2017	32,618	57,600	90,218
2018	34,256	55,962	90,218
2019	35,977	54,241	90,218
2020	<u>37,785</u>	<u>52,433</u>	<u>90,218</u>
Thereafter	<u>1,027,789</u>	<u>559,563</u>	<u>1,587,352</u>
	<u>\$ 1,199,481</u>	<u>\$ 838,961</u>	<u>\$ 2,038,442</u>

Greenview's total cash payments for interest in 2015 were \$60,647 (2014 - \$63,410).

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2015

7. TANGIBLE CAPITAL ASSETS

	2015		2014		
	Net Book Value		Net Book Value		
Engineered structures					
Roadways	\$	122,212,348	\$	124,150,467	
Bridges		29,578,962		30,576,376	
Water systems		10,792,626		10,609,257	
Solid waste		7,875,375		7,878,599	
Landfill		<u>1,827,084</u>		<u>1,906,171</u>	
		172,286,395		175,120,870	
Machinery, equipment, and furnishings		6,425,547		5,186,787	
Vehicles		13,895,205		7,131,018	
Buildings		21,543,599		17,339,627	
Land		<u>6,021,450</u>		<u>5,517,670</u>	
		<u>\$ 220,172,196</u>		<u>\$ 210,295,972</u>	
	Cost			Cost	
	Beginning of			End of	
	Year	Additions	Disposals	Transfers	Year
Engineering structures					
Roadways	\$ 403,025,397	\$ 12,741,748	\$ -	\$ (586,795)	\$ 415,180,350
Bridges	47,986,188	110,790	-	-	48,096,978
Water	11,352,263	417,176	-	-	11,769,439
Solid waste	8,612,669	155,634	-	-	8,768,303
Landfill	<u>2,017,792</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,017,792</u>
	472,994,309	13,425,348	-	(586,795)	485,832,862
Vehicles	11,104,452	7,941,392	(307,860)	-	18,737,984
Buildings	21,193,957	4,790,133	-	-	25,984,090
Land	5,517,670	387,336	(470,351)	586,795	6,021,450
Machinery, equipment, and furnishings	<u>8,095,567</u>	<u>3,111,099</u>	<u>(1,961,404)</u>	<u>-</u>	<u>9,245,262</u>
	<u>\$ 518,905,955</u>	<u>\$ 29,655,308</u>	<u>\$ (2,739,615)</u>	<u>\$ -</u>	<u>\$ 545,821,648</u>
	Accumulated				Accumulated
	Amortization				Amortization
	Beginning of	Current			End of
	Year	Amortization	Disposals	Transfers	Year
Engineered structures					
Roadways	\$ 278,874,930	\$ 14,093,072	\$ -	\$ -	\$ 292,968,002
Bridges	17,409,812	1,108,204	-	-	18,518,016
Solid waste	734,070	158,858	-	-	892,928
Water	743,006	233,807	-	-	976,813
Landfill	<u>111,621</u>	<u>79,087</u>	<u>-</u>	<u>-</u>	<u>190,708</u>
	297,873,439	15,673,028	-	-	313,546,467
Machinery, equipment, and furnishings	2,908,780	779,044	(868,109)	-	2,819,715
Vehicles	3,973,434	1,105,659	(236,314)	-	4,842,779
Buildings	<u>3,854,330</u>	<u>586,161</u>	<u>-</u>	<u>-</u>	<u>4,440,491</u>
	<u>\$ 308,609,983</u>	<u>\$ 18,143,892</u>	<u>\$ (1,104,423)</u>	<u>\$ -</u>	<u>\$ 325,649,452</u>

Tangible capital assets include \$12,503,097 (2014 - \$7,187,064) of work in progress that is not being amortized as these projects are currently not completed.

MD OF GREENVIEW NO. 16

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2015

8. PREPAID EXPENSES AND DEPOSITS

Included in prepaid expenses is a one-time advance of annual Community Development funding of \$10,500,000 (2014 - \$4,500,000) to the Town of Grande Cache to support the building of the Town's recreational facility. Greenview Council approved that subsequent funding to the Town will be reduced by \$500,000 for fiscal 2013, and by \$600,000 per year for 2014 through 2017, in recognition of this advance.

9. ACCUMULATED SURPLUS

	<u>2015</u>	<u>2014</u>
Unrestricted surplus	\$ 54,209,860	\$ 6,750,548
Restricted surplus (<i>Note 10</i>)	133,656,871	148,607,199
Equity in tangible capital assets (<i>Schedule 1</i>)	<u>220,172,196</u>	<u>210,295,972</u>
	<u>\$ 408,038,927</u>	<u>\$ 365,653,719</u>

10. RESERVES

	<u>2015</u>	<u>2014</u>
Road infrastructure	36,814,018	22,825,000
Recreation	25,324,148	25,100,000
Capital Infrastructure	10,414,540	47,850,496
Operating contingency	13,000,000	9,449,006
Wastewater	10,097,770	9,750,000
Facilities	8,250,047	7,500,000
Fire facilities	7,189,411	7,000,000
Bridge replacement	6,502,910	5,300,000
Vehicle & equipment fleet	4,963,407	2,250,000
Water	4,173,218	3,750,000
Disaster response	3,000,000	4,000,000
Fire apparatuses	1,494,705	1,400,000
Gravel pit reclamation	1,347,447	1,347,447
Solid waste reclamation	1,000,000	1,000,000
Green View Family and Community Support Services	<u>85,250</u>	<u>85,250</u>
	<u>\$ 133,656,871</u>	<u>\$ 148,607,199</u>

Greenview will plan for and provide specific purpose reserve that support a viable and financially sustainable municipality. Reserves have been established and approved as follows:

(a) Road Infrastructure

Provides funds for future years' road construction budget, based on approved capital plans. This reserve will contain an additional amount of \$2 million to allow Greenview the ability to react to positive or negative pricing shifts.

(b) Bridge Replacement

Funds future replacement costs of bridges. Annual contribution based on life cycle costing of bridges.

MD OF GREENVIEW NO. 16

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2015

10. RESERVES (CONT'D)

- (c) Capital Project Carryovers
Holds all funds for projects that have been carried over from one year to a subsequent year. This reserve will be funded as needed in any given year.
- (d) Equipment and Vehicle Fleet
Ensures funds for replacing equipment and vehicles as per Council's replacement policy. The annual contribution based on yearly depreciation of vehicles.
- (e) Disaster Response
Provides funds for emergency funding for Greenview to deal with disasters when they occur, with minimal impact to approved Operating and Capital Budgets.
- (f) Fire Facilities
Provides funds for Greenview's share of replacement or construction of fire halls and other fire infrastructure (dry hydrants, etc.) within Greenview and the towns of Fox Creek, Valleyview, and Grande Cache.
- (g) Fire Apparatuses
Provides funds for the purchase of Greenview's fire apparatuses for Greenview fire stations and Greenview's share of apparatus purchases for the towns of Valleyview, Fox Creek, and Grande Cache.
- (h) Facilities
Provides funds for replacement or construction costs for Greenview facilities such as offices and maintenance shops. Facilities relating to utilities and emergency services will be funded through their own respective reserve funds. Annual contributions based on depreciation.
- (i) Solid Waste Reclamation
Provides funds for post closure liability costs for Greenview waste sites such as transfer stations. Post closure liability costs for regional landfills will be budgeted for by Greenview Regional Solid Waste Management Commission.
- (j) Wastewater
Provides funds for replacement or construction of wastewater collection systems and networks within Greenview. Annual contributions based on depreciation.
- (k) Water
Provides funds for replacement or construction of water distribution systems and networks within Greenview.
- (l) Recreation
Provides funds for construction or replacement of Greenview's recreation facilities (campgrounds, multiplexes, etc.). Annualized contributions based on depreciation for existing facilities. Annual contribution to be used for development of future facilities
- (m) Green View FCSS
Used to set aside FCSS program surpluses from the FCSS programs operated by Greenview on behalf of the Town of Valleyview. The Green View FCSS Board shall determine the use of funds in this reserve.

MD OF GREENVIEW NO. 16

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2015

10. RESERVES (CONT'D)

(n) Gravel Pit Reclamation

Used for the environmental reclamation of landfills and gravel pits and as the source and return of deposits and guarantees regarding reclamation.

(o) Operating Contingency

Provides funds to supply Greenview with emergency operating funds in case of a large scale disaster or other disruption to funding sources. Will be equivalent to \$13 million; the average of three months operating costs.

11. CONTINGENCIES

Greenview is a member of the Alberta Municipal Insurance Exchange (MUNIX). Under the terms of the membership, Greenview could become liable for its proportionate share of any claim losses in excess of the funds held by the program. Any liability incurred would be accounted for as a current transaction in the year the losses are determined.

12. FINANCIAL INSTRUMENTS

Greenview's financial instruments consist of cash and cash equivalents, accounts receivable, investments, accounts payable and accrued liabilities, and long-term debt. It is management's opinion that Greenview is not exposed to significant interest, currency, or credit risk arising from these financial instruments.

Greenview is exposed to credit risk with respect to receivables. Credit risk arises from the possibility that customers may experience financial difficulty and be unable to fulfill their obligations. Greenview is exposed to the credit risk associated with fluctuations in the oil and gas industry as a significant portion of the property taxes outstanding at December 31 relate to linear property and are receivable from companies in the oil and gas industry. The large number and diversity of customers minimizes Greenview's credit risk.

Unless otherwise noted, the carrying value of the financial instruments approximates their fair value.

13. LOCAL AUTHORITIES PENSION PLAN

Employees of Greenview participate in the Local Authorities Pension Plan (LAPP), which is one of the plans covered by the *Public Sector Pension Plans Act*. The LAPP is financed by employer and employee contributions and investment earnings of the LAPP Fund.

Contributions for current service are recorded as expenditures in the year in which they become due.

Greenview is required to make current service contributions to the LAPP of 10.43% of pensionable earnings up to the year's maximum pensionable earnings under the Canada Pension Plan and 14.47% on pensionable earnings above this amount. Employees of Greenview are required to make current service contributions of 9.43% of pensionable earnings up to the year's maximum pensionable earnings and 13.47% on pensionable earnings above this amount.

Total current service contributions by Greenview to the LAPP in 2015 were \$- (2014 - \$607,893). Total current service contributions by the employees of Greenview to the LAPP in 2015 were \$- (2014 - \$560,377).

At December 31, 2014 the Plan disclosed an actuarial deficit of \$ billion (2013 - \$4.861 billion).

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2015**14. REMUNERATION AND BENEFITS DISCLOSURE**

Disclosure of remuneration and benefits for elected municipal officials, Chief Administrative Officer, and designated officers as required by Alberta Regulation 313/2000 is as follows:

			2015	2014
	<u>Remuneration</u>	<u>Benefits and Allowances</u>	<u>Total</u>	<u>Total</u>
Reeve:				
Ward 2	\$ 64,130	\$ 58,438	\$ 122,568	\$ 75,085
Ward 5	-	-	-	49,373
Councillors:				
Ward 1	36,747	26,528	63,275	45,326
Ward 2	-	-	-	-
Ward 3	32,317	24,161	56,478	41,720
Ward 4	47,611	33,902	81,513	48,912
Ward 5	33,648	16,130	49,778	43,181
Ward 6	54,439	60,291	114,730	53,629
Ward 7	56,660	33,363	90,023	53,787
Ward 8	<u>48,503</u>	<u>29,085</u>	<u>77,588</u>	<u>60,939</u>
	<u>374,055</u>	<u>281,898</u>	<u>655,953</u>	<u>471,952</u>
Chief Administrative Officer	<u>206,011</u>	<u>63,848</u>	<u>269,859</u>	<u>207,788</u>
Designated Officer	\$ <u>122,825</u>	\$ <u>35,483</u>	\$ <u>158,308</u>	\$ <u>115,789</u>

Remuneration includes regular base pay, bonuses, overtime, gross honoraria, lump-sum payments, and any other direct cash remuneration.

Benefits and allowances include the employer's share of all employee benefits and contributions or payments made on behalf of employees, including pension, employment insurance, health care, dental coverage, vision coverage, group life insurance, accidental disability and dismemberment insurance, long and short-term disability plans, professional memberships and tuition and Greenview's share of taxable benefits received, including travel and car allowances.

MD OF GREENVIEW NO. 16

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2015

15. CONTRACTUAL OBLIGATIONS

(a) Regional Community Development Agreement

Greenview has entered into an Agreement with the Towns of Grande Cache, Fox Creek, and Valleyview to support community development. Under the terms of the Agreement Greenview shall provide unconditional Regional Community Development base contribution in the amount \$2,000,000 to each Town for the years 2012 - 2017. For 2014 - 2017, the base contribution shall be increased or decreased based on the non-residential assessment increase or decrease compared to the 2012 non-residential assessment.

(b) Multi-Purpose Recreation Facility

The MD has entered into an Agreement with the Town of Valleyview for the development, construction, and operation of a multi-purpose recreation facility. Under the terms of the agreement, the land and facility shall be jointly owned on the basis of a 5:1 ratio in favour of the MD. The estimated construction budget is \$31,000,000 of which the MD is required to contribute a total of \$25,000,000. Furthermore the MD will be required to contribute 80% of all maintenance, operating costs, including all utilities, any annual operational deficits, and necessary capital upgrades or replacements.

(c) Aggregate Supply Agreement

Greenview entered into an Agreement on April 1, 2013 which requires Greenview to purchase a minimum of 50,000 tonnes of crushed aggregate at a price of \$3.00 per tonne during the first ten years of the agreement ending December 2023.

16. SEGMENTED INFORMATION

Greenview provides a wide range of services to its citizens. For each reported segment, revenues and expenses represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis. The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in *Note 1*. For additional information see the Schedule of Segment Disclosure (*Schedule 4 & 5*).

17. BUDGET FIGURES

Budget figures are presented for informational purposes only and are unaudited. The 2015 budget, prepared by the MD, reflects all municipal activities including capital projects, debt repayments, and reserves for future use. The reconciliation below is provided to encompass these items and is provided for information purposes only.

	<u>2015</u> (Budget)	<u>2015</u> (Actual)	<u>2014</u> (Actual)
Annual surplus	\$ 40,711,821	\$ 42,385,208	\$ 44,446,419
Add back:			
Amortization expense	-	18,143,892	16,231,920
Net transfers from (to) reserves	35,517,526	14,950,328	33,979,780
Deduct:			
Principal debt repayments	(29,570)	(29,570)	(28,156)
Purchase of tangible capital assets	<u>(77,652,103)</u>	<u>(29,184,958)</u>	<u>(41,163,374)</u>
Result of Operations	\$ <u>(1,452,326)</u>	\$ <u>46,264,900</u>	\$ <u>53,466,589</u>

MD OF GREENVIEW NO. 16

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2015

18. DEBT LIMITS

Section 276(2) of the *Municipal Government Act* requires that debt and debt limits, as defined by Alberta Regulation 255/00, for the Greenview be disclosed as follows:

	<u>2015</u>	<u>2014</u>
Total debt limit	\$155,277,396	\$142,641,623
Total debt	<u>(1,199,481)</u>	<u>(1,229,051)</u>
Amount of debt limit unused	<u>\$154,077,915</u>	<u>\$141,412,572</u>
Service on debt limit	\$ 25,879,566	\$ 23,773,604
Service on debt	<u>(90,218)</u>	<u>(89,618)</u>
Amount of debt servicing limit unused	<u>\$ 25,789,348</u>	<u>\$ 23,683,986</u>

The debt limit is calculated at 1.5 times revenue of Greenview (as defined in Alberta Regulation 255/00) and the debt service limit is calculated at 0.25 times such revenue. Incurring debt beyond these limits requires approval by the Minister of Municipal Affairs. These thresholds are guidelines used by Alberta Municipal Affairs to identify municipalities, which could be at financial risk if further debt is acquired. The calculation taken alone does not represent the financial stability of Greenview. Rather, the financial statements must be interpreted as a whole.

