



MUNICIPAL DISTRICT OF GREENVIEW No. 16

REGULAR COUNCIL MEETING AGENDA

Tuesday, March 14, 2017

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 February 28, 2017 – to be adopted.	3
		3.2 Business Arising from the Minutes	
#4	PUBLIC HEARING		
#5	DELEGATION	9:00 a.m. 5.1 Stantec Socio-Economic Study Presentation	10
		10:30 a.m. 5.2 Land Use Bylaw Citizen Panel Presentation	40
		11:00 a.m. 5.3 Accurate Assessment Annual Assessment Presentation	61
		1:00 p.m. 5.4 Assessment Services Annual Linear Assessment Presentation	98
#6	BYLAWS	6.1 Bylaw 17-777 Re-designate from Recreation (R) District to Country Residential (CR-2) District	141
		6.2 Draft Land Use Bylaw 2017	163
#7	OLD BUSINESS		
#8	NEW BUSINESS	8.1 Twp. 672 Road Construction Report	311
		8.2 Tri-Municipal Industrial Development Committee Chairman	315

8.3 2016 4 th Quarter Budget to Actual Report	321
8.4 Northwest Skills Canada Competition	444
8.5 DeBolt Pioneer Centre	450
8.6 2017 minor Midget AAA ATB Provincial Championship	453
8.7 CAO/Managers' Report	456

#9 COUNCILLORS
BUSINESS & REPORTS

#10 CORRESPONDENCE • WSP Hospitality Evening Invitation

#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, February 28, 2017

1: Reeve Dale Gervais called the meeting to order at 9:00 a.m.
CALL TO ORDER

PRESENT

Reeve	Dale Gervais
Deputy Reeve	Roxie Rutt
Councillors	George Delorme (9:08 a.m.)
	Dave Hay
	Bill Smith
	Dale Smith
	Les Urness

ATTENDING

Chief Administrative Officer	Mike Haugen
General Manager, Corporate Services	Rosemary Offrey
General Manager, Community Services	Dennis Mueller
General Manager, Infrastructure & Planning	Grant Gyurkovits
Communications Officer	Diane Carter
Recording Secretary	Lianne Kruger
Recording Secretary	Teresa Marin (1:11 p.m.)

ABSENT

Councillor	Tom Burton
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#2: MOTION: 17.02.58. Moved by: COUNCILLOR DALE SMITH
AGENDA That the February 28, 2017 agenda be adopted as presented.

- 7.1 Update on Council Acoustics
- 8.9 AAMDC Minister's Meetings

CARRIED

#3.1 MOTION: 17.02.59. Moved by: DEPUTY REEVE ROXIE RUTT
REGULAR COUNCIL That the Minutes of the Regular Council Meeting held on Tuesday, February 14,
MEETING MINUTES 2017 be adopted as presented.

CARRIED

#3.2 **3.2 BUSINESS ARISING FROM MINUTES:**
BUSINESS ARISING Council discussed with Administration the Greenview Multiplex Terms of
FROM MINUTES Reference and timelines.

**#5
DELEGATIONS**

5.0 DELEGATIONS

There were no Delegations presented.

**#4
PUBLIC HEARING**

4.0 PUBLIC HEARING

There were no Public Hearings presented.

**#6
BYLAWS**

6.0 BYLAWS

6.1 BYLAW 17-776 ELECTIONS BYLAW

**BYLAW 17-776
SECOND READING**

MOTION: 17.02.60. Moved by: DEPUTY REEVE ROXIE RUTT
That Council give second reading to the proposed Election Bylaw 17-776.
CARRIED

**BYLAW 17-776
THIRD READING**

MOTION: 17.02.61. Moved by: COUNCILLOR DALE SMITH
That Council give third reading to the proposed Election Bylaw 17-776.
CARRIED

**BYLAW 17-776
RETURNING
OFFICER FOR 2017
ELECTIONS**

MOTION: 17.02.62. Moved by: COUNCILLOR LES URNESS
That Council appoint Craig Barry as the Returning Officer for the 2017 Election.
CARRIED

**#7
OLD BUSINESS**

7.0 OLD BUSINESS

**COUNCIL
CHAMBERS
ACCUSTICS**

MOTION: 17.02.63. Moved by: COUNCILLOR DALE SMITH
That Council accept the verbal update regarding the acoustics in Council
Chambers.
CARRIED

**#8
NEW BUSINESS**

8.0 NEW BUSINESS

8.1 THIRD PARTY ENGINEERING REVIEW

**THIRD PARTY
ENGINEERING
REVIEW**

MOTION: 17.02.64. Moved by: REEVE DALE GERVAIS
That Council direct Administration to engage Helix Engineering for a third party
review of the McAusland Development with funding to come from the Council's
Professional Services Budget.
CARRIED

**THIRD PARTY
ENGINEERING
REVIEW SCOPE OF
WORKS**

MOTION: 17.02.65. Moved by: COUNCILLOR DALE SMITH

That Council confirm the Scope of Works for the chosen third party Engineering Firm, for the review of the McAusland Development;

1. Review the drawings of record and identify deficiencies according to other Standards in use by Greenview such as Alberta Transportation Standard Specification for Highway Construction and engineering best practices; and,
2. Provide a ranking of deficiencies ranging from most critical to least critical.

CARRIED

8.2 RR 230 BASE PAVE CONTRACT AWARD

**RANGE ROAD 230
BASE PAVE
CONTRACT AWARD**

MOTION: 17.02.66. Moved by: COUNCILLOR DALE SMITH

That Council award the subgrade preparation and pavement contract on Range Road 230 to Knelsen Sand & Gravel Ltd of Grande Prairie, Alberta for an upset limit of \$3,373,077.88 to be funded from the 2017 Surfacing Capital Budget and to notify Council should the project go into contingency.

CARRIED

8.3 GRADER AGREEMENT EXTENSION

**GRADER
AGREEMENT**

MOTION: 17.02.67. Moved by: COUNCILLOR DAVE HAY

That Council approve a one year extension to all existing grader agreements extending from May 1st, 2017 to April 30th, 2018 with no additional rate increase to Greenview.

CARRIED

Reeve Dale Gervais recessed the meeting at 10:17 a.m.

Reeve Dale Gervais reconvened the meeting at 10:30 a.m.

8.4 TOURISM AND ECONOMIC DEVELOPMENT BRAND

**TOURISM &
ECONOMIC
DEVELOPMENT
BRAND**

MOTION: 17.02.68. Moved by: DEPUTY REEVE ROXIE RUTT

That Council approve the Greenview Economic Development and Tourism brand as presented.

CARRIED

8.5 ANNUAL FIRE GUARDIAN APPOINTMENTS 2017

2017 ANNUAL FIRE GUARDIAN APPOINTMENTS

MOTION: 17.02.69. Moved by: COUNCILLOR DAVE HAY
That Council appoint Jeff Francis, Greenview Protective Service Manager, and
Derian Rosario, Greenview Fire Service Coordinator, as Greenview's Fire
Guardians for the period of March 2017 – February 2018.

CARRIED

8.6 SASQUATCH AND PARTNERS INITIATIVE

SASQUATCH & PARTNERS INITIATIVE

MOTION: 17.02.70. Moved by: COUNCILLOR DALE SMITH
That Council authorize Administration to enter into a Memorandum of
Understanding for the Sasquatch and Partners Initiative with Clearwater
County.

CARRIED

SASQUATCH & PARTNERS INITIATIVE

MOTION: 17.02.71. Moved by: COUNCILLOR BILL SMITH
That Council authorize Administration to initiate a Sasquatch and Partners
program within Greenview at a cost of \$40,000.00 program expense and
\$2,500.00 annual operating expense, with funds to come from 2017 Recreation
Budget.

CARRIED

SASQUATCH & PARTNERS INITIATIVE

MOTION: 17.02.72. Moved by: COUNCILLOR DALE SMITH
That Council transfer funds from 2017 Operating Contingency Reserves to the
2017 Recreation Budget in the amount of \$40,000.00.

CARRIED

8.7 SUNSET HOUSE CEMETERY COMMITTEE APPOINTMENT

SUNSET HOUSE CEMETERY COMMITTEE

MOTION: 17.02.73. Moved by: COUNCILLOR DAVE HAY
That Council appoint Ms. Margaret Danyliuk to the Sunset House Cemetery
Committee.

CARRIED

8.8 CAO REPORT

CAO REPORT

MOTION: 17.02.74. Moved by: DEPUTY REEVE ROXIE RUTT
That Council accept for information the CAO Report.

CARRIED

8.9 AAMDC MEETING WITH THE MINISTERS

AAMDC MEETING WITH THE MINISTERS

MOTION: 17.02.75. Moved by: COUNCILLOR DALE SMITH
That Council direct Administration to send a letter to Deputy Minister Andre Corbould requesting a meeting regarding Caribou Recovery.

CARRIED

MOTION: 17.02.76. Moved by: COUNCILLOR BILL SMITH
That Council direct Administration to send a letter to Minister Brian Mason requesting a meeting regarding twining 50 km south of Grande Prairie on Highway 40.

CARRIED

#9 COUNCILLORS BUSINESS & REPORTS

9.1 COUNCILLORS' BUSINESS & REPORTS

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

WARD 8

COUNCILLOR BILL SMITH updated Council on his recent activities, which include:

Alberta Beef Industry Conference
Tri Municipal Meeting
South Wapiti Recreation Board Meeting
Growing the North Conference

WARD 5

COUNCILLOR DALE SMITH updated Council on his recent activities, which include:

Municipal Planning Commission Meeting
Smoky Applied Research & Demonstration Association Personnel Meeting
Greenview Pre Audit Meeting
Smoky Applied Research & Demonstration Association Annual General Meeting
Growing the North Conference
Town of Fox Creek Sod Turning

WARD 7

DEPUTY REEVE ROXIE RUTT updated Council on her recent activities, which include:

Municipal Planning Commission Meeting
Taste of the Peace
Growing the North Conference
Grande Spirit Foundation Meeting
Town of Fox Creek Sod Turning

Little Smoky Ski Hill Strategic Planning Session

WARD 4 **COUNCILLOR DAVE HAY** updated Council on his recent activities, which include:
FCSS Meeting
Heart River Housing Meeting
Committee of the Whole Meeting
Growing the North Conference
Little Smoky Ski Hill Strategic Planning Session

WARD 3 **COUNCILLOR LES URNESS** updated Council on his recent activities, which include:
Alberta Energy Regulators Area Based Advisory Panel
Growing the North Conference

AAMDC MEETING WITH THE MINISTERS **MOTION: 17.02.77. Moved by: COUNCILLOR LES URNESS**
That Council direct Administration to send a letter to Minister of Energy to request a meeting regarding AER Area Based Advisory Panel.
CARRIED

WARD 1 **COUNCILLOR GEORGE DELORME** updated Council on his recent activities, which include:
Municipal Planning Commission Meeting
Committee of the Whole Meeting
Growing the North Conference

WARD 6 **COUNCILLOR TOM BURTON** was not in attendance.

Reeve Dale Gervais recessed the meeting at 12:06 p.m.
Recording Secretary Lianne Kruger vacated the meeting at 12:06 p.m.
Reeve Dale Gervais reconvened the meeting at 1:11 p.m.

9.1 REEVE'S REPORT:

WARD 2 **REEVE DALE GERVAIS** updated Council on his recent activities, which include:
Municipal Planning Commission Meeting
Tri-County Municipal Meeting
Greenview Pre-Audit Meeting
Committee of the Whole Meeting
Taste of the Peace
Growing the North Conference
Meeting with the Minister
Sod Turning in Fox Creek for Multiplex and Fire Hall

Little Smoky Ski Hill Meeting

#10
CORRESPONDENCE

10.0 CORRESPONDENCE

COUNCIL
CORRESPONDENCE

MOTION: 17.02.78. Moved by: COUNCILLOR DALE SMITH
That Council accept the correspondence for information.

CARRIED

#11 IN CAMERA

11.0 IN CAMERA

IN CAMERA

MOTION: 17.02.79. Moved by: COUNCILLOR LES URNESS
That the meeting go to In-Camera, at 1:26 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 CONFIDENTIAL EVALUATIONS
(FOIPP; Section 19(2))

OUT OF CAMERA

MOTION: 17.02.80. Moved by: DEPUTY REEVE ROXIE RUTT
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come Out of Camera at 2:11 p.m.

CARRIED

12.0 ADJOURNMENT

#12
ADJOURNMENT

MOTION: 17.02.81. Moved by: DEPUTY REEVE ROXIE RUTT
That this meeting adjourn at 2:12 p.m.

CARRIED

CHIEF ADMINISTRATIVE OFFICER

REEVE



REQUEST FOR DECISION

SUBJECT:	Stantec Presentation of Socio-Economic Study		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	March 14, 2017	CAO: MH	MANAGER: KK
DEPARTMENT:	ECONOMIC DEVELOPMENT	GM: DM	PRESENTER:

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council accept the Stantec presentation for information, as presented.

BACKGROUND/PROPOSAL:

DevCo, a division of the Side group, made an application to access the Community and Regional Economic Support (CARES) program and requested Greenview to become a partner in this initiative to acquire a detailed report regarding the economic benefit of the proposed Big Mountain industrial development. Council approved entering into an agreement with DevCo after the December 13, 2016 Council Meeting presentation. The (CARES) application was approved by the Province, with DevCo contributing \$41,000,000.00, the Province contributing \$51,000,000.00 and Greenview \$10,000.00 for a total of \$102,000.00.

Stantec was awarded the contract to conduct the study to consider the financial and socio economic impact of developing an industrial park within the proposed area. Stantec representatives will be in attendance to make a presentation of the results and interpretation outcomes from the Socio-Economic Study completed on behalf of the Greenview / DevCo CARES grant partnership.

BENEFITS OF THE RECOMMENDED ACTION:

N/A

DISADVANTAGES OF THE RECOMMENDED ACTION:

N/A

ALTERNATIVES CONSIDERED:

N/A

FINANCIAL IMPLICATION:

Direct Costs: N/A

Ongoing / Future Costs: N/A

STAFFING IMPLICATION:

N/A

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

N/A

ATTACHMENT(S):

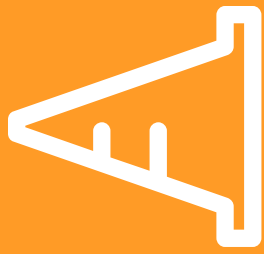
- Stantec PowerPoint Presentation

Industrial Park Planning and Development

Socio-economic analysis - Big Mountain Industrial Park

Agenda

- 1 Safety Moment
- 2 Project Scope
- 3 Facility Processes
- 4 Conceptual Plot Plan
- 5 Socio-Economics



Safety Moment

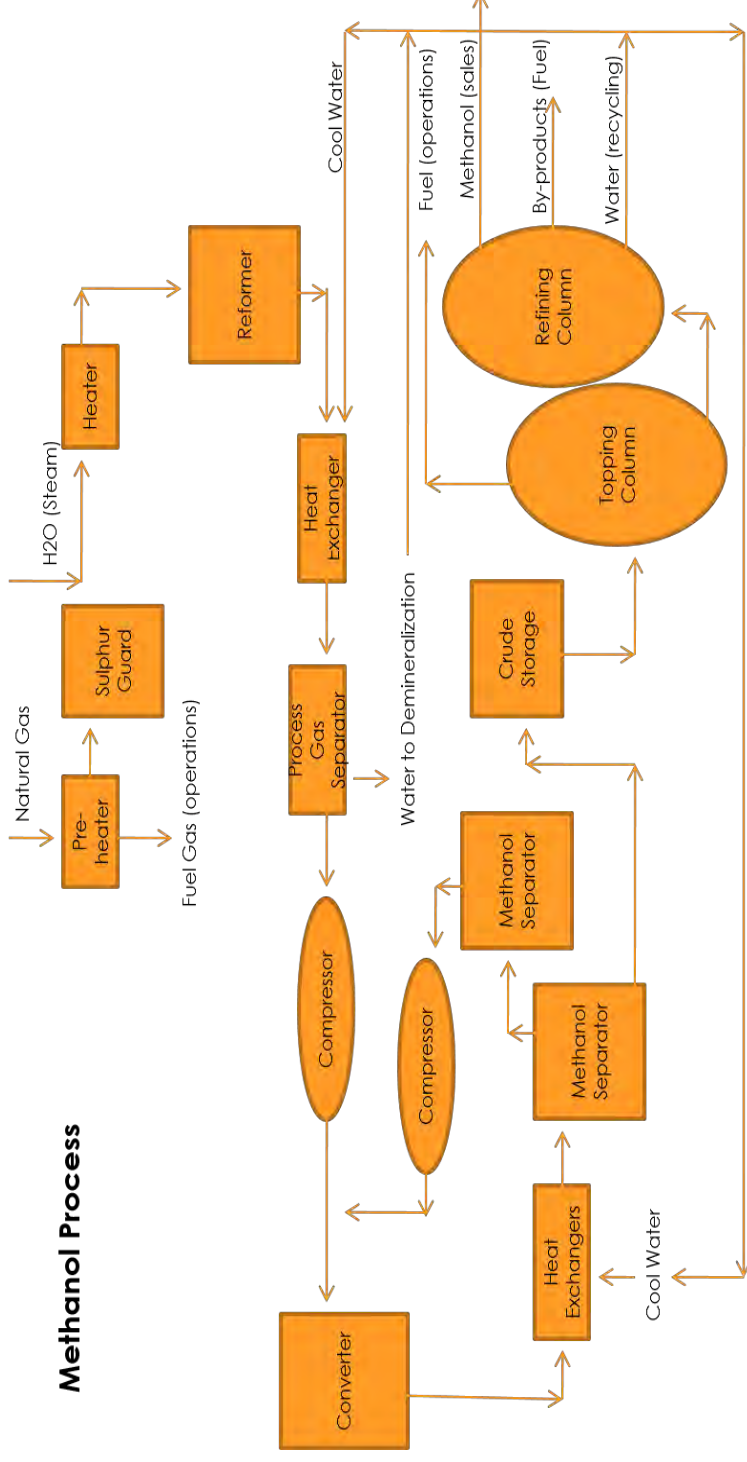
2 Project Scope

Project Scope

- Devco Developments is interested in developing a heavy industrial site in the MD of Greenview leveraging the shale gas activity in the region.
- The intended site would be a value-add processing hub through the manufacturing of natural gas-based petrochemicals and fuels.
- This study provides Devco with:
 - A conceptual plot plan of the site that identifies the land, infrastructure, and utility requirements to support a world-scale methanol plant, fertilizer complex and amine processing facility as the first phase of development
 - Ownership structure options for the investment and ongoing operations of the site
 - A socio-economic analysis of the development to highlight the economic importance of this investment to the region
- Devco would be able to use this work in the overall planning process and to promote investment to the site.

3 Plant Input/Output Design Basis

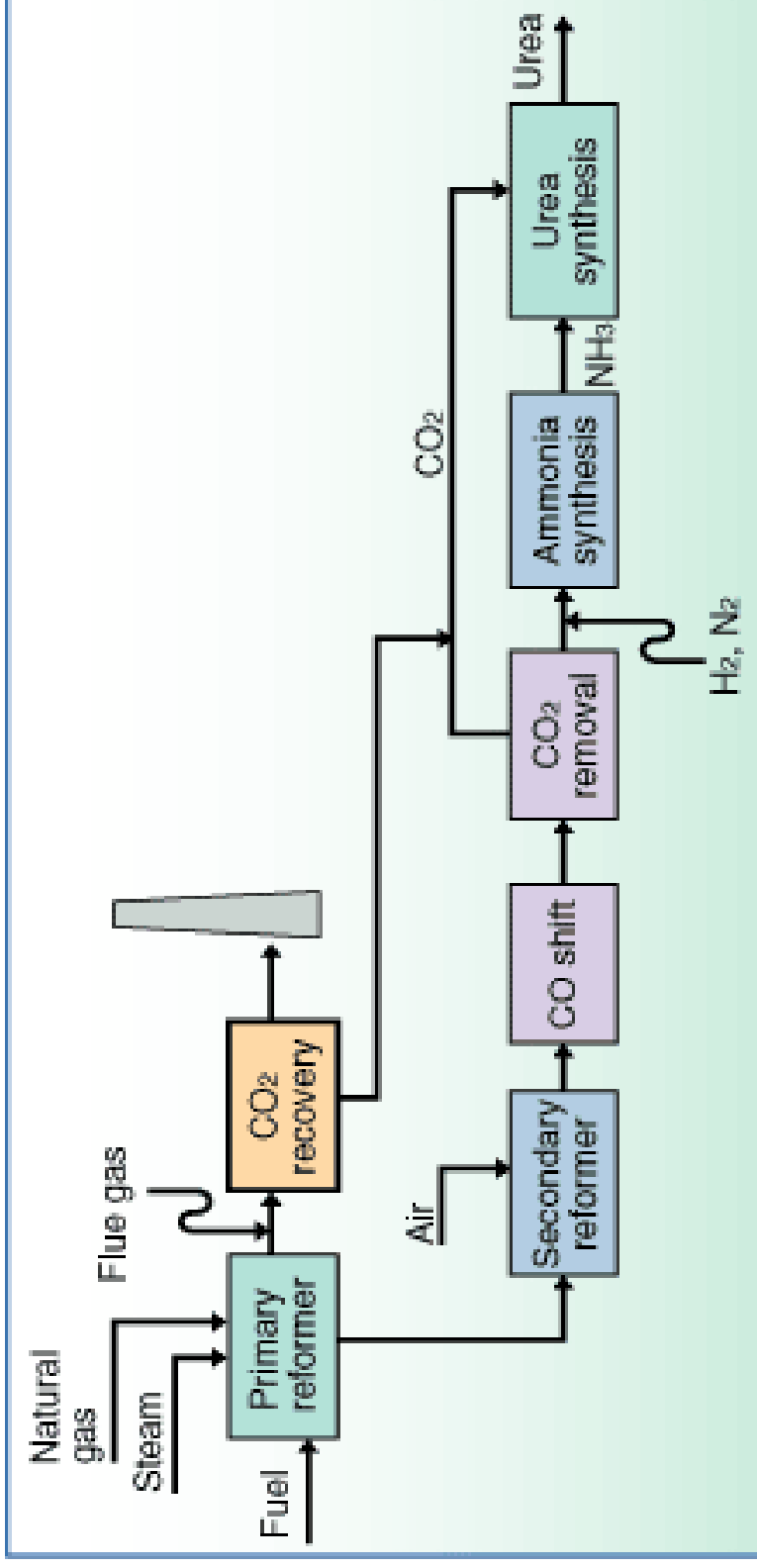
Value-add Manufacturing: Methanol



Methanol applications:

- As a feedstock to produce chemicals such as acetic acid and formaldehyde which are used in building products, solvents, adhesives and windshield washer fluid
- Used on its own as a vehicle fuel or blended into gasoline to produce a high-octane gasoline with lower emissions than traditional fuels. Used as a marine fuel
- Can be a building block for MTO/MTP/MTG applications

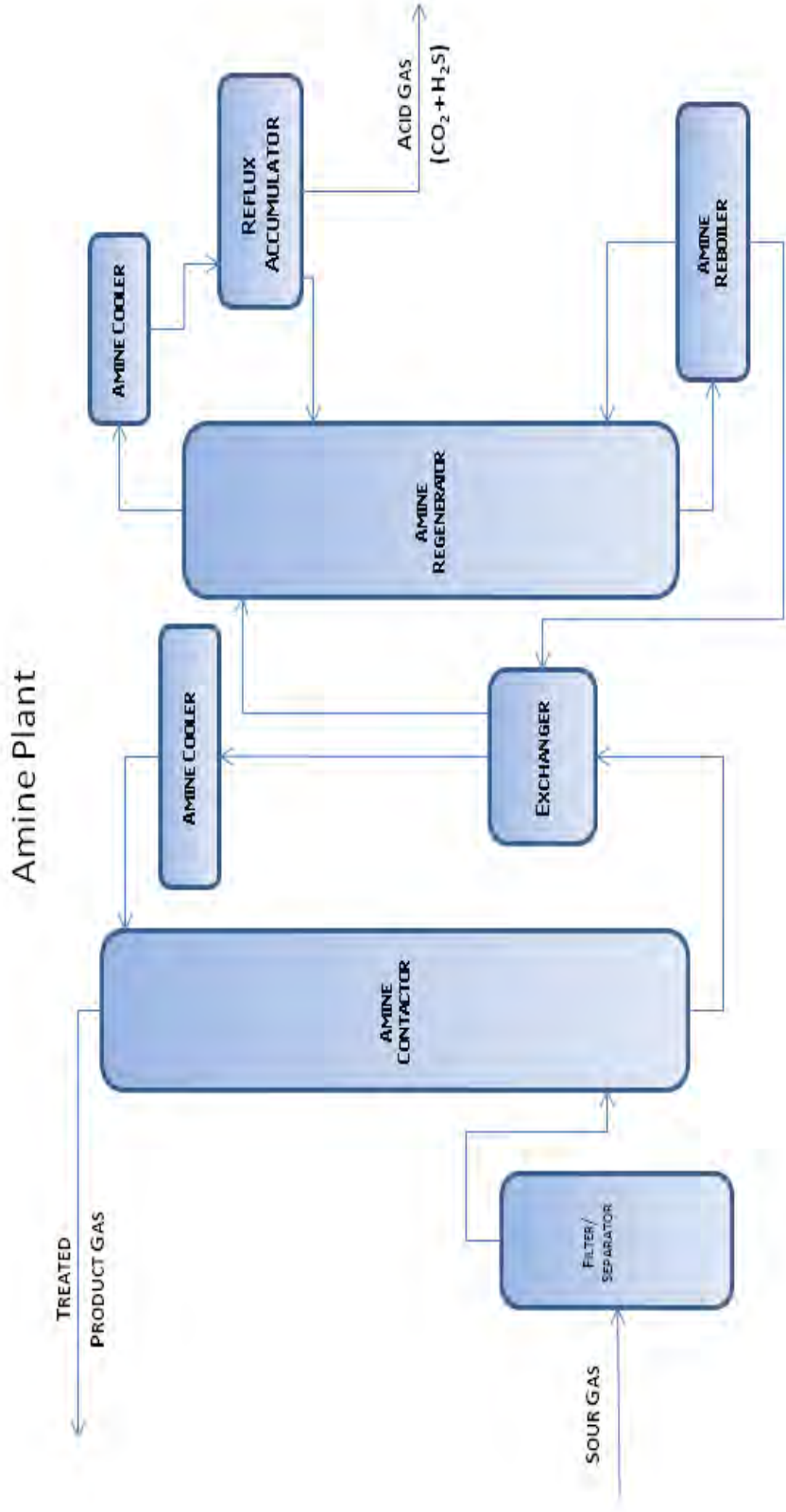
Value-add Manufacturing: Urea



Urea applications

- Globally, urea is the most commonly used nitrogen fertilizer
- Can also be used in the manufacturing of melamine for resins used in surface coatings for laminates, particleboards, and floor tiles

Natural Gas Processing: Amine Facility



- To remove hydrogen sulfide (H_2S) and carbon dioxide (CO_2) from natural gas that can be used in further downstream processing.

4 Conceptual Plot Plan

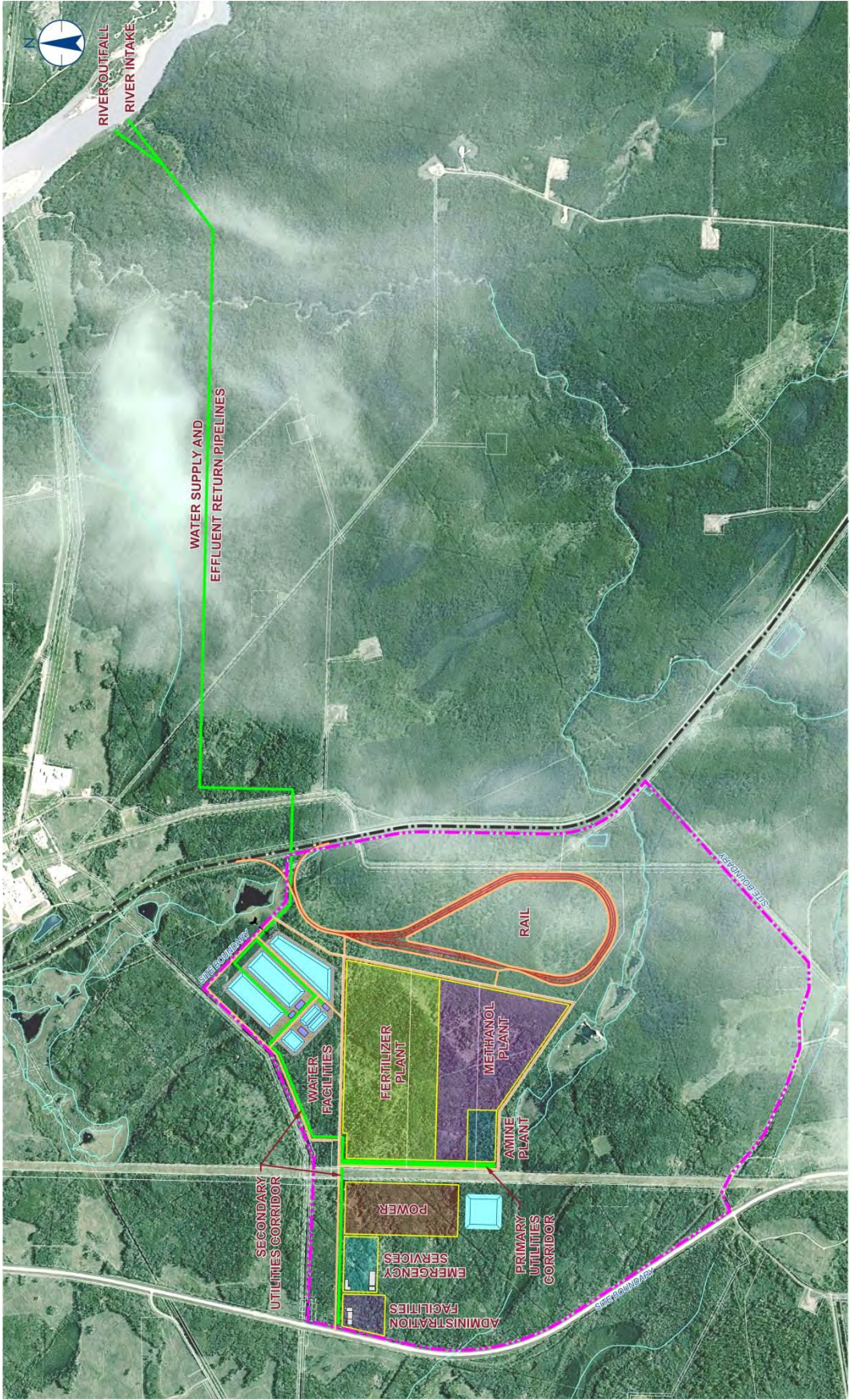
Finalized Estimate of Plant Utility Requirements

Facility	Daily Capacity	Land Size	Daily Natural Gas Demand	Daily Make-Up Water	Power
Methanol	5,000 MT	50 Ha	90 Mmcf	24,000 m3	33 MW
Urea Fertilizer	3,425 MT	64 Ha	160 Mmcf	25,000 m3	37 MW
Amine	20 Mmcf	5 Ha	20 Mmcf	500 m3	.15 MW

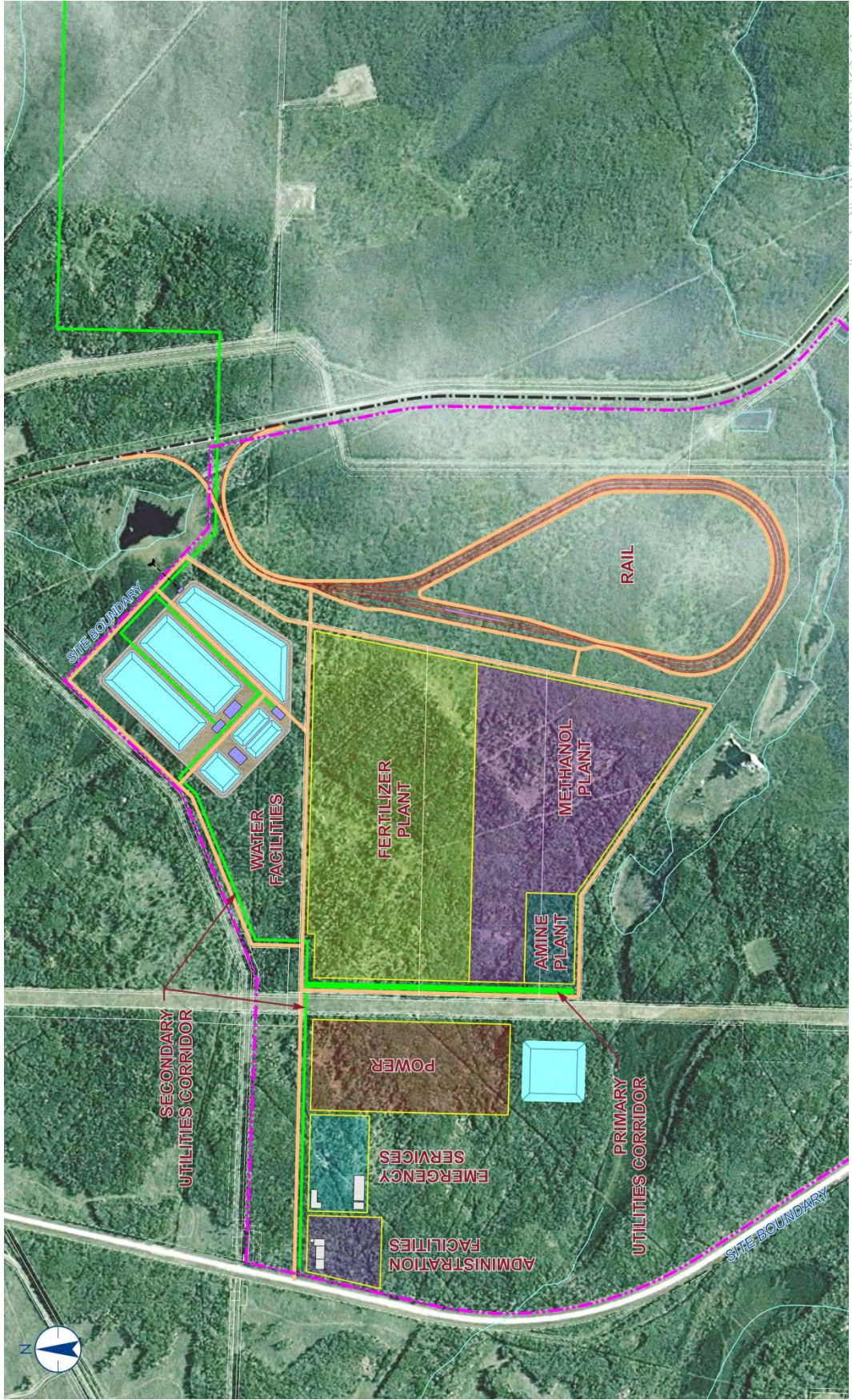
22

- Methanol facility size based on Methanex plant in Trinidad
- Fertilizer facility size based on Yara plant in Saskatchewan
- Amine facility size based on Devon Resources plant in British Columbia
- Power facility based on GE 82 MW 60 cycle per second (22 MMcf/day natural gas input)
- Natural gas pipeline based on 16 inch line with capacity of 300 MMcf/day.
 - Nova Gas Transmission Gold Creek Loop is located 2 km North of Big Mountain site which provides for easy connection.

Finalized Conceptual Site Plan FACILITIES AND SUPPORTING INFRASTRUCTURE



Finalized Conceptual Plot Plan FACILITIES AND SUPPORTING INFRASTRUCTURE



5 Socio-Economics

Socio-Economic Analysis

METHODOLOGY

- Economic impact assessment developed through an input/output model and using multipliers for specific industries
- Impacts identified:
 - Direct – changes in the economy that result from a project construction and operation
 - Indirect – project spending on goods and services required for project construction results in economic activity for all the industries that support the production of these goods and services
 - Induced – workers who are directly or indirectly employed by the project spend their income to purchase consumer goods and services resulting in economic activity for those companies that produce these goods and services
- Impacts were assessed during the construction phase and operations phase of site utilities, a urea fertilizer plant, amine natural gas processing plant and a methanol plant
- Provincial carbon levy was not included in the analysis

Socio-Economic Analysis

CONSTRUCTION IMPACTS – Site Utilities

Table 2-1: Summary of Capital Costs for Site Utilities and Purchase Source

Site Utilities	Total Cost	Canada		Alberta	
		% of Total	\$ Millions	% of Total	\$ Millions
Gas pipeline	\$5	100%	\$5	100%	\$5
Power line	\$19	70%	\$13	50%	\$10
Power station	\$205	80%	\$164	60%	\$123
Water system	\$188	100%	\$188	100%	\$188
Rail terminal	\$35	100%	\$35	70%	\$25
TOTAL	\$452	90%	\$405	77%	\$350

u All capital costs are preliminary estimates that are believed to accurate to within $\pm 50\%$.

Table 2-2: Estimated Economic Impacts in Alberta of Site Utilities Construction

Construction Impacts	Output	GDP	Labour Income	Employment (Person-years)
	\$ Millions (2017)			
Direct	\$350	\$160	\$96	625
Indirect	\$148	\$85	\$50	595
Induced	\$115	\$50	\$22	310

Socio-Economic Analysis

CONSTRUCTION IMPACTS – Urea Fertilizer Plant

Table 2-3: Estimated Economic Impacts in Alberta of Urea Fertilizer Plant Construction

Construction Impacts	Output	GDP	Labour Income	Employment (Person-years)
	\$ Millions (2017)			
Direct	\$1,275	\$633	\$571	4,195
Indirect	\$539	\$298	\$174	1,840
Induced	\$418	\$262	\$112	1,625
Total	\$2,232	\$1,193	\$857	7,660

- 3,425 thousands tonnes per day (MT/d) plant
- \$2,125 million capital expenditure
- 80% of goods and services come from Canadian sources
 - 60% of this to be provided by Alberta companies

Socio-Economic Analysis

CONSTRUCTION IMPACTS – Methanol Plant

Table 2-4: Estimated Economic Impacts in Alberta of Methanol Plant Construction

Construction Impacts	Output	GDP	Labour Income	Employment (Person-years)
	\$ Millions (2017)			
Direct	\$1,020	\$506	\$457	3,360
Indirect	\$431	\$238	\$139	1,470
Induced	\$334	\$210	\$89	1,300
Total	\$1,786	\$954	\$685	6,130

- 5,000 thousands tonnes per day (MT/d) plant
- \$1,700 million capital expenditure
 - 60% of labour, goods and services to be spend in Alberta

Socio-Economic Analysis

CONSTRUCTION IMPACTS – Amine Gas Processing

Table 2-5: Estimated Economic Impacts in Alberta of Amine Gas Processing Plant Construction

Construction Impacts	Output	GDP	Labour Income	Employment (Person-years)
	\$ Millions (2017)			
Direct	\$40	\$20	\$18	130
Indirect	\$17	\$9	\$5	60
Induced	\$13	\$8	\$4	50
Total	\$70	\$37	\$27	240

- \$50 million capital expenditure
- 80% of labour, goods and services to be spend in Alberta

Socio-Economic Analysis

CONSTRUCTION IMPACTS – Total

Table 2-6: Estimated Economic Impacts in Alberta of Construction

Construction Impacts	Output	GDP	Labour Income	Employment (Person-years)
	\$ Millions (2017)			
Direct	\$2,385	\$1,319	\$1,142	8,310
Indirect	\$1,136	\$631	\$369	3,970
Induced	\$880	\$530	\$226	3,290
Total	\$4,700	\$2,480	\$1,737	15,570

Table 2-7: Estimated Alberta Government Revenues during Construction

Construction Impacts	Alberta Corporate Taxes	Alberta Personal Income Taxes	Alberta Taxes on products and production	Total
	\$ Millions (2017)			
Direct	\$9	\$74	\$12	\$96
Indirect	\$14	\$22	\$10	\$46
Induced	\$16	\$11	\$41	\$69
Total	\$40	\$108	\$63	\$210

Socio-Economic Analysis

OPERATIONS IMPACTS – Urea Fertilizer Plant

Table 2-8: Estimated Annual Economic Impact of Operating the Proposed Urea Fertilizer Plant

Annual Impact	Output	GDP	Labour Income	Employment (Person-years)
	\$ Millions (2017)			
Direct	\$659	\$318	\$15	105
Indirect	\$200	\$122	\$68	530
Induced	\$44	\$20	\$13	165
Total	\$903	\$460	\$97	800

Table 2-9: Estimated Economic Impacts in Alberta of Operating the Proposed Urea Fertilizer Plant and of Purchases of Natural Gas

	Plant Operation Excluding Natural Gas				Purchases of Natural Gas			
Annual Impact	Output	GDP	Labour Income	Employment (PYs)	Output	GDP	Labour Income	Employment (PYs)
	\$ Millions (2017)				\$ Millions (2017)			
Direct	\$659	\$318	\$15	105	\$0	\$0	\$0	0
Indirect	\$123	\$55	\$46	305	\$77	\$67	\$22	220
Induced	\$30	\$11	\$9	100	\$15	\$9	\$4	70
Total	\$812	\$384	\$71	510	\$92	\$76	\$26	290

Socio-Economic Analysis

OPERATIONS IMPACTS – Methanol Plant

Table 2-10: Estimated Annual Economic Impact of Operating the Proposed Methanol Plant

Annual Impact	Output	GDP	Labour Income	Employment (Person-years)
	\$ Millions (2017)			
Direct	\$718	\$438	\$15	105
Indirect	\$177	\$113	\$59	430
Induced	\$41	\$21	\$12	135
Total	\$935	\$571	\$85	670

Table 2-11: Estimated Economic Impacts in Alberta of Operating the Proposed Methanol Plant and of Purchases of Natural Gas

	Plant Operation Excluding Natural Gas				Purchases of Natural Gas			
Annual Impact	Output	GDP	Labour Income	Employment (PYs)	Output	GDP	Labour Income	Employment (PYs)
	\$ Millions (2017)				\$ Millions (2017)			
Direct	\$718	\$438	\$15	105	\$0	\$0	\$0	0
Indirect	\$134	\$75	\$46	305	\$43	\$38	\$12	125
Induced	\$32	\$15	\$9	100	\$8	\$5	\$2	40
Total	\$883	\$528	\$71	508	\$51	\$43	\$15	165

Socio-Economic Analysis

OPERATIONS IMPACTS – Total

Table 2-12: Annual Economic Impacts in Alberta of Operating the Urea Fertilizer and Methanol Plants

Construction Impacts	Output	GDP	Labour Income	Employment (Person-years)
	\$ Millions (2017)			
Direct	\$1,377	\$756	\$30	210
Indirect	\$376	\$235	\$127	960
Induced	\$85	\$42	\$25	300
Total	\$1,838	\$1,031	\$182	1,470

Table 2-13: Estimated Economic Impacts in Alberta of Operating the Proposed Fertilizer and Methanol Plant and of Purchases of Natural Gas

Annual Impact	Plant Operation Excluding Natural Gas				Purchases of Natural Gas			
	Output	GDP	Labour Income	Employment (PYs)	Output	GDP	Labour Income	Employment (PYs)
Direct	\$1,377	\$756	\$30	210	\$0	\$0	\$0	0
Indirect	\$256	\$130	\$92	610	\$120	\$105	\$35	350
Induced	\$62	\$27	\$19	195	\$23	\$14	\$6	105
Total	\$1,695	\$913	\$141	1,015	\$143	\$119	\$41	455

Socio-Economic Analysis

OPERATIONS IMPACTS – Total

Table 2-14: Estimated Annual Alberta Government Revenues during Operation

	Alberta Corporate Taxes	Alberta Personal Income Taxes	Alberta Taxes on products and production	Total
Construction Impacts	\$ Millions (2017)			
Direct	\$83.5	\$1.9	\$1.0	\$86.5
Indirect	\$5.7	\$8.2	\$0.3	\$14.3
Induced	\$0.8	\$1.5	\$0.3	\$2.6
Total	\$90.1	\$11.7	\$1.6	\$103.4

Socio-Economic Analysis

Regional Employment Impacts

Table 3-7: Estimates of Regional Employment Impacts for Plant Operation and Purchases of Natural Gas

	Plant Operation Excluding Natural Gas Employment (Person-years)			Purchases of Natural Gas Employment (Person-years)		
	Region	Other Alberta	Alberta	Region	Other Alberta	Alberta
Annual Impact						
Direct	210	0	210	0	0	0
Indirect and Induced	510	295	805	295	160	455
Total	720	295	1,015	295	160	455

Table 3-8: Estimates of Regional Annual Employment Impacts during Project Operation

	Employment Impacts (Person-years)		
	Region	Other Alberta	Alberta
Annual Impact			
Direct	210	0	210
Indirect and Induced	805	455	1,260
Total	1,015	455	1,470

Socio-Economic Analysis

Municipal Taxes

- Three proposed processing plants could pay municipal property taxes of up to \$33.9 million per year to the MD of Greenview when in operation
- Estimate is based on overall capital costs of \$4.3 billion multiplied by 2016 annualized municipal tax rate of 0.007828
- The addition of \$4.3 billion in assessed value will increase the assessment base by 45%

Questions?

Thank you



REQUEST FOR DECISION

SUBJECT:	Land Use Bylaw – Citizen Panel Presentation		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	March 14, 2017	CAO: MH	MANAGER: SAR
DEPARTMENT:	PLANNING & DEVELOPMENT	GM: GG	PRESENTER: SAR

RELEVANT LEGISLATION:

Provincial (cite) – MGA, Sections 636 - 644 Land Use Bylaw. Section 230 Public Hearing requirements.

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council accept the Report from the Citizen Panel for the Draft Land Use Bylaw for information, as presented.

BACKGROUND/PROPOSAL:

In accordance with the provisions of the Municipal Government Act, the review of the Land Use Bylaw ensures the Bylaw reflects the requirements of the Act, to ensure the Bylaw remains current with other practises throughout Alberta and ensures the public remain involved and informed throughout the planning review process.

The contract for the review of the Land Use Bylaw was awarded to Urban Systems in August 25, 2015 with the project commencing thereafter.

Planning and Development staff were involved throughout the process to ensure that the public was informed and involved with the review of the Bylaw. Information was presented at local markets at various locations throughout Greenview and information was made available to the public at the annual ratepayer's barbeques.

The citizen panel worked with Urban Systems and Administration to review of the Land Use Bylaw and have provided a briefing report with recommendations for Council based on their meetings.

The following recommendations that are noted in the Panel Report include:

1. Feel that enforcement of the previous Land Use Bylaw was insufficient, even in instances where complaints were raised;
2. Industry bringing in people, they do not show interest in learning what they can and cannot do with their lands;
3. Additional regulations and proper enforcement is now needed due to population and growth increase;

4. Land Use Bylaw needs to include section concerning environment impact for groundwater contamination from fertilizers and crop chemicals, and drift affecting adjacent land for country residential development, drift affecting animals and other crops, proper storage and disposal of chemicals and containers;
5. Site cleanup of work camps after completion, consider security deposit; and
6. Rezoning to industrial requiring a hefty security deposit.

The Panel was unable to reach a consensus on the following, however, would like Council to consider:

1. Work Camps – There was no consensus on locating work camps on agricultural land. However, temporary project oriented work camps on agricultural land would be acceptable. It was further suggested that the camp size include a definition for temporary work camps (Size limit of no more than housing of 50 workers);
2. Swimming pool placements – Acreages located with southern fronting dwelling, the swimming pool would be forced to be developed in the northern, shaded, often undeveloped portion of the lot whereby a pool located along southern facing front of lot allows better use opportunities. Therefore pools would only be allowed on southern facing lots. Fencing of pools should be required in the Bylaw.

Further recommendations from the Panel, outside the scope of the Bylaw are as follows:

1. For any new projects including roadway development on public road allowance, there must be an impact assessment of adjacent lands and consultations held with adjacent landowners.
2. When Development Permits are submitted that require new access to the lot, they should include a road allowance access plan including the location of the principal building with considerations to be made for other uses along the roads besides the applicants;
3. Enhanced full spectrum communication tools for permits, rezoning, rezoning applications, bylaw awareness, bylaw amendments, bylaw development, and emergency information;
4. Include Fire Smart Principles in the development permit process and distribute to ratepayers via the newsletter;
5. Develop Area Structure Plans for all areas within Greenview; and
6. Hire enforcement offices with a mandate which includes enforcing the Land Use Bylaw.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting the Citizen Panel Report acknowledges the effort this group has contributed to the overall review of the Draft Land Use Bylaw.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to accepting the Land Use Bylaw Report from the Citizen Panel for information.

ALTERNATIVES CONSIDERED:

Alternative #1: There is no realistic alternative to the recommendation.

FINANCIAL IMPLICATION:

Direct Costs: The cost associated with the preparation of the Land Use Bylaw, Citizen Panel Meetings, Public Information Sessions and Public Open Houses was approved in the 2015 Planning and Development Budget.

Ongoing / Future Costs: Overall review of the Land Use Bylaw will be required in approximately 10 years, in which costs may increase.

STAFFING IMPLICATION:

Staff will continue to be involved to complete the overall review process to ensure the Land Use Bylaw is adopted in a timely manner.

PUBLIC ENGAGEMENT LEVEL:

INCREASING LEVEL OF PUBLIC IMPACT

Inform -

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC


Inform - We will keep you informed..

FOLLOW UP ACTIONS:

None.

ATTACHMENT(S):

- Schedule 'A' Report from the Citizen Panel for the Draft Land Use Bylaw
- Schedule 'B' MGA Sections 636 – 644 and 230.

The background of the slide is a photograph of a field with tall, dry grass in the foreground and a line of trees in the distance under a blue sky with white clouds. Three strands of barbed wire are visible, running horizontally across the image. A large, semi-transparent 'DRAFT' watermark is oriented diagonally from the bottom left to the top right, covering the central part of the image.

Schedule 'A'

Recommendation of the Citizens' Panel for the Greenview Land Use Bylaw Refresh

DRAFT

Recommendation of the Citizens' Panel for the
Greenview Land Use Bylaw Refresh

Submitted by the Citizens' Panel to Council on XX June, 2016

Intent:

This document presents the Recommendation on the Greenview Land Use Bylaw Refresh. This process was aimed at developing a bylaw that reinforces Greenview's ability to efficiently and effectively regulate the use and development of lands within the municipality according to the planning principles and development strategies found in Greenview's Statutory Plans.

Background:

Prior to participating in the Land Use Bylaw (LUB) Citizens' Panel, our understanding of the LUB included the following:

- Had minor knowledge of the LUB
- Found some parts contained too much detail while others were not detailed enough
- Understood the purpose, but not the specifics in the LUB
- Rate Payers know that we have bylaws, but don't know what is in them or what they are about
- I found the Bylaws vague and I didn't understand what was going on
- That I had no idea what was allowed in my area regarding land use

After participating in the LUB Citizens' Panel, our understanding of the LUB included:

- Learned about zoning
- Found out the difference between zoning and bylaws
- Learned the "why" with respect to the need for bylaws, because otherwise it would be a free-for-all in what is happening
- Detected a fear to modernize the bylaws, by the consultants/council to be able to move past their comfort zone
- Good bylaws make living in the municipal district easier
- Redoing the bylaws is great but if there is no enforcement it was a big expense of no value. The panel feels that the LUB has not been acceptably enforced in the past.
- People do not have a real idea of what enforcement would mean with respect to the Land Use Bylaws; they think enforcement would be associated with law enforcement (RCMP). Why have a bylaw if someone decides to build on their land without observing the land use bylaws and get a development permit etc. Enforcement is not well understood by ratepayers in Greenview.

Panelists came to be involved in the LUB Citizens' Panel in the following ways:

- Farmers Market recruitment
- Wanting to be part of the change from the 'Ground Floor'
- Interested in what is happening in my community and why
- Went to grand opening of shop and became interested in learning more about the LUB
- Attended some of the public LUB and ASP meetings and wanted to know more about what was going on
- Ratepayers requested that I participate on the LUB committee

- Interested in knowing what was in the land use bylaw
- Wanted to know if the bylaws were being changed and how they would be changed
- Interested in how the LUB affected me and wanted knowledge of what was happening in my community

The panel understands the Citizens' Panel and LUB Refresh process to include:

- A review of the existing bylaw and how it fits with what is happening now
- A final decision by Council, which will review and choose whether they implement the panel's recommendations or not

The Panel has met a total of 5 times as follows:

- Meeting 1 – December 08, 2015
 - Reviewed existing LUB
 - Reviewed process we would be participating in
- Meeting 2 – February 02, 2016
 - Identified issues such as:
 - Definitions
 - Zoning (existing and proposed)
 - Uses (permitted and discretionary)
- Meeting 3 – March 23, 2016
 - Review of first draft of LUB
 - Listed, prioritized and answered questions by the panel to Greenview Staff and Urban Systems Ltd.
- Meeting 4 - April 27, 2016
 - Reviewed input from Greenview Development staff and Council
 - Clarified that some of the panel's issues were not governed by LUB:
 - Enforcement
 - Drones
 - Restricting dogs adjacent to agriculture land (animal nuisance)
 - Improving communications
 - Clarifying the process
 - Regulating the use of road allowances
 - Crown land notifications
 - Clarified jurisdictional requirements
 - Permanent structures on Crown Land
 - Unsightly premises
 - Spraying/Crop Dusting/Pesticides

- Meeting 5 – May 24, 2016
 - Wrote these recommendations to Council
 - Decided who will present our recommendations to Council

The Panel recommends adoption of the draft submitted by Urban Systems on April 27, 2016 including the revisions as discussed on that day, with the following additional comments:

- We, the Panel, feel that enforcement of the previous LUB was insufficient, even in instances where complaints were raised
- Industry is bringing a lot of people to our area and when they get here they do not show interest in learning what they can and cannot do with their lands, specifically with regards to the LUB. Many choose to disregard the LUB
- In the past there was not a need for enforcement of regulations, but population increase and growth of industry in Greenview, addition regulations and proper enforcement are now needed.
- The LUB needs to have a section concerning environmental impact, which must include:
 - Ground water contamination from fertilizers and crop chemicals
 - Drift affecting adjacent land for country residential development along with other residences, especially vulnerable populations
 - Drift affecting animals and other crops
 - Proper storage and disposal of chemicals and containers
- Site cleanup of work camps after completion, consider securing a deposit
- For rezoning to Industrial a hefty deposit must be made to secure contamination remediation

The Panel was unable to reach consensus on the following, however would like Council to consider:

- Work camps
 - Where there was no consensus, was in having work camps on agriculture land. In the end we agreed that temporary project oriented work camps on agriculture land would be acceptable
 - It was suggested that the size of camp be included in the definition of temporary work camps (no more than housing for 50 workers)
- Swimming pool placements
 - Many acreages are located with a southern fronting dwelling. As such currently a swimming pool would be forced to be developed in the northern, shaded, often undeveloped portion of the lot. A pool located along the southern facing front of lot allows for sunshine and better use opportunities. This should only be allowed on southern facing lots. In addition, all regulation regarding fencing of pools for safety should be required as laid out in the LUB

The panel puts forward these further recommendations which fall outside of the current scope of the LUB:

- When there is an application for any new projects including roadway development by Greenview or others (on public road allowance) there must be an impact assessment of adjacent lands. Consultations shall be held with adjacent land owners.
- When Development Permits are submitted which require new access to the lot, they should include a road allowance access plan which includes the location of the principal building. The MDP recommends considerations should be made for other uses along the road beside the applicants
- Greenview should consider enhanced communication of permits, rezoning, rezoning applications, bylaw awareness, bylaw amendments, bylaw development, and emergency information. Consider using a full spectrum of communication tools
- That Fire Smart principles be included in the development permit process and be distributed to ratepayers via the newsletter
- That Area Structure Plans be developed for all areas within Greenview
- That Greenview hire enforcement officers with a mandate which includes enforcing the LUB

The Panel would like to Thank Greenview for the opportunity to participate in creating an effective and enforceable Land Use Bylaw.

Sincerely,

Kevin Anderson



Pat Cook



Jake Drozda

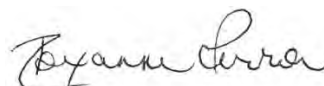


Warren Hillis



Hope Kristensen

Darlene Levesque



Roxanne Perron



Doug Vandemark



Mark Vetch

DRAFT

This document was created cooperatively with the Citizens' Panel for the Greenview Land Use Bylaw Refresh with the help of Urban Systems. All efforts were made to ensure a full representation of voices of the Panel participants.

This document was agreed to verbally by all present at its writing on May 24, 2016



Schedule 'B'

- (c) in accordance with this section and Division 6, provide for the imposition and collection of a levy to be known as a "redevelopment levy", and
- (d) authorize a designated officer, with or without conditions, to perform any function with respect to the imposition and collection of that redevelopment levy.

1995 c24 s95

Plan contents

635 An area redevelopment plan

- (a) must describe
 - (i) the objectives of the plan and how they are proposed to be achieved,
 - (ii) the proposed land uses for the redevelopment area,
 - (iii) if a redevelopment levy is to be imposed, the reasons for imposing it, and
 - (iv) any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities or any other purposes the council considers necessary,

and

- (b) may contain any other proposals that the council considers necessary.

1995 c24 s95

General Provisions

Statutory plan preparation

636(1) While preparing a statutory plan a municipality must

- (a) provide a means for any person who may be affected by it to make suggestions and representations,
- (b) notify the public of the plan preparation process and of the means to make suggestions and representations referred to in clause (a),
- (c) notify the school boards with jurisdiction in the area to which the plan preparation applies and provide opportunities to those authorities to make suggestions and representations,
- (d) in the case of a municipal development plan, notify adjacent municipalities of the plan preparation and

provide opportunities to those municipalities to make suggestions and representations, and

- (e) in the case of an area structure plan, where the land that is the subject of the plan is adjacent to another municipality, notify that municipality of the plan preparation and provide opportunities to that municipality to make suggestions and representations.

(2) Subsection (1) does not apply to amendments to statutory plans.
RSA 2000 cM-26 s636;2008 c37 s11

Effect of plans

637 The adoption by a council of a statutory plan does not require the municipality to undertake any of the projects referred to in it.
1995 c24 s95

Plans consistent

638 All statutory plans adopted by a municipality must be consistent with each other.
1995 c24 s95

Conflict with ALSA regional plans

638.1 In the event of a conflict or inconsistency between

- (a) a statutory plan or a land use bylaw, and
- (b) an ALSA regional plan,

the ALSA regional plan prevails to the extent of the conflict or inconsistency.

2009 cA-26.8 s83

Division 5 Land Use

Land use bylaw

639 Every municipality must pass a land use bylaw.
1995 c24 s95

Protection of agricultural operations

639.1 In preparing a land use bylaw, a municipality must consider the protection of agricultural operations unless an ALSA regional plan requires agricultural operations to be protected or requires agricultural land or land for agricultural purposes to be protected, conserved or enhanced, in which case the municipality must comply with the ALSA regional plan.

RSA 2000 c21(Supp) s5;2009 cA-26.8 s83

Land use bylaw

640(1) A land use bylaw may prohibit or regulate and control the use and development of land and buildings in a municipality.

(2) A land use bylaw

- (a) must divide the municipality into districts of the number and area the council considers appropriate;
- (b) must, unless the district is designated as a direct control district pursuant to section 641, prescribe with respect to each district,
 - (i) the one or more uses of land or buildings that are permitted in the district, with or without conditions, or
 - (ii) the one or more uses of land or buildings that may be permitted in the district at the discretion of the development authority, with or without conditions,or both;
- (c) must establish a method of making decisions on applications for development permits and issuing development permits for any development, including provision for
 - (i) the types of development permit that may be issued,
 - (ii) applying for a development permit,
 - (iii) processing an application for, or issuing, cancelling, suspending or refusing to issue, a development permit,
 - (iv) the conditions that are to be attached, or that the development authority may attach, to a development permit, either generally or with respect to a specific type of permit,
 - (v) how long any type of development permit remains in effect,
 - (vi) the discretion that the development authority may exercise with respect to development permits, and
 - (vii) any other matters necessary to regulate and control the issue of development permits that to the council appear necessary;

- (d) must provide for how and to whom notice of the issuance of a development permit is to be given;
- (e) must establish the number of dwelling units permitted on a parcel of land.

(3) A land use bylaw may identify additional land as adjacent land for the purposes of section 692.

(4) Without restricting the generality of subsection (1), a land use bylaw may provide for one or more of the following matters, either generally or with respect to any district or part of a district established pursuant to subsection (2)(a):

- (a) subdivision design standards;
- (b) the ground area, floor area, height, size and location of buildings;
- (c) the amount of land to be provided around or between buildings;
- (d) the landscaping of land or buildings;
- (e) the location, height and maintenance of fences and walls;
- (f) the establishment and maintenance of
 - (i) off-street or other parking facilities, and
 - (ii) loading and unloading facilities,and any other similar matters;
- (g) the design, character and appearance of buildings;
- (h) the location and amount of access to lots from roads and ensuring that there is at least one means of access from each lot to a road;
- (i) the lighting of land, buildings or other things;
- (j) the enlargement, alteration, repair, removal or relocation of buildings;
- (k) the excavation or filling in of land;
- (l) the development of buildings
 - (i) on land subject to flooding or subsidence or that is low lying, marshy or unstable,

- (ii) on land adjacent to or within a specified distance of the bed and shore of any lake, river, stream or other body of water, or
 - (iii) subject to regulations made under section 693 or 694, within a specified area around an airport;
 - (m) the construction, placement or use of billboards, signboards or other advertising devices of any kind, and if they are permitted at all, governing their height, size and character;
 - (n) the removal, repair or renovation of billboards, signboards or other advertising devices of any kind;
 - (o) the density of population in any district or part of it;
 - (p) the designation of a district as a direct control district in accordance with section 641;
 - (q) the establishment of any related agreements, forms, fees or procedural matters;
 - (r) issuing orders under section 645.
- (5) A land use bylaw may provide that when an application for a development permit or change in land use designation is refused another application with respect to the same lot
- (a) for a development permit for the same or a similar use, or
 - (b) for a change in land use designation
- may not be made by the same or any other applicant until the time stated in the land use bylaw has expired.
- (6) A land use bylaw may authorize a development authority to decide on an application for a development permit even though the proposed development does not comply with the land use bylaw or is a non-conforming building if, in the opinion of the development authority,
- (a) the proposed development would not
 - (i) unduly interfere with the amenities of the neighbourhood, or
 - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- and

- (b) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

1995 c24 s95;1996 c30 s58

Designation of direct control districts

641(1) The council of a municipality that has adopted a municipal development plan, if it wishes to exercise particular control over the use and development of land or buildings within an area of the municipality, may in its land use bylaw designate that area as a direct control district.

(2) If a direct control district is designated in a land use bylaw, the council may, subject to any applicable statutory plan, regulate and control the use or development of land or buildings in the district in any manner it considers necessary.

(3) In respect of a direct control district, the council may decide on a development permit application or may delegate the decision to a development authority with directions that it considers appropriate.

(4) Despite section 685, if a decision with respect to a development permit application in respect of a direct control district

- (a) is made by a council, there is no appeal to the subdivision and development appeal board, or
- (b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

1995 c24 s95;1996 c30 s59

Permitted and discretionary uses

642(1) When a person applies for a development permit in respect of a development provided for by a land use bylaw pursuant to section 640(2)(b)(i), the development authority must, if the application otherwise conforms to the land use bylaw, issue a development permit with or without conditions as provided for in the land use bylaw.

(2) When a person applies for a development permit in respect of a development that may, in the discretion of a development authority, be permitted pursuant to section 640(2)(b)(ii), the development authority may issue a development permit with or without conditions as provided for in the land use bylaw.

(3) A decision of a development authority on an application for a development permit must be in writing, and a copy of it must be given to the applicant.

(4) If a development authority refuses an application for a development permit, the decision must include the reasons for the refusal.

1995 c24 s95

Non-conforming use and non-conforming buildings

643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

(3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

(4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

(5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except

- (a) to make it a conforming building,
- (b) for routine maintenance of the building, if the development authority considers it necessary, or
- (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

(6) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw.

(7) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

1995 c24 s95

Acquisition of land designated for public use

644(1) If land is designated under a land use bylaw for use or intended use as a municipal public building, school facility, park or recreation facility and the municipality does not own the land, the municipality must within 6 months from the date the land is designated do one of the following:

- (a) acquire the land or require the land to be provided as reserve land;
- (b) commence proceedings to acquire the land or to require the land to be provided as reserve land and then acquire that land within a reasonable time;
- (c) amend the land use bylaw to designate the land for another use or intended use.

(2) Subsection (1) does not apply if the Crown in right of Canada, the Crown in right of Alberta, an irrigation district, a board of a drainage district or a local authority, within 6 months from the date the land is designated under that subsection,

- (a) acquires that land, or
- (b) commences proceedings to acquire that land or requires that land to be provided as reserve land and then acquires it within a reasonable time.

1995 c24 s95;1999 c1-11.7 s214

Stop order

645(1) Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with

- (a) this Part or a land use bylaw or regulations under this Part, or
- (b) a development permit or subdivision approval,

the development authority may act under subsection (2).

(2) If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

council or the Minister on whether the petition is sufficient or insufficient.

(2) Repealed 1995 c24 s26.

(3) If a petition is not sufficient, the council or the Minister is not required to take any notice of it.

1994 cM-26.1 s226;1995 c24 s26

Meetings with the Public

Advertising

227 If council calls a meeting with the public, notice of it must be advertised and everyone is entitled to attend it.

1994 cM-26.1 s227

Improper conduct

228 The person chairing a meeting with the public may expel a person from the meeting for improper conduct.

1994 cM-26.1 s228

Petition for meeting

229 If a council receives a sufficient petition requesting that council call a meeting with the public, the council must call a meeting with the public to discuss the matters stated in the petition and the meeting must be held no later than 30 days after the chief administrative officer declares the petition to be sufficient.

1994 cM-26.1 s229;1995 c24 s27

Public Hearings

When to hold public hearing

230(1) When this or another enactment requires council to hold a public hearing on a proposed bylaw or resolution, the public hearing must be held, unless another enactment specifies otherwise,

(a) before second reading of the bylaw, or

(b) before council votes on the resolution.

(2) If a public hearing is held on a proposed bylaw or resolution, council must conduct the public hearing during a regular or special council meeting.

(3) A council may by bylaw establish procedures for public hearings.

(4) In the public hearing, council

(a) must hear any person, group of persons, or person representing them, who claims to be affected by the

proposed bylaw or resolution and who has complied with the procedures outlined by the council, and

- (b) may hear any other person who wishes to make representations and whom the council agrees to hear.

(5) After considering the representations made to it about a proposed bylaw or resolution at a public hearing and after considering any other matter it considers appropriate, the council may

- (a) pass the bylaw or resolution,
- (b) make any amendment to the bylaw or resolution it considers necessary and proceed to pass it without further advertisement or hearing, or
- (c) defeat the bylaw or resolution.

(6) The minutes of the council meeting during which a public hearing is held must record the public hearing to the extent directed by the council.

1994 cM-26.1 s230

Petitions for Vote of the Electors - Advertised Bylaws and Resolutions

Petition for vote on advertised bylaws and resolutions

231(1) Except for a bylaw under section 22 or a bylaw or resolution under Part 17, after a proposed bylaw or resolution that is required to be advertised under this or another enactment has been advertised, the electors may submit a petition for a vote of the electors to determine whether the proposed bylaw or resolution should be passed.

(2) A separate petition must be filed with respect to each advertised bylaw or resolution even if a council advertises 2 or more bylaws or resolutions in a single advertisement.

(3) A petition under this section for a vote of the electors on a proposed bylaw required to be advertised by Part 8 is not sufficient unless it is filed with the chief administrative officer within 15 days after the last date on which the proposed bylaw or resolution is advertised.

(4) A petition under this section for a vote of the electors on a proposed bylaw or resolution required to be advertised by another Part of this Act or another enactment is not sufficient unless it is filed with the chief administrative officer within 60 days after the last date on which the proposed bylaw is advertised.



REQUEST FOR DECISION

SUBJECT:	Accurate Assessment Group Ltd. – 2017 Annual Assessment Presentation		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	March 14, 2017	CAO: MH	MANAGER:
DEPARTMENT:	CORPORATE SERVICES	GM: RMO	PRESENTER: TB

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council accept the Accurate Assessment Group's annual Greenview Property Assessment report for information.

BACKGROUND/PROPOSAL:

Accurate Assessment Group is contracted by Greenview to provide assessment services on all properties within Greenview.

Accurate Assessment Group representatives will be in attendance to elaborate on Greenview's Property Assessment report.

Council members may wish to prepare questions in relation to the attached presentation to ensure clarity for Council.

BENEFITS OF THE RECOMMENDED ACTION:

The benefit of accepting the report as information is to keep Council informed about the changes in Greenview's property assessments from one year to the next. Another benefit of the recommended action is that Council will have an opportunity to dialogue with the Accurate Assessment Group regarding the changes in assessment.

DISADVANTAGES OF THE RECOMMENDED ACTION

There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: No alternatives were considered.

FINANCIAL IMPLICATION:

There are no financial impact to the recommended motion.

STAFFING IMPLICATION:

There will not be any staffing implications in relation to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

INFORM - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

INFORM - We will keep you informed.

FOLLOW UP ACTIONS:

No follow up actions necessary from the recommended motion.

ATTACHMENT(S):

- Accurate Assessment Group Ltd. – PowerPoint Presentation





Agenda

1

Accurate Assessment Group Ltd.

2

Highlights of the Municipality's Assessment

3

MMGA Bill#21 Review

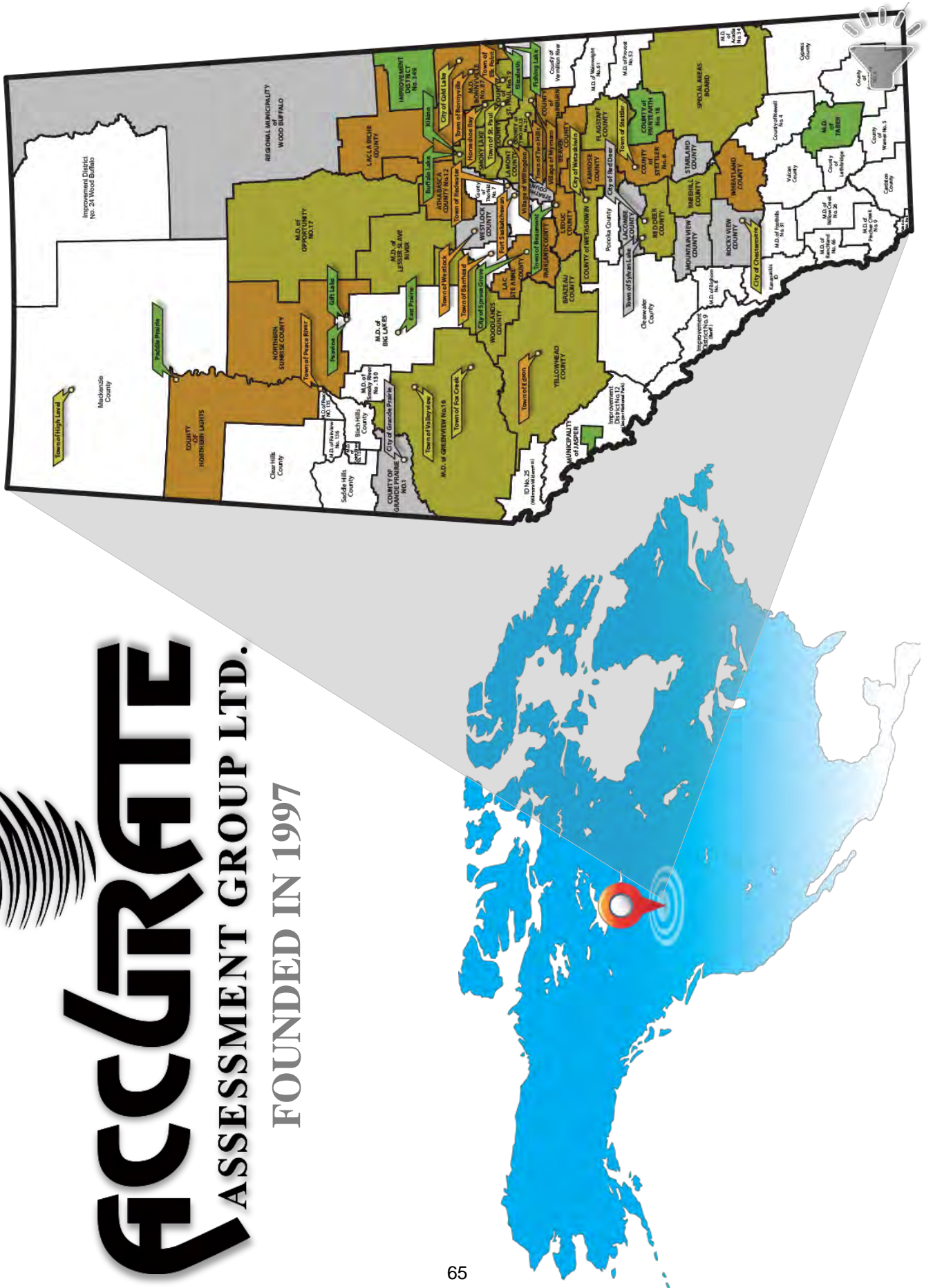




FCCGRATE

ASSESSMENT GROUP LTD.

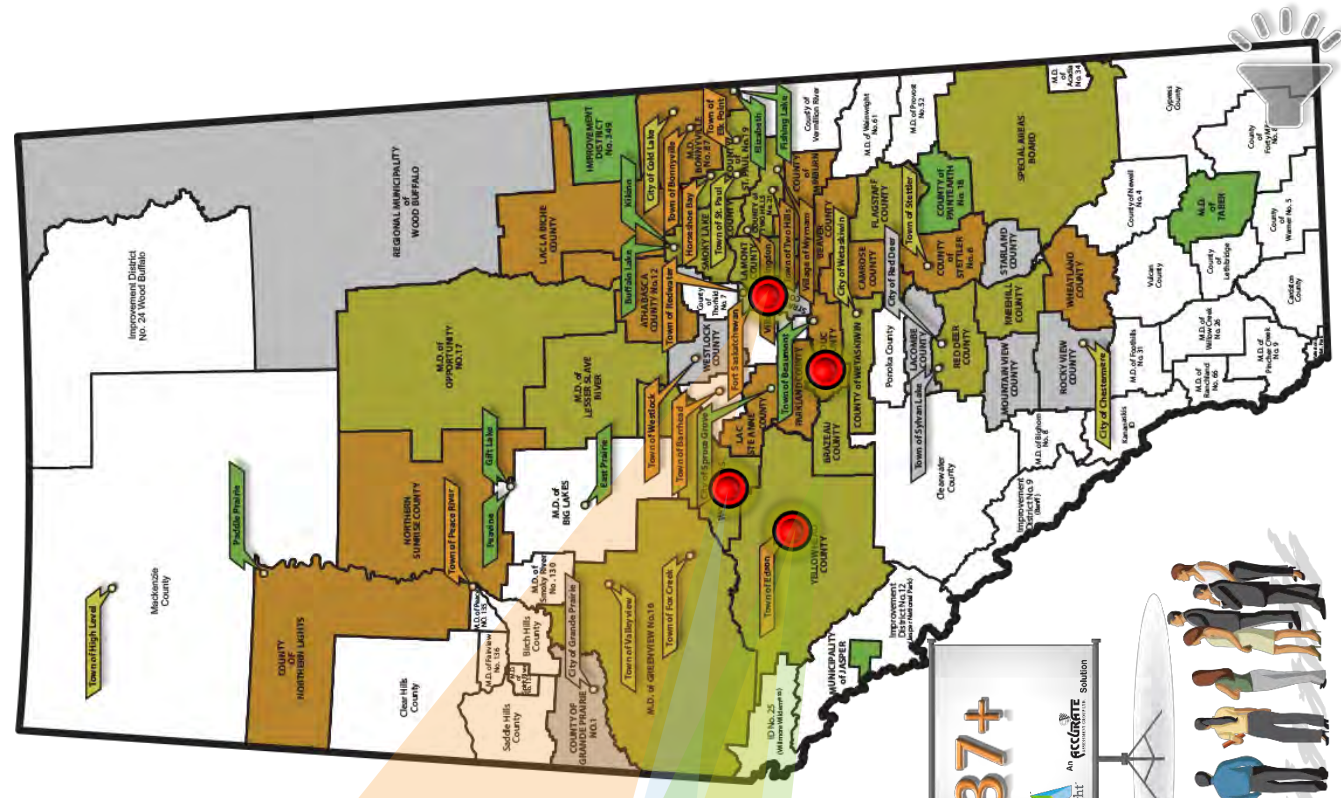
FOUNDED IN 1997



Where We are Located



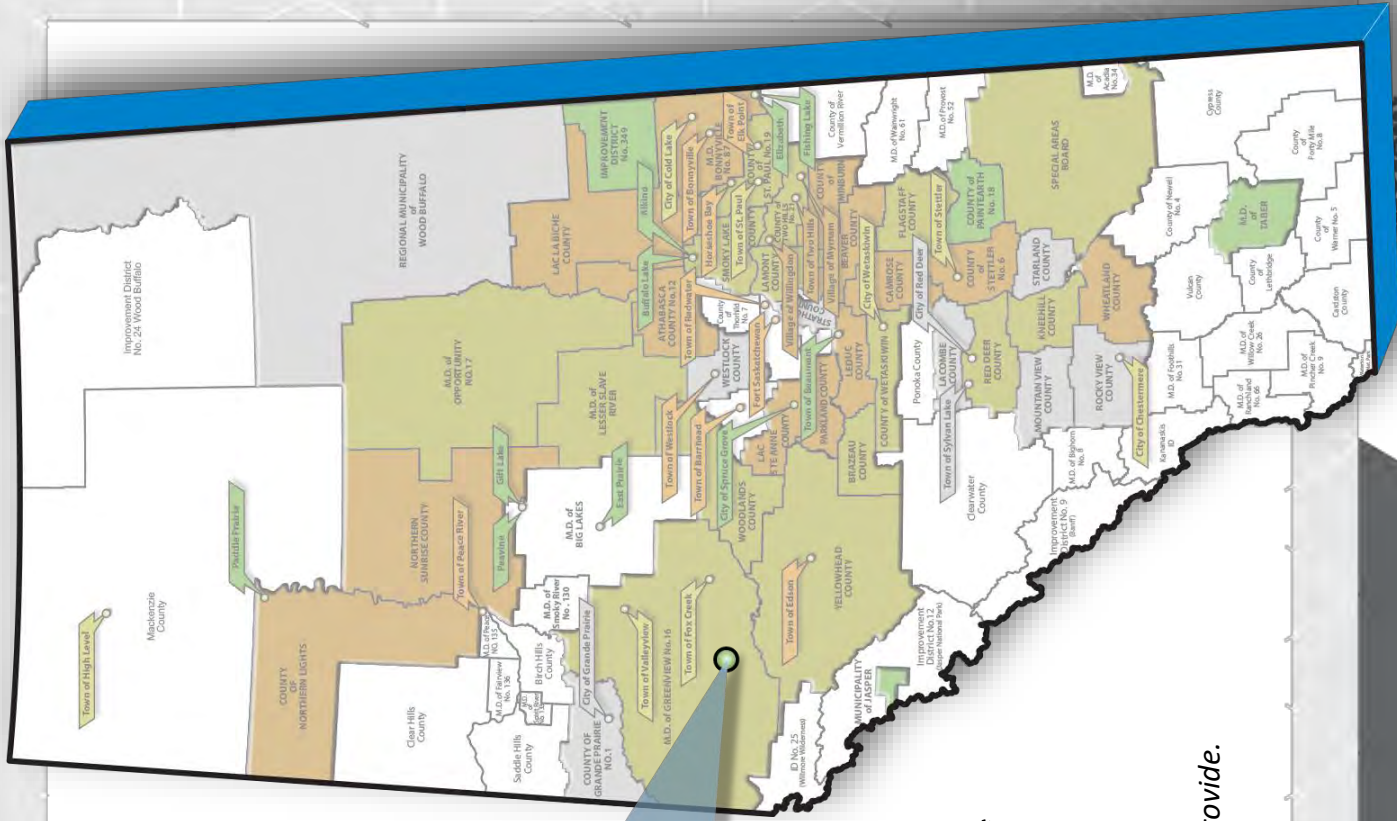
66 **Assessment Operations**



TEAM MEMBERS



AAG's Client Partners



- Assessment Services
- Assessment & MuniSight Services*
- MuniSight Services*
- Completed Projects

* MuniSight Services include ES, PD, AG and any other GIS Services we provide.