19. APPROVAL OF FINANCIAL STATEMENTS

These financial statements were approved by Council.

20. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform with the current year's financial statement presentation.

21. RESTATEMENT

The MD recently discovered that Resource Road Program grant funding for the Forestry Trunk Road grading project in the amount of \$547,645 received during 2015 should have been recorded as revenue in the year the related costs were incurred which was prior to 2014. During 2015 the MD has corrected for this retroactively and prior periods have been restated.

The effect on the comparative 2014 figures has been to increase accounts receivable, net financial assets, and accumulated surplus by \$547,645.



REQUEST FOR DECISION

SUBJECT: **Tax Recovery – Public Sale of Land**
 SUBMISSION TO: REGULAR COUNCIL MEETING
 MEETING DATE: June 28, 2016
 DEPARTMENT: CORPORATE SERVICES/FINANCE
 FILE NO./LEGAL: File Number, Legal or N/A.
 STRATEGIC PLAN:

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

RELEVANT LEGISLATION:

Provincial – In accordance with Section 419 of *Municipal Government Act*, the Council must set:

- For each parcel of land to be offered for sale a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel, and
- Any conditions that apply to the sale

Council Bylaw / Policy – AD 27

RECOMMENDED ACTION:

MOTION: That Council set the terms and conditions that apply to the public sale of land as per the attached advertisement and adopt the “Opinion of Value” prepared by Accurate Assessment Group with reserve bid prices as follows:

Roll #147117	NE-19-70-23-W5	Plan 725TR Block 1 Lot 4	Opinion \$ 30,000
Roll #147118	NE-19-70-23-W5	Plan 725TR Block 1 Lot 3	Opinion \$ 30,000
Roll #147119	NE-19-70-23-W5	Plan 725TR Block 1 Lot 2	Opinion \$ 30,000
Roll #150792	NE-34-66-11-W6	Plan 8821490 Block 14	Opinion \$ 5,000
Roll #154752	SE-16-67-21-W5		Opinion \$ 80,000
Roll #186273	NW-16-67-21-W5		Opinion \$ 50,000
Roll #186274	SE-16-67-21-W5		Opinion \$ 50,000
Roll #228566	SW-6-71-24-W5		Opinion \$185,000
Roll #292660	NE-34-66-11-W6	Plan 8821490 Block 13	Opinion \$ 85,000
Roll #299622	NE-17-67-21-W5		Opinion \$ 50,000
Roll #299623	NW-17-67-21-W5		Opinion \$ 75,000
Roll #299624	SE-17-67-21-W5		Opinion \$ 50,000
Roll #299625	SW-17-67-21-W5		Opinion \$ 75,000
Roll #309698	NW-17-71-25-W5	Plan 0625422 Block 1 Lot 1	Opinion \$350,000
Roll #311066	SW-26-65-21-W5	Plan 9820795 Lot 1	Opinion \$ 75,000
Roll #313774	NW-31-74-25-W5		Opinion \$ 85,000
Roll #313775	NE-31-74-25-W6		Opinion \$ 85,000

MOTION: That Council set September 15, 2016 at 9:00 a. m. as the Public Auction Date for the sale of the following properties:

Roll #147117	NE-19-70-23-W5	Plan 725TR Block 1 Lot 4	Opinion \$ 30,000
Roll #147118	NE-19-70-23-W5	Plan 725TR Block 1 Lot 3	Opinion \$ 30,000
Roll #147119	NE-19-70-23-W5	Plan 725TR Block 1 Lot 2	Opinion \$ 30,000
Roll #150792	NE-34-66-11-W6	Plan 8821490 Block 14	Opinion \$ 5,000
Roll #154752	SE-16-67-21-W5		Opinion \$ 80,000
Roll #186273	NW-16-67-21-W5		Opinion \$ 50,000
Roll #186274	SE-16-67-21-W5		Opinion \$ 50,000
Roll #228566	SW-6-71-24-W5		Opinion \$185,000
Roll #292660	NE-34-66-11-W6	Plan 8821490 Block 13	Opinion \$ 85,000
Roll #299622	NE-17-67-21-W5		Opinion \$ 50,000
Roll #299623	NW-17-67-21-W5		Opinion \$ 75,000
Roll #299624	SE-17-67-21-W5		Opinion \$ 50,000
Roll #299625	SW-17-67-21-W5		Opinion \$ 75,000
Roll #309698	NW-17-71-25-W5	Plan 0625422 Block 1 Lot 1	Opinion \$350,000
Roll #311066	SW-26-65-21-W5	Plan 9820795 Lot 1	Opinion \$ 75,000
Roll #313774	NW-31-74-25-W5		Opinion \$ 85,000
Roll #313775	NE-31-74-25-W6		Opinion \$ 85,000

BACKGROUND / PROPOSAL:

The Tax Recovery process is the mechanism Municipalities use to ensure property owners pay their property taxes in a timely manner. Once a property owner has failed to pay their property taxes for two consecutive years, causing the property taxes to be two years in arrears, a Tax Notification Caveat is placed on the Land Title and notification is sent to the land owner advising them of the Caveat. If the property tax arrears remain unpaid by March 31st of the following year, the Municipality may sell the property by Public Auction.

After Council has made the decision to proceed with selling the property by Public Auction, a notice is sent to the property owner(s) advising them of the Public Auction date, the amount of outstanding property taxes that must be paid by the property owner prior to the start of the auction, to stop the sale of their property by Public Auction. If the property owner does not pay the outstanding arrears, the Public Auction proceeds.

If any property is sold by Public Auction, the municipality collects an administration fee of 5% of the sale price plus the tax arrears are withheld and the remaining balance is paid to the previous land owner.

Because Council is required to set a reserve bid that is as close as reasonably possible to the market value of the parcel, Administration requested an “Opinion of Value”, from Accurate Assessment. A copy of the “Opinion of Value” is attached for Council’s information.

OPTIONS – BENEFITS / DISADVANTAGES:

Options – Council may choose not to proceed with the Public Auction. This is not recommended by Administration.

Benefits – The advertising deadline will be met and the Public Auction will go ahead as planned.

Disadvantages - If Council does not adopt the recommendation from Administration the process will be delayed and another Opinion of Value would be requested from Accurate Assessment Group which would likely have the same results. As well as the advertising deadline would not be met and Public Auction date will have to be rescheduled.

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- Advertisement
- Opinion of Value
- Assessment Summary Reports for each property
- Council Policy AD 27
- Aerial Photos of each parcel



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

Section:
ADMINISTRATION

POLICY NUMBER: AD 27

POLICY TITLE: TAX RECOVERY

Page 1 of 2

Date Adopted by Council / Motion Number:

11.10.561

PURPOSE:

To establish guidelines on how tax forfeited lands will be sold or made available for taxation again.

POLICY:

The M.D. has established a method in which Council can introduce tax forfeited land to the marketplace.

1. No parcel will be removed from the Tax Sale List unless all taxes, penalties and costs incurred by the M.D. in the Tax Recovery Process are paid prior to the sale.
2. In accordance with the provisions of the Municipal Government Act, Chapter M-26.1, the M.D. may become the owner of any land that is offered, but not sold, at the Tax Recovery Sale.
3. If the M.D. exercises its option to become the owner of the land, the M.D. will not sell the property until one year after the date of the Tax Recovery Auction unless the prospective buyer meets the reserve bid price set at the original sale.
4. If, in the opinion of Council, the sale of tax forfeited land will cause hardship to an existing occupant, the Council may lease all or a portion of the parcel to the occupant so long as the revenue generated exceeds what would be generated by taxation, so as to make partial payment on arrears.
5. The amount of lease fees will be set by Council, and the occupant is not permitted to assign or sub-let his/her interest in the parcel.
6. Council will adopt a reserve price for all lands which are to be offered for sale at the Tax Recovery Auction. This reserve price will be advertised in a local newspaper. The reserve bid adopted by Council for the Tax Recovery Auction will also apply to properties unsold at the Tax Recovery Auction, whether they are to be sold by private sale or by public tender.
7. Council will determine the method in which the reserve price, letter of opinion, or opinion of value will be set and whether it is to be performed by an appraiser, realtor, or assessor.

POLICY TITLE: TAX RECOVERY

Page 2 of 2

Date Adopted by Council / Motion Number:

11.10.561

8. In the event a parcel is sold and there remains excess revenue after taxes, an administration charge will be applied. The administration charge will include, but is not limited to, the following:
- a) Costs of advertising, both in the local papers and the Alberta Gazette;
 - b) Costs to prepare a reserve bid;
 - c) Costs paid to the Registrar of Land Titles for tax arrears notifications and preparation of a Tax Arrears List; and
 - d) An administration fee of 5% of the amount paid for the parcel.
9. In all respects, Council will conduct Tax Recovery Auctions in accordance with Division 8, Recovery of Taxes Related to Land, of the Municipal Government Act, Chapter M-26.1.
10. Tax Recovery property sold will adhere to the following terms:

Public Auction:

- For agricultural land - 10% down at public auction; balance at finalization.
- For subdivided lots - 10% down at public auction; balance at finalization.

Public Tenders: - 10% of bid to accompany tender.

The MD will consider time sale not to exceed one year at 8% interest on outstanding balance with 12% charged on arrears.

Direct Sales: - 10% of bid to accompany tender.

The MD will consider time sale not to exceed one year at 8% interest on outstanding balance with 12% charged on arrears.

LAND TITLE FEES: The M.D. will collect Land Title Office fees over and above the purchase price from purchasers at final payment, at a rate charged for Land Title fees, plus one dollar (\$1) for each \$1,000 market value or portion thereof.

11. If a Tax Recovery property remains unsold after one year from the Tax Recover sale, Council may allow for further appraisals or offers to be considered in accordance with the M.G.A.

REEVE

C.A.O.



171 Pembina Road, Sherwood Park, Alberta T8H 2W8 Telephone: 780.464.4655 Fax: 780.417.8714

June 16, 2016

Attention: Marilyn Jensen

As per your request of June 9, 2016 regarding tax recovery properties, I have prepared an *opinion of value* on the subject properties. A visual drive by inspection was conducted in the past on these properties as part of the regularly scheduled assessment re-inspection Cycle. Assuming the condition of the property reflects normal condition and assuming there are not any problems or abnormalities, structural, physical, or otherwise, the following figures represent an *opinion of value* as of June 1, 2015. Any timber, mineral, riparian or commodity value(s) or easement revenue(s) that may exist on the subject properties have not been factored into their specific valuation.

Roll 147117, Plan 725TR Blk 1 Lot 4, NE-19-70-23-W5	Opinion = \$30,000
Roll 147118, Plan 725TR Blk 1 Lot 3, NE-19-70-23-W5	Opinion = \$30,000
Roll 147119, Plan 725TR Blk 1 Lot 2, NE-19-70-23-W5	Opinion = \$30,000
Roll 150792, Plan 8821490 Blk 14, NE-34-66-11-W6	Opinion = \$5,000
Roll 154752, SE-16-67-21-W5	Opinion = \$80,000
Roll 186273, NW-16-67-21-W5	Opinion = \$50,000
Roll 186274, SW-16-67-21-W5	Opinion = \$50,000
Roll 228566, SW-6-71-24-W5	Opinion = \$185,000
Roll 292660, Plan 8821490 Blk 13, NE-34-66-11-W6	Opinion = \$85,000
Roll 299622, NE-17-67-21-W5	Opinion = \$50,000
Roll 299623, NW-17-67-21-W5	Opinion = \$75,000
Roll 299624, SE-17-67-21-W5	Opinion = \$50,000
Roll 299625, SW-17-67-21-W5	Opinion = \$75,000
Roll 309698, Plan 0625422 Blk 1 Lot 1, NW-17-71-25-W5	Opinion = \$350,000
Roll 311066, Plan 9820795 Lot 1, SW-26-65-21-W5	Opinion = \$75,000
Roll 313774, NW-31-74-25-W5	Opinion = \$85,000
Roll 313775, NE-31-74-25-W5	Opinion = \$85,000

Details regarding the valuation process and criteria/comparables used are available upon request.

Sincerely,

Troy Birtles, AMAA
Assessment Valuation Coordinator
Accurate Assessment Group



Summary Report

Year of General Assessment: 2015

Roll: 147117

Legal: 725TR 1 4 NE-19-70-23-5

Address:

Land Area: 0.81 Acres

Subdivision: East Sturgeon Lake

Zoning: Direct Control



Market Land Valuation

Site Area: 0.81 Acres

Asmt	Code	Assessment
115	100%	33,590

Assessment Totals

Tax Status	Code	Description	Assessment
T	115	VACANT RES	33,590
Grand Totals For 2015			33,590



Summary Report

Year of General Assessment: 2015

Roll: 147118

Legal: 725TR 1 3 NE-19-70-23-5

Address:

Land Area: 0.86 Acres

Subdivision: East Sturgeon Lake

Zoning: Direct Control



Market Land Valuation

Site Area: 0.86 Acres

Asmt Code

115 100%

Assessment

35,600

Assessment Totals

Tax Status	Code	Description	Assessment
T	115	VACANT RES	35,600
Grand Totals For 2015			35,600



Summary Report

Year of General Assessment: 2015

Roll: 147119

Legal: 725TR 1 2 NE-19-70-23-5

Address:



Land Area: 0.91 Acres

Subdivision: East Sturgeon Lake

Zoning: Direct Control

Market Land Valuation

Site Area: 0.91 Acres

Asmt	Code	Assessment
115	100%	37,610

Assessment Totals

Tax Status	Code	Description	Assessment
T	115	VACANT RES	37,610
Grand Totals For 2015			37,610



Summary Report

Year of General Assessment: 2015

Roll: 150792

Legal: 8821490 14 NE-34-66-11-6

Address:

Land Area: 3.88 Acres

Subdivision: Nose Creek Settlement

Zoning: Country Residential Two

Market Land Valuation

Site Area: 3.88 Acres

Asmt Code

215 100%

Assessment

6,230

Assessment Totals

Tax Status	Code	Description	Assessment
T	215	*VACANT COMM	6,230
Grand Totals For 2015			6,230



Summary Report

Year of General Assessment: 2015

Roll: 154752

Legal: SE-16-67-21-5

Address:



Land Area: 159.00 Acres

Subdivision:

Zoning: Agricultural

Market Land Valuation

Site Area: 0.00 Acres

Asmt	Code	Assessment
110	100%	0

Farmland Valuation

Agroclimatic Zone: 21 2H-PR

Asmt	Code	Assessment
300	100%	14,030

Soil Group	Area	Rating
62 GL	53.00 Acres	37.2%
42 DG	33.00 Acres	38.7%
80 Pasture	16.00 Acres	32.0%
80 Pasture	57.00 Acres	15.8%

Total Area: **159.00 Acres**

Assessment Totals

Tax Status	Code	Description	Assessment
T	300	FARMLAND	14,030
Grand Totals For 2015			14,030