Residential



Non-Residential



Farmland

Troy Birtles, AMAA	Assessment Specialist
Kris Meadows, AMAA	Residential Assessor
Sean Cosens	Farmland Assessment Specialist
Bob Daudelin, AMAA	Assessment Specialist
Alison Reid, AMAA	Senior Assessor
Josh McMillan	Residential Assessor
Jesse Nelson	Residential Assessor
Cory Allen	Residential Assessor



2015 Compared to 2016 Assessment

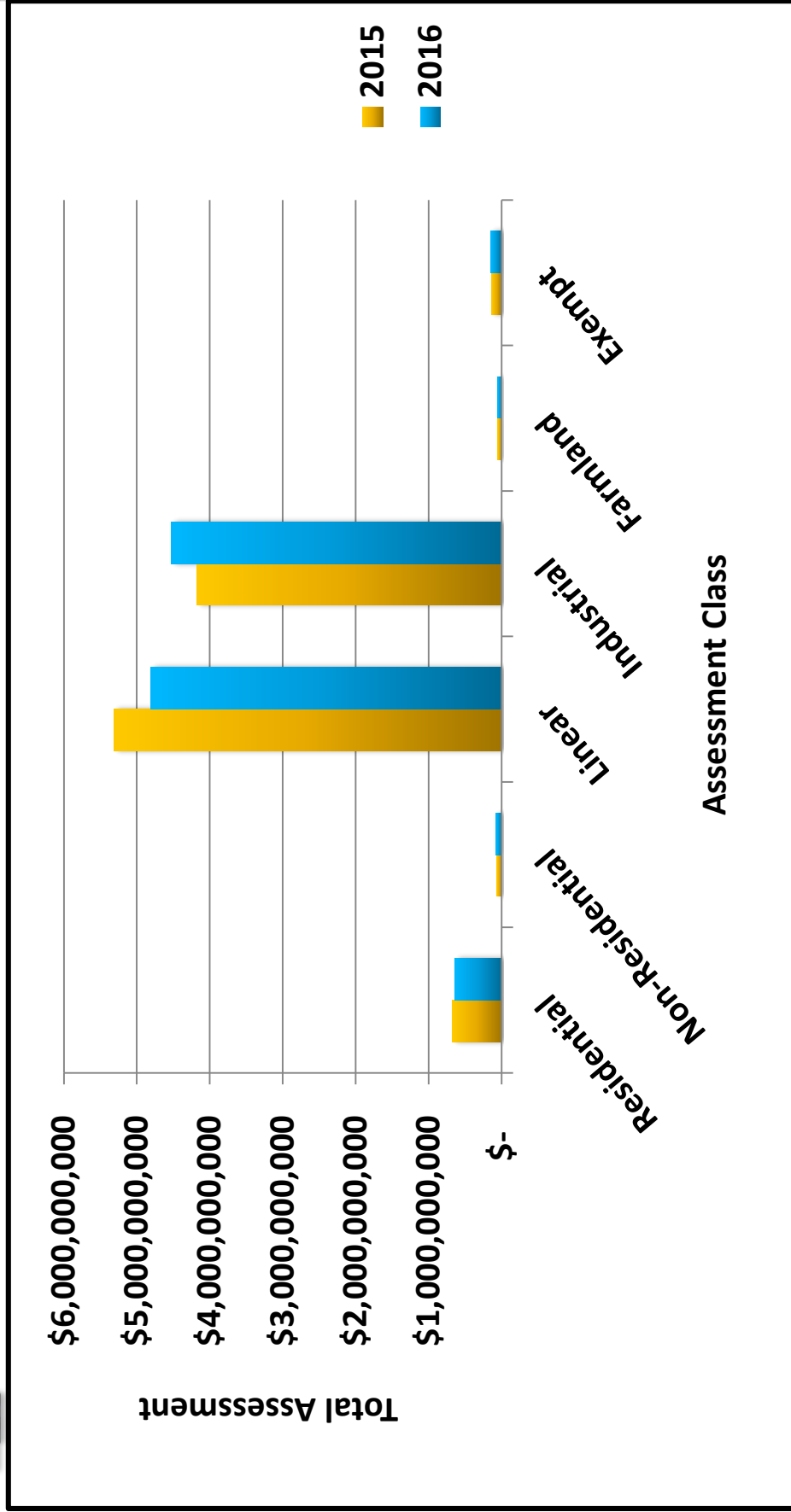
	2015		2016		Difference	
	Totals		Totals		\$	%
Residential	\$669,957,200		\$640,457,400		(\$29,499,800)	96%
Non-Residential	\$69,122,810		\$78,933,600		\$9,810,790	114%
Industrial*	\$4,178,238,750		*\$4,528,239,740		\$350,000,990	108%
Linear	\$5,307,642,290		\$4,805,898,620		(\$501,743,670)	91%
Farmland	\$55,738,740		\$57,472,960		\$1,734,220	103%
Exempt	\$143,326,710		\$150,626,700		\$7,299,990	105%
Grand Total:	\$10,424,026,500		\$10,261,629,020		(\$162,397,480)	98%

*Industrial Assessment total above represents the anticipated impact upon completion of the 2016 Assessment due to additional major facility costing, etc.



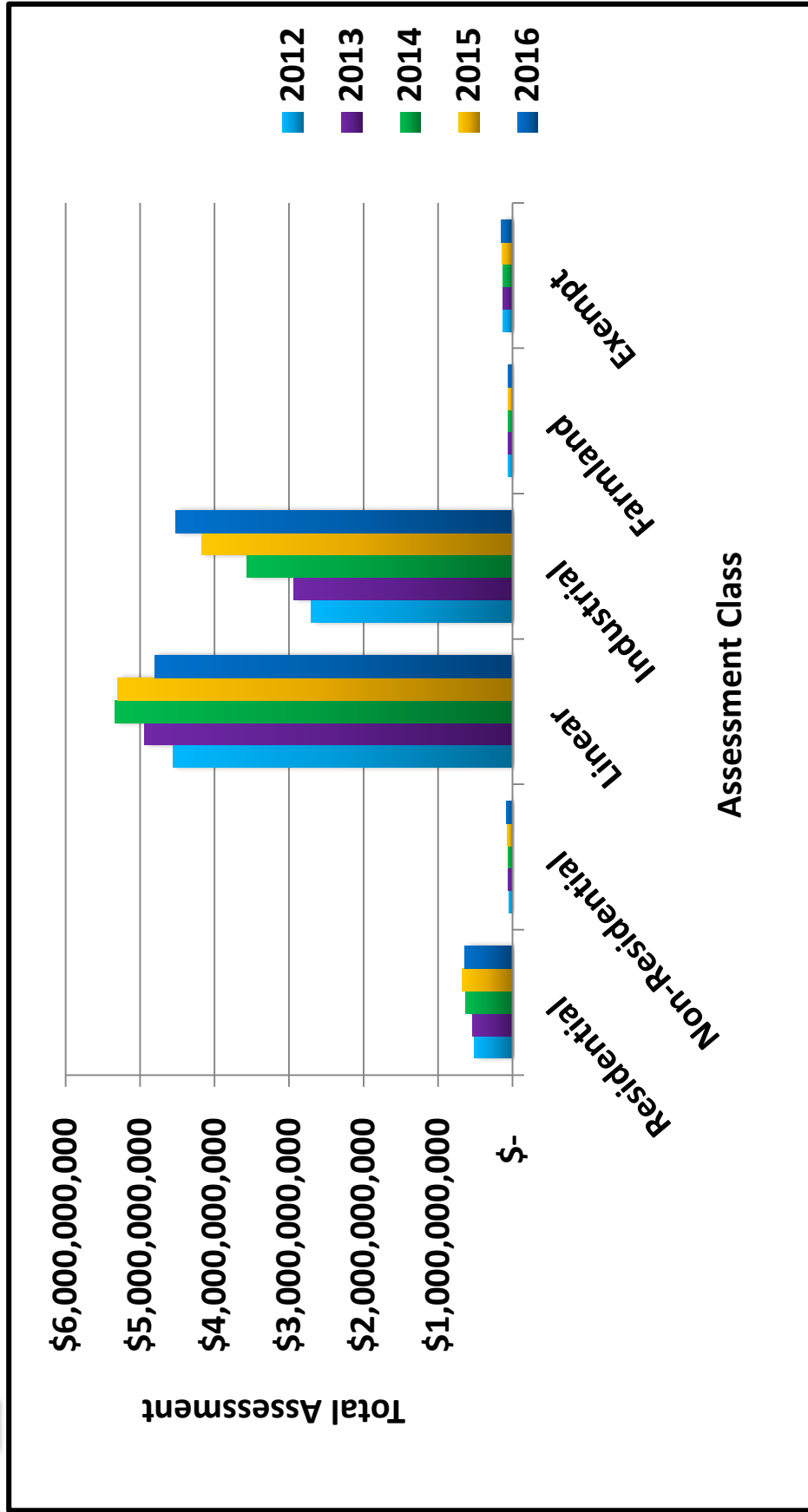


2015 vs 2016 Assessment Class Compare



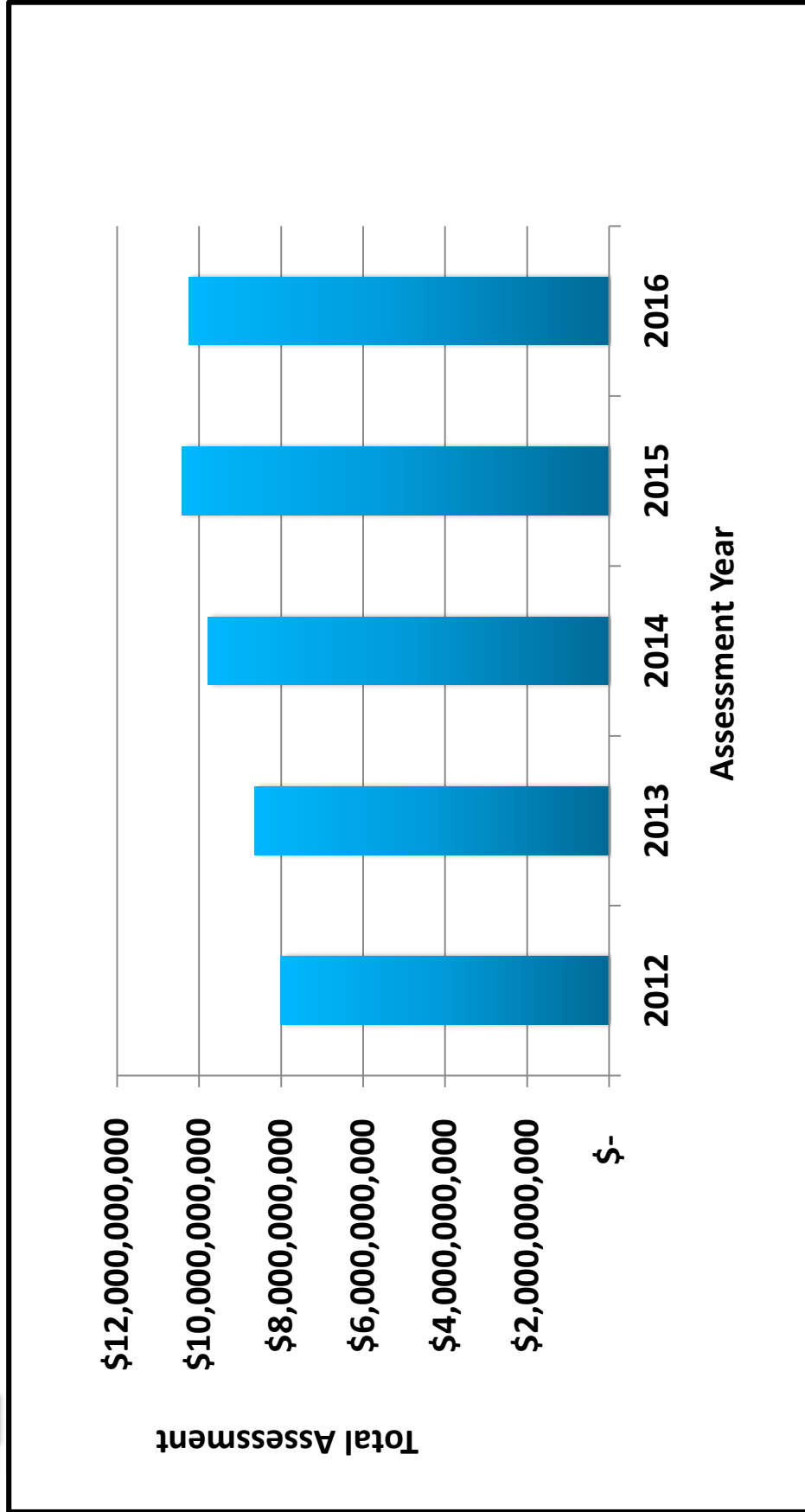


Assessment History Comparison





Assessment Total History Compare





Taxable Assessment Change Compare by %

Range	Properties	%
-25% to -100%	468	3.3%
-10% to -25%	744	5.2%
-1% to -10%	5,512	38.8%
No Change	5,730	40.4%
1% to 10%	584	4.1%
10% to 25%	232	1.6%
25% to 100%	299	2.1%
Over 100%	62	0.4%
New Roll #'s	458	3.2%
Inactive Roll #'s	108	0.8%
Total Properties	14,197	100%

89%



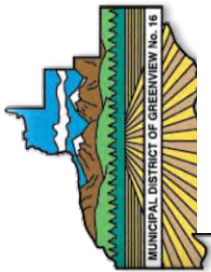


Taxable Assessment Change Compare by \$

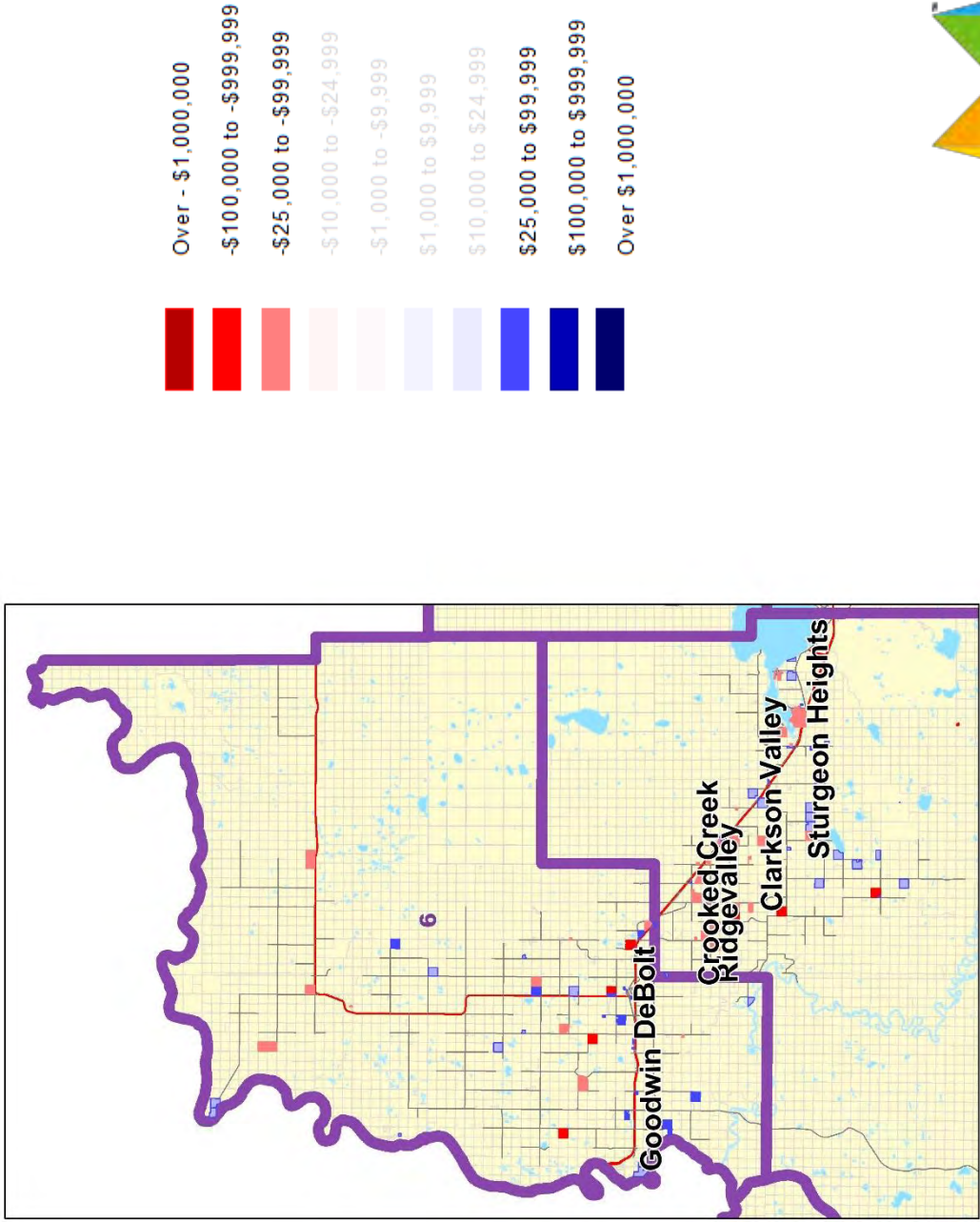
Range	Properties	%
Over - \$1,000,000	65	0.5%
-\$100,000 to -\$999,999	432	3.0%
-\$25,000 to -\$99,999	1,002	7.1%
-\$10,000 to -\$24,999	1,210	8.5%
-\$1,000 to -\$9,999	3,142	22.1%
-\$999 to \$999	6,610	46.6%
\$1,000 to \$9,999	535	3.8%
\$10,000 to \$24,999	274	1.9%
\$25,000 to \$99,999	167	1.2%
\$100,000 to \$999,999	153	1.1%
Over \$1,000,000	41	0.3%
New Roll #'s	458	3.2%
Inactive Roll #'s	108	0.8%
Total Properties	14,197	100%

88%



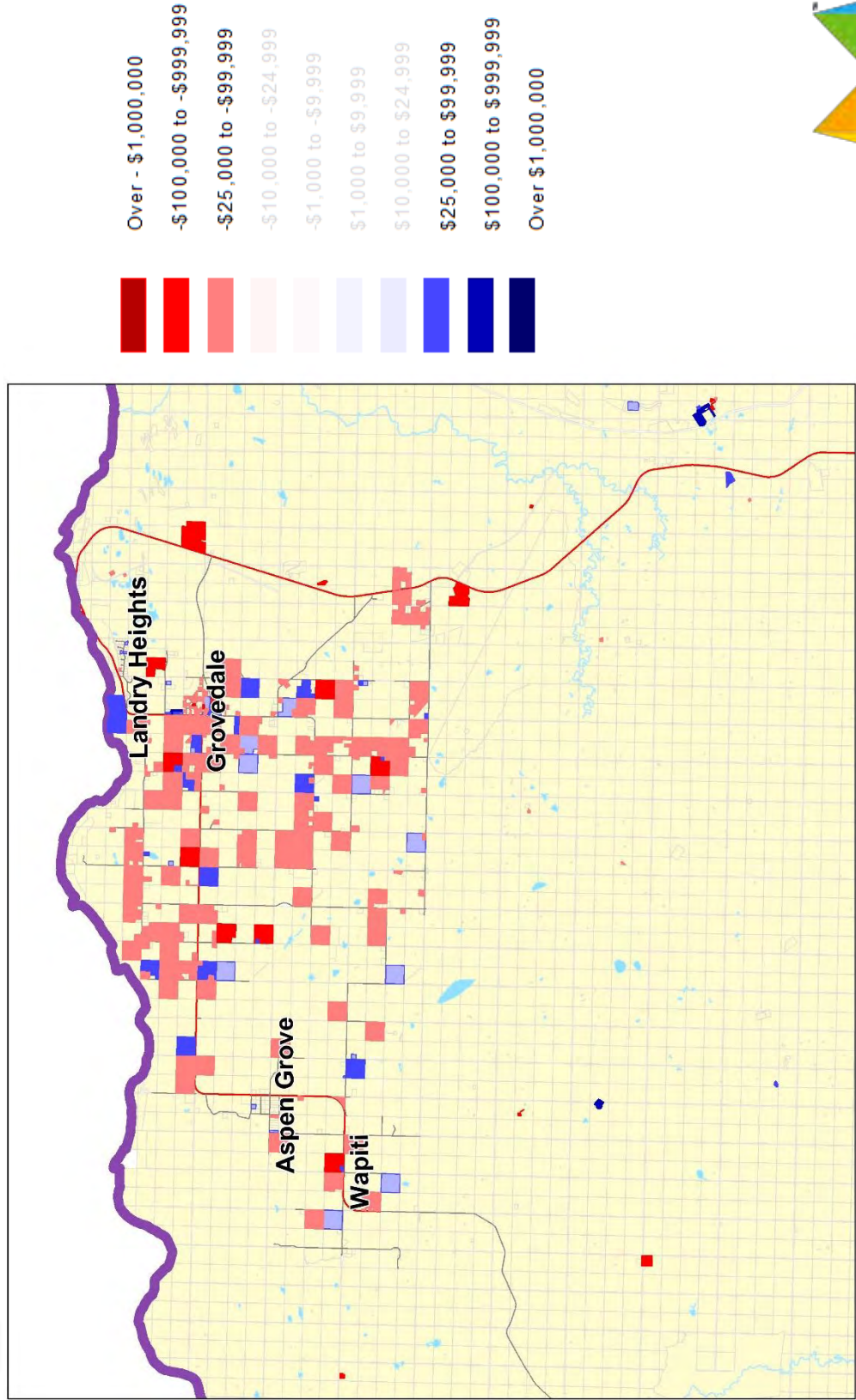


Residential / Non- Residential Taxable Assessment Change Compare by \$



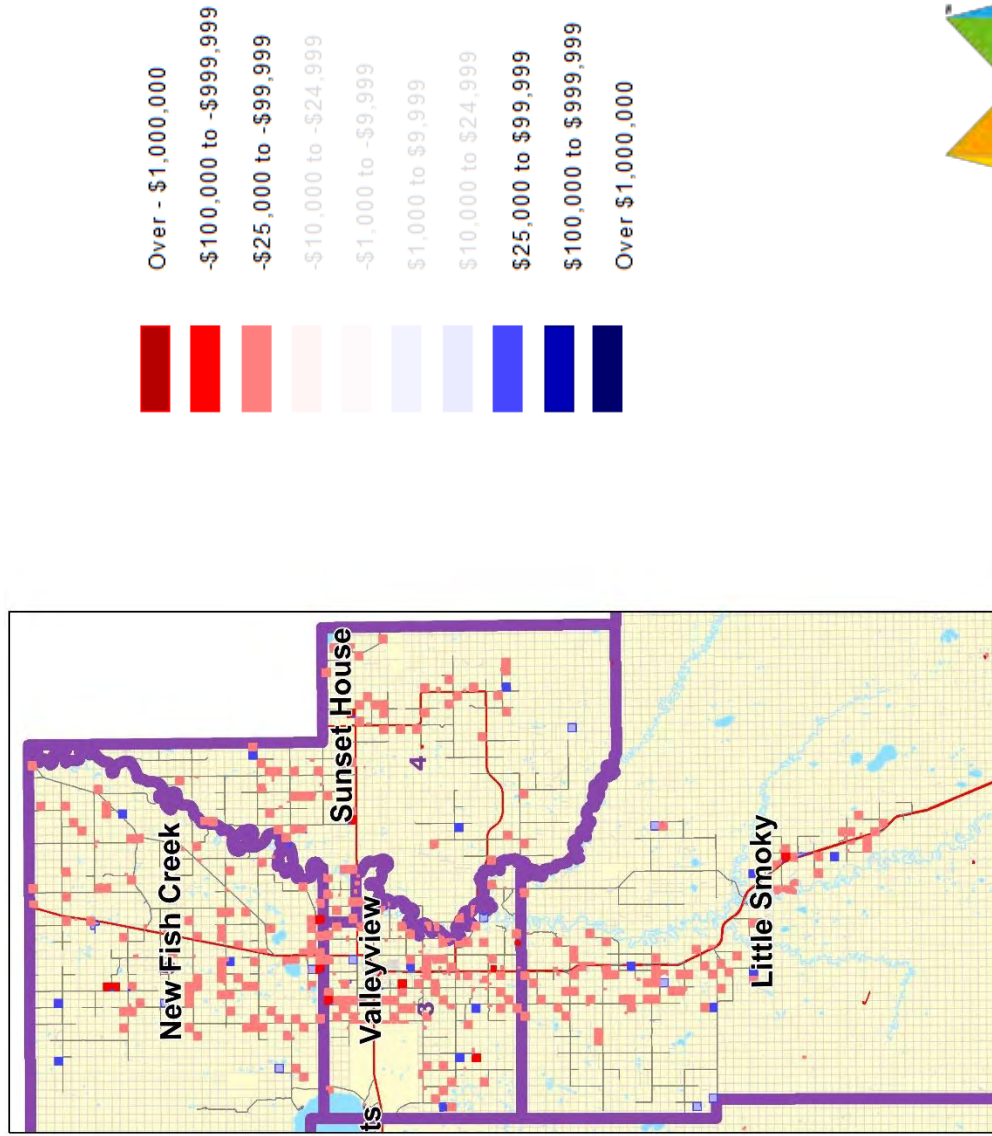


Residential / Non- Residential Taxable Assessment Change Compare by \$





Residential / Non- Residential Taxable Assessment Change Compare by \$





New Roll #'s & Permit Comparison

New Roll #'s Summary

	2012	2013	2014	2015	2016
Residential/Non-Res	62	93	130	527	409

Development Permit

	2012	2013	2014	2015	2016
Development Permits	212	306	357	377	368



Overview

(NOT including Industrial or Linear)

Residential (Rural)	
Valleyview	4.1% Decrease
DeBolt	1.5% Increase
Grovedale	2.2% Decrease



Overview

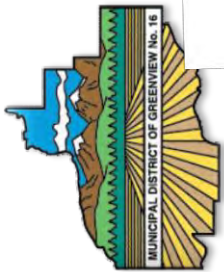
(NOT including Industrial or Linear)

New Residential Growth Assessment:

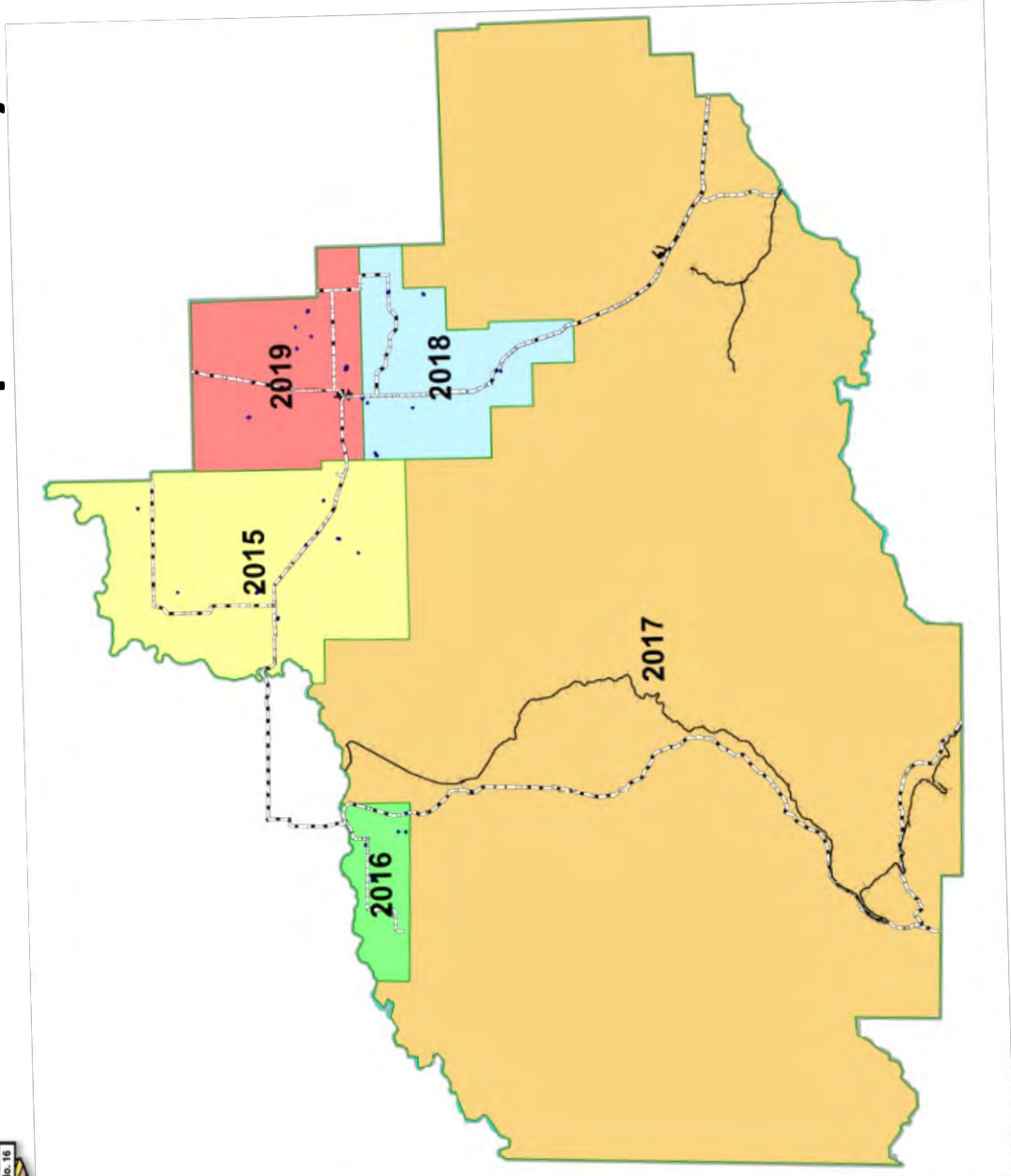
	2014	2015	2016
New Construction	\$17.3M (3.2%)	\$16.8M (2.4%)	\$11.3M (1.6%)

Residential Inflation

	2014	2015	2016
Market Change	\$71.7M (13.3%)	\$24.4M (3.5%)	-\$40.9M (-5.8%)



Residential Re-inspection Cycle





Moving Forward - Residential

- Open House to Inform Rate Payers, I will be in the Greenview office periodically
- 2017 Assessment Cycle will be concentrated on the Remote area. This will involve some in office disposition review followed by field inspections where required.
- The drop in Oil Price has resulted in a moderate down turn in the economy, this has translated into lower sale prices and consequently lower assessed values in most areas. We will continue to monitor into 2017.

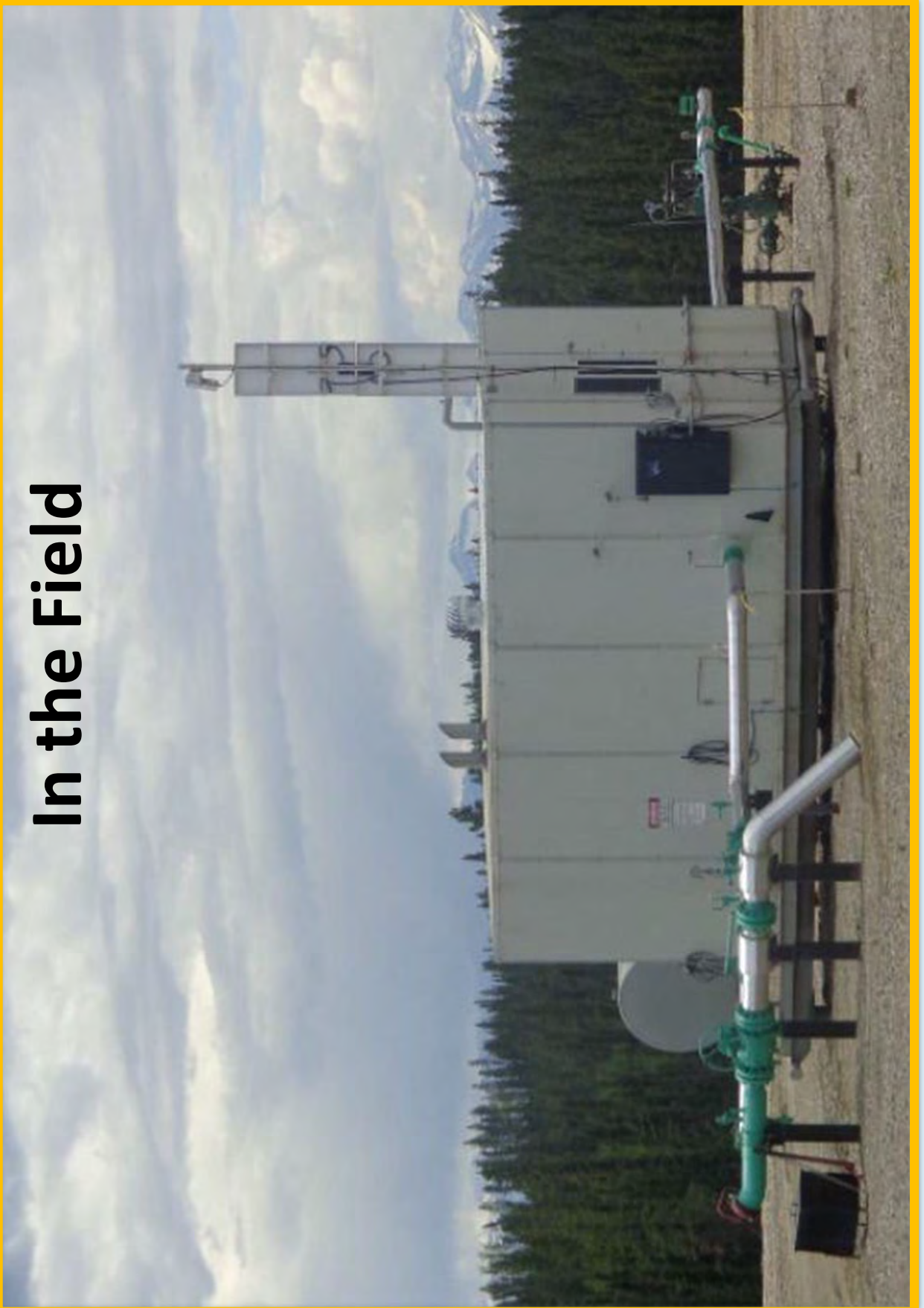


Industrial Assessment Team

Ray Fortin, AMAA	Industrial Assessment Specialist
Sean Barrett, AMAA	Assessment Coordinator
Kent Smith, AMAA	Industrial Assessor
Chad Nelson	Industrial Assessor
Steve Sawatsky	Industrial Assessor
Chris Smith	Industrial Assessor
Ally Dittrick	Industrial Assessor
<i>Harry Schmidt, AMAA</i>	<i>Specialty Assessment Services</i>



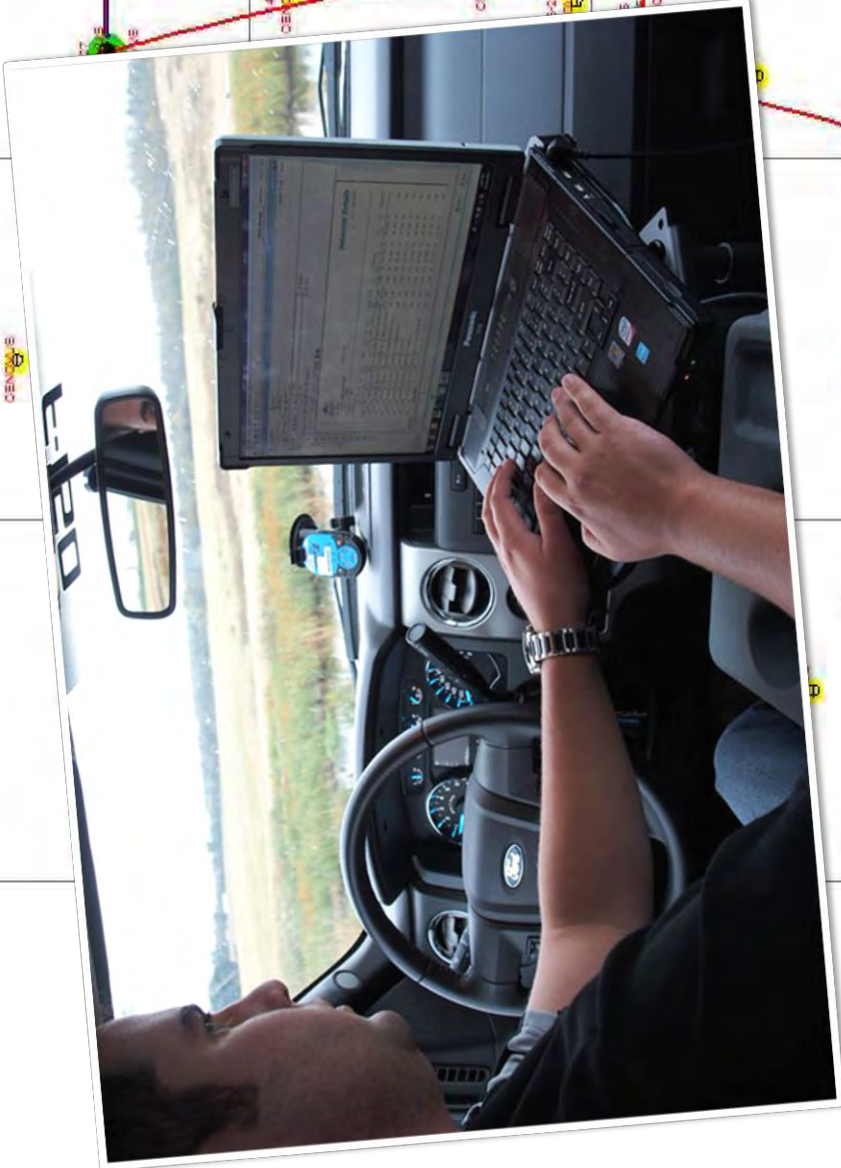
In the Field







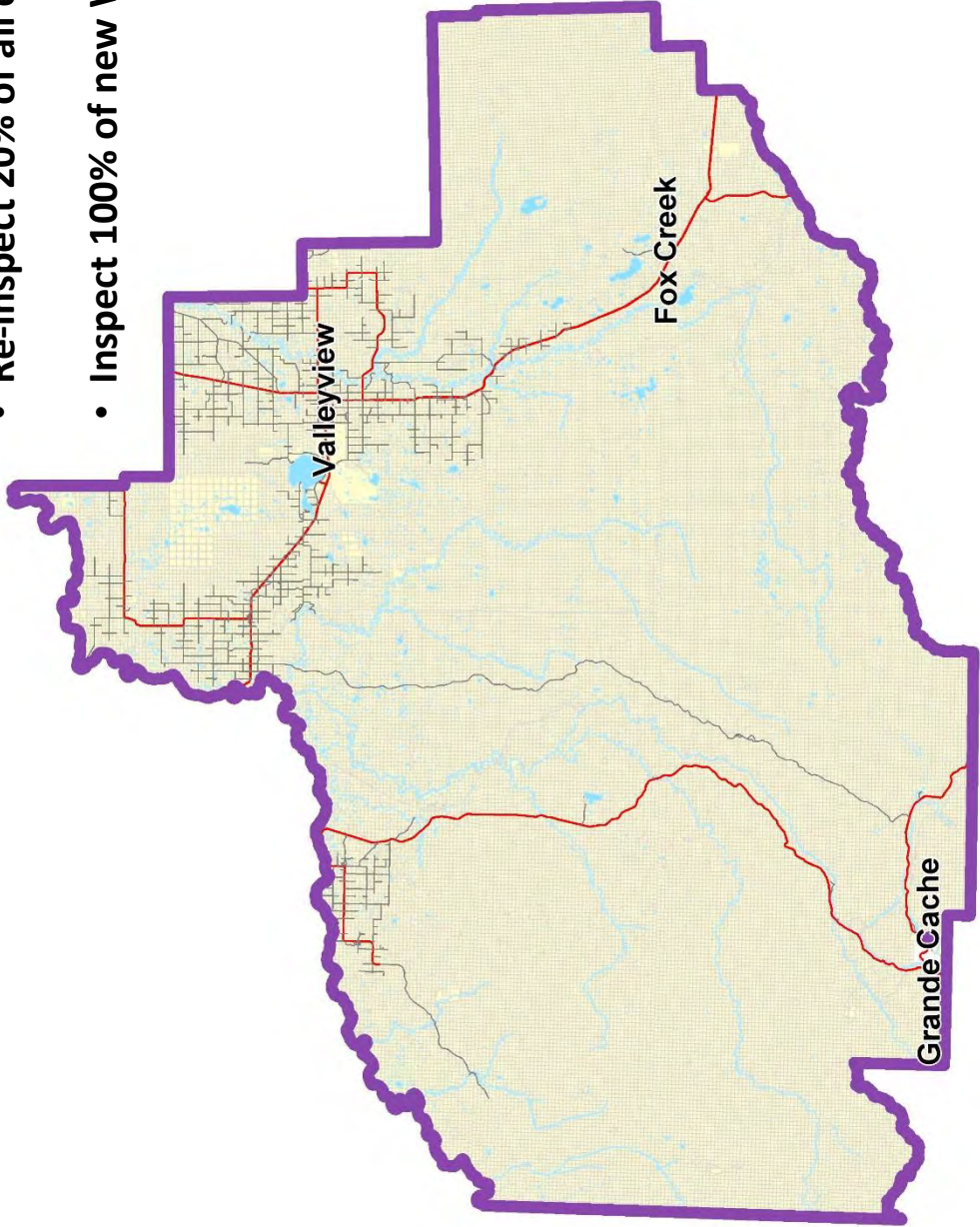
Industrial GIS





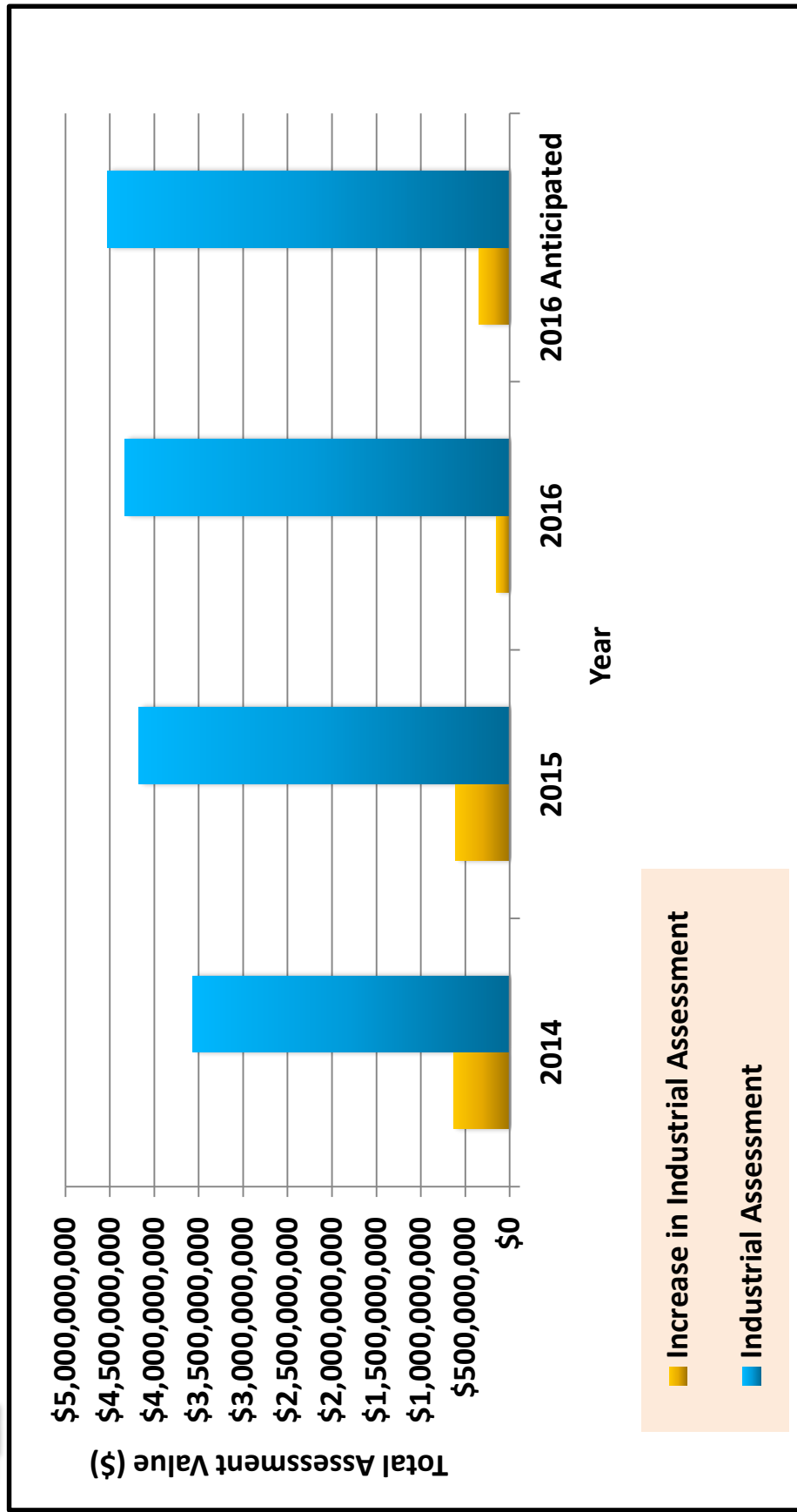
Industrial Re-Inspection Cycle

- Re-inspect 20% of all existing Industrial parcels
- Inspect 100% of new Well sites and Facilities



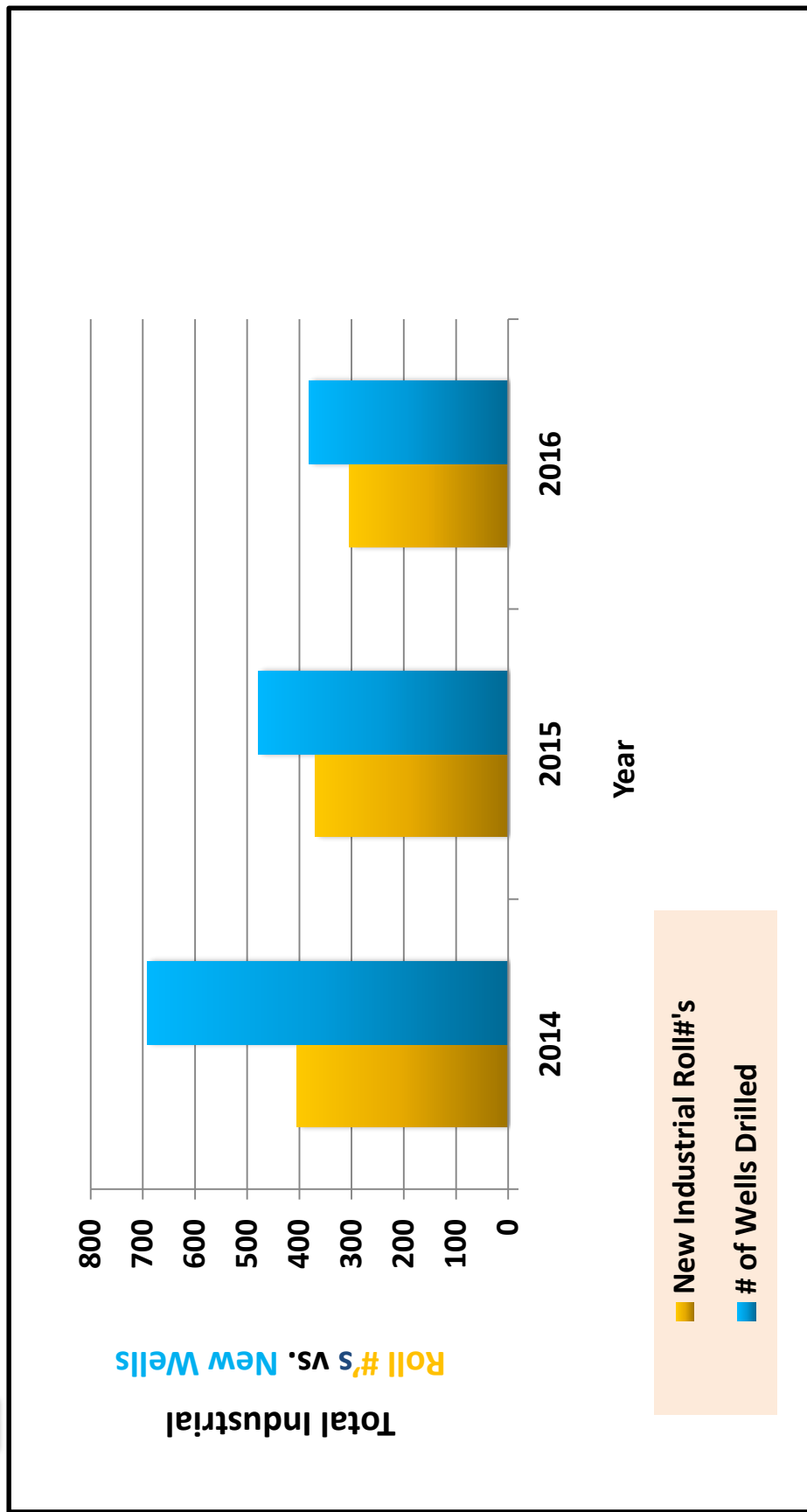


Historical Industrial Assessment Comparison



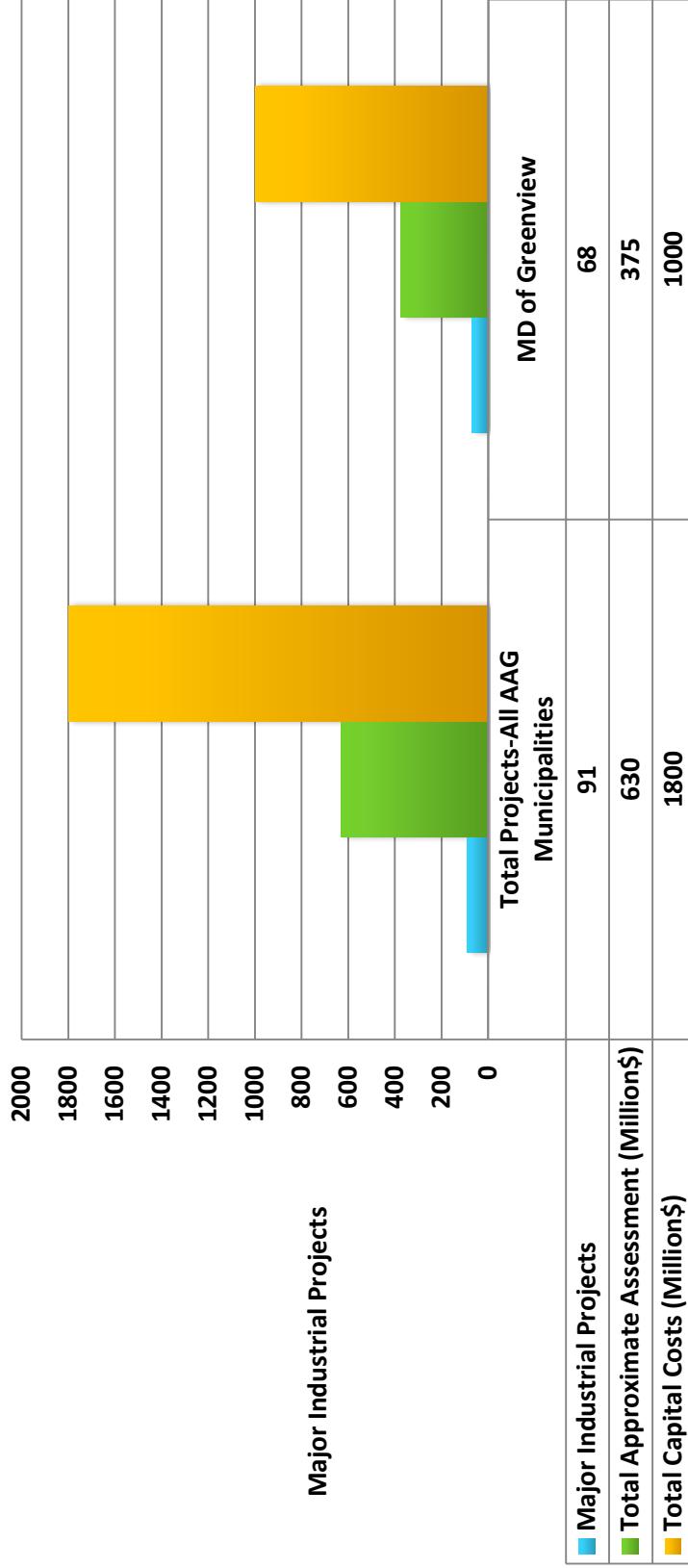


New Industrial Roll #'s vs. New Wells Drilled





AAG Major Industrial Projects



Note: 2016 Industrial Assessment included **68** major capital projects.
Approximately \$375 Million new Assessment for 2017 taxation.





Future Major Facility Projects (2017 Assessment)

- Athabasca Oil Corporation, Placid Compressor Station
- Paramount Resources Ltd., Karr Compressor Station Expansion
- Pembina Gas Services / Pipeline, Duvernay I Gas Plant, Waskahigan Gas Gathering Facility, Kakwa River Gas Plant, Wapiti Pump Station, Kakwa Truck Terminal, Fox Creek Truck Terminal
- Canadian Natural Resources Ltd., Gold Creek Gas Plant
- Blackbird Energy Inc., Elmworth Sour Gas Battery
- Meritage Midstream, Patterson Creek Gas Plant Phase II
- Seven Generations Energy Ltd., Karr Compressor Station Stabilizer Phase II





Industrial Assessment Statistics - 2016

	Alberta	AAG Client Partners	Percentage	MD of Greenview	Percentage
AER Licensed Facilities	36,323	13,924	38%	2,871	8%
Licensed Gas Plants	579	233	40%	67	12%
Total Wells (Non-Abandoned)	286,622	75,512	26%	12,938	5%
Producing Wells	175,387	42,427	24%	7,869	4%
New Wells Drilled	2,828	1,061	38%	381	13%





The Modernized Municipal Government Act (MMGA)

The final DIP structure has not been determined:

Some examples of potential models/structure to Centralization being discussed are:

- All resources internally provided within Municipal Affairs, (as per the current policy decision of the MMGA Bill #21)

Options being discussed by industry representatives or municipal associations/organizations include the creation of:

- an arm's length agency/entity independent of Municipal Affairs, (like a Crown Corporation)
- an arm's length not for profit corporation ran by Municipalities (similar to the model endorsed by AAMD&C in their stakeholder consultations for Bill 21)
- status quo, as currently exists within municipalities autonomy





MD Of Greenview Proposed Next Steps (Protecting Municipalities)

1. Access to Information- Request that access to DIP assessment information be established as an amendment to Bill #21 and the MMGA. May compel assessment data & information if municipalities are unwilling to cooperate.
2. Independent Audit Function- Request the creation of an independent audit function (independent of the Government) to audit the DIP assessments on behalf of municipalities.
3. Member Associations- We encourage your municipality to discuss any further concerns with association representatives.
 - Alberta Assessors Association (AAA) - Laurie Hodge or Ray Fortin; Accurate Assessment Group Ltd.
 - AAMDC (Kim Heyman; Gerald Rhodes), AUMA
 - ARMAA (Tyler Lawrason, Luc Mercier)
 - Municipal Affairs (Meryl Whittaker, Steve White and Chris Risling)





Industrial Tidbits / Fun Facts

- The Deepest Well in the Province of Alberta is located in the MD of Greenview (Total Depth 7,092 Meters)
- Pipelines anticipated to be constructed in 2017:
 - 494 Permitted Pipelines Totalling 1,181 KM in Length

2017 is AAG's 20th Anniversary, we have been providing Assessment Services to the MD since our company inception. Below is a snapshot of that 20 Yr. timeline:

- Assessment Year 1997
 - Industrial Parcels 1,279
 - Industrial Assessment Total \$590 Million
- Assessment Year 2017
 - Industrial Parcels 6,374
 - Industrial Assessment Total \$4.5 Billion!





QUESTIONS?





Thank You



REQUEST FOR DECISION

SUBJECT: Assessment Services Branch, Linear Property Assessment Unit – 2017 Linear Assessment Presentation

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

MEETING DATE: March 14, 2017 **CAO:** MH **MANAGER:**

DEPARTMENT: CORPORATE SERVICES **GM:** **PRESENTER:**

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council accept the Assessment Services Branch, Linear Property Assessment Unit's presentation for information.

BACKGROUND/PROPOSAL:

The Linear Assessment Unit is responsible for preparing and providing the Assessment of all Linear Properties within Greenview and the Province.

The Linear Assessment Unit representatives will be in attendance to elaborate on Greenview's Linear Assessment.

Council members may wish to prepare questions in relation to the attached presentation to ensure clarity for Council.

BENEFITS OF THE RECOMMENDED ACTION:

A benefit of the recommended motion is to keep Council informed about the changes in Greenview's linear property assessment from one year to the next. As well as giving Council an opportunity to dialogue with the Assessment Services Branch, Linear Property Assessment Unit in person.

DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: No alternatives to the motion were considered.

FINANCIAL IMPLICATION:

There are no financial impact to the recommended motion.

STAFFING IMPLICATION:

The recommended motion does not have any staffing implications.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

INFORM - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

INFORM - We will keep you informed.

FOLLOW UP ACTIONS:

Administration has no follow up actions regarding the recommended motion.

ATTACHMENT(S):

- Assessment Services Branch, Linear Property Assessment Unit - Presentation

2017 Tax Year Linear Property Assessment Overview

Municipal District of Greenview
March 14, 2017

Presenters

Dave Imrie, AMAA

Manager, Utilities

Michael Tautchin

Manager, Operations

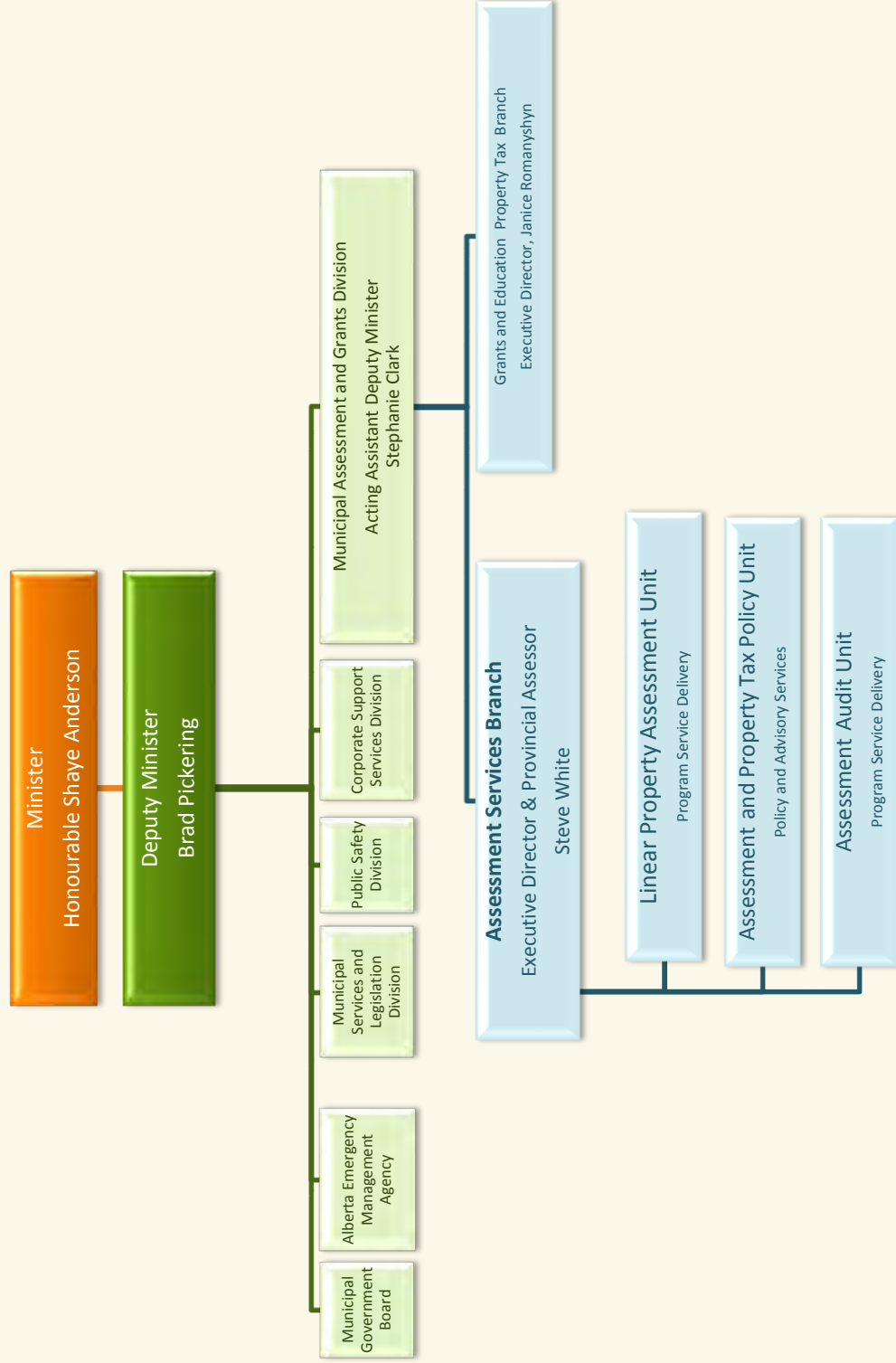
Mike Minard, AMAA

Advisor, Well and Pipe

Agenda

- ▶ Who are we?
- ▶ Responsibilities of the Linear Property Assessment unit
- ▶ Legislated Process
- ▶ Timeline
- ▶ Property Types
- ▶ Property Statistics
- ▶ Overview of the 2017 Tax Year
- ▶ Questions

Organizational Structure

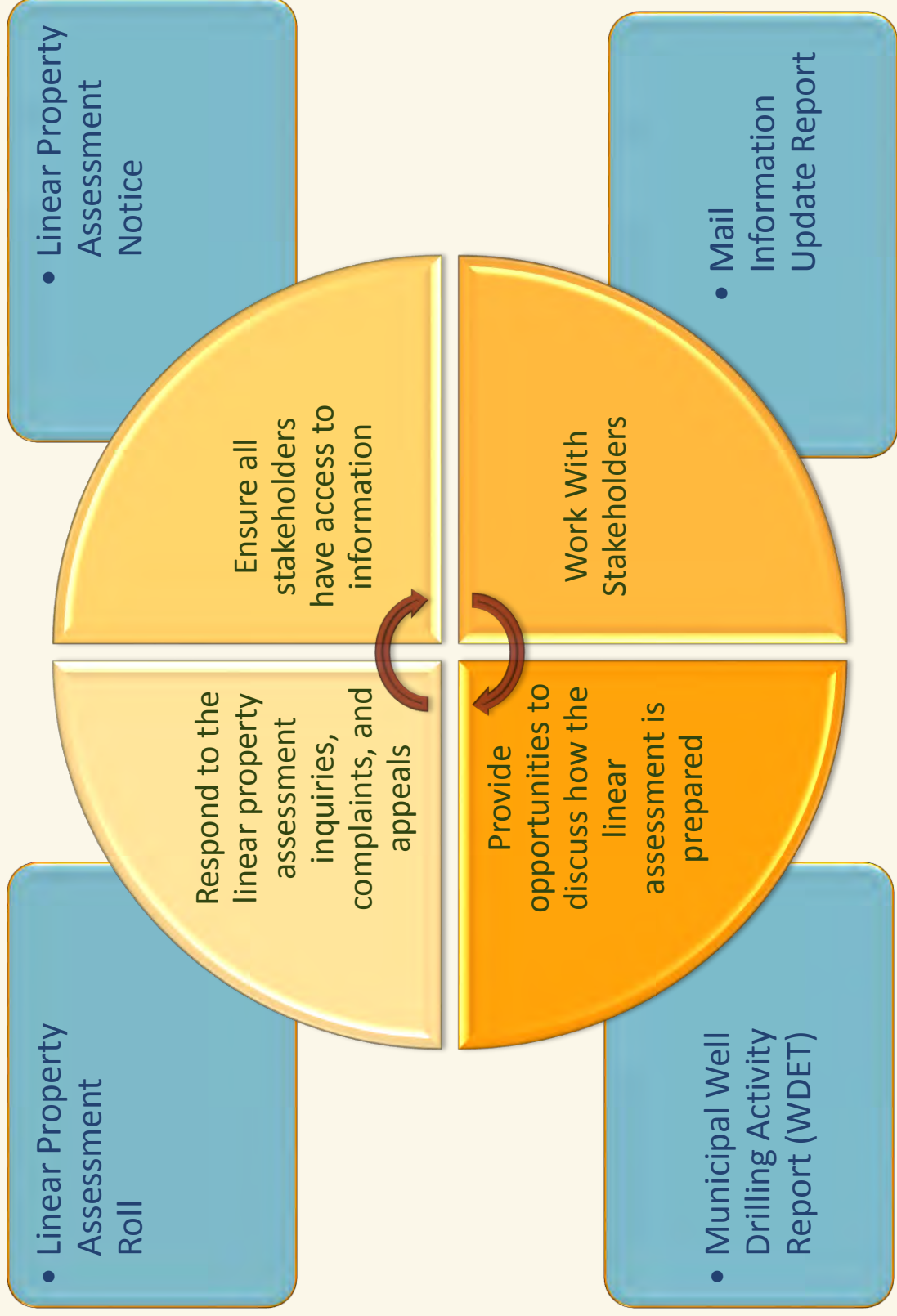


Who are we?

- ▶ We are your linear property assessors
- ▶ Our staff possess diverse skills ranging from assessment, engineering, geo-spatial, data analytics and advanced computer administrative capabilities
- ▶ Every year the linear property assessment unit provides the “Annual Report”
- ▶ The Annual Report will be published on the Municipal Affairs web site in late March early April

Linear Property Assessment Unit

Responsibilities



Legislated Process

Responsibilities are identified in the Modernized Municipal Government Act (MMGA):

- ▶ Part 9 ~ Assessment
- ▶ Part 10 ~ Taxation
- ▶ Part 12 ~ Municipal Government Board and, The attending regulations:
Minister's Guidelines



What are Minister's Guidelines?

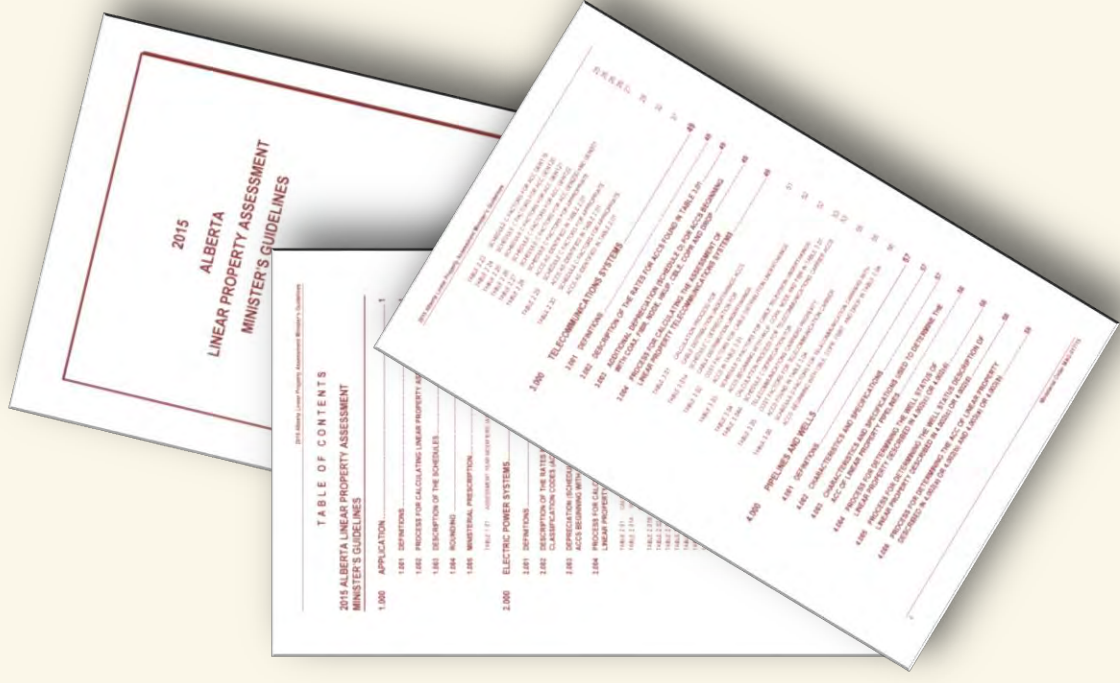
Regulations used to prepare assessments

- ▶ Linear property
- ▶ Some railway property
- ▶ Machinery and equipment
- ▶ Farmland



Minister's Guidelines Contents

- ▶ Procedures to follow
- ▶ Rates to be used
- ▶ Formulas
- ▶ Factors to be applied
(AYM)
- ▶ Allowable depreciation



2017 Tax Year Linear Property Assessment

**Assessment Notices Mailed
Monday January 30, 2017**

**Amended Assessment to be mailed
Friday April 7, 2017**

Timeline for 2017 Tax Year

**Request for Information (RFI) to be mailed by
October 23, 2017**

**Response to the RFI from companies
December 31, 2017**

**Government offices will be closed
*December 24, 2017 to January 02, 2018***

Municipal Government Board

Complaints

2016 AY Complaint date for filing

March 31, 2017

2015 AY - 4 complaints were filed:

- ▶ Imperial Oil Resources Limited
Joint recommendation resolution MGB 023/16
- ▶ Ember Resources and EnCana Corporation
WL complaint – MGB Decision 75/16.
Provincial Assessor has filed for rehearing and Judicial Review
- ▶ Perpetual Energy
WL complaint - Valuation of wells - withdrawn

Canada Post's Epost Connect

Electronic Notification

- ▶ Receive your Linear Property Assessment Roll and Notices electronically.
- ▶ Please contact Gail Reykdal at gail.reykdal@gov.ab.ca or 780-422-8302 and she will assist you in setting this up.