Summary Report

Year of General Assessment: 2015

Roll: 186273

Legal: NW-16-67-21-5

Address:

EAST 1/2

Land Area: 79.50 Acres

Subdivision:

Zoning: Agricultural

Market Land Valuation

Site Area: 0.00 Acres

Asmt	Code	Assessment
115	100%	0

Farmland Valuation

Agroclimatic Zone: 21 2H-PR

Soil Group

Area

Rating

Asmt	Code	Assessment
300	100%	4,680

80 Pasture

79.50 Acres

20.0%

Total Area: **79.50 Acres**

Assessment Totals

Tax Status	Code	Description	Assessment
T	300	FARMLAND	4,680
Grand Totals For 2015			4,680



Summary Report

Year of General Assessment: 2015

Roll: 186274

Legal: SW-16-67-21-5

Address:

EAST 1/2

Land Area: 78.50 Acres

Subdivision:

Zoning: Agricultural

Market Land Valuation

Site Area: 0.00 Acres

Asmt	Code	Assessment
115	100%	0

Farmland Valuation

Agroclimatic Zone: 21 2H-PR

Soil Group	Area	Rating
62 GL	31.00 Acres	33.2%
42 DG	21.00 Acres	34.7%
80 Pasture	26.50 Acres	20.0%

Asmt	Code	Assessment
300	100%	6,730

Total Area: **78.50 Acres**

Assessment Totals

Tax Status	Code	Description	Assessment
T	300	FARMLAND	6,730
Grand Totals For 2015			6,730



Summary Report

Year of General Assessment: 2015

Roll: 228566

Legal: SW-6-71-24-5

Address:

Land Area: 8.26 Acres

Subdivision:

Zoning: Crown Land



Market Land Valuation

Site Area: 8.26 Acres

Asmt	Code	Assessment
100	100%	98,410

Improvement Valuation

Foundationless Manufactured Home - Single

Floor Area	Built	Asmt	Code	Assessment
1,217 Sq Feet	1998	100	100%	103,860

Assessment Totals

Tax Status	Code	Description	Assessment
T	100	RES IMPR/SITE	202,270
Grand Totals For 2015			202,270



Summary Report

Year of General Assessment: 2015

Roll: 292660

Legal: 8821490 13 NE-34-66-11-6

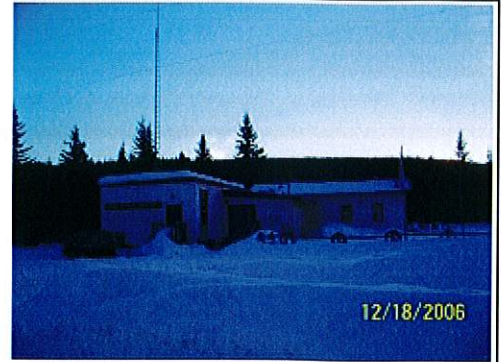
Address:

& NW 35/ SE 2-67-11-6

Land Area: 2.14 Acres

Subdivision: Nose Creek Settlement

Zoning: Country Residential Two



Market Land Valuation

Site Area: 2.14 Acres

Asmt	Code	Assessment
200	100%	9,420

Improvement Valuation

1 Storey Basementless SFD - All Ages

Floor Area	Built	Asmt	Code	Assessment
2,474 Sq Feet	1950	200	100%	58,100

Marshall & Swift

Main Level Structure 12x20 Reloc. Metal Oilfield

Area (Ft2)	Built	Asmt	Code	Assessment
240 Sq Feet	2000	200	100%	25,220

Assessment Totals

Tax Status	Code	Description	Assessment
T	200	*COMM IMPR/SITE	92,740
Grand Totals For 2015			92,740



Summary Report

Year of General Assessment: 2015

Roll: 299622

Legal: NE-17-67-21-5

Address:

WEST 1/2

Land Area: 80.50 Acres

Subdivision:

Zoning: Crown Land

Market Land Valuation

Site Area: 0.00 Acres

Asmt Code

115 100%

Assessment

0

Farmland Valuation

Soil Group

80 Pasture

Agroclimatic Zone: 21 2H-PR

Area

80.50 Acres

Rating

32.0%

Asmt Code

300 100%

Assessment

7,570

Total Area: **80.50 Acres**

Assessment Totals

Tax Status	Code	Description	Assessment
T	300	FARMLAND	7,570
Grand Totals For 2015			7,570



Summary Report

Year of General Assessment: 2015

Roll: 299623

Legal: NW-17-67-21-5

Address:

Land Area: 159.00 Acres

Subdivision:

Zoning: Crown Land

Market Land Valuation

Site Area: 0.00 Acres

Asmt	Code	Assessment
115	100%	0

Farmland Valuation

Agroclimatic Zone: 21 2H-PR

Asmt	Code	Assessment
300	100%	8,810

Soil Group

Area

Rating

80 Pasture

87.00 Acres

32.0%

80 Pasture

72.00 Acres

2.0%

Total Area: **159.00 Acres**

Assessment Totals

Tax Status	Code	Description	Assessment
T	300	FARMLAND	8,810
Grand Totals For 2015			8,810



Summary Report

Year of General Assessment: 2015

Roll: 299624

Legal: SE-17-67-21-5

Address:

WEST 1/2

Land Area: 79.50 Acres

Subdivision:

Zoning: Crown Land

Market Land Valuation

Site Area: 0.00 Acres

Asmt	Code	Assessment
115	100%	0

Farmland Valuation

Soil Group

80 Pasture

Agroclimatic Zone: 21 2H-PR

Area

79.50 Acres

Rating

30.0%

Asmt	Code	Assessment
300	100%	7,010

Total Area: **79.50 Acres**

Assessment Totals

Tax Status	Code	Description	Assessment
T	300	FARMLAND	7,010
Grand Totals For 2015			7,010



Summary Report

Year of General Assessment: 2015

Roll: 299625

Legal: SW-17-67-21-5

Address:

Land Area: 157.00 Acres

Subdivision:

Zoning: Crown Land

Market Land Valuation

Site Area: 0.00 Acres

Asmt	Code	Assessment
115	100%	0

Farmland Valuation

Agroclimatic Zone: 21 2H-PR

Asmt	Code	Assessment
300	100%	15,120

Soil Group

Area

Rating

80 Pasture

157.00 Acres

32.0%

Total Area: **157.00 Acres**

Assessment Totals

Tax Status	Code	Description	Assessment
T	300	FARMLAND	15,120
Grand Totals For 2015			15,120



Summary Report

Year of General Assessment: 2015

Roll: 309698

Legal: 0625422 1 1 NW-17-71-25-5

Address:



Land Area: 9.37 Acres

Subdivision:

Zoning: Agricultural

Market Land Valuation

Site Area: 9.37 Acres

Asmt	Code	Assessment
200	100%	83,020

Marshall & Swift

		Area (Ft2)	Built	Asmt	Code	Assessment
Main Level & Conc. Slab	20X50 Warehouse (Metal Clad)	1,000 Sq Feet	2003	200	100%	11,520
Main Level & Conc. Slab	40x90 Warehouse (Metal Clad)	6,000 Sq Feet	2010	200	100%	278,760

Assessment Totals

Tax Status	Code	Description	Assessment
T	200	*COMM IMPR/SITE	373,300
Grand Totals For 2015			373,300



Summary Report

Year of General Assessment: 2015

Roll: 311066

Legal: 9820795 1 SW-26-65-21-5

Address:

Land Area: 9.98 Acres

Subdivision:

Zoning: Agricultural



Market Land Valuation

Site Area: 9.98 Acres

Asmt	Code	Assessment
100	100%	66,330

Improvement Valuation

	Floor Area	Built	Asmt	Code	Assessment
Foundationless	624 Sq Feet	1973	100	100%	17,260
Manufactured Home - Single					

Assessment Totals

Tax Status	Code	Description	Assessment
T	100	RES IMPR/SITE	83,590
Grand Totals For 2015			83,590



Summary Report

Year of General Assessment: 2014

Roll: 313774

Legal: NW-31-74-25-5

Address:

Land Area: 149.05 Acres

Subdivision:

Zoning: Crown Land

Market Land Valuation

Site Area: 149.05 Acres

Asmt Code

115 100%

Assessment

94,820

Assessment Totals

Tax Status	Code	Description	Assessment
T	115	VACANT RES	94,820
Grand Totals For 2014			94,820



Summary Report

Year of General Assessment: 2014

Roll: 313775

Legal: NE-31-74-25-5

Address:

Land Area: 145.20 Acres

Subdivision:

Zoning: Crown Land

Market Land Valuation

Site Area: 145.20 Acres

Asmt Code

115 100%

Assessment

93,420

Assessment Totals

Tax Status	Code	Description	Assessment
T	115	VACANT RES	93,420
Grand Totals For 2014			93,420

PUBLIC SALE OF LAND

MUNICIPAL GOVERNMENT ACT DIVISION 8 RECOVERY OF TAXES RELATED TO LAND

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Notice is hereby given that under the provisions of the *Municipal Government Act* the Municipal District of Greenview No. 16 will offer for sale, by public auction, in the Council Chambers of the Municipal District of Greenview No. 16 Administration Building, 4806 – 36 Avenue, Valleyview, Alberta, on Thursday, September 15, 2016 at 9:00 a.m., the following lands:

LEGAL	PLAN	BLK	LOT	C of T	RESERVE BID
NE-19-70-23-W5	725TR	1	4	092437931003	\$ 30,000
NE-19-70-23-W5	725TR	1	3	092437931002	\$ 30,000
NE-19-70-23-W5	725TR	1	2	092437931001	\$ 30,000
NE-34-66-11-W6	8821490	14		142048241001	\$ 5,000
SE-16-67-21-W5				102114372004	\$ 80,000
NW-16-67-21-W5				102114372005	\$ 50,000
SW-16-67-21-W5				102114372006	\$ 50,000
NE-34-66-11-W6	8821490	13		142048241	\$ 185,000
NE-17-67-21-W5				102114372003	\$ 85,000
NW-17-67-21-W5				102114372	\$ 50,000
SE-17-67-21-W5				102114372002	\$ 75,000
SW-17-67-21-W5				102114372001	\$ 50,000
NW-17-71-25-W6	0625422	1	1	062492832	\$350,000
SW-26-65-21-W5	9820795		1	982076202	\$ 75,000
NW-31-74-25-W5				052175762001	\$ 85,000
NE-31-74-25-W5				052175762	\$ 85,000

Each parcel will be offered for sale subject to a reserve bid and to the reservations and conditions contained in the existing Certificate of Title.

These properties are being offered for sale on an “as is, where is” basis, and the Municipal District of Greenview No. 16 makes no representation and gives no warranty whatsoever as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject land for any intended use by the Purchaser. No bid will be accepted where the bidder attempts to attach conditions precedent to the sale of any parcel. No terms or conditions of sale will be considered other than those specified by the Municipal District of Greenview No. 16. No further information is available at the public auction regarding the lands to be sold.

The Municipal District of Greenview No. 16 may after the public auction become the owner of any parcel of land that is not sold at the public auction.

TERMS: 10% down payment at public auction; balance within 30 days of the date of the Public Auction.
All payments must be made by Cash or Certified Cheque.

Redemption may be effected by payment of all arrears of taxes and costs at any time prior to the sale.

Dated at Valleyview, Alberta July 30, 2016

MIKE HAUGEN, CHIEF ADMINISTRATIVE OFFICER



NE-19-70-23-5



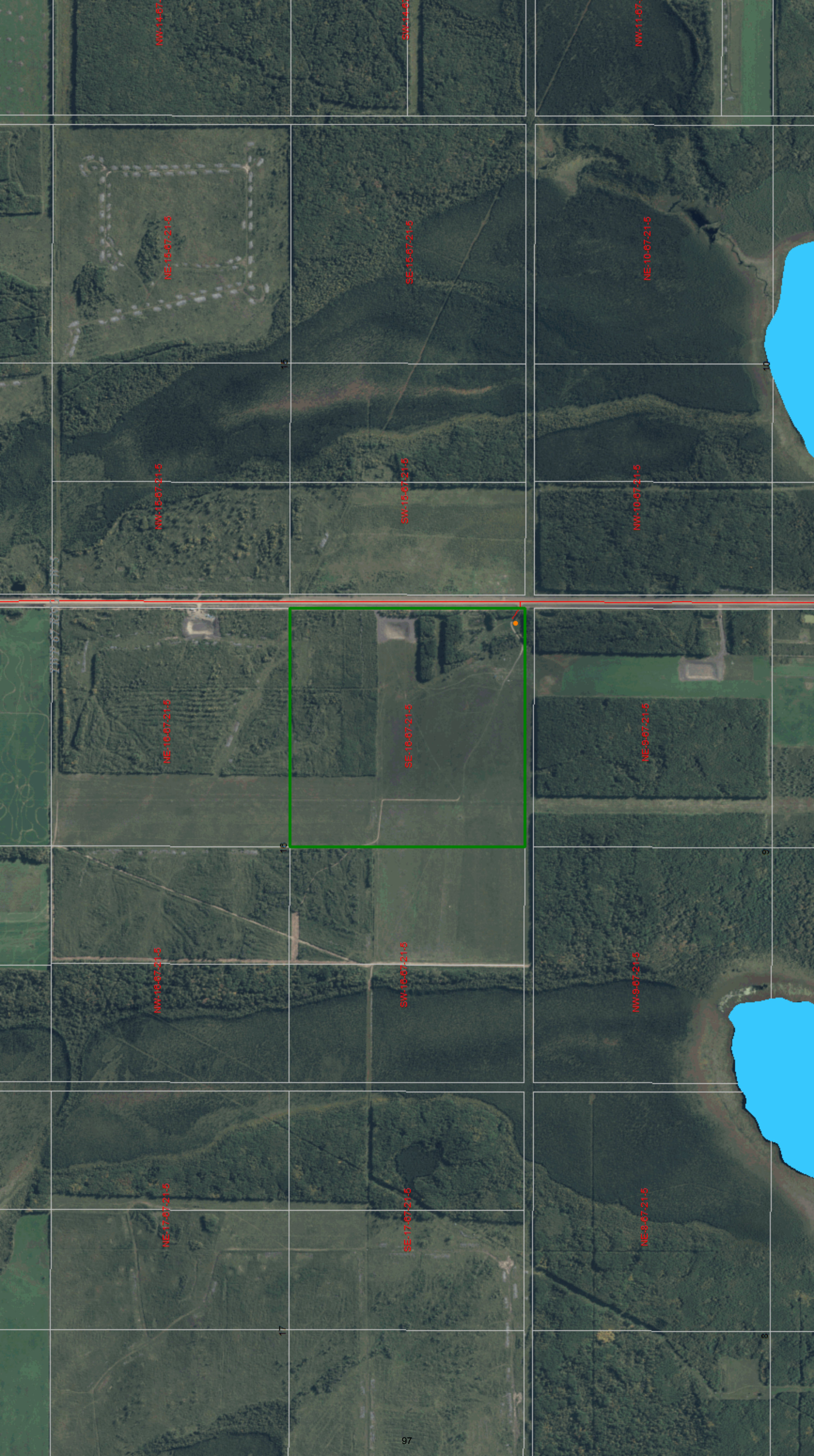


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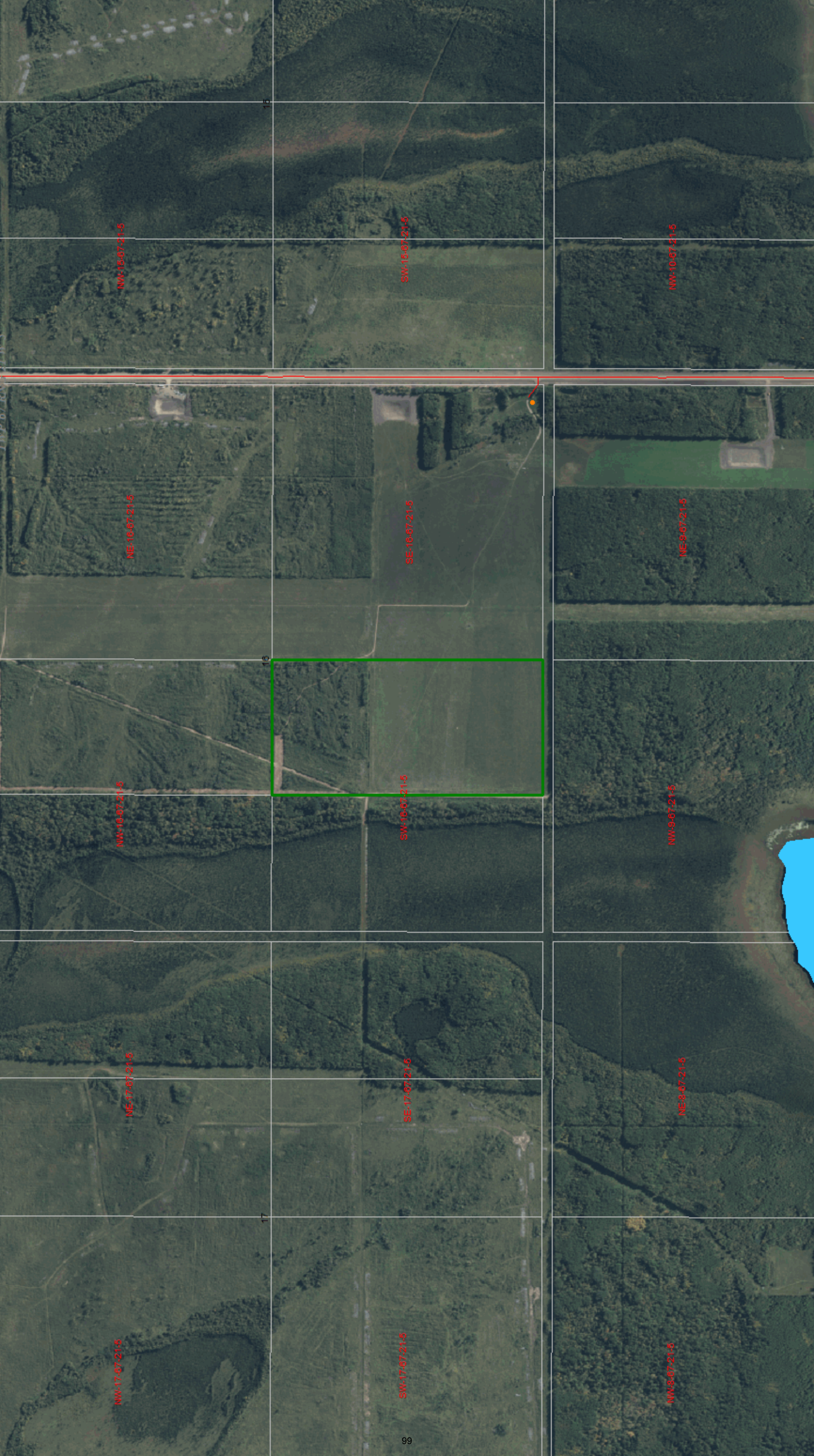
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NW 35-86-11-5







NW-16-67-21-5

SW-16-67-21-5

NW-10-67-21-5

NE-16-67-21-5

SE-16-67-21-5

NE-9-67-21-5

NW-16-67-21-5

SW-16-67-21-6

NW-9-67-21-5

NE-17-67-21-5

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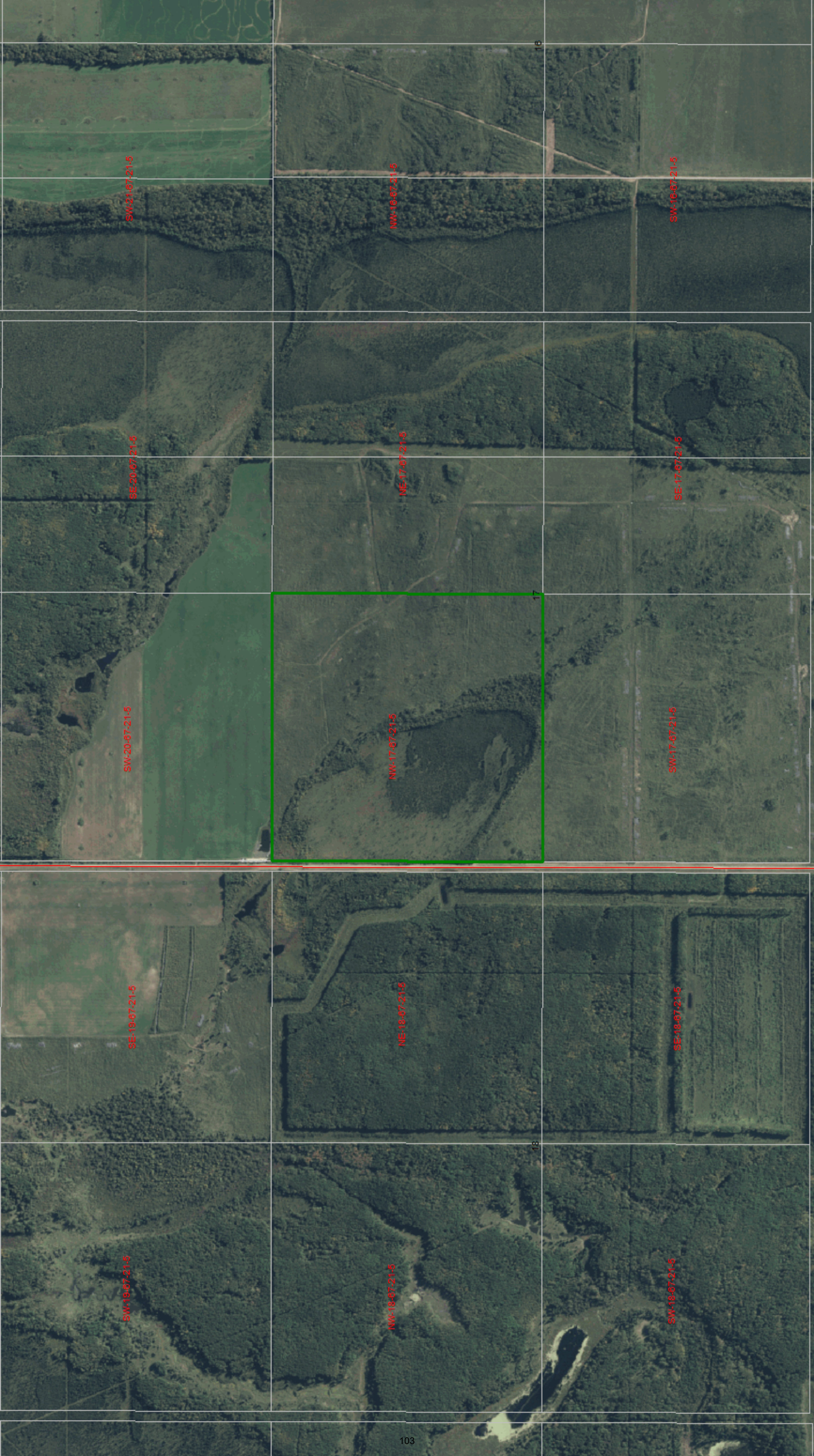
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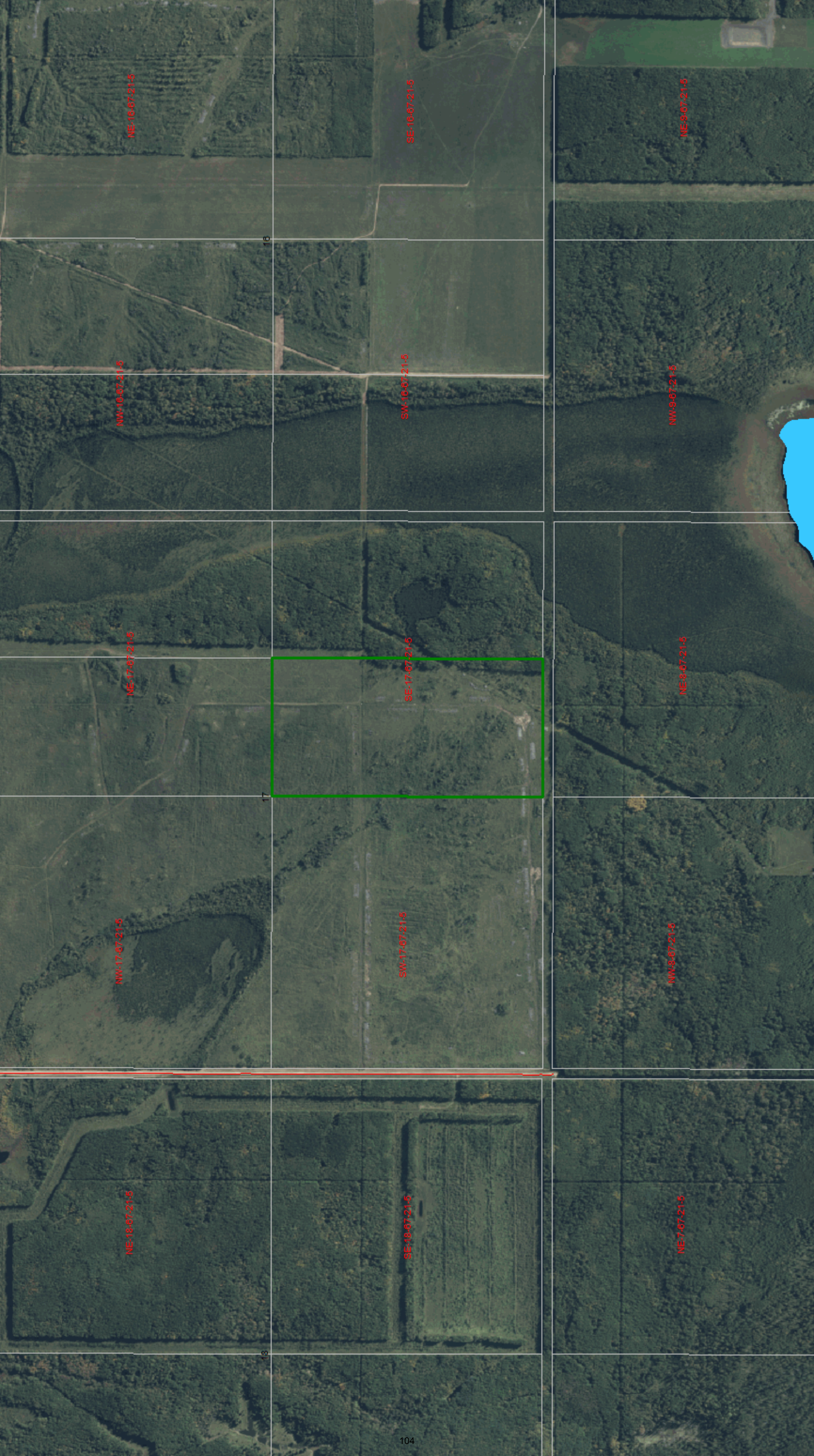
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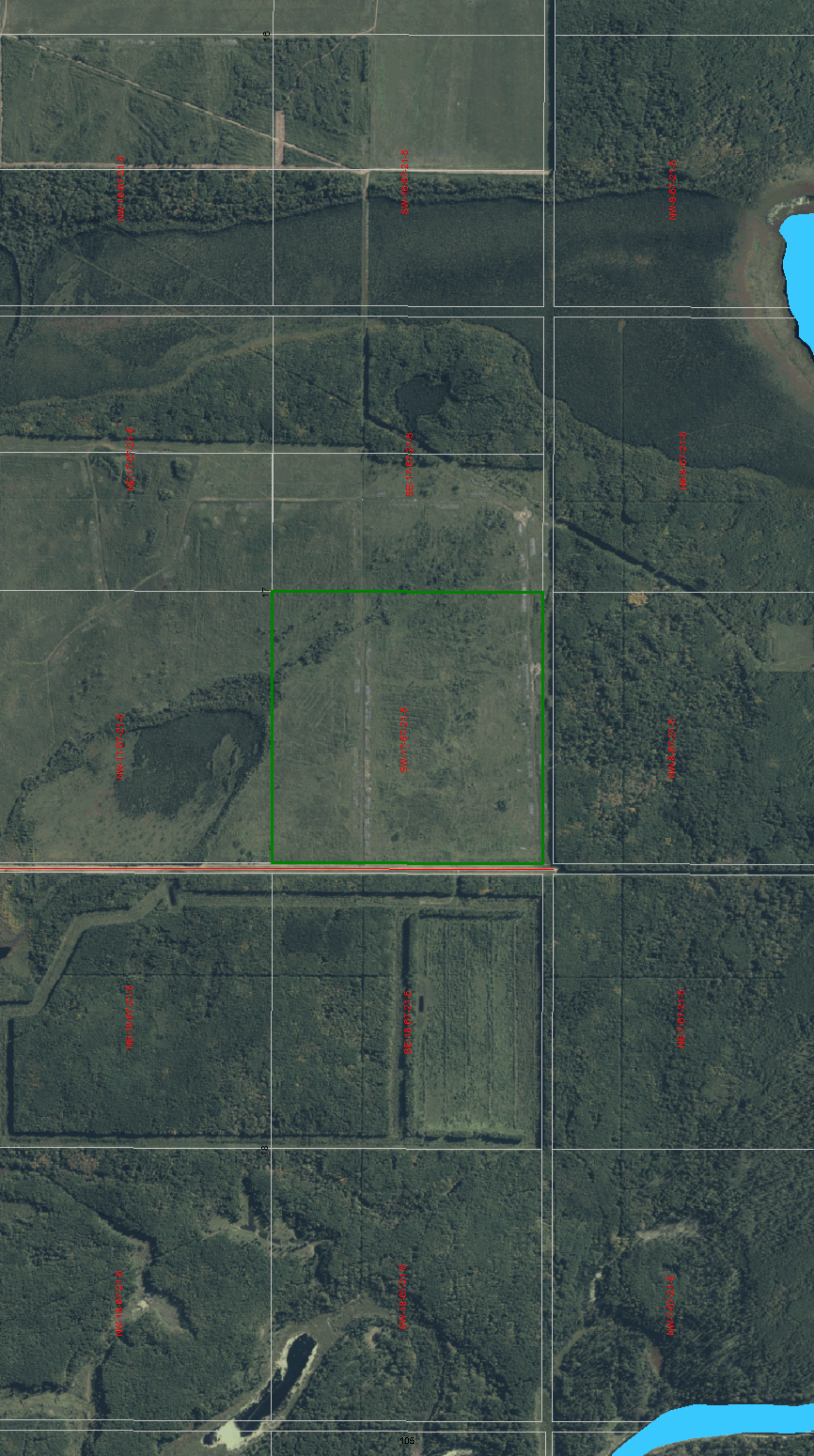