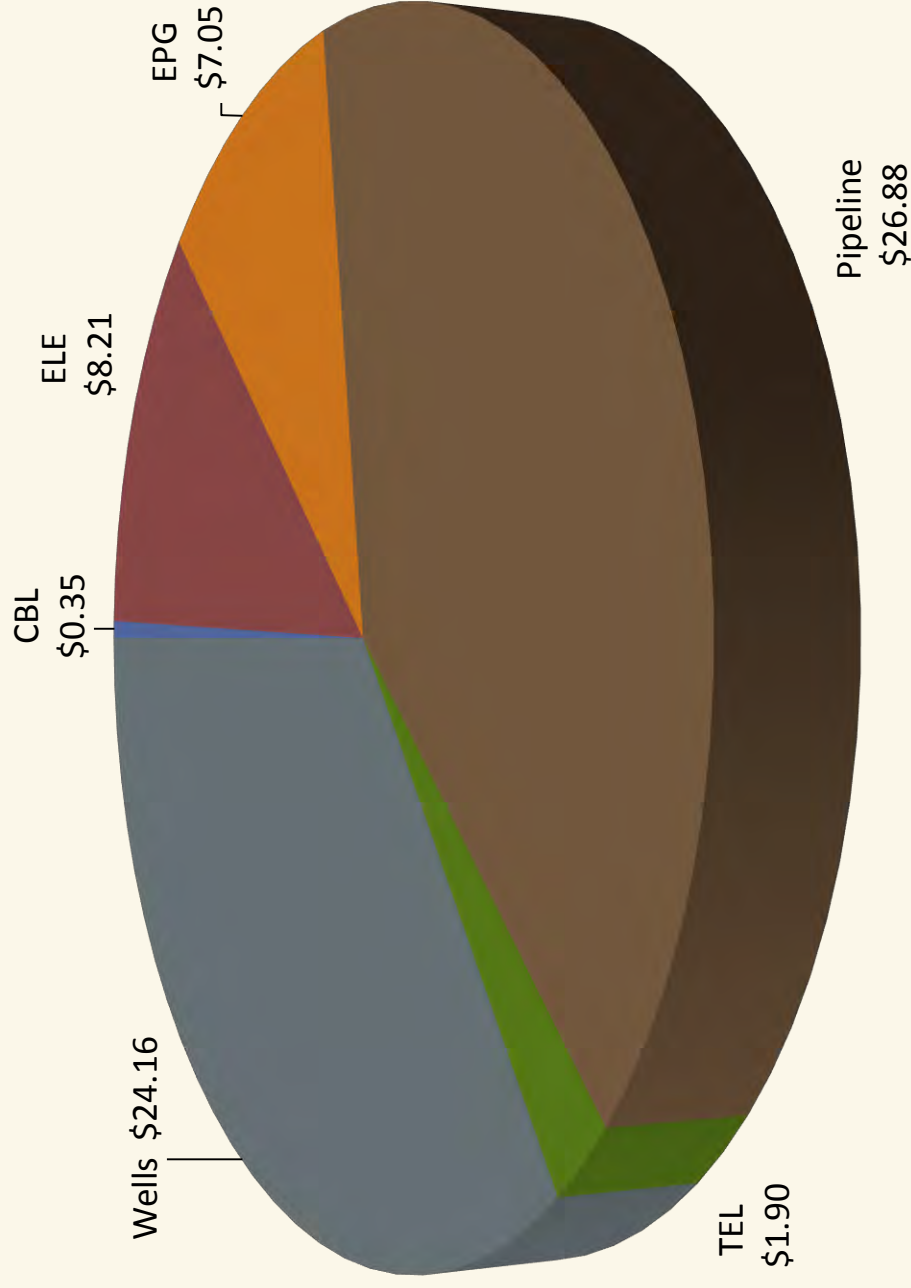
2017 TY Provincial Linear Property Annual Assessment Summary

Property Type	2016 Tax Year	2017 Tax Year	% Change
Cable Television	0.36	0.35	-1.78
Telecommunications	1.92	1.90	-1.18
Electric Power Systems	7.38	8.21	11.20
Electric Power Generation	7.19	7.05	-1.96
Wells	29.13	24.16	-17.05
Pipelines	30.02	26.88	-10.48
Total	76.00	68.55	-9.81

Property Assessment value
displayed in billions

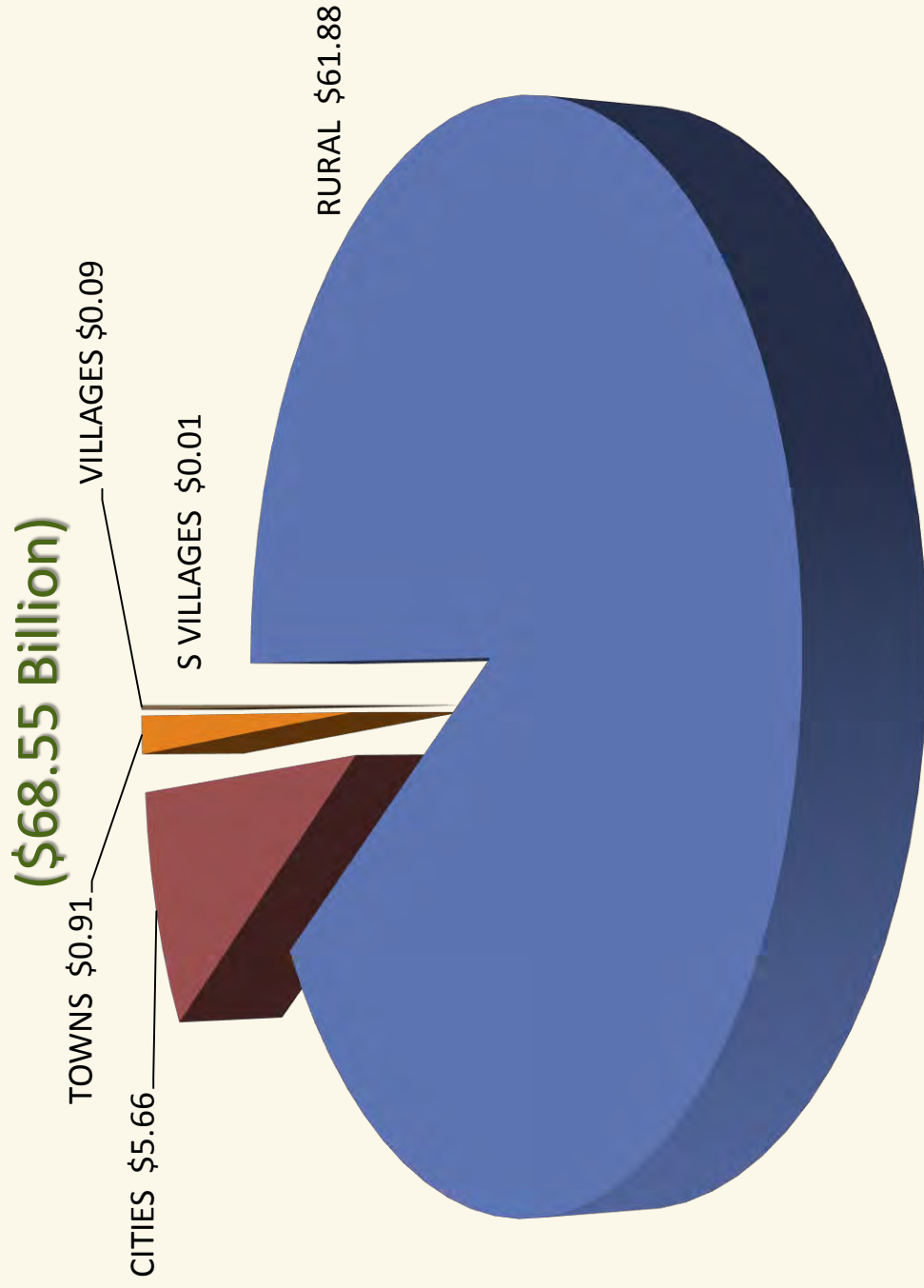
2017 TY Provincial Linear Property Assessment Summary

(\$68.55 Billion)



Property Assessment value displayed in billions

2017 TY Provincial Linear Property Assessment Summary



Property Assessment value displayed in billions

2017 TY MD of Greenview

Linear Assessment Summary

- ▶ The MD's linear property assessment decreased by **\$501,743,670** for a total of **\$4,805,898,620** in the 2017 tax year.
- ▶ This change includes approximately a **13.72%** decrease due a change in construction costs and depreciation and an increase of **4.27%** in the inventory for an overall decrease in the assessment of **-9.45%**

2017 TY MD of Greenview

Linear Assessment Summary

The MD's linear property composition is:

- ▶ 1.81% Electric Power Gen, \$87,062,800
- ▶ 54.24% Wells, \$2,606,710,660
- ▶ 3.09% Electric power systems, \$148,604,900
- ▶ 40.56% Pipeline, \$1,949,290,090
- ▶ 0.30% Telecom & Cable, \$14,230,170

2017 TY MD of Greenview

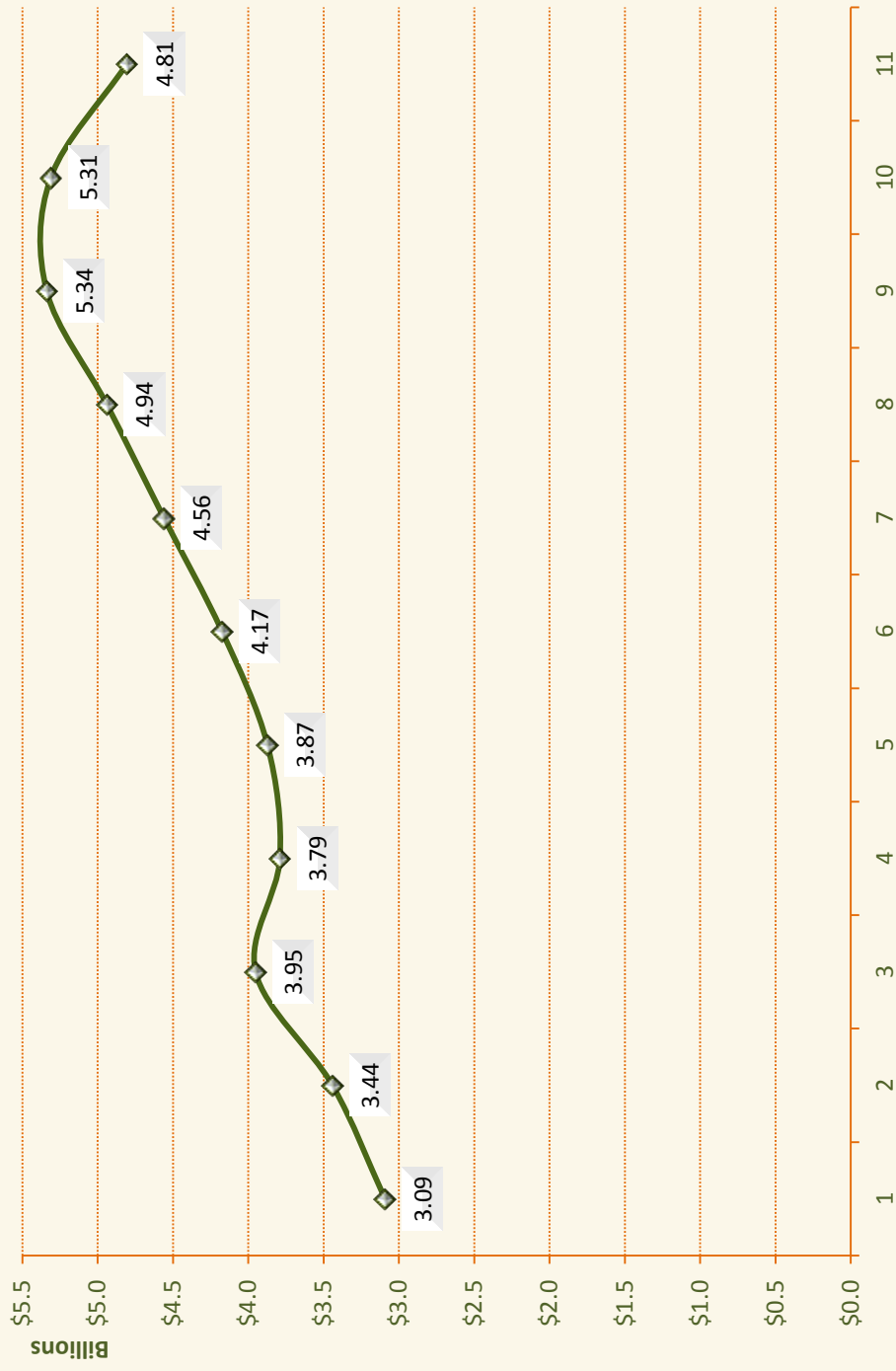
Linear Assessment Summary

Property Type	2016 \$ Tax Year	2017 \$ Tax Year	% Change
Electric Power Generation	90,940,800	87,062,800	-4.26
Wells	2,951,304,900	2,606,710,660	-11.68
Electric Power Systems	146,778,850	148,604,900	1.25
Pipelines	2,104,742,010	1,949,290,090	-7.39
Telecommunications	13,682,730	14,035,190	2.57
Cable Television	193,000	194,980	1.03
Total	5,307,642,290	4,805,898,620	-9.45%

Property Assessment value
displayed in millions

2009-2017 TY MD of Greenview

Linear Assessment Summary



Property Assessment value
displayed in millions

2017 TY Annual Alberta Change Report

Property Type	% Change Overall	% Change Growth	% Change Inflation	% Change Policy
Electric Power Generation	-4.10	0.00	-4.10	0.00
Wells	-18.59	-0.11	-18.48	0.00
Electric Power Systems	-3.43	3.01	-6.44	0.00
Pipelines	-9.76	-0.31	-9.45	0.00
Telecommunications	1.14	0.17	0.97	0.00
Cable Television	0.16	0.00	0.16	0.00
Overall Change	-7.62	0.46	-8.08	0.00

Linear Property Overview



Pipelines (PL)



Gas Distribution (GDP)



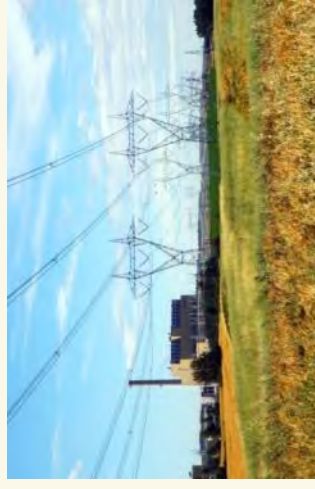
Wells (WL)



Telecommunication (TEL) &
Cable Distribution
Undertakings (CBL)



Electric Power Systems
(ELE)



Electric Power
Generation
(EPG)

Well and Pipeline Data Source

- ▶ Monthly data are received from the AER including attribute and ownership information
- ▶ The linear unit uses Geographical Information System (GIS) to determine the residing municipality
- ▶ NEB data
- ▶ Request for Information / Company data

Pipelines are assessed on:



Maximum Operating Pressure

Pipeline Material

Outside
Diameter
of the
Pipeline

Pipeline Status:
Operational or
Discontinued?

Length of the Pipeline

Pipeline Calculation Sheet per km

Outside Dia. mm (OD) (Steel PL-ACC PL110)	Base Cost Schedule A (rounded)	Assessment Year Modifier Schedule B	Depreciation Factor Schedule C	Additional Depreciation Schedule D	Total Value per km
33.4 (1")	26,661	0.971	0.67	1.000	\$ 17,340
60.3 (2")	37,052	0.971	0.67	1.000	\$ 24,100
88.9 (3")	49,000	0.971	0.67	1.000	\$ 31,880
114.3 (4")	60,391	0.971	0.67	1.000	\$ 39,290
168.3 (6")	87,043	0.971	0.67	1.000	\$ 56,630
219.1 (8")	115,140	0.971	0.67	1.000	\$ 74,910
323.9 (12")	182,365	0.971	0.67	1.000	\$ 118,640
508 (20")	330,669	0.971	0.67	1.000	\$ 215,120
610 (24")	429,411	0.971	0.67	1.000	\$ 279,360
914 (36")	793,807	0.971	0.67	1.000	\$ 516,430
1067 (42")	1,016,919	0.971	0.67	1.000	\$ 616,580

Formula for Schedule A is: $[(0.568 \times OD^2) + (333.04 \times OD) + 14,904] \times \text{length of PL (km)}$
 where OD = outside diameter in millimetres

MD of Greenview

Linear Property Facts

Pipelines within the MD:

- ▶ On the annual a 7.39% decrease of \$155,451,920 for an assessed value of \$1,949,290,090
- ▶ 28,148 km of pipeline, assessed at over \$1.9B
- ▶ The outside pipe diameter ranges from 3/4inch to 50 inches
- ▶ 87% of the pipelines are between 2 and 6 in. in diameter
- ▶ 61% of the pipelines carry natural gas
- ▶ The longest single continuous line is owned by Alliance Pipeline and is 225 km

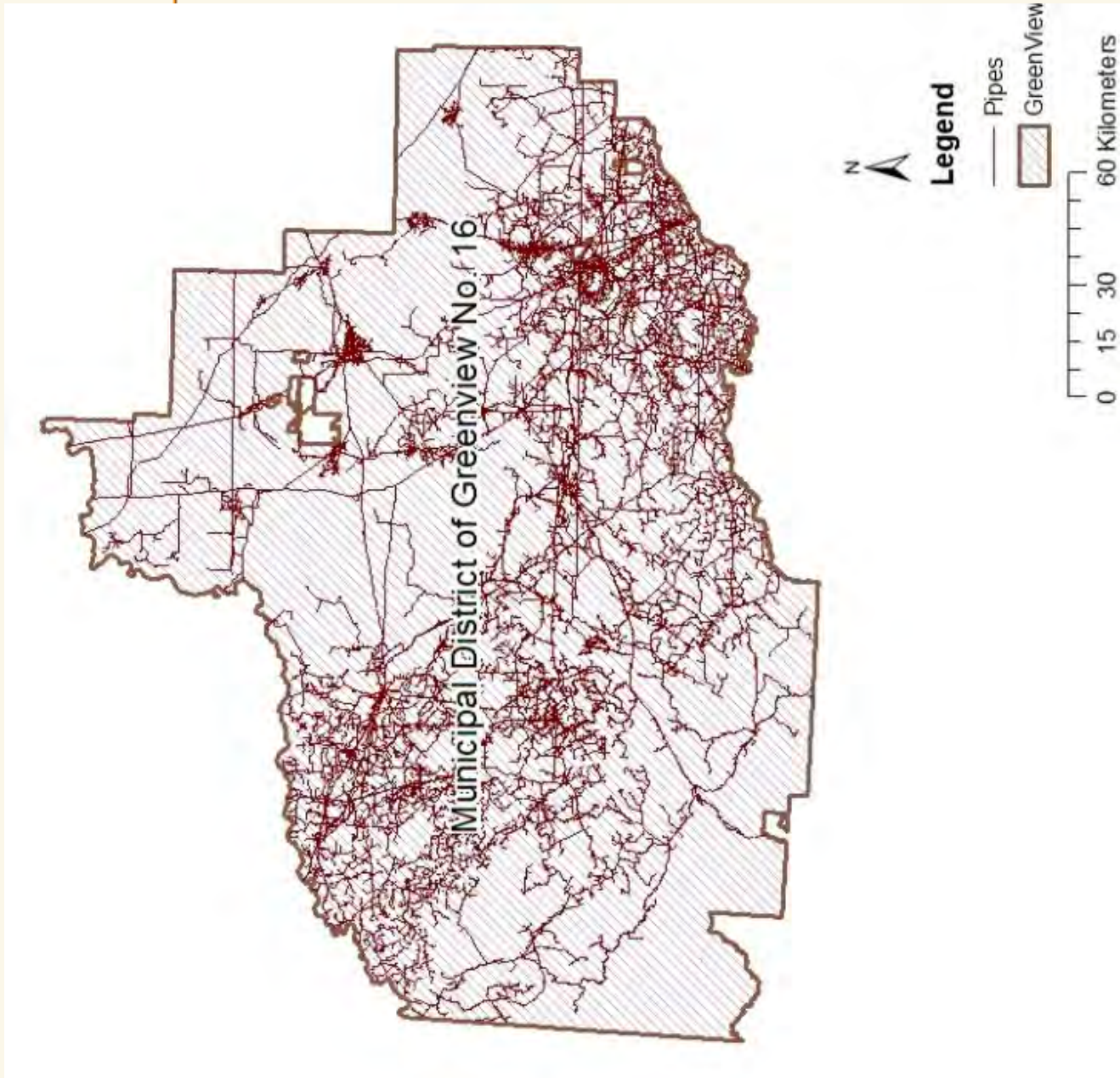
MD of Greenview

Linear Property Facts

Top 5 companies with highest assessment totals:

Company	Total Assmnt
NOVA Gas Transmissions	465,746,280
Canadian Natural Resources Limited	226,070,200
Pembina Pipeline Corporation	216,307,650
Alliance Pipeline Ltd.	153,409,140
Trilogy Resources	70,694,420

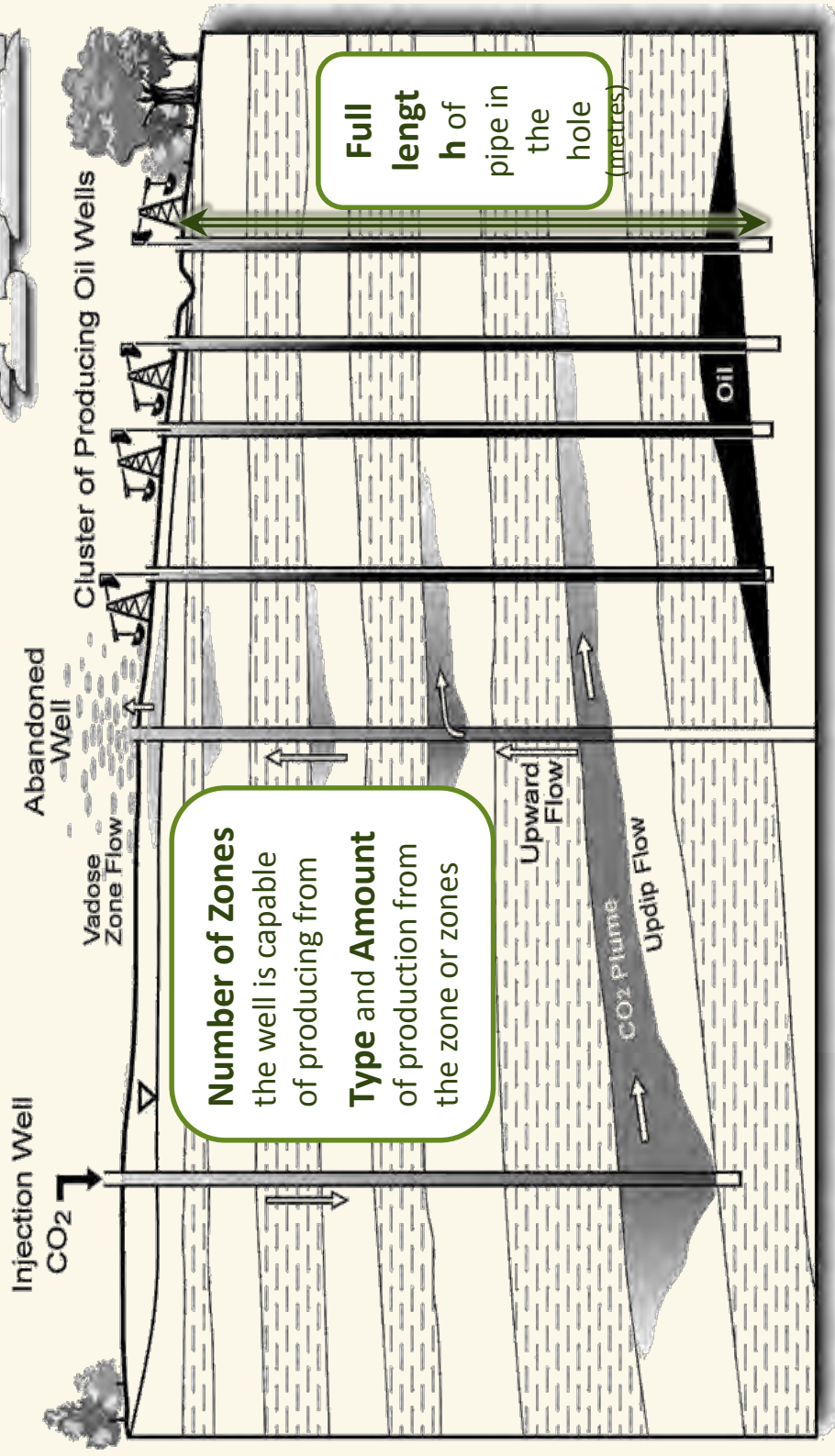
Pipelines within the MD



Wells are assessed on:

Well Status

i.e. drilled & cased, suspended, crude oil, gas etc.



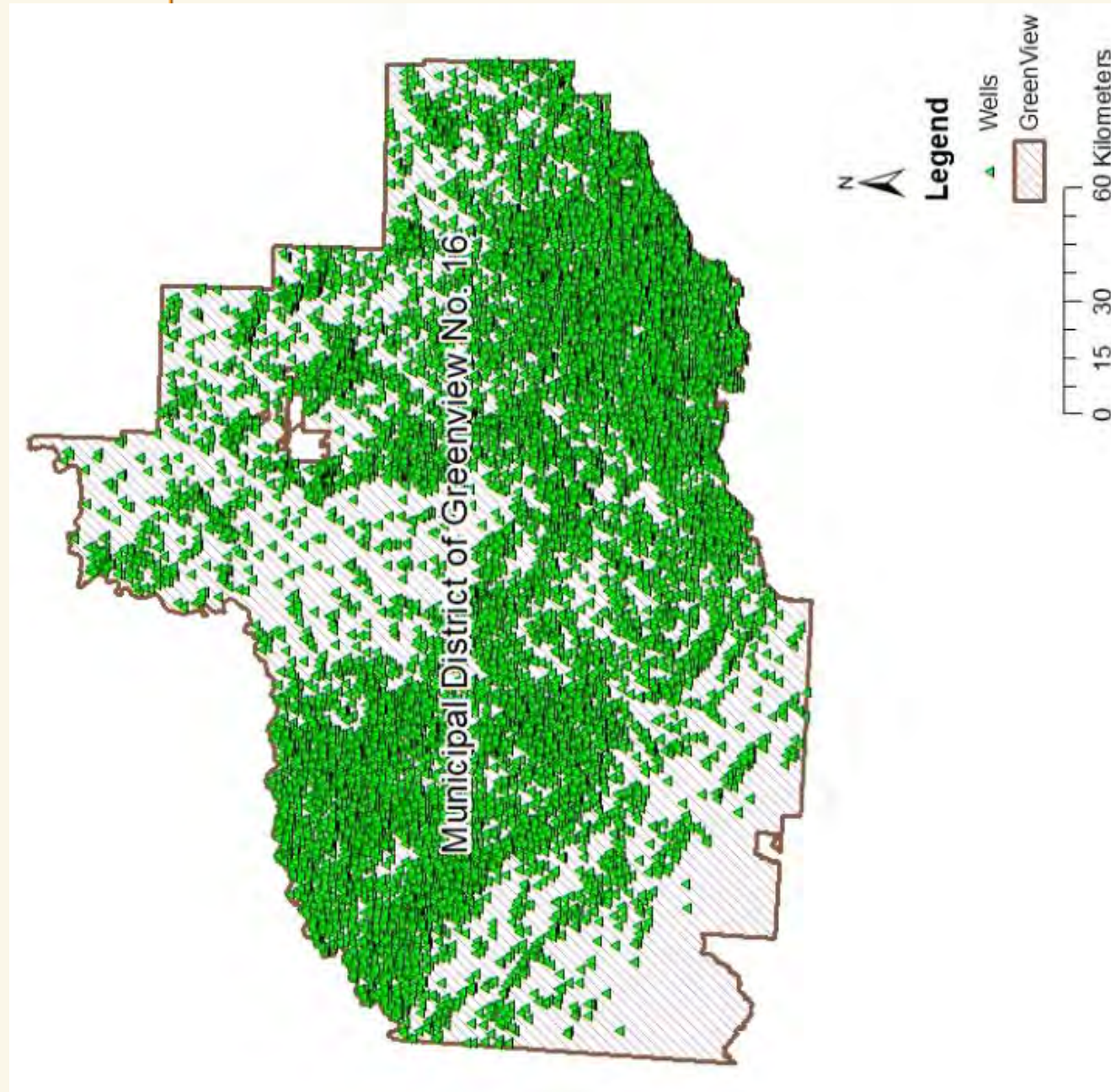
MD of Greenview

Linear Property Facts

Wells within the MD:

- On the annual there was a 11.68% decrease of \$344,594,240 for an assessed value of \$2,606,710,660 on 11,001 assessed wells
- For the 2017 tax year, assessed wells produced:
 - Over 25 million Tm³ of gas and
 - Over 2.5 million m³ of oil (over 15.9 million barrels)
- The average well assessment is \$237,000 and the average assessment on fully active wells is \$359,000
- The highest assessment for a well is \$775,380
- The average depth of a well is 2,996 metres and the deepest assessed well is 7,100 metres

Wells within the MD



Telecommunications

Telecommunications (TEL) information is self reported by the company. Our Request For Information includes:

- ▶ Number and types of switches
- ▶ Length of the copper wire
- ▶ Length of fibre optic cable
- ▶ Number of drops (customers) and
- ▶ POP (Point of Presence) sites
- ▶ Number and location of receiving towers
- ▶ Cellular equipment

Cable Distribution

Cable Distribution Undertakings (CBL) information is reported by the company. Our Request For Information includes:

- ▶ Headend equipment
- ▶ Number of channels
- ▶ Length of the above ground or underground cable
- ▶ Length of fibre optic cable
- ▶ Number of hookups (customers)

MD of Greenview

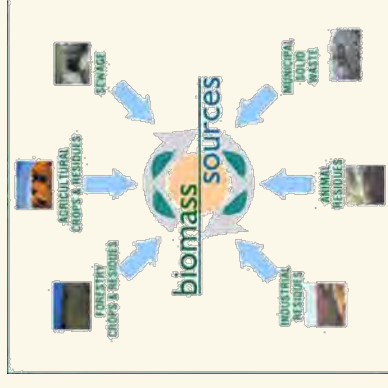
Linear Property Facts

Cable & Telecommunication within the MD:

- ▶ The cable distribution assessment increased slightly by 1.03%, up \$1,980 for a total of \$ 194,980
- ▶ Telecommunication saw a slight increase by 2.57%, up \$352,460 in the assessment for a total of \$14,035,190
- ▶ There are approximately 1,440 kms of copper wire with an assessed value of \$2.5 million
- ▶ There are approximately 580 kms of fibre optic cable with an assessed value of \$2.2 million
- ▶ There are 33 cell towers and 21 cellular equipment sites with an assessed value of \$5.6 million

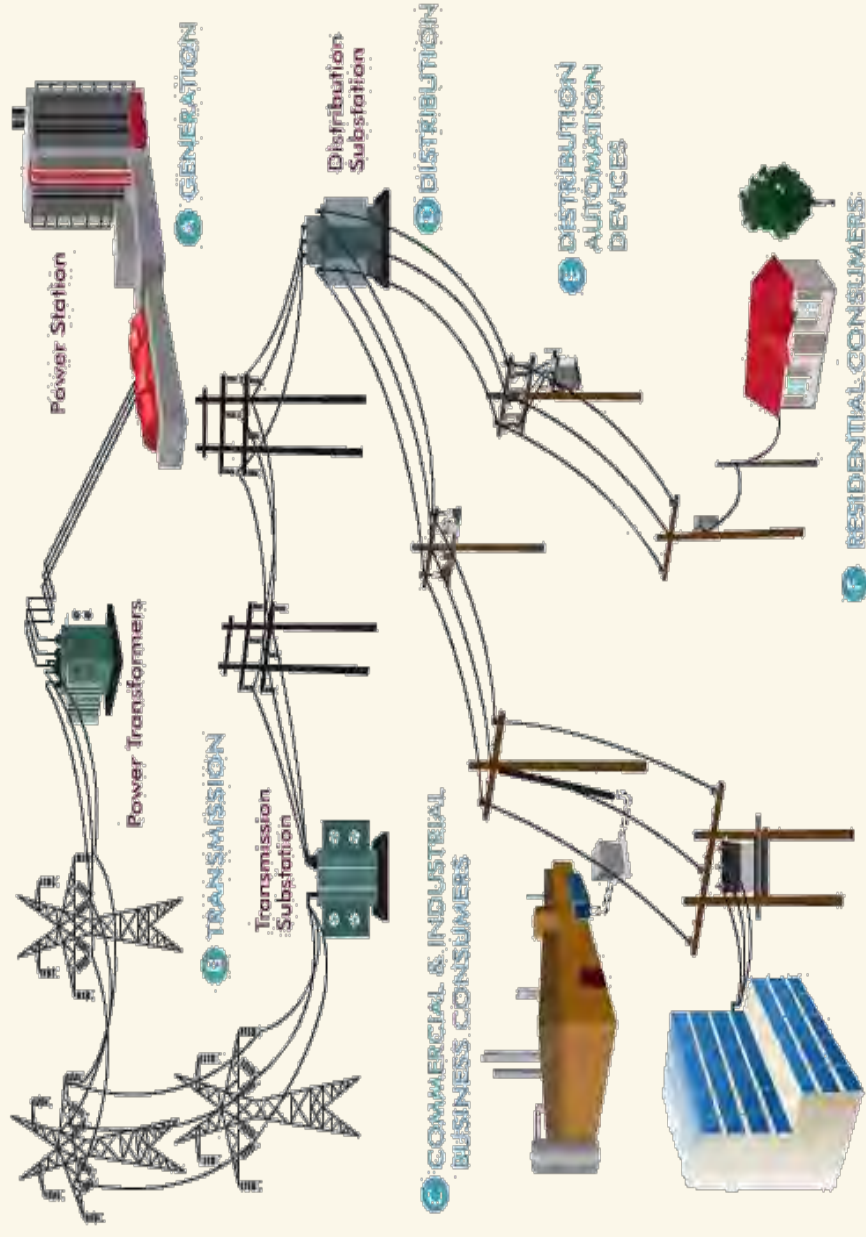
Electric Power Generation

Electric Power Generation (EPG) information is reported by the company. We request all project costs and project descriptions.



Electric Power Systems

Electric Power Systems (ELE) information is reported by the company.



MD of Greenview

Linear Property Facts

Electric power within the MD:

- ▶ Electric power generation had a decrease of 4.26%, down \$3,878,000 for a total assessment of \$87,062,800
- ▶ Electric power systems had a 1.25% increase of \$1,826,050 for a total assessment of \$148,604,900
- ▶ Over 980 kms of electric transmission lines with an assessed value of \$78.1 million
- ▶ 15 electric power substations with an assessed value of \$59.7 million
- ▶ There are 4 electric power generation facilities: 1 coal, 2 natural gas and 1 diesel. Total assessment is \$87.1 million

Requests for Information

Alberta Major Projects

An inventory of private and public sector projects in Alberta valued at \$5 million or greater.

Search Projects by Name

Map List Historical Summary

Download: CSV XLSX

This View CSV XLSX

Full Dataset CSV XLSX

Cost: \$236.4B of \$236.4B

Projects: 902 of 902

Municipality:

All

Use my location

Stage:

All

Estimated Cost:

\$5.0M - \$1.0B+

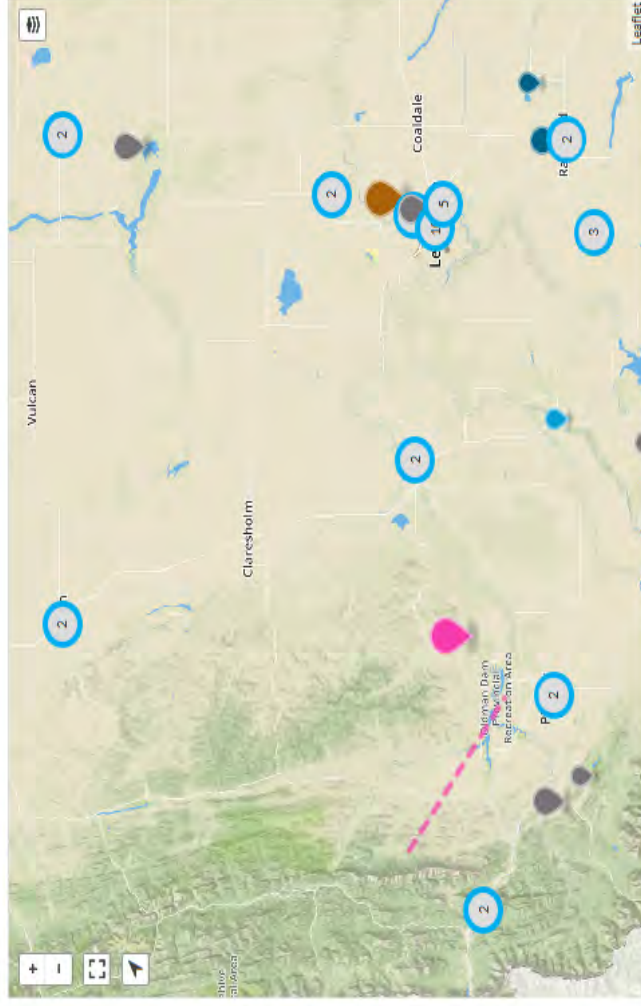
clear selection

Sector-Type

- ☐ Commercial
- ☐ Industrial
- ☐ Infrastructure
- ☐ Institutional
- ☐ Mixed-Use
- ☐ Oil and Gas
- ☐ Pipelines
- ☐ Power
- ☐ Residential
- ☐ Retail
- ☐ Tourism / Recreation

☐ Only show recently added

Tweets by @ABMajorProjects

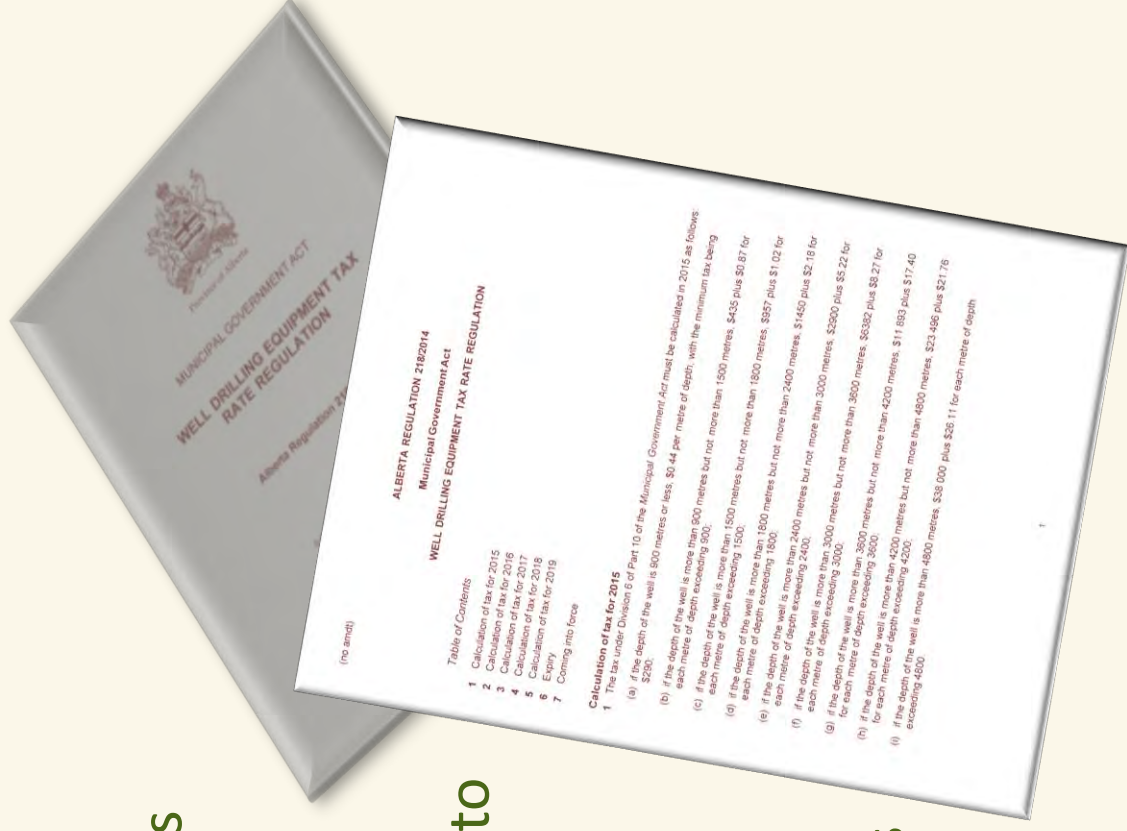


<http://majorprojects.alberta.ca/#map/>

Provincial Well Drilling Activity

Well drilling activity reports are provided to municipalities when a drill completion date was recorded at the AER for wells drilled within the municipal boundary in order to support the Well Drilling Equipment Tax Regulation.

The Activity Report now includes a total calculation as prescribed by the WDET Regulation.



Linear Property Assessment

Team Contacts

Management

Chris Risling	780-422-8414	Director
David Imrie	780-427-1688	Manager, Utilities Operations
Michael Tautchin	780-644-8933	Operations Manager

Utilities (EPG, ELE, TEL, CBL)

Michael Georgeson	403-754-6203	Linear Advisor (Red Deer)
Aaron Slotsve	780-644-7507	Linear Advisor
Brenda Therrien	780-422-8357	Linear Advisor

Well and Pipeline

Janet Hayes	403-754-6298	Well & Pipe Coordinator (Red Deer)
Shanna McConnell	780-427-3969	Linear Advisor
Mike Minard	780-643-6381	Linear Advisor

Technical Staff

Maureen Maddock	780-644-7824	Assessment Technician
Gail Reykdal	780-422-8302	Assessment Technician
Claire Pemberton-Pigott	780-422-8887	Assessment Technician
Anita Sjouwerman	780-427-2725	Quality Assurance Analyst
Chetan Adhikari	780-427-4594	Data Analyst
Amita Jacobs	780-422-8076	Data Analyst
Kathy Zupcic	780-422-8399	Administrative Assistant

QUESTIONS





REQUEST FOR DECISION

SUBJECT: **Bylaw No. 17-777 / A17-008 / W½ 33-70-24-W5**
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: March 14, 2017 CAO: MH MANAGER: SAR
DEPARTMENT: PLANNING & DEVELOPMENT GM: GG PRESENTER: LD/L

RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act, RSA 2000, c M s. 633 and 692 (1) – (9)

Council Bylaw/Policy (cite) –Sturgeon Lake Area Structure Plan 11-652, S. 4.2.2; Municipal Development Plan 15-742, S. 4.1 - 4.3.6; and Land Use Bylaw 03-396, S. 11.3 Country Residential Two (CR-2) District

RECOMMENDED ACTION:

MOTION: That Council Approve Bylaw No. 17-777, to re-designate a 4.62 hectare ± (11.42 acre) area within W½ 33-70-24-W5 from Recreation (R) District to Country Residential Two (CR-2) District within W½-33-70-24-W5, to develop a maximum of twelve (12) lots requiring the reversion of 48 recreational sites at a 4:1 ratio in accordance with the Sturgeon Lake Area Structure Plan.

MOTION: That Council schedule a Public Hearing for Bylaw No. 17-777 to be held on May 23, 2017, at 10:00 a.m. for the re-designation of a 4.62 hectare ± (11.42 acre) area within W½ 33-70-24-W5 from Recreation (R) District to Country Residential Two (CR-2) District, pending receipt of satisfactory plans and reports in accordance with the requirements of Greenview's legislation.

BACKGROUND/PROPOSAL:

The application for Land Use Amendment A16-007 has been submitted by Chris Chiasson (Velocity Group), Applicant, on behalf of Greenview Golf Resort (Earl Langenecker, Landowner) to re-designate an 4.62 hectare ± (11.42 acre) area from Recreation (R) District to Country Residential Two (CR-2) District within W½-33-70-24-W5 in the Sturgeon Lake Area, Ward 7. The proposed rezoning would allow for subsequent subdivision of twelve (12) residential lots ranging from 0.47 acre (200.3m²) to 1.08 acre (4,372m²).

Calculation of the current maximum density allowed on W½-33 would be as follows: 12 units (24 recreation sites) plus 17 units (68 recreation sites), totalling 92 recreation sites. A letter was written to Mr. Langenecker dated September 30, 2013 by Greenview, stating that the total density allowed on W½-33 was **94 recreation sites**, the difference of two lots being an error (Schedule 'D'). The existing development consists of 1 residence (4 recreation sites) and 91 recreation sites (90 recreation sites and 1 resort cabin), **totalling 95 recreation sites**. Also attached are aerial photos of the campground depicting the existing developed sites (Schedule 'E').

At the Municipal Planning Commission Meeting of February 15th, 2017 Mr. Langenecker stated that he feels that because the recreation sites he is removing were developed at a 2:1 ratio under SLASP 1991, when removed, the density should be allocated at the same ratio (32 sites / 2 = 16 units). In accordance with advice obtained from Dave McRae, Land Use Planning Manager, ISL Engineering, 'the applicant cannot "turn back the clock" and obtain densities that were considered under previous versions of the SLASP. The current SLASP dated 2002 is the one that applies'. The landowner has been advised of this and it is Administration's recommendation that this application only be considered once SLASP 2002 is revised and it is determined whether the additional density is allowed, or if density is transferred from other lands in accordance with the density transfer mechanism in SLASP 2002. Mr. Langenecker purchased the land in 2010.

Greenview's legislation interprets the density being removed as 32 recreation sites / 4 recreation sites = 8 units, 4 units short of the 12 lots proposed. Although not required to be rezoned, Mr. Langenecker is proposing to add a further 11 recreation units, for which there is no density.

The Sturgeon Lake Area Structure Plan (SLASP) is a statutory plan that was adopted in 2002 in accordance with the provisions set out in the Municipal Government Act. The purpose of the Plan is to provide a framework for future subdivision and development in close proximity to Sturgeon Lake and the lake's broader environmentally sensitive watershed. Preparation of the SLASP, a version of which has been in place since the 1980's, was prepared on the basis of an extensive consultation process including a working committee of local residents, government agencies and Council to ensure that a diversity of all community perspectives contributed to the plan process. Any amendments to the SLASP should include and ensure that all interested parties, stakeholders and the general public are consulted as part of a broader review process.

The key issue in this application is how to address the balance between development rights of individual landowners and the broader public interest relating to the protection of the lake as a sensitive environmental resource. Administration strongly advises against amending the SLASP to address individual density increases on a piecemeal basis without first having a full understanding of the implications for development throughout the watershed area. To amend the SLASP to accommodate the interests of a single owner would set a precedent that would open the door to more ad hoc requests, including requests from other landowners that have been denied density increases in the past.

A review of the SLASP has been included in Greenview's budget in 2018-19. If there is a desire on the part of Council to consider increasing the density allowances in the vicinity of Sturgeon Lake, then it is appropriate that the issue be included in the terms of reference for that review, and can be addressed in the context of all stakeholder interests and a broadly based community engagement process. The review may in fact determine that density increases are warranted or would not generate negative impacts on the lake, but until such time as the SLASP review is complete, and the implications of additional development are clearly understood, Administration feels that it would be premature to consider this individual request. If the SLASP is reviewed prior to 2018 as scheduled, the \$150,000.00 cost split over 2018/2019 would have to be brought forward and other planning initiatives would need to be put on hold.

Access to the proposed development is proposed via an internal subdivision road connecting from Range Road 244 with approaches to all lots, including the two (2) existing lots. The landowner will be required to construct the access to meet Greenview standards. According to comments received from Manager,

Construction and Maintenance, the applicant would be required to provide engineered profile drawings with a drainage plan for review. Greenview's Environmental Services responded with 'no concerns'.

James Proudfoot, Water Management Technologist with Alberta Environment, commented that there appears to be a significant slope to the lake which looks like it will affect those properties in that area. The slope could be subject to erosion caused by storm runoff water emanating from rooftops and driveways, and to a lesser extent, yards. This could be damaging to the local environment and result in silt problems in the lake. Further, if the slope are sufficiently large and composed of the types of materials prone to failure under certain conditions, the infrastructure on site could be at risk to damage or destruction when saturated ground slumps. A geotechnical investigation would be advisable and the necessary precautions taken if this is the case. Mr. Proudfoot further recommended that a biophysical assessment and noted that if wetlands were affected, a Qualified Wetland Science Practitioner should assess the area as the Water Act must be followed.

East Smoky Gas Co-op commented that the gas line will need to be relocated and any cost to do so must be borne by the developer. ATCO Electric will be approaching the landowner for the purpose of acquiring a power line right of way on all facilities directly affected by the subdivision, and will register a caveat.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of the recommended motion is that the applicant will be able to move forward with a development that is in compliance with the Sturgeon Lake Area Structure Plan.
2. The benefit of the second recommended motion is that rezoning would allow for subsequent subdivision of twelve (12) lots, an increase in residential opportunities available in Greenview.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. In order to meet the density allowances existing within the SLASP, the Developer would be required to revert some existing sites.

ALTERNATIVES CONSIDERED:

Alternative #1: Council may choose to deny the request completely and not allow the rezoning. The proposed zoning is contemplated within the existing SLASP and does not, in and of itself, represent an issue from Administration's perspective.

FINANCIAL IMPLICATION:

The Land Use Amendment application fees of \$800.00 have been paid by the landowner for the rezoning application only. Future additional costs for the review of the SLASP is estimated to be substantially greater.

Direct Costs: NA

Ongoing / Future Costs: NA

STAFFING IMPLICATION:

Staff functions associated with the recommended motion are part of Staff's normal anticipated duties.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will notify the applicant/landowner of the Council decision.

ATTACHMENT(S):

- Schedule 'A' – Application and Sketch
- Schedule 'B' – Owner Location Map
- Schedule 'C' – Farmland Report and Map
- Schedule 'D' – Greenview letter to Earl Langenecker
- Schedule 'E' – Aerial photos of existing developed recreation sites
- Schedule 'F' – MGA, S. 633 & 692
- Schedule 'G' – SLASP, S. 4.2.2 & Appendix 'A' Development Area Unit Capacity
- Schedule 'H' – MDP, S. 4.1 - 4.3.6
- Schedule 'I' – LUB, S. 11.3
- Schedule 'J' – Bylaw 17-777

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

REC'D
OCT 17, 2016

FOR ADMINISTRATIVE USE

LUB MAP NO. <u>85</u>	BYLAW NO.
APPLICATION NO. <u>016-007</u>	
RECEIPT NO. <u>223518</u>	
ROLL NO. <u>38525</u>	
RFLA RATING <u>NA</u>	

NAME OF APPLICANT(S) <u>Chris Chiasson</u>

NAME OF REGISTERED LANDOWNER(S) <u>EARL LANGENHECKER 804183 AB LTD</u>

Complete if Different from Applicant

Legal description of the land affected by the proposed amendment

QTR./L.S. <u>W1/2</u>	SEC. <u>33</u>	TWP. <u>70</u>	RG. <u>24</u>	M. <u>5</u>	OR	REGISTRATION PLAN NO.	BLOCK	LOT
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Land Use Classification for Amendment Proposed:

FROM: <u>R - Recreation</u>	TO: <u>CR-2</u>
-----------------------------	-----------------

Reasons Supporting Proposed Amendment:

<u>Proposed Subdivision</u>

Physical Characteristics:

Describe Topography: <u>Rolling</u>	Vegetation: <u>Bush</u>	Soil: <u>Loam</u>
-------------------------------------	-------------------------	-------------------

Water Services:

Existing Source:	Proposed Water Source:
------------------	------------------------

Sewage Services:

Existing Disposal: <u>NA</u>	Proposed Disposal:
------------------------------	--------------------

Approach(es) Information:

Existing:	Proposed:
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☒ I / We have enclosed the required Application Fee of \$ 800.00.

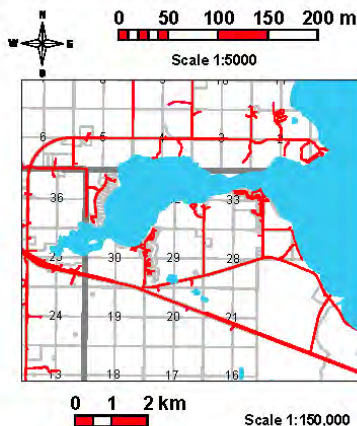
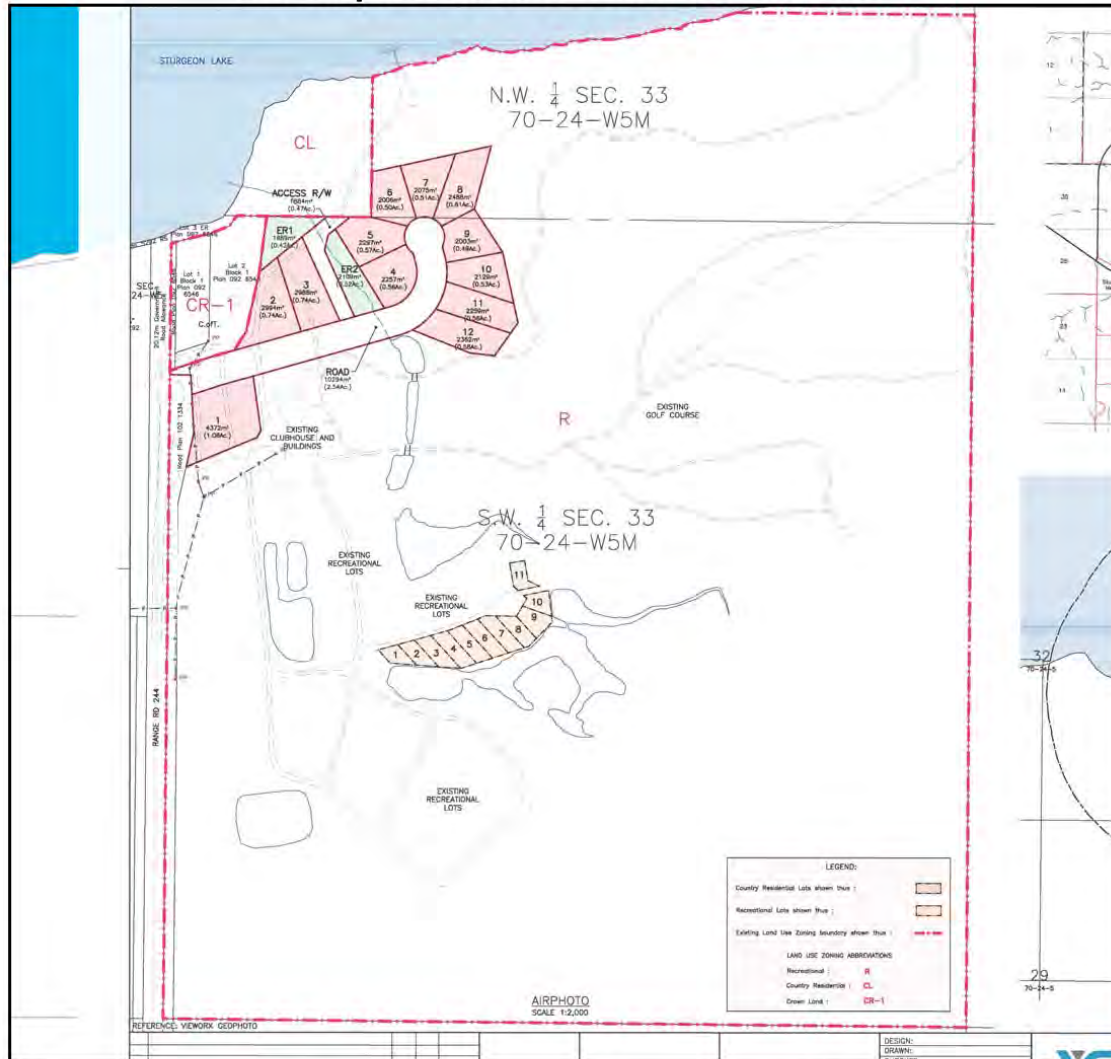
Date: 17/10/16 Applicant(s): Chris Chiasson

Date: 17/10/16 Registered Landowner(s): [Signature]

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.

Proposed Land Use Amendment - W 1/2 - 33 - 70 - 24 - W5M Municipal District of Greenview No. 16



Legend		
Titled Area	A Outbuilding	Trees
Subdivision	Residence	Rivers / Creeks
F Field System	W Well	Water Bodies
H Holding Tank	Approach	Cadastral
P Pumpout	Right-Of-Way	Municipal Boundary

Note: Distances & Area calculations are approximate. Improvements located as data supplied by owner.

Date: November 25, 2016
 Location: W1/2-33-70-24-W5M
 Title No.: A16-007
 Name: Greenview Golf Resort
Earl Langenecker



Proposed Land Use Amendment - W 1/2 - 33 - 70 - 24 - W5M Municipal District of Greenview No. 16

Legend

Titled Area	Outbuilding	Trees
Subdivision	Residence	Rivers / Creeks
F Field System	Well	Water Bodies
H Holding Tank	Approach	Cadastre
P Pumpout	Right-Of-Way	Municipal Boundary

Note: Distances & Area calculations are approximate. Improvements located as data supplied by owner.

Date: November 25, 2016
Location: W1/2-33-70-24-W5M
Title No.: A16-007
Name: Greenview Golf Resort
Earl Langenecker

MUNICIPAL DISTRICT OF GREENVIEW No. 16

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

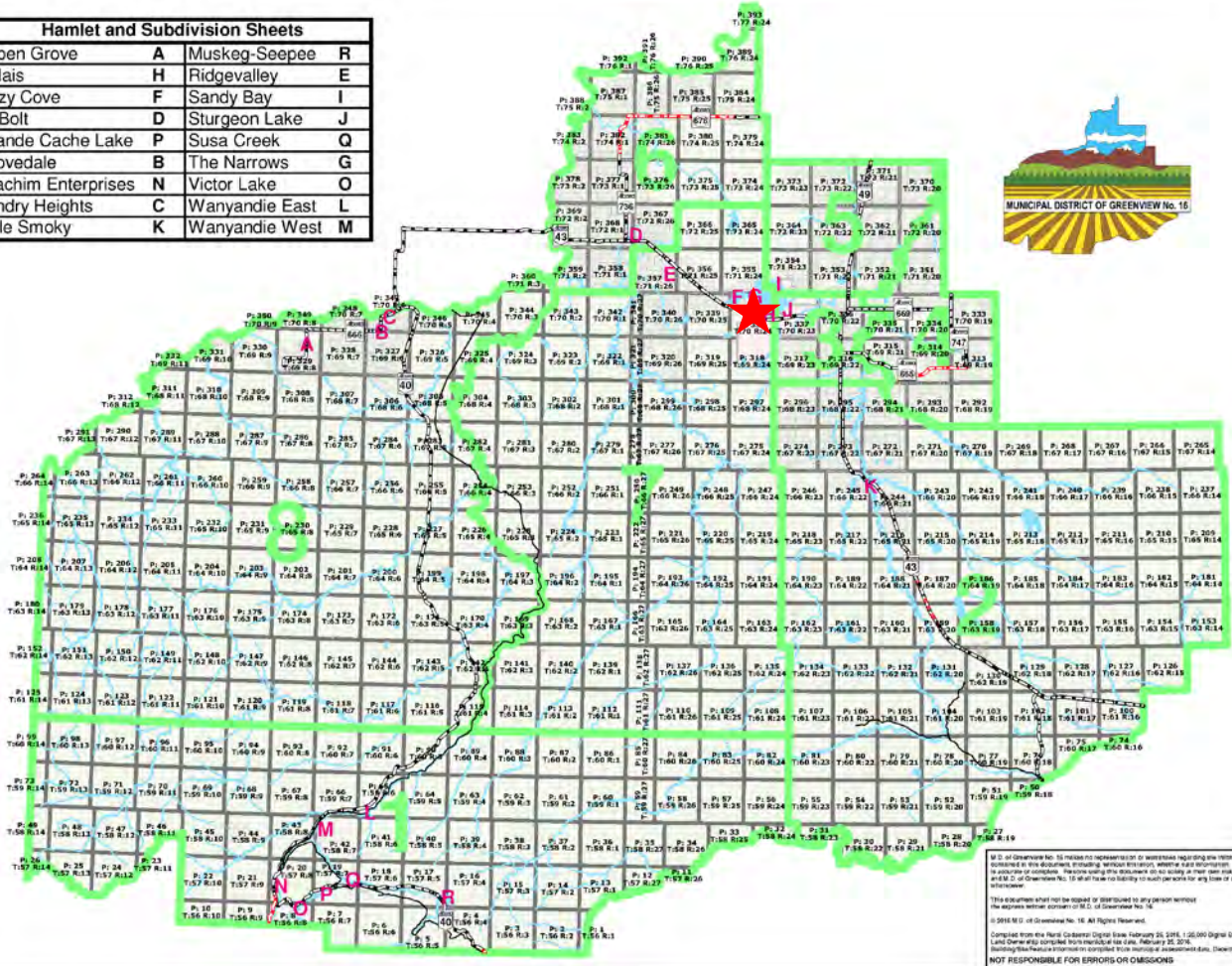
APPLICANT: CHRIS CHIASSON, VELOCITY GROUP

LANDOWNER: 804183 ALBERTA LTD.

Township 70, Range 24



Hamlet and Subdivision Sheets		
Aspen Grove	A	Muskeg-Seepie 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



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Compiled from the Rural Co-located Digital Data February 26, 2016, 1:250,000 Digital Scale. Land Ownership compiled from municipal tax data, February 22, 2016.

According to the information provided in this document as of the date of compilation, December 31, 2015.

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

Schedule 'C' – Farmland Report and Map

FILE NO. A16-007

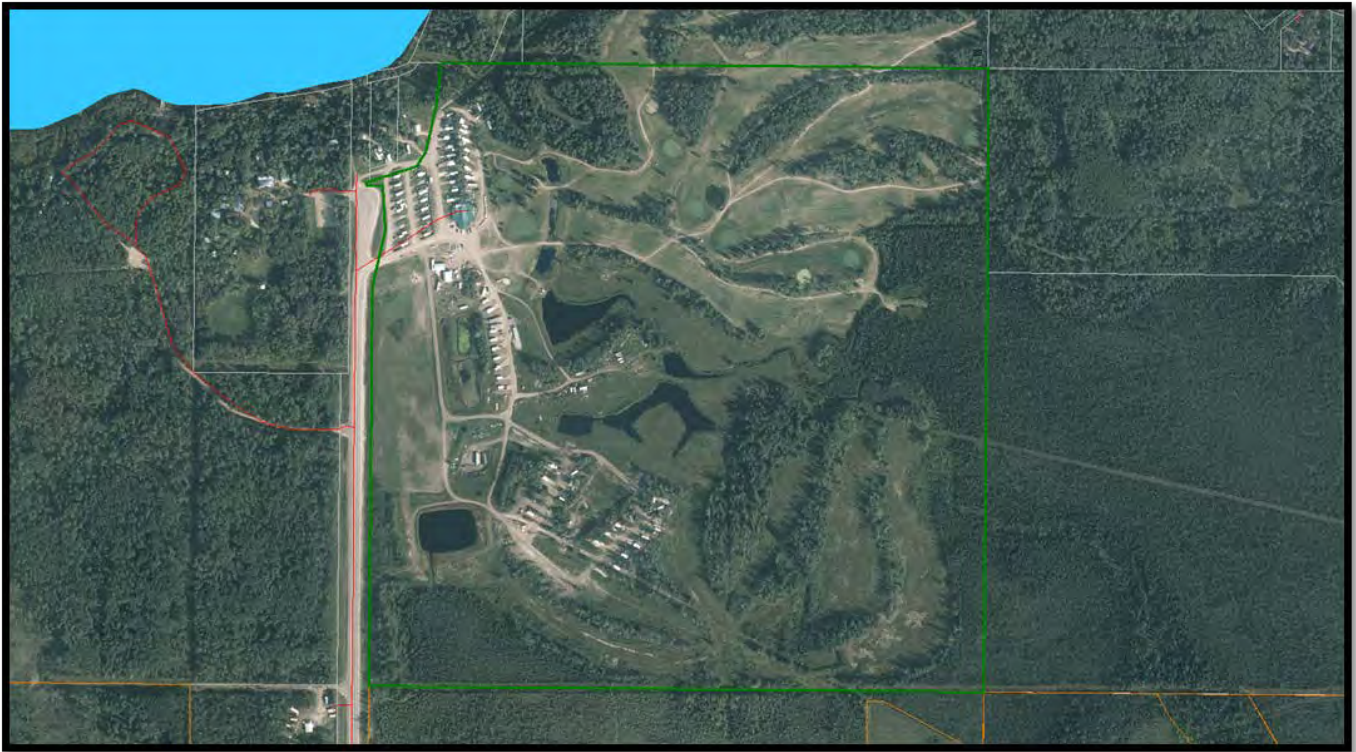
APPLICANT: CHRIS CHIASSON, VELOCITY GROUP

LEGAL LOCATION: W½-33-70-24-W5

LANDOWNER: 804183 ALBERTA LTD.

O/A GREENVIEW GOLF RESORT

FARMLAND REPORT NOT APPLICABLE FOR THIS PARCEL



Schedule 'D' – Letter to Earl Langenecker



September 30, 2013

LANGENECKER EARL
GREENVIEW GOLF RESORT
BOX 65
CROOKED CREEK, AB
T0H 0Y0

**RE: DEVELOPMENT DENSITY – GREENVIEW GOLF RESORT
LOCATED ON W ½-33-70-24-W5**

Dear Mr. Langenecker,

Please be advised that the total density allowed on W ½-33-70-24-W5 under the Sturgeon Lake Area Structure Plan is ninety-four (94) units. Presently, there are seventy-eight (78) existing developed units on W ½-33-70-24-W5, leaving the maximum remaining density at sixteen (16) units to be developed, subject to obtaining the necessary municipal approvals before development takes place. Because we have a new Enforcement Policy that must be adhered to.

We look forward to receiving your Concept Plan and future development applications.

If you have any further questions, please feel free to contact the undersigned.

Yours truly,

On Behalf Of, SALLY ANN ROSSON
Manager of Planning & Development

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	

Schedule 'E' – Aerial Photos of Development





Schedule 'F' – MGA, S. 633 & 692

Section 633

MUNICIPAL GOVERNMENT ACT

RSA 2000
Chapter M-26

Area Structure Plans

Area structure plan

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

(2) An area structure plan

(a) must describe

- (i) the sequence of development proposed for the area,
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
- (iv) the general location of major transportation routes and public utilities,

and

(b) may contain any other matters the council considers necessary.

1995 c24 s95

Area Redevelopment Plans

Area redevelopment plans

634 A council may

- (a) designate an area of the municipality as a redevelopment area for the purpose of any or all of the following:
 - (i) preserving or improving land and buildings in the area;
 - (ii) rehabilitating buildings in the area;
 - (iii) removing buildings from the area;
 - (iv) constructing or replacing buildings in the area;
 - (v) establishing, improving or relocating roads, public utilities or other services in the area;
 - (vi) facilitating any other development in the area,
- (b) adopt, by bylaw, an area redevelopment plan,

Schedule 'F' – MGA, S. 692

Section 692	MUNICIPAL GOVERNMENT ACT	RSA 2000 Chapter M-26
-------------	--------------------------	--------------------------

- (a) commence a hearing within 60 days after receiving the notice of appeal or a later time to which all parties agree, and
- (b) give a written decision within 30 days after concluding the hearing.

(2) The Municipal Government Board is not required to give notice to or hear from any person other than the municipality making the appeal, the municipality against whom the appeal is launched and the owner of the land that is the subject of the appeal.

1995 c24 s95; 1999 c11 s45

Division 12 Bylaws, Regulations

Planning bylaws

692(1) Before giving second reading to

- (a) a proposed bylaw to adopt an intermunicipal development plan,
- (b) a proposed bylaw to adopt a municipal development plan,
- (c) a proposed bylaw to adopt an area structure plan,
- (d) a proposed bylaw to adopt an area redevelopment plan,
- (e) a proposed land use bylaw, or
- (f) a proposed bylaw amending a statutory plan or land use bylaw referred to in clauses (a) to (e),

a council must hold a public hearing with respect to the proposed bylaw in accordance with section 230 after giving notice of it in accordance with section 606.

(2) Despite subsection (1), if a proposed development relates to more than one proposed bylaw referred to in subsection (1), the council may hold a single public hearing.

(3) Despite subsection (1), in the case of a public hearing for a proposed bylaw adopting or amending an intermunicipal development plan,

- (a) councils may hold a joint public hearing to which section 184 does not apply, and
- (b) municipalities may act jointly to satisfy the advertising requirements of section 606.

Schedule 'G' – SLASP, S. 4.2.2

4.0 RESIDENTIAL DEVELOPMENT

4.1 Introduction

Like most recreational lakes, Sturgeon Lake has attracted a wide range of land uses including permanent and seasonal residences, campgrounds, and Provincial Parks. One of the main land use planning concerns is to accommodate future demand for various residential and recreational uses without affecting the lake environment.

To address this concern, the Plan establishes "Development Areas" within the Primary Zone, which are intended to concentrate residential and recreational development so that other areas can remain in their natural state.

Although a certain level of development is anticipated in the future, it is also important that development not adversely affect the lake environment. The Plan also accommodates limited commercial development, and with the exception of oil and gas extraction, industrial uses are discouraged in the Plan area.

4.2 Policies

- 4.2.1 The Development Areas shown on Map 3 are intended primarily for residential and recreational purposes. They shall, subject to land use reclassification and/or subdivision where required, be reserved for:

- (a) Residences, including cottages;
- (b) Municipal parks;
- (c) Recreational uses, including resorts and campgrounds;
- (d) Public uses; and
- (e) Convenience commercial uses.

- 4.2.2 (a) The development capacity for lands contained in the Development Areas shall be based on a density of 13 units per quarter section as listed in Appendix A. A quarter section is hereby defined as 64.7 ha (160 acres). A unit is hereby defined as 1 residence or 4 recreation sites.

For the purpose of this section, a recreation site is defined as a campsite, a resort cabin, or a recreational vehicle stall. A resort cabin is a residential unit with a maximum floor area of 53 m² (576 ft²), is part of a recreational resort development, and is available for rental on a short-term basis.

- (b) In calculating the maximum number of units allowed on parcels of land containing less than 64.7 ha (160 acres), the following formula shall be utilized:

Schedule 'G' – SLASP Appendix 'A' Development Area Unit Capacity

Municipal District of Greenview No. 16
(Draft)

Sturgeon Lake Area Structure Plan Update

APPENDIX A – DEVELOPMENT AREA UNIT CAPACITY

Development Area	Site Area	New Units
E ½ 8-71-23-5	15.8 ha (39 ac)	0
NE 32-70-23-5	52.6 ha (130 ac)	6 ⁴
Pt SE 34, NE 27-70-24-5	21 ha (52 ac)	0
NW 34-70-24-5	4 ha (10 ac)	0
SW 34-70-24-5	44.5 ha (110 ac)	9
E ½ 33-70-24-5	98.4 ha (243 ac)	0
W ½ 33-70-24-5	84.6 ha (209 ac)	19 ⁵ (2 CR Lots) Now 17
NW 29-70-24-5	64.7 ha (160 ac)	0
NE 30-70-24-5	36.4 ha (90 ac)	0
W ½ 31-70-24-5	109.3 ha (270 ac)	0
SW 4-71-24-5	48.9 ha (121 ac)	10
SE 4-71-24-5	53 ha (131 ac)	11
SE 5-71-24-5	61.6 ha (152 ac)	12
SW 2-71-24-5	61.5 ha (152 ac)	12
SE 3-71-24-5	65.5 ha (162 ac)	13
SE 36-70-25-5	64.3 ha (159 ac)	13
Totals		118

⁴ Reflects remaining capacity based on level of development present as of January 2002.

⁵ Reflects remaining capacity based on level of development present as of January 2002. The total figure exceeds the maximum allowable number of units for the stated acreage. The additional units were obtained through a density transfer from S ½ 32-70-24-5, which was subsequently removed from the Development Area.

Schedule 'H' – MDP, S. 4.1

Municipal District of Greenview No. 16
Municipal Development Plan Bylaw No. 15-742

SECTION 4 COUNTRY RESIDENTIAL

4.1 INTRODUCTION

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

4.2 OBJECTIVES

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

4.3 POLICIES

Better Agricultural Land	4.3.1	Except where exempted under Policy 3.4.3 ("Vacant First Parcel Out") country residential subdivision shall not occur on Better Agricultural Land.
Parcel Size	4.3.2	Proposed country residential parcels shall be in accordance with the requirements of the LUB. Country residential parcels of a size in excess of that permitted under the LUB shall only be considered if, in the opinion of Greenview the additional lands are warranted by site-specific topographic or geographic constraints, or the location of existing buildings, shelterbelts and other improvements.
Proximity to Intensive Agriculture	4.3.3	Proposals for country residential subdivisions shall not be supported in proximity to existing CFOs and other intensive agricultural uses.
Cluster Development	4.3.4	In order to protect environmentally sensitive areas and to preserve agricultural land for agricultural use, Greenview shall encourage applicants for subdivision to incorporate cluster design as a means of minimizing potential impacts and promoting efficiency of development.
Restrictions on Location	4.3.5	Greenview shall direct the development of multi-lot country residential subdivisions away from: <ul style="list-style-type: none">(a) Urban fringe areas except where allowed in an IDP;(b) Waste transfer stations and active, abandoned or un-reclaimed

Schedule 'H' – MDP, S. 4.3.6

*Municipal District of Greenview No. 16
Municipal Development Plan Bylaw No. 15-742*

sanitary landfills;

- (c) Environmentally sensitive lands;
- (d) Existing confined feeding operations;
- (e) Highways, unless accommodated in an approved ASP;
- (f) Existing sand and gravel extraction sites;
- (e) Sour gas facilities or other potentially hazardous industrial operations; and
- (f) Gun ranges.

Evaluation of Residential Subdivision Proposals

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

Schedule 'I' – LUB, S. 11.3

11.3 COUNTRY RESIDENTIAL TWO (CR-2) DISTRICT

11.3.1 PURPOSE

The purpose of this District is to accommodate a higher density of multiple lot country residential development in the Municipal District at select sites where the provision of municipal and/or community-type services would in turn support such developments.

Permitted Uses

Accessory Buildings and Uses
Public Uses
Public Utilities
Single Family Dwellings

Discretionary Uses

Garden Suites
Home Occupations (Minor)
Manufactured Homes
Recreation (Extensive)
Signs
Solar Collectors¹

11.3.2 SITE PROVISIONS

In addition to the General Regulations contained in Section 9, the following standards shall apply to every development in this District.

a) Lot Area:

- i) Country Residential with on-site servicing:
Minimum: 1.2 ha (3.0 ac)
Maximum: 4 ha (10 ac)

- ii) Country Residential with municipal servicing:
Minimum: 0.2 ha (0.5 ac)
Maximum: 2 ha (5 ac)

- iii) All Other Uses: At the discretion of the Development Authority

b) Front Yard (min): See Section 9.1

c) Side Yard (min):

- i) Interior: 3 m (10 ft) for lots less than 0.14 ha (15,000 ft²)
7.6 m (25 ft) for all other cases
ii) Exterior: See Section 9.1

d) Rear Yard (min): 7.6 m (25 ft)

¹ Added by Bylaw No.10-628 December 15, 2010



BYLAW No. 17-777

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. 85 in the Land Use Bylaw, being Bylaw No. 03-396, be added to reclassify the following area:

All that Portion of the Northwest (NW) and
Southwest (SW) Quarter of Section Thirty-Three (33)
Within Township Seventy (70)
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 March , A.D., 2017.

Read a second time this ____ day of _____ , A.D., 2017.

Read a third time and passed this ____ day of _____ , A.D., 2017.

REEVE

CHIEF ADMINISTRATIVE OFFICER

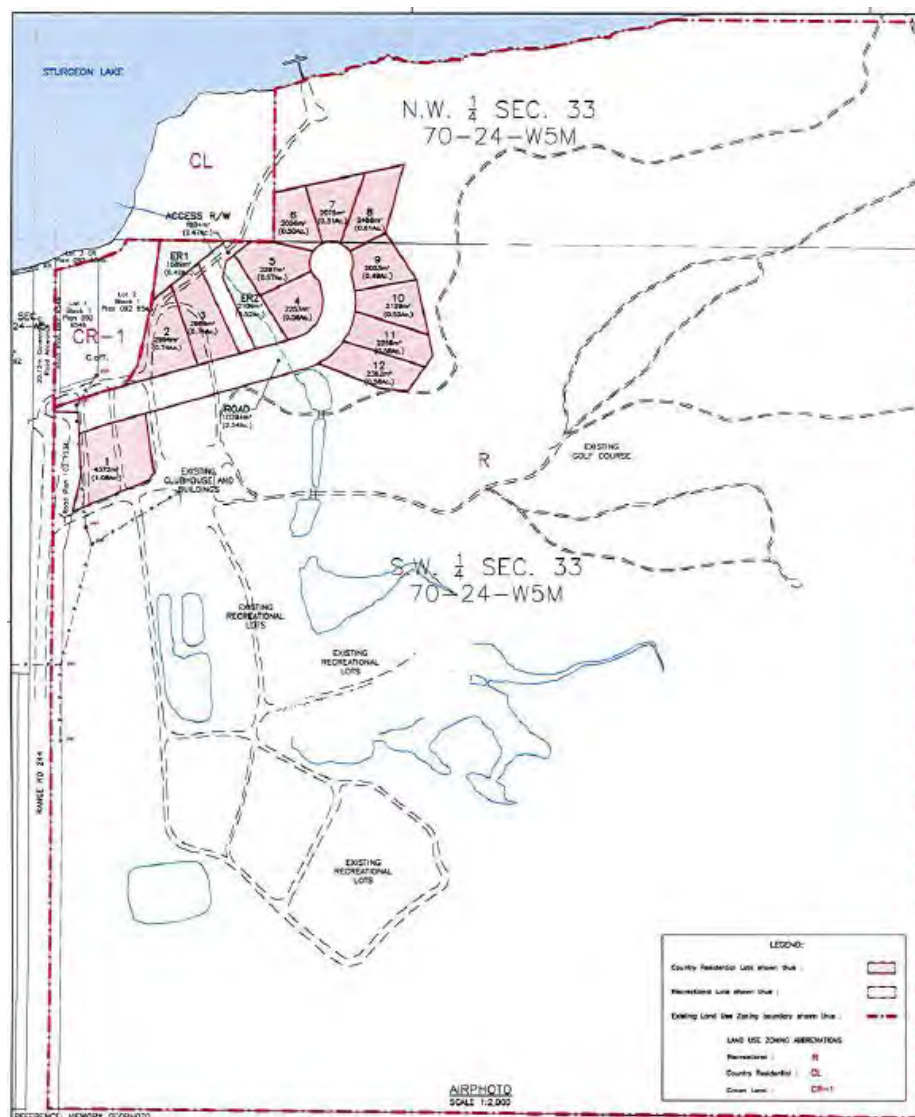
SCHEDULE "A"

To Bylaw No. 17-777

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All that Portion of the Northwest (NW) and
Southwest (SW) Quarter of Section Thirty-Three (33)
Within Township Seventy (70)
Range Twenty-Four (24) West of the Fifth Meridian (W5M)

Is reclassified from Recreation (R) District to Country Residential Two (CR-2) District as identified below:





REQUEST FOR DECISION

SUBJECT: **Draft Land Use Bylaw 2017**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: March 14, 2017
DEPARTMENT: PLANNING & DEVELOPMENT

REVIEWED AND APPROVED FOR SUBMISSION
ACAO: DM
GM: GG
MANAGER: SAR
PRESENTER: SAR

RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act, RSA 2000, M-26 Sections 636 – 644. Section 230 Public Hearing requirements.

Council Bylaw/Policy (cite) – Land Use Bylaw 03-396

RECOMMENDED ACTION:

MOTION: That Council Table Greenview's Draft Land Use Bylaw.

BACKGROUND/PROPOSAL:

Greenview retained Urban Systems, from Edmonton, Alberta on August 25, 2015 as a consultant to complete a review of Greenview's Land Use Bylaw 2017. Greenview's existing Land Use Bylaw was adopted in 2003, and had been amended periodically since its adoption.

The review of the existing Bylaw started with public workshops and open houses, as well as sessions involving Council and the Citizen's Panel that focused on identifying ways to address new challenges related to subdivision, development and land use. As a result of those sessions, the following goals emerged and have been incorporated into the draft Bylaw:

- Provide a "user-friendly" document that is easy to use
- Increase clarity and certainty for landowners
- Provide redefined, comprehensive land use districts
- Provide clear, easy to find information
- Provide fairness and procedural clarification
- Respond to new land use and development trends
- Clarify requirements and expectations
- Provide clear, easy to find mapping

Public engagement continues to play a role throughout the Land Use Bylaw process, with Greenview staff attending several community events to allow citizens to comment on the proposed changes to the Bylaw.

Various drafts of the Land Use Bylaw were submitted to Greenview for comment and following reviews by staff, the Citizen Panel reviewed the draft Bylaw and completed their report for Council. Some of the key proposals in the Bylaw are:

- Addition of Second Agricultural District to accommodate less extensive agricultural uses
- Addition of Light Industrial District to address different types of industrial uses
- Addition of Recreational Accommodation District to accommodate future recreational development such as part time occupancy dwellings
- Addition of the Institutional District to accommodate and ensure land is available for both Municipal and Private institutional Uses
- More permitted (and less discretionary) uses allowed in each district
- Regulations regarding secondary suites and additional dwellings on lots
- Mapping changes to reflect the appropriate zoning for the various properties to align with the districts

The next steps are to give First Reading to the Bylaw. Following First Reading, a public hearing will be scheduled and referral agencies will be notified of the draft Land Use Bylaw. Properties needing to be rezoned so to align with the new land use districts will be mailed notices. If required, Council may amend the draft after the public hearing and then may proceed with Second and Third Readings to adopt the Land Use Bylaw.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of tabling Greenview's Draft Land Use Bylaw is to allow Council an opportunity to review the document

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to direct Administration to bring forward the Land Use Bylaw for First Reading at the Regular Council Meeting of April 11, 2017.

Alternative #2: Council has the alternative to direct Administration to undertake further consultation and make additional amendments before bringing forward the Land Use Bylaw for First Reading.

FINANCIAL IMPLICATION:

The related costs to finalize the Land Use Bylaw have been provided in the Planning & Development Budget.

Direct Costs: Estimated amount of \$110,000.

Ongoing / Future Costs: In approximately 10 (ten) years there will be additional costs associated with the review of the Land Use Bylaw.