NW 335-065-11-06









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SW-16-67-21-5

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NE-17-67-21-5

SE-17-67-21-5

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SW-17-67-21-5

NW-8-67-21-5

NE-18-67-21-5

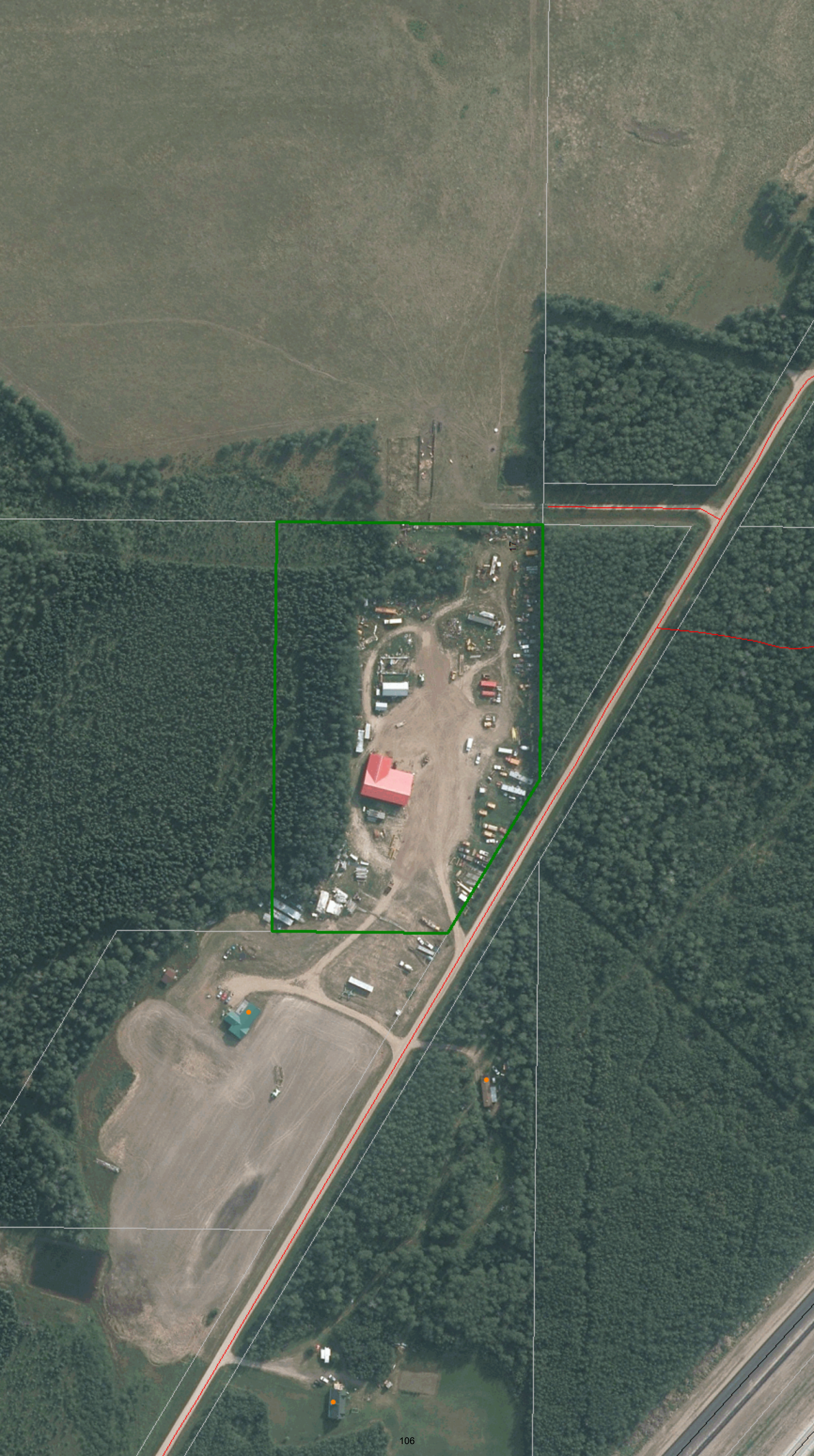
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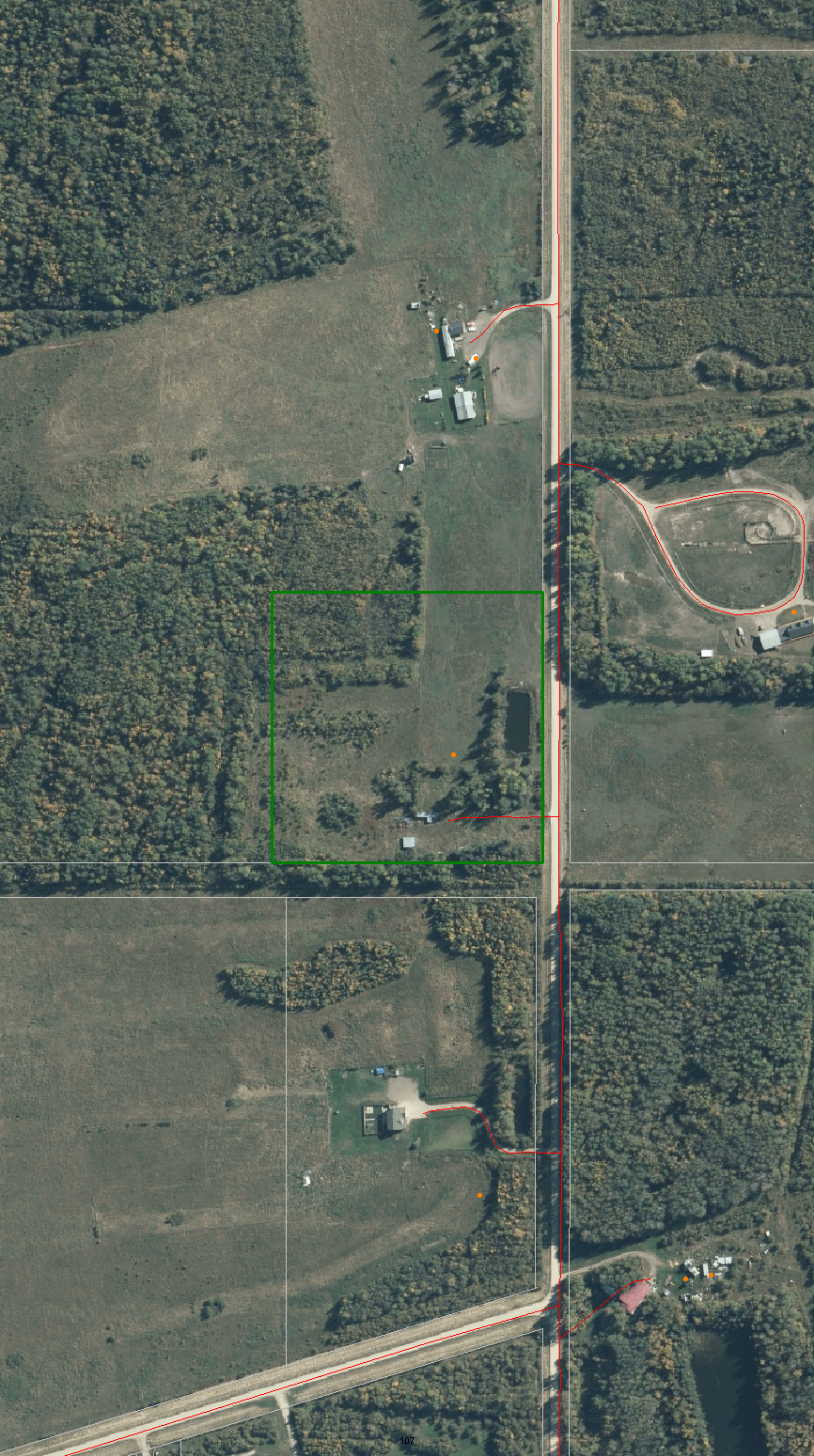
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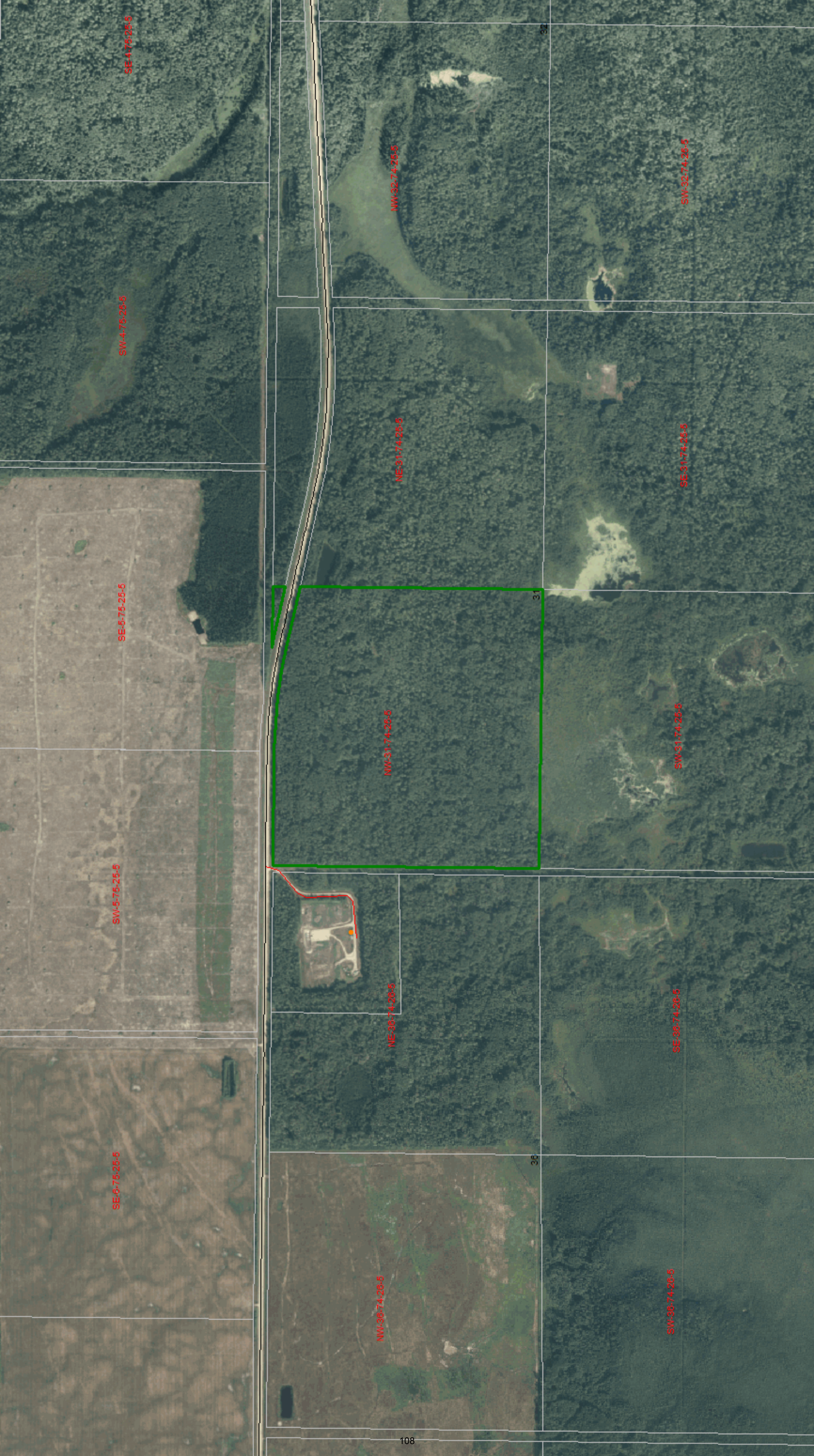
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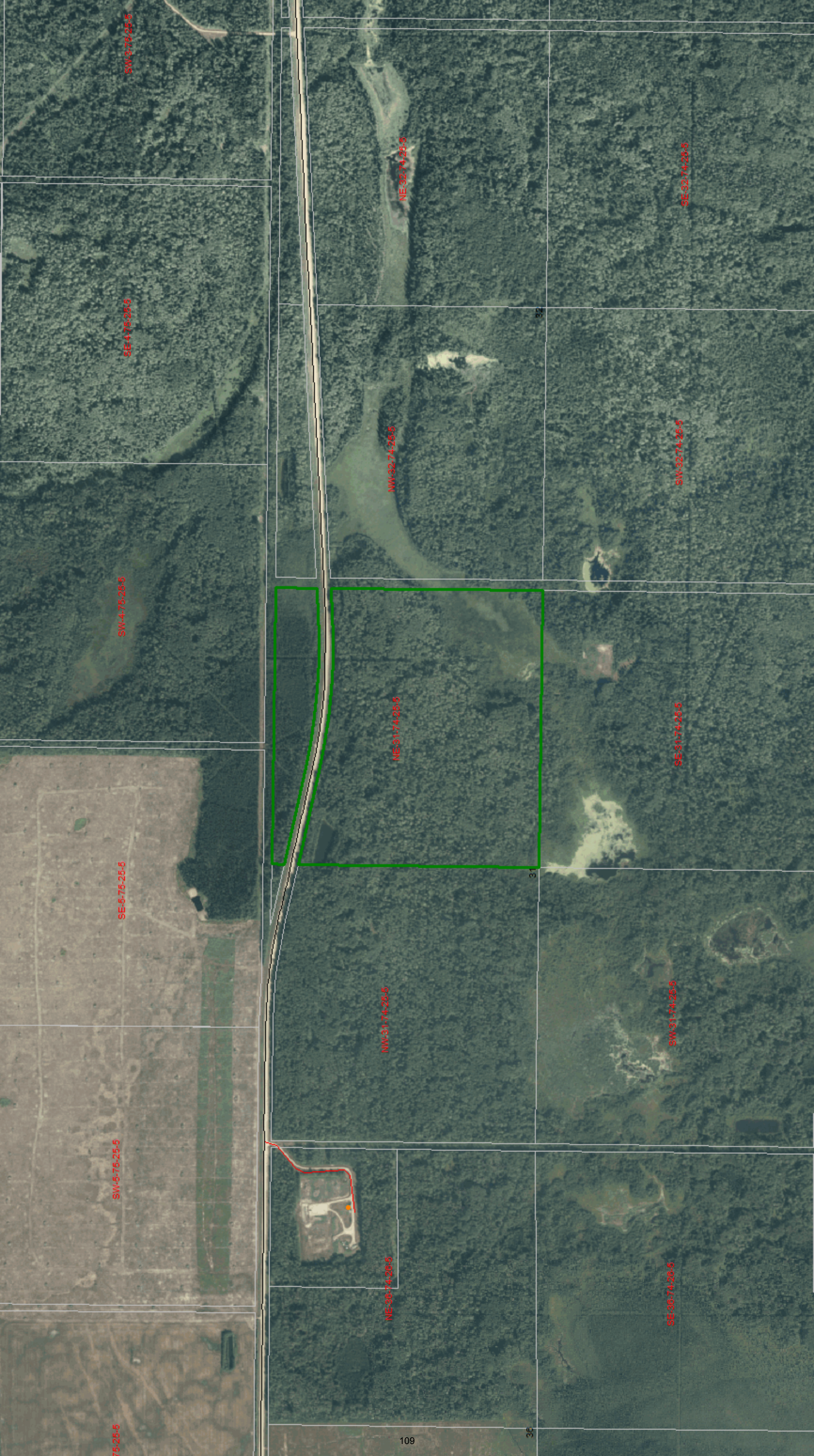
SW-18-67-21-5

NW-7-67-21-5











REQUEST FOR DECISION

SUBJECT:	Greenview Recreation Master Plan Advisory Committee		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	June 28, 2016	CAO: MH	MANAGER: AE
DEPARTMENT:	COMMUNITY SERVICES/ RECREATION SERVICES	GM: DM	PRESENTER: AE
FILE NO./LEGAL:			LEGAL/ POLICY REVIEW:
STRATEGIC PLAN:			FINANCIAL REVIEW:

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council accept the Terms of Reference for the Greenview Recreation Master Plan Advisory Committee.