STAFFING IMPLICATION:

There will be no staffing implications to the recommendation.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Consult

PUBLIC PARTICIPATION GOAL

Consult - To obtain public feedback on analysis, alternatives and/or decisions.

PROMISE TO THE PUBLIC

Consult - We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision

FOLLOW UP ACTIONS:

Once Council reviews the Bylaw, First Reading of the Bylaw will be brought forward to Council for their official review and to obtain their comments at the First Reading date of April 11, 2017.

Administration will send agency and referral notifications to the public.

The Public Hearing has been tentatively scheduled for May 23, 2017.

ATTACHMENT(S):

- Schedule 'A' Draft Land Use Bylaw
- Schedule 'B' Land Use Bylaw Maps
- Schedule 'C' Municipal Government Act, Section 636 – 644 & 230

Schedule 'A'

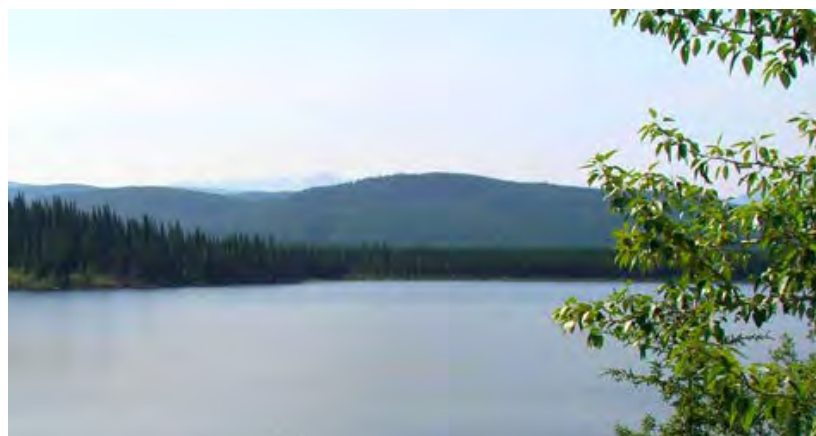


Municipal District of Greenview No. 16

DRAFT

Land Use Bylaw

No. _____, 2017



WHEREAS Council wishes to repeal Bylaw No. 03-396, 2003, "Municipal District of Greenview No. 16 Land Use Bylaw", as amended, and wishes to adopt a new land use bylaw pursuant to Section 640 of the *Municipal Government Act*.

AND WHEREAS Council has held a Public Hearing pursuant to Section 230 of the *Municipal Government Act*.

NOW THEREFORE Council of the Municipal District of Greenview No. 16, in open meeting, hereby enacts as follows:

1. This Bylaw may be cited as the "Municipal District of Greenview No. 16, Bylaw No. XXXX, 2017".
2. The following schedules attached hereto are hereby made part of this Bylaw and adopted as the land use bylaw for the Municipal District of Greenview No. 16:
 - a) Schedule A (Land Use Bylaw Text)
 - b) Schedule B (Land Use Bylaw Maps)
3. If any section, subsection, sentence, clause, phrase or map in this bylaw is for any reason held to be invalid by the decision of any court or competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
4. Bylaw No. 03-396, 2003, cited as the "Municipal District of Greenview No. 16 Land Use Bylaw No. XXXX, 2017" and amendments thereto as it applies to the Municipal District of Greenview No. 16 is hereby repealed.

Read for a first time the	_____ day of _____	,2017
Read for a second time the	_____ day of _____	,2017
Public Hearing held on the	_____ day of _____	,2017
Adopted the	_____ day of _____	,2017

"Original Signed by Reeve"

"Original Signed by Chief Administrative Officer"

Reeve Dale Gervais

Chief Administrative Officer Mike Haugen

DRAFT

SCHEDULE A

Land Use Bylaw

Table of Contents

SCHEDULE A – Land Use Bylaw

1.0	GENERAL	1
1.1	Purpose	1
1.2	Application of Bylaw	1
1.3	Units of Measurement	1
1.4	Reference Material	1
1.5	Applicable Regulations	1
1.6	Compliance with Other Legislation	1
1.7	Severability	1
2	ADMINISTRATION	2
2.1	Development and Subdivision Authority	2
2.2	Land Use Bylaw Amendment Applications	2
3	DEVELOPMENT PERMITS	5
3.1	Control of Development	5
3.2	Permits Required	5
3.3	Permits Not Required	5
3.4	Development Permit Application	7
3.5	Development Permit Processing	9
3.6	Development Authority Discretion	9
3.7	Variances	9
3.8	Conditions	10
3.9	Notifications	10
3.10	Appeals	10
3.11	Enforcement	11
3.12	Development Permit Lapses	11
3.13	Notification of Permit Approval or Refusal of a Discretionary Use	11
3.14	Notification of Permit Approval or Refusal of a Permitted Use	12
4	GENERAL REGULATIONS	13
4.1	Applicability	13

4.2	Non-Conforming Parcels	13
4.3	Non-Conforming Uses and Buildings	13
4.4	Utility Structures	14
4.5	Location and Siting.....	14
4.6	Height Exceptions	14
4.7	Uses Permitted in Any District.....	15
4.8	Prohibited Uses	15
4.9	Number of Dwellings	15
4.10	Temporary Residence during Construction	16
4.11	Setbacks from Adjacent Roadways	16
4.12	Setback Exceptions.....	16
4.13	Parcel Area and Width	17
4.14	Site Elevation/Grade	18
4.15	Access to a Parcel of Land	18
4.16	Corner Parcels	18
4.17	Conversion of Building Use.....	19
4.18	Fences and Shelterbelts	19
4.19	Landscaping and Screening.....	20
4.20	Objects Restricted in Residential Areas.....	22
4.21	Relocation of Buildings.....	22
4.22	Accessory Buildings, Structures and Uses	23
4.23	Suites	24
4.24	Home Occupations.....	24
4.25	Bed and Breakfasts	26
4.26	Manufactured Homes	26
4.27	Environmental Standards.....	27
4.28	Slope Stability.....	27
4.29	Site Reclamation	28
4.30	Soil Remediation	28
4.31	Riparian Protection Area	29
4.32	Riparian Protection Regulations – Compliances & Variance.....	31
4.33	Kennels	31
4.34	Shipping Containers	32

4.35	Work Camps.....	32
4.36	Signage	33
5	OFF-STREET PARKING REGULATIONS	37
5.1	Parking and Storage	37
5.2	Vehicle Storage	37
5.3	Parking Space Standards	37
5.4	Parking Spaces for Persons with Disabilities	38
5.5	Parking Regulations	38
6	ESTABLISHMENT OF DISTRICTS	40
6.1	District Classification	40
6.2	Location of Districts	40
6.3	Land Use District	40
7	LAND USE DISTRICTS.....	41
7.1	Agricultural One District (A-1)	41
7.2	Agricultural Two District (A-2)	43
7.3	Rural Settlement District (RS)	45
7.4	Country Residential One District (CR-1)	47
7.5	Country Residential Two District (CR-2)	50
7.6	Hamlet Residential District (HR)	53
7.7	Manufactured Home Park District (MHP).....	55
7.8	Recreational Accommodation District (RA).....	57
7.9	Institutional District (INS).....	59
7.10	Recreational District (REC)	61
7.11	Hamlet Commercial District (HC).....	63
7.12	Rural Commercial District (RC).....	65
7.13	Hamlet Industrial District (HI)	67
7.14	Industrial Light District (M-1)	69
7.15	Industrial General District (M-2)	71
7.16	Crown Land District (CL).....	73
8	DEFINITIONS	75

List of Tables

Table 4-1: Depth of Slope Setback Requirements	27
Table 5-1: Off-Street Parking Regulations	39
Table 6-1: Establishment of Districts	40
Table 7-1: A-1 Permitted and Discretionary Uses.....	41
Table 7-2: A-1 District Regulations	42
Table 7-3: A-2 Permitted and Discretionary Uses.....	43
Table 7-4: A-2 District Regulations	44
Table 7-5: RS Permitted and Discretionary Uses	45
Table 7-6: District Regulations	46
Table 7-7: CR-1 Permitted and Discretionary Uses.....	47
Table 7-8: CR-1 District Regulations	48
Table 7-9: CR-1 Livestock Animal Equivalents.....	49
Table 7-10: CR-2 Permitted and Discretionary Uses.....	50
Table 7-11: CR-2 District Regulations	51
Table 7-12: HR Permitted and Discretionary Uses.....	53
Table 7-13: HR District Regulations.....	54
Table 7-14: MHP Permitted and Discretionary Uses	55
Table 7-15: MHP District Regulations.....	56
Table 7-16: RA Permitted and Discretionary Uses	57
Table 7-17: RA District Regulations.....	58
Table 7-18: INS Permitted and Discretionary Uses	59
Table 7-19: INS District Regulations.....	60
Table 7-20: REC Permitted and Discretionary Uses	61
Table 7-21: REC District Regulations	62
Table 7-22: HC Permitted and Discretionary Uses.....	63
Table 7-23: HC District Regulations.....	64
Table 7-24: RC Permitted and Discretionary Uses.....	65
Table 7-25: RC District Regulations.....	66
Table 7-26: HI Permitted and Discretionary Uses.....	67
Table 7-27: HI District Regulations	68
Table 7-28: M-1 Permitted and Discretionary Uses	69
Table 7-29: M-1 District Regulations.....	70
Table 7-30: M-2 Permitted and Discretionary Uses.....	71
Table 7-31: M-2 District Regulations.....	72
Table 7-32: CL Permitted and Discretionary Uses	73

List of Figures

Figure 4-1: Illustration of Corner Parcel Sight Triangle.....	19
Figure 4-2: Slope Depth	28
Figure 4-3: Illustration of Flood Hazard Area	30
Figure 8-1: Illustration of Dwelling Unit – Multiplex.....	80
Figure 8-2: Illustration of Dwelling Unit – Semi Detached	81
Figure 8-3: Illustration of Dwelling Unit – Townhouse	82
Figure 8-4: Illustration of Fence Height.....	83
Figure 8-5: Illustration of Grade	84
Figure 8-6: Illustration of Height.....	85
Figure 8-7: Illustration of Parcel Coverage	89
Figure 8-8: Illustration of Parcel Lines	90
Figure 8-9: Illustration of Parcel Width.....	90
Figure 8-10: Illustration of Typical Stream	94
Figure 8-11: Illustration of Yards.....	96

1.0 GENERAL

1.1 Purpose

- 1.1.1 The purpose of this Bylaw is to regulate the use and development of land and buildings within the Municipal District of Greenview No. 16 (hereafter called “Greenview”).

1.2 Application of Bylaw

- 1.2.1 Unless otherwise specified in this Bylaw or provincial legislation, the provisions of this Bylaw apply to all land and buildings within Greenview.

1.3 Units of Measurement

- 1.3.1 The standard of measurement used in this Bylaw is metric, and any reference to imperial measure is for convenience. Where measurements are stated in both metric and imperial units, and for any reason clarification is sought, the metric unit shall apply.

1.4 Reference Material

- 1.4.1 Material found in brackets within this Bylaw are for reference only and do not form part of the bylaw.

1.5 Applicable Regulations

- 1.5.1 Where this Bylaw sets out two or more regulations that could apply to a situation, the most stringent regulation shall apply.

1.6 Compliance with Other Legislation

- 1.6.1 Compliance with this Bylaw does not exempt a person from complying with the requirements of any federal, provincial or municipal legislation and any easement, covenant, agreement or contract affecting development.

1.7 Severability

- 1.7.1 If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion must be severed and the decision that it is invalid shall not affect the validity of the remaining portion of this Bylaw.

2 ADMINISTRATION

2.1 Development and Subdivision Authority

- 2.1.1 The position of the Development Authority is established in accordance with appropriate sections of the *Municipal Government Act*.
- 2.1.2 The Development Authority, Municipal Planning Commission shall constitute the Development Authority for Greenview and shall perform duties in accordance with the *Municipal Government Act*, the Subdivision and Development Regulation and the Development Authority Bylaw.
- 2.1.3 For administration of this Bylaw, Council hereby delegate responsibility to:
 - a) Any Greenview employee designated as the Development Authority; or,
 - b) Any other person specifically delegated in writing as having the authority to make a decision on Development Permit applications.
- 2.1.4 The position of Subdivision Authority is established in accordance with appropriate sections of the *Municipal Government Act*.
- 2.1.5 The Municipal Planning Commission (MPC) of Greenview shall act as the Development Authority for those uses listed in land use Districts as Discretionary Uses.
- 2.1.6 The Development Authority of Greenview shall act as the Development Authority for those uses listed in land use Districts as Permitted Uses.
- 2.1.7 Any person applying for a development permit or affected by an order may appeal to the appropriate appeal body.

2.2 Land Use Bylaw Amendment Applications

- 2.2.1 An application to amend this Land Use Bylaw may be made in writing to Greenview by:
 - a) The owner of a parcel or site; or,
 - b) The agent for the owner of a parcel or site.
- 2.2.2 The application shall be made on a form prescribed by Greenview, which shall be completed and accompanied by all required information, in accordance with Greenview's policies and procedures in this Bylaw.
- 2.2.3 A completed application shall require the following:
 - a) A non-refundable processing fee as identified in Greenview's Schedule of Fees Bylaw;
 - b) A copy of the Certificate of Title for the lands affected;
 - c) Owner authorization and, where applicable, an applicant signature;

- d) A written statement to describe and justify the proposal;
- e) A properly dimensioned map indicating the affected site, and its relationship to existing land uses within a 90.0 m (295.3 ft.) radius of the boundaries of the site;
- f) Advertising fees, if applicable;
- g) Any additional reports, drawings or studies that may be required, in order to prepare, evaluate and make a recommendation concerning the proposed amendment, including but not limited to: effects on land use, traffic, the environment, underground and above ground utilities such as telephone, cable, hydro, water, sewer, and other municipal services and facilities; and,
- h) Such additional information as the Development Authority may require.

2.2.4 The Development Authority may refuse to process a bylaw amendment application if:

- a) Information required for a completed application is not provided;
- b) The quality of the information provided is inadequate to properly evaluate the application;
- c) The Development Authority determines that the application does not conform to an applicable Statutory Plan – in this case the applicant may be required to submit a complete application, fee and required plans to amend the applicable Statutory Plan prior to an application to amend this Bylaw being considered as complete; or,
- d) The Development Authority determines that an Area Structure Plan is required in accordance with the Municipal Development Plan or Greenview policy – in this case, the applicant may be required to submit an Area Structure Plan prepared in accordance with Greenview policy prior to considering the application to amend this Bylaw as complete.

2.2.5 Once an application is considered complete, the application shall be processed and an investigation and analysis of the potential effects and impacts of the proposal will be undertaken.

2.2.6 Upon receipt of a complete application, and in accordance with the *Municipal Government Act*, Municipal Development Plan, this Bylaw and other Greenview policies and procedures, the application:

- a) Shall be referred to the Greenview administration for drafting a proposed Land Use Bylaw Amendment;
- b) May be referred to the Municipal Planning Commission for consideration and recommendation to Council; and,
- c) Shall be referred to Council for first reading and to establish a date for a public hearing to be held prior to second reading.

2.2.7 The Development Authority may refer an amendment application to any agency in order to receive comment and advice.

- a) The Development Authority will give written notice of the application to the assessed owner(s) of the parcel and any adjacent landowners;
- b) Where the affected land is within 3.2 km (2.0 miles) of a municipal boundary, the adjacent municipality will be notified of the proposed amendment; and,
- c) Where the Development Authority determines that additional parcels may be affected by an application to amend this Bylaw, notices of the Public Hearing shall be mailed to the owner(s) of those parcels.

2.2.8 For an application to amend this Bylaw, a Notice of a Public Hearing shall be made in accordance with the *Municipal Government Act* and shall be published once a week for two consecutive weeks in at least one local newspaper circulating in Greenview. This notice will appear no less than (5) five business days before the date of the public hearing. This notice shall contain:

- a) The legal description of the land;
- b) The purpose of the proposed amending bylaw;
- c) The one or more places where a copy of the proposed amending bylaw may be inspected by the public during regular office hours;
- d) The one or more dates, places, and times that Council will hold a public hearing on the proposed amending bylaw;
- e) A map showing the location of any subject parcel to which the amendment application may apply; and,
- f) An outline of the procedures to be followed by anyone wishing to file a petition in respect of the public hearing.

2.2.9 Where the Development Authority determines that additional parcels may be affected by an application to amend this Bylaw, notices of the Public Hearing shall be mailed to the owner(s) of those parcels.

2.2.10 Council, after considering any representations made at the Public Hearing, may:

- a) Pass the proposed amendment;
- b) Make such changes as it considers necessary to the proposed amendment, if any, and proceed to pass the proposed amendment; or,
- c) Defeat the proposed amendment.

2.2.11 Council, on its own initiative, may proceed to undertake an amendment to this Bylaw.

2.2.12 When an amendment application has been refused pursuant to this Bylaw, the submission of another application for an amendment on the same parcel of land for the same or similar use shall not be accepted until (6) six months after the date of refusal.

3 DEVELOPMENT PERMITS

3.1 Control of Development

- 3.1.1 Land, buildings, structures or signs in Greenview may only be developed or used in conformity with the uses in the applicable Land Use District and all the regulations in this Bylaw except for legal non-conforming buildings, uses or as approved by the Development Authority or the Subdivision and Development Appeal Board (SDAB).
- 3.1.2 No person shall commence, cause or allow to be commenced, or carry on, or cause to allow to be carried on, any development unless a Development Permit has been issued under the provisions of this Bylaw.
- 3.1.3 No development or portion thereof shall be located on or over municipal lands, municipal road rights-of-way or municipal easements without the prior written consent of Greenview, which consent Greenview is not obligated to provide.
- 3.1.4 A person is responsible for complying with the requirements of other Greenview bylaws, policies, easements, covenants, conservation agreements, development agreements, or provincial or federal statutes or regulations.

3.2 Permits Required

- 3.2.1 Except when Development Permits are not required, no person shall undertake any development unless a Development Permit has first been issued pursuant to this Bylaw, and the development is in accordance with the terms and conditions of the permit.

3.3 Permits Not Required

- 3.3.1 The following developments and uses shall not require a Development Permit provided they conform to all provisions of this Bylaw:
 - a) Those uses or developments exempted by provincial or federal legislation;
 - b) The completion of a building which was lawfully under construction at the date of the adoption of this Bylaw, provided that the building is completed in accordance with the terms of any permit granted in respect of it and subject to the conditions to which such permit was granted;
 - c) Utility services underground or in registered rights-of-way;
 - d) The temporary use of a building, in connection with a federal, provincial or municipal election, referendum or census;
 - e) Works of maintenance or repair to any building, provided that such works do not include structural alterations or renovations over 50% of the value of the building above its foundation;
 - f) Internal alterations, external maintenance, or repair to any building provided that the use, intensity, height, or gross floor area of the building does not change;

- g) The construction and maintenance of gates, fences, walls or other means of enclosure less than 1.8 m (5.9 ft.) in height;
- h) A temporary building, the sole purpose of which is incidental to the erection or alteration of a permanent building, for which a Development Permit has been issued provided it is removed within 30 days of project completion;
- i) Farm buildings for agricultural use on parcels assessed as farmland. Dwelling units and related accessory buildings, as well as intensive agricultural operations require a Development Permit for the use of the land as defined in this Bylaw;
- j) Accessory buildings which have a floor area of no greater than 14.9 m² (160.0 ft²);
- k) Any signage for which approval from Alberta Transportation is required;
- l) On-site landscaping;
- m) Non-enclosed Decks which are less than 1.0 m (1.6 ft.) from ground level;
- n) Fences for the following purposes do not require a Development Permit:
 - i. Livestock wind break fences less than or equal to 3.6 m (11.8 ft.) in height;
 - ii. Livestock confinement fences less than or equal to 3.6 m (11.8 ft.) in height;
 - iii. Fences for sports related purposes less than or equal to 4.0 m (13.1 ft.) in height; and,
 - iv. Fences that are less than 1.8 m (5.9 ft) in height.
- o) One temporary on-site sign not exceeding 1.0 m² (10.8 ft²) in area or 1.5 m (4.9 ft.) in height and intended for:
 - i. Advertising the sale or lease of a dwelling unit or property;
 - ii. Identifying a construction or demolition project for which a Development Permit has been issued; or,
 - iii. Identifying a political or charitable campaign.
- p) One permanent on-site sign intended for use as:
 - i. A commemorative plaque of a non-advertising nature; or,
 - ii. The identification of a farm residence or the advertising of farm products.
- q) Accessory to residential uses:
 - i. Minor development not exceeding 2.0 m (6.6 ft.) in height, where there is an existing dwelling. This includes, but is not limited to a barbeque, composting bin, garbage enclosure, lawn sculpture, privacy screen or bird feeder;
 - ii. Pergola;
 - iii. Satellite dish;
 - iv. Unenclosed steps, landings or stairs (at grade);
 - v. Gate or fence under 1.8 m (5.9 ft.);
 - vi. Sun shelters over a deck or a patio;

- vii. Air conditioning unit;
 - viii. Solar collectors attached to a building;
 - ix. Light standard or flagpole when located on a parcel containing a single detached dwelling;
 - x. Decorative pond or water feature less than 0.6 m (2.0 ft.) in diameter;
 - xi. Private play structures; or
 - xii. Seasonal holiday decorations.
- r) Demolition of a building or structure;
- s) A change of tenancy within an existing premise in a Commercial or Industrial District where:
- i. The Development Authority is satisfied that the existing Development Permit is valid, current and the approval conditions are being fulfilled; and,
 - ii. The change in use is from a permitted or discretionary use to a permitted use within the applicable District.
- t) Clock towers, monuments, sculptures or federal, provincial or municipal flags and their support structures, as well as other similar aesthetic enhancements;
- u) A Wind Energy Conversion System, Minor where mounted to a roof or attached to an accessory building in accordance with the following provisions:
- i. 1 Wind Energy Conversion System, Minor per parcel;
 - ii. The total height shall not project 3.0 m (9.8 ft.) beyond the top of the roofline of building or exceed the maximum height regulation of the applicable District; and,
 - iii. No nuisance shall extend beyond the property boundary.
- v) Shipping containers used for temporary storage for no longer than (6) six months during a renovation or moving process, provided it complies with this Bylaw; and,
- w) Temporary/transient sales which are located on a parcel within a Commercial District where there is a principal building. This includes but is not limited to food product sales, Christmas tree sales, flower sales, or windshield repair.

3.4 Development Permit Application

3.4.1 An application for a Development Permit may be made in writing to Greenview by:

- a) The owner of a parcel or site; or,
- b) The agent for the owner of a parcel or site.

3.4.2 The application shall be made on a form prescribed by Greenview, which shall be completed and accompanied by all required information, in accordance with Greenview policies and procedures in this Bylaw.

3.4.3 A completed application shall require the following:

- a) A non-refundable processing fee as identified in Greenview's Schedule of Fees Bylaw;
- b) A copy of the Certificate of Title for the lands affected;
- c) Owner authorization and, where applicable, an applicant signature;
- d) A dimensioned site plan showing:
 - i. Legal description of subject property and all abutting properties;
 - ii. Front, rear and side yards, if any;
 - iii. Any provisions for off-street loading, parking and access;
 - iv. Identification of all right-of-ways and easements within and abutting the subject property;
 - v. Identification of all abutting roads, highways and frontage roads, and any existing and/or proposed access to the site;
 - vi. Location of all existing and proposed services;
 - vii. Identification of all drainage courses and/or proposed storm drainage plans;
 - viii. Landscape plan in accordance to section 4.19;
 - ix. The extent of existing treed areas and an indication of which trees are proposed for removal; and
 - x. North arrow, scale and date of drawing.
- e) A dimensioned floor plan and elevations;
- f) A written statement to describe and justify the proposal;
- g) The estimated commencement and completion dates;
- h) The estimated cost of the project or contract price;
- i) Any additional reports, drawings or studies that may be required, in order to prepare, evaluate and make a recommendation concerning the proposed development, including but not limited to: effects on land use, traffic, the environment, underground and above ground utilities such as telephone, cable, hydro, water, sewer, and other municipal services and facilities; and,
- j) Such additional information as the Development Authority may require.

3.4.4 The Development Authority may refuse to process a Development Permit application if:

- a) Information required for a completed application is not provided; and,
- b) The quality of the information provided is inadequate to properly evaluate the application.

3.4.5 The 40 day approval period shall not begin until the Development Authority deems the Development Permit application as complete.

3.5 Development Permit Processing

- 3.5.1 Once an application is considered complete, the application shall be processed and an investigation and analysis of the potential effects and impacts of the proposal will be undertaken.
- 3.5.2 Upon receipt of a complete application, the Development Authority may refer the application to:
- a) Other Greenview departments for review and comments; and,
 - b) Any agency in order to receive comment and advice.

3.6 Development Authority Discretion

- 3.6.1 If a proposed use of land or a building is not listed as a “Permitted Use” or “Discretionary Use” in the Bylaw, the Development Authority may determine that such a use is similar in character and purpose to a use listed under that land use District and may issue a Development Permit.
- 3.6.2 In making a decision on an application for a use listed under the “Permitted Uses” column in a land use District, the Development Authority shall:
- a) Approve, with or without conditions, a Development Permit application where the proposed development conforms with this Bylaw; or,
 - b) Refuse a Development Permit application if the proposed development does not conform to this Bylaw.
- 3.6.3 In making a decision on a Development Permit application for a use listed as a “Discretionary Use” in the subject land use District, the Development Authority:
- a) Approve the application with or without conditions, either permanently or for a limited period of time; or,
 - b) Refuse a Development Permit application if the proposed development does not conform to this Bylaw.

3.7 Variances

- 3.7.1 The Development Authority may consider a variance in any District, an enlargement, alteration, or addition to a legal nonconforming building if the non-conforming building complies with the uses listed for that District in this Bylaw and the proposed development would not, in the opinion of the Development Authority:
- a) Unduly interfere with the amenities of the neighbourhood; and,
 - b) Materially interfere with or affect the use, enjoyment or value of neighbouring properties.
- 3.7.2 In the case of permitted uses, should an appropriate case be made, the Development Authority may allow a variance not exceeding 10% to any regulations.
- 3.7.3 The Development Authority shall specify in its approval records the type and extent of any variance granted in a Development Permit approval.

3.8 Conditions

3.8.1 The Development Authority shall require that as a condition of issuing a Development Permit, the applicant enter into a Development Agreement with Greenview in accordance with the *Act* to:

- a) Construct or pay for the construction of a road required to provide access to the development;
- b) Install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
- c) Pay for an off-site levy or development levy imposed by bylaw; and,
- d) Any other requirement the Development Authority deems necessary.

3.8.2 Greenview may register a caveat pursuant to the provisions of the *Act* and the *Land Titles Act* in respect of an agreement between the applicant and Greenview against the Certificate of Title for the land that is the subject of the development. The caveat shall be discharged when the agreement has been complied with.

3.9 Notifications

3.9.1 A Development Permit for a Permitted Use is considered issued on the Notice of Decision Date, while a Development Permit for a Discretionary Use is considered issued when it is first published in a newspaper as per the requirements of the *Municipal Government Act*. All Development Permits come into effect 14 days after its issuance. Where an appeal has been lodged with the SDAB, no development shall be commenced pursuant to the Development Permit until all appeals are finally determined and the issuance of the Development Permit has been upheld.

3.10 Appeals

3.10.1 The Subdivision and Development Appeal Board (SDAB) shall perform such duties and follow such procedures as specified in the *Act* and the SDAB Bylaw.

3.10.2 A decision of a Discretionary Use, Development Permit application may be appealed by serving the prescribed form of appeal to the SDAB Secretary within (14) fourteen days from the date of the Notice of Decision as per MGA.

3.10.3 When an Appeal Notice has been served on the SDAB Secretary with respect to a decision to approve an application for a Development Permit, the Development Permit shall not be effective before:

- a) The decision on the Development Permit has been sustained by the SDAB; or,
- b) The Secretary has received written notification from the appellant that the appeal has been withdrawn.

3.10.4 If the decision to approve a Development Permit application is reversed by the SDAB, the Development Permit shall be null and void.

3.10.5 The SDAB's "Record of Proceedings" shall constitute the final decision of the SDAB.

- 3.10.6 If the decision to refuse a Development Permit application is reversed by the SDAB, the SDAB shall direct the Development Authority to issue a Development Permit in accordance with the decision of the SDAB within (15) fifteen days concluding the hearing.
- 3.10.7 If the decision to approve a Development Permit application is varied by the SDAB, the SDAB shall direct the Development Authority to issue a Development Permit in accordance with the terms of the decision of the Board.
- 3.10.8 Court of Appeal in accordance with MGA based on a question of law or jurisdiction must be appealed within thirty (30) days from the SDAB decision.

3.11 Enforcement

- 3.11.1 Where the Development Authority finds that a development or use of land or buildings is not in accordance with:

- a) the Act or the Regulations;
- b) a Development Permit or subdivision approval; and
- c) the Municipal Development Plan, an Intermunicipal Development Plan, an Area Structure Plan, a Conceptual Scheme, the Land Use Bylaw or the Land Use Regulations,

The Development Authority may take such action as specified in this Bylaw and/or in the Municipal Government Act.

- 3.11.2 Nothing in this Bylaw diminishes or in any way affects the powers of a Development Authority to issue Orders for Compliance or in any way affects any person's rights to appeal a Development Authorities Order.
- 3.11.3 It is the intention of Council that all offences created by this Bylaw be interpreted to be strict liability offences.

3.12 Development Permit Lapses

- 3.12.1 A Development Permit lapses and is automatically void if the development authorized is not commenced within (12) twelve months from the date of issuing the permit or within such longer period not exceeding (3) three months as may be granted by the Development Authority.
- 3.12.2 Construction of the external components of development should be completed within (24) twenty-four months of construction commencement. Any development without the external components complete shall request an extension from the development authority.

3.13 Notification of Permit Approval or Refusal of a Discretionary Use

- 3.13.1 When a Discretionary Use - Development Permit application is approved, the Development Authority or other appointed municipal official of Greenview shall:

- a) Publish a notice in the local newspaper identifying the location and indicating the applicant's name, legal description of the property for which the application has been made, the nature of the approval, and the decision of the Development Authority;
- b) Mail a notice of decision to the applicant or his agent; and,
- c) At the discretion of the Development Authority, notify any adjacent property owners or occupants and any other parties deemed affected.

3.13.2 When a Discretionary Use - Development Permit application is refused, the Development Authority shall mail a Notice of Decision to the applicant or his agent stating the reasons for the refusal.

3.13.3 For the purposes of this Bylaw, the decision of the Development Authority is deemed to have been given on the date of issue on the Notice of Decision, which shall coincide with the date the Notice of Decision is published in the newspaper.

3.13.4 When a Development Permit application has been refused pursuant to this Bylaw or ultimately after appeal, the Development Authority shall not accept the submission of another application for a Development Permit on the same parcel of land for the same or similar use until (6) six months after the date of refusal.

3.13.5 If, in the opinion of the Development Authority, satisfactory arrangements have not been made by a developer for the supply of water, electrical power, sewage, or access, and the development is located in a hamlet or intended for use by the general public, the Development Authority shall refuse to issue a Development Permit.

3.14 Notification of Permit Approval or Refusal of a Permitted Use

3.14.1 When a Permitted Use - Development Permit application is approved, the Development Authority or other appointed municipal official of Greenview shall:

- a) Mail a notice of decision to the applicant or his agent; and,

3.14.2 If, in the opinion of the Development Authority, satisfactory arrangements have not been made by a developer for the supply of water, electrical power, sewage, or access, and the development is located in a hamlet or intended for use by the general public, the Development Authority shall refuse to issue a Development Permit.

3.14.3 When a Permitted Use - Development Permit application is refused, as it does not conform to the Bylaw, the Development Authority shall;

- a) Mail a notice of decision to the applicant or his agent, stating reasons for the refusal..

4 GENERAL REGULATIONS

4.1 Applicability

- 4.1.1 Except as otherwise stated in this Bylaw, this section applies to all Districts established under this Bylaw.

4.2 Non-Conforming Parcels

- 4.2.1 A parcel on the official records on file at the Land Title Office in Alberta before the adoption date of this Bylaw that does not adhere to the parcel area and width requirements will be considered a legal non-conforming parcel and will be granted the uses as identified in this Bylaw.
- 4.2.2 Lawful non-conforming uses and buildings are subject to the provisions of the *Municipal Government Act*.

4.3 Non-Conforming Uses and Buildings

- 4.3.1 If a Development Permit has been issued on or before the day on which this Bylaw or a land use amendment bylaw comes into force in Greenview, and the Bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the Development Permit continues in effect in spite of the coming into force of this Bylaw.
- 4.3.2 A non-conforming use of land or a non-conforming use of a building may be continued, but if that use is discontinued for a period of (6) six consecutive months or more, any future use of the land or building shall conform to the provisions of this Bylaw.
- 4.3.3 A non-conforming use of part of a building may be extended throughout the building, but the building, whether or not it is a non-conforming building, shall not be enlarged or added to and no structural alterations shall be made to or in it.
- 4.3.4 A non-conforming use of part of a parcel shall not be extended or transferred in whole or in part to any other part of the parcel and no additional buildings shall be erected on the parcel while the non-conforming use continues.
- 4.3.5 A non-conforming building may continue to be used, but the building shall not be enlarged, added to, rebuilt or structurally altered, except:
- b) To make it a conforming building; and,
 - c) For the routine maintenance of the building if the Development Authority considers it necessary.
- 4.3.6 If a non-conforming building is damaged or destroyed or to be renovated to the extent of more than 75% of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with this Bylaw.
- 4.3.7 The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

4.4 Utility Structures

- 4.4.1 Public utility facilities for the transmission of water, sewage, electrical power, telephone, natural gas, cable television, fiber optics and other similar services (but not including sewage treatment plants or electrical substations) are permitted in all Districts and individual parcels, as the facilities are exempt from minimum parcel size requirements.

4.5 Location and Siting

- 4.5.1 No principal building shall be located in any required front, side or rear setback.
- 4.5.2 No accessory building or detached suite shall be located in any required front, side or rear setback, except as provided in the "Setback Exceptions" section of this Bylaw.

4.6 Height Exceptions

- 4.6.1 The maximum height regulations of this Bylaw do not apply to the following:
- a) Chimney stacks;
 - b) Church spires;
 - c) Cranes;
 - d) Domes or cupolas;
 - e) Elevator housings;
 - f) Flagpoles;
 - g) Floodlights;
 - h) Grain elevators;
 - i) Hose and fire alarm towers;
 - j) Heating, Ventilation and Air Conditioning (HVAC) units;
 - k) Masts and aerials;
 - l) Roof stairway entrances;
 - m) Skylights;
 - n) Stadiums (including bleachers);
 - o) Transmission towers;
 - p) Utility poles;
 - q) Warning devices;
 - r) Water towers; and,
 - s) Wind turbines.
- 4.6.2 In the Hamlet Residential and Hamlet Commercial Districts, the roofline of the attached garage or carport may not exceed the maximum height of the rest of the principal building.

4.7 Uses Permitted in Any District

4.7.1 Except where specifically excluded, the following uses, buildings and structures are permitted in every District:

- a) Uses, buildings and structures which are accessory to a principal permitted use, building or structure on the same parcel;
- b) Underground telecommunication lines and cables, and telephone exchange buildings;
- c) Pipelines, telecommunication towers and wires, traffic control devices, clock towers and underground utility systems, except that transmission towers are not permitted within 150.0 m (492.1 ft.) of any residential Districts or school sites;
- d) Parks, playgrounds and playing fields, hiking and bicycling paths, horse riding trails and ecological reserves;
- e) Public use;
- f) Public works yard;
- g) Transportation rights-of-way established by a government or Crown corporation; and,
- h) Public utilities.

4.8 Prohibited Uses

4.8.1 The following uses are prohibited in every District:

- a) The disposal of hazardous or toxic waste; and,
- b) The occupancy of any trailer, recreation vehicle, camper or other vehicle as a permanent residence, unless otherwise allowed in this Bylaw.

4.9 Number of Dwellings

4.9.1 In considering if an additional dwelling may be allowed on a parcel of land, the Development Authority must be satisfied that:

- a) A suitable building site exists, preferably in the same yard as the first or principal residence;
- b) Suitable access can be provided;
- c) Suitable services can be provided;
- d) The development will be compatible with existing and planned land uses in the vicinity; and,
- e) Other applicable provisions in the Land Use Bylaw and other Greenview bylaws can be met.

4.10 Temporary Residence during Construction

4.10.1 The Development Authority may issue a Development Permit for a dwelling unit, mobile home or recreational vehicle as a temporary residence in a District in which a dwelling is a permitted use, providing that:

- a) A development permit has been issued for a dwelling;
- b) An extension of the Development Permit shall not be issued unless the framing of the dwelling is complete and that construction has been proceeding with a reasonable diligence during the term of the permit; and,
- c) The Development Permit contains a condition that requires the mobile home to be removed from the parcel within 30 days of the first residential occupancy of the dwelling.

4.11 Setbacks from Adjacent Roadways

4.11.1 All buildings and structures in any land use district must be setback from the parcel line of the adjacent roadway as follows:

- a) Provincial highway: 40.0 m (134.5 ft.)
- b) Internal subdivision road: 7.5 m (32.8 ft.)
- c) Service road: 7.5 m (32.8 ft.)
- d) All other roads: 40.0 m (134.5 ft.)
- e) Undeveloped road allowance 40.0 m (134.5 ft.)

4.11.2 The setback from all Provincial highways and all other roads will be measured from the right of way boundary.

4.12 Setback Exceptions

4.12.1 The front, side and rear yard setback regulations of this Bylaw do not apply to the following:

- a) Steps, eaves and gutters;
- b) Cornices, sills, belt courses, bay windows, pop outs, chimneys or other similar features, provided such projections do not project more than 1 m into any yard provided that the foundation or supports do not also project;
- c) Non-enclosed or open patios, sun decks or terraces, provided that such projections do not exceed 35% of the width of a required front, side or rear yard;
- d) Balconies and sun shades, provided that such projections do not exceed 40% of the width of a required front, side or rear yard;
- e) Fences, which must be located a minimum setback of 0.3 m (1 ft.) from the nearest parcel line of the roadway right-of-way;

- f) Trees or other planting adjacent to a municipal road for a shelterbelt, hedge or similar purpose, which must be located a minimum setback of 8 m (25 ft.) from the nearest parcel line of the road right-of-way;
- g) Uncovered swimming pools, provided that they are:
 - i. Not constructed, sited or placed within a front yard;
 - ii. At least 3 m from any side or rear parcel line; and,
 - iii. Located within a fenced yard or surrounded by a fence.
- h) Covered swimming pools, provided that they are:
 - i. Not constructed, sited or placed within a front yard;
 - ii. At least 3 m from any side or rear parcel line;
 - iii. Located within a fenced yard or surrounded by a fence; and,
 - iv. Constructed so that the roof or ridge of the pool cover is not in excess of 4 m (13.1 ft.) above grade.
- i) Public art;
- j) Community information boards owned and operated by a government; and,
- k) Underground structures may be sited in any portion of a parcel provided that the top surface of such structure shall at no point extended above the average finished ground elevation.

4.13 Parcel Area and Width

- 4.13.1 Except as otherwise permitted in this Bylaw, no parcel will be reduced in area, either by the conveyance or alienation of any portion thereof or otherwise, so that any of the provisions and regulations of this Bylaw are not complied with.
- 4.13.2 Minimum parcel size regulations do not apply where parcel lines are relocated to facilitate an existing development, provided that:
 - a) No additional parcels are created;
 - b) All parcels are contiguous; and,
- 4.13.3 The minimum parcel size required by this Bylaw may be reduced by a maximum of 10% if part of the proposed parcel is required for the purpose of widening an existing highway or right of way.
- 4.13.4 The minimum parcel size required by this Bylaw may be reduced by a maximum of 10% under the following conditions:
 - a) The minimum parcel width set out in this Bylaw, or set by the Development Authority, is attained;
 - b) The minimum parcel area needs to be reduced in order to allow the length of the parcel to be reduced; or,

- c) The reduction in minimum parcel size (and resulting reduction in required length) is required in order to allow a subdivision to fit within an extension of the standard grid of streets in Greenview.

4.14 Site Elevation/Grade

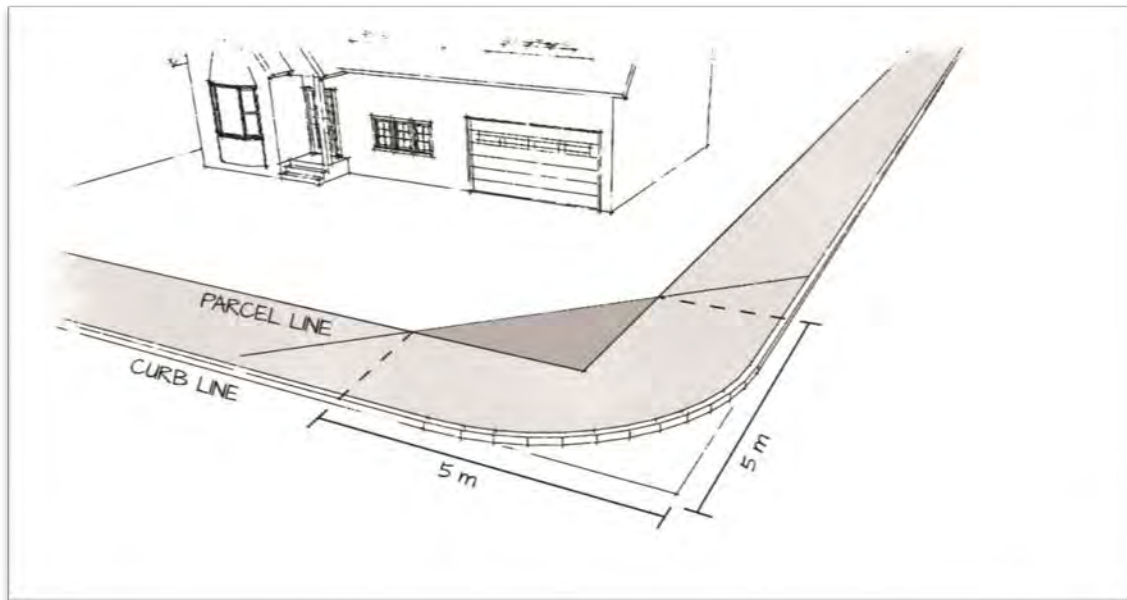
- 4.14.1 Each newly created parcel in a hamlet or multi-parcel subdivision shall be graded so storm water does not drain onto adjoining property.
- 4.14.2 The Development Authority may specify an elevation at which any new development is to be constructed in order to facilitate proper site drainage and connection to any existing or proposed sewer system.

4.15 Access to a Parcel of Land

- 4.15.1 The Development Authority, in consultation with the appropriate departments, may determine the most suitable access and egress point(s) onto a municipal road with regard to any application for development and/or subdivision.
- 4.15.2 As a condition of subdivision or development approval, the Development Authority may require the construction of new approaches, upgrading to existing approaches and/or the removal of approaches to achieve desired access management objectives. Where required, adjustments to approaches shall remain the cost of the applicant.
- 4.15.3 Prior to issuance of a Development Permit, any parcel within Greenview must have access to a municipal road or provincial highway.
- 4.15.4 Any access location and/or ditch/curb crossing from a municipal road onto a parcel of land may, at the discretion of Greenview, require the approval of Greenview.

4.16 Corner Parcels

- 4.16.1 On a corner parcel in any HR District, no landscaping, screening, building or structure will be planted or erected to a height greater than 1 m (3 ft.) above the established grade of the municipal road within the shaded area (sight triangle) formed by the curb lines 5 m (16.4 ft.) from the point of intersection of the curb lines and joining perpendicular to the parcel lines and joining the parcel lines, as illustrated in Figure 4-1.

Figure 4-1: Illustration of Corner Parcel Sight Triangle

4.17 Conversion of Building Use

- 4.17.1 Buildings may be converted, altered or remodeled for another use, provided that the converted building conforms to all of the provisions and regulations prescribed for the District in which it is located, as well as any applicable provisions and regulations of the Alberta Building Code and Greenview bylaws.

4.18 Fences and Shelterbelts

- 4.18.1 The height of a fence shall be measured as the vertical distance from the average finished ground level at the base of the fence to the highest point of the fence.
- 4.18.2 Barbed wire may be used as fences in the A-1 and A-2 Districts.
- 4.18.3 Barbed wire will be restricted in CR-1 District to side and rear parcel lines.
- 4.18.4 No barbed wire, single strand or high tensile wire fences are allowed in CR-2 and HR Districts.
- 4.18.5 Fences along interior and rear parcel lines (where not adjacent to a highway) in residential Districts shall not exceed a height of 2 m (6.6 ft.).
- 4.18.6 Fences in a front yard in the CR-1, CR-2 and HR Districts shall not exceed a height of 1.2 m (3.9 ft.).
- 4.18.7 Fences on the exterior parcel line of a residential parcel may not exceed a height of 2 m (6.6 ft.).
- 4.18.8 A fence located in an industrial or commercial District shall have a maximum height of 2.5 m (8.2 ft.) on any side or rear yard.

- 4.18.9 Open mesh and chain link fences erected for a cemetery, public works or utility, Industrial District, public playground, park or school must not exceed a height of 3 m (9.8 ft.).
- 4.18.10 At the intersections of local roads, secondary roads and primary highways, no fence, hedge, shelterbelt or other planting or growth shall unduly restrict the vision of approaching traffic.
- 4.18.11 All trees, hedges or shrubs forming a shelter belt shall be located not closer than 8.0 m (26.2 ft.) from the right-of-way of a district road.

4.19 Landscaping and Screening

- 4.19.1 The Development Authority may require that a Landscaping Plan be provided in conjunction with, and addressed as part of, any development permit in industrial and commercial districts except for an agricultural operation. The intent of site landscaping is to contribute to a reasonable standard of appearance for developments from the initial placement of landscaping through to its mature state, provide a positive overall image for Greenview, and encourage good environmental stewardship.
- 4.19.2 The following standards of landscaping shall be required for all parts of the parcel not covered by buildings, driveways, parking, storage and display areas (except in AG-1 and AG-2 where landscaping is only required on land disturbed for the purposes of constructing a habitable building):
- a) Grade the site as required to direct storm water off site, without altering its effect on adjacent land;
 - b) Retain in their natural state:
 - i. Swamps, gullies and natural drainage courses;
 - ii. Unstable land;
 - iii. Land subject to flooding by a 1:100 year flood;
 - iv. Land with a natural gradient of 15% or greater; and,
 - v. A strip of land not less than 15.0 m (49.2 ft.) in width along any river, stream, creek or lake, such distance to be measured from the top of the bank unless the Development Authority considers a lesser distance to be sufficient.
 - c) Conserve existing trees and shrubs to the maximum extent possible;
 - d) Provide additional separation, or buffering, between adjacent land uses;
 - e) The use of site furniture, site lighting and surface treatments to enhance the appearance of a proposed development;
 - f) Enhance the site by planting of additional trees and shrubs:
 - i. A minimum overall density of one tree per 40 m² of the required setback area;
 - ii. A minimum overall density of four shrubs per 100 m² of the required setback areas;

- iii. A minimum height of 1.8 m for coniferous trees;
 - iv. A minimum caliper width of 63.5 mm – measured at 450mm from ground level;
 - v. A minimum height of 450mm for deciduous shrubs; and,
 - vi. A minimum height of 200mm for coniferous shrubs.
- g) All parts of a parcel not covered by buildings, driveways, parking areas, pedestrian circulation facilities, storage and display areas and not part of a minimum required landscaped area shall be seeded to grass, sodded, cultivated as a garden, xeriscaped or left with its natural grass and vegetative cover.
- 4.19.3 Restrict the area or portion of the parcel to be hard-surfaced. Hard landscaping shall not exceed 25% of the total parcel area.
- 4.19.4 Any landscaping or screening required by a Development Permit shall be carried out within one year of the issuance of the **occupancy permit**.
- 4.19.5 The Development Authority may require screening to be provided in order to visually separate uses that detract from the surrounding area or are incompatible with adjacent uses. Special attention shall be given to proposals, which, in the opinion of the Development Authority detract from the natural landscape or the view of the travelling public. Such screening shall be of a quality and dimension satisfactory to the Development Authority.
- 4.19.6 When considering a Development Permit application, the Development Authority may impose conditions requiring the use and maintenance of landscaping, berms, fencing, vegetation or other screening of a location, length, thickness, type, height and extent that is considered necessary to buffer the proposed development from adjacent or neighbouring land uses.
- 4.19.7 Additional landscaping to that proposed in a Landscaping Plan may be required, if in the opinion of the Development Authority:
- a) There is a likelihood that the proposed development will generate undesirable impacts on surrounding sites, such as appearance, excessive noise, light, odours, traffic, litter, or dust; or,
 - b) There is a likelihood that undesirable impacts may be generated on the site, and cause conflicts with other businesses within the development.
- 4.19.8 Unless covered by the provisions of a Development Agreement, any landscaping area between the parcel line and the existing curb must be incorporated into the landscape plan and shall be landscaped concurrently with the development.
- 4.19.9 The owner of a property, or his/her successor or assignees, shall be responsible for landscaping and proper maintenance. If the required landscaping does not survive two (2) growing seasons, the applicant/owner must replace it with a similar type of species and with a similar caliper width or height.

4.19.10 As a condition of a development permit, a letter of credit shall be required up to the value of the estimated cost of the proposed landscaping/planting to ensure that such landscaping/planting is carried out with reasonable diligence. The condition of the security being that, if the landscaping is not completed in accordance with this Bylaw and the development permit within one (1) growing season after the completion of the development, then the amount fixed shall be available to the Municipal District of Greenview for its use in installing the required landscaping/planting as per the Development agreement.

4.20 Objects Restricted in Residential Areas

4.20.1 In the CR-2, HR, and MHP Districts, no person shall:

- a) Travel upon any internal subdivision roads with any commercial vehicle at or in excess of 50% gross vehicle weight;
- b) Keep any dismantled or wrecked vehicle for more than 14 consecutive days;
- c) Keep accumulated quantities of metal, wood or other materials which are visible from the front yard or internal subdivision road; and,
- d) Keep any material or objects, which, by their nature, may be offensive due to odors, emissions, or potential for runoff or contamination of the subject property or adjacent properties.

4.21 Relocation of Buildings

4.21.1 Any person desiring to move a building onto or within a parcel of land shall first apply for a Development Permit.

4.21.2 The Development Authority may determine the character and appearance of a building to be moved or relocated by means of recent photographs, drawings or other illustrative information required from the applicant or from an inspection of the building and site or both.

4.21.3 In considering an application to move a building onto a parcel of land or relocate a building within a parcel of land, the Development Authority may circulate the application to, property owners adjacent to the subject parcel.

4.21.4 The Development Authority may require certain alterations, repairs or maintenance of the building and preparation of the proposed site be carried out as conditions pursuant to issuing a Development Permit to move or relocate a building.

4.21.5 When a Development Permit is to be granted for the relocation of a building, not including a manufactured home or accessory building, the Development Authority may require the applicant to provide:

- a) A performance bond of such an amount to ensure completion of any renovations set out as a condition of the permit approval; and,
- b) An engineer's certificate to confirm that the building is structurally sound.

4.22 Accessory Buildings, Structures and Uses

4.22.1 Accessory buildings and structures are permitted in all Districts provided they comply with the following regulations:

- a) An accessory building or structure must not be used as a Dwelling Unit, Accessory, dwelling or sleeping unit, unless permitted as a suite or accessory dwelling unit;
- b) Accessory buildings, structures and uses are not permitted on any parcel unless the principal building to which the building, structure or use is accessory has been erected or will be erected simultaneously;
- c) Where an accessory building or structure is attached to the principal building, it will be considered part of the principal building and must comply in all respects with the requirements of this Bylaw applicable to principal buildings;
- d) When located in a multi-parcel subdivision on a parcel of less than 0.4 ha (1.0 ac), an accessory building or structure shall not be higher than the permitted height of the principal building;
- e) An accessory building or structure should not be located in the front yard;
- f) On a corner parcel in all Districts, an accessory building or structure must meet the same exterior side parcel line setbacks as the principal building on the parcel;
- g) Where an accessory building or structure is not attached to the principal building, the accessory building or structure must be setback a minimum of 1.5 m (4.9 ft.) from the principal building;
- h) An accessory building shall not be located closer than 1.5 m (4.9 ft.) to another accessory building;
- i) Where a building or structure is attached to the principal building by a roof, an open or enclosed structure above grade, or passageway connecting the buildings, it is part of the principal building;
- j) In any hamlet District, the accessory building or structure must not exceed the size of the principal building;
- k) A farm building is part of an agricultural operation (therefore is not an accessory building or structure) and is exempted from the requirement of a Development Permit;
- l) Accessory buildings and structures shall not be constructed over an easement or utility right-of-way;
- m) A boathouse shall be located no closer than 6.0 m (19.7 ft.) from the boundary of the parcel which is coterminous with or is closest to the legal top of bank, unless otherwise approved by the Development Authority; and,
- n) Fabric covered structures larger than 130ft² (12 m²) are considered an accessory building on any parcel of land and shall be a discretionary use.

4.23 Suites

4.23.1 Where permitted within a District, suites (attached and detached) must comply with the following regulations:

- a) Unless otherwise stated, a maximum of 1 attached suite and 1 detached suite is permitted as an accessory use to a single detached dwelling;
- b) Suites shall be accessory and subordinate to the single detached dwelling unit on the same parcel;
- c) A suite may be allowed within a single detached dwelling unit, within a building other than the principal dwelling, or as a detached suite;
- d) A suite must be serviced from the utilities servicing the principal single detached dwelling unit, and shall not be serviced independently;
- e) The principal single detached dwelling unit on the parcel containing the suite must be occupied by the owner of the principal single detached dwelling unit, with the exception of a caretaker residence;
- f) Suites must meet Alberta Building Code requirements;
- g) One additional on-site parking space must be provided for the suite, in addition to any parking requirements for the single detached dwelling unit in Hamlet Districts;
- h) A suite is not permitted in conjunction with the keeping of boarders or the operation of a bed and breakfast;
- i) The maximum allowable habitable floor area of a suite shall be determined based on all stories, including basements but excluding the garage area and common areas of egress:
 - i. 110.0 m² (1184.0 ft²) with a maximum of 2 bedrooms for an attached suite;
 - ii. 110.0 m² (1184.0 ft²) with a maximum of 2 bedrooms for a detached suite; or,
 - iii. 45% of the principal dwelling.
- j) A detached suite must:
 - i. Be constructed on a permanent foundation;
 - ii. Not exceed 5.5 m (18.0 ft.) in height; and
 - iii. Not contain a basement.
- k) An attached suite must:
 - i. Be considered part of the total building area; and,
 - ii. Not exceed the 45% of the gross floor area of the single detached dwelling unit.

4.24 Home Occupations

4.24.1 Where permitted within a District, home occupations (minor and major) must comply with the following regulations:

- a) Home occupations must be clearly incidental and secondary to the use of the dwelling for residential purposes;
- b) Must not produce extensive noise between the hours of 10 pm and 7 am;
- c) No offensive noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance detectable beyond the property boundary shall be produced by the business, at all times, the privacy and enjoyment of adjacent residences and land shall be preserved and the amenities of the neighbourhood preserved;
- d) Must not impact the privacy and enjoyment of adjacent residences;
- e) A home occupation shall not result in traffic that exceeds the equivalent of 5 full time employees, visitors, or customers per day;
- f) Lighting shall be designed, installed and operated in such a manner so as to not cause a disturbance to adjacent lands and/or interfere with safe movement of traffic on nearby roads;
- g) A Stop Order may be issued at any time if in the opinion of the Development Approving Authority, the operator of the Home Based Business has violated any provisions of the Bylaw or conditions of the permit and/or complaints based on the operation of the Home Based Business have been received
- h)

4.24.2 Where permitted within a District, home occupations (minor) must comply with the following regulations:

- a) Must be carried out solely within a dwelling unit or within one accessory building;
- b) Must not result in any exterior alterations that are not consistent with the residential character of the buildings and property;
- c) No more than two people residing in the principal dwelling where the Home Occupation, Minor is being operated shall be permitted to work on-location in the Home Occupation, Minor;
- d) Must not produce any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat or electrical interference with the residential nature of the area;
- e) Will involve no external storage of materials, containers or finished products; and,
- f) Is not permitted to use materials or processes that produce flammable or explosive vapours or gases.
- g) Home occupations (minor) involving community care for children, as regulated by the *Family Day Home Standards*, shall not accommodate more than six children;

4.24.3 Where permitted within a District, home occupations (major) must comply with the following regulations:

- a) Must only be conducted within the principal dwelling and within up to one accessory building;
- b) Outside storage shall not exceed 10% of the parcel size to a maximum of 2.5 acres whichever is less.
- c)
- d) Any outdoor storage associated with the home occupation shall be adequately screened from neighbouring parcels and highways; and,
- e) Must have a minimum parcel size of 1.2 ha (3.0 ac).
- f) A Home Occupation, Major shall not include:
 - i. Wrecking yards; and/or,
 - ii. Sand and gravel processing.

4.25 Bed and Breakfasts

4.25.1 Where permitted within a District, a bed and breakfast operation must comply with the following regulations:

- a) A bed and breakfast must clearly be secondary or incidental to the use of the dwelling for residential purposes;
- b) A bed and breakfast must be conducted wholly within a single detached dwelling;
- c) The principal single detached dwelling on the parcel containing the bed and breakfast must be occupied by the owner of the principal single detached dwelling;
- d) The maximum number of guest rooms permitted in a bed and breakfast will be eight (8);
- e) One additional off-street parking space must be provided for each bedroom used for bed and breakfast accommodation, in addition to any off-street parking requirements for the single detached dwelling;
- f) The maximum length of stay for any guest will not exceed 90 consecutive days.

4.26 Manufactured Homes

4.26.1 All manufactured homes shall be of sound construction and appearance to the satisfaction of the Development Authority.

4.26.2 Every manufactured home within Greenview must be placed on a permanent foundation.

4.26.3 Manufactured homes must meet CSA A277 or Z240 ratings.

4.26.4 If a manufactured home has been damaged or structurally altered, the manufactured home must be certified as safe by an accredited structural engineer.

4.26.5 Any renovations or additions to a manufactured home in a residential district that are set out as conditions of the approval of a Development Permit must be completed within 1 year of the issuance of the Development Permit.

- 4.26.6 Skirting must be installed within 60 days from the date which the manufactured home is placed on the foundation.
- 4.26.7 The towing hitch must be removed within 30 days from the date that the manufactured home is placed on the foundation.
- 4.26.8 All manufactured homes shall be serviced by a water supply, sewage system, and utilities to the satisfaction of the Development Authority.

4.27 Environmental Standards

- 4.27.1 Stripping of vegetation or grading shall require an erosion and sediment control plan and be done in a manner which will minimize soil erosion by ensuring that the extent of the disturbed area and the duration of its exposure is minimized.
- 4.27.2 All developments may be designed to ensure that storm water runoff to adjacent lands or watercourses does not exceed pre-development flows.
- 4.27.3 Developments shall not adversely affect groundwater resources, or disturb natural drainage patterns or watercourses, unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment.

4.28 Slope Stability

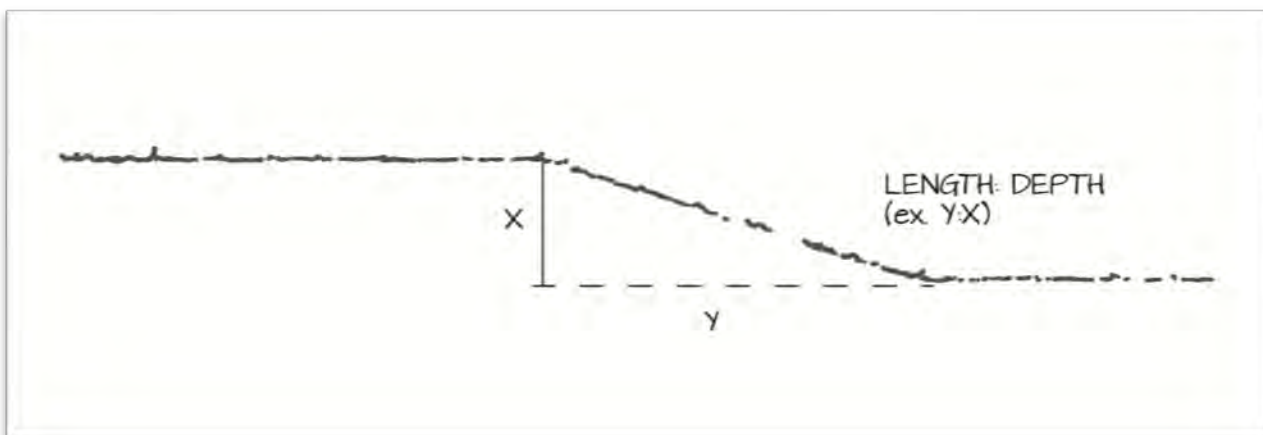
- 4.28.1 The distances set out in Table 4-1 from a steep slope are the required setback from the Municipal Top of Bank as illustrated in Figure 4.2.

Table 4-1: Depth of Slope Setback Requirements

Depth of slope	Setback Requirement
Less than 7.5 m (24.6 ft.)	15.0 m (49.8 ft.)
Between 7.5 m (24.6 ft.) and 15.0 m (49.2 ft.)	23.0 m (75.5 ft.)
Between 15.0 m (49.2 ft.) and 30.0 m (98.4 ft.)	46.0 m (150.9 ft.)
More than 30.0 m (98.4 ft.)	61.0 m (200.1 ft.)

- 4.28.2 If it can be demonstrated (via the submission of a slope stability assessment) that the proposed development will not be placed at undue risk, the Development Authority may relax the suggested setback requirements at their discretion.
- 4.28.3 For slopes with a smooth and uninterrupted grade, the depth will be considered to be the vertical distance from the valley crest to the toe of the slope, as shown in Figure 4-2.

Figure 4-2: Slope Depth



4.28.4 For slopes which fall in a series of benches, the depth of the bank will be considered as the vertical distance between the valley crest to the toe of the slope of the next adjacent bench.

4.29 Site Reclamation

4.29.1 Site reclamation shall be in accordance with the *Alberta Environmental Protection and Enhancement Act*, provincial Codes of Practice (e.g., for pits), the *Water Act*, and Conservation and Reclamation regulations, and any other regulatory requirements which may be applicable.

4.29.2 Reclamation of specified land shall ensure that the specified land shall be returned to an equivalent land capability that allows for the developments of uses compatible with adjacent land uses.

4.29.3 Reclamation plans shall be required at the development permit stage if the development authority deems site contamination a likely long term outcome and these plan shall include current and final land use (following reclamation).

4.30 Soil Remediation

4.30.1 Soil remediation may be required on parcel of land as a condition of subdivision or development approval where an environmental site assessment has established the presence of site contamination.

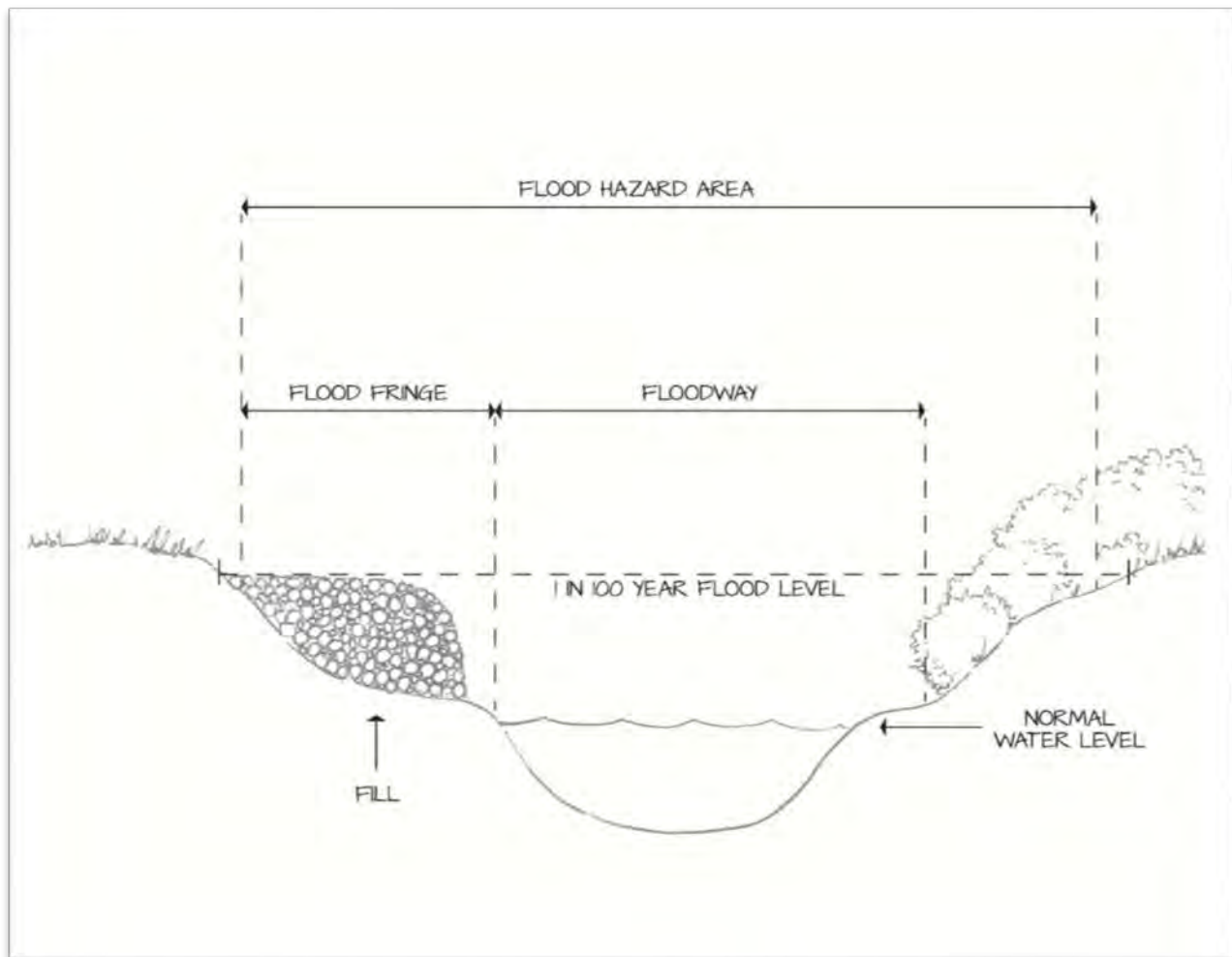
4.30.2 Remediation may include, but is not limited to, source removal, physical removal of contaminated groundwater and/or soil, natural attenuation, degradation by microorganisms or neutralization with chemicals that react with the contaminants to form benign substances.

4.30.3 The applicant, owner or the owner's representative, shall provide a certificate giving final approval of site remediation, by the appropriate registered professional in the Province of Alberta, prior to subdivision or development to the satisfaction of the Development Authority.

4.31 Riparian Protection Area

- 4.31.1 The riparian protection area shall be measured from the municipal top of bank, as determined by a qualified environmental professional or professional land surveyor, as shown in Figure 4-3., with a minimum setback of 20 m (65.6 ft.).
- 4.31.2 Where an applicant disputes Greenview's determination of the riparian protection area, an applicant may apply for a Development Permit and submit a report prepared by a qualified professional, to Greenview's satisfaction.
- 4.31.3 If a development setback is required under other section(s) of the Land Use Bylaw that results in setback greater than the riparian protection area, that greater setback shall prevail.
- 4.31.4 No development shall take place in the floodway as shown in Figure 4-3, except for the following uses:
- a) Agriculture, Extensive that does not include buildings, structures or any obstruction in the floodway;
 - b) Roads, bridges, flood and erosion infrastructure as part of public works, services and utilities carried out on behalf of the Federal, Provincial or Municipal Authorities on land that is publicly owned or controlled;
 - c) Pathways that are constructed level with the existing natural grades;
 - d) Recreational uses provided there are no buildings, structures or any obstruction in the floodway; and,
 - e) Replacement of an existing building not involving the construction or placement of fill material below the 1:100 year design flood. Replacement or new basements are not included in this provision.

Figure 4-3: Illustration of Flood Hazard Area



4.31.5 Subdivision is prohibited on parcels completely within the floodway.

4.31.6 Development within the flood fringe (see Figure 4-3) shall:

- a) Demonstrate that floor level (including the construction system of the floor) is above the 1:100 year design flood. A qualified professional Engineer accredited by the Associate of Professional Engineers and Geoscientists of Alberta (APEGA) shall provide a detailed site survey and cross section drawings in support of the application;
- b) Have no basements;
- c) Be flood-proofed. New mechanical, electrical services and equipment shall be designed and installed a minimum of 0.6 m (1.6 ft.) above the 1:100 year design flood. New or replacement private sewer systems shall be designed and installed to be flood-proofed; and

- d) d) Shall not place fill materials within the 1:100 year flood are without obtaining prior provincial approvals

4.31.7 Notwithstanding any other provision in this Land Use Bylaw, all development within the flood fringe is discretionary.

4.32 Riparian Protection Regulations – Compliances & Variance

4.32.1 Any development which either has a issued Development Permit or was exempt from requiring a Development Permit pursuant to the Land Use Bylaw in place at the time of construction may be deemed to be in compliance with the provisions of this Section and shall not be considered as a non-conforming use or building.

4.32.2 Where land is situated adjacent to or includes the banks of any watercourse, and where the slope of the bank adjacent to any watercourse is in excess of 15%, no building or other structure shall be permitted where the height of the bank is:

- a) Less than 6.0 m (19.7 ft.), within 12.0 m (39.4 ft.) from the top of the bank;
- b) Between 6.0 m (19.7 ft.) and 23.0 m (75.5 ft.), within a distance that is two times the height of bank, from the top of the bank; or,
- c) Greater than 23.0 m (75.5 ft.), within 46.0 m (150.9 ft.) from the top of the bank.

4.33 Kennels

4.33.1 A kennel shall not unduly interfere with the use and enjoyment of adjacent properties.

4.33.2 Unless a Development Permit has been issued for a kennel, the keeping of dogs is permitted in all land use Districts, providing the number of dogs does not exceed the following:

- a) Six (6) dogs over six months of age;
- b) Greater than six (6) working dogs may be kept on a parcel 32 ha (79.0 ac) or greater if a Development Permit has been issued. In considering an application for working dogs the Development Authority may consider the following:
 - i. The number of working dogs requested;
 - ii. The size and scale of the livestock operation; and,
 - iii. Any additional information the Development Authority deems relevant.
- c) In granting a Development Permit for a kennel, conditions of approval shall:
 - i. Limit the term of the permit to a period not exceeding 3 years;
 - ii. Require that all dogs be kept indoors from 10:00 pm and 7:00 am; and,
 - iii. Require that any outside runs be enclosed with fences a minimum of 1.8 m (5.9 ft.) in height.

4.33.3 All buildings, enclosures and/or outdoor exercise areas shall comply with the following regulations:

- a) No building or outdoor exercise area shall be located within 300.0 m (984.2 ft.) of any dwelling located on an adjacent parcel;
- b) Where applicable, all facilities, including buildings and outdoor exercise areas, shall be located behind the principal building;
- c) All facilities, including buildings and outdoor exercise areas, shall be screened from any existing dwellings on an adjacent parcel;
- d) Exercise areas for animals shall be enclosed to the satisfaction of the Development Authority; and,
- e) Any animals placed within a quarantine area shall be located a minimum of 500.0 m (1640.4 ft.) of any dwelling located on an adjacent parcel.

4.34 Shipping Containers

- 4.34.1 The use of shipping containers on any parcel within Greenview shall require a Development Permit.
- 4.34.2 Depending on the use of the shipping container, a Building Permit may also be required.
- 4.34.3 Shipping containers shall be sited in accordance with individual District regulations for height, siting and setbacks of buildings and structures.
- 4.34.4 Shipping containers may only be stacked to a maximum of two containers high and subject to the prior issuance of a Building Permit.
- 4.34.5 Shipping containers, as accessory buildings, should be located on a permanent foundation, should be free of advertising and should be painted a uniform colour.
- 4.34.6 Shipping containers must not occupy any required off-street parking spaces.
- 4.34.7 Shipping containers must not occupy any areas that are required for open space or landscaping.
- 4.34.8 Shipping containers must not be located on any street, sidewalk or trail, or in any location that blocks or interferes with vehicular and pedestrian movement.

4.35 Work Camps

- 4.35.1 Work camps and project-oriented work camps are considered a discretionary use.
- 4.35.2 If work camps and project-oriented work camps are to be established for any reason other than for oil and gas well drilling purposes, a Development Permit shall be required.
- 4.35.3 A Development Permit for a work camp shall only be valid for a period of 1 year from its date of issuance, at which time an application may be made for a continuance of the use.
- 4.35.4 All work camps or project-oriented work camps shall conform to the following:
 - a) Consist of portable and mobile accommodation units or trailers, with or without kitchen facilities;

- b) Not house workers or residents on a full-time, ongoing, or permanent basis; and,
- c) Have siting of and setbacks from accommodations to the satisfaction of the Development Authority and to take into account adjacent land uses and operations.

4.35.5 Reclamation of work camp sites must be to a standard satisfactory to Greenview. The following standards shall apply to the reclamation of any type of work camp:

- a) All garbage, building materials and equipment must be removed from the site; and
- b) The site must be adequately leveled and re-contoured; and,
- c) The developers of a work camp site will be responsible for weed control on the site for the duration of the location of the camp and for as long a period as any weed infestation, attributable to the operator, remains uncontrolled; and,
- d) All disturbed areas must be seeded with a minimum of Certified #1 seed. Applicants are required to submit a Purity Analysis to the Agricultural Fieldman for Greenview. The Purity Analysis will be checked for the presence of undesirable weed species. This measure will help prevent future weed control problems on the site.

4.35.6 Work Camps

- a) These types of work camps are intended as a permanent, ongoing operation and shall conform to the following:
 - i. May operate as third-party rental accommodations to house workers on a temporary, part-time, or shift-by-shift basis.

4.35.7 Work Camps - Project Oriented

- a) These types of work camps include construction camps or work camps that are not designed to be on the site permanently. A project-oriented work camp shall:
 - i. Be occupied by employees, staff or personnel directly related to or employed by the project for which the work camp was constructed;
 - ii. Not be used as third-party rental accommodations; and,
 - iii. Require temporary Development Permits that shall not to be issued for a period greater than 12 month duration, unless a new application for a Development Permit is made.

4.36 Signage

4.36.1 General

- a) The quality, aesthetic character, materials and finishing of sign construction shall be to the satisfaction of the Development Authority.
- b) All signs shall be kept in good repair and maintained in a manner satisfactory to the Development Authority.

- c) Off-site directional signage may be allowed on private property, where in the case of major agricultural, commercial or industrial developments, in the opinion of the Development Authority, volumes of vehicular and pedestrian traffic frequenting such developments may warrant such signage.

4.36.2 Permanent Signage

- a) A permanent sign is a sign that:
 - i. Exceeds 1.0 m² (10.8 ft²) in area;
 - ii. Exceeds 1.5 m (4.9 ft.) in height;
 - iii. Is not for a Federal, Municipal or Provincial election; or,
 - iv. Is displayed for more than 21 consecutive days.
- b) An on-site sign that is displayed for less than 21 consecutive days shall be considered a temporary sign and subject to the regulations in Section 4.11, Setbacks from Adjacent Roads, if the sign does not exceed 1.0 m² (10.8 ft²) in area or 1.5 m (4.9 ft.) in height and is intended for:
 - i. Advertising the sale or lease of a dwelling or property;
 - ii. Identifying a construction or demolition project which a development has been issued; or,
 - iii. Identifying a charitable campaign.
- c) A permanent sign shall not be erected on land or affixed to any building or structure within 300.0 m (984.2 ft.) of a highway or within 800.0 m (2,624.7 ft.) of the intersection of a highway and public road unless approval is obtained from Alberta Transportation pursuant to the Public Highway Development Act;
- d) A permanent sign shall not be erected on land or affixed to any building or structure in any area of Greenview that is outside the setbacks identified in Section 4.11, Setbacks from Adjacent Roads, unless a Development Permit approved by the Development Authority has been issued for the permanent sign;
- e) A Development Permit application for one or more permanent signs shall not be approved if, in the opinion of the Development Authority, the sign would:
 - i. Unduly interfere with the amenities of the area;
 - ii. Be located within a right-of-way owned by Greenview;
 - iii. Materially interfere with or affect the use, enjoyment or value of neighbouring properties; or,
 - iv. Create a safety hazard to adjacent properties or to members of the travelling public by way of impairing sight lines.
- f) Permanent signage on private property shall be limited to 2 permanent signs per parcel;
- g) Permanent signage on private property shall not advertise a business, activity or event that is not located on the parcel of land on which the sign is located;

- h) Permanent signage shall;
 - i. Have maximum dimensions of 1.3 m (4.3 ft.) in length and 2.5 m (8.2 ft.) in width;
 - ii. Be constructed using 2.0 mm (0.1 in) high tensile flat aluminum, 19.00 mm (0.75 in) high density plywood or 38.0 mm (1.5 in) solid wood;
 - iii. Have a finish consisting of high density reflective finish or equivalent, with die cut lettering or silk screen lettering;
 - iv. Have a minimum letter size of 10.0 cm (3.9 in), all upper case and uniform letter style; and,
 - v. Conform to all regulations of the land use District in which the sign is located.

4.36.3 Temporary Signage

- a) A temporary sign shall not be:
 - i. Greater than 1.0 m² (10.8 ft²) in area;
 - ii. Greater than 1.5 m (4.9 ft.) in height;
 - iii. Located on a parcel of land for more than 21 days;
 - iv. For the commercial sale of goods or services; and,
 - v. For the advertising of a business, activity or event that is not on the parcel of land on which the sign is located.
- b) A temporary on-site sign intended for the uses identified in Section 4.36.2, Permanent Signage, must be removed no more than 1 week following the date any advertised event, project or sale concludes;
- c) Federal, Municipal or Provincial election signs shall not be erected until 30 days before a Municipal election or before the date of election call for a Federal or Provincial election and shall be removed within 72 hours of the closing of the polls.

4.36.4 Logo Signage

- a) A logo sign is a sign that:
 - i. Exceeds 1.0 m² (10.8 ft²) in area;
 - ii. Exceeds 1.5 m (4.9 ft.) in height;
 - iii. Is placed within a highway or municipal road right-of-way; and,
 - iv. Is provided and erected by Greenview to display the logos and/or business names for local businesses or service providers.
- b) A logo sign shall not be erected on land or affixed to any building or structure within 300.0 m (984.3 ft.) of a highway or within 800.0 m (2,624.7 ft.) of the intersection of a highway and public road unless approval is obtained from Alberta Transportation pursuant to the Public Highway Development Act;

- c) A logo sign shall not be erected on land or affixed to any building or structure in any area of Greenview that is outside the setbacks identified in Section 4.36.3, Temporary Signage, unless a Development Permit approved by the Development Authority has been issued for the permanent sign.

5 OFF-STREET PARKING REGULATIONS

5.1 Parking and Storage

- 5.1.1 The Development Authority shall require all developments in all Hamlet Commercial, Hamlet Industrial, Hamlet Residential and Recreation Accommodation Districts to provide off-street parking and loading facilities in accordance with this bylaw, unless otherwise stated.
- 5.1.2 In the Hamlet Residential District, parking and storage shall be permitted outside of a dwelling unit as follows:
- a) Trucks, commercial vehicles or equipment temporarily required for the ongoing construction, repair and servicing or maintenance of the premises;
 - b) Any dismantled or wrecked automobile, truck, recreational vehicle, trailer, or construction equipment for a period of not more than (15) fifteen consecutive days;
 - c) One boat or vessel not exceeding a centre line length of 11.0 m (36.1 ft.);
 - d) One recreational vehicle not exceeding a body length of 14.0 m (45.9 ft.); and,
 - e) One trailer not exceeding a body length of 8.0 m (26.2 ft.).
- 5.1.3 In the Recreation Accommodation District, parking and storage shall be permitted outside of a dwelling unit as follows:
- a) Trucks, commercial vehicles or equipment temporarily required for the ongoing construction, repair and servicing or maintenance of the premises;
 - b) Any dismantled or wrecked automobile, truck, recreational vehicle, trailer, or construction equipment for a period of not more than fifteen consecutive days;
 - c) Two boats or vessels not exceeding a centre line length of 11.0 m (36.1 ft.);
 - d) Two recreational vehicles not exceeding a body length of 14.0 m (45.9 ft.); and,
 - e) One trailer not exceeding a body length of 8.0 m (26.2 ft.).

5.2 Vehicle Storage

- 5.2.1 Except where specifically permitted, no Hamlet Residential, Country Residential One or Country Residential Two parcel may be used for:
- a) The keeping of detached parts of motor vehicles, unless the parts are completely enclosed in a permanent building;
 - b) The storage of derelict, wrecked or dismantled vehicles; and,
 - c) The storing of unlicensed vehicles or detached parts of such on a vacant lot.

5.3 Parking Space Standards

- 5.3.1 All parking or loading spaces must be graded and drained so as to properly dispose of all surface water and maintain positive drainage to not cause flooding.

- 5.3.2 The Development Authority may require that parking or loading spaces are surfaced with asphalt, concrete or similar pavement, or other hard surface such as interlocking paving stones, so as to provide a surface that is durable and dust free.
- 5.3.3 When a building requires parking or loading spaces, the owner of the building shall provide the required parking and loading spaces at or before the time of occupancy of the building.
- 5.3.4 Entrances and exits to and from all parking spaces must be by means of unobstructed maneuvering aisles. The maneuvering aisles must be not less than 7.0 m (23.0 ft.) wide for right angle parking, and may be reduced to 4.5 m (14.8 ft.) for angle parking up to 45 degrees to the maneuvering aisle.
- 5.3.5 Maneuvering aisles and fire lanes must be a minimum of 7.0 m (23.0 ft.) wide.
- 5.3.6 All parking and loading spaces required by this Bylaw shall be located on the same site as the use requiring them, subject to setback and yard requirements.
- 5.3.7 For parking areas with 25 parking spaces or less, parking spaces must be a minimum of:
- a) 6.0 m (19.7 ft.) in length; and,
 - b) 3.0 m (9.8 ft.) in width.
- 5.3.8 For parking areas with 25 parking spaces or more, parking spaces must be a minimum of:
- a) 5.4 m (17.7 ft.) in length; and,
 - b) 2.7 m (8.9 ft.) in width.
- 5.3.9 Driveway widths for residential front yard parking stalls shall not exceed 40% of the total lot width at the property line, but in no case shall be less than 3.0 m (9.8 ft.) wide.

5.4 Parking Spaces for Persons with Disabilities

- 5.4.1 Where more than twenty parking stalls are required, every off-street parking area must provide 1% of the required stalls, with a minimum of one stall for the use of persons with disabilities. Each stall must be:
- a) At least 4 m in width and at least 7.5 m in length;
 - b) Located as close as possible to a main accessible building entrance; and,
 - c) Clearly identified for the exclusive use of persons with disabilities.

5.5 Parking Regulations

- 5.5.1 The number of off-street parking spaces for motor vehicles required for any use is calculated according to Table 5-1 in which Column I classifies the types of uses and Column II sets out the number of required off-street parking spaces that are to be provided.

- 5.5.2 In respect of a use permitted under this bylaw which is not specifically referred to in Column I of Table 5-1, the number of off-street parking is calculated on the basis of the requirements for a similar use that is listed in the table, or at the discretion of the Development Authority.
- 5.5.3 For the purpose of computing the number of off-street parking spaces, any fraction must be rounded up to the nearest whole number.
- 5.5.4 Where more than one use is located on a parcel the total number of off-street parking spaces to be required shall be the sum total of the requirements for each use.
- 5.5.5 Where more than one use is located in a building, the total number of off-street parking spaces required may recognize the mixed use and determine the number of spaces required based on the various portions of the building dedicated to each use.
- 5.5.6 Unless otherwise provided for in this Bylaw, the minimum number of off-street parking spaces that shall be provided within hamlets is as outlined in Table 5-1.

Table 5-1: Off-Street Parking Regulations

Use of a Building or Parcel	Minimum Number of Required Parking Spaces
a) Bed and breakfast	1 space per bedroom available for rent, in addition to the spaces required for the dwelling unit, single detached
b) Commercial recreational facilities	1 space per 20.0 m ² (215.3 ft ²) gross leasable area
c) Dwelling Unit, Single Detached	2 spaces per unit
d) Dwelling Unit multiple	2 spaces per unit for 4 or fewer units 1.5 per unit for 5 or more units
e) Hotel and motels	1 space per guest room
f) Industrial	1 per 403 m ² of gross leasable area
g) Office (Government, Professional, Trade)	2 spaces per 93.0 m ² (1,001.0 ft ²)
h) Places of public assembly	1 space per 4 seats
i) Restaurant	1 space per 4 seats
j) Retail uses	4 spaces per 93.0 m ² (1,001.0 ft ²)
k) School, elementary and middle	1 space per classroom
l) School, high school	3 spaces per classroom
m) Suites	1 space per suite
n) Warehouse, storage facility	1 space per 93.0 m ² (1,001.0 ft ²)
o) All other developments	As required by Development Authority

6 ESTABLISHMENT OF DISTRICTS

6.1 District Classification

- 6.1.1 For the purpose of this Bylaw, lands within the boundaries of Greenview shall be divided into the Districts identified in Table 6-1.

Table 6-1: Establishment of Districts

District Name	District Abbreviation
Agricultural One	A-1
Agricultural Two	A-2
Rural Settlement	RS
Country Residential One	CR-1
Country Residential Two	CR-2
Hamlet Residential	HR
Manufactured Home Park	MHP
Recreational Accommodation	RA
Institutional	INS
Recreational	REC
Hamlet Commercial	HC
Rural Commercial	RC
Hamlet Industrial	HI
Industrial Light	M-1
Industrial General	M-2
Crown Land	CL

6.2 Location of Districts

- 6.2.1 The location of each District is established in **Schedules XX-XX**, the land use maps of this Bylaw.

6.3 Land Use District

- 6.3.1 Where a District boundary is (**shown on Schedules XX-XX**) following a highway, road right-of-way or watercourse, the centerline of such shall be the land use boundary.
- 6.3.2 Where the land use boundary does not follow a legally defined line, the land use boundary shall be determined by scaling from the land use maps.

7 LAND USE DISTRICTS

7.1 Agricultural One (A-1) District

7.1.1 Purpose

- a) The purpose of this District is to protect and preserve better agricultural lands. The uses allowed in this District are those which may be compatible with extensive agricultural operations, and which minimize the loss of agricultural lands to non-agricultural uses.

7.1.2 Uses

- a) Table 7-1 identifies the permitted and discretionary uses within the A-1 District.

Table 7-1: A-1 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Abattoir
2. Agriculture, General	2.a Airstrip
3. Agriculture, Intensive	3.a Borrow Pit
4. Agricultural Processing	4.a Compressor Station
5. Apiary	5.a Home Occupation, Major
6. Bed and Breakfast	6.a Landfill, Sanitary
7. Boarding and Lodging	7.a Natural Resource Extraction
8. Dugout	8.a Recreation, Outdoor Motorized Vehicle
9. Dwelling Unit, Single Detached	9.a Recreation, Outdoor Passive
10. Home Occupation, Minor	10.a Solar Collector, Major
11. Kennel, Commercial	11.a Wind Energy Conversion System, Major
12. Medical Marihuana Cultivation	12.a Work Camp, Project Oriented
13. Sign	13.a RV Storage
14. Solar Collector, Minor	14.a Dwelling Unit, Manufactured
15. Storage, Outdoor	
16. Suite, Attached	
17. Suite, Detached	
18. Wind Energy Conversion System, Minor	
19. Hobby Farm	
20. Accessory Dwelling Unit	

7.1.3 Regulations

- a) On a parcel located in an A-1 District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 7-2.

Table 7-2: A-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	6 habitable buildings per 64 ha (158 ac)
.2 Maximum number of dwellings per parcel	4 dwelling units per parcel
.3 Minimum parcel size	1.2 ha (3 ac)
.4 Minimum parcel width	185.0 m (607.0 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 ft.). 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.8 Maximum parcel coverage (all buildings)	30 %

7.1.4 Other Regulations

- a) Up to a maximum of three habitable buildings with no more than a total of four dwelling units are permitted on parcels in the A-1 District;
- b) All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the Agricultural Operation Practices Act;
- c) A maximum of 8.1 ha (20 ac) can be subdivided out of a ¼ Section of A-1 land;
- d) Work Camp, Project Oriented – Only within 400.00 m (1312.3 ft.) of highways;
- e) First Parcel Out: Minimum: 1.2 ha (3 ac)
Maximum: 8.1 ha (20 ac)
- f) An Application to create two titles based upon a fragmented parcel be approved notwithstanding the size of parcels to be created on either side of the fragmentation line with the following conditions:
 - i. Minimum parcel sizes and other development considerations must be adhered to;

- ii. Parcels fragmented by water bodies or ravines would still be subject to environmental reserve evaluation and dedication.
- g) Agricultural parcels that are fragmented will be prorated by the size of the parcel to determine the number and size of parcels that are to qualify for subdivision from each fragmented portion as follows:
 - i. The amount of land that may be subdivided from a fragmented parcel will be directly proportionate to its percentage of the quarter section.

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.2 Agricultural Two (A-2) District

7.2.1 Purpose

- a) The purpose of this District is to protect and preserve better agricultural lands on smaller parcels. The uses allowed in this District are those which are compatible with smaller agricultural operations, and are seen to have lower nuisance values.

7.2.2 Uses

- a) Table 7-3 identifies the permitted and discretionary uses within the A-2 District.

Table 7-3: A-2 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Agriculture, Intensive
2. Agriculture, General	2.a Borrow Pit
3. Apiary	3.a Home Occupation, Major
4. Bed and Breakfast	4.a Kennel, Commercial
5. Boarding and Lodging	5.a Recreation, Outdoor Passive
6. Dugout	6.a Dwelling Unit, Manufactured
7. Dwelling Unit, Accessory	
8. Dwelling Unit, Single Detached	
9. Greenhouse	
10. Home Occupation, Minor	
11. Kennel, Hobby	
12. Sign	
13. Solar Collector, Minor	
14. Suite, Attached	
15. Suite, Detached	
16. Wind Energy Conversion System, Minor	
17. Hobby Farm	

7.2.3 Regulations

- a) On a parcel located in this District, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 7-4.

Table 7-4: A-2 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	4 habitable buildings per 64 ha (158 ac)
.2 Maximum number of dwellings per parcel	3 dwelling units per parcel
.3 Maximum parcel size	32.0 ha (79.1 ac)
.4 Minimum parcel size	8.1 ha (20 ac)
.5 Minimum parcel width	185.0 m (607.0 ft.)
.6 Minimum setback of principal building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance: 40.0 m (134.5 ft.). 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.7 Minimum setback of accessory building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 41.0 m Internal subdivision road: 7.5 m Service road: 7.5 m All other roads: 41.0 m 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.8 Maximum building and structure height <ul style="list-style-type: none"> Principal building and structures Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.9 Maximum parcel coverage (all buildings)	30 %

7.2.4 Other Regulations:

- a) All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the *Agricultural Operation Practices Act*;
- b) Up to a maximum of two habitable buildings with a total of 3 dwelling units are permitted in parcels in the A-2 District;
- c) A maximum of 8.1 ha (20 ac) can be subdivided out of a ¼ Section of land;
- d) Work Camps (Project Oriented), within 400.00 m (1312.3 ft.) of highways.

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.3 Rural Settlement (RS) District

7.3.1 Purpose

7.3.2 The purpose of this District is to provide for the development of lands in the rural settlements that create a sustainable community.

- a) Table 7-5 below identifies the permitted and discretionary uses within the RS District.

Table 7-5: RS Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Borrow Pit
2. Dwelling Unit, Manufactured	2.a Campground
3. Dwelling Unit, Single Detached	3.a Convenience Store
4. Dwelling Unit, Accessory	4.a Dugout
5. Dwelling Unit, Semi-Detached	5.a Greenhouse
6. Home Occupation, Minor	6.a Home Occupation, Major
7. Agricultural Pursuit, Minor	7.a Natural Resource Extraction
8. Solar Collector, Minor	8.a Recreation, Indoor
9. Wind Energy Conversion System, Minor	9.a Recreation, Outdoor Passive
	10.a Solar Collector, Major
	11.a Storage, Outdoor
	12.a Institutional Use
	13.a Project Oriented Work camps

7.3.3 Regulations

- a) On a parcel located in the RS District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 7-6.

Table 7-6: District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	32.0 ha (79.1 ac)
.2 Minimum parcel width	185.0 m (608.0 ft.)
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance: 40.0 m (134.5 ft.). 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 41.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 41.0 m (134.5 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.5 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.6 Maximum parcel coverage (all buildings)	35 %

7.3.4 Additional Requirements

- a) All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the *Agricultural Operation Practices Act*;
- b) When deciding on an application for a Development in this District, the Development Authority shall consider the application with respect to:
 - i. The requirements as set out in the hamlet or CR Districts that could be applied;
 - ii. The conformity of the proposed development with the *Act*, Subdivision and Development Regulations, the Municipal Development Plan, and any relevant Area Structure Plan, or Lake Management Plan that may be in effect in the area;
 - iii. The nature of existing land uses on adjacent properties; and,
 - iv. The adequacy of servicing that is proposed for the development.

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.4 Country Residential One (CR-1) District

7.4.1 Purpose

- a) The purpose of this District is to accommodate residential development on mid-sized parcels, which include minor agricultural pursuits and allow for the keeping of a limited number of livestock.

7.4.2 Uses

- a) Table 7-7 identifies the permitted and discretionary uses within the CR-1 District:

Table 7-7: CR-1 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Dugout
2. Agricultural Pursuit, Minor	2.a Home Occupations (Major)
3. Bed and Breakfast	3.a Sign
4. Boarding and Lodging	4.a Dwelling Unit, Manufactured
5. Dwelling Unit, Single Detached	
6. Home Occupation, Minor	
7. Kennel, Hobby	
8. Solar Collector, Minor	
9. Suite, Detached	
10. Wind Energy Conversion System, Minor	

7.4.3 Regulations

- a) On a parcel located in the CR-1 District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 7-8.

Table 7-8: CR-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	2 habitable buildings per parcel; and 2 dwelling units per parcel; and 0.8 parcels per ha (0.32 parcels per ac)
.2 Minimum parcel size	1.2 ha (3.0 ac)
.3 Maximum parcel size	4.0 ha (9.9 ac)
.4 Minimum parcel width	30.0m (98.4 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance: 40.0 m (134.5 ft.). 7.5 m (24.6 ft.) 15.0 m (49.2 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.) 5.0 m (16.4 ft.) 5.0 m (16.4 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.8 Maximum parcel coverage (all buildings)	35 %

7.4.4 Additional Regulations

- a) For the purpose of this District, on-site servicing includes an approved wastewater disposal system and a piped or on-site water supply;
- b) Design guidelines for multiple parcel country residential development includes:
 - i. The provision of on-site parking; and,
 - ii. As a component of drainage management and as a water supply for fire protection, the provision of dugouts is encouraged where municipal water supplies are not available. The dugouts should be located along main access roads, and should be bermed on all sides adjacent to roadways as a safety precaution.

- c) In this District, no person shall keep any livestock except in conformity with the following:
- i. Livestock shall be limited to no more than one animal equivalency per acre or part thereof, to a maximum of three animal equivalents to be calculated in accordance with Table 7-9, which is used to determine the appropriate number of livestock.

Table 7-9: CR-1 Livestock Animal Equivalents

Type of Livestock	# of Animals Equivalent
Dairy (plus calf under 6 months)	1
Beef (plus calf under 6 months)	1
Bison (plus calf under 6 months)	1
Horse (plus foal under 6 months)	1
Sheep/Goats (plus lambs / kids under 6 months)	2
Pigs (plus offspring under 2 months)	2
Fowl	50
Rabbits	30
Exotic livestock animals: Alpacas / Llamas / Ostrich / Emus	2
Others	At the discretion of the Development Authority

- ii. Adequate fencing and/or buffering shall be constructed to the satisfaction of the Development Authority to ensure the on-site confinement of animals and to reduce the impact of noise or visual presence on surrounding properties; and,
- iii. Adequate measures to provide for the disposal of animal wastes shall be provided to the satisfaction of the Development Authority.

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.5 Country Residential Two (CR-2) District

7.5.1 Purpose

- a) The purpose of this District is to allow for higher-density residential uses on smaller to mid-sized parcels.

7.5.2 Uses

- a) Table 7-10 identifies the permitted and discretionary uses within the CR-2 District.

Table 7-10: CR-2 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Borrow Pit
2. Bed and Breakfast	2.a Dugout
3. Boarding and Lodging	3.a Kennel, Hobby
4. Dwelling Unit, Single Detached	4.a Dwelling Unit, Manufactured
5. Home Occupation, Minor	
6. Solar Collector, Minor	
7. Suite, Attached	
8. Suite, Detached	
9. Wind Energy Conversion System, Minor	

7.5.3 Regulations

- a) On a parcel located in a CR-2 District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 7-11.

Table 7-11: CR-2 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	2 habitable buildings per parcel; and 2 dwelling units per parcel; and 5 parcels per ha (2 parcels per ac)
.2 Minimum parcel size	0.2 ha (0.5 ac)
.3 Maximum parcel size	2.0 ha (5.0 ac)
.4 Minimum parcel width	18 m (59.1 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 ft.). 3.0 m (9.8 ft.) 3.0 m (9.8 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.) 1.5 m (4.9 ft.) 1.5 m (4.9 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.5 ft.)
.8 Maximum parcel coverage (all buildings)	35 %

7.5.4 Additional Regulations

- a) For the purpose of this District, municipal servicing includes on-site sewage holding tanks that will be disposed of in a municipal sewage lagoon by pipe or truck hauling, and an acceptable piped or on-site water supply;
- b) Design guidelines for multiple parcel country residential development includes:
 - i. The provision of on-site parking; and,
 - ii. As a component of drainage management and as a water supply for fire protection, the provision of dugouts is encouraged where municipal water supplies are not available. The dugouts should be located along main access roads, and should be bermed on all sides adjacent to roadways as a safety precaution.
- c) The keeping of livestock is not permitted in this District.

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.6 Hamlet Residential (HR) District

7.6.1 Purpose

- a) The purpose of this District is to encourage smaller parcel development and increase density in community cores, where municipal-type water and sewer facilities are provided.

7.6.2 Uses

- a) Table 7-12 below identifies the permitted and discretionary uses within the HR District.

Table 7-12: HR Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Dwelling Unit, Manufactured
2. Apartment	
3. Dwelling Unit, Multiplex	
4. Dwelling Unit, Semi-Detached	
5. Dwelling Unit, Single Detached	
6. Dwelling Unit, Townhouse	
7. Home Occupation, Minor	
8. Solar Collector, Minor	
9. Suite, Attached	
10. Suite, Detached	
11. Wind Energy Conversion System, Minor	

7.6.3 Regulations

- a) On a parcel located in the HR District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 7-13.

Table 7-13: HR District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	2 habitable buildings per parcel; and 2 dwelling units per parcel; and 21 parcels per ha (8.7 parcels per ac)
.2 Minimum parcel size <ul style="list-style-type: none"> • Unserved • Served • Municipal Water Only: 	1,860.0 m ² (20,020.9 ft ²) 465.0 m ² (5,005.2 ft ²) 1,395.0 m ² (15,015.7 ft ²) 930.0 m ² (10,010.4 ft ²)
.3 Municipal Sewer Only:	
.4 Maximum parcel size	0.3 ha (0.7 ac)
.5 Minimum parcel width	15.0 m (49.2 ft.)
.6 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 ft.). 1.5 m (4.9 ft.) 1.5 m (4.9 ft.)
.7 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.) 1.5 m (4.9 ft.) 1.5 m (4.9 ft.)
.8 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.9 Maximum parcel coverage (all buildings)	40%

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.7 Manufactured Home Park (MHP) District

7.7.1 Purpose

- a) The purpose of this District is to provide for the development of Manufactured Home Parks on those sites where municipal-type water and sewer facilities are provided.

7.7.2 Uses

- a) Table 7-14 identifies the permitted and discretionary uses within the MHP District.

Table 7-14: MHP Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Dugout
2. Convenience Store	
3. Dwelling Unit, Manufactured	
4. Home Occupation, Minor	
5. Laundromat	
6. Manufactured Home Park Office	
7. Sign	
8. Solar Collector, Minor	
9. Wind Energy Conversion System, Minor	

7.7.3 Regulations

- a) On a parcel located in the MHP District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 7-15.

Table 7-15: MHP District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	27 dwelling units per ha (11 dwelling units per ac)
.2 Minimum parcel size	365 m ² (3,928.8 ft ²)
.3 Minimum parcel width	9.7 m (31.8 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 ft.). 1.5 m or 4.5 m from adjacent unit 6.0 m (19.7 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line abutting residential • Interior side parcel line abutting other • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.) 3.0 m (9.8 ft.) 1.5 m (4.9 ft.) 7.5 m (24.6 ft.)
.6 Maximum building and structure height	10.0 m (32.8 ft.)
.7 Maximum parcel coverage (all buildings)	40 %

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.8 Recreational Accommodation (RA) District

7.8.1 Purpose

- a) The purpose of this District is to accommodate and regulate the development of private, leisure residences for leisure time use/non-continuous occupancy.

7.8.2 Uses

- a) Table 7-16 identifies the permitted and discretionary uses within the RA District.

Table 7-16: RA Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Accommodation, Clustered Leisure
2. Dock, Community	2.a Recreation, Outdoor Passive
3. Dock, Private	3.a Dwelling Unit, Manufactured
4. Dwelling Unit, Leisure	
5. Dwelling Unit, Single Detached	
6. Solar Collector, Minor	
7. Wind Energy Conversion System, Minor	

7.8.3 Regulations

- a) On a parcel located in the RA District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 7-17.

Table 7-17: RA District Regulations

Matter to be Regulated	Regulation
.1 Maximum density	1 habitable building per 0.4 ha plus one Dwelling Unit, Leisure
.2 Minimum parcel size	0.4 ha (1.0 ac)
.3 Maximum parcel size	4.0 ha (9.9 ac)
.4 Minimum parcel width	18.0 m (59.1 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 ft.). 7.5 m (24.6 ft.) 15.0 m (49.2 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.) 1.5 m (4.9 ft.) 1.5 m (4.9 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 8.0 m (26.2 ft.)
.8 Maximum parcel coverage (all buildings)	40 %

7.8.4 Additional Regulations

- a) Additional setbacks for environmental protection may be required at the time of development.

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.9 Institutional (INS) District

7.9.1 Purpose

- a) The purpose of this District is to accommodate lands that are used for, held or otherwise best suited for public and institutional uses, which service the governmental, educational, religious, cultural and recreational needs of the community.

7.9.2 Uses

- a) Table 7-18 identifies the permitted and discretionary uses within the INS District.

Table 7-18: INS Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Borrow Pit
2. Arts or Cultural Centre	2.a Dugout
3. Child Care Facility	3.a Solar Collector, Major
4. Community Hall	4.a Wind Energy Conversion System, Major
5. Cemetery	
6. Corrections Centre	
7. Dwelling Unit, Accessory	
8. Government Office	
9. Health Services	
10. Hospital	
11. Medical Marihuana Dispensary	
12. Outdoor Education Facility	
13. Place of Worship	
14. Protective Services	
15. School	
16. Supportive Living Accommodation	
17. Wind Energy Conversion System, Minor	
18. Solar Collector, Minor	

7.9.3 Regulations

- a) On a parcel located in an INS District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 7-19.

Table 7-19: INS District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	1.0 ha (2.5 ac)
.2 Maximum parcel size	4.0 ha (9.9 ac)
.3 Minimum parcel width	18.0 m (59.1 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 ft.). 3.0 m (9.8 ft.) 7.5 m (24.6 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.) 1.5 m (4.9 ft.) 2.0 m (6.6 ft.)
.6 Maximum building and structure height	10.0 m (32.8 ft.)
.7 Maximum parcel coverage (all buildings)	40 %

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.10 Recreational (REC) District

7.10.1 Purpose

- a) The purpose of this District is to provide for the development of recreational facilities and uses.

7.10.2 Uses

- a) Table 7-20 below identifies the permitted and discretionary uses within the REC District.

Table 7-20: REC Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Borrow Pit
2. Accommodation, Clustered Leisure	2.a Dugout
3. Campground	3.a Recreation, Outdoor Motorized
4. Campsite	
5. Concession Stand	
6. Dock, Community	
7. Dwelling Unit, Accessory	
8. Hotel	
9. Marina	
10. Motel	
11. Recreation, Indoor	
12. Recreation, Outdoor Passive	
13. Resort	
14. Sign	
15. Solar Collector, Minor	
16. Wind Energy Conversion System, Minor	

7.10.3 Regulations

- a) On a parcel located in the REC District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 7-21.

Table 7-21: REC District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	1.0 ha (2.5 ac)
.2 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 ft.). 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.3 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.4 Maximum building and structure height	10 m
.5 Maximum parcel coverage (all buildings)	40 %

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.11 Hamlet Commercial (HC) District

7.11.1 Purpose

- a) The purpose of this District is to provide for a variety of commercial and tourism related developments within hamlets.

7.11.2 Uses

- a) Table 7-22 below identifies the permitted and discretionary uses within the HC District.

Table 7-22: HC Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	
2. Accessory Dwelling Unit	
3. Auto Sales and/or Service	
4. Building Supply	
5. Bus Depot	
6. Child Care Facility	
7. Convenience Store	
8. Health Services	
9. Hotel	
10. Medical Marihuana Dispensary	
11. Motel	
12. Office, Professional	
13. Personal Service Establishments	
14. Recreation, Indoor	
15. Restaurant	
16. Retail Sales	
17. Service Station	
18. Sign	
19. Solar Collector, Minor	
20. Vehicle Wash, Light Passenger	
21. Wind Energy Conversion System, Minor	

7.11.3 Regulations

- a) On a parcel located in a HC District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 7-23.

Table 7-23: HC District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	950.0 m ² (10,225.7 ft ²)
.2 Minimum parcel width	15.0 m (49.2 ft.)
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line abutting residential • Interior side parcel line abutting other uses • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 ft.). 3.0 m (9.8 ft.) 1.5 m (4.9 ft.) 7.5 m (24.6 ft.)
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line abutting residential • Interior side parcel line abutting other uses • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.) Internal Subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.) 3.0 m (9.8 ft.) 1.5 m (4.9 ft.) 7.5 m (24.6 ft.)
.5 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.6 Maximum parcel coverage (all buildings)	40 %

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.12 Rural Commercial (RC) District

7.12.1 Purpose

- a) The purpose of this District is to provide for commercial uses located away from hamlets and rural settlements. Such developments may serve the traveling public or rural residents in the area and accommodate uses that require larger parcel sizes.

7.12.2 Uses

- a) Table 7-24 identifies the permitted and discretionary uses within the RC District.

Table 7-24: RC Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Bulk Fueling Station
2. Auto Sales and/or Service	2.a Truck Terminal
3. Convenience Store	
4. Dwelling Unit, Accessory	
5. Hotel	
6. Motel	
7. Office, Trade	
8. Office, Professional	
9. Protective Services	
10. Recreation, Indoor	
11. Restaurant	
12. Retail Sales	
13. RV Storage	
14. Service Station	
15. Sign	
16. Solar Collector, Minor	
17. Vehicle Wash, Light Passenger	
18. Vehicle Wash, Commercial	
19. Wind Energy Conversion System, Minor	

7.12.3 Regulations

- a) On a parcel located in an RC District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 7-25.

Table 7-25: RC District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	1 dwelling per parcel
.2 Minimum parcel size	465 m ² (5,005.2 ft ²)
.3 Minimum parcel width	18.0 m (59.1 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 ft.). 5.0 m (16.4 ft.) 7.0 m (23.0 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.) 3.0 m (9.8 ft.) 3.0 m (9.8 ft.)
.6 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	12.0 m (39.4 ft.) 5.0 m (16.4 ft.)
.7 Maximum parcel coverage (all buildings)	50 %

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.13 Hamlet Industrial (HI) District

7.13.1 Purpose

- a) The purpose of this District is to provide for a variety of industrial uses in hamlets, which are compatible with other hamlet Districts on serviced lands.

7.13.2 Uses

- a) Table 7-26 identifies the permitted and discretionary uses within the HI District.

Table 7-26: HI Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Transfer Station
2. Auto Body and Paint Shop	
3. Auto Sales and/or Service	
4. Building Supply	
5. Manufacturing and Processing of Goods or Products	
6. Office, Trade	
7. RV Storage	
8. Service Station	
9. Sign	
10. Solar Collector, Minor	
11. Storage, Outdoor	
12. Truck Stop	
13. Trucking Operation	
14. Vehicle Wash, Commercial	
15. Vehicle Wash, Light Passenger	
16. Veterinary Clinic and Animal Shelter	
17. Warehouse	
18. Wholesale Outlet	
19. Wind Energy Conversion System, Major	
20. Wind Energy Conversion System, Minor	

7.13.3 Regulations

- a) On a parcel located in an HI District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 7-27.

Table 7-27: HI District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	0.2 ha (0.5 ac)
.2 Minimum parcel width	30.0 m (98.4 ft.)
.3 Minimum setback from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 ft.). 3.0 m (9.8 ft.) 3.0 m (9.8 ft.)
.4 Maximum building and structure height <ul style="list-style-type: none"> Principal building and structures Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.5 Maximum parcel coverage (all buildings)	40 %

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.14 Industrial Light (M-1) District

7.14.1 Purpose

- a) The purpose of this District is to provide for light industrial uses that do not produce significant nuisances that project beyond the parcel.

7.14.2 Uses

- a) Table 7-28 identifies the permitted and discretionary uses within the M-1 District.

Table 7-28: M-1 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Borrow Pit
2. Animal Care Service, Major	2.a Bulk Fueling Station
3. Animal Care Service, Minor	3.a Dugout
4. Auto Body and Paint Shop	4.a Trucking Operation
5. Dwelling Unit, Accessory	
6. Office, Trade	
7. Sign	
8. Solar Collector, Minor	
9. Storage, Outdoor	
10. Storage, Temporary	
11. Wind Energy Conversion System, Minor	

7.14.3 Regulations

- a) On a parcel located in the M-1 District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out Table 7-29.

Table 7-29: M-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	1 dwelling per parcel 26 parcels plus the balance
.2 Minimum parcel size	1.0 ha (2.5 ac)
.3 Maximum parcel size	4.0 ha (9.9 ac)
.4 Minimum parcel width	20.0 m (65.6 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 ft.). 3.0 m (9.8 ft.) 7.5 m (24.6 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.) 1.5 m (4.9 ft.) 2.0 m (6.6 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.8 Maximum parcel coverage (all buildings)	40 %

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.15 Industrial General (M-2) District

7.15.1 Purpose

- a) The purpose of this District is to provide for industrial uses that require relatively large tracts of unserviced land.

7.15.2 Uses

- a) Table 7-30 identifies the permitted and discretionary uses within the M-2 District.

Table 7-30: M-2 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Abattoir
2. Agricultural Industry	2.a Borrow Pit
3. Animal Care Service, Major	3.a Dugout
4. Auction Mart	4.a Landfill, Industrial
5. Bulk Fueling Station	5.a Landfill, Sanitary
6. Compressor Station	6.a Large Scale Manufacturing Plant
7. Dwelling Unit, Accessory	7.a Medical Marijuana Processing
8. Greenhouse	8.a Salvage Yard
9. Natural Resource Processing	9.a Work Camp
10. Office, Trade	10.a Work Camp, Project Oriented
11. Sign	
12. Solar Collector, Major	
13. Solar Collector, Minor	
14. Storage, Outdoor	
15. Storage, Temporary	
16. Truck Stop	
17. Trucking Operation	
18. Vehicle Wash, Commercial	
19. Wind Energy Conversion System, Major	
20. Wind Energy Conversion System, Minor	

7.15.3 Regulations

- a) On a parcel located in an M-2 District, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 7-31.

Table 7-31: M-2 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	1 dwelling per parcel 26 parcels plus the balance
.2 Minimum parcel size	1.0 ha (2.5 ac)
.3 Maximum parcel size	8.0 ha (19.8 ac)
.4 Minimum parcel width	20.0 m (65.6 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 ft.). 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.8 Maximum parcel coverage (all buildings)	40 %

7.15.4 Additional Regulations

- a) Developers in this District may be required to demonstrate an adequate water supply exists to provide for firefighting needs. This may be demonstrated by means of pump tests on wells or through the provision of dugouts or other stored water supplies;
- b) Emergency response plans may be required where the development involves the production, storage, or use of materials that may be hazardous.

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

7.16 Crown Land (CL) District

7.16.1 Purpose

- a) The purpose of this District is to provide for a variety of land uses on Crown Lands.

7.16.2 Uses

- a) Table 7-32 identifies the permitted and discretionary uses within the CL District.

Table 7-32: CL Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	
2. Agriculture, General	
3. Borrow Pit	
4. Compressor Station	
5. Dugout	
6. Kennel, Commercial	
7. Natural Resource Extraction	
8. Natural Resource Processing	
9. Public Utilities	
10. Rail Yard	
11. Recreation, Outdoor Motorized	
12. Recreation, Outdoor Passive	
13. Sign	
14. Storage, Outdoor	
15. Work Camp	
16. Work Camp, Project Oriented	

7.16.3 Regulations

- a) On a parcel located in a CL District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations

7.16.4 Additional Regulations

- a) The Development Authority may issue a Development Permit for proposed developments on Crown Land subject to the appropriate disposition (lease, license, disposition leading to a patent, etc.) being first obtained from the Public Lands Division. Proof of the required disposition must be provided to Greenview;
- b) In instances where privately owned lands are shown on the District Map to be located in this District, those lands shall be considered as part of the A-1 District;
- c) Developments located adjacent to municipal roads must meet the setback requirements as laid out in the General Regulations;

- d) Developments located adjacent to titled land must meet the minimum setback of 15.0 m (49.2 ft.).

*** See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

8 DEFINITIONS

A

ABATTOIR means a facility where animals are killed for human consumption.

ACCESSORY BUILDING means a building separate and subordinate to the main structure and is located on the same parcel of land. Typical accessory structures include, but are not limited to: sheds, garages, and similar structures or buildings.

ACCESSORY USE means a use or development customarily subordinate to the principal use or building and is located on the same parcel.

ACCOMMODATION, CLUSTERED LEISURE means two or more resort facility or recreation area accommodation units such as detached cabins or a lodge consisting of attached and/or detached units intended for short-stay use on a commercial, private, seasonal or time-shared basis and lacking certain components, conveniences or utilities commonly available as part of a year-round residence, and possibly including a common social facility and office.

ADDITION means adding onto an existing building, provided that there are no structural changes to the existing building, no removal of the roof structure, and no removal of the exterior walls, other than that required to provide an opening for access from, and integration of, the existing building to the portion added thereto and there is a common structural connection from the existing building to the addition that includes a foundation, a roof, and is constructed to the minimum standards outlined in the Alberta Building Code.

ADJACENT means land that abuts a site and land that would abut if not for a road, lane, walkway, watercourse, utility parcel, pipeline right-of-way, power line, railway, or similar feature.

AGRICULTURAL PROCESSING means a small scale value added agricultural operation that includes the use of land or a building for the upgrading of a product for distribution or for sale that is originally produced in an agricultural operation. These minor operations are intended to primarily use agricultural products, which are produced onsite, and minimal offsite impacts are anticipated. Examples include grain elevator, seed cleaning, pelletizing plant, bulk storage tank, livestock holding station, and similar uses.

AGRICULTURAL PURSUIT, MINOR means the rearing of a small number of livestock on a residential parcel.

AGRICULTURE, GENERAL means the raising of crops or the rearing of livestock, separately or in conjunction with one another, and includes buildings and other structures incidental to the operation, pursuant to the requirements of the *Agricultural Operation Practices Act*, except where the operation is intensive, and excluding confined feeding operations.

AGRICULTURE, INTENSIVE means agricultural production generally characterized by high inputs of capital, labour and/or technologies, usually on smaller parcels of land, but does not include confined feeding operations.

AGRICULTURE, SUPPORT SERVICES means a development providing products or services directly related to the agricultural industry.

AIRSTRIP means a small privately owned runway from which small aircraft take off for uses subordinate to the primary use of the parcel, for example, crop dusting.

ANIMAL BREEDING ESTABLISHMENT means development used for the breeding, boarding or training of small animals normally considered as household pets. This does not include large animal breeding establishments which falls under typical agricultural uses.

ANIMAL CARE SERVICE, MAJOR means development used for the care, treatment, boarding, breeding or training of animals and livestock on-site and includes the supplementary sale of associated products. This use includes veterinary hospitals, animal shelters, boarding and breeding kennels, facilities for impounding and quarantining animals and related research facilities.

ANIMAL CARE SERVICE, MINOR means development for the on-site treatment or grooming of small animals such as household pets, where accommodation is provided off-site and where all care and confinement facilities are enclosed within a building. This use includes off-site treatment of animals or livestock of any size and the supplementary sale of associated products. Examples include pet grooming salons and veterinary offices.

ANIMAL SHELTER means development used for the temporary accommodation and care or impoundment of small animals within an enclosed building. This does not include breeding and boarding establishments.

APARTMENT BUILDING means a single residential building comprised of three or more dwelling units on a parcel, where each dwelling unit has its principal access from a common entrance or corridor with shared stairways.

APPLICANT means the registered owner of the land or their representative or agent certified as such.

AUCTION MART means those developments specifically intended for the auctioning of goods, equipment, and livestock, including temporary storage of such goods and equipment; and penning of livestock.

AUTO BODY AND PAINT SHOP means a use where motor vehicle bodies or other vehicle bodies and metal machines, component or articles may be painted. Does not include auto repair service.

AUTO SALES AND/OR SERVICE means an enclosed building within which motor vehicles and parts are displayed for sale, and may include a new or used automobile sales lot, and may also include auto repairs, except for bodywork and painting.

B

BED AND BREAKFAST means a private single detached dwelling occupied by the owner or operator offering room and providing a breakfast meal.

BOARDING AND LODGING means a building or portion thereof containing sleeping rooms without cooking facilities, where lodging and/or meals for three or more persons is provided for compensation, but does not include a hotel.

BORROW PIT refers to an area where material such as soil, gravel or sand has been dug for use at another location for construction.

BUFFER refers to a zone between two or more areas ensuring separation, typically put in place to prevent unwanted effects between uses or to protect environmentally valuable areas.

BUILDING SUPPLY means the supply of materials that are incorporated into the structure of a building including hardware, lumber, wall paneling, and carpet; but excluding furniture and appliances that are normally removed by the owner upon the sale of a building; and also excluding concrete mix plants and other manufacturing and processing plants.

BULK FUELING STATION means any building or land used or intended to be used for the sale of fuels or lubricants to commercial vehicles and industrial equipment, either through the use of keys, cards or service attendants, but will not include a service station.

C

CAMPGROUND means an area which has been planned and improved to be used and maintained for campers locating tents, recreational vehicles or both, within a defined area.

CAMPSITE means a specified area or site within a campground or other recreation area intended for occupancy by tents and recreational vehicles on a short-term basis. This does not include sites or parcels for a manufactured home, manufactured home (singlewide), park model trailer, cabin, motel, hotel, boarding or lodging house, or recreational vehicle storage.

CARTAGE TERMINAL means a processing node for freight. It is a building or property used as an origin or destination point for the loading, unloading, distribution, assembling, or transferring of goods or products transported by truck, or which provides containerized freight handling facilities or rail truck services, and where the local pick-up, delivery and transitory storage of goods incidental to the primary function of the motor freight shipment occurs.

CEMETERY means land set aside or used for the interment of human remains, which may include full burials, burial of cremated remains, columbaria, crematoria, mausoleums, or scattering gardens.

CHILD CARE, FACILITY means the use of a building or portion thereof for the provision of care, instruction or supervision of more than 10 children by persons other than one related by blood or marriage, for periods not exceeding 24 consecutive hours and includes all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs.

CHILD CARE, FAMILY DAY HOME see Home Occupation, Minor.

CONCESSION STAND means a small store or kiosk where snacks and drinks are sold. Concession stands are typically found near some form of entertainment such as an amusement park, arena or rodeo.

CONDOMINIUM, BARELAND means a condominium development containing condominium units that assign ownership to units of land, created specifically through subdivision and registered as a condominium plan in accordance with the *Condominium Property Act*.

CONDOMINIUM, UNIT means:

- (a) A space that is situated within a building and described as a unit in a condominium plan by reference to floors, walls and ceilings within the building; and,
- (b) Land that is situated within a parcel and described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provisions of the *Surveys Act* respecting subdivision surveys.

CONFINED FEEDING OPERATION means confined feeding operation as defined in provincial legislation.

CONVENIENCE STORE means a small retail outlet selling goods and foodstuffs to area residents on a day-to-day basis from business premises.

COUNCIL means the Council of the Municipal District of Greenview No. 16.

CROWN LAND means land of the Crown in right of Alberta that includes the bed and shores of all permanent and naturally occurring water bodies and watercourses.

D

DEVELOPMENT means:

- (a) An excavation or stockpile and the creation of them; or,
- (b) A building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land; or,
- (c) A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or,

- (d) A change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

DEVELOPMENT AUTHORITY is a body that is appointed by council to enact development powers on behalf of the municipality. The Development Authority can include any combination of: a designated officer; a municipal planning commission; or any other person or organization.

DEVELOPMENT PERMIT means a permit (which may include attachments) issued pursuant to this bylaw authorizing a development.

DOCK, COMMUNITY means a permanent structure affixed to aquatic land and used on a year-round basis which is available for use by the general public. This does not include temporary flotation devices which are affixed for seasonal use.

DOCK, PRIVATE means a permanent structure, used for personal or private purposes, affixed to aquatic land and used on a year-round basis. Docks do not include seasonal private moorage facilities which are withdrawn from the water and are stored on the upland during the winter season such as temporary flotation devices which are affixed for seasonal use.

DUGOUT means an excavation of land that results in manmade features that entrap water and includes excavations for a water supply. This does not include a lagoon for the purpose of processing wastewater. Anything designed for a depth shallower than 1.0 m (3.3 ft.) may be considered an ornamental pond for landscaping purposes.

DWELLING UNIT means a unit designed to be used as a residence and containing sleeping, cooking and sanitary facilities and with an independent entrance, either directly from outside the building or from a common hallway inside the building.

DWELLING UNIT, ACCESSORY means a dwelling unit that is secondary to the principal industrial, commercial, institutional or recreational use on the same parcel and is used for the purpose of providing living accommodation for the individual who is primarily responsible for the maintenance and security of the principal use on that parcel.

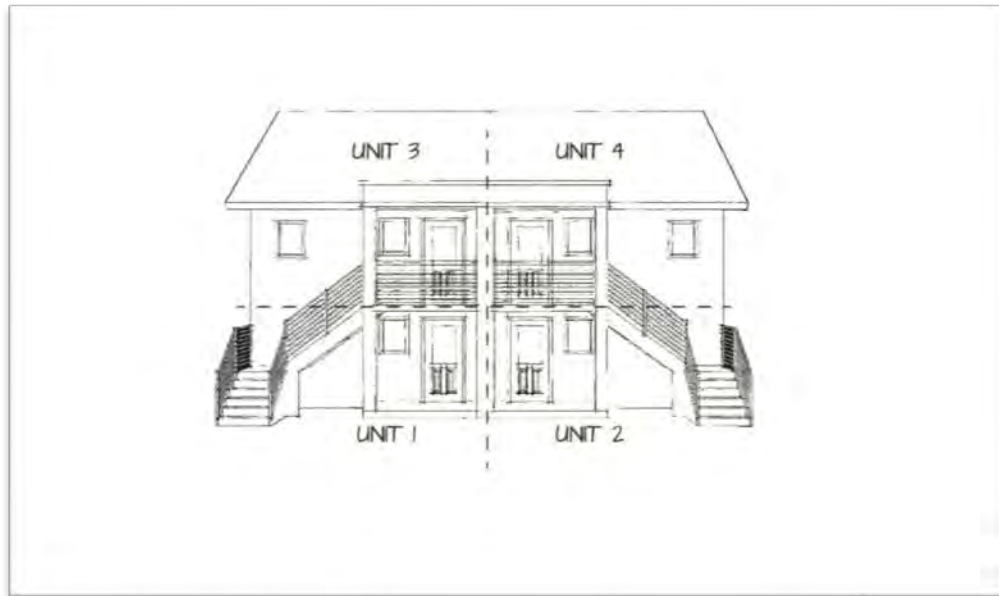
DWELLING UNIT, LEISURE means a dwelling unit suitable for residential use only seasonally or occasionally during leisure or holiday time and generally lacking in one or more of the components, conveniences or utilities required for all year occupancy and includes recreational vehicles.

DWELLING UNIT, MANUFACTURED HOME means a dwelling built under CSA standards Z240 or A277 designed to provide residential accommodation, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, and includes mobile homes and modular homes but does not include travel trailers, recreational vehicles, or campers.

DWELLING UNIT, MODULAR HOME means a factory-built dwelling unit built to CSA standard A277 under the Manufactured Home Act or constructed in accordance with the Alberta Building Code. Modular homes must be suitable for year-round, long-term occupancy, are transportable in one or more sections and are designed for use with a permanent foundation when attached to the required utilities.

DWELLING UNIT, MULTIPLEX means a building containing three or more dwelling units located immediately adjacent to each other and sharing a common wall or with dwellings placed over the others in whole, or in part and each having a separate entrance to grade and intended as a permanent residence, as shown in Figure 8-1.

Figure 8-1: Illustration of Dwelling Unit – Multiplex



DWELLING UNIT, SEMI-DETACHED means any building containing two dwelling units, with either one situated above the other, or side-by-side, each of which has an independent entrance either directly from outside the building or through a common vestibule, as shown in Figure 8-2.

Figure 8-2: Illustration of Dwelling Unit – Semi Detached



DWELLING UNIT, SINGLE DETACHED means a building that contains only one dwelling unit and is completely separated by open space on all sides from any other structure, except its own garage or shed. Where permitted, a single detached dwelling may contain an additional dwelling unit in the form of a secondary suite.

DWELLING UNIT, TOWNHOUSE means a building containing a row of three or more dwelling units, each sharing a common wall extending from the first floor to the roof, at the side only with no dwelling being placed over another in whole or in part. Each dwelling unit shall have separate, individual, and direct access to the building at grade, as shown in Figure 8-3.

Figure 8-3: Illustration of Dwelling Unit – Townhouse



F

FENCE means a constructed or installed structure or barrier used to enclose or screen all or part of a parcel or site. As shown in Figure 8-4, fence height is the vertical distance between the natural ground level and the top of the fence at any given point.

Figure 8-4: Illustration of Fence Height



FIRST PARCEL OUT means the first parcel out of an un-subdivided quarter section, either containing an existing, habitable dwelling unit and associated buildings and related improvements, or with no substantial improvements. It does not encompass a physically severed parcel.

FLOOD FRINGE means the portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway. New development in the flood fringe may be permitted in some communities and should be flood-proofed.

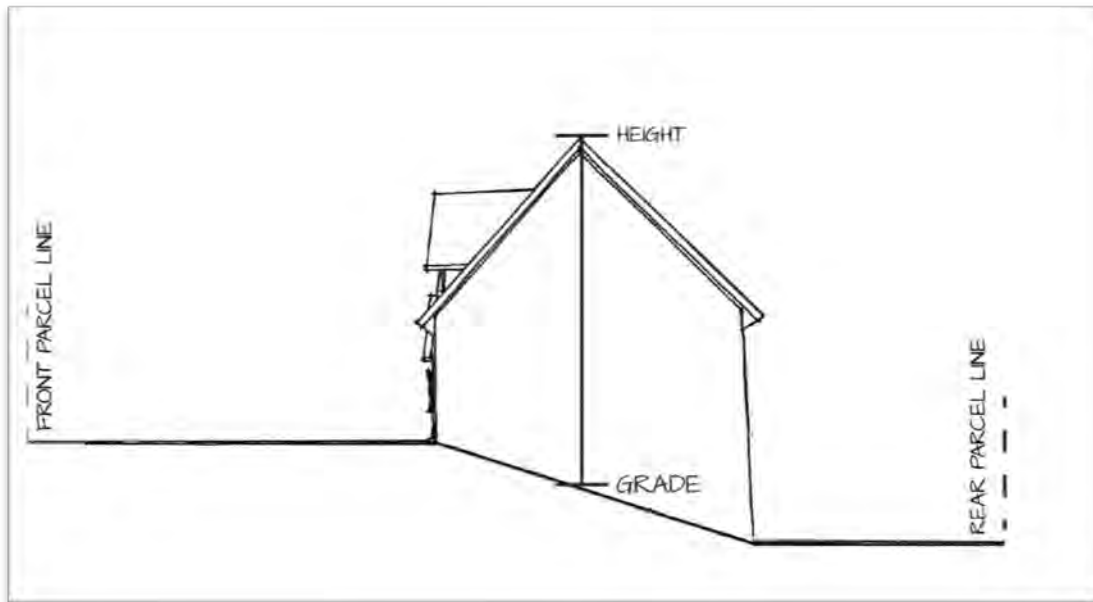
FLOOD FRINGE AREA means the flood hazard area is typically divided into floodway and flood fringe zones and may also include areas of overland flow.

FLOODWAY means the portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area. New development is discouraged in the floodway.

G

GRADE means the average elevation of all finished or unfinished ground measured at the exterior perimeter of the building or structure (not including an attached garage). Areas such as vehicle or pedestrian entrances do not need to be considered in determining grade. See Figure 8-5.

Figure 8-5: Illustration of Grade



GREENHOUSE means a building specially designed and used for the growing of vegetables, flowers or other plants for transplanting or sale.

H

HABITABLE BUILDING means a stand-alone building which is designed to contain 1 or more dwelling units for the purposes of permanent habitation on a full time basis.

HEALTH SERVICES means any development used for the provision of a physical or mental health service on an outpatient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. Typical uses include, but are not limited to medical and dental offices, chiropractors, massage therapists, acupuncture clinics, reflexology, health clinics and counselling services.

HEIGHT means the maximum vertical distance between grade and the highest point of the building or structure, as shown in Figures 8-5 and 8-6. Fence height is an exception and is not measured from grade.

Figure 8-6: Illustration of Height



HOBBY FARM means a small farm that is operated primarily for pleasure and not agricultural production. A hobby farm could be operated as a small-scale side business. A hobby farm could support animals for recreation or food production or the cultivation of crops.

HOME OCCUPATION, MAJOR means a development consisting of the use of part of a dwelling unit, back yard or ancillary building by a permanent resident of the dwelling unit for an occupation, trade, profession, business or craft as a use secondary to the residential use of the parcel of land but which may involve increased traffic above and beyond that which is expected in a traditional residential neighbourhood. Outside storage area shall not exceed 10% of the parcel size to a maximum of 2.5 acres whichever is less.

HOME OCCUPATION, MINOR means a development consisting of the use of part of the primary dwelling unit or ancillary building by a resident of the dwelling unit for an occupation, profession, business or craft as a use secondary to the residential use of the parcel of land and shall be limited to the confines of the residence. Uses in this category include small businesses such as sales of Tupperware, crafts, or a Group Family Child Care Program as laid out in provincial regulations.

HOTEL means an establishment with self-contained sleeping units that provides paid temporary lodging. Rooms have access to an enclosed common interior corridor and may be equipped with individual kitchen facilities. A hotel may include an office for hotel administration and may also include accessory uses such as parking facilities, restaurant or dining room, or public convention facilities and may hold a license for on-site consumption of alcoholic beverages.

HOUSEHOLD means:

- a) An individual or two (2) or more persons related by blood, marriage, or adoption sharing one (1) dwelling unit; or,
- b) Not more than five (5) unrelated persons sharing one (1) dwelling unit.

I

INSTITUTIONAL USE means any facility that houses public or private services, such as government offices, schools or churches.

K

KENNEL, COMMERCIAL means any building, structure, compound, group of pens or cages, or property in which, or where, four or more dogs are kept for any purpose and which must be licensed to operate as a business.

KENNEL, HOBBY means a kennel where no more than six dogs over the age of 6 months, are kept on the premises for breeding or showing purposes. The operator of the hobby kennel must reside on the parcel on which the hobby kennel is located.

L

LANDFILL, INDUSTRIAL means a site used for the disposal of non-domestic or industrial solid waste which may not be disposed of at a sanitary landfill and is not intended for use of the public at large. For the purpose of this Bylaw this includes contaminated soil remediation (land farm) operations.

LANDFILL, SANITARY means a site used for the disposal of domestic solid wastes which may be utilized by the public at large.

LANDOWNER means the person or persons shown as the owner(s) of land on the title registered with the Alberta Land Titles Office.

LANDSCAPING means a vegetated area and/or garden, or a combination thereof, which has a mix of

- a) Soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass and other ground cover; and,
- b) Hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, asphalt, tile and wood.

Landscaping excludes all areas utilized for roadways, driveways, and parking.

LIVESTOCK means livestock as defined in provincial legislation.

M

MANUFACTURED HOME PARK means a development on a site under single ownership and managed by a park operator. It is designed to accommodate numerous manufactured homes on leased parcels in a community setting.

MANUFACTURING PLANT, LARGE SCALE means a large industrial facility built for the purpose of manufacturing goods. Manufacturing plants may have multiple buildings depending on the processes involved in creating its product.

MANUFACTURING AND PROCESSING OF GOODS OR PRODUCTS means the refining of raw materials into commercial goods or products.

MARINA means a facility that extends into or over an inland lake and provides service to the public, or members of a marina for docking, loading or other servicing of recreational watercraft.

MEDICAL MARIHUANA CULTIVATION means a facility for the producing and destroying of medical marihuana and must be licensed under the Health Canada Marihuana for Medical Purposes Regulations.

MEDICAL MARIHUANA DISPENSARY means a facility for the selling, providing, shipping, delivering, and destroying of medical marihuana and must be licensed under the Health Canada Marihuana for Medical Purposes Regulations.

MEDICAL MARIHUANA PROCESSING means a facility for the processing, testing, shipping, and destroying of medical marihuana and must be licensed under the Health Canada Marihuana for Medical Purposes Regulations.

MOTEL means providing rooms for temporary sleeping accommodation where each room has direct access to the parking lot and may be equipped with individual kitchen facilities. A motel may include an office for hotel administration.

MUNICIPAL GOVERNMENT ACT (MGA) is the legislative framework in which all municipalities and municipal entities across the Province of Alberta operate.

MUNICIPALITY means the Municipal District of Greenview No. 16.

N

NATURAL RESOURCE EXTRACTION means the extraction of resources from the land, but does not include processing.

NATURAL RESOURCE PROCESSING means those uses of land or buildings which are governed by the location of a natural resource and which involve the extraction or on-site processing and/or storage of a natural resource. Resource processing uses include the following:

- a) Cement and concrete batching plants;
- b) Sand and gravel operations; and,
- c) Logging and forestry operations, including sawmills.

NON-CONFORMING means a parcel on the official records on file at the Land Title Office in Alberta before the adoption date of this bylaw that does not adhere to the parcel area and width requirements. A legal non-conforming parcel will be granted the permitted uses as identified in this bylaw. In addition, non-conforming buildings and non-conforming uses shall be treated in accordance with the *Municipal Government Act* and amendments thereto.

O

OFFICE, TRADE means offices that include trades, contractors, storage for trades, and related industries including, but not limited to, electrical, fabricating, flooring, heating, painting, plumbing, refrigeration, roofing, septic services and ventilation and air conditioning.

OFFICE, PROFESSIONAL means development to accommodate:

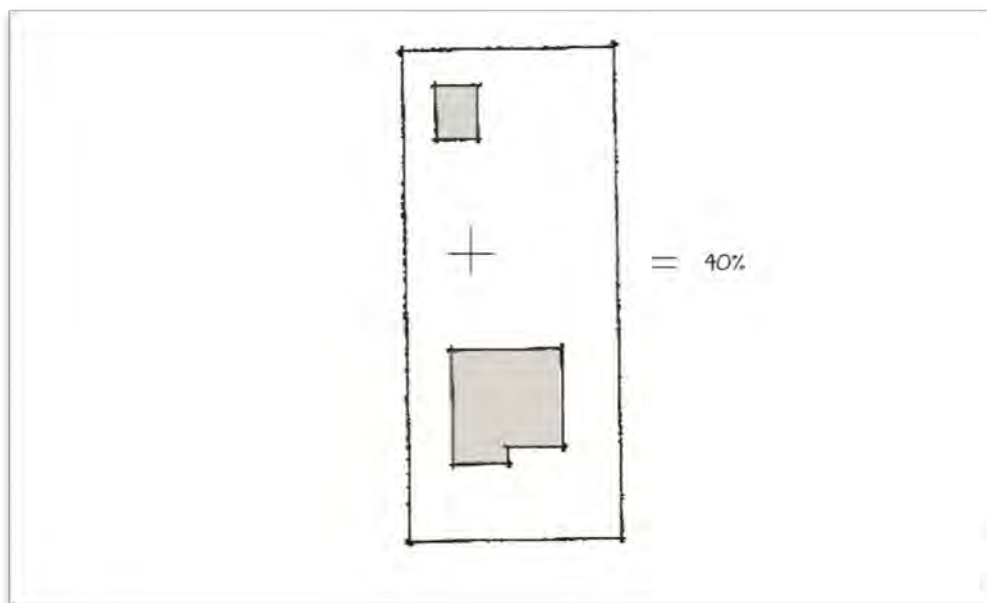
- a) professional, managerial and consulting services; or,
- b) service-related businesses such as travel agents, insurance brokers, real estate agents.

P

PARCEL means a piece of land being a Lot, Block, quarter section, legal subdivision, river lot, condominium unit, described lot or other quantifiable piece of Real Property contained within the legal description of a valid Certificate of Title registered at the Alberta Land Titles Office.

PARCEL COVERAGE means the sum of the areas of the building footprints of every building or structure on the parcel, as shown in Figure 8-7. Parcel coverage is expressed as a percentage of the parcel area, and in the case of a building or structure with no walls, the building footprint shall be the horizontal area within the drip line of the roof.

Figure 8-7: Illustration of Parcel Coverage

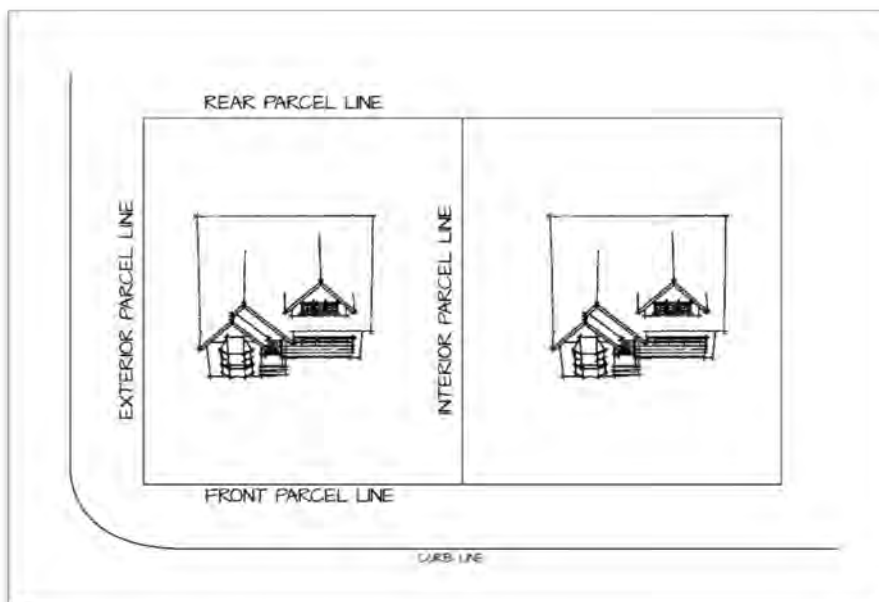


PARCEL, FRAGMENTED means a portion of a parcel that is physically severed from the balance of a quarter section by a road, railway, water body, watercourse, ravine or similar feature. A Quarter Section containing a physical severance is still wholly on one title for the $\frac{1}{4}$ is still treated as if it were one quarter section unless subdivided.

PARCEL LINE means the boundary of a parcel as shown in in Figure 8-8:

- a) **Exterior Side Parcel Line** means a side parcel line which abuts a district road on a corner parcel.
- b) **Front Parcel Line** means any parcel line common to a parcel and one district road. Where a parcel is contiguous to the intersection of two (2) district roads, the front parcel line is the shortest parcel line contiguous to a district road.
- c) **Interior Side Parcel Line** means a parcel boundary between two (2) or more parcels, other than a front or rear parcel line.
- d) **Rear Parcel Line** means the boundary of a parcel which lies the most opposite to and is not connected to the front parcel line.

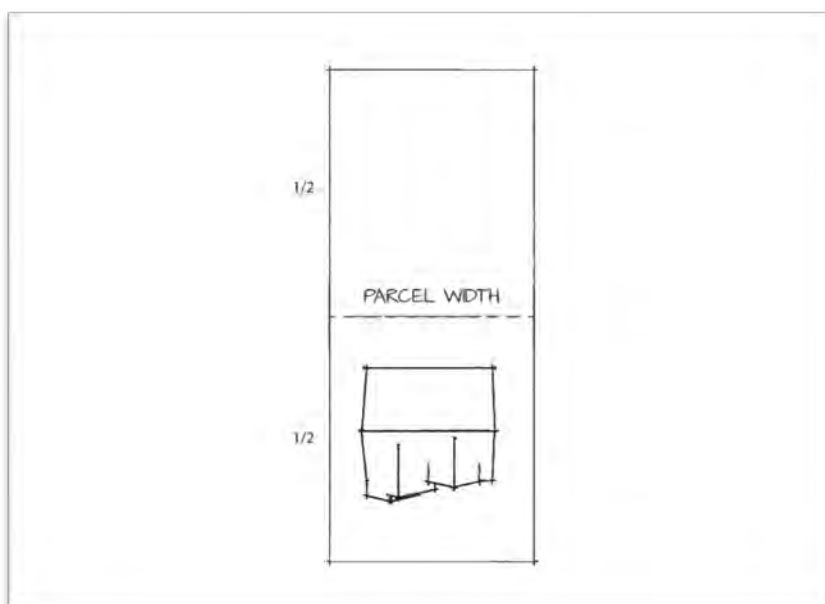
Figure 8-8: Illustration of Parcel Lines



PARCEL SETBACK means the distance requirement that a development must be located from a specified parcel line.

PARCEL WIDTH means the distance between the side parcel lines at a point midway between the front and rear of the parcel and parallel to the street line as shown in Figure 8-9.

Figure 8-9: Illustration of Parcel Width



PERSONAL SERVICES ESTABLISHMENT means a development used for the provision of services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. Typical services include but are not limited to barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, dry cleaners, and similar uses, but do not include health services.

PLACE OF WORSHIP means the use of a building, or portion thereof, for religious worship. Typical uses include but are not limited to churches, chapels, synagogues, monasteries, temples, and convents. It may also include an accessory dwelling unit for a caretaker, minister or someone of a similar position.

PRINCIPAL BUILDING OR USE means the main or primary use of land, buildings or structures which is provided for in the list of permitted uses in the Districts of this Bylaw.

PROTECTIVE SERVICES means development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of equipment and vehicles. Typical uses include police, ambulance and fire stations, and ancillary training facilities.

PUBLIC UTILITY means the right-of-way for one or more of the following:

- a) Telecommunications systems;
- b) Waterworks systems;
- c) Sewage systems;
- d) Heating systems;
- e) Systems for the distribution of gas, whether natural or artificial;
- f) Systems for the distribution of artificial light or electric power;
- g) Water management projects; or,
- h) Wind energy conversion systems.

Q

QUARTER SECTION means a titled area containing 160 acres (64.8 ha) more or less, but excluding road widenings.

R

RECREATION, INDOOR means facilities within an enclosed building for sports, active recreation, performing and cultural arts where patrons are predominantly participants. This includes but is not limited to arenas, athletic clubs, health and fitness clubs, gymnasiums, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs. May include necessary uses such as cafeterias, pro-shop and amusement arcades exclusively servicing the users of the facility;

RECREATION, MOTORIZED VEHICLE means a facility for vehicular or motorized sports activities or both. This includes but is not limited to motor bikes, snowmobiles, motor vehicle racetracks and boating facilities.

RECREATION, OUTDOOR PASSIVE means facilities used for recreational activities, which utilize tracts of land and may require accessory facilities or structures. This includes but is not limited to cross-country ski trails, golf driving ranges, ice rinks, playgrounds, ski hills, sports fields and paintball.

RECREATIONAL VEHICLE means an accommodation unit designed to be transported on its own wheels or by other means (including units permanently mounted or otherwise on trucks) designed or constructed in a manner that will permit its use for temporary dwelling accommodation for travel and recreation purposes only, but does not include a manufactured home as defined in this Bylaw.

RECREATIONAL VEHICLE STORAGE means a development which provides fenced or indoor, secure, on-site storage of 2 or more recreational vehicles.

RESORT means a commercial establishment featuring a range of accommodations, amenities, sports facilities, and other leisure attractions.

RESTAURANT means a commercial establishment where food and beverage are sold to the public and may include dine-in, take-out and/or fast-food pick-up. It may include supplementary on or off-premises catering services.

RETAIL SALES means a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such a store.

ROAD, DISTRICT means a road within Greenview, including the rights-of-way of all or any of the following:

- a) Developed or Undeveloped Road Allowance
- b) A Township road;
- c) A Range road;
- d) An internal subdivision road;
- e) A service road;
- f) A street;
- g) An avenue; and,
- h) A lane.

S

SALVAGE YARD means development for purchasing, receiving or transporting of spent materials or substances which may generate a detrimental impact or nuisance beyond the boundaries of the parcel or parcel on which it is situated. It includes a site where dilapidated vehicles, damaged or inoperable or obsolete goods, machinery or equipment, building materials or other scrap metal are stored, dismantled or crushed.

SCREENING means the total or partial concealment of a building, equipment, structure or activity by a fence, earth berm, trees, hedge, or established shelterbelt.

SERVICE STATION means a premise or the portion thereof used or intended to be used for the servicing and minor repairing of motor vehicles and for the sale of fuel, lubricating oils and minor accessories for motor vehicles.

SHIPPING CONTAINER means a prefabricated shipping or cargo container specifically constructed for the transportation of good by rail, ship or truck.

SIGN means an object or device that is intended to promote anything or provide off-site directional information.

SIGN, DIRECTIONAL means a sign which regulates or denotes the distance, function and/or direction to various parts of a building, structure, or premises, including parking and traffic areas

SOLAR COLLECTOR, MAJOR means the use of land or buildings for the conversion of the sun's rays to thermal, electrical or mechanical energy from a generating unit with a total capacity of greater than 150 kW or greater.

SOLAR COLLECTOR, MINOR means the use of land or buildings for the conversion of the sun's rays to thermal, electrical or mechanical energy from a generating unit with a total capacity of less than 150 kW.

STORAGE, OUTDOOR means the storing, stockpiling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements. This can include storage of raw materials, truck trailers, partially processed or finished goods, manufactured products, equipment, and recreational vehicles.

STORAGE, TEMPORARY means development used exclusively for temporary outside storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include storage yards for construction vehicles, equipment and materials, pipes, mats or recreation vehicles

STRUCTURAL ALTERATION means any change to the roof, foundation or exterior walls of a structure that results in the expansion of the usable floor area of a structure or reduces existing setback distances.

SUBDIVISION AUTHORITY is a body that exercises subdivision powers on behalf of the municipality. It is provided for by council through a bylaw. The Subdivision Authority can include the following members: any

or all members of council, a designated officer, a municipal planning commission, or any other person or organization.

SUITE, ATTACHED means a second self-contained living unit within the principal dwelling unit which is an accessory use. An attached suite has cooking, food preparation, sleeping and sanitary facilities.

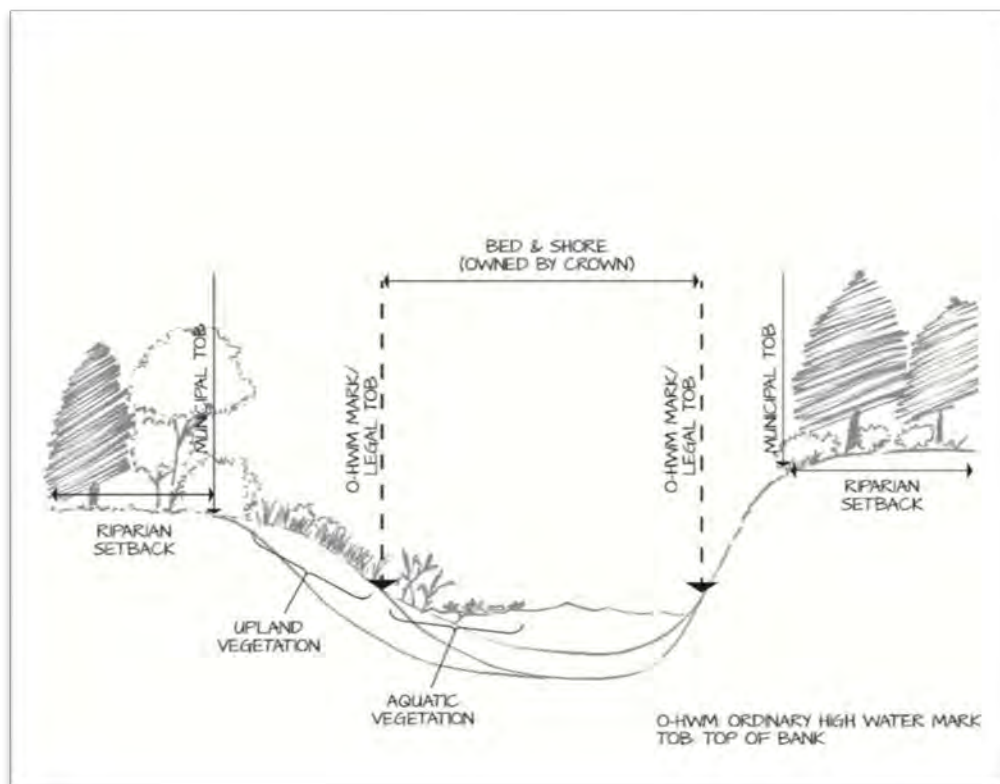
SUITE, DETACHED means a dwelling unit located on the same parcel as the principal dwelling, but separate from it.

SUPPORTIVE LIVING ACCOMMODATION means a residential multi-unit building designed to provide long term housing where residents are provided with any combination of meal services, housekeeping services and personal care assistance. Typical uses include seniors' lodges and nursing homes.

T

TOP OF BANK, LEGAL means the points closest to the boundary of the active floodplain of a lake, stream, or other body of water where a break in slope of the land occurs such that the grade beyond the break is flatter than 3 (horizontal) to 1 (vertical) at any point for a minimum of 15 m (49.2 ft.) measured perpendicularly from the break. Where banks are not well defined (e.g. in the case of lakes, wetlands or ponds), the top of the bank is equivalent to the ordinary high water mark or flood hazard area, whichever is greater (see figure 8-10: Illustration of Typical Stream).

Figure 8-10: Illustration of Typical Stream



TOP OF BANK, MUNICIPAL means the points closest to the boundary of the flood hazard area of a lake, stream, or other body of water (see figure 8-10: Illustration of Typical Stream).

TRANSFER STATION means an area where domestic refuse is collected prior to transport to a central landfill facility.

TRUCK STOP means a service station that is meant to provide fuel, food, and other services to truck drivers.

TRUCKING OPERATION means the use of land, buildings or structures for the purpose of storing, repairing, servicing or loading trucks or transportation trailers. This may include parking for truck not in use, logistics and administrative offices or service bays.

V

VEHICLE WASH, COMMERCIAL means a separate facility for washing vehicles that is intended and designed to accommodate vehicles with a licensed gross vehicle weight exceeding 4,500 kg.

VEHICLE WASH, LIGHT PASSENGER means a separate facility for washing vehicles that is intended and designed to accommodate cars and light trucks with a licensed gross vehicle weight not exceeding 4,500 kg. A separate light passenger vehicle car wash does not include a vehicle washing facility that forms part of an automobile, truck and recreational vehicle sales and repair facility, or a service station.

W

WIND ENERGY CONVERSION SYSTEM, MAJOR means a single turbine, or many turbines with a total capacity of 150 kW or more. This does not include windmills used for the aeration of dugouts.

WIND ENERGY CONVERSION SYSTEM, MINOR means a small-scale wind turbine with a total capacity of less than 150 kW. This does not include windmills used for the aeration of dugouts.

WORK CAMP means a temporary residential complex used to house workers, usually but not necessarily for a contracting firm or project. A work camp is usually made up of several buildings used to provide sleeping, eating, recreation and other basic living facilities. Buildings are designed to be dismantled and moved from location to location and from time to time, but do not include manufactured homes or recreational vehicles.

WORK CAMP, PROJECT ORIENTED means a temporary residential complex used to house workers, for a specific project, on a temporary basis of not more than nine (9) months. A project-oriented work camp is usually made up of a number of buildings used to provide sleeping, eating, recreation and other basic living facilities. Buildings are designed to be dismantled and moved from location to location and from time to time, but do not include manufactured homes or recreational vehicles.

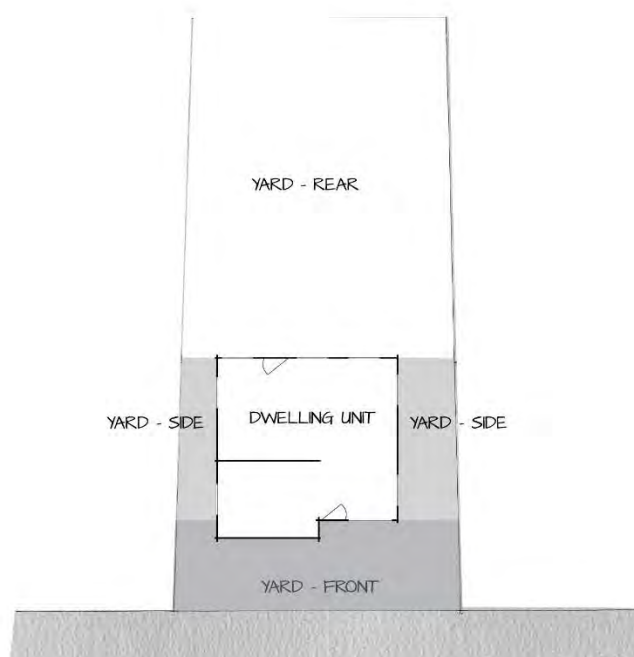
Y

YARD, FRONT means part of a parcel lying between the front parcel line and the front of the principal building and extended across the full width of the parcel, as shown in Figure 8-11.

YARD, REAR means part of a parcel lying between the rear parcel line and the rear of the principal building and extended across the full width of the parcel, as shown in Figure 8-11.