BACKGROUND / PROPOSAL:

Greenview Council has approved the undertaking of a Greenview Recreation Master Plan which will be initiated by the consulting team of McElhanney Consultants Services Ltd. Administration is recommending that an advisory committee with a terms of reference be established to assist the consulting team in developing a Greenview Recreation Master Plan.

The advisory committee will provide a key role in representing the various stakeholders throughout Greenview in regards to recreation activities, programs and services.

OPTIONS – BENEFITS / DISADVANTAGES:

Options – Council has the option to approve, alter or deny the Terms of Reference for the Greenview Recreation Master Plan Advisory Committee.

Benefits – The benefit of accepting the Terms of Reference for the Greenview Recreation Master Plan Advisory Committee is that the roles and responsibilities of the committee will be clearly outlined.

Disadvantages – There are no perceived disadvantages to accepting the Terms of Reference for the Greenview Recreation Master Plan Advisory Committee.

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- Terms of Reference for the Greenview Recreation Master Plan Advisory Committee



Greenview Recreation Master Plan Advisory Committee Terms of Reference

Purpose

The Greenview Recreation Master Plan Advisory Committee will act as an advisory board to Greenview and the project consultant on matters related to the preparation and delivery of the Master Plan.

Membership

1. The Greenview Recreation Master Plan Advisory Committee shall consist of nine (9) members:
 - Three (3) Greenview elected officials.
 - One (1) member-at-large, which may be administration, Town of Valleyview.
 - One (1) member-at-large, which may be administration, Town of Grande Cache.
 - One (1) member-at-large, which may be administration, Town of Fox Creek.
 - Three (3) members-at-large, who may represent schools, recreation organizations, etc.

Structure

1. The chairman shall be a Greenview elected official as determined by Council.
2. Vice chairman shall be selected by members of the Greenview Recreation Master Plan Advisory Committee.
3. Members shall be appointed by Greenview Council for the term of the project.
4. Greenview Administration will provide administrative services to the advisory committee.

Responsibilities

1. Meetings shall be held at the call of the chairman.
2. Quorum for the Greenview Recreation Master Plan Advisory Committee shall consist of fifty percent (50%) of the membership plus one.
3. Committee members will be required to advise the project consultants on all matters related to the development of the master plan.
4. Committee members shall represent the interests of all stakeholders related to the master plan development.

Reporting

1. Minutes of the advisory committee meetings shall be recorded and submitted to Greenview.
2. Monthly activity reports shall be provided to Greenview.

Greenview Council may amend the Terms of Reference as required.



REQUEST FOR DECISION

SUBJECT: **2016 Senior Housing Survey Summary Report**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: June 28, 2016
DEPARTMENT: COMMUNITY SERVICES
FILE NO./LEGAL:
STRATEGIC PLAN:

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

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council accept for information the 2016 Senior Housing Survey Summary Report.

BACKGROUND / PROPOSAL:

Council has authorized Greenview Administration to initiate a Seniors Housing Survey throughout Greenview. The purpose of the survey was to gather information as to identify any gaps and needs related to senior housing within the Greenview communities.

The survey was initiated by Green View FCSS in the spring of 2016 with excellent participation from the respondents.

- The survey indicated that from the 250 people completing the survey the majority of the respondents were from DeBolt, Grovedale and Valleyview areas.
- Statistics concluded that 85% of the respondents have lived in the area for more than 10 years.
- The majority of the respondents are married and own their homes.
- The preference for relocating to senior homes would be to a neighbouring community or town.
- Most respondents are aware of the housing options currently available and from those respondents the majority stated that senior's housing options are required urgently or somewhat urgently.
- Most respondents are not currently on a waiting list for seniors housing.
- Respondents that identified the preference to rent senior housing indicated their knowledge of monthly fees are poor to somewhat knowledgeable.
- Of the survey respondents received, 62% indicated that living arrangements would need to be subsidized.

Administration is recommending the following:

- That the survey results be made available to the general public.

- Senior housing authorities within Greenview be contacted to evaluate their organization's future plans for senior housing within Greenview.
- Community meetings be held in DeBolt and Grovedale with potential stakeholders to determine possible senior housing alternatives.

Administration believes that the survey was beneficial in gathering data, however further stakeholder engagement will be required to develop an applicable strategy in regards to seniors housing.

OPTIONS – BENEFITS / DISADVANTAGES:

Options – Council has the option to accept or deny the 2016 Senior Housing Survey Summary Report for information.

Benefits – The benefit of accepting the 2016 Senior Housing Survey Summary Report for information is that Greenview Council will have an understanding of the gaps and needs related to senior housing within the Greenview communities.

Disadvantages – There are no perceived disadvantages of accepting the 2016 Senior Housing Survey Summary Report for information.

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- Seniors Housing Survey Report – March 2016
- Alberta Farm Express - Article: New Concept for Seniors' Housing in Small Towns

Seniors Housing Survey Report

March 2016

1. What is your age category?

Age Range	Percentage	Count
Under 50	23.6%	59
50-60	21.6%	54
61-70	30.4%	76
71-80	18.4%	14
81-90	5.6%	14
91-100	0.4%	1
	Total Count	250

2. Which of these communities do you reside in or are located closest to you?

Area	Percentage	Count
DeBolt	15.1%	38
Fox Creek area	0.8%	2
Grande Cache area (incl. co-ops and enterprises)	1.2%	3
Grovedale	29.9%	75
Little Smoky	3.2%	8
New Fish Creek	6.0%	15
Ridgevalley	4.8%	12
Sunset House	4.0%	10
Sweathouse	0.8%	2
Valleyview	33.1%	83
Other (*)	1.2%	3
	Total Count	251

(*) Other includes: 1 Lethbridge, 1 Sturgeon Heights, 1 the Narrows.

3. How long have you resided in the area?

Years of Residence	Percentage	Count
Less than 3	2.8%	7
5-10 years	12.9%	32
Over 10 years	84.3%	209
	Total Count	248

4. What is your current marital status?

Marital Status	Percentage	Count
Single	19.0%	47
Married	69.8%	173
Other	11.3%	28
	Total Count	248

5. Please indicate your current living status?

Living Status	Percentage	Count
Renting	5.6%	14
Home owner	86.0%	215
Subsidized housing	2.4%	6
Living with relatives	3.2%	8
Living in seniors facility	1.6%	4
Other (*)	1.2%	3
	Total Count	250

(*) Other includes: 1 in Shepard's Village; 1 in motorhome; 1 in pick-up truck.

6. If you were to relocate to senior housing/facility; where would be your preference?

Relocation Preference	Percentage	Count
Nearby city	12.2%	30
Nearby town	46.1%	113
Neighbouring community	41.6%	102
	Total Count	245

7. Are you aware of the senior housing options available in your area?

Seniors Housing Awareness	Percentage	Count
Yes	65.6%	160
No	34.4%	84
	Total Count	244

8. Please rate the necessity for senior housing options in your community.

Need for Senior Housing Options	Percentage	Count
Not required	2.9%	7
Required, not urgent	12.1%	29
Required, somewhat urgent	37.7%	90
Required urgently	47.3%	113
	Total Count	239

9. Are you or someone in your family currently on a waiting list for a seniors housing facility?

Waiting List	Percentage	Count
Yes	14.6%	35
No	85.4%	205
	Total Count	240

10. Would you prefer to rent or own independent senior housing?

Housing Type Preference	Percentage	Count
Rent	63.4%	147
Own	36.6%	85
	Total Count	232

11. How would you rate your current knowledge of monthly fees for senior housing costs?

Housing Cost Knowledge	Percentage	Count
Poor	41.55	102
Somewhat knowledgeable	43.5%	107
Very knowledgeable	15.0%	37
	Total Count	246

12. How would you rate your knowledge on current wait times to access senior housing?

Waiting Times Knowledge	Percentage	Count
Poor	30.9%	76
Somewhat knowledgeable	45.9%	113
Very knowledgeable	23.2%	57
	Total Count	246

13. Would you require your living arrangements to be subsidized?

Subsidize	Percentage	Count
Yes	62.3%	142 ✓
No	37.7%	86
	Total Count	228

14. If a senior's housing development was established in your area; what would be your preference?

Housing Preference	Percentage	Count
Age friendly apartment/ condominium/ house	37.0%	91
Lodge	22.8%	56
Facility for couples w/different care needs	37.0%	91
Other (*)	3.3%	8
	Total Count	246

(*) Other includes: age friendly housing; multi-functional building with apartment for light care needs; lodge for couples; smoke free building; manor.

15. What community senior services are most important to you?

From 235 respondents, the following services were identified as important:

Home support	Grocery stores
Medical services	Country living environment
Meals on Wheels	Common area for functions
Access to 24/7 nursing aid	Group activities
Meal preparation	Gym
Covered parking	Security from intruders
Transportation	Support and information

Municipal Ward

Ward	Percentage	Count
Ward 1 (Grande Cache)	1.8%	3
Ward 2 (Little Smoky)	2.9%	5
Ward 3 (Valleyview)	13.5%	23
Ward 4 (Sunset House)	5.3%	9
Ward 5 (New Fish Creek)	8.2%	14
Ward 6 (DeBolt & Puskwaskau)	18.8%	32
Ward 7 (Crooked Creek)	9.4%	16
Ward 8 (Grovedale)	40.0%	68
	Total Count	170

Please provide any additional comments to assist us with understanding your current or future senior housing needs.

Count Response

- 1 #13 depends on if its a couple or single
- 1 #13 probably not as a husband and wife with two pensions etc. but maybe if by myself
- 1 A transportation service from the farm if we are unable to drive later on jw
- 1 Also, some of each could be built in the same unit.
- 1 DeBolt needs to have a lodge type facility where meals are available and some nursing care.
- 1 Depends on a couple or widow also medical condition jw
- 1 Health is a day-to-day need ; one cannot predict the future. It has to be played by ear.
- 1 I don't need this yet, but will come soon! Love the area; please take care of our own!
- 1 I feel there is a need for subsidized housing the cost of living is extremely high jw
- 1 I think it's a good thing for the md to spend money on
- 1 I would like to see Duplexes close to Ridge Valley Home jw
- 1 If there was a seniors home in Grovedale I would be living there not Grande Prairie jw
- 1 Keep living in Sheperds Village as long as possiable. Love the home care and fcss support jw
- 1 Moving to Calgary & would like shopping at a walkable distance... also walking paths etc.
- 1 My mother would like to come here, but waiting list to GP is to long.
- 1 My present home is in need of lots of repairs. I need to move to a safer place.
- 1 Need more Doctors jw
- 1 Need more accomidations for independent senior living
- 1 Need more housing, not enough room, wait time too long. jw
- 1 Need to have living on one floor with all wheel chair friendly jw
- 1 Need to provide care in our community for unforeseen medical needs for seniors jw
- 1 Need units for couples it live together Need more Doctors jw
- 1 Not enough options for seniors to go when they need the next level of care jw
- 1 Subsidized if needed due to savings and if single or not jw
- 1 Test
- 1 There is no senior housing in our area and we would like to stay close to family
- 1 There needs to be more senior care, also
- 1 Those in need should have preference More double rooms needed
- 1 Waiting time to get into the lodge jw

Count Response

1	Wanting to stay in the community near family and friends.
1	Way too long wait time jw
1	We have to concentrate on assisting seniors to age in there own home
1	We need more lodge space, 2 year waiting list is not funny. jw
1	We need more respite care.
1	We need more respite care.
1	We need senior housing locally jw
2	We plan to stay in our own home as long as possiable
1	We want to stay within the community we helped build and close to family
1	depending on the disabilities and those change as we age jw
51	jw
1	maintaining realationship/family support would be a priority jw
1	staying close to family is important, acsess to community and social events
1	we need the MD to subsidize the property taxes so that seniors can stay in their own homes longer
1	what is happening to the housing beside the highway jw
1	would like to stay in community as i age near family and friends jw
1	We are going to sell pretty soon as land & house taxes are increasing way too high for low income seniors plus it's getting harder every year to keep up our yard. We need way more seniors apartments here and in GP that charge accordingly to what seniors bring a month.
1	To be able to stay in your community is a big bonus for seniors; not too small where there is a big waiting list.
1	Have father-in-law that is 83 years. He mobile + living on his own but something happened where he needed 24 hr care. We would have to wait to get him that help. In Grande Prairie, the waiting list is long. Would like something in Grovedale because he was born + raise in the SW area.
1	Aging seniors in rural areas vulnerable to crime invasions-MD should provide security cams powered by solar at MD road gate accesses
1	I think seniors should live in their own homes as long as possible and if the MD would give them a rebate on taxes it would ease the financial burden to make it possible
1	Buildings should be built with the barrier free guide in mind and a few suites /apartments should be built specifically for those who are bound to eheelchairs.
1	I know many seniors in the area that were forced to move to the city and would have rathered stayed in our area. They should have access to senior housing in their home community in which they have been a part of for decades
1	If not already allowed, allow 2nd dwelling in farmyards so family/friends could assist elderly in farmyard situations. Allow "tiny house" idea in town and on town lots. Allow motorized golf cartds and wheel chairs in town. Plan a town that is walk friendly w/r to services
1	We need more choices for seniors and the wait time is too long if you need to get into them in a hurry jw

Count Response

- 1 I believe assisted seniors lodging would be a asset in our community, very beneficial for our seniors peace of mind and well being jw
- 1 Senior housing badly needed in Grovedale. Preference for a facility for dementia a/o Alzheimers (?); future needs.
- 1 When it is time for me or my parents to need a place to live. I would like them and myself to be able to stay in Debolt where we have spent our lives. It also creates some jobs in Debolt.
- 1 Currently, none. I will stay in my own 'home' as long as I am physically and mentally capable but where my home is can change.
- 1 The wording of #15 makes it difficult to answer. They are all desirable services but dont know what I will need when the time comes jw
- 1 In Valleyview their is a void between thw care at the Red Willow Lodge and Extended care some options have to be explored between the to so people can live with dignaty jw
- 1 We currently reside in our motorhome in the summer and with relatives in winter. We are looking to settle in Debolt as senior citizens on a full time bases.
- 1 At this time I have no need for assistance but in the future all the services in #15 could be required jw
- 1 Any new housing for seniors should be built according to the 'barrier-free guide' so as to accommodate all possible disabilities or aging issues.
- 1 We are in flux at present but soon we will have to move out of our home. Both of us are suffering disabilities that make stairs very difficult. jw
- 1 The facility by the Shell is redicoulas who would want to live there who ever decided that has holes in their head
- 1 I have lived in this community awhile, my father is disabled and rents off of me. He likes the small town and would hate to have to move into a city in order to move into a home.
- 1 At present in Shepards Village in future may need more care and possiably the lodge. I think small senior friendly app for couples jw
- 1 We want to stay together as a couple regardless of care needed We want to stay close to our church and community jw
- 1 Done in phases, keeps people in DeBolt that wanted to stay; give back to the people that built this country with their bare hands. Our grandparents didn't have MD trucks to drive and unneeded highways to drive on, unneeded sand truck on gravel roads where graders are supposed to do the job. New Jobs.
- 1 A resort type setting, with individual apartments would be nice. An opportunity to cook for yourself, or order from a menu or go down to a buffet style meal in a central eating space would be great. A games room, exercise room, arts and crafts room would be really nice. Perhaps a library where you could donate and take books would be helpful, as well as a place to book for family get togethers with kitchen facilities would be amazing. A gardening plot is also a must.
- 1 Senior housing should be centrally located within walking distance of post office, drug store and hospital. Easy walking distance.
- 1 As a single man obviously I expect to have a neighbour find my dead body when they visit. There really isn't much a gov't agency can offer me because I'm not leaving my home, it's too expensive. In the future my biggest problem with staying at home will be getting supplies, primarily food. I'm really hoping I'll be dead before that happens.
- 1 Get prepared for future lots of baby boomers going to hit all at same time. Keep people in their own homes as long as possible until assistance programs.
- 1 Access to medical services are a high priority. Situation in Valleyview does not meet this criteria so as one ages might need to move closer to the city

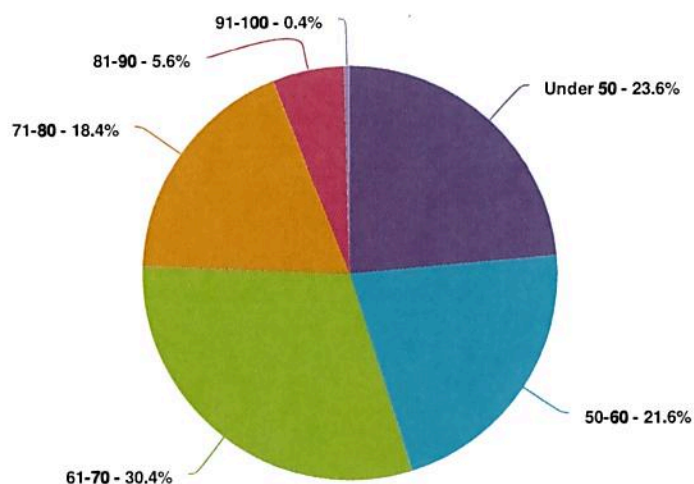
Count Response

- 1 I hope to remain in Valleuview I would like to live in a extended living facility and then move ti a assisted living facility as health declines lodge/monor jw
- 1 We need more lodging in all area for seniors from independet living to the lodge to extended care jw
- 1 I grew uo here and whenli retire I would like to stay in this community. It is sad to see a lot of my friends leave because there is little or no space available jw
- 1 I am trained as a long term care nurse.. and would love to see more options for in home care or support in our community.
- 1 I feel it s much easier for older people to move to a senior lodge or residence in their own community where they have the support of family and friends as opposed to being sent to town or an outside community .i think staying in ones community would be a lot easier to adjust to at a stressful time in life

New Summary Report - 02 March 2016

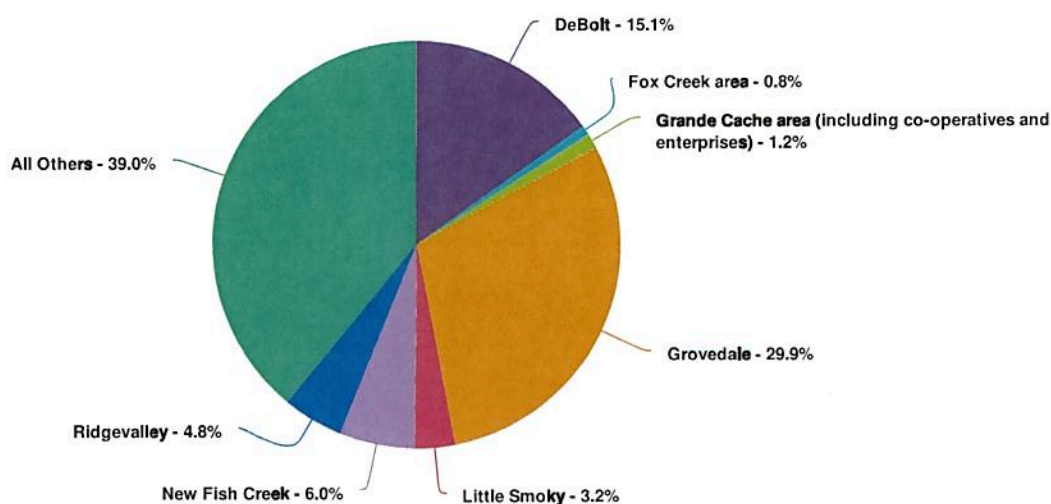
Survey: Greenview Seniors Housing Survey

1. What is your age category?



Value	Percent		Count	Statistics	
Under 50	23.6%	<div></div>	59	Sum	11,827.0
50-60	21.6%	<div></div>	54	Average	61.9
61-70	30.4%	<div></div>	76	StdDev	9.6
71-80	18.4%	<div></div>	46	Max	91.0
81-90	5.6%	<div></div>	14		
91-100	0.4%	<div></div>	1		
Total			250		

2. Which of these communities do you reside in or are located closest to you?

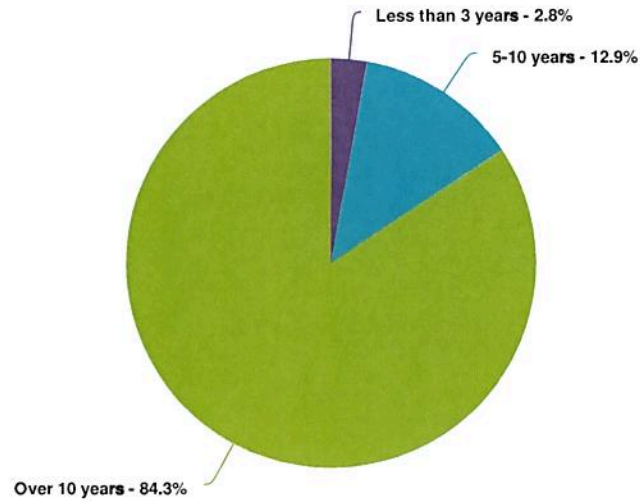


Value	Percent	Count
DeBolt	15.1%	38
Fox Creek area	0.8%	2
Grande Cache area (including co-operatives and enterprises)	1.2%	3
Grovedale	29.9%	75
Little Smoky	3.2%	8
New Fish Creek	6.0%	15
Ridgevalley	4.8%	12
Sunset House	4.0%	10
Sweathouse	0.8%	2
Valleyview	33.1%	83
Other (specify)	1.2%	3
Total		251

3. If you answered "other" to the question above, please provide the details.

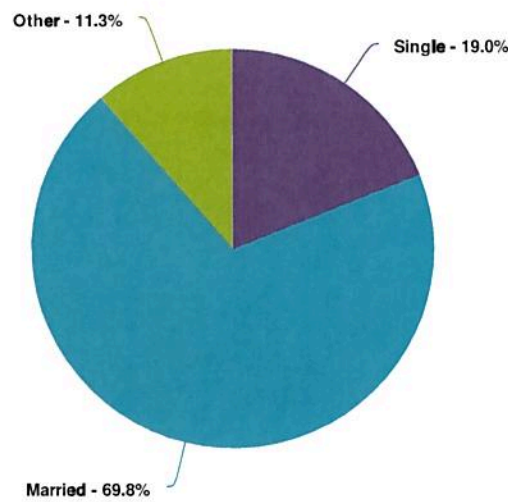
Count	Response
1	Lethbridge
1	Sturgeon heights
1	The Narrows

3. How long have you resided in the area?



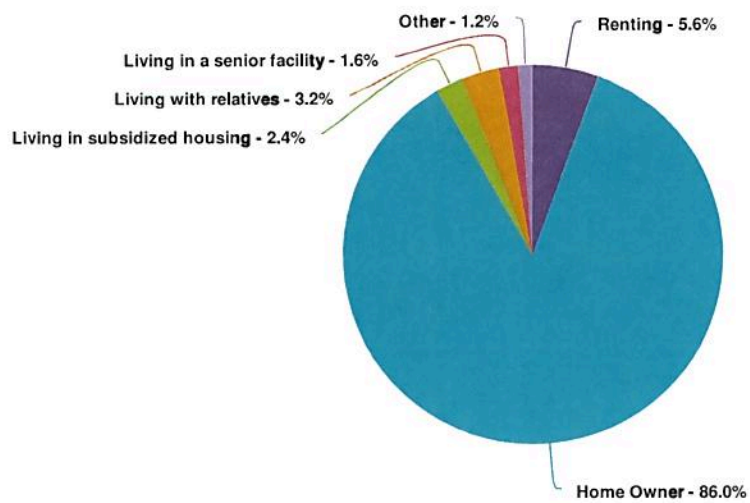
Value	Percent	Count	Statistics	
Less than 3 years	2.8%	7	Sum	160.0
5-10 years	12.9%	32	Average	5.0
Over 10 years	84.3%	209	Max	5.0
Total		248		

4. What is your current marital status?



Value	Percent	Count
Single	19.0%	47
Married	69.8%	173
Other	11.3%	28
Total		248

5. Please indicate your current living status?

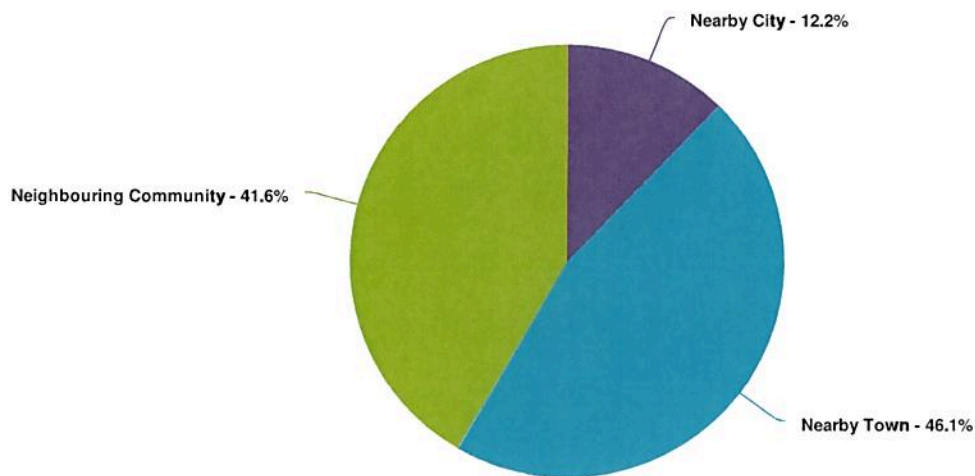


Value	Percent	Count
Renting	5.6%	14
Home Owner	86.0%	215
Living in subsidized housing	2.4%	6
Living with relatives	3.2%	8
Living in a senior facility	1.6%	4
Other	1.2%	3
Total		250

If you selected "other" in the question above, please provide the details:

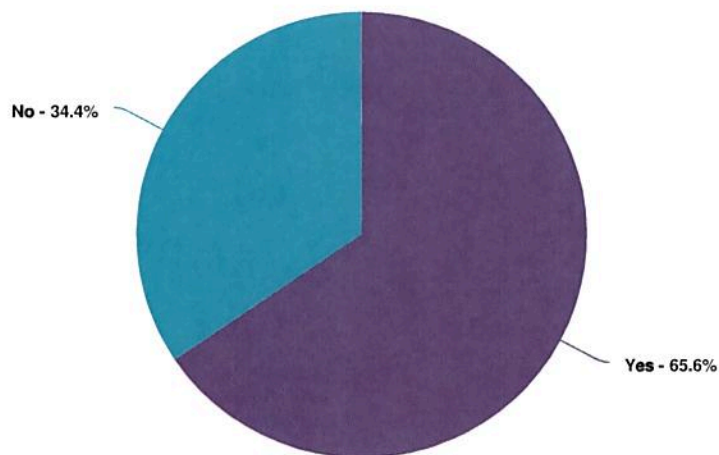
Count	Response
1	Shepards Village
1	We reside in our motorhome
1	pick-up truck

6. If you were to relocate to senior housing/facility, where would be your preference?



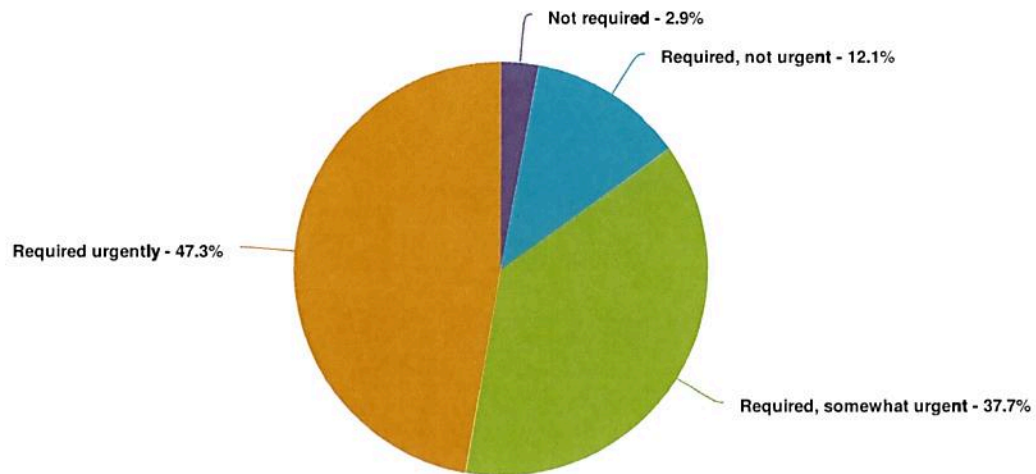
Value	Percent	Count
Nearby City	12.2%	30
Nearby Town	46.1%	113
Neighbouring Community	41.6%	102
Total		245

7. Are you aware of the senior housing options available in your area?



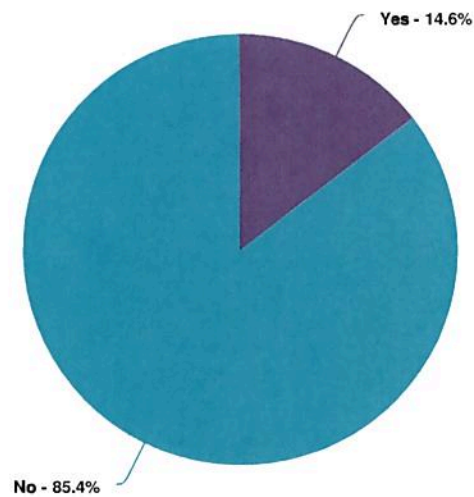
Value	Percent	Count
Yes	65.6%	160
No	34.4%	84
Total		244