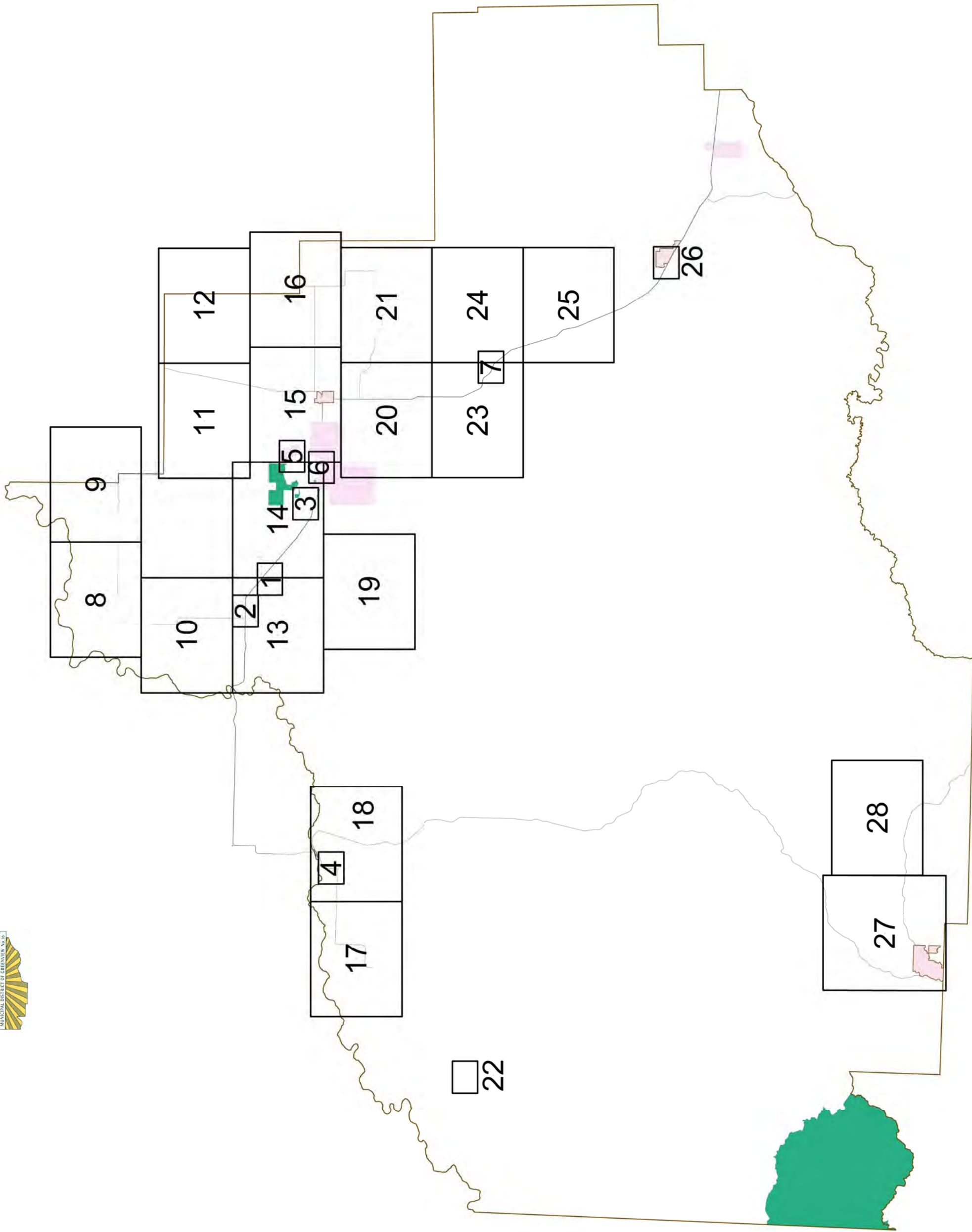
YARD, SIDE means part of a parcel extending from the front yard to the rear yard and lying between the side parcel line and the closest side of the principal building, as shown in Figure 8-11.

Figure 8-11: Illustration of Yards





Land Use Bylaw - Map Index





Ridgevalley Proposed Land Use

- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Map 1

Projection: UTM Zone 11 NAD 83 Date: March 3, 2017

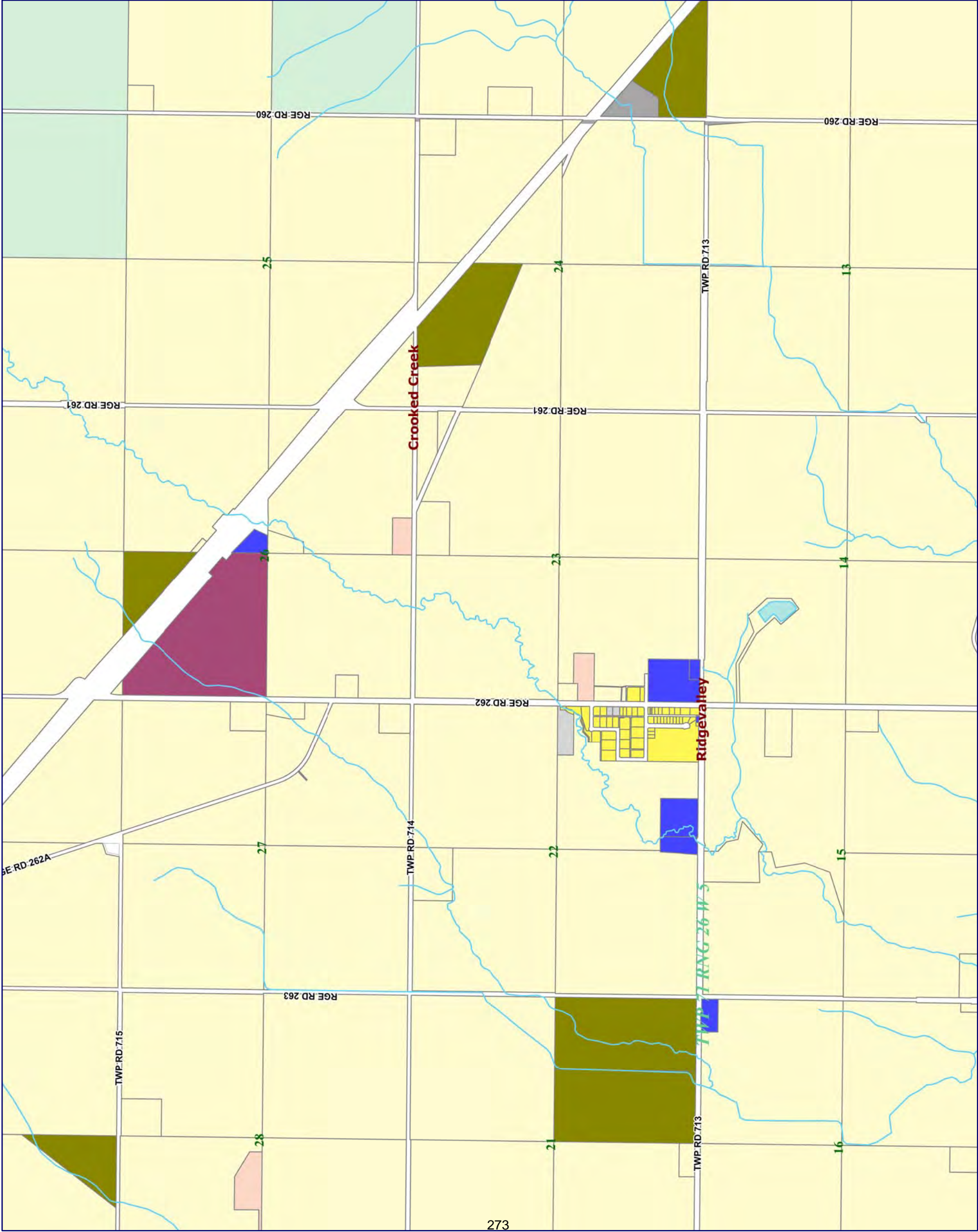
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Compiled from the Rural Cadastral Digital Base March 1, 2016, 1:20,000 Digital Base.
Land Ownership compiled from municipal tax data, March 1, 2016.

Building/Site/Feature information compiled from municipal assessment data, December 2015.

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS





- ## A-1 Agriculture One



Projection: UTM Zone 11 NAD83 Date: March 3, 2017

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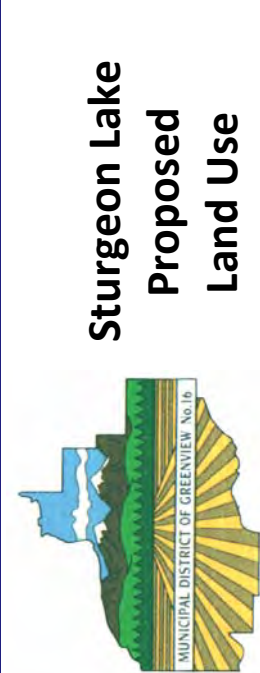
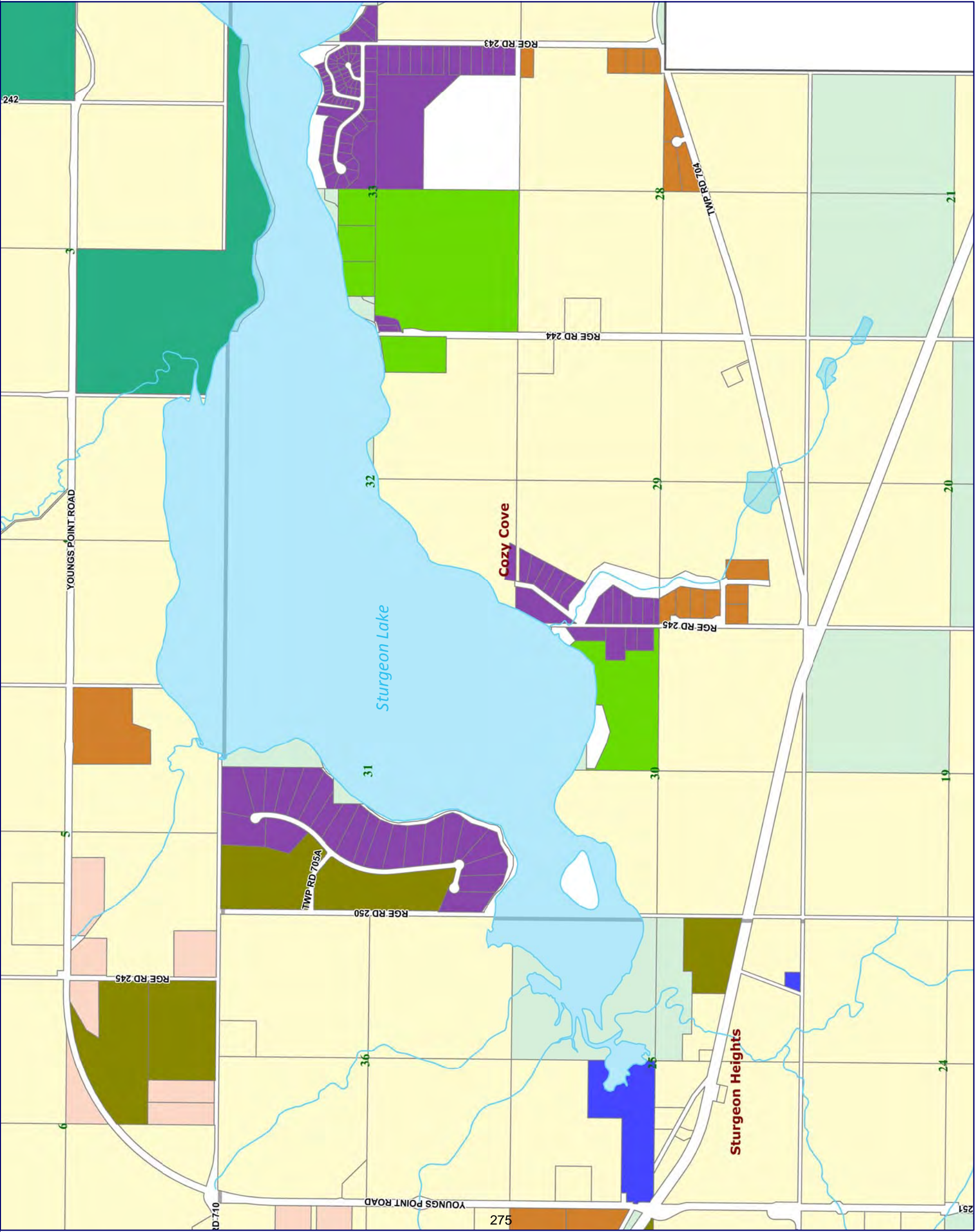
and Ownership compiled from municipal tax data, March 1, 2016.

Building/Site/Feature information compiled from municipal assessment data, December 2015.

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



1:21,000



Sturgeon Lake Proposed Land Use

- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Map 3

Projection: UTM Zone 11 NAD 83 Date: March 3, 2017

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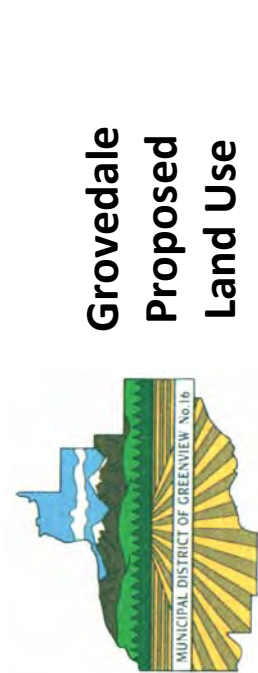
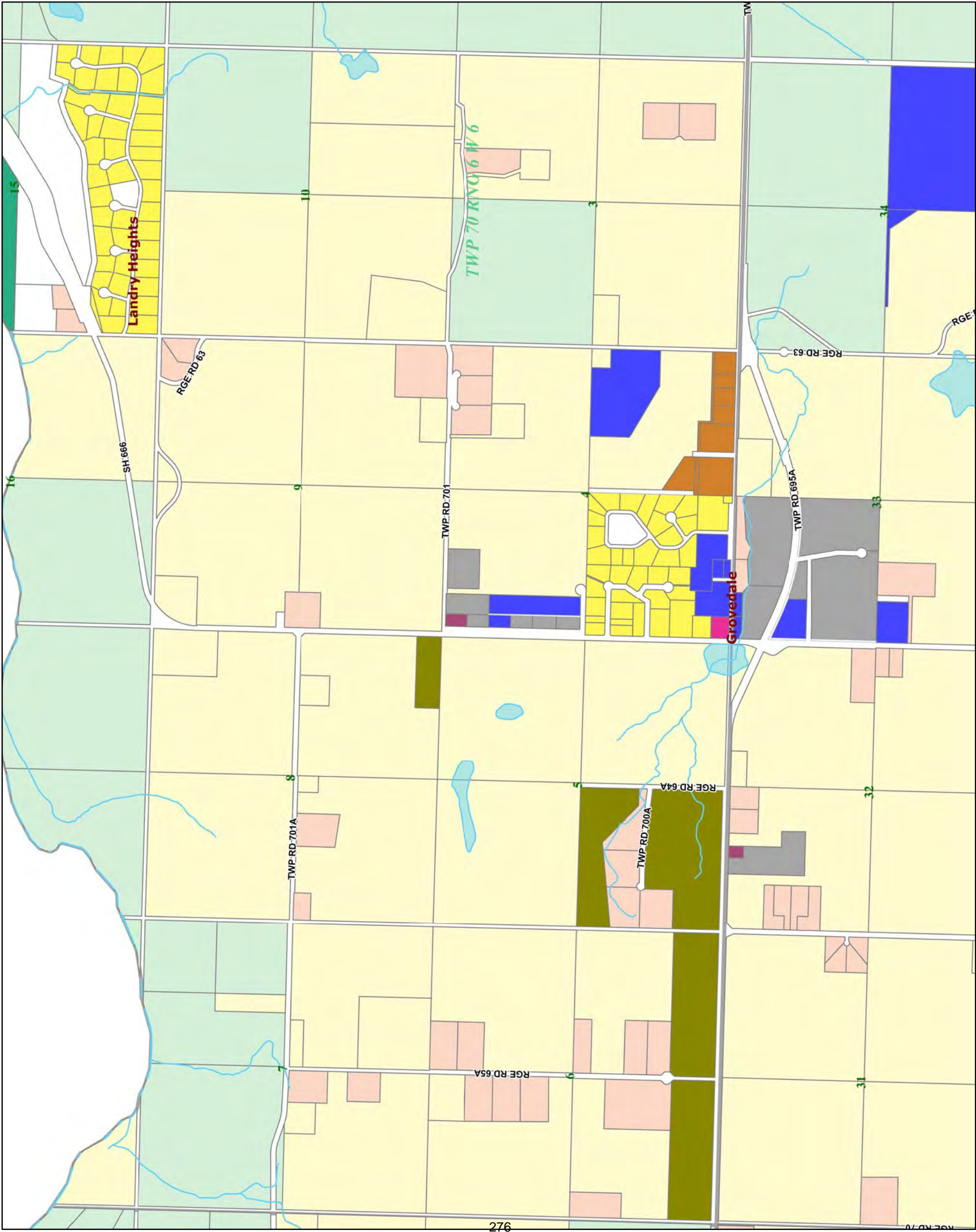
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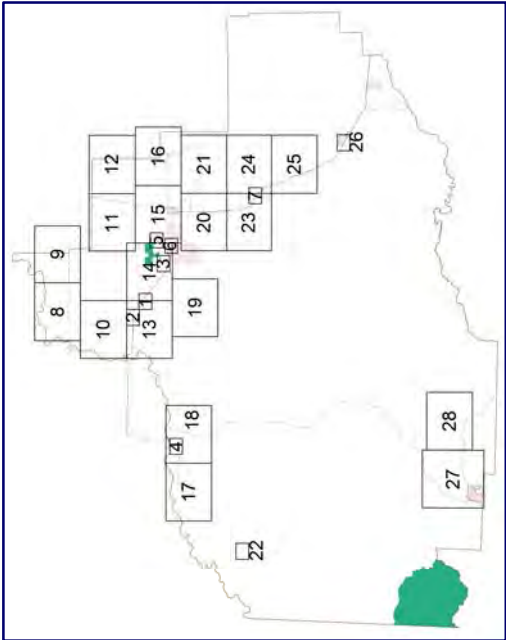
Building/Site/Feature information compiled from municipal assessment data, December 2015.

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

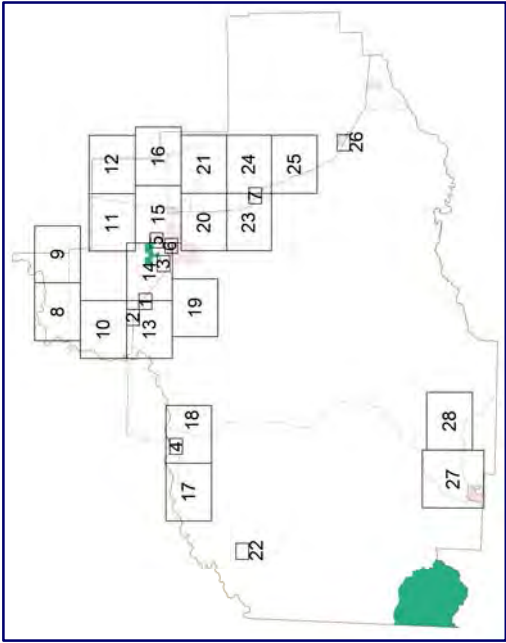
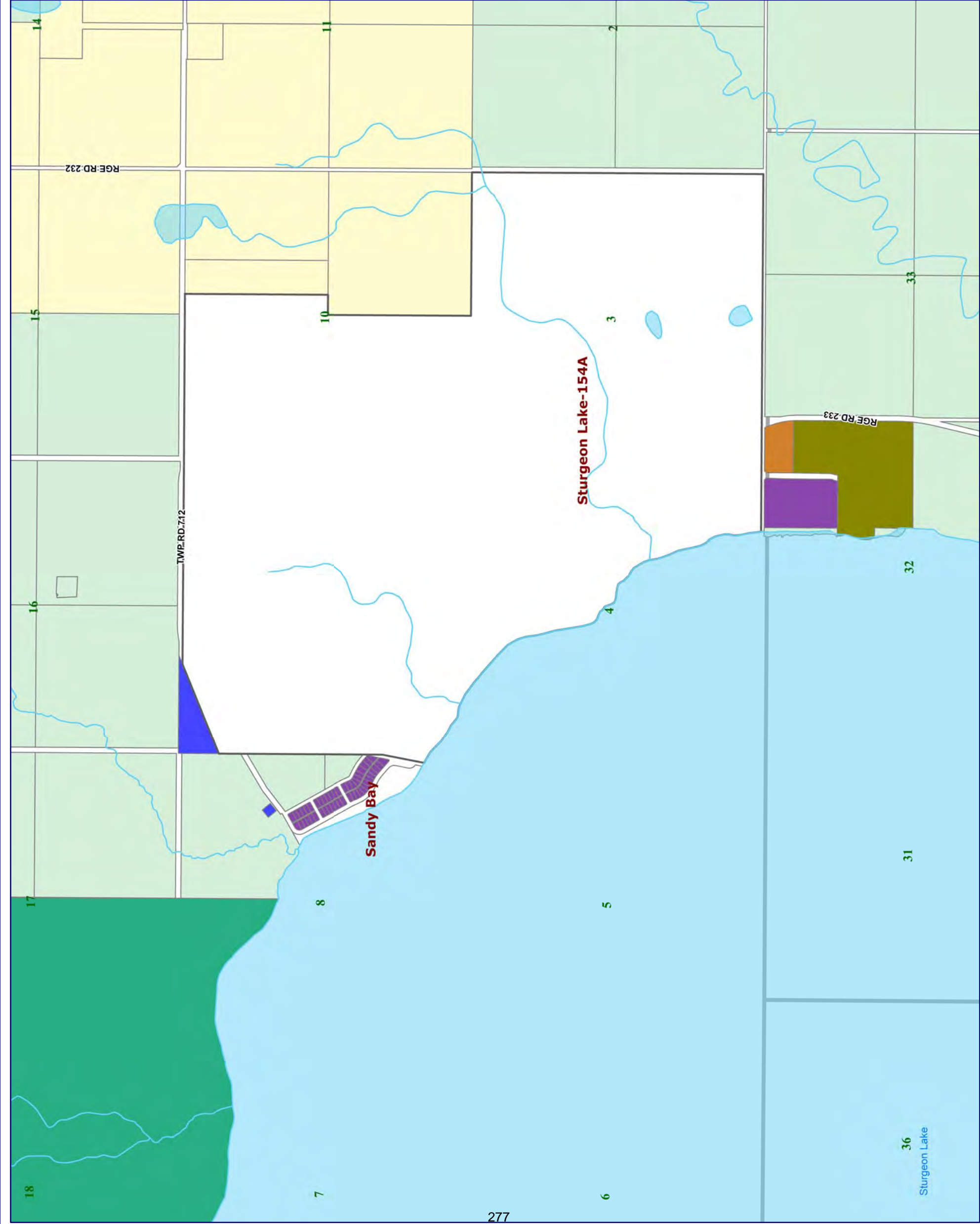




- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Map 4



Map 5

Projection: UTM Zone 11 NAD 83 Date: March 3, 2017

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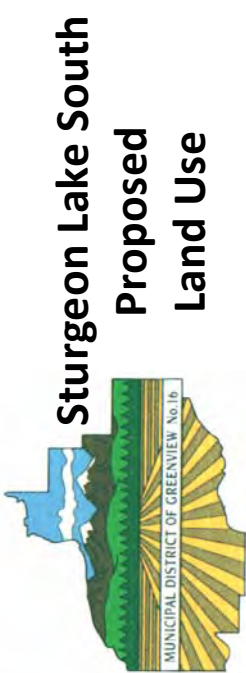
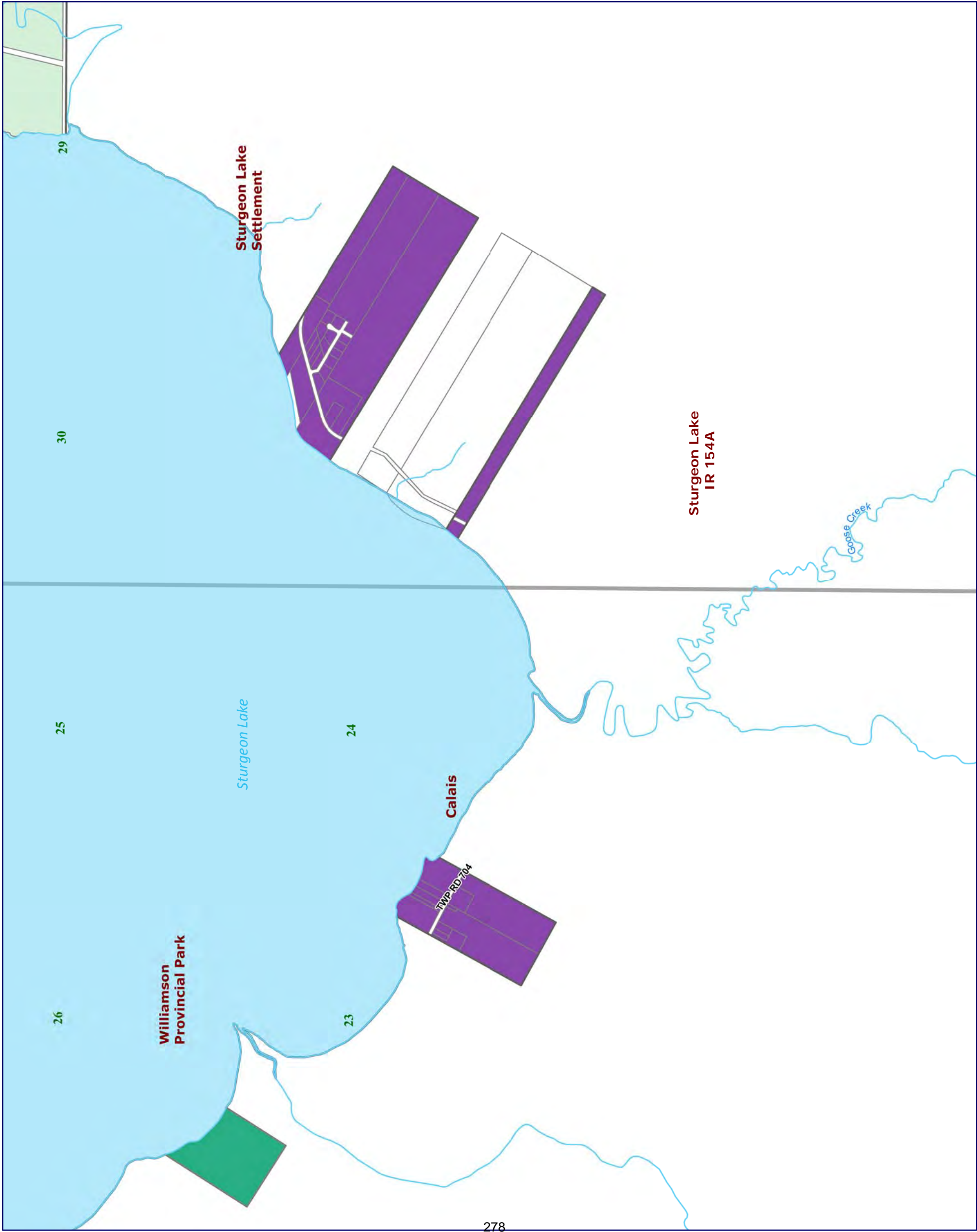
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Building/Site/Feature information compiled from municipal assessment data, December 2015.

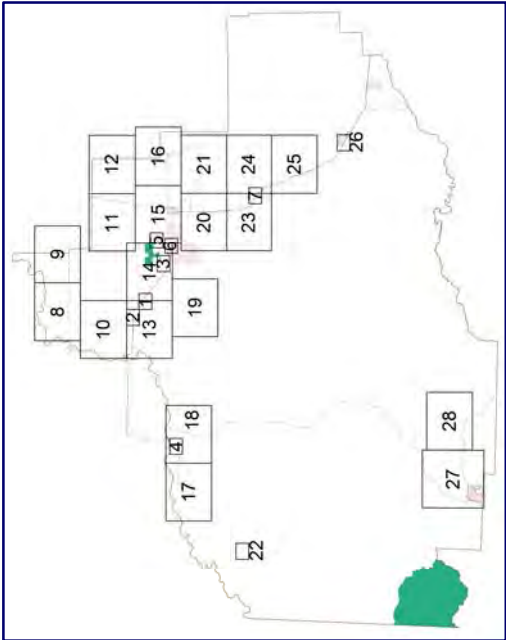
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

accurate
MUNICIPAL DISTRICT OF GREENVIEW

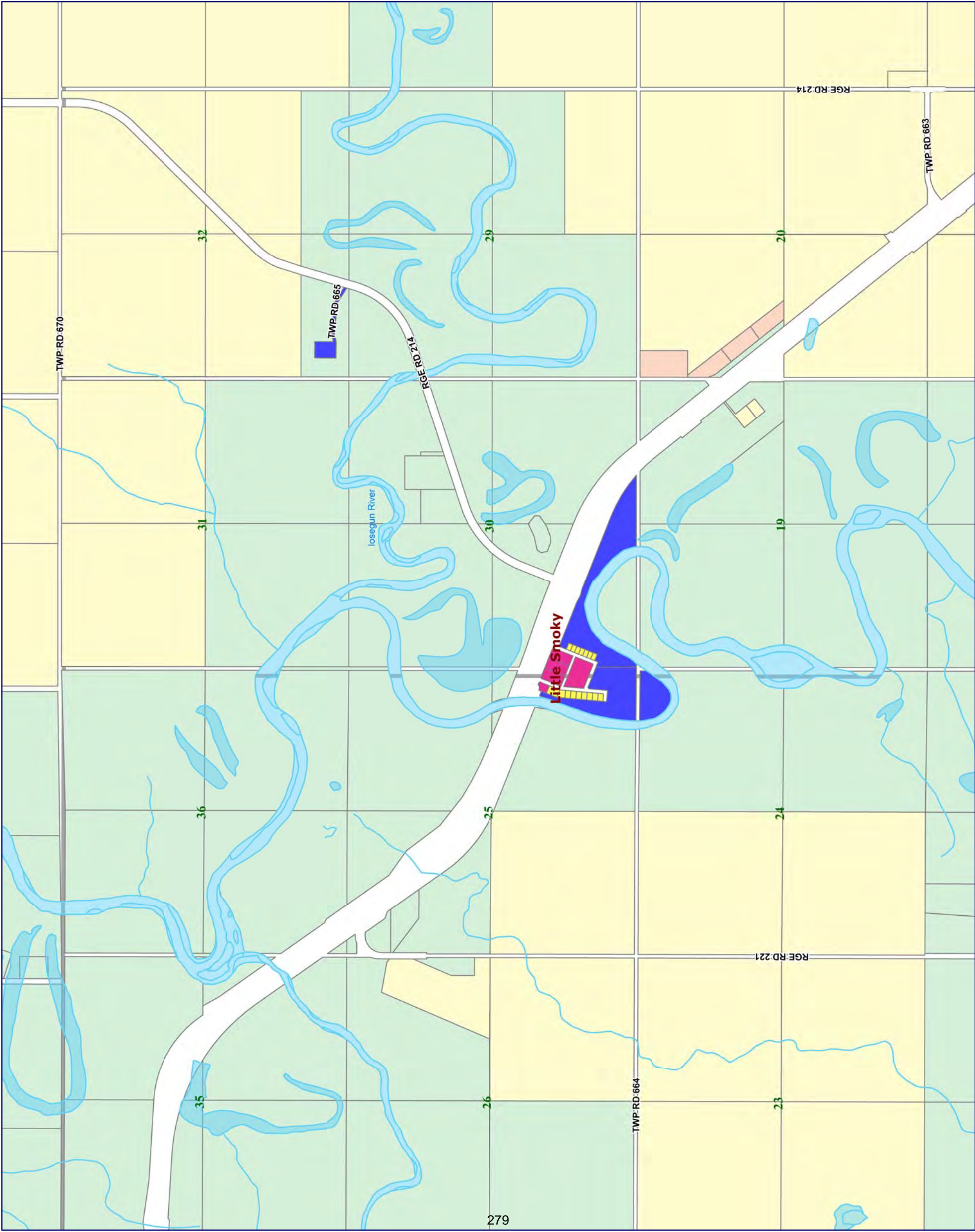




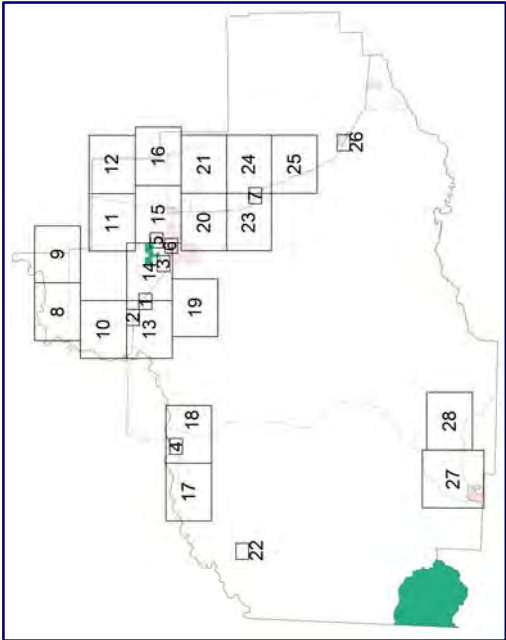
- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Map 6



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Map 7

Projection: UTM Zone 11 NAD 83 Date: March 3, 2017

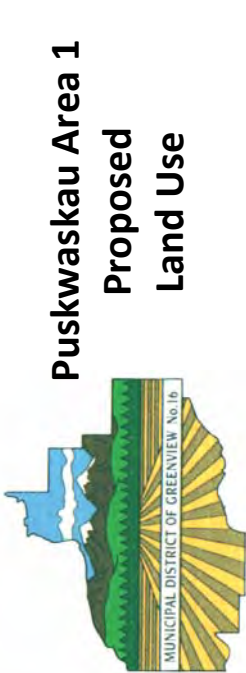
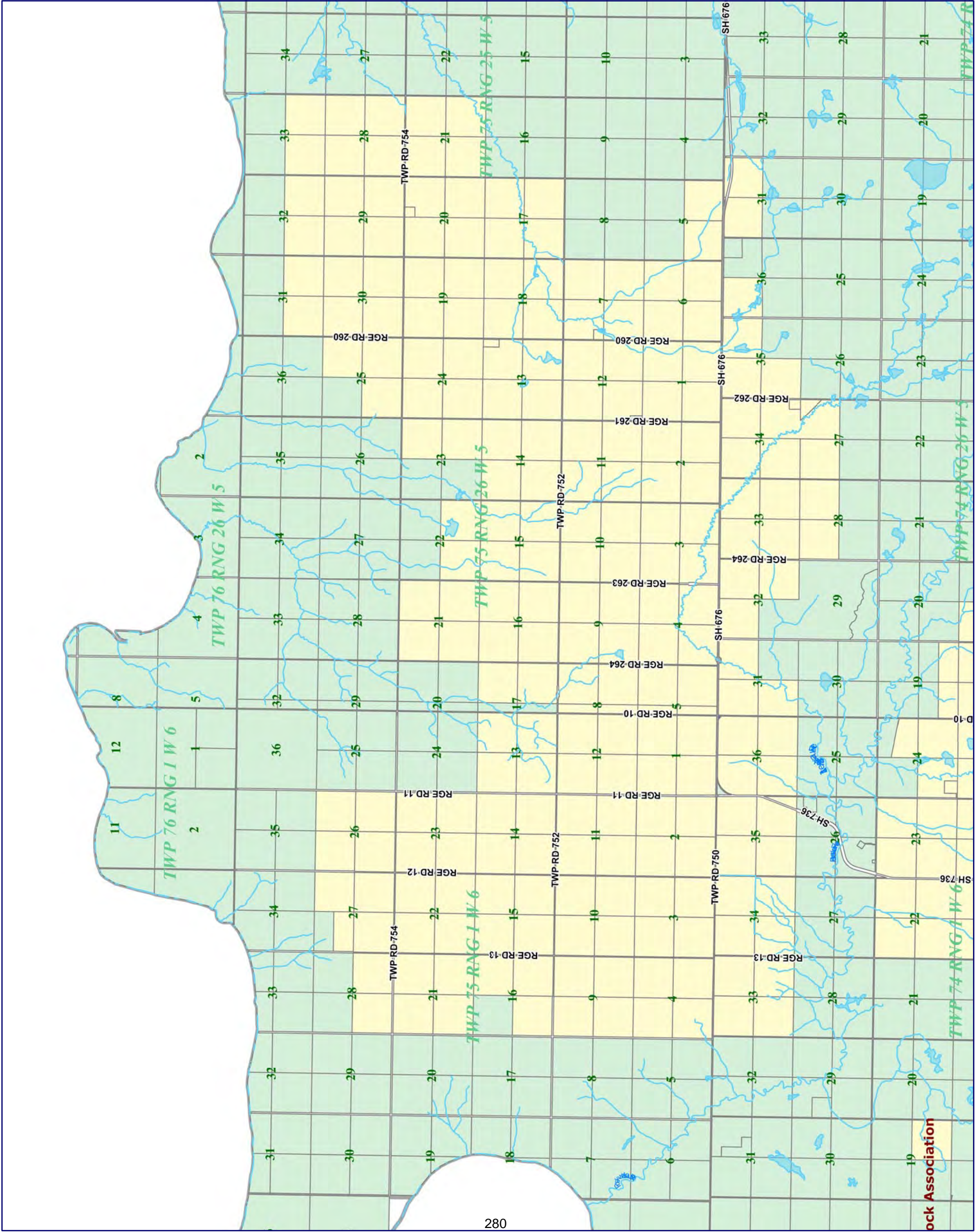
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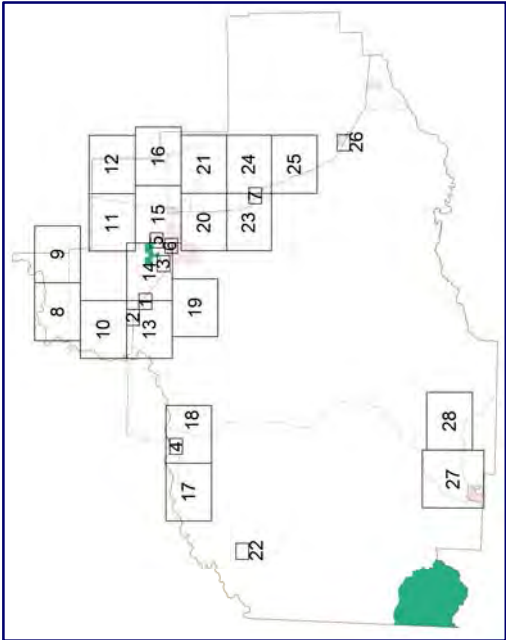
Building/Site/Feature information compiled from municipal assessment data, December 2015.

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



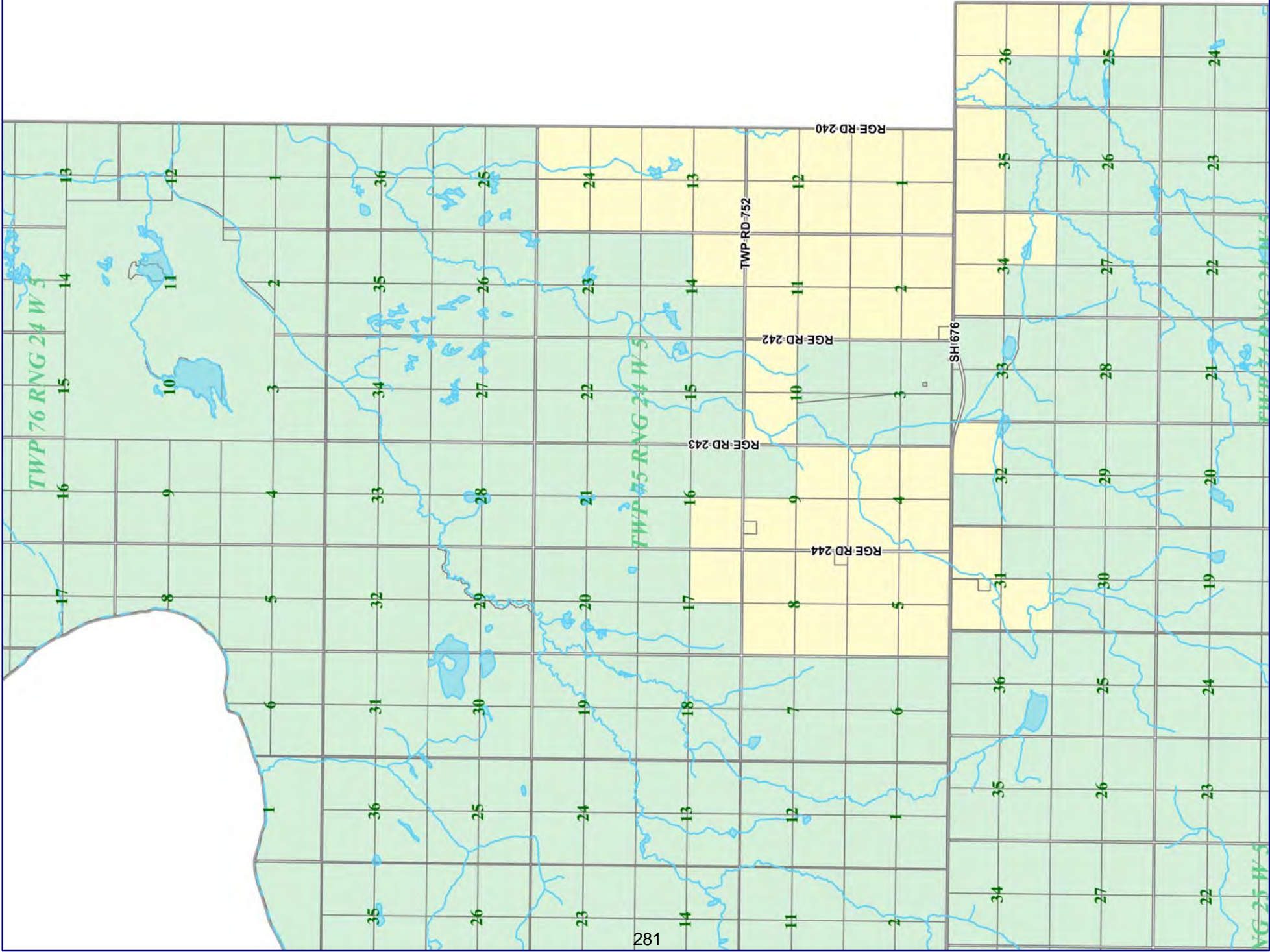
Puskwaskau Area 1 Proposed Land Use

- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Map 8



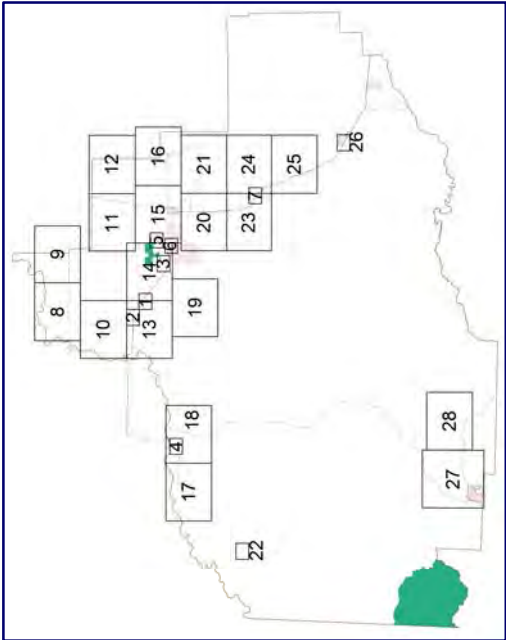


Big Lakes County



Puskwaskau Area 2
Proposed
Land Use

- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Map 9

Projection: UTM Zone 11 NAD 83 Date: March 3, 2017

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Building/Site/Feature information compiled from municipal assessment data, December 2015.

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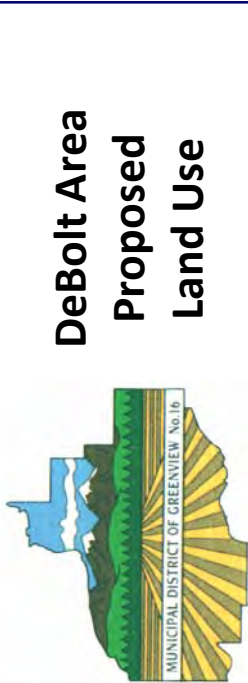
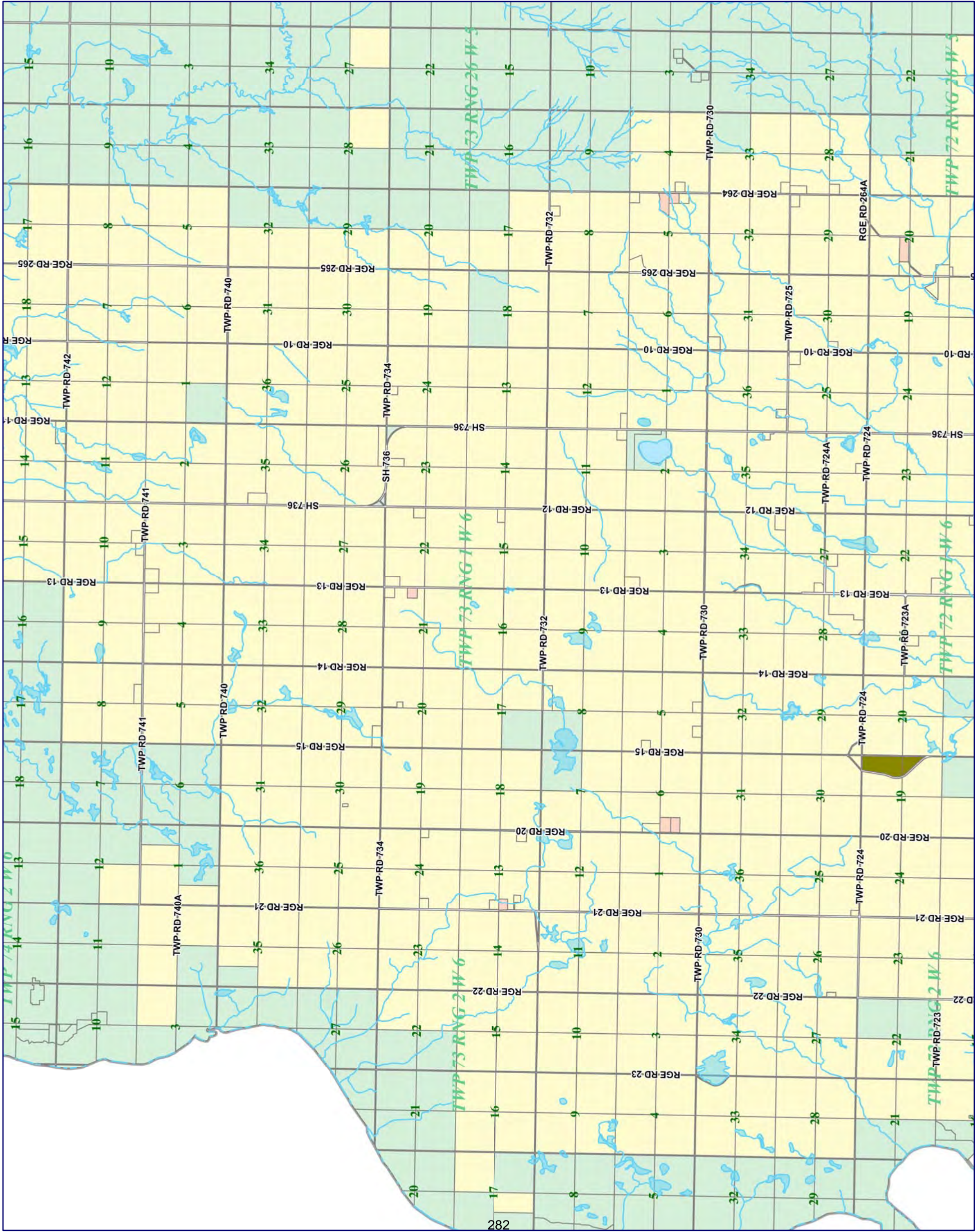


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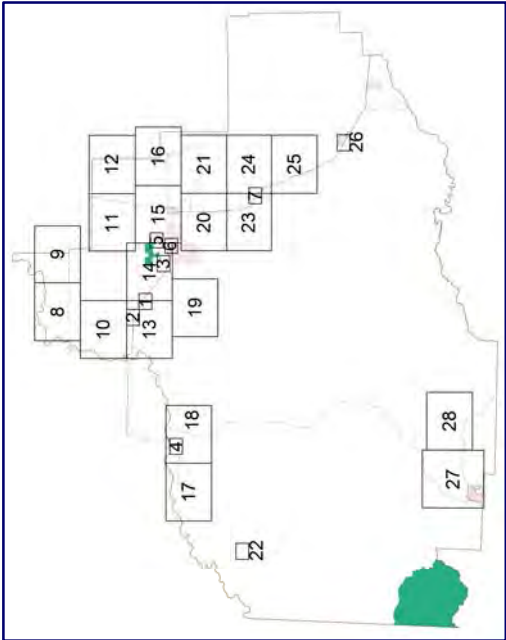
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1 Km



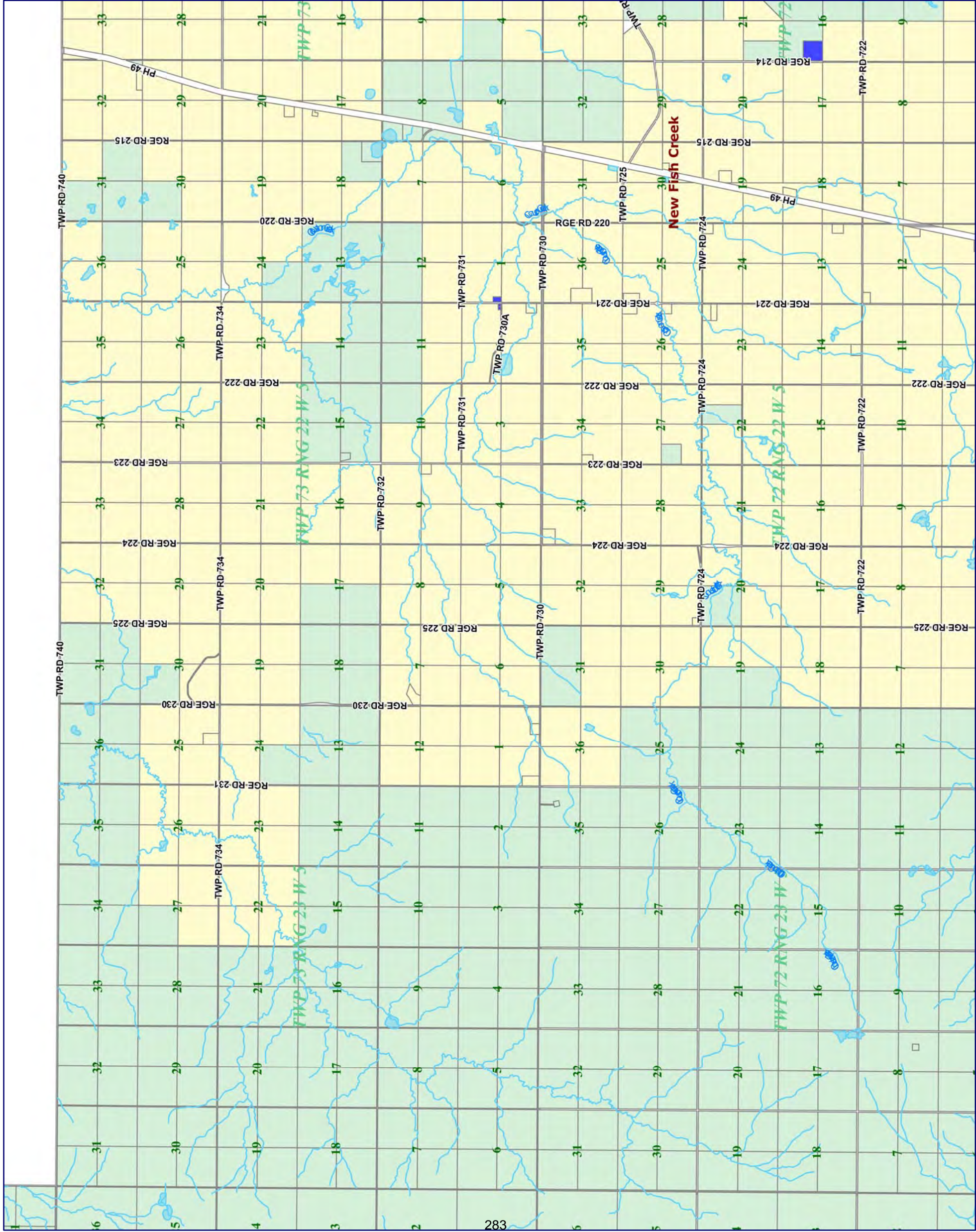


- DeBolt Area
Proposed
Land Use**
- A-1 Agriculture One
 - A-2 Agriculture Two
 - CL Crown Land
 - CR-1 Country Residential One
 - CR-2 Country Residential Two
 - HC Hamlet Commercial
 - HI Hamlet Industrial
 - HR Hamlet Residential
 - INS Institutional
 - M-1 Industrial Light
 - M-2 Industrial General
 - MHP Manufactured Home Park
 - RA Recreational Accommodation
 - RC Rural Commercial
 - REC Recreational
 - RS Rural Settlement

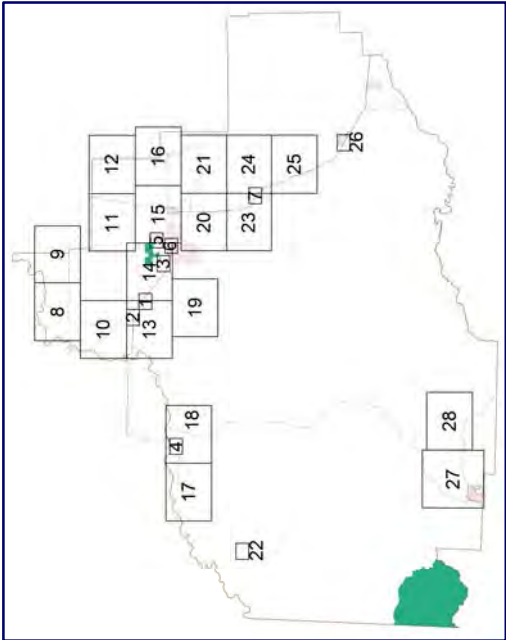


Map 10





- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Map 11

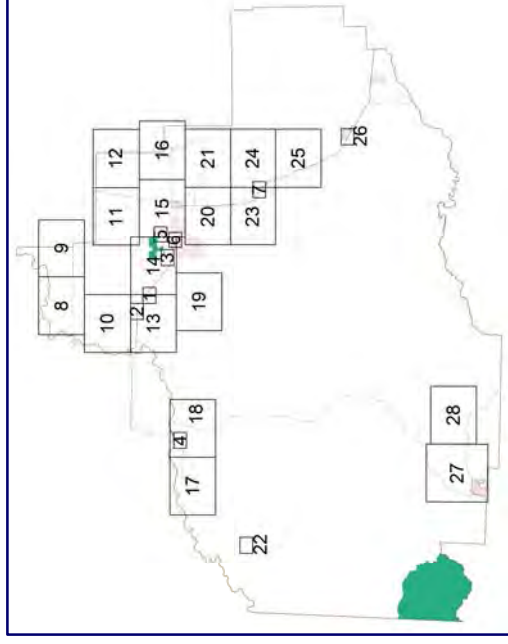


New Fish Creek Area 2

Proposed Land Use



- | | | | | | | | | | | | | | | | |
|---------------------|---------------------|---------------|------------------------------|------------------------------|----------------------|----------------------|-----------------------|-------------------|----------------------|------------------------|----------------------------|-------------------------------|---------------------|------------------|---------------------|
| A-1 Agriculture One | A-2 Agriculture Two | CL Crown Land | CR-1 Country Residential One | CR-2 Country Residential Two | HC Hamlet Commercial | HI Hamlet Industrial | HR Hamlet Residential | INS Institutional | M-1 Industrial Light | M-2 Industrial General | MHP Manufactured Home Park | RA Recreational Accommodation | RC Rural Commercial | REC Recreational | RS Rural Settlement |
|---------------------|---------------------|---------------|------------------------------|------------------------------|----------------------|----------------------|-----------------------|-------------------|----------------------|------------------------|----------------------------|-------------------------------|---------------------|------------------|---------------------|



Map 12

Projection: UTM Zone 11 NAD 83 Date: March 3, 2017

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Building/Site/Feature information compiled from municipal assessment data, December 2015.

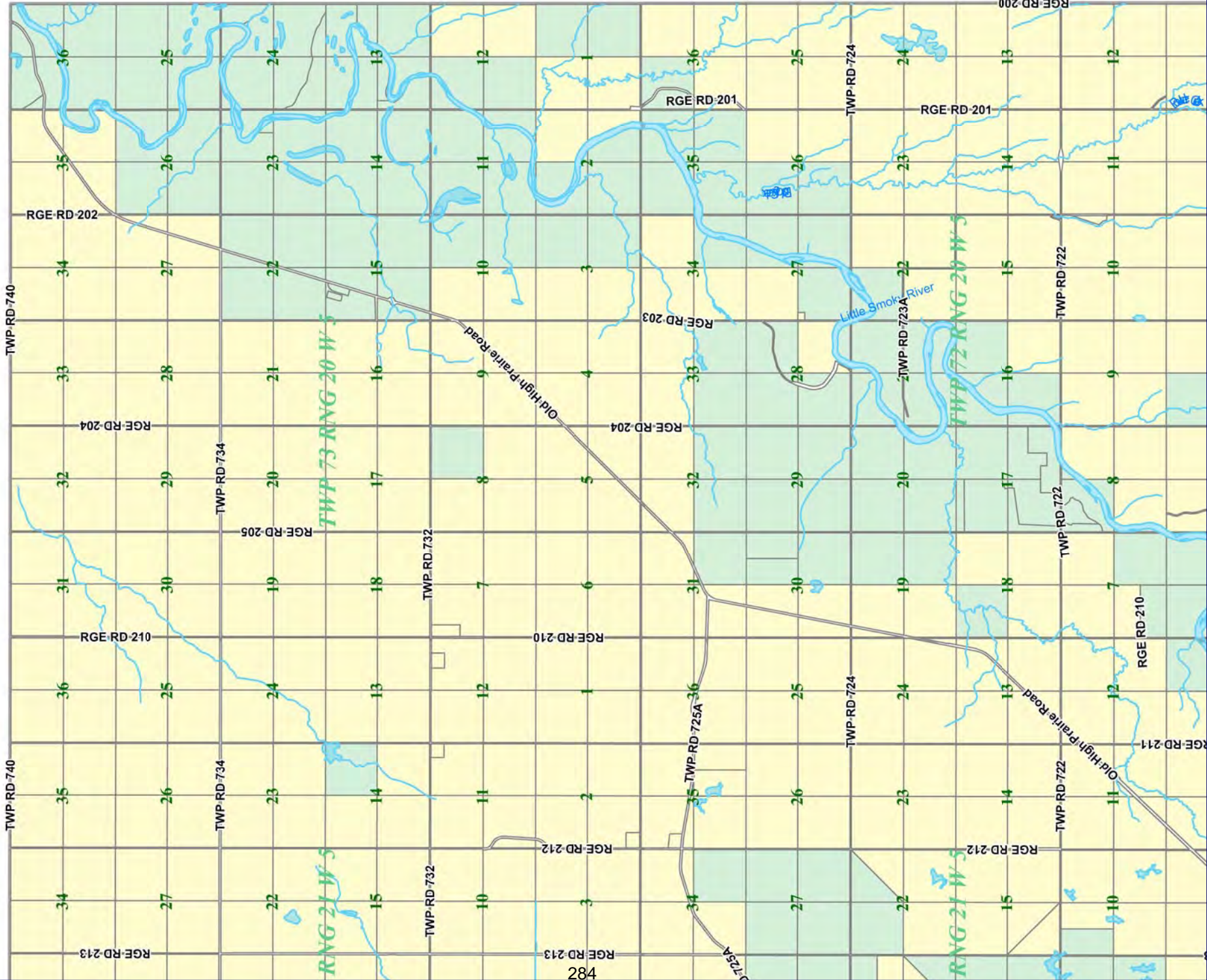
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



1:76,000

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Km

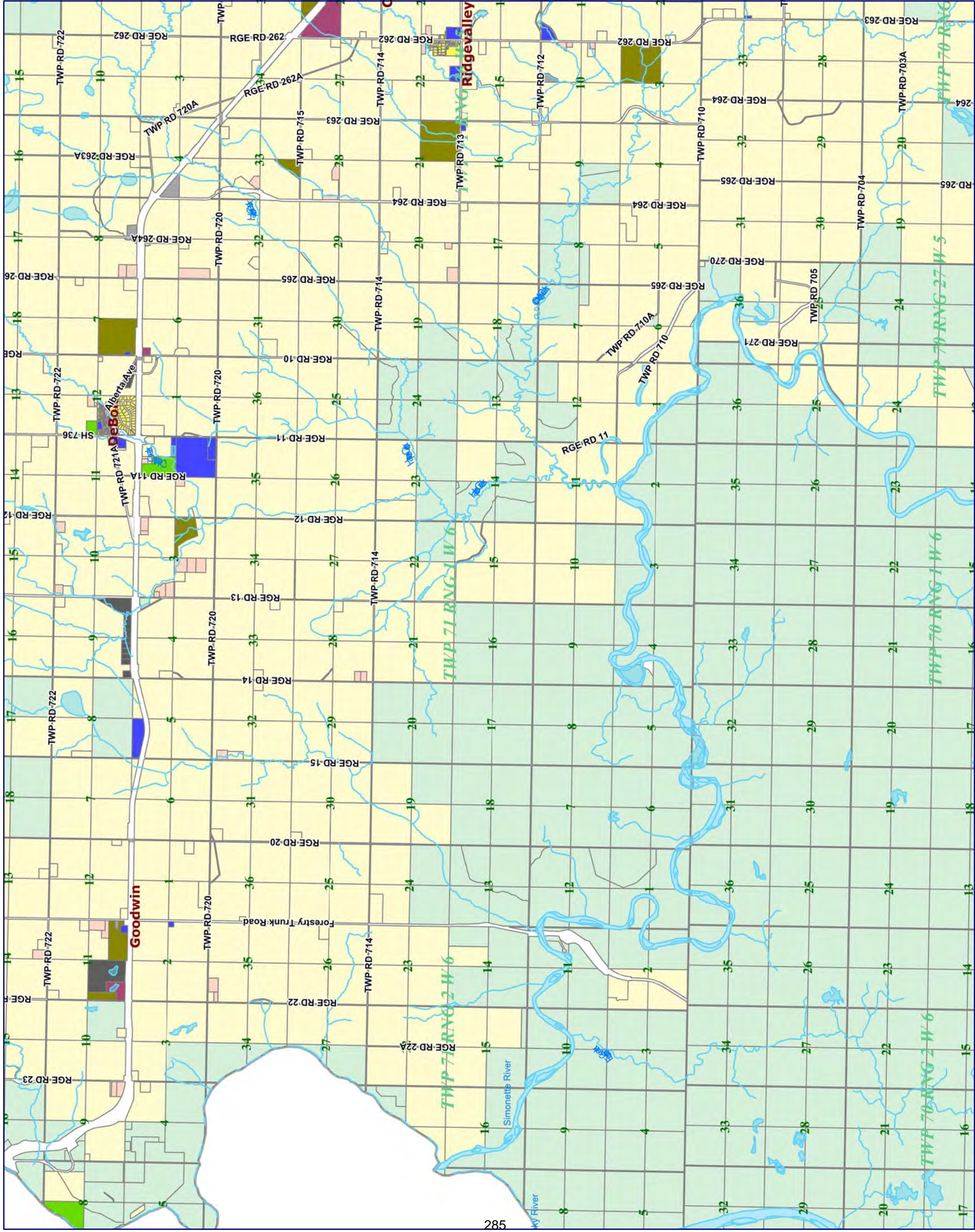


Big Lakes County

1:76,000

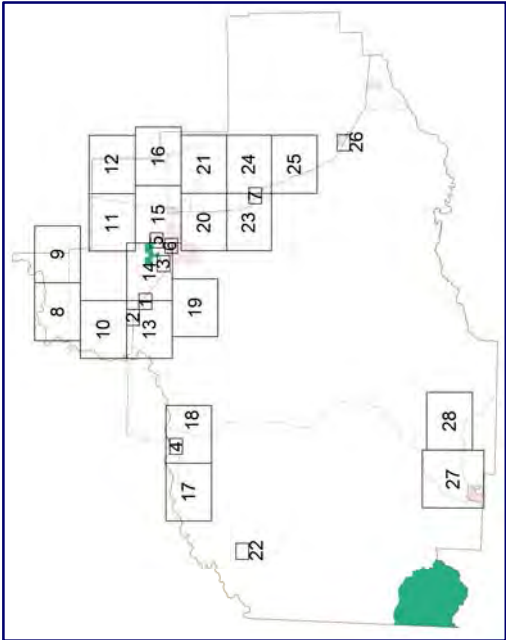
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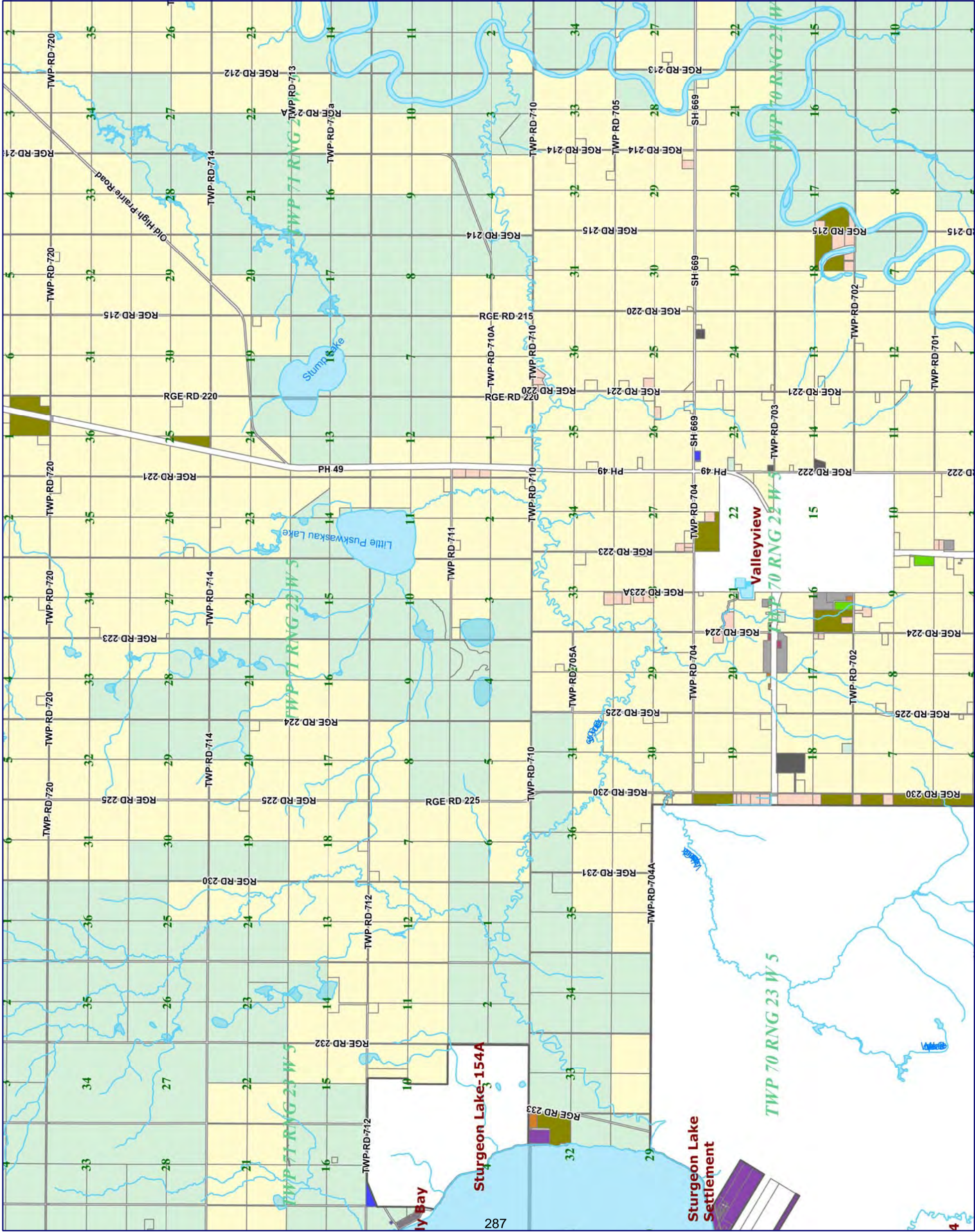
Goodwin Area Proposed Land Use

- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement

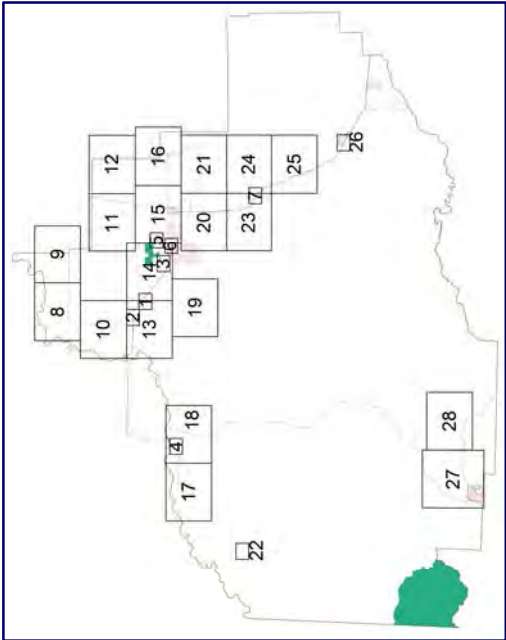


Map 13



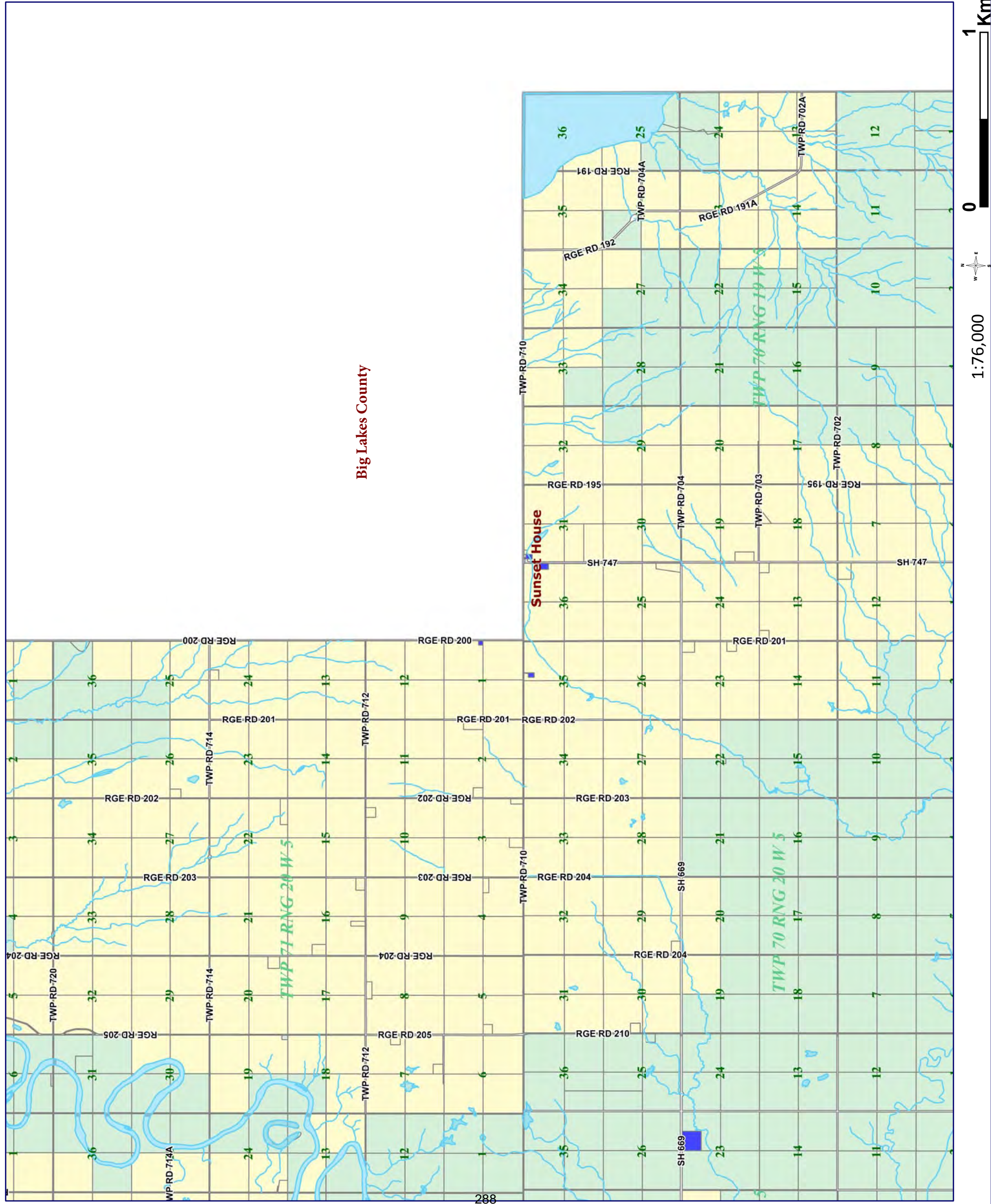


- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Map 15





Big Lakes County

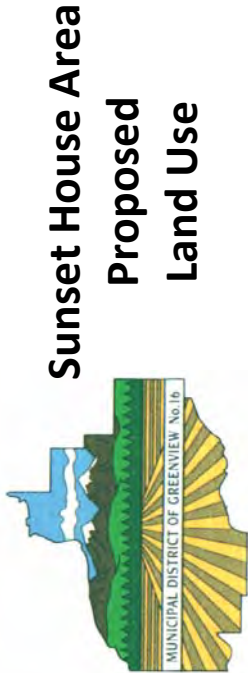


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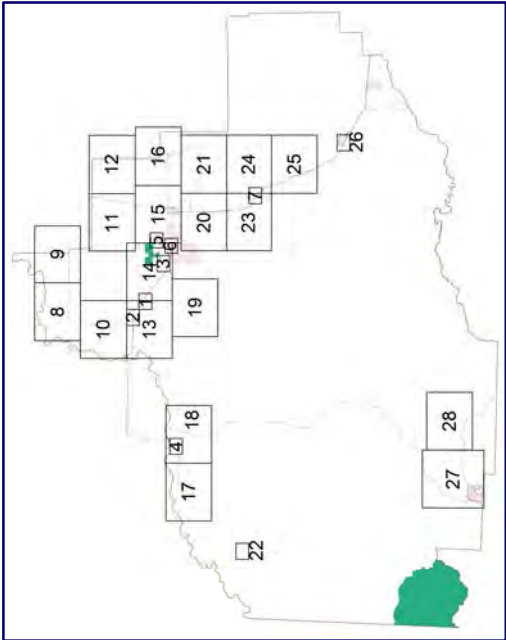
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Km

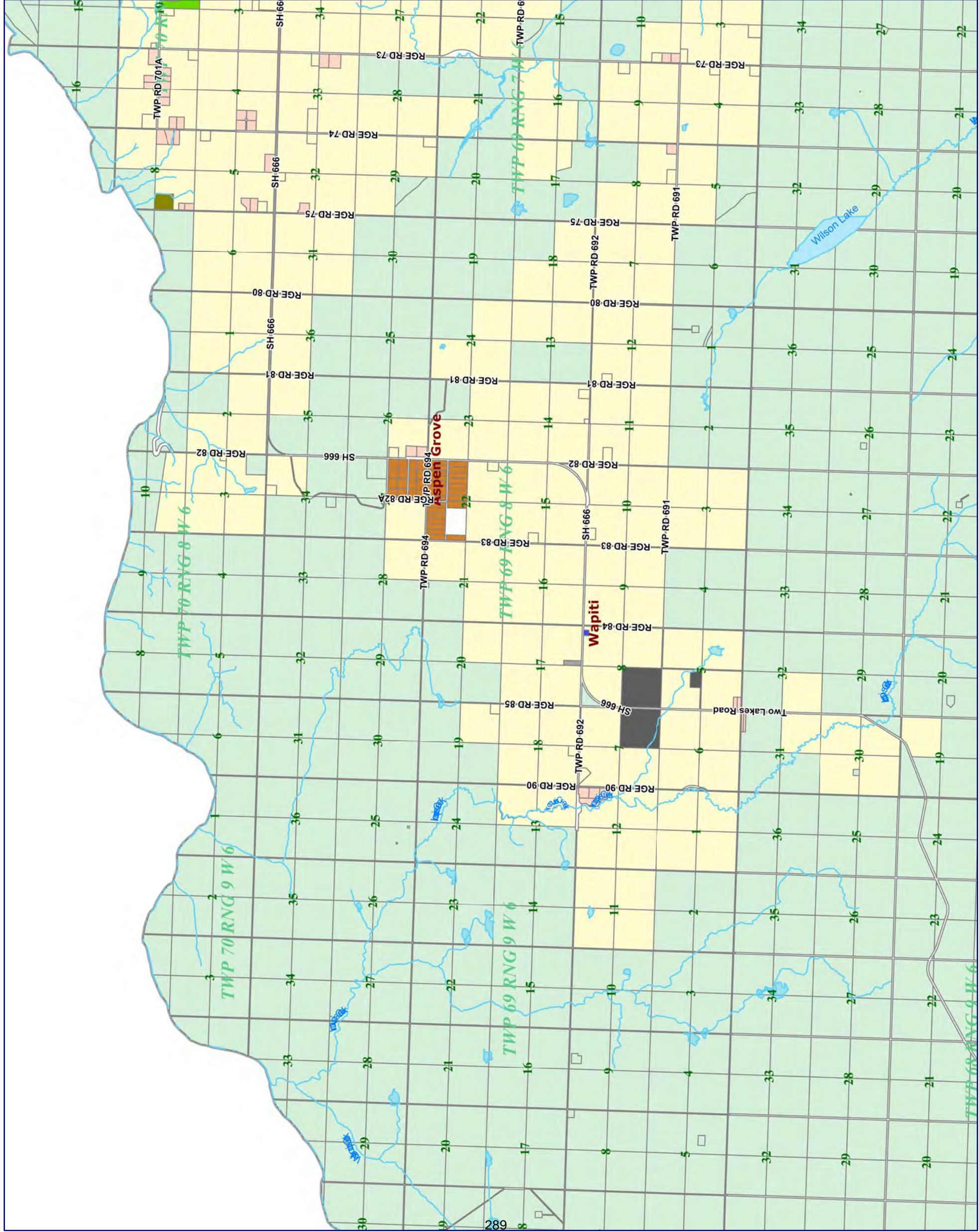


Sunset House Area Proposed Land Use

- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Map 16

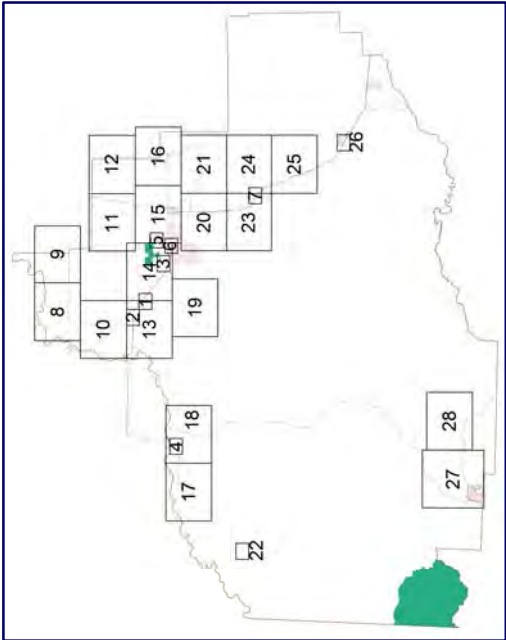




Grovedale Area 1

Proposed Land Use

- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement

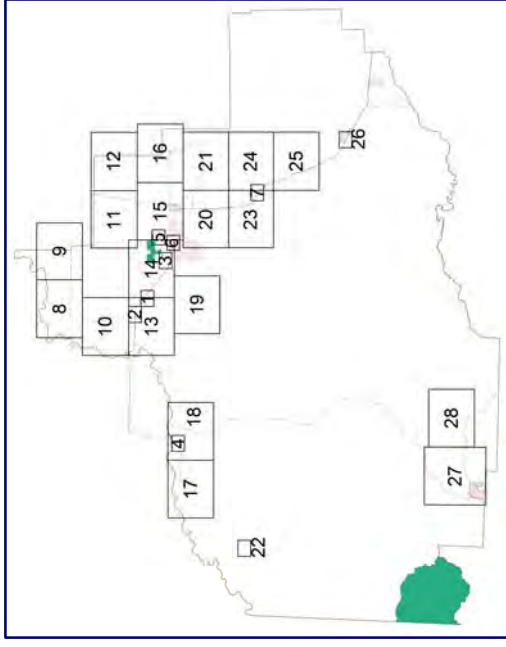


Map 17

Grovedale Area 2 Proposed Land Use



- | | |
|-------------------------------|--|
| A-1 Agriculture One | |
| A-2 Agriculture Two | |
| CL Crown Land | |
| CR-1 Country Residential One | |
| CR-2 Country Residential Two | |
| HC Hamlet Commercial | |
| HI Hamlet Industrial | |
| HR Hamlet Residential | |
| INS Institutional | |
| M-1 Industrial Light | |
| M-2 Industrial General | |
| MHP Manufactured Home Park | |
| RA Recreational Accommodation | |
| RC Rural Commercial | |
| REC Recreational | |
| RS Rural Settlement | |



Map 18

Projection: UTM Zone 11 NAD 83 Date: March 3, 2017

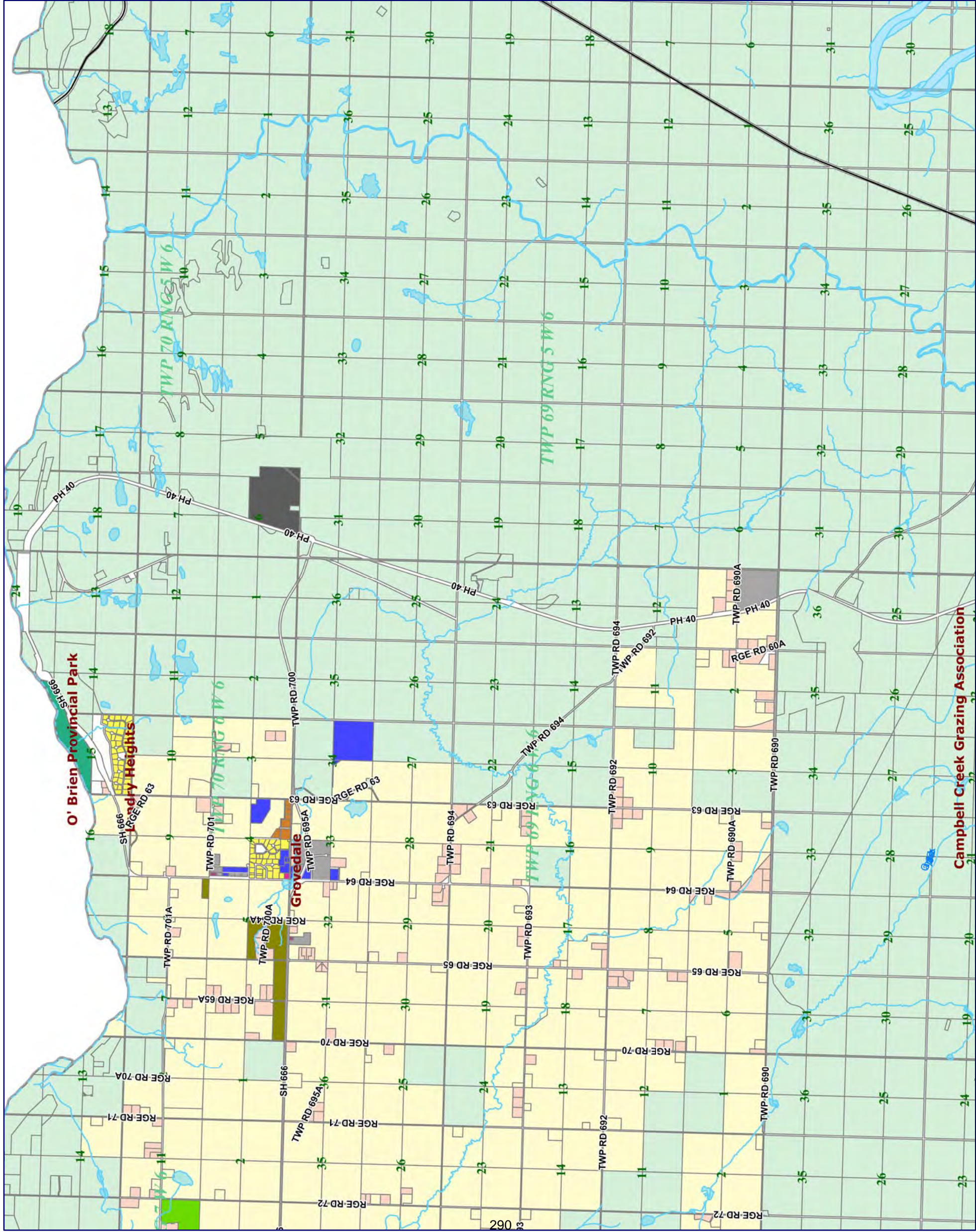
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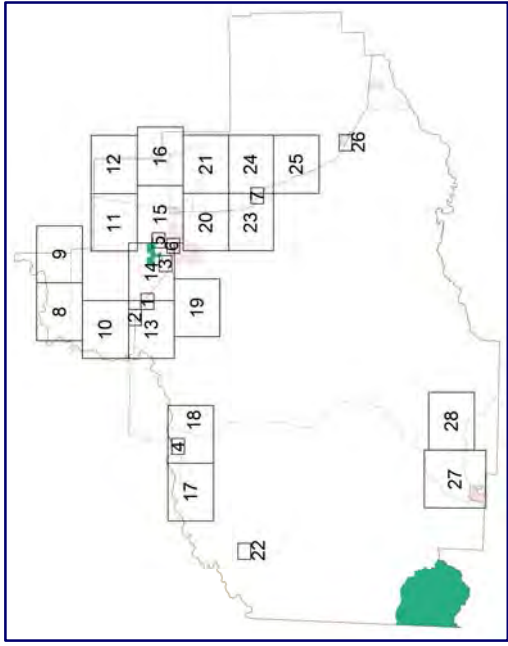
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Vallyview Area 2 Proposed Land Use



- | | |
|-------------------------------|--|
| A-1 Agriculture One | |
| A-2 Agriculture Two | |
| CL Crown Land | |
| CR-1 Country Residential One | |
| CR-2 Country Residential Two | |
| HC Hamlet Commercial | |
| HI Hamlet Industrial | |
| HR Hamlet Residential | |
| INS Institutional | |
| M-1 Industrial Light | |
| M-2 Industrial General | |
| MHP Manufactured Home Park | |
| RA Recreational Accommodation | |
| RC Rural Commercial | |
| REC Recreational | |
| RS Rural Settlement | |



Map 20

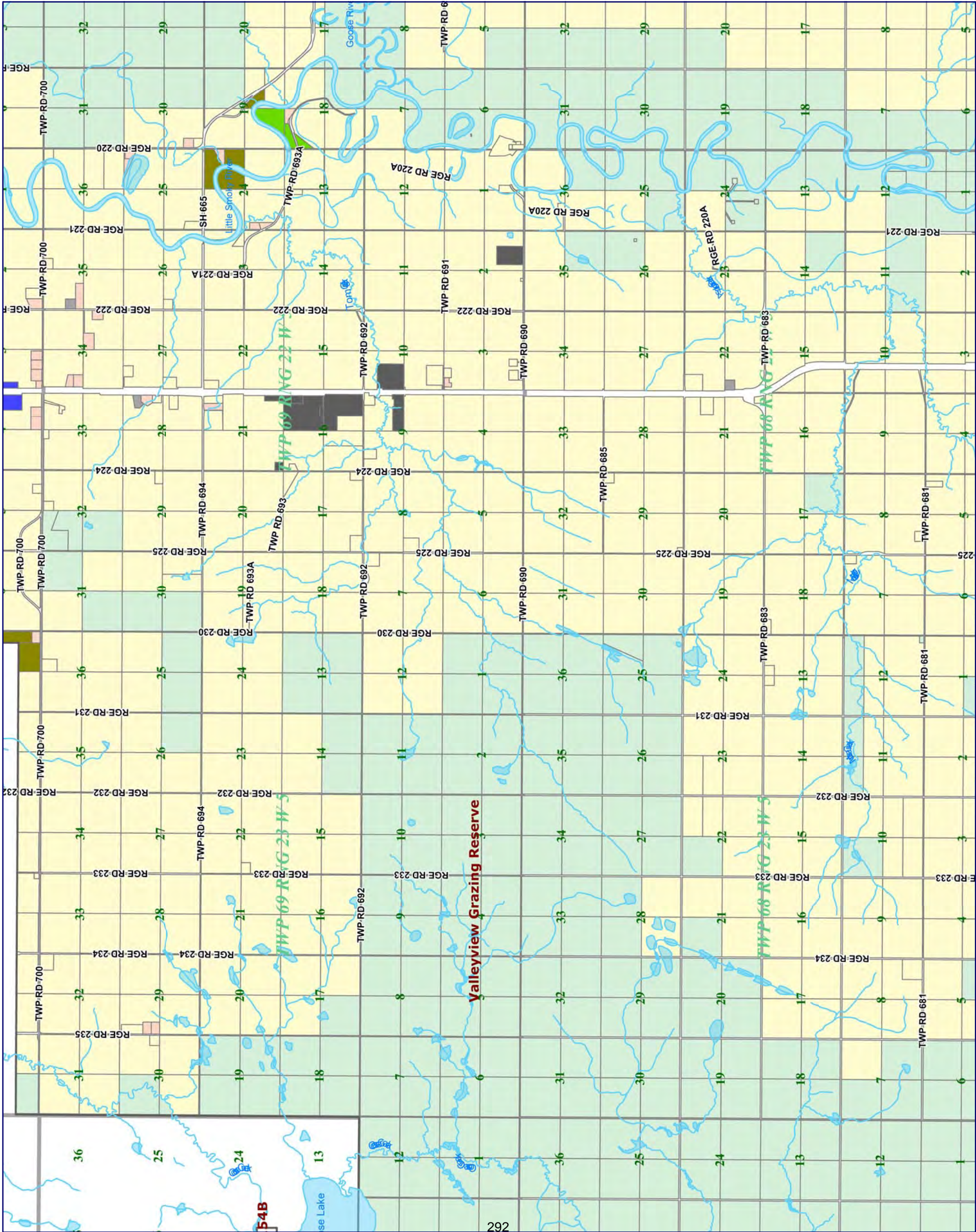
Projection: UTM Zone 11 NAD83 Date: March 3, 2017

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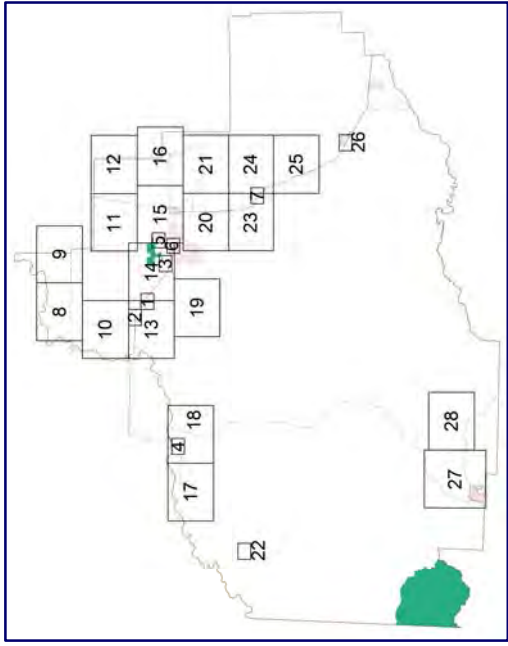
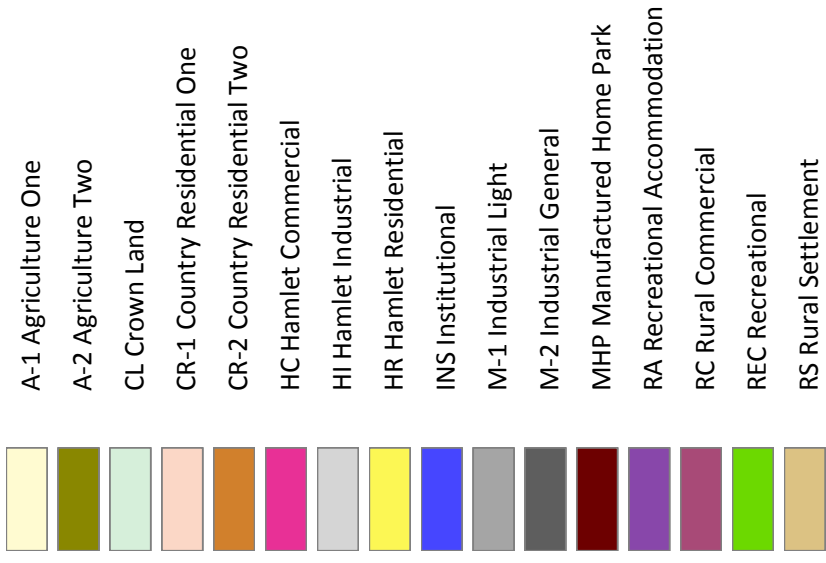
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1:76,000

1 Km

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



Map 21

Projection: UTM Zone 11 NAD 83 Date: March 3, 2017

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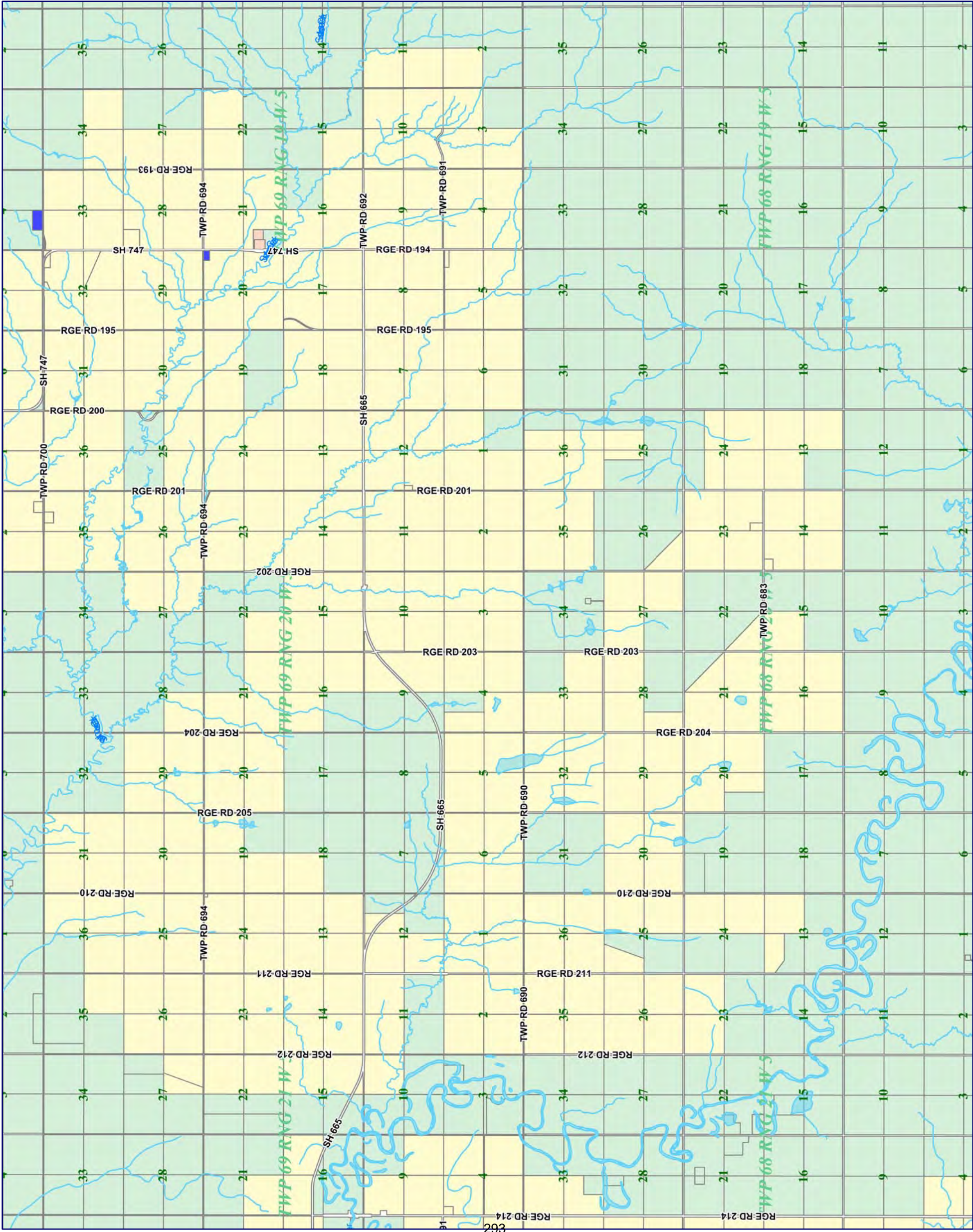
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Building/Site/Feature information compiled from municipal assessment data, December 2015.

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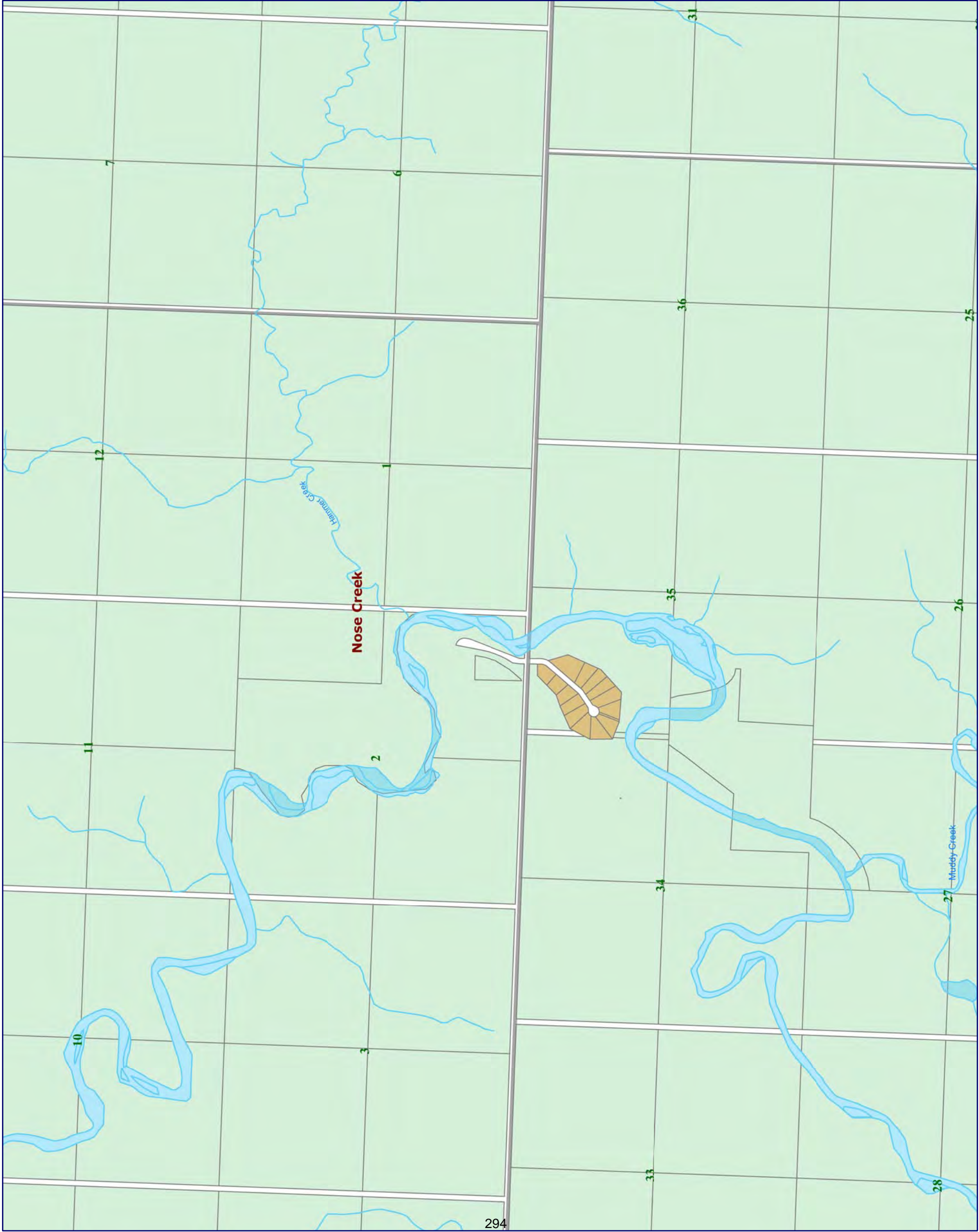


ACCURATE
ASSESSMENT GROUP LTD





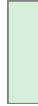













1:76,000

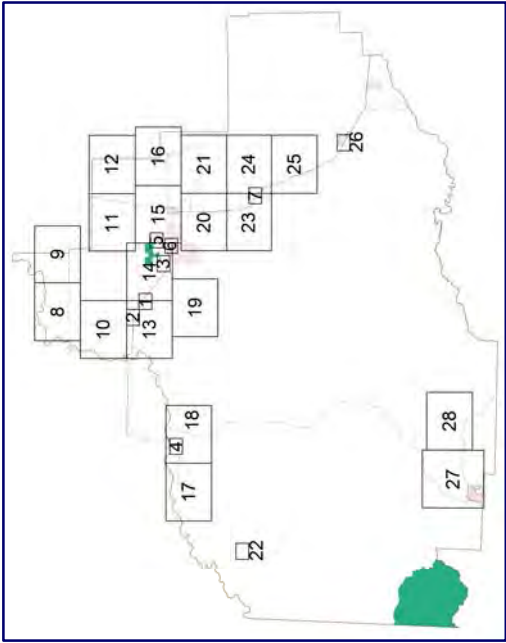
1 Km





Nose Creek Proposed Land Use

- | | |
|---|-------------------------------|
|  | A-1 Agriculture One |
|  | A-2 Agriculture Two |
|  | CL Crown Land |
|  | CR-1 Country Residential One |
|  | CR-2 Country Residential Two |
|  | HC Hamlet Commercial |
|  | HI Hamlet Industrial |
|  | HR Hamlet Residential |
|  | INS Institutional |
|  | M-1 Industrial Light |
|  | M-2 Industrial General |
|  | MHP Manufactured Home Park |
|  | RA Recreational Accommodation |
|  | RC Rural Commercial |
|  | REC Recreational |
|  | RS Rural Settlement |



Map 22

Projection: UTM Zone 11 NAD 83 Date: March 3, 2017

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1:21,000

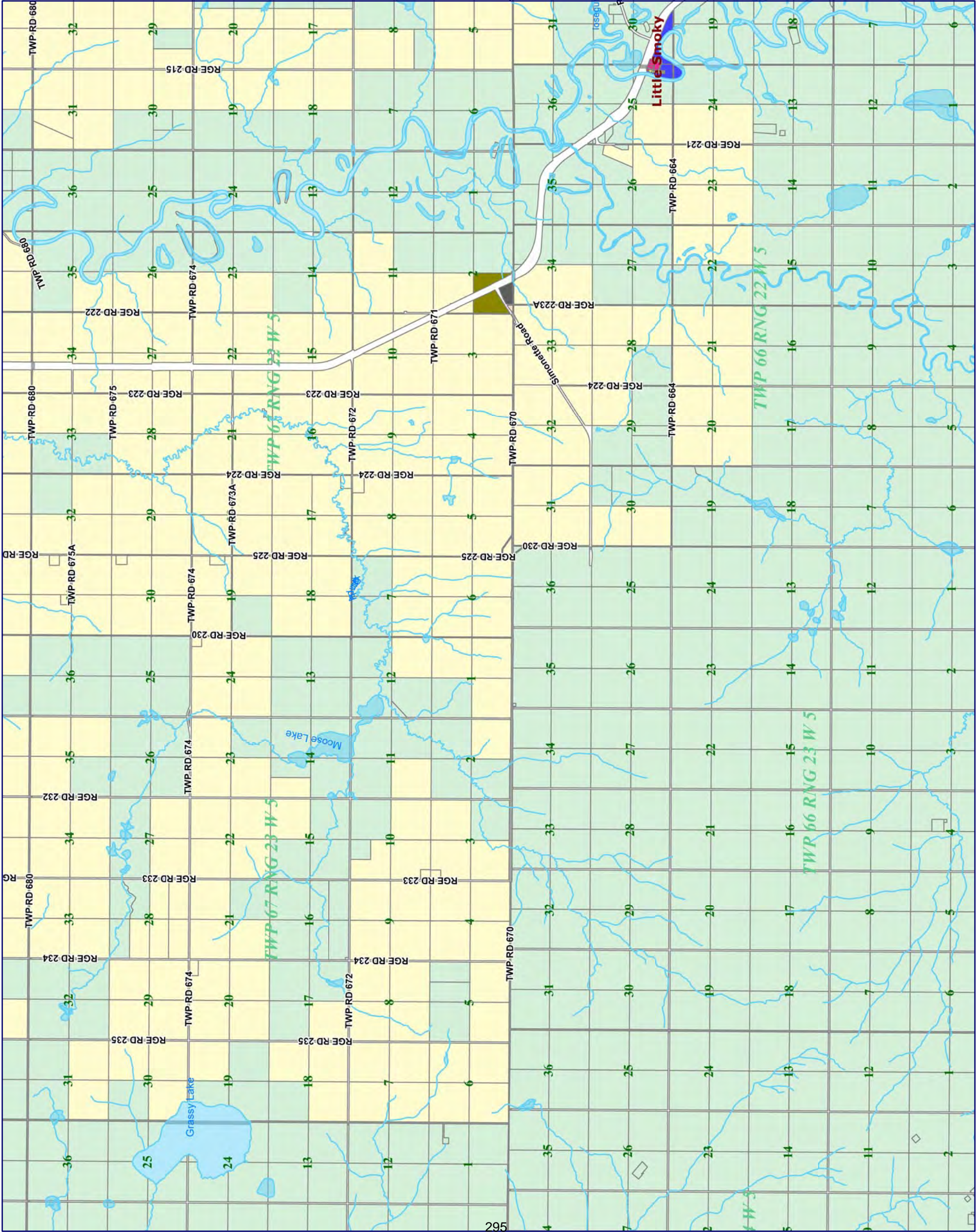


1 Km

294

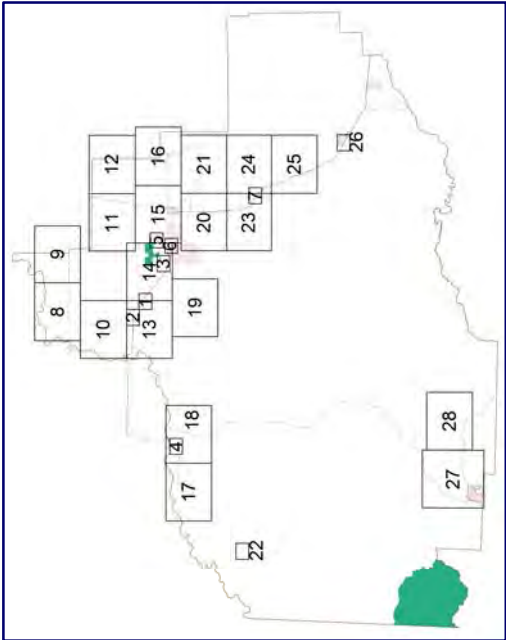


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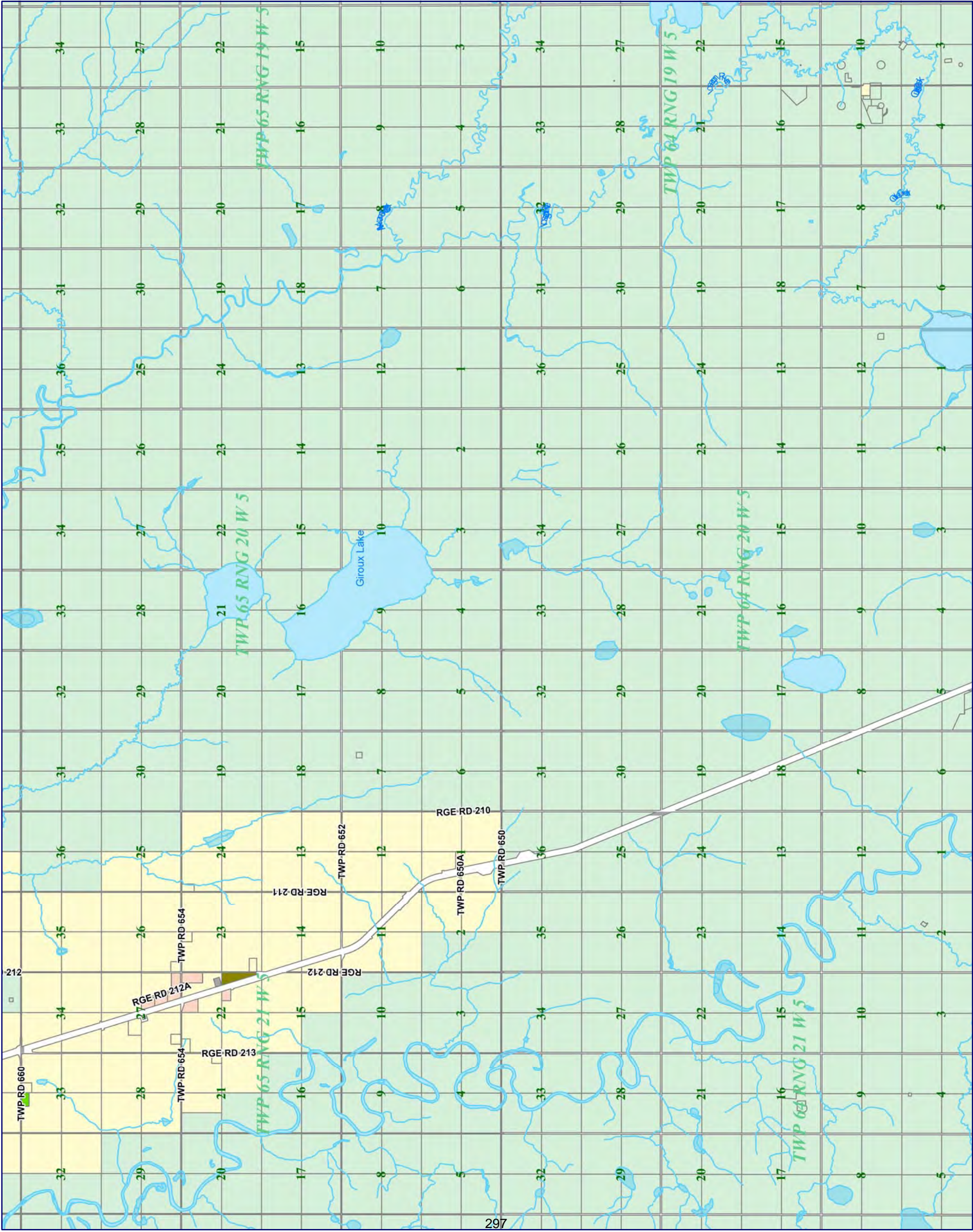


Little Smoky Area 1 Proposed Land Use

- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



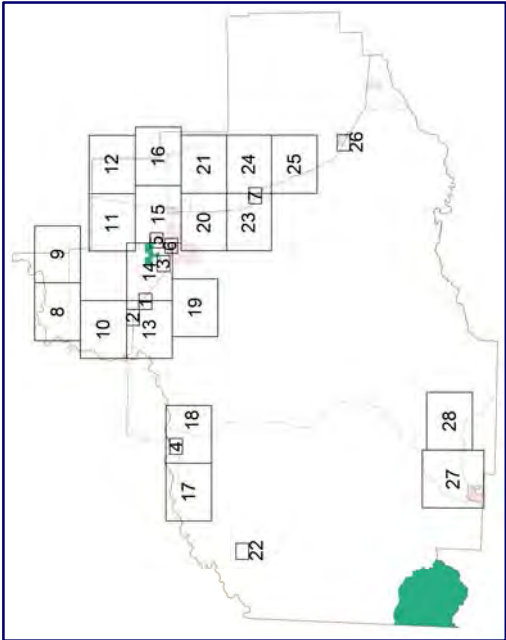
Map 23



Little Smoky Area 3

Proposed Land Use

- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Map 25

Projection: UTM Zone 11 NAD 83 Date: March 3, 2017

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Compiled from the Rural Cadastrol Digital Base March 1, 2016, 1:20,000 Digital Base.
Land Ownership compiled from municipal tax data, March 1, 2016.

Building/Site/Feature information compiled from municipal assessment data, December 2015.

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

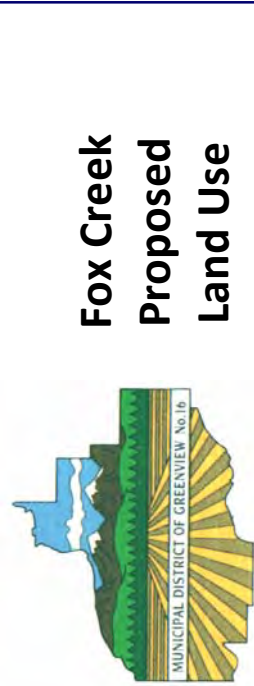
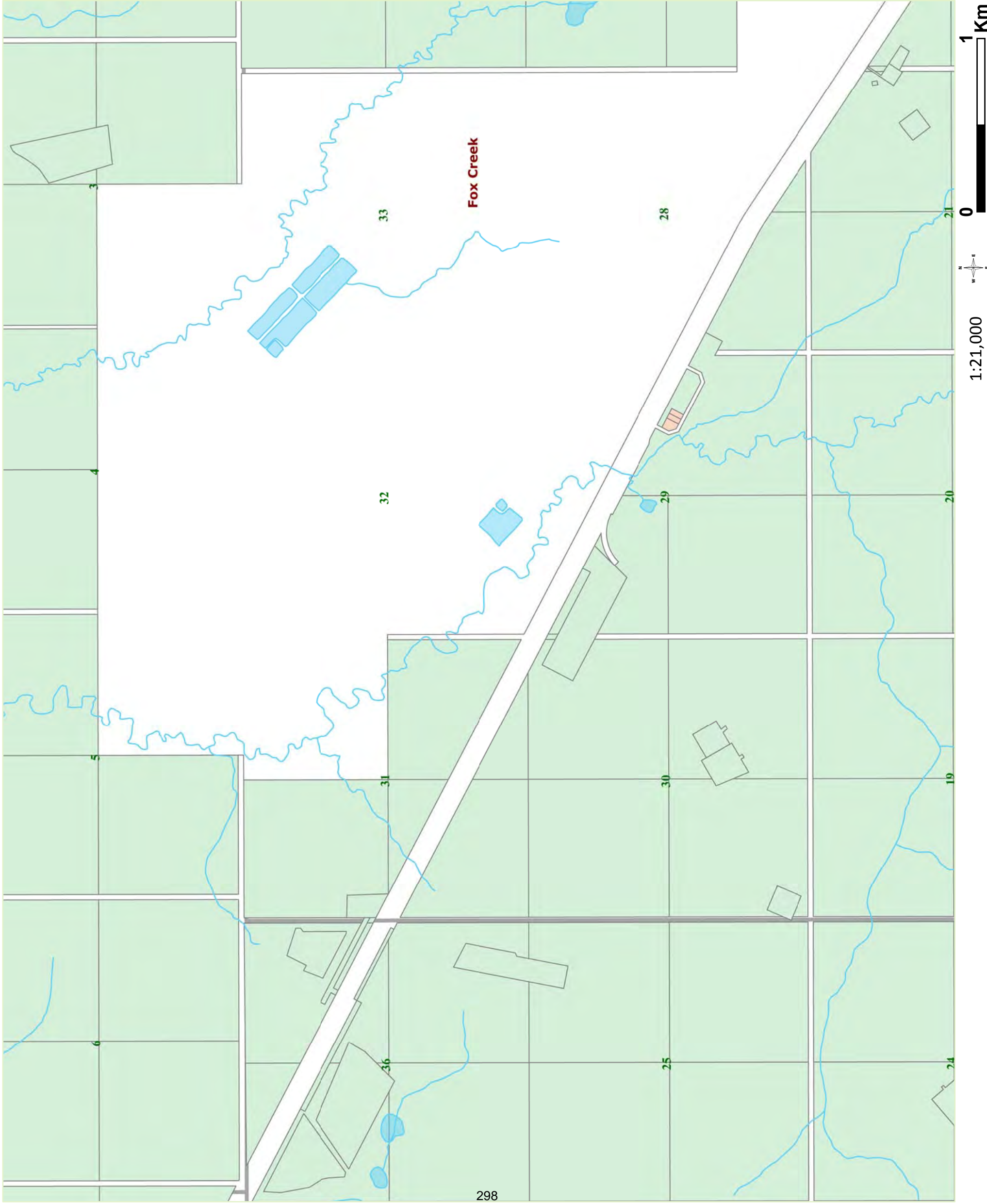


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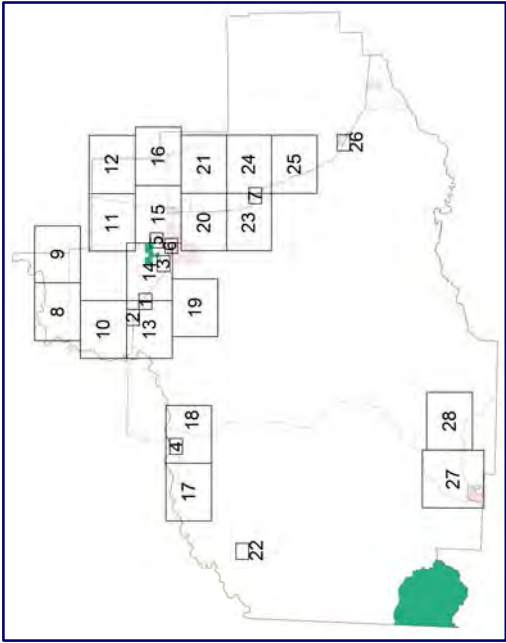
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1 Km





- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Map 26

Projection: UTM Zone 11 NAD 83

Date: March 3, 2017

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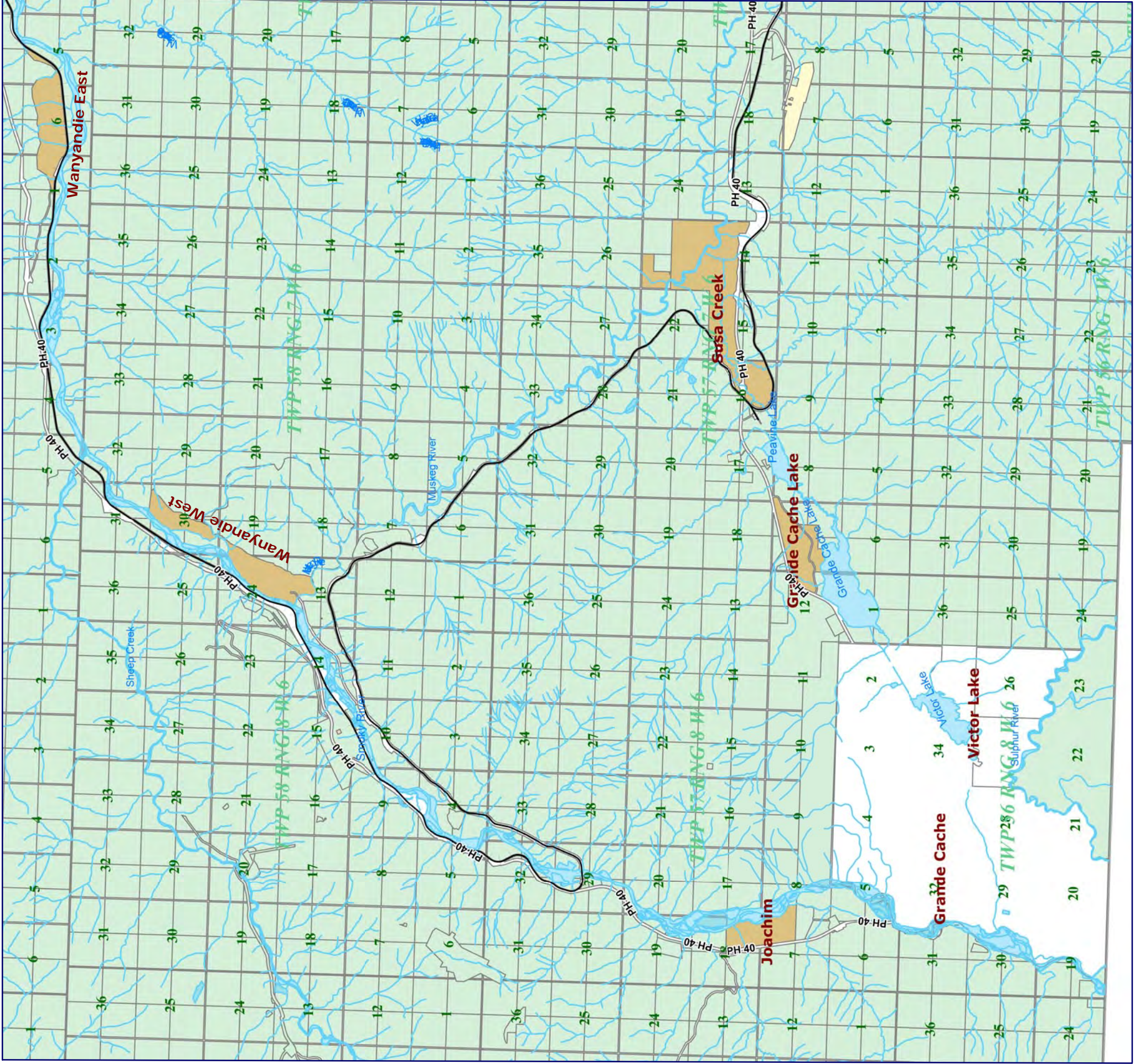
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Land Ownership compiled from municipal tax data, March 1, 2016.

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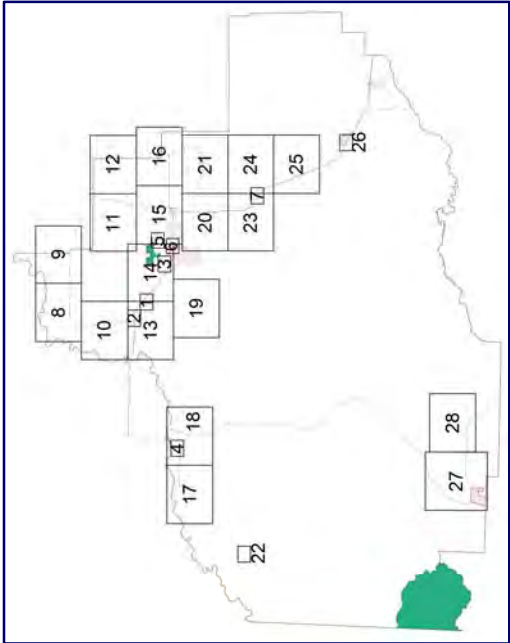
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

ACCURATE
MUNICIPAL DISTRICT OF GREENVIEW



Grande Cache Area 1 Proposed Land Use

- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Map 27

Projection: UTM Zone 11 NAD 83 Date: March 3, 2017

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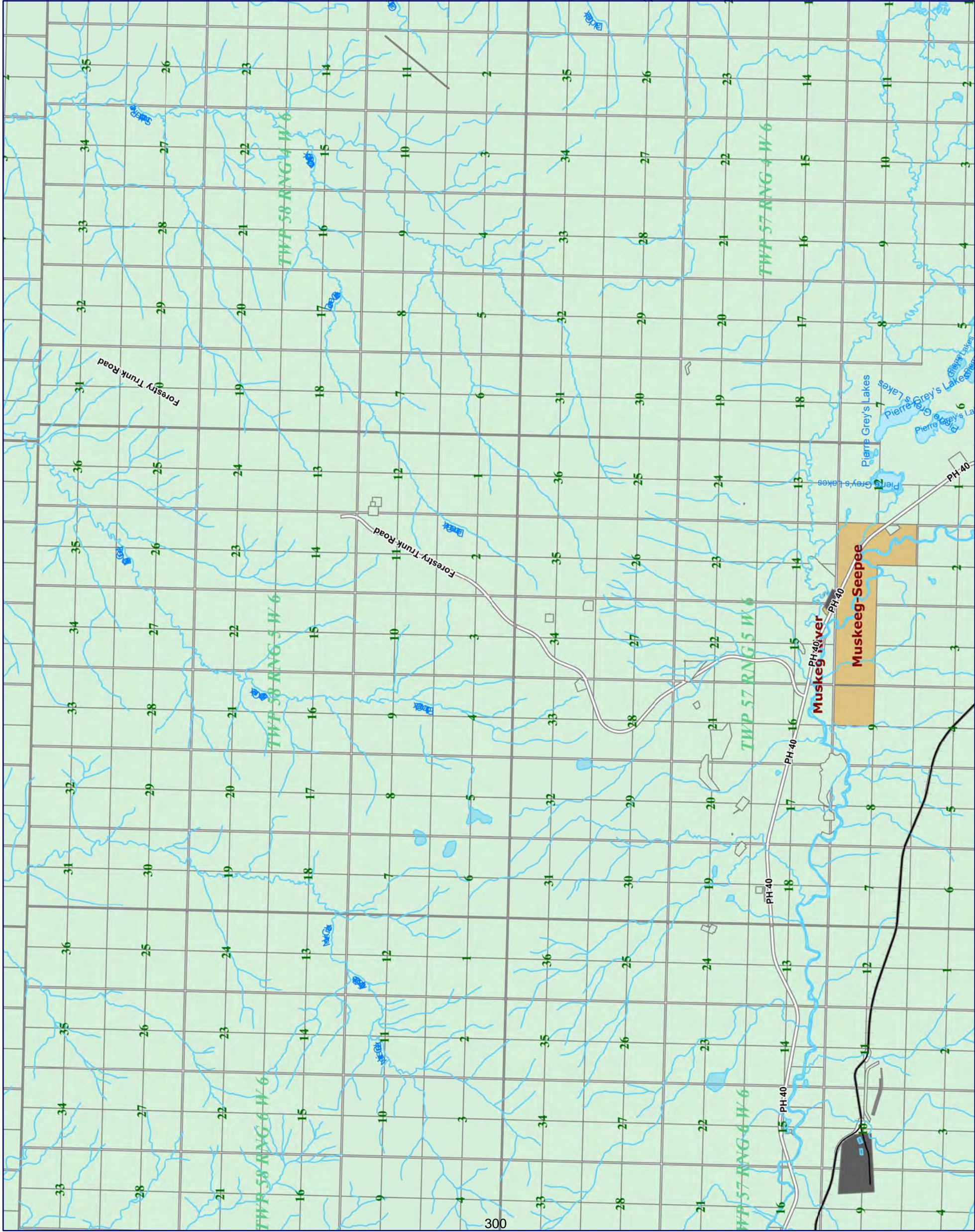
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Land Ownership compiled from municipal tax data, March 1, 2016.

Building/Site/Feature information compiled from municipal assessment data, December 2015.

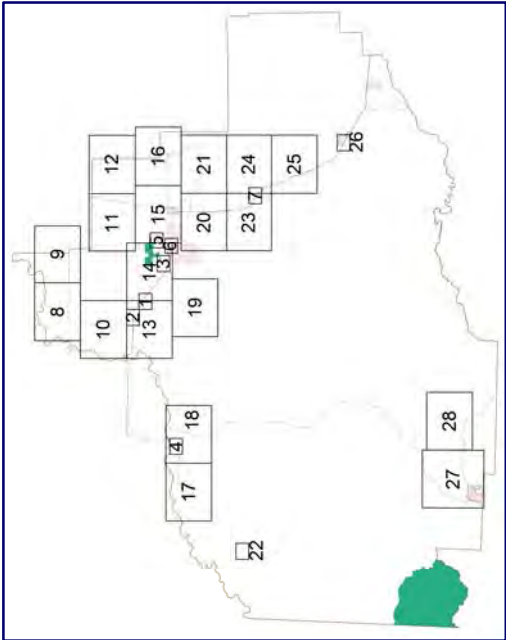
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS





Grande Cache Area 2 Proposed Land Use

- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RA Recreational Accommodation
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Map 28

Projection: UTM Zone 11 NAD 83 Date: March 3, 2017

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Building/Site/Feature information compiled from municipal assessment data, December 2015.

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



Schedule 'C'

- (c) in accordance with this section and Division 6, provide for the imposition and collection of a levy to be known as a "redevelopment levy", and
- (d) authorize a designated officer, with or without conditions, to perform any function with respect to the imposition and collection of that redevelopment levy.

1995 c24 s95

Plan contents

635 An area redevelopment plan

- (a) must describe
 - (i) the objectives of the plan and how they are proposed to be achieved,
 - (ii) the proposed land uses for the redevelopment area,
 - (iii) if a redevelopment levy is to be imposed, the reasons for imposing it, and
 - (iv) any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities or any other purposes the council considers necessary,

and

- (b) may contain any other proposals that the council considers necessary.

1995 c24 s95

General Provisions

Statutory plan preparation

636(1) While preparing a statutory plan a municipality must

- (a) provide a means for any person who may be affected by it to make suggestions and representations,
- (b) notify the public of the plan preparation process and of the means to make suggestions and representations referred to in clause (a),
- (c) notify the school boards with jurisdiction in the area to which the plan preparation applies and provide opportunities to those authorities to make suggestions and representations,
- (d) in the case of a municipal development plan, notify adjacent municipalities of the plan preparation and

provide opportunities to those municipalities to make suggestions and representations, and

- (e) in the case of an area structure plan, where the land that is the subject of the plan is adjacent to another municipality, notify that municipality of the plan preparation and provide opportunities to that municipality to make suggestions and representations.

(2) Subsection (1) does not apply to amendments to statutory plans.
RSA 2000 cM-26 s636;2008 c37 s11

Effect of plans

637 The adoption by a council of a statutory plan does not require the municipality to undertake any of the projects referred to in it.
1995 c24 s95

Plans consistent

638 All statutory plans adopted by a municipality must be consistent with each other.
1995 c24 s95

Conflict with ALSA regional plans

638.1 In the event of a conflict or inconsistency between

- (a) a statutory plan or a land use bylaw, and
- (b) an ALSA regional plan,

the ALSA regional plan prevails to the extent of the conflict or inconsistency.

2009 cA-26.8 s83

Division 5 Land Use

Land use bylaw

639 Every municipality must pass a land use bylaw.
1995 c24 s95

Protection of agricultural operations

639.1 In preparing a land use bylaw, a municipality must consider the protection of agricultural operations unless an ALSA regional plan requires agricultural operations to be protected or requires agricultural land or land for agricultural purposes to be protected, conserved or enhanced, in which case the municipality must comply with the ALSA regional plan.

RSA 2000 c21(Supp) s5;2009 cA-26.8 s83

Land use bylaw

640(1) A land use bylaw may prohibit or regulate and control the use and development of land and buildings in a municipality.

(2) A land use bylaw

- (a) must divide the municipality into districts of the number and area the council considers appropriate;
- (b) must, unless the district is designated as a direct control district pursuant to section 641, prescribe with respect to each district,
 - (i) the one or more uses of land or buildings that are permitted in the district, with or without conditions, or
 - (ii) the one or more uses of land or buildings that may be permitted in the district at the discretion of the development authority, with or without conditions,or both;
- (c) must establish a method of making decisions on applications for development permits and issuing development permits for any development, including provision for
 - (i) the types of development permit that may be issued,
 - (ii) applying for a development permit,
 - (iii) processing an application for, or issuing, cancelling, suspending or refusing to issue, a development permit,
 - (iv) the conditions that are to be attached, or that the development authority may attach, to a development permit, either generally or with respect to a specific type of permit,
 - (v) how long any type of development permit remains in effect,
 - (vi) the discretion that the development authority may exercise with respect to development permits, and
 - (vii) any other matters necessary to regulate and control the issue of development permits that to the council appear necessary;

- (d) must provide for how and to whom notice of the issuance of a development permit is to be given;
- (e) must establish the number of dwelling units permitted on a parcel of land.

(3) A land use bylaw may identify additional land as adjacent land for the purposes of section 692.

(4) Without restricting the generality of subsection (1), a land use bylaw may provide for one or more of the following matters, either generally or with respect to any district or part of a district established pursuant to subsection (2)(a):

- (a) subdivision design standards;
- (b) the ground area, floor area, height, size and location of buildings;
- (c) the amount of land to be provided around or between buildings;
- (d) the landscaping of land or buildings;
- (e) the location, height and maintenance of fences and walls;
- (f) the establishment and maintenance of
 - (i) off-street or other parking facilities, and
 - (ii) loading and unloading facilities,and any other similar matters;
- (g) the design, character and appearance of buildings;
- (h) the location and amount of access to lots from roads and ensuring that there is at least one means of access from each lot to a road;
- (i) the lighting of land, buildings or other things;
- (j) the enlargement, alteration, repair, removal or relocation of buildings;
- (k) the excavation or filling in of land;
- (l) the development of buildings
 - (i) on land subject to flooding or subsidence or that is low lying, marshy or unstable,

- (ii) on land adjacent to or within a specified distance of the bed and shore of any lake, river, stream or other body of water, or
 - (iii) subject to regulations made under section 693 or 694, within a specified area around an airport;
 - (m) the construction, placement or use of billboards, signboards or other advertising devices of any kind, and if they are permitted at all, governing their height, size and character;
 - (n) the removal, repair or renovation of billboards, signboards or other advertising devices of any kind;
 - (o) the density of population in any district or part of it;
 - (p) the designation of a district as a direct control district in accordance with section 641;
 - (q) the establishment of any related agreements, forms, fees or procedural matters;
 - (r) issuing orders under section 645.
- (5) A land use bylaw may provide that when an application for a development permit or change in land use designation is refused another application with respect to the same lot
- (a) for a development permit for the same or a similar use, or
 - (b) for a change in land use designation
- may not be made by the same or any other applicant until the time stated in the land use bylaw has expired.
- (6) A land use bylaw may authorize a development authority to decide on an application for a development permit even though the proposed development does not comply with the land use bylaw or is a non-conforming building if, in the opinion of the development authority,
- (a) the proposed development would not
 - (i) unduly interfere with the amenities of the neighbourhood, or
 - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- and

- (b) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.
- 1995 c24 s95;1996 c30 s58

Designation of direct control districts

641(1) The council of a municipality that has adopted a municipal development plan, if it wishes to exercise particular control over the use and development of land or buildings within an area of the municipality, may in its land use bylaw designate that area as a direct control district.

(2) If a direct control district is designated in a land use bylaw, the council may, subject to any applicable statutory plan, regulate and control the use or development of land or buildings in the district in any manner it considers necessary.

(3) In respect of a direct control district, the council may decide on a development permit application or may delegate the decision to a development authority with directions that it considers appropriate.

(4) Despite section 685, if a decision with respect to a development permit application in respect of a direct control district

- (a) is made by a council, there is no appeal to the subdivision and development appeal board, or
- (b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

1995 c24 s95;1996 c30 s59

Permitted and discretionary uses

642(1) When a person applies for a development permit in respect of a development provided for by a land use bylaw pursuant to section 640(2)(b)(i), the development authority must, if the application otherwise conforms to the land use bylaw, issue a development permit with or without conditions as provided for in the land use bylaw.

(2) When a person applies for a development permit in respect of a development that may, in the discretion of a development authority, be permitted pursuant to section 640(2)(b)(ii), the development authority may issue a development permit with or without conditions as provided for in the land use bylaw.

(3) A decision of a development authority on an application for a development permit must be in writing, and a copy of it must be given to the applicant.

(4) If a development authority refuses an application for a development permit, the decision must include the reasons for the refusal.

1995 c24 s95

Non-conforming use and non-conforming buildings

643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

(3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

(4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

(5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except

- (a) to make it a conforming building,
- (b) for routine maintenance of the building, if the development authority considers it necessary, or
- (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

(6) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw.

(7) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

1995 c24 s95

Acquisition of land designated for public use

644(1) If land is designated under a land use bylaw for use or intended use as a municipal public building, school facility, park or recreation facility and the municipality does not own the land, the municipality must within 6 months from the date the land is designated do one of the following:

- (a) acquire the land or require the land to be provided as reserve land;
- (b) commence proceedings to acquire the land or to require the land to be provided as reserve land and then acquire that land within a reasonable time;
- (c) amend the land use bylaw to designate the land for another use or intended use.

(2) Subsection (1) does not apply if the Crown in right of Canada, the Crown in right of Alberta, an irrigation district, a board of a drainage district or a local authority, within 6 months from the date the land is designated under that subsection,

- (a) acquires that land, or
- (b) commences proceedings to acquire that land or requires that land to be provided as reserve land and then acquires it within a reasonable time.

1995 c24 s95; 1999 c1-11.7 s214

Stop order

645(1) Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with

- (a) this Part or a land use bylaw or regulations under this Part, or
- (b) a development permit or subdivision approval,

the development authority may act under subsection (2).

(2) If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

council or the Minister on whether the petition is sufficient or insufficient.

(2) Repealed 1995 c24 s26.

(3) If a petition is not sufficient, the council or the Minister is not required to take any notice of it.

1994 cM-26.1 s226;1995 c24 s26

Meetings with the Public

Advertising

227 If council calls a meeting with the public, notice of it must be advertised and everyone is entitled to attend it.

1994 cM-26.1 s227

Improper conduct

228 The person chairing a meeting with the public may expel a person from the meeting for improper conduct.

1994 cM-26.1 s228

Petition for meeting

229 If a council receives a sufficient petition requesting that council call a meeting with the public, the council must call a meeting with the public to discuss the matters stated in the petition and the meeting must be held no later than 30 days after the chief administrative officer declares the petition to be sufficient.

1994 cM-26.1 s229;1995 c24 s27

Public Hearings

When to hold public hearing

230(1) When this or another enactment requires council to hold a public hearing on a proposed bylaw or resolution, the public hearing must be held, unless another enactment specifies otherwise,

(a) before second reading of the bylaw, or

(b) before council votes on the resolution.

(2) If a public hearing is held on a proposed bylaw or resolution, council must conduct the public hearing during a regular or special council meeting.

(3) A council may by bylaw establish procedures for public hearings.

(4) In the public hearing, council

(a) must hear any person, group of persons, or person representing them, who claims to be affected by the

proposed bylaw or resolution and who has complied with the procedures outlined by the council, and

- (b) may hear any other person who wishes to make representations and whom the council agrees to hear.

(5) After considering the representations made to it about a proposed bylaw or resolution at a public hearing and after considering any other matter it considers appropriate, the council may

- (a) pass the bylaw or resolution,
- (b) make any amendment to the bylaw or resolution it considers necessary and proceed to pass it without further advertisement or hearing, or
- (c) defeat the bylaw or resolution.

(6) The minutes of the council meeting during which a public hearing is held must record the public hearing to the extent directed by the council.

1994 cM-26.1 s230

Petitions for Vote of the Electors - Advertised Bylaws and Resolutions

Petition for vote on advertised bylaws and resolutions

231(1) Except for a bylaw under section 22 or a bylaw or resolution under Part 17, after a proposed bylaw or resolution that is required to be advertised under this or another enactment has been advertised, the electors may submit a petition for a vote of the electors to determine whether the proposed bylaw or resolution should be passed.

(2) A separate petition must be filed with respect to each advertised bylaw or resolution even if a council advertises 2 or more bylaws or resolutions in a single advertisement.

(3) A petition under this section for a vote of the electors on a proposed bylaw required to be advertised by Part 8 is not sufficient unless it is filed with the chief administrative officer within 15 days after the last date on which the proposed bylaw or resolution is advertised.

(4) A petition under this section for a vote of the electors on a proposed bylaw or resolution required to be advertised by another Part of this Act or another enactment is not sufficient unless it is filed with the chief administrative officer within 60 days after the last date on which the proposed bylaw is advertised.



REQUEST FOR DECISION

SUBJECT:	Twp. 672 Road Construction Report		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	March 28, 2017	ACAO: DM	MANAGER: KS
DEPARTMENT:	CONSTRUCTION & MAINTENANCE	GM: GG	PRESENTER: KS

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council accept the Twp. 672 Road Construction Report as information.

BACKGROUND/PROPOSAL:

The Twp. 672 Road Construction project entails constructing approximately 3.2 km of new road. The project has been approved in the 2017 Infrastructure and Planning capital budget.

Administration presently is planning to tender the Twp. 672 Road Construction Project, realizing that there are both pros and cons regarding tendering projects versus hiring day labour to construct projects. The following are Administration's justification in tendering the Twp. 672 project:

- Economy of Scale
 - Presently, due to the economy and competition, tender bid prices are below engineering estimates making tender projects more preferred.
 - Day labour involves compensating contractors at hourly rates for all services which may result in an overall higher project cost.
 - Tendering projects includes project completion dates, site occupancy days and damage for project delay penalties, while day labour does not include these advantages to the project.
- Warranty
 - Tender projects consist of a one year project warranty period at no additional cost to Greenview.
 - Day labour has no warranty, therefore the works are paid hourly for any warranty work required after the completion of the project.
- Wet Lands (Government approvals)
 - With the existing Provincial Wet Lands Policy, regulations must be adhered to closely. Administration considers that by tendering a project the responsibility for adhering to the conditions would be the sole responsibility of the contractor, whereby this would not apply to day labour.

- Workmanship
 - Tendered projects generally involves contractors with skilled labour and GPS controlled equipment allowing for efficient workmanship of the project.
 - Day labour does have some limited competent skilled labour, however, when multiple projects are in progress, it does minimize the availability of the skilled labour. Generally day labour does not have GPS controlled equipment available.
- Greenview Staffing Availability
 - Tendered projects include the outside sourcing of consultant supervision and administration.
 - Day labour projects include day labour supervision and staff administration to be administered by Greenview resources.
 - Presently, the Infrastructure and Planning Department has an extensive workload scheduled for 2017, with limited staffing resources available, keeping in mind that the construction seasons are generally short.

Greenview presently does have substantial projects listed for day labour construction in 2017, with this being the case Twp. 672 project requires adequate skilled labour and equipment to ensure a successful project. The day labour projects prioritized, will require the higher skilled day labour forces that are available throughout the community.

Administration strives to provide quality, efficient and economical workmanship in all programs and projects administered by the Infrastructure and Planning department. It is with this in mind, that Administration is recommending that the Twp. 672 Road Construction project be publicly tendered.

BENEFITS OF THE RECOMMENDED ACTION:

N/A

DISADVANTAGES OF THE RECOMMENDED ACTION:

N/A

ALTERNATIVES CONSIDERED:

Alternative #1: N/A

FINANCIAL IMPLICATION:

Direct Costs: 2017 Capital Budget funding of \$1.8 million

Ongoing / Future Costs: N/A

STAFFING IMPLICATION:

N/A

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

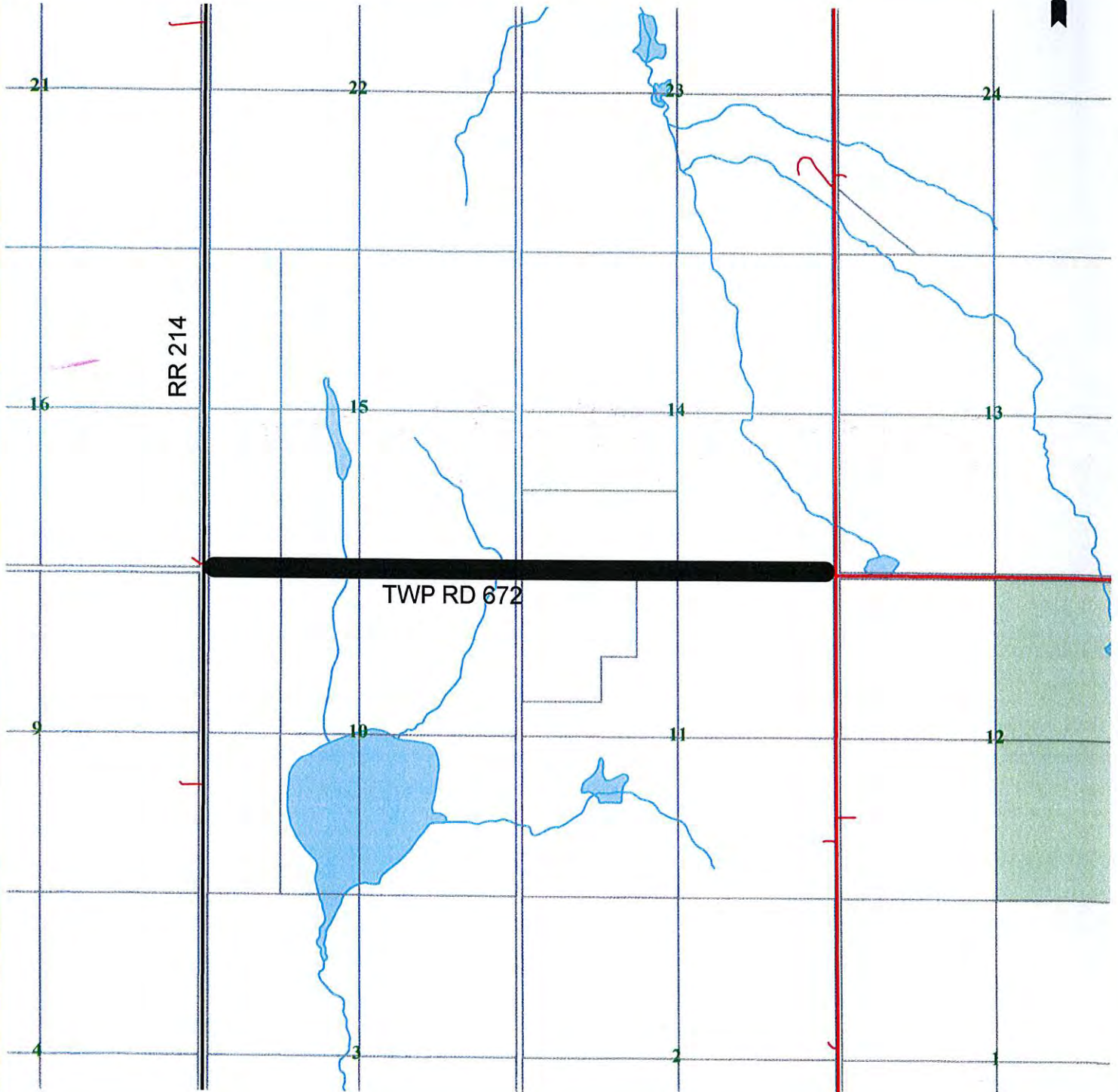
The project will be advertised on the Alberta Purchasing Connection and the Road Builders sites.

ATTACHMENT(S):

- Map of the proposed construction location



Municipal District of Greenview #16



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REQUEST FOR DECISION

SUBJECT:	Tri-Municipal Industrial Development Committee Chairman		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	March 14, 2017	CAO: MH	MANAGER: KK
DEPARTMENT:	ECONOMIC DEVELOPMENT	GM: DM	PRESENTER: KK

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council appoint Reeve Dale Gervais as the Tri-Municipal Industrial Development Committee Chairman for a term concluding on the date of the 2017 Municipal Election.

BACKGROUND/PROPOSAL:

At the February 16, 2017 Tri-Municipal Industrial Development Committee Meeting, Reeve Dale Gervais was nominated as the Chairman of the Tri-Municipal Industrial Development Committee for a term concluding on the date of the 2017 Municipal Election.

The Tri-Municipal Industrial Development Committee Terms of Reference state that Greenview will appoint a Committee Chairman annually from among the Greenview voting members (Reeve Dale Gervais, Councillor Bill Smith, Councillor Tom Burton and Councillor Les Urness). Greenview Council is required to appoint the Committee Chairman, however it is not bound by the Tri-Municipal Industrial Committee selected nomination.

BENEFITS OF THE RECOMMENDED ACTION:

1. Greenview will be following the stated course of action recommended by the Committee.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Greenview Council may choose to appoint a different person as Chair of the Committee. This would be counter to the desire of the Committee and is therefore not recommended.

FINANCIAL IMPLICATION:

Direct Costs: N/A

Ongoing / Future Costs: N/A

STAFFING IMPLICATION:

N/A

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will notify the Tri-Municipal Industrial Development Committee of the appointed Committee Chairman.

ATTACHMENT(S):

- Revised Tri-Municipal Industrial Development Committee Terms of Reference



Industrial Nexus (IN) Terms of Reference

WHEREAS the Municipal District of Greenview No. 16, County of Grande Prairie No. 1, and the City of Grande Prairie (the Parties) wish to jointly establish a world class industrial development area (the Area) within the Municipal District of Greenview,

and,

The Parties wish to establish a steering committee (the Committee) to guide the development of the Area.

NOW THEREFORE the Committee is established as per the following:

1. Composition

- 1.1. The Committee shall be comprised of the following voting members chosen from the elected Councils of the Parties as follows:

Municipal District of Greenview:	(4)
County of Grande Prairie:	(2)
City of Grande Prairie:	Two (2)

- 1.2 Each Party shall appoint their own voting representative(s) as members of the Committee.
- 1.3. The Committee shall be comprised of the following non-voting members:
- a) The respective Chief Administrative Officers or their designates;
 - b) The respective Economic Development Officers or their designates;
 - c) The Industrial Nexus Chief Executive Officer (if established); and,
 - d) Other administrative support such as a recording secretary, as required.
- 1.4. Greenview will appoint a Chairman annually from among the Greenview voting members. The Committee will annually appoint two (2) Vice-Chairs.
- 1.5. Quorum of the Committee shall be at least four (4) voting members consisting of at least two (2) members from Greenview and one (1) from each of the other Parties.



2. Duties

2.1 The Committee shall have the following duties:

- a) Identify the specific geographic boundaries of the Area as referenced in Schedule "A";
- b) Organize resources to develop a needs assessment, business plan and initial budget for proposal to the Parties;
- c) Authority to appoint, organize and assemble the Human Resources and materials to aid in the selection of the Chief Executive Officer and/or Project Manager;
- d) Oversee the hiring of a Chief Executive Officer and/or Project Manager pending approval of such position by the Parties;
- e) Oversee the activities of the Chief Executive Officer and/or Project Manager;
- f) Guide the Committee to a separate corporate status controlled by the Parties;
- g) Oversee the development of lease agreements, Area Structure Plans, required consultations, marketing plans, incentive plans, websites, etc.;
- h) Development of a corporate name, brand and logo for the Area;
- i) Provide regular reports regarding the progress of development to the respective Parties;
- j) Establish regular meeting dates in order to facilitate business;
- k) Recommend annual budgets to the respective Parties; and
- l) Advocate on behalf of the Industrial Nexus project with all applicable stakeholders.
- m) Develop a partnership agreement for approval by all Parties based on the established principles.

3. Principles

3.1 The Committee will operate and incorporate the following principles:

- a) Costs associated with direct development within the management Area will be borne by all Parties based on the formula stated in Section 4; and
- b) The Committee will operate in a governance and oversight capacity. Elected members will not engage in the Administrative tasks of the project.
- c) The partnership agreement shall incorporate the following principles:
 - i. Dividends and benefits of the Industrial Nexus project will be divided to each of the Parties based on the ratio of funding committed to the Industrial Nexus project by the Parties.
 - ii. Dividends and benefits of the Industrial Nexus project will be based on net revenues (direct revenues less costs).
 - iii. Costs include direct investment, marketing, and operations of the Industrial Nexus project/area that are shared by the Parties.
 - iv. Dividends and benefits will only apply to new industrial developments as identified within the Industrial Nexus boundary (linear and existing development revenues are not eligible for dividend distribution).



4. Conduct

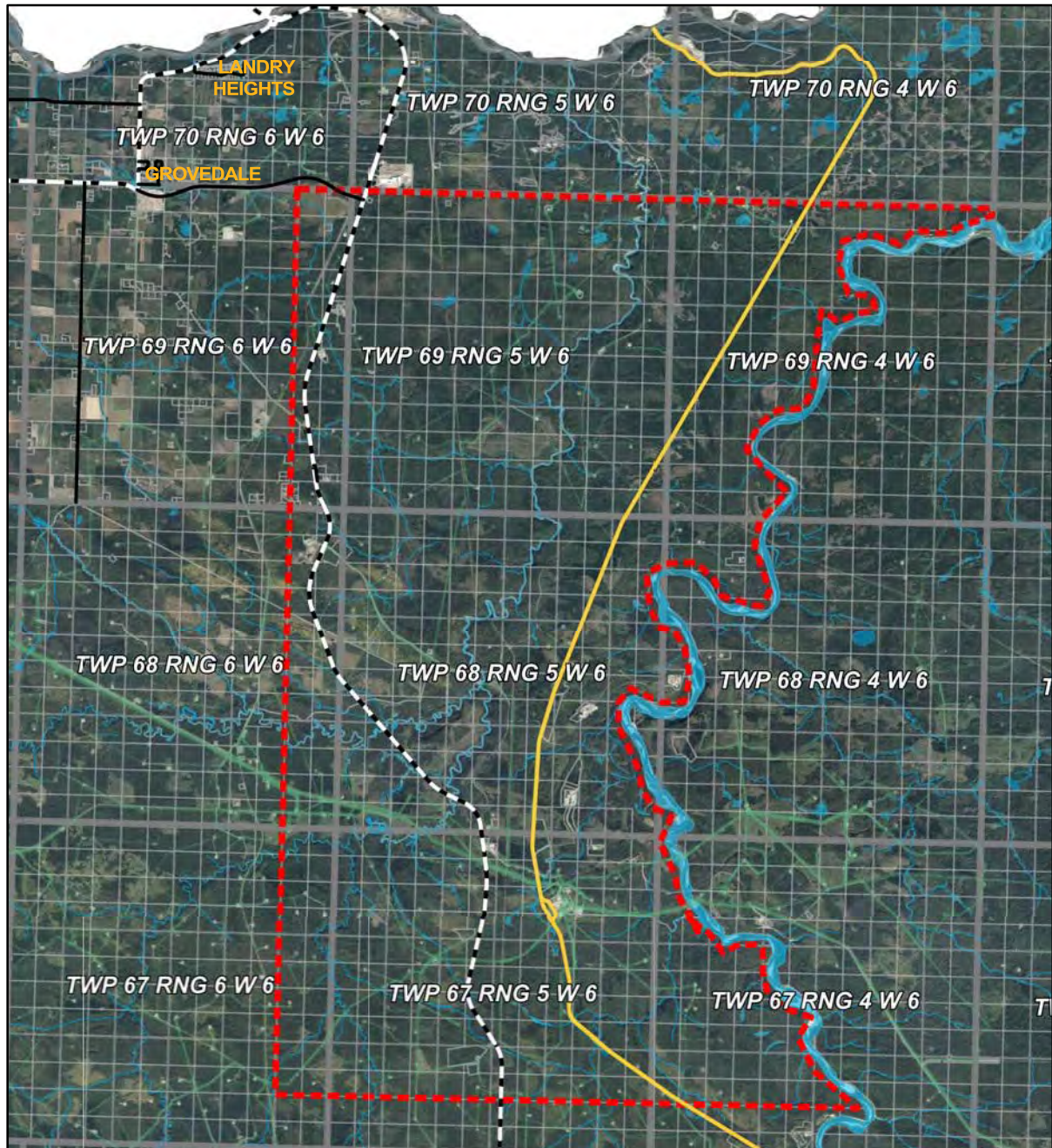
- 4.1 Official Minutes of all meetings will be recorded and submitted to the respective Parties.
- 4.2 Normal meeting dates will be determined by the Committee. Meetings can be called by any party with at least two weeks' notice.
- 4.3 Tied votes are deemed to be defeated.