8. Please rate the necessity for senior housing options in your community...



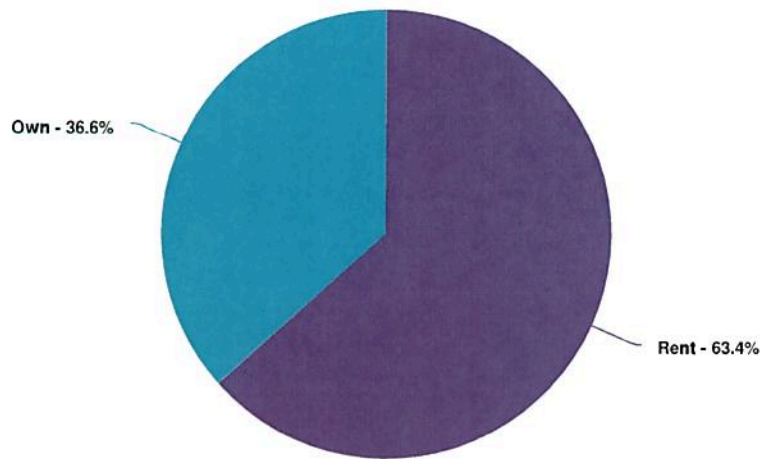
Value	Percent	Count
Not required	2.9%	7
Required, not urgent	12.1%	29
Required, somewhat urgent	37.7%	90
Required urgently	47.3%	113
Total		239

9. Are you or someone in your family currently on a waiting list for a seniors facility?



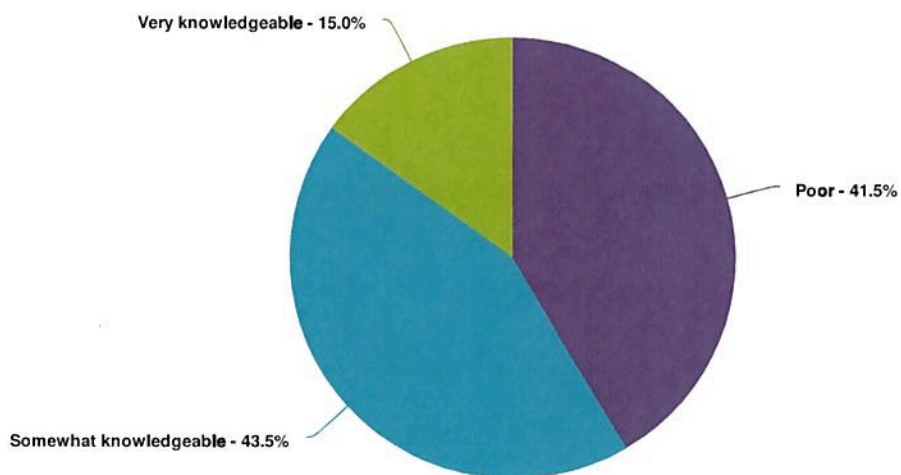
Value	Percent	Count
Yes	14.6%	35
No	85.4%	205
Total		240

10. Would you prefer to rent or own independent senior housing?



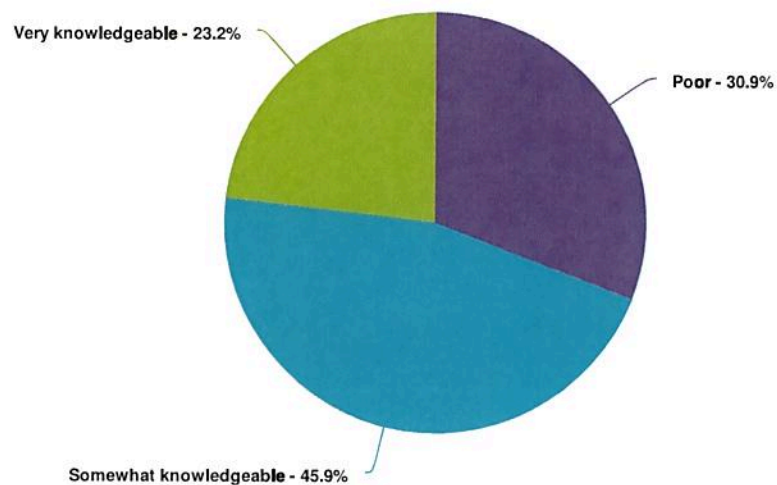
Value	Percent	Count
Rent	63.4%	147
Own	36.6%	85
Total		232

11. How would you rate your current knowledge of monthly fees for senior housing costs?



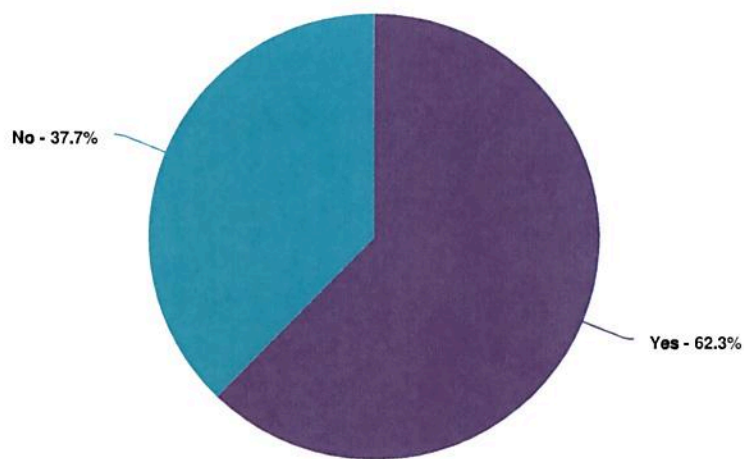
Value	Percent	Count
Poor	41.5%	102
Somewhat knowledgeable	43.5%	107
Very knowledgeable	15.0%	37
Total		246

12. How would you rate your knowledge of current wait times to access senior housing?



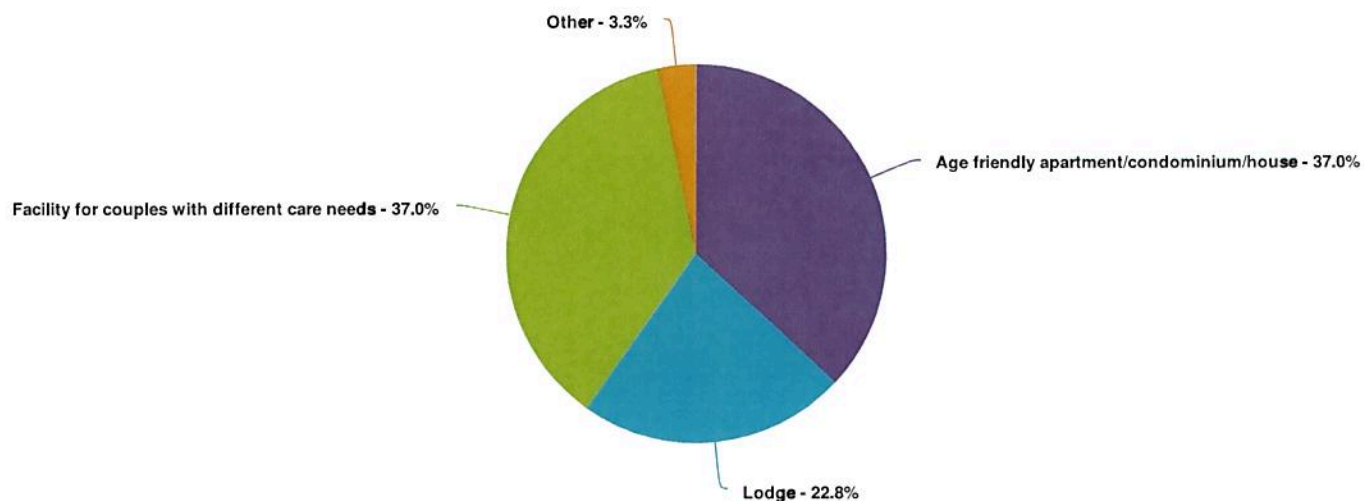
Value	Percent	Count
Poor	30.9%	76
Somewhat knowledgeable	45.9%	113
Very knowledgeable	23.2%	57
Total		246

13. Would you require your living arrangements to be subsidized?



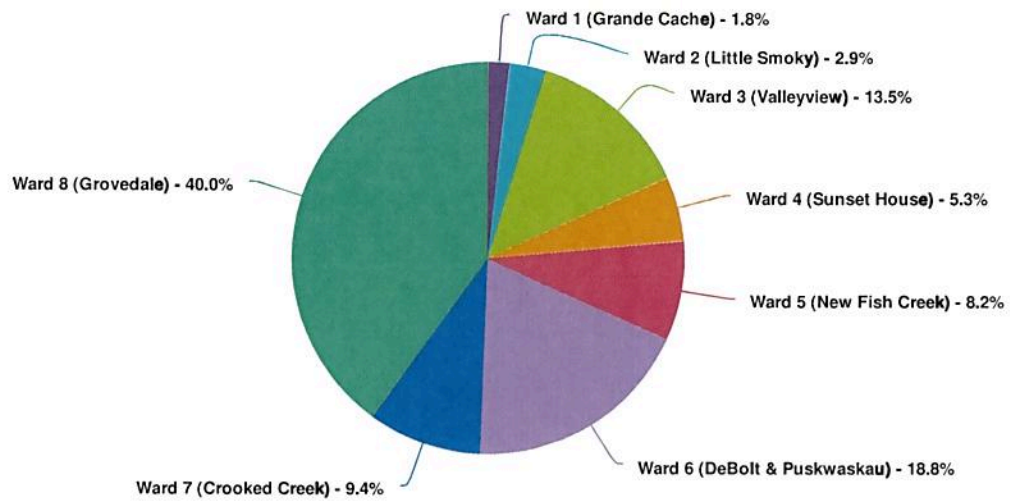
Value	Percent	Count
Yes	62.3%	142
No	37.7%	86
Total		228

14. If a seniors housing development were established in your area, what would be your preference?



Value	Percent	Count
Age friendly apartment/condominium/house	37.0%	91
Lodge	22.8%	56
Facility for couples with different care needs	37.0%	91
Other	3.3%	8
Total		246

Municipal Ward (if known)



Value	Percent	Count
Ward 1 (Grande Cache)	1.8%	3
Ward 2 (Little Smoky)	2.9%	5
Ward 3 (Valleyview)	13.5%	23
Ward 4 (Sunset House)	5.3%	9
Ward 5 (New Fish Creek)	8.2%	14
Ward 6 (DeBolt & Puskwaskau)	18.8%	32
Ward 7 (Crooked Creek)	9.4%	16
Ward 8 (Grovedale)	40.0%	68
Total		170

New concept for seniors' housing in small towns

Assisted living facilities aren't viable for tiny communities, but Abbeyfield House is a different model

BY LORRAINE STEVENSON
STAFF / DOMINION CITY, MAN.

A 6,000-square-foot bungalow-style home sounds like a very big house — but it can be just the right size for rural seniors.

The house currently under construction in this small Manitoba community will have 10 suites and shared living areas, and will be the first Abbeyfield House to be built in the province.

The Abbeyfield House model began in the 1950s in Britain, after a retired British major bought and converted a house to share with others and served as its housekeeper. Today there are more than 1,100 Abbeyfield Houses worldwide, including one in High River and 20 others in other parts of Canada.

What makes this project different and exciting is that the village only has about 250 residents, said project consultant Gordon Daman.

Communities this small typically can't hope to build housing offering assisted living service packages, said Daman, adding that the model until now has typically required at least 40 suites to keep rents affordable.

"For many smaller communities in Manitoba that are 1,500 or under in population, realistically, to develop an assisted living facility is very difficult," he said. "The Abbeyfield House model provides a wonderful example where a community builds this and still

"For too many years, the elders of our region have had to leave the place they have called home all their lives."

BRYAN NICHOLS

provides all of those services, but in a smaller setting. You can have it as small as 10 suites and be sustainable on that basis."

The suites vary in size but are no bigger than 500 square feet. They have a full bathroom, but no kitchen save for a small fridge and sink area because residents share staff-prepared meals in a common dining room. They also have access to recreational programming, use of a shared woodworking room, and a crafting room, and there's also room for gardens and laundry facilities. Housekeeping services are provided and home care is also available.

Rents, which include utilities, vary from \$414 per month for a studio suite to \$587 for a one-bedroom suite, and residents pay \$1,200 for the monthly service package.

The goal is to give longtime residents a chance to stay in the community, said Bryan Nichols, chair



Bryan Nichols, chair of Emerson-Franklin Heritage Holdings Inc. (r) and some of the 12 members of its committee are very excited about Dominion City becoming the first place in Manitoba to build an Abbeyfield House for local seniors. Also pictured are Dave and Bev Kirkpatrick (l to r) and Bev Berrington. Construction now well underway is expected to be complete and the new house ready for residents by autumn 2016. PHOTO: LORRAINE STEVENSON

of Emerson-Franklin Heritage Holdings, which helps develop and manage capital projects in the municipality.

"For too many years, the elders of our region have had to leave the place they have called home all their lives," said Nichols, adding he hopes their Abbeyfield House will be replicated elsewhere in the

"All small communities are facing a similar problem in rural Manitoba."

When older residents leave town, a downward spiral begins because it signals to younger residents that they can't expect to live their whole lives there either, added Daman.

"Those age 55 and 60 see they

and so if they have the opportunity, will sell their home and exit even earlier," he said. "That affects all aspects of community life."

The project is receiving about \$566,000 in federal and provincial grants, and had \$100,000 worth of land donated by the Emerson-Franklin municipality.



A GREAT PLACE TO LIVE, WORK AND PLAY

CAO's Report

Function: CAO

Date: June 28, 2016

Submitted by: Mike Haugen

Bill 21 – Modernized MGA

I attended both the AAMDC session and the Provincial Consultation Session regarding Bill 21 and submitted feedback to both groups.

After a reading of Bill 21, there are a couple of key points of concern, but for the most part Greenview is in a good position to meet new requirements and many are already in place. Despite this, it is anticipated that a large amount of Staff time will be required over the next two years to update and create Intermunicipal Development Plans and Inter collaboration Frameworks.

Grande Cache Community Coordinator

Grande Cache Lake:

- Drafted Maintenance Agreement between Town of Grande Cache and Greenview for the Grande Cache Lake Day Use Area
- Drafted Maintenance RFP for Grande Cache Lake Day Use Area and Southview Provincial Recreation Area

Dinosaur Tracks:

- Met with Town staff and Greenview Recreation Staff (Adam and Stacey) to go over proceeding with the Dinosaur Tracks and ideas for forming a working committee
- Met with Grande Cache Coal and Greenview Recreation Staff (Adam and Stacey) to discuss their ideas and recommendations on reclaiming the mine roads for tourism and recreation usage.

Willmore Wilderness Foundation:

- Met with the Willmore Wilderness Foundation and Greenview Recreation Staff (Adam and Stacey) to go over their inventory progress and other projects they are currently working on
- Continue to research information for a report for Gary regarding Sewer/Water/Solid Waste processes with Coops (original goal was to have this completed by the end of June, however it will not be completed for another 2 weeks or so. It has taken longer to sit down with AWN than anticipated.)

- Attended the Town of Grande Cache Source Water Protection Plan meeting June 15, 2016.
- Planning to work with Diane to bring more awareness to the Grande Cache area in the Greenview Newsletters and publications. This may also include an information board in the Grande Cache Mall.
- Working on Draft RFD for Council regarding a Resolution for the Shutdown of Coal Fired Power Generation Stations.
 - Waiting to hear back from Milner Power and Grande Cache Coal on any feedback and/or support

Upcoming Dates:

July 19 th	Grovedale Community BBQ
July 22 nd	DeBolt Community BBQ