5. Miscellaneous

- 5.1 Reference may be amended with the consent of all Parties.

Schedule "A"

Municipal District of Greenview No. 16 - DRAFT



0.0 3.0 6.0
Kilometers



Legend

- MUNICIPAL PAVED
- HIGHWAY 40
- RAILWAY
- PROPOSED AREA
- PIPELINE
- HYDRO



REQUEST FOR DECISION

SUBJECT: **2016 4th Quarter Budget to Actual Report**
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: March 14, 2017 ACAO: MANAGER:
DEPARTMENT: FINANCE GM: PRESENTER: BD

RELEVANT LEGISLATION:

Provincial (cite) – *Section 208(1) (k)*

Council Bylaw/Policy (cite) – *Bylaw No. 07-548 – Section 4(4.3) (g)*

RECOMMENDED ACTION:

MOTION: That Council accept the 2016 Fourth Quarter Budget to Actual Financial Report as information.

BACKGROUND/PROPOSAL:

The Fourth Quarter Budget to Actual Preliminary Financial Report will provide Council with fiscal information, however, the 2016 Audited Financial Statement will be the official financial document for Greenview.

The Fourth Quarter Budget to Actual Report records revenues of \$119,154,281, which represents 100% of the 2016 Budget, while recorded expenses total \$74,694,168, which represents 86% of the 2016 Budget. The Fourth Quarter Budget to Actual Report presently shows a surplus of \$12,258,563, however, during the audit process, adjustments (depreciation, etc.) will be required, resulting in a reduced surplus.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting the Fourth Quarter 2016 Budget to Actual Report for information is that Council will be updated as to the overall 2016 financial status of Greenview.
-

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to accepting the Fourth Quarter 2016 Budget to Actual Report for information.
-

ALTERNATIVES CONSIDERED:

Alternative #1: N/A

FINANCIAL IMPLICATION:

N/A

STAFFING IMPLICATION:

N/A

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

N/A

ATTACHMENT(S):

- The 4th Quarter Financial Report

SUMMARY OF ALL DEPARTMENTS

Revenues To the end of the 4th Quarter, the summary of all recorded MD Revenues totals \$119,154,281 and is **100% of forecast**. The 4th Quarter Revenues have increased \$5,301,450 over the 3rd Quarter Revenues of \$113,852,715.

The following table is a focus on the major sources of Revenue:

Revenue Source	Increase this 4th Qtr	12 Months Ending Dec 31, 2016	
		Revenue Source Over / (Under) Forecast	% + / (-)
Linear Property Tax	\$ -	\$ (3,797,700.00)	-6.0%
Machinery & Equipment	\$ -	\$ 4,035,400.00	16.8%
Tax	\$ 3,800.00	\$ 492,600.00	4.5%
Residential & Non-Resident	\$ 451,900.00	\$ (212,800.00)	-23.6%
Taxes Aggregate Levy	\$ 2,452,900.00	\$ (1,656,400.00)	-18.4%
Well Drilling	\$ -	\$ (3,600.00)	-120.0%
Tax Other Tax	\$ 212,700.00	\$ (147,800.00)	-26.7%
Levies	\$ 839,400.00	\$ (53,400.00)	-2.1%
MPC Permits and Other I & F	\$ 502,000.00	\$ 289,500.00	36.1%
Fees Return on Investment	\$ 4,462,700.00	\$ (1,054,200.00)	
Other Revenue Items	\$ 401,700.00	\$ 500,200.00	8.0%
Grants (from the Provincial Government) Sub-total	\$ 4,864,400.00	\$ (554,000.00)	
Other Revenue from Own Sources	\$ 437,100.00	\$ 494,000.00	170.0%
Total Revenues	\$ 5,301,500.00	\$ (60,000.00)	0.0%

Expenses To the end of the 4th Quarter, the summary of all recorded MD Expenses totals \$74,694,200 and is **85.9% of forecast**. The 4th Quarter Expenses have increased \$17,243,500 over the 3rd Quarter Expenses of \$57,450,700.

A brief Summary of Expenses incurred in the 4th Quarter are:

1. Payroll Costs, Training & Education, Memberships, Seminars and Conferences	\$ 3,658,000
2. Professional and Contractor Services	1,219,200
3. Maintenance and Repair	1,776,200
4. Road Maintenance Materials & Chemicals	1,091,300
5. Educations Requisitions	5,755,600
6. Grants, Agreements, Funding, Donations, and Bursaries	1,484,300
7. Insurance Premiums	290,800
8. All Other Expense Items	<u>1,968,100</u>

Total Expenses for the 4th Quarter \$17,243,500

* Asterisk items in reports require adjustments and will be completed by the auditors.



**MD of Greenview
Actual to Budget
Council Office
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Honorariums	6-6003	\$334,635.09	\$303,020.00	110.43%	(\$31,615.09)
Employer Contributions	6-6004	64,699.59	50,000.00	129.40%	(14,699.59)
Non Cash Awards & Incentives	6-6007	12,541.02	35,925.00	34.91%	23,383.98
Accommodation & Subsistence	6-6011	56,438.99	60,500.00	93.29%	4,061.01
Transportation Expenses	6-6012	86,654.27	95,000.00	91.22%	8,345.73
Memberships Seminars Conferences	6-6015	40,493.32	55,170.00	73.40%	14,676.68
Advertising Services	6-6021	(550.00) *	0.00	0.00%	550.00
Hospitality	6-6027	28,290.51	49,550.00	57.09%	21,259.49
Mobile Communication Services	6-6036	4,769.47	15,000.00	31.80%	10,230.53
Professional Services	6-6040	0.00	40,000.00	0.00%	40,000.00
General & Operating Supplies	6-6109	4,051.07	900.00	450.12%	(3,151.07)
Rental of Residential Building	6-6143	1,359.36	3,000.00	45.31%	1,640.64
		<u>633,382.69</u>	<u>708,065.00</u>	<u>89.45%</u>	<u>74,682.31</u>



**MD of Greenview
Actual to Budget
Municipal Elections
For the 12 Months Ending 12/31/2016**

Expenses

Accommodation & Subsistence
Transportation Expenses
Training & Education

	<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
6-6011	\$737.56	\$500.00	147.51%	(\$237.56)
6-6012	0.00	1,000.00	0.00%	1,000.00
6-6013	120.00	0.00	0.00%	(120.00)
	<u>857.56</u>	<u>1,500.00</u>	<u>57.17%</u>	<u>642.44</u>



**MD of Greenview
Actual to Budget
Property Taxes
For the 12 Months Ending 12/31/2016**

Revenues

Linear Property Tax
Farmland Tax
Machinery & Equipment Tax
Non Residential Tax
Residential Tax
Min Prop Tax Levy

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
5-5001	\$59,801,660.73	\$63,599,390.00	94.03%	\$3,797,729.27
5-5002	289,610.98	297,610.00	97.31%	7,999.02
5-5003	28,103,025.29	24,067,661.00	116.77%	(4,035,364.29)
5-5004	7,948,400.37	7,860,071.00	101.12%	(88,329.37)
5-5005	3,530,063.96	3,125,807.00	112.93%	(404,256.96)
5-5006	4,360.43	0.00	0.00%	(4,360.43)
	<u>99,677,121.76</u>	<u>98,950,539.00</u>	<u>100.73%</u>	<u>(726,582.76)</u>



MD of Greenview
Actual to Budget
Other Taxes
For the 12 Months Ending 12/31/2016

Revenues

Well Drilling Tax
Penalty & Costs on Taxes

		Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
5-5104		\$7,343,554.44	\$9,000,000.00	81.60%	\$1,656,445.56
5-5603		225.62	0.00	0.00%	(225.62)
		<u>7,343,780.06</u>	<u>9,000,000.00</u>	<u>81.60%</u>	<u>1,656,219.94</u>



**MD of Greenview
Actual to Budget
Other Revenue From Own Sources
For the 12 Months Ending 12/31/2016**

Revenues

Miscellaneous Fees
Gain/Loss
Penalties on Receivables
Penalty & Costs on Taxes
Non-sufficient Funds Fee
Claim Refund
Return on Investment
WCB Refund

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
5-5419	\$327,322.24	\$35,000.00	935.21%	(\$292,322.24)
5-5555	(72,973.46)	0.00	0.00%	72,973.46
5-5602	94,262.75	100,000.00	94.26%	5,737.25
5-5603	360,153.54	150,000.00	240.10%	(210,153.54)
5-5605	100.00	0.00	0.00%	(100.00)
5-5801	36,402.00	5,000.00	728.04%	(31,402.00)
5-5802	2,446,608.05	2,500,000.00	97.86%	53,391.95
5-5804	38,774.09	0.00	0.00%	(38,774.09)
	<u>3,230,649.21</u>	<u>2,790,000.00</u>	<u>115.79%</u>	<u>(440,649.21)</u>



**MD of Greenview
Actual to Budget
Administrative Revenues
For the 12 Months Ending 12/31/2016**

Revenues

GIS & Plotting Service
Municipal Maps & Photos
Photocopies
Administrative Fees & Other Cha
Fees - Assessment Complaint
Fees - Tax Certificate
Rounding GL

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
5-5206	\$525.00	\$500.00	105.00%	(\$25.00)
5-5208	10,527.60	9,000.00	116.97%	(1,527.60)
5-5210	1.90	0.00	0.00%	(1.90)
5-5300	(6,004.61) ✕	5,150.00	(116.59%)	11,154.61
5-5302	50.00	0.00	0.00%	(50.00)
5-5311	11,690.00	10,000.00	116.90%	(1,690.00)
5-5313	0.06	0.00	0.00%	(0.06)
	<u>16,789.95</u>	<u>24,650.00</u>	<u>68.11%</u>	<u>7,860.05</u>



MD of Greenview
Actual to Budget
CAO & Corporate Services
For the 12 Months Ending 12/31/2016

Revenues

Grant from Provincial Governmen

5-5706

Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
\$398,156.00	\$198,406.00	200.68%	(\$199,750.00)
<u>398,156.00</u>	<u>198,406.00</u>	<u>200.68%</u>	<u>(199,750.00)</u>



MD of Greenview
Actual to Budget
Roadways
For the 12 Months Ending 12/31/2016

Revenues

Grant from Provincial Government

5-5706

Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
\$5,519,417.00	\$5,295,993.00	104.22%	(\$223,424.00)
<u>5,519,417.00</u>	<u>5,295,993.00</u>	<u>104.22%</u>	<u>(223,424.00)</u>



**MD of Greenview
Actual to Budget
CAO & Corporate Services
For the 12 Months Ending 12/31/2016**

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Expenses					
Salaries	6-6001	\$1,807,400.28	\$2,189,908.00	82.53%	\$382,507.72
Employer Contributions	6-6004	459,579.59	670,873.00	68.50%	211,293.41
Non Cash Awards & Incentives	6-6007	8,609.25	9,000.00	95.66%	390.75
Employee Relocation	6-6008	5,085.28	37,500.00	13.56%	32,414.72
Wellness Program	6-6009	1,754.84	5,000.00	35.10%	3,245.16
Accommodation & Subsistence	6-6011	82,726.11	226,743.00	36.48%	144,016.89
Transportation Expenses	6-6012	31,025.76	122,378.00	25.35%	91,352.24
Training & Education	6-6013	68,313.47	95,700.00	71.38%	27,386.53
Memberships Seminars Conferences	6-6015	12,996.62	23,215.00	55.98%	10,218.38
Promotional Marketing	6-6025	4,411.94	25,000.00	17.65%	20,588.06
Postage and Parcel Post	6-6031	34,524.22	40,000.00	86.31%	5,475.78
Freight & Courier Services	6-6032	2,918.63	5,000.00	58.37%	2,081.37
Telecommunication Services	6-6033	121,212.52	121,700.00	99.60%	487.48
Mobile Communication Services	6-6036	0.00	100,400.00	0.00%	100,400.00
Professional Services	6-6040	149,998.89	180,000.00	83.33%	30,001.11
Auditing & Accounting Services	6-6041	75,337.06	75,000.00	100.45%	(337.06)
Legal Services	6-6046	54,830.70	80,000.00	68.54%	25,169.30
Office Supplies	6-6102	75,690.39	70,000.00	108.13%	(5,690.39)
General & Operating Supplies	6-6109	20,321.23	36,000.00	56.45%	15,678.77
Power Supply Service	6-6121	46,450.75	73,000.00	63.63%	26,549.25
Natural Gas Service	6-6122	9,660.28	18,200.00	53.08%	8,539.72
Other Utilities Rates	6-6129	(18,084.97) ✕	7,700.00	(234.87%)	25,784.97
Rental of Residential Building	6-6143	3,812.50	6,500.00	58.65%	2,687.50
Rental of Office Equipment	6-6148	82,429.36	98,800.00	83.43%	16,370.64
Bank Service Charges	6-6321	200,523.37	145,000.00	138.29%	(55,523.37)
Cash Management Charges	6-6322	16,483.87	22,000.00	74.93%	5,516.13
Insurance Premium & Deductible	6-6331	283,749.55	400,000.00	70.94%	116,250.45
Property Taxes	6-6360	12,247.36	13,000.00	94.21%	752.64
		<u>3,654,008.85</u>	<u>4,897,617.00</u>	<u>74.61%</u>	<u>1,243,608.15</u>



**MD of Greenview
Actual to Budget
Communications
For the 12 Months Ending 12/31/2016**

Expenses

Advertising Services
Publishing Services
Subscriptions to Publications
Promotional Marketing
Hospitality
Branding & Image Building
Professional Services
General & Operating Supplies

6-6021
6-6022
6-6024
6-6025
6-6027
6-6028
6-6040
6-6109

Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
\$151,834.30	\$150,000.00	101.22%	(\$1,834.30)
42,240.29	106,500.00	39.66%	64,259.71
1,157.98*	0.00	0.00%	(1,157.98)
40,433.23	80,000.00	50.54%	39,566.77
411.67*	0.00	0.00%	(411.67)
17,887.53	50,000.00	35.78%	32,112.47
0.00	10,000.00	0.00%	10,000.00
25,287.35	33,500.00	75.48%	8,212.65
<u>279,252.35</u>	<u>430,000.00</u>	<u>64.94%</u>	<u>150,747.65</u>



**MD of Greenview
Actual to Budget
Assessment
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Honorariums	6-6003	\$4,004.53	\$0.00	0.00%	(\$4,004.53)
Employer Contributions	6-6004	88.95	0.00	0.00%	(88.95)
Accommodation & Subsistence	6-6011	1,294.03	0.00	0.00%	(1,294.03)
Transportation Expenses	6-6012	928.74	0.00	0.00%	(928.74)
Training & Education	6-6013	(180.00)	0.00	0.00%	180.00
Professional Services	6-6040	<u>752,750.24</u>	<u>725,000.00</u>	<u>103.83%</u>	<u>(27,750.24)</u>
		<u>758,886.49</u>	<u>725,000.00</u>	<u>104.67%</u>	<u>(33,886.49)</u>



MD of Greenview
Actual to Budget
Contingencies
For the 12 Months Ending 12/31/2016

Expenses
Contingency Reallocation

6-6211

<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
<u>\$95,000.00</u>	<u>\$1,540,309.00</u>	<u>6.17%</u>	<u>\$1,445,309.00</u>
<u>95,000.00</u>	<u>1,540,309.00</u>	<u>6.17%</u>	<u>1,445,309.00</u>



**MD of Greenview
Actual to Budget
Education Requisitions
For the 12 Months Ending 12/31/2016**

Expenses
Education Requisitions

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6205	<u>\$23,022,502.10</u>	<u>\$22,374,396.00</u>	<u>102.90%</u>	<u>(\$648,106.10)</u>
	<u>23,022,502.10</u>	<u>22,374,396.00</u>	<u>102.90%</u>	<u>(648,106.10)</u>



**MD of Greenview
Actual to Budget
Information Systems Management
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Mobile Communication Services	6-6036	\$90,711.37	\$102,700.00	88.33%	\$11,988.63
Geophysical Surveying & Mapping	6-6065	210,783.00	223,668.00	94.24%	12,885.00
Information Technology Services	6-6067	126,042.55	165,970.00	75.94%	39,927.45
Contracted Maintenance Service	6-6071	169,220.40	171,660.00	98.58%	2,439.60
Power Supply Service	6-6121	3,510.91	6,000.00	58.52%	2,489.09
IT Hardware Purchase	6-6133	222,155.22	233,510.00	95.14%	11,354.78
IT Software Purchase	6-6134	38,377.02	37,950.00	101.13%	(427.02)
Rental of IT & Communication Eq	6-6144	8,130.00	11,600.00	70.09%	3,470.00
		<u>868,930.47</u>	<u>953,058.00</u>	<u>91.17%</u>	<u>84,127.53</u>



**MD of Greenview
Actual to Budget
Infrastructure & Planning Admin
For the 12 Months Ending 12/31/2016**

Expenses

		Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
Salaries	6-6001	\$619,894.89	\$791,249.00	78.34%	\$171,354.11
Employer Contributions	6-6004	169,844.97	249,883.00	67.97%	80,038.03
Accommodation & Subsistence	6-6011	4,526.87	12,000.00	37.72%	7,473.13
Transportation Expenses	6-6012	741.64	5,000.00	14.83%	4,258.36
Training & Education	6-6013	8,820.00	15,000.00	58.80%	6,180.00
Memberships Seminars Conferences	6-6015	1,124.00	7,000.00	16.06%	5,876.00
Advertising Services	6-6021	0.00	1,000.00	0.00%	1,000.00
Freight & Courier Services	6-6032	837.72	1,500.00	55.85%	662.28
Telecommunication Services	6-6033	3,576.11	7,000.00	51.09%	3,423.89
Professional Services	6-6040	61,089.71	100,000.00	61.09%	38,910.29
Engineering Consultants	6-6044	2,383.94 *	0.00	0.00%	(2,383.94)
Legal Services	6-6046	179.94 *	0.00	0.00%	(179.94)
Personal Protection Equipment &	6-6104	64.97	1,000.00	6.50%	935.03
Petroleum & Antifreeze Products	6-6105	8,893.28 ✓	0.00	0.00%	(8,893.28)
General & Operating Supplies	6-6109	13,656.51	10,000.00	136.57%	(3,656.51)
		<u>895,634.55</u>	<u>1,200,632.00</u>	<u>74.60%</u>	<u>304,997.45</u>



**MD of Greenview
Actual to Budget
Planning & Development Services Revenues
For the 12 Months Ending 12/31/2016**

Revenues

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Fees - Business License	5-5305	\$1,450.00	\$300.00	483.33%	(\$1,150.00)
Fees - Certificate of Compliance	5-5306	500.00	100.00	500.00%	(400.00)
Fees - MPC Permit	5-5309	258,768.13	400,000.00	64.69%	141,231.87
Fees - Planning & Development	5-5310	20,900.00	30,000.00	69.67%	9,100.00
Other Fees	5-5415	25,075.00	30,000.00	83.58%	4,925.00
Sale of Land	5-5505	3,200.00	6,000.00	53.33%	2,800.00
		<u>309,893.13</u>	<u>466,400.00</u>	<u>66.44%</u>	<u>156,506.87</u>



**MD of Greenview
Actual to Budget
Planning & Development Administ
For the 12 Months Ending 12/31/2016**

		Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
Expenses					
Salaries	6-6001	\$437,730.23	\$499,602.00	87.62%	\$61,871.77
Employer Contributions	6-6004	116,592.10	159,873.00	72.93%	43,280.90
Accommodation & Subsistence	6-6011	7,252.00	11,000.00	65.93%	3,748.00
Transportation Expenses	6-6012	791.11	1,800.00	43.95%	1,008.89
Training & Education	6-6013	7,322.63	15,000.00	48.82%	7,677.37
Memberships Seminars Conferences	6-6015	5,300.00	6,000.00	88.33%	700.00
Advertising Services	6-6021	1,256.04	2,500.00	50.24%	1,243.96
Mobile Communication Services	6-6036	2,351.70	4,700.00	50.04%	2,348.30
Professional Services	6-6040	143,180.02	285,000.00	50.24%	141,819.98
Repair/Maintenance of Motor Ve	6-6076	0.00	10,000.00	0.00%	10,000.00
Personal Protection Equipment &	6-6104	0.00	2,000.00	0.00%	2,000.00
Petroleum & Antifreeze Products	6-6105	6,191.89	15,000.00	41.28%	8,808.11
General & Operating Supplies	6-6109	752.50	2,500.00	30.10%	1,747.50
Donations & Sponsorships	6-6208	3,000.00	2,500.00	120.00%	(500.00)
		<u>731,720.22</u>	<u>1,017,475.00</u>	<u>71.92%</u>	<u>285,754.78</u>



**MD of Greenview
Actual to Budget
Municipal Planning Commission
For the 12 Months Ending 12/31/2016**

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Expenses					
Honorariums	6-6003	\$21,094.15	\$25,000.00	84.38%	\$3,905.85
Employer Contributions	6-6004	2,512.10	2,500.00	100.48%	(12.10)
Accommodation & Subsistence	6-6011	3,490.39	5,500.00	63.46%	2,009.61
Transportation Expenses	6-6012	7,037.44	5,500.00	127.95%	(1,537.44)
Memberships Seminars Conferences	6-6015	4,450.00	12,500.00	35.60%	8,050.00
Advertising Services	6-6021	13,598.99	18,000.00	75.55%	4,401.01
Other Information Services	6-6029	0.00	1,600.00	0.00%	1,600.00
Freight & Courier Services	6-6032	1,447.04	5,000.00	28.94%	3,552.96
General & Operating Supplies	6-6109	0.00	2,000.00	0.00%	2,000.00
Rental of Residential Building	6-6143	0.00	3,000.00	0.00%	3,000.00
		<u>53,630.11</u>	<u>80,600.00</u>	<u>66.54%</u>	<u>26,969.89</u>



**MD of Greenview
Actual to Budget
Subdivision and Appeal Board
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Honorariums	6-6003	\$3,066.14	\$10,000.00	30.66%	\$6,933.86
Employer Contributions	6-6004	51.53	500.00	10.31%	448.47
Accommodation & Subsistence	6-6011	1,531.79	1,200.00	127.65%	(331.79)
Transportation Expenses	6-6012	1,165.41	2,000.00	58.27%	834.59
Memberships Seminars Conferences	6-6015	3,908.33	3,000.00	130.28%	(908.33)
		<u>9,723.20</u>	<u>16,700.00</u>	<u>58.22%</u>	<u>6,976.80</u>



MD of Greenview
Actual to Budget
Intergovernmental Development P
For the 12 Months Ending 12/31/2016

Expenses

Geophysical Surveying & Mapping
Land

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6065	\$139,588.06	\$75,000.00	186.12%	(\$64,588.06)
6-6549	<u>53,295.43</u>	<u>40,000.00</u>	<u>133.24%</u>	<u>(13,295.43)</u>
	<u>192,883.49</u>	<u>115,000.00</u>	<u>167.72%</u>	<u>(77,883.49)</u>



**MD of Greenview
Actual to Budget
Citizen Panel
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Honorariums	6-6003	\$8,457.00	\$50,000.00	16.91%	\$41,543.00
Employer Contributions	6-6004	162.22	5,000.00	3.24%	4,837.78
Accommodation & Subsistence	6-6011	304.50	7,000.00	4.35%	6,695.50
Transportation Expenses	6-6012	2,187.68	13,000.00	16.83%	10,812.32
Memberships Seminars Conferences	6-6015	350.00	14,000.00	2.50%	13,650.00
		<u>11,461.40</u>	<u>89,000.00</u>	<u>12.88%</u>	<u>77,538.60</u>



**MD of Greenview
Actual to Budget
Environmental Services Revenues
For the 12 Months Ending 12/31/2016**

Revenues

		Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
Wastewater Collection	5-5408	\$37,428.00	\$22,500.00	166.35%	(\$14,928.00)
Water Distribution	5-5410	73,128.89	93,000.00	78.63%	19,871.11
Water Point Fees	5-5411	48,460.30	43,050.00	112.57%	(5,410.30)
Water Rural	5-5412	154,902.50	31,000.00	499.69%	(123,902.50)
Lagoon Tipping Fees	5-5420	55,700.25	0.00	0.00%	(55,700.25)
Sale of Assets to Other Governm	5-5506	11,806.68	11,000.00	107.33%	(806.68)
WW Creeks Crossing-Debenture	5-5805	30,553.82	46,083.00	66.30%	15,529.18
Water Creeks Crossing-Debenture	5-5806	30,553.82	46,082.00	66.30%	15,528.18
Other Revenue	5-5809	35,000.00	40,000.00	87.50%	5,000.00
		<u>477,534.26</u>	<u>332,715.00</u>	<u>143.53%</u>	<u>(144,819.26)</u>



**MD of Greenview
Actual to Budget
Environmental Services Administ
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Salaries	6-6001	\$506,015.98	\$648,048.00	78.08%	\$142,032.02
Employer Contributions	6-6004	121,181.75	207,375.00	58.44%	86,193.25
Accommodation & Subsistence	6-6011	5,405.92	15,000.00	36.04%	9,594.08
Transportation Expenses	6-6012	1,179.32	1,000.00	117.93%	(179.32)
Training & Education	6-6013	4,207.86	20,000.00	21.04%	15,792.14
Memberships Seminars Conferences	6-6015	4,251.11	12,000.00	35.43%	7,748.89
Advertising Services	6-6021	0.00	4,000.00	0.00%	4,000.00
Freight & Courier Services	6-6032	3,240.86	3,000.00	108.03%	(240.86)
Telecommunication Services	6-6033	19,937.62	30,000.00	66.46%	10,062.38
Professional Services	6-6040	5,685.26	70,000.00	8.12%	64,314.74
Personal Protection Equipment &	6-6104	3,224.90	10,000.00	32.25%	6,775.10
Petroleum & Antifreeze Products	6-6105	49,571.67	60,000.00	82.62%	10,428.33
General & Operating Supplies	6-6109	5,439.33	7,000.00	77.70%	1,560.67
		<u>729,341.58</u>	<u>1,087,423.00</u>	<u>67.07%</u>	<u>358,081.42</u>



**MD of Greenview
Actual to Budget
Water Supply
For the 12 Months Ending 12/31/2016**

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Expenses					
Telecommunication Services	6-6033	\$10,603.34	\$8,000.00	132.54%	(\$2,603.34)
Professional Services	6-6040	57,004.83	55,000.00	103.65%	(2,004.83)
Contracted Maintenance Service	6-6071	14,283.27	50,000.00	28.57%	35,716.73
General & Operating Supplies	6-6109	26,815.07	40,000.00	67.04%	13,184.93
Chemicals	6-6110	19,718.48	30,000.00	65.73%	10,281.52
Other Repair & Maintenance Supp	6-6119	42,352.83	40,000.00	105.88%	(2,352.83)
Power Supply Service	6-6121	52,340.91	55,000.00	95.17%	2,659.09
Natural Gas Service	6-6122	12,275.77	20,000.00	61.38%	7,724.23
Direct Energy Utilities	6-6125	19,811.56	40,000.00	49.53%	20,188.44
Debtenture Principal	6-6313	0.00	15,529.00	0.00%	15,529.00
Loan Interest	6-6315	29,580.76	29,581.00	100.00%	0.24
SCADA System	6-6571	24,260.77	30,000.00	80.87%	5,739.23
		<u>309,047.59</u>	<u>413,110.00</u>	<u>74.81%</u>	<u>104,062.41</u>



**MD of Greenview
Actual to Budget
Wastewater Collection & Disposal
For the 12 Months Ending 12/31/2016**

Expenses

		Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
Telecommunication Services	6-6033	\$3,015.99	\$3,000.00	100.53%	(\$15.99)
Professional Services	6-6040	74,454.33	90,000.00	82.73%	15,545.67
Other Engineering Works/ Maintenance	6-6079	14,335.18	50,000.00	28.67%	35,664.82
General & Operating Supplies	6-6109	8,396.95	10,000.00	83.97%	1,603.05
Chemicals	6-6110	3,069.00	4,000.00	76.73%	931.00
Other Repair & Maintenance Supplies	6-6119	105.60	0.00	0.00%	(105.60)
Power Supply Service	6-6121	10,583.40	20,000.00	52.92%	9,416.60
Debt Service Principal	6-6313	0.00	15,529.00	0.00%	15,529.00
Loan Interest	6-6315	29,580.76	29,581.00	100.00%	0.24
SCADA System	6-6571	1,423.50	25,000.00	5.69%	23,576.50
		<u>144,964.71</u>	<u>247,110.00</u>	<u>58.66%</u>	<u>102,145.29</u>



**MD of Greenview
Actual to Budget
Solid Waste Collection & Dispos
For the 12 Months Ending 12/31/2016**

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Expenses					
Salaries	6-6001	\$432,633.83	\$582,789.00	74.24%	\$150,155.17
Employer Contributions	6-6004	97,084.53	136,303.00	71.23%	39,218.47
Accommodation & Subsistence	6-6011	1,481.77	10,000.00	14.82%	8,518.23
Transportation Expenses	6-6012	12,006.69	20,000.00	60.03%	7,993.31
Mobile Communication Services	6-6036	4,092.12	8,500.00	48.14%	4,407.88
Professional Services	6-6040	126,804.64	170,000.00	74.59%	43,195.36
Harvest & Cleanup Incentives	6-6066	4,060.00	8,000.00	50.75%	3,940.00
Contracted Maintenance Service	6-6071	57,725.54	80,000.00	72.16%	22,274.46
Tipping Fees	6-6083	125,105.88	100,000.00	125.11%	(25,105.88)
Personal Protection Equipment &	6-6104	249.79	5,000.00	5.00%	4,750.21
Petroleum & Antifreeze Products	6-6105	43,535.79	62,000.00	70.22%	18,464.21
General & Operating Supplies	6-6109	5,462.71	14,000.00	39.02%	8,537.29
Other Repair & Maintenance Supp	6-6119	5,902.82	30,000.00	19.68%	24,097.18
Power Supply Service	6-6121	509.66	1,000.00	50.97%	490.34
Rental of Environmental Control	6-6147	39,346.10	60,000.00	65.58%	20,653.90
		<u>956,001.87</u>	<u>1,287,592.00</u>	<u>74.25%</u>	<u>331,590.13</u>



**MD of Greenview
Actual to Budget
Operations Services Revenues
For the 12 Months Ending 12/31/2016**

Revenues

Aggregate Levy
Dust Control
Road Maintenance
Road Services
Road Permits & Fees
Rural Address Sign Fee

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
5-5101	\$687,157.65	\$900,000.00	76.35%	\$212,842.35
5-5204	93,570.00	85,000.00	110.08%	(8,570.00)
5-5213	105,180.47	0.00	0.00%	(105,180.47)
5-5214	7,475.00	25,000.00	29.90%	17,525.00
5-5404	55,780.26	5,000.00	1115.61%	(50,780.26)
5-5406	1,550.00	2,000.00	77.50%	450.00
	<u>950,713.38</u>	<u>1,017,000.00</u>	<u>93.48%</u>	<u>66,286.62</u>



**MD of Greenview
Actual to Budget
Operations Administrative
For the 12 Months Ending 12/31/2016**

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Expenses					
Salaries	6-6001	\$2,421,206.04	\$3,008,069.00	80.49%	\$586,862.96
Employer Contributions	6-6004	569,737.71	876,811.00	64.98%	307,073.29
Accommodation & Subsistence	6-6011	730.49	5,000.00	14.61%	4,269.51
Transportation Expenses	6-6012	1,834.93	1,000.00	183.49%	(834.93)
Training & Education	6-6013	5,465.00	10,000.00	54.65%	4,535.00
Memberships Seminars Conferences	6-6015	400.00	1,000.00	40.00%	600.00
Advertising Services	6-6021	31,216.38	30,000.00	104.05%	(1,216.38)
Telecommunication Services	6-6033	30,408.04	30,000.00	101.36%	(408.04)
Personal Protection Equipment &	6-6104	159.99	500.00	32.00%	340.01
Petroleum & Antifreeze Products	6-6105	3,181.18	0.00	0.00%	(3,181.18)
General & Operating Supplies	6-6109	4,236.64	4,500.00	94.15%	263.36
Power Supply Service	6-6121	23,149.94	35,000.00	66.14%	11,850.06
Natural Gas Service	6-6122	14,019.79	19,000.00	73.79%	4,980.21
Other Utilities Rates	6-6129	7,722.16	8,500.00	90.85%	777.84
		<u>3,113,468.29</u>	<u>4,029,380.00</u>	<u>77.27%</u>	<u>915,911.71</u>



**MD of Greenview
Actual to Budget
Fleet & Shop Administrative
For the 12 Months Ending 12/31/2016**

Expenses

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
Accommodation & Subsistence 6-6011	\$15.39	\$1,000.00	1.54%	\$984.61
Training & Education 6-6013	1,403.77	15,000.00	9.36%	13,596.23
Memberships Seminars Conferences 6-6015	0.00	500.00	0.00%	500.00
Freight & Courier Services 6-6032	9,618.88	15,000.00	64.13%	5,381.12
Mobile Communication Services 6-6036	106,945.90	100,000.00	106.95%	(6,945.90)
Contracted Services and Repairs 6-6060	120,117.33	115,000.00	104.45%	(5,117.33)
Licence & Permit Fees 6-6082	624.57	2,250.00	27.76%	1,625.43
Personal Protection Equipment & 6-6104	9.85	500.00	1.97%	490.15
Petroleum & Antifreeze Products 6-6105	492,861.07	600,000.00	82.14%	107,138.93
Shop & Service Truck Tools 6-6106	14,966.66	5,000.00	299.33%	(9,966.66)
Consumable Tools & Supplies 6-6108	77,578.13	75,000.00	103.44%	(2,578.13)
General & Operating Supplies 6-6109	81.39	0.00	0.00%	(81.39)
Insurance Premium & Deductible 6-6331	4,764.15	15,000.00	31.76%	10,235.85
Vehicle Components and Parts 6-6519	88,922.26	105,000.00	84.69%	16,077.74
Vehicle Accessories 6-6520	68,650.24	90,000.00	76.28%	21,349.76
	<u>986,559.59</u>	<u>1,139,250.00</u>	<u>86.60%</u>	<u>152,690.41</u>



**MD of Greenview
Actual to Budget
Operations Grovedale
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Accommodation & Subsistence	6-6011	\$3,174.72	\$2,500.00	126.99%	(\$674.72)
Telecommunication Services	6-6033	8,650.89	4,500.00	192.24%	(4,150.89)
Contracted Services and Repairs	6-6060	8,988.52	10,000.00	89.89%	1,011.48
Office Supplies	6-6102	1,259.24	3,000.00	41.97%	1,740.76
Personal Protection Equipment &	6-6104	0.00	500.00	0.00%	500.00
General & Operating Supplies	6-6109	4,640.38	5,000.00	92.81%	359.62
Power Supply Service	6-6121	8,778.84	10,000.00	87.79%	1,221.16
Natural Gas Service	6-6122	2,486.00	0.00	0.00%	(2,486.00)
Other Utilities Rates	6-6129	200.00	4,000.00	5.00%	3,800.00
		<u>38,178.59</u>	<u>39,500.00</u>	<u>96.65%</u>	<u>1,321.41</u>



MD of Greenview
Actual to Budget
Airport Agreements
For the 12 Months Ending 12/31/2016

Expenses
Grant Agreements

6-6203

<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
\$40,308.79	\$42,500.00	94.84%	\$2,191.21
40,308.79	42,500.00	94.84%	2,191.21



MD of Greenview
Actual to Budget
Street Lights
For the 12 Months Ending 12/31/2016

Expenses
Power Supply Service
Direct Energy Utilities

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6121	\$19,377.52	\$32,500.00	59.62%	\$13,122.48
6-6125	7,291.48	0.00	0.00%	(7,291.48)
	<u>26,669.00</u>	<u>32,500.00</u>	<u>82.06%</u>	<u>5,831.00</u>



**MD of Greenview
Actual to Budget
Road Maintenance & Inspection A
For the 12 Months Ending 12/31/2016**

Expenses

Accommodation & Subsistence
Contracted Maintenance Service
General & Operating Supplies
Salt & Sand

	<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
6-6011	\$7,063.56	\$2,000.00	353.18%	(\$5,063.56)
6-6071	3,554,734.82	4,000,000.00	88.87%	445,265.18
6-6109	402,958.80	380,000.00	106.04%	(22,958.80)
6-6852	293,660.12	250,000.00	117.46%	(43,660.12)
	<u>4,258,417.30</u>	<u>4,632,000.00</u>	<u>91.93%</u>	<u>373,582.70</u>



**MD of Greenview
Actual to Budget
Bridge Maintenance & Inspection
For the 12 Months Ending 12/31/2016**

Expenses

Engineering Consultants
Tendered Contractor/Management
Other Engineering Works/ Maintenance

	<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
6-6044	\$210.00	\$30,000.00	0.70%	\$29,790.00
6-6047	294,566.16	600,000.00	49.09%	305,433.84
6-6079	380.00	30,000.00	1.27%	29,620.00
	<u>295,156.16</u>	<u>660,000.00</u>	<u>44.72%</u>	<u>364,843.84</u>



**MD of Greenview
Actual to Budget
Brushing Program
For the 12 Months Ending 12/31/2016**

Expenses

Accommodation & Subsistence
Contracted Maintenance Service
Personal Protection Equipment &
General & Operating Supplies

6-6011
6-6071
6-6104
6-6109

<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
\$0.00	\$2,000.00	0.00%	\$2,000.00
649,929.85	705,000.00	92.19%	55,070.15
0.00	500.00	0.00%	500.00
4,731.29	2,500.00	189.25%	(2,231.29)
<u>654,661.14</u>	<u>710,000.00</u>	<u>92.21%</u>	<u>55,338.86</u>



MD of Greenview
Actual to Budget
Mowing Program
For the 12 Months Ending 12/31/2016

Expenses

Accommodation & Subsistence
Contractor Services
Personal Protection Equipment &
General & Operating Supplies

6-6011
6-6043
6-6104
6-6109

Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
\$10,984.94	\$13,000.00	84.50%	\$2,015.06
470.00	1,000.00	47.00%	530.00
109.95	500.00	21.99%	390.05
27,515.47	30,000.00	91.72%	2,484.53
<u>39,080.36</u>	<u>44,500.00</u>	<u>87.82%</u>	<u>5,419.64</u>



MD of Greenview
Actual to Budget
Roadside Drainage
For the 12 Months Ending 12/31/2016

Expenses

Contracted Maintenance Service

6-6071

Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
\$1,360.13 *	\$0.00	0.00%	(\$1,360.13)
<u>1,360.13</u>	<u>0.00</u>	<u>0.00%</u>	<u>(1,360.13)</u>



**MD of Greenview
Actual to Budget
Gravelling Program
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Accommodation & Subsistence	6-6011	\$12,925.80	\$5,000.00	258.52%	(\$7,925.80)
Contractor Services	6-6043	5,560,956.10	4,250,000.00	130.85%	(1,310,956.10)
Contracted Services and Repairs	6-6060	47,884.37	500,000.00	9.58%	452,115.63
Geophysical Surveying & Mapping	6-6065	7,771.74	100,000.00	7.77%	92,228.26
General & Operating Supplies	6-6109	8,678.12	5,000.00	173.56%	(3,678.12)
Gravel	6-6112	1,945,912.72	5,500,000.00	35.38%	3,554,087.28
		<u>7,584,128.85</u>	<u>10,360,000.00</u>	<u>73.21%</u>	<u>2,775,871.15</u>



**MD of Greenview
Actual to Budget
Road Services
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Professional Services	6-6040	\$2,389,816.22	\$2,400,000.00	99.58%	\$10,183.78
Contractor Services	6-6043	15,147.31	35,000.00	43.28%	19,852.69
Animal Control Services	6-6061	7,852.50	30,000.00	26.18%	22,147.50
Harvest & Cleanup Incentives	6-6066	31,000.00	30,000.00	103.33%	(1,000.00)
General & Operating Supplies	6-6109	1,004.20	5,000.00	20.08%	3,995.80
Chemicals	6-6110	1,197,071.61	1,104,725.00	108.36%	(92,346.61)
Rental of Equipment & Machinery	6-6145	15,538.54	650,000.00	2.39%	634,461.46
		<u>3,657,430.38</u>	<u>4,254,725.00</u>	<u>85.96%</u>	<u>597,294.62</u>



MD of Greenview
Actual to Budget
Pit Reclamation
For the 12 Months Ending 12/31/2016

Expenses
Contractor Services

	<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
6-6043	<u>\$68,668.69</u>	<u>\$50,000.00</u>	<u>137.34%</u>	<u>(\$18,668.69)</u>
	<u>68,668.69</u>	<u>50,000.00</u>	<u>137.34%</u>	<u>(18,668.69)</u>



**MD of Greenview
Actual to Budget
Facility Maintenance Administra
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Salaries	6-6001	\$615,051.81	\$768,378.00	80.05%	\$153,326.19
Employer Contributions	6-6004	142,722.39	217,847.00	65.51%	75,124.61
Accommodation & Subsistence	6-6011	1,786.23	5,000.00	35.72%	3,213.77
Training & Education	6-6013	0.00	8,000.00	0.00%	8,000.00
Mobile Communication Services	6-6036	3,568.62	9,000.00	39.65%	5,431.38
Contracted Maintenance Service	6-6071	664,959.11	533,000.00	124.76%	(131,959.11)
Cleaning/ Janitorial Supplies	6-6103	17,611.89	18,000.00	97.84%	388.11
Personal Protection Equipment &	6-6104	45.06	3,500.00	1.29%	3,454.94
Petroleum & Antifreeze Products	6-6105	45,910.19	230,000.00	19.96%	184,089.81
General & Operating Supplies	6-6109	147,591.58	185,000.00	79.78%	37,408.42
Landscaping Equipment & Supplie	6-6114	8,327.65	25,000.00	33.31%	16,672.35
Power Supply Service	6-6121	970.88	0.00	0.00%	(970.88)
		<u>1,648,545.41</u>	<u>2,002,725.00</u>	<u>82.32%</u>	<u>354,179.59</u>



**MD of Greenview
Actual to Budget
Building Maintenance
For the 12 Months Ending 12/31/2016**

Expenses
Maintenance - *CRC*
General & Operating Supplies

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6068	\$61,716.65	\$70,000.00	88.17%	\$8,283.35
6-6109	1,443.88	13,000.00	11.11%	11,556.12
	<u>63,160.53</u>	<u>83,000.00</u>	<u>76.10%</u>	<u>19,839.47</u>



MD of Greenview
Actual to Budget
Recreational Site Maintenance
For the 12 Months Ending 12/31/2016

Expenses

Maintenance Contract - Public S
General & Operating Supplies

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6069	\$2,705.33 4	\$0.00	0.00%	(\$2,705.33)
6-6109	98.00 4	0.00	0.00%	(98.00)
	<u>2,803.33</u>	<u>0.00</u>	<u>0.00%</u>	<u>(2,803.33)</u>



MD of Greenview
Actual to Budget
W.D. Stevenson Building
For the 12 Months Ending 12/31/2016

Expenses
Maintenance

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6068	\$179.70	\$4,000.00	4.49%	\$3,820.30
	<u>179.70</u>	<u>4,000.00</u>	<u>4.49%</u>	<u>3,820.30</u>



MD of Greenview
Actual to Budget
Maintenance Valleyview Firehall
For the 12 Months Ending 12/31/2016

Expenses

Maintenance Contract - Public S
General & Operating Supplies

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6069	\$13,570.61	\$31,000.00	43.78%	\$17,429.39
6-6109	98.89	5,000.00	1.98%	4,901.11
	<u>13,669.50</u>	<u>36,000.00</u>	<u>37.97%</u>	<u>22,330.50</u>



MD of Greenview
Actual to Budget
Maintenance Valleyview Ambulance
For the 12 Months Ending 12/31/2016

Expenses

Maintenance Contract - Public S
General & Operating Supplies

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6069	\$8,097.54	\$8,000.00	101.22%	(\$97.54)
6-6109	300.00	8,000.00	3.75%	7,700.00
	<u>8,397.54</u>	<u>16,000.00</u>	<u>52.48%</u>	<u>7,602.46</u>



MD of Greenview
Actual to Budget
Maintenance Valleyview Vet Clinic
For the 12 Months Ending 12/31/2016

Expenses

Maintenance
General & Operating Supplies

6-6068
6-6109

Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
\$3,789.12	\$12,000.00	31.58%	\$8,210.88
658.42	8,000.00	8.23%	7,341.58
<u>4,447.54</u>	<u>20,000.00</u>	<u>22.24%</u>	<u>15,552.46</u>



MD of Greenview
Actual to Budget
Maintenance Grovedale Fire Hall
For the 12 Months Ending 12/31/2016

Expenses

Maintenance Contract - Public S
General & Operating Supplies

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6069	\$985.00	\$80,000.00	1.23%	\$79,015.00
6-6109	0.00	5,000.00	0.00%	5,000.00
	<u>985.00</u>	<u>85,000.00</u>	<u>1.16%</u>	<u>84,015.00</u>



MD of Greenview
Actual to Budget
Maintenance DeBolt Fire Hall
For the 12 Months Ending 12/31/2016

Expenses

Maintenance Contract - Public S
General & Operating Supplies

	<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
6-6069	\$0.00	\$31,000.00	0.00%	\$31,000.00
6-6109	0.00	5,000.00	0.00%	5,000.00
	<u>0.00</u>	<u>36,000.00</u>	<u>0.00%</u>	<u>36,000.00</u>



MD of Greenview
Actual to Budget
Community Services Revenues
For the 12 Months Ending 12/31/2016

Revenues
Building Rental
Shared Funding

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
5-5304	\$73,514.86	\$78,000.00	94.25%	\$4,485.14
5-5709	40,995.77	34,500.00	118.83%	(6,495.77)
	<u>114,510.63</u>	<u>112,500.00</u>	<u>101.79%</u>	<u>(2,010.63)</u>



**MD of Greenview
Actual to Budget
Community Services Administration
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Salaries	6-6001	\$303,305.85	\$340,235.00	89.15%	\$36,929.15
Employer Contributions	6-6004	65,305.06	108,876.00	59.98%	43,569.94
Accommodation & Subsistence	6-6011	2,279.50	3,000.00	75.98%	720.50
Transportation Expenses	6-6012	174.79	3,000.00	5.83%	2,825.21
Training & Education	6-6013	747.00	6,000.00	12.45%	5,253.00
Mobile Communication Services	6-6036	1,282.57	0.00	0.00%	(1,282.57)
Professional Services	6-6040	134.09	0.00	0.00%	(134.09)
General & Operating Supplies	6-6109	656.13	3,000.00	21.87%	2,343.87
		<u>373,885.99</u>	<u>464,111.00</u>	<u>80.56%</u>	<u>90,225.01</u>



**MD of Greenview
Actual to Budget
Valleyview Medical Clinic
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Accommodation & Subsistence	6-6011	\$8,957.88	\$15,000.00	59.72%	\$6,042.12
Advertising Services	6-6021	463.57	500.00	92.71%	36.43
Hospitality	6-6027	0.00	2,000.00	0.00%	2,000.00
Telecommunication Services	6-6033	1,126.63	1,200.00	93.89%	73.37
Professional Services	6-6040	4,620.82	6,500.00	71.09%	1,879.18
Maintenance	6-6068	72,903.67	35,500.00	205.36%	(37,403.67)
Cleaning/ Janitorial Supplies	6-6103	36,880.00	35,500.00	103.89%	(1,380.00)
General & Operating Supplies	6-6109	1,635.11	5,000.00	32.70%	3,364.89
Power Supply Service	6-6121	18,450.05	25,000.00	73.80%	6,549.95
Natural Gas Service	6-6122	4,976.81	10,000.00	49.77%	5,023.19
Direct Energy Utilities	6-6125	577.25*	0.00	0.00%	(577.25)
Other Utilities Rates	6-6129	1,753.32	3,000.00	58.44%	1,246.68
Insurance Premium & Deductible	6-6331	3,161.30	4,000.00	79.03%	838.70
		<u>155,506.41</u>	<u>143,200.00</u>	<u>108.59%</u>	<u>(12,306.41)</u>



MD of Greenview
Actual to Budget
Fox Creek Medical Clinic
For the 12 Months Ending 12/31/2016

Expenses
Grant Agreements

6-6203

<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
<u>\$12,000.00</u>	<u>\$12,000.00</u>	<u>100.00%</u>	<u>\$0.00</u>
<u>12,000.00</u>	<u>12,000.00</u>	<u>100.00%</u>	<u>0.00</u>



MD of Greenview
Actual to Budget
Seniors Programs
For the 12 Months Ending 12/31/2016

Expenses

Grants to Organizations
Grant Agreements
Red Willow Lodge - Grant

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6202	\$45,325.00	\$51,500.00	88.01%	\$6,175.00
6-6203	10,000.00	10,000.00	100.00%	0.00
6-6223	1,500.00	1,500.00	100.00%	0.00
	<u>56,825.00</u>	<u>63,000.00</u>	<u>90.20%</u>	<u>6,175.00</u>



MD of Greenview
Actual to Budget
Seniors Foundation
For the 12 Months Ending 12/31/2016

Expenses
Shared Funding

6-6207

<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
<u>\$1,089,584.14</u>	<u>\$1,509,800.00</u>	<u>72.17%</u>	<u>\$420,215.86</u>
<u>1,089,584.14</u>	<u>1,509,800.00</u>	<u>72.17%</u>	<u>420,215.86</u>



MD of Greenview
Actual to Budget
Other Buildings
For the 12 Months Ending 12/31/2016

Expenses *W.D. Stevenson's*

		Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
Telecommunication Services	6-6033	\$1,169.83	\$500.00	233.97%	(\$669.83)
Maintenance	6-6068	0.00	50,000.00	0.00%	50,000.00
Power Supply Service	6-6121	2,961.16	500.00	592.23%	(2,461.16)
Natural Gas Service	6-6122	258.84	500.00	51.77%	241.16
Other Utilities Rates	6-6129	0.00	500.00	0.00%	500.00
		<u>4,389.83</u>	<u>52,000.00</u>	<u>8.44%</u>	<u>47,610.17</u>



MD of Greenview
Actual to Budget
Recreation Boards
For the 12 Months Ending 12/31/2016

Expenses
Grants to Organizations
Grant Agreements

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
6-6202		\$608,250.00	\$608,250.00	100.00%	\$0.00
6-6203		102,000.00	102,000.00	100.00%	0.00
		<u>710,250.00</u>	<u>710,250.00</u>	<u>100.00%</u>	<u>0.00</u>



MD of Greenview
Actual to Budget
Community Services Grants
For the 12 Months Ending 12/31/2016

Expenses

Grants to Organizations
Bursaries & Scholarships
Women's Shelters

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6202	\$1,466,406.55	\$1,500,000.00	97.76%	\$33,593.45
6-6209	22,000.00	32,000.00	68.75%	10,000.00
6-6222	50,000.00	50,000.00	100.00%	0.00
	<u>1,538,406.55</u>	<u>1,582,000.00</u>	<u>97.24%</u>	<u>43,593.45</u>



MD of Greenview
Actual to Budget
Valleyview Recreation Grants
For the 12 Months Ending 12/31/2016

Expenses

Grants to Organizations
Grant Agreements
Grant for Recreation Project
Misc Recreation Grant

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6202	\$159,000.00	\$159,000.00	100.00%	\$0.00
6-6203	76,000.00	76,000.00	100.00%	0.00
6-6206	50,000.00	50,000.00	100.00%	0.00
6-6224	5,000.00	5,000.00	100.00%	0.00
	<u>290,000.00</u>	<u>290,000.00</u>	<u>100.00%</u>	<u>0.00</u>



MD of Greenview
Actual to Budget
Multipurpose Facility Grants
For the 12 Months Ending 12/31/2016

Expenses
Grants to Organizations
Grant Agreements
Grant for Recreation Project

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6202	\$20,000.00	\$20,000.00	100.00%	\$0.00
6-6203	412,882.00	412,882.00	100.00%	0.00
6-6206	0.00	4,000.00	0.00%	4,000.00
	<u>432,882.00</u>	<u>436,882.00</u>	<u>99.08%</u>	<u>4,000.00</u>



MD of Greenview
Actual to Budget
Agricultural Societies
For the 12 Months Ending 12/31/2016

Expenses

Grants to Organizations

6-6202

Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
\$156,500.00	\$156,500.00	100.00%	\$0.00
156,500.00	156,500.00	100.00%	0.00



MD of Greenview
Actual to Budget
Cultural & Historical Buildings
For the 12 Months Ending 12/31/2016

Expenses
Grants to Organizations
Grant Agreements

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6202	\$270,000.00	\$270,000.00	100.00%	\$0.00
6-6203	82,502.15	81,500.00	101.23%	(1,002.15)
	<u>352,502.15</u>	<u>351,500.00</u>	<u>100.29%</u>	<u>(1,002.15)</u>



**MD of Greenview
Actual to Budget
Community Halls
For the 12 Months Ending 12/31/2016**

Grants to Organizations:

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Valleyview Community Hall	6-33-332-001-6202	28,000.00	28,000.00	100.00%	0.00
DeBolt Community Hall	6-33-332-004-6202	15,000.00	15,000.00	100.00%	0.00
Grovedale Community Hall	6-33-332-005-6202	15,000.00	15,000.00	100.00%	0.00
Little Smoky Community Hall	6-33-332-007-6202	18,000.00	18,000.00	100.00%	0.00
Goodwin Community Hall	6-33-332-033-6202	7,500.00	7,500.00	100.00%	0.00
New Fish Creek Community Hall	6-33-332-041-6202	15,000.00	15,000.00	100.00%	0.00
Puskwaskau Community Hall	6-33-332-042-6202	7,500.00	7,500.00	100.00%	0.00
Sturgeon Heights Community Hall	6-33-332-045-6202	7,500.00	7,500.00	100.00%	0.00
Sunset House Community Hall	6-33-332-047-6202	33,648.31	35,000.00	96.14%	1,351.69
Sweathouse Community Hall	6-33-332-049-6202	15,000.00	15,000.00	100.00%	0.00
Total Grants to Organizations		<u>162,148.31</u>	<u>163,500.00</u>	<u>99.17%</u>	<u>1,351.69</u>



MD of Greenview
Actual to Budget
Museums
For the 12 Months Ending 12/31/2016

Expenses
Grants to Organizations
Grant Agreements
Shared Funding

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6202	\$60,000.00	\$45,000.00	133.33%	(\$15,000.00)
6-6203	35,000.00	35,000.00	100.00%	0.00
6-6207	30,500.00	31,000.00	98.39%	500.00
	<u>125,500.00</u>	<u>111,000.00</u>	<u>113.06%</u>	<u>(14,500.00)</u>



**MD of Greenview
Actual to Budget
Cemeteries
For the 12 Months Ending 12/31/2016**

Shared Funding:

Valleyview Cemetery
Grovedale Cemetery
Little Smoky Cemetery
New Fish Creek Cemetery
Sunset House Cemetery

Total Shared Funding

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-33-334-001-6207	33,000.00	33,000.00	100.00%	0.00
6-33-334-005-6207	1,500.00	1,500.00	100.00%	0.00
6-33-334-007-6207	1,500.00	1,500.00	100.00%	0.00
6-33-334-041-6207	1,500.00	1,500.00	100.00%	0.00
6-33-334-047-6207	1,500.00	1,500.00	100.00%	0.00
Total Shared Funding	39,000.00	39,000.00	100.00%	0.00



**MD of Greenview
Actual to Budget
Economic Development
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Accommodation & Subsistence	6-6011	\$608.08	\$6,000.00	10.13%	\$5,391.92
Transportation Expenses	6-6012	0.00	5,000.00	0.00%	5,000.00
Training & Education	6-6013	374.50	2,000.00	18.73%	1,625.50
Memberships Seminars Conferences	6-6015	34,882.70	36,200.00	96.36%	1,317.30
Advertising Services	6-6021	925.00	10,000.00	9.25%	9,075.00
Promotional Marketing	6-6025	364.80	125,000.00	0.29%	124,635.20
Branding & Image Building	6-6028	33,437.00	100,000.00	33.44%	66,563.00
Mobile Communication Services	6-6036	626.23	0.00	0.00%	(626.23)
Professional Services	6-6040	771.00	40,000.00	1.93%	39,229.00
Tradeshows and Fairs	6-6057	13,316.29	77,550.00	17.17%	64,233.71
Investment Readiness & Attract	6-6058	24,517.42	145,667.00	16.83%	121,149.58
Repair of Equipment & Machinery	6-6074	0.00	5,000.00	0.00%	5,000.00
Petroleum & Antifreeze Products	6-6105	0.00	5,000.00	0.00%	5,000.00
Grant Agreements	6-6203	7,884,934.11	8,400,471.00	93.86%	515,536.89
Tourism Partnerships	6-6220	92,877.39	111,000.00	83.67%	18,122.61
Bus. Retent Expansion & Invest	6-6221	10,547.80	42,000.00	25.11%	31,452.20
		<u>8,098,182.32</u>	<u>9,110,888.00</u>	<u>88.88%</u>	<u>1,012,705.68</u>



MD of Greenview
Actual to Budget
Recreation Enhancement Revenues
For the 12 Months Ending 12/31/2016

Revenues
Sales of Goods & Services

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
5-5200	\$20,000.00	\$0.00	0.00%	(\$20,000.00)
	<u>20,000.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>(20,000.00)</u>



**MD of Greenview
Actual to Budget
REP Administrative
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Salaries	6-6001	\$186,954.86	\$317,610.00	58.86%	\$130,655.14
Employer Contributions	6-6004	47,060.95	89,940.00	52.32%	42,879.05
Accommodation & Subsistence	6-6011	5,250.45	17,300.00	30.35%	12,049.55
Transportation Expenses	6-6012	0.00	1,000.00	0.00%	1,000.00
Training & Education	6-6013	8,395.09	17,600.00	47.70%	9,204.91
Advertising Services	6-6021	0.00	2,000.00	0.00%	2,000.00
Mobile Communication Services	6-6036	0.00	4,800.00	0.00%	4,800.00
Professional Services	6-6040	2,300.31	15,600.00	14.75%	13,299.69
Contracted Services and Repairs	6-6060	47,477.38	100,000.00	47.48%	52,522.62
Repair of Equipment & Machinery	6-6074	5,923.12	15,000.00	39.49%	9,076.88
Petroleum & Antifreeze Products	6-6105	12,465.76	19,500.00	63.93%	7,034.24
General & Operating Supplies	6-6109	23,603.55	43,806.00	53.88%	20,202.45
		<u>339,431.47</u>	<u>644,156.00</u>	<u>52.69%</u>	<u>304,724.53</u>



**MD of Greenview
Actual to Budget
Recreation Facilities Op&Maint
For the 12 Months Ending 12/31/2016**

Expenses

Mobile Communication Services
Site Operations & Maintenance
Repair/Maintenance of Motor Ve.
Personal Protection Equipment &
Petroleum & Antifreeze Products
Consumable Tools & Supplies
General & Operating Supplies

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6036	\$1,744.44	\$1,700.00	102.61%	(\$44.44)
6-6059	39,531.45	154,550.00	25.58%	115,018.55
6-6076	291.30	15,000.00	1.94%	14,708.70
6-6104	267.34	300.00	89.11%	32.66
6-6105	7,520.76	9,000.00	83.56%	1,479.24
6-6108	344.94	2,000.00	17.25%	1,655.06
6-6109	14,028.35	15,000.00	93.52%	971.65
	<u>63,728.58</u>	<u>197,550.00</u>	<u>32.26%</u>	<u>133,821.42</u>



MD of Greenview
Actual to Budget
Recreation and Tourism Partner
For the 12 Months Ending 12/31/2016

Expenses
Shared Funding

	<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
6-6207	\$222,502.13	\$222,500.00	100.00%	(\$2.13)
	<u>222,502.13</u>	<u>222,500.00</u>	<u>100.00%</u>	<u>(2.13)</u>



MD of Greenview
Actual to Budget
Protective Services Revenues
For the 12 Months Ending 12/31/2016

Revenues

Emergency Response Services
Bylaw Enforcement

5-5230
5-5601

Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
(\$2,745.00) ✗	\$0.00	0.00%	\$2,745.00
33,854.89	55,000.00	61.55%	21,145.11
31,109.89	55,000.00	56.56%	23,890.11



**MD of Greenview
Actual to Budget
Protective Services Administrat
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Salaries	6-6001	\$337,940.28	\$362,631.00	93.19%	\$24,690.72
Employer Contributions	6-6004	93,867.45	112,369.00	83.54%	18,501.55
Accommodation & Subsistence	6-6011	11,838.74	13,000.00	91.07%	1,161.26
Transportation Expenses	6-6012	2,056.55	0.00	0.00%	(2,056.55)
Training & Education	6-6013	11,949.95	20,000.00	59.75%	8,050.05
Memberships Seminars Conferences	6-6015	475.34	3,500.00	13.58%	3,024.66
Advertising Services	6-6021	1,526.00	3,500.00	43.60%	1,974.00
Freight & Courier Services	6-6032	903.95	1,000.00	90.40%	96.05
Mobile Communication Services	6-6036	2,137.23	3,840.00	55.66%	1,702.77
Professional Services	6-6040	32,942.74	42,325.00	77.83%	9,382.26
Volunteer Appreciation	6-6055	12,500.00	12,500.00	100.00%	0.00
Animal Control Services	6-6061	3,386.84	11,000.00	30.79%	7,613.16
Enforcement Services	6-6064	138,911.09	145,000.00	95.80%	6,088.91
Repair/Maintenance of Motor Ve	6-6076	3,850.92	15,000.00	25.67%	11,149.08
Personal Protection Equipment &	6-6104	10,696.64	10,000.00	106.97%	(696.64)
Petroleum & Antifreeze Products	6-6105	11,314.65	14,500.00	78.03%	3,185.35
General & Operating Supplies	6-6109	10,251.02	10,000.00	102.51%	(251.02)
Grants to Organizations	6-6202	246,393.50	265,000.00	92.98%	18,606.50
		<u>932,942.89</u>	<u>1,045,165.00</u>	<u>89.26%</u>	<u>112,222.11</u>



**MD of Greenview
Actual to Budget
Fire Protection Valleyview
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Honorariums	6-6003	\$15,000.00	\$15,000.00	100.00%	\$0.00
Mobile Communication Services	6-6036	0.00	1,000.00	0.00%	1,000.00
Professional Services	6-6040	1,351.64	1,000.00	135.16%	(351.64)
Maintenance Contract - Public S	6-6069	2,888.68	0.00	0.00%	(2,888.68)
Repair/Maintenance of Motor Ve	6-6076	3,334.68	5,000.00	66.69%	1,665.32
Fire Services Agreements	6-6078	75,000.00	75,000.00	100.00%	0.00
General & Operating Supplies	6-6109	1,462.37	10,000.00	14.62%	8,537.63
Power Supply Service	6-6121	3,067.00	6,000.00	51.12%	2,933.00
Natural Gas Service	6-6122	1,769.07	4,500.00	39.31%	2,730.93
Direct Energy Utilities	6-6125	1,061.60	2,000.00	53.08%	938.40
		<u>104,935.04</u>	<u>119,500.00</u>	<u>87.81%</u>	<u>14,564.96</u>



**MD of Greenview
Actual to Budget
Fire Protection Grande Cache
For the 12 Months Ending 12/31/2016**

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Expenses					
Honorariums	6-6003	\$30,000.00	\$15,000.00	200.00%	(\$15,000.00)
Training & Education	6-6013	6,000.00	9,750.00	61.54%	3,750.00
Freight & Courier Services	6-6032	0.00	825.00	0.00%	825.00
Telecommunication Services	6-6033	0.00	1,000.00	0.00%	1,000.00
Mobile Communication Services	6-6036	1,129.51	2,400.00	47.06%	1,270.49
Professional Services	6-6040	5,000.00	5,000.00	100.00%	0.00
Emergency Response Services	6-6063	30,700.00	5,700.00	538.60%	(25,000.00)
Repair/Maintenance of Motor Ve	6-6076	2,618.94	5,500.00	47.62%	2,881.06
Fire Services Agreements	6-6078	25,000.00	25,000.00	100.00%	0.00
General & Operating Supplies	6-6109	38,372.53	35,400.00	108.40%	(2,972.53)
		<u>138,820.98</u>	<u>105,575.00</u>	<u>131.49%</u>	<u>(33,245.98)</u>



**MD of Greenview
Actual to Budget
Fire Protection DeBolt
For the 12 Months Ending 12/31/2016**

Expenses

		Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
Honorariums	6-6003	\$30,000.00	\$0.00	0.00%	(\$30,000.00)
Employer Contributions	6-6004	288.00	0.00	0.00%	(288.00)
Accommodation & Subsistence	6-6011	24.74	2,500.00	0.99%	2,475.26
Transportation Expenses	6-6012	2,144.54	2,500.00	85.78%	355.46
Training & Education	6-6013	21,512.92	25,000.00	86.05%	3,487.08
Memberships Seminars Conferences	6-6015	0.00	2,000.00	0.00%	2,000.00
Freight & Courier Services	6-6032	751.67	800.00	93.96%	48.33
Telecommunication Services	6-6033	4,181.63	6,500.00	64.33%	2,318.37
Mobile Communication Services	6-6036	16,748.28	22,000.00	76.13%	5,251.72
Professional Services	6-6040	1,392.88	6,000.00	23.21%	4,607.12
Emergency Response Services	6-6063	8,325.77	9,000.00	92.51%	674.23
Contracted Maintenance Service	6-6071	4,500.00	6,500.00	69.23%	2,000.00
Repair of Equipment & Machinery	6-6074	1,716.65	5,000.00	34.33%	3,283.35
Repair/Maintenance of Motor Ve	6-6076	3,513.17	7,500.00	46.84%	3,986.83
Personal Protection Equipment &	6-6104	18,081.78	20,000.00	90.41%	1,918.22
Petroleum & Antifreeze Products	6-6105	3,389.92	4,500.00	75.33%	1,110.08
Shop & Service Truck Tools	6-6106	727.56	0.00	0.00%	(727.56)
General & Operating Supplies	6-6109	27,603.64	36,500.00	75.63%	8,896.36
Chemicals	6-6110	0.00	1,000.00	0.00%	1,000.00
Power Supply Service	6-6121	3,330.11	4,800.00	69.38%	1,469.89
Natural Gas Service	6-6122	9,289.09	4,800.00	193.52%	(4,489.09)
Vehicle Accessories	6-6520	0.00	1,500.00	0.00%	1,500.00
		<u>157,522.35</u>	<u>168,400.00</u>	<u>93.54%</u>	<u>10,877.65</u>



**MD of Greenview
Actual to Budget
Fire Protection Grovedale
For the 12 Months Ending 12/31/2016**

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Expenses					
Honorariums	6-6003	\$30,000.00	\$0.00	0.00%	(\$30,000.00)
Employer Contributions	6-6004	288.00	0.00	0.00%	(288.00)
Accommodation & Subsistence	6-6011	0.00	2,000.00	0.00%	2,000.00
Transportation Expenses	6-6012	0.00	500.00	0.00%	500.00
Training & Education	6-6013	6,706.00	35,000.00	19.16%	28,294.00
Memberships Seminars Conferences	6-6015	0.00	1,000.00	0.00%	1,000.00
Freight & Courier Services	6-6032	161.83	500.00	32.37%	338.17
Telecommunication Services	6-6033	3,362.98	6,500.00	51.74%	3,137.02
Mobile Communication Services	6-6036	19,832.09	26,200.00	75.70%	6,367.91
Professional Services	6-6040	912.11	5,000.00	18.24%	4,087.89
Emergency Response Services	6-6063	8,325.76	9,000.00	92.51%	674.24
Maintenance Contract - Public S	6-6069	2,477.33	0.00	0.00%	(2,477.33)
Contracted Maintenance Service	6-6071	1,500.00	0.00	0.00%	(1,500.00)
Repair of Equipment & Machinery	6-6074	4,702.35	5,000.00	94.05%	297.65
Repair/Maintenance of Motor Ve	6-6076	14,914.94	7,500.00	198.87%	(7,414.94)
Personal Protection Equipment &	6-6104	27,802.52	37,000.00	75.14%	9,197.48
Petroleum & Antifreeze Products	6-6105	5,216.74	15,000.00	34.78%	9,783.26
Shop & Service Truck Tools	6-6106	1,318.42	1,000.00	131.84%	(318.42)
General & Operating Supplies	6-6109	20,687.32	34,000.00	60.85%	13,312.68
Chemicals	6-6110	736.24	1,500.00	49.08%	763.76
Power Supply Service	6-6121	6,426.35	7,000.00	91.81%	573.65
Natural Gas Service	6-6122	2,344.25	4,800.00	48.84%	2,455.75
Grants and Contributions	6-6200	4,793.68	6,500.00	73.75%	1,706.32
		<u>162,508.91</u>	<u>205,000.00</u>	<u>79.27%</u>	<u>42,491.09</u>



**MD of Greenview
Actual to Budget
Disaster Control Services
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Salaries	6-6001	\$1,199.25	\$0.00	0.00%	(\$1,199.25)
Accommodation & Subsistence	6-6011	909.01	3,000.00	30.30%	2,090.99
Transportation Expenses	6-6012	270.17	2,500.00	10.81%	2,229.83
Training & Education	6-6013	525.00	15,000.00	3.50%	14,475.00
Telecommunication Services	6-6033	20,043.12	21,000.00	95.44%	956.88
Professional Services	6-6040	15,172.07	20,000.00	75.86%	4,827.93
General & Operating Supplies	6-6109	1,052.50	12,500.00	8.42%	11,447.50
		<u>39,171.12</u>	<u>74,000.00</u>	<u>52.93%</u>	<u>34,828.88</u>



MD of Greenview
Actual to Budget
Ambulance Services
For the 12 Months Ending 12/31/2016

Expenses

Power Supply Service
Natural Gas Service

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6121	(\$496.29) *	\$0.00	0.00%	\$496.29
6-6122	(1.17) *	0.00	0.00%	1.17
	<u>(497.46)</u>	<u>0.00</u>	<u>0.00%</u>	<u>497.46</u>



**MD of Greenview
Actual to Budget
Health & Safety
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Non Cash Awards & Incentives	6-6007	\$0.00	\$2,000.00	0.00%	\$2,000.00
Accommodation & Subsistence	6-6011	1,014.27	5,500.00	18.44%	4,485.73
Training & Education	6-6013	48,531.37	64,450.00	75.30%	15,918.63
Memberships Seminars Conferences	6-6015	205.00	1,865.00	10.99%	1,660.00
Subscriptions to Publications	6-6024	169.00	2,000.00	8.45%	1,831.00
Professional Services	6-6040	32,054.72	43,600.00	73.52%	11,545.28
General & Operating Supplies	6-6109	68,511.31	79,100.00	86.61%	10,588.69
		<u>150,485.67</u>	<u>198,515.00</u>	<u>75.81%</u>	<u>48,029.33</u>



**MD of Greenview
Actual to Budget
Fire Protection Fox Creek
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Honorariums	6-6003	\$15,000.00	\$15,000.00	100.00%	\$0.00
Training & Education	6-6013	10,863.25	10,500.00	103.46%	(363.25)
Freight & Courier Services	6-6032	530.00	500.00	106.00%	(30.00)
Telecommunication Services	6-6033	0.00	1,000.00	0.00%	1,000.00
Mobile Communication Services	6-6036	3,492.80	5,000.00	69.86%	1,507.20
Professional Services	6-6040	12,400.00	12,000.00	103.33%	(400.00)
Repair/Maintenance of Motor Ve	6-6076	18,971.16	7,000.00	271.02%	(11,971.16)
Fire Services Agreements	6-6078	24,000.00	24,000.00	100.00%	0.00
General & Operating Supplies	6-6109	24,333.99	16,000.00	152.09%	(8,333.99)
		<u>109,591.20</u>	<u>91,000.00</u>	<u>120.43%</u>	<u>(18,591.20)</u>



**MD of Greenview
Actual to Budget
FCSS Services Revenues
For the 12 Months Ending 12/31/2016**

Revenues

Sales of Goods & Services
Other Services
Other Revenue

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
5-5200	\$39,470.75	\$42,000.00	93.98%	\$2,529.25
5-5299	45,000.00	43,000.00	104.65%	(2,000.00)
5-5809	6,397.00	1,400.00	456.93%	(4,997.00)
	<u>90,867.75</u>	<u>86,400.00</u>	<u>105.17%</u>	<u>(4,467.75)</u>



MD of Greenview
Actual to Budget
FCSS Administrative
For the 12 Months Ending 12/31/2016

Revenues

Grant from Provincial Governmen

5-5706

<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
<u>\$231,157.00</u>	<u>\$211,000.00</u>	<u>109.55%</u>	<u>(\$20,157.00)</u>
<u>231,157.00</u>	<u>211,000.00</u>	<u>109.55%</u>	<u>(20,157.00)</u>



MD of Greenview
Actual to Budget
FCSS Town Valleyview Shared Funding
For the 12 Months Ending 12/31/2016

Revenues
Shared Funding

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
5-5709	<u>\$89,619.02</u>	<u>\$89,500.00</u>	<u>100.13%</u>	<u>(\$119.02)</u>
	<u>89,619.02</u>	<u>89,500.00</u>	<u>100.13%</u>	<u>(119.02)</u>



**MD of Greenview
Actual to Budget
FCSS Administrative
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Salaries	6-6001	\$542,908.64	\$583,706.00	93.01%	\$40,797.36
Employer Contributions	6-6004	144,253.69	158,328.00	91.11%	14,074.31
Accommodation & Subsistence	6-6011	3,373.71	4,000.00	84.34%	626.29
Transportation Expenses	6-6012	2,698.35	3,500.00	77.10%	801.65
Memberships Seminars Conferences	6-6015	1,968.20	6,200.00	31.75%	4,231.80
Freight & Courier Services	6-6032	0.00	300.00	0.00%	300.00
Telecommunication Services	6-6033	2,361.28	3,500.00	67.47%	1,138.72
Auditing & Accounting Services	6-6041	1,000.00	2,500.00	40.00%	1,500.00
		<u>698,563.87</u>	<u>762,034.00</u>	<u>91.67%</u>	<u>63,470.13</u>



**MD of Greenview
Actual to Budget
FCSS Board
For the 12 Months Ending 12/31/2016**

Expenses

Honorariums
Employer Contributions
Accommodation & Subsistence
Transportation Expenses
Memberships Seminars Conferences

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6003	\$19,760.00	\$34,000.00	58.12%	\$14,240.00
6-6004	1,902.19	3,000.00	63.41%	1,097.81
6-6011	4,750.47	6,000.00	79.17%	1,249.53
6-6012	5,559.75	3,000.00	185.33%	(2,559.75)
6-6015	2,550.00	4,000.00	63.75%	1,450.00
	<u>34,522.41</u>	<u>50,000.00</u>	<u>69.04%</u>	<u>15,477.59</u>



**MD of Greenview
Actual to Budget
FCSS Programs
For the 12 Months Ending 12/31/2016**

Expenses

		Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
Accommodation & Subsistence	6-6011	\$562.28	\$2,000.00	28.11%	\$1,437.72
Transportation Expenses	6-6012	2,316.11	1,800.00	128.67%	(516.11)
Training & Education	6-6013	1,192.48	2,000.00	59.62%	807.52
Advertising Services	6-6021	760.50	1,500.00	50.70%	739.50
Professional Services	6-6040	628.14	13,000.00	4.83%	12,371.86
General & Operating Supplies	6-6109	39,532.17 ✕	23,000.00	171.88%	(16,532.17)
Rental of Residential Building	6-6143	830.00	1,200.00	69.17%	370.00
		<u>45,821.68</u>	<u>44,500.00</u>	<u>102.97%</u>	<u>(1,321.68)</u>



**MD of Greenview
Actual to Budget
Community Resource Centre
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Accommodation & Subsistence	6-6011	\$91.22	\$700.00	13.03%	\$608.78
Transportation Expenses	6-6012	0.00	500.00	0.00%	500.00
Training & Education	6-6013	958.20	800.00	119.78%	(158.20)
Telecommunication Services	6-6033	4,837.97	5,000.00	96.76%	162.03
Repair/Maintenance of Motor Ve	6-6076	0.00	5,000.00	0.00%	5,000.00
Petroleum & Antifreeze Products	6-6105	1,512.79	5,000.00	30.26%	3,487.21
General & Operating Supplies	6-6109	22,191.73	18,000.00	123.29%	(4,191.73)
Rental of Residential Building	6-6143	37,200.00	37,200.00	100.00%	0.00
		<u>66,791.91</u>	<u>72,200.00</u>	<u>92.51%</u>	<u>5,408.09</u>



**MD of Greenview
Actual to Budget
Home Support
For the 12 Months Ending 12/31/2016**

Expenses

Accommodation & Subsistence
Transportation Expenses
Training & Education
Mobile Communication Services

	<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
6-6011	\$706.26	\$2,000.00	35.31%	\$1,293.74
6-6012	58,857.90	63,000.00	93.43%	4,142.10
6-6013	857.12	2,000.00	42.86%	1,142.88
6-6036	3,985.72	8,000.00	49.82%	4,014.28
	<u>64,407.00</u>	<u>75,000.00</u>	<u>85.88%</u>	<u>10,593.00</u>



MD of Greenview
Actual to Budget
Liaison Workers
For the 12 Months Ending 12/31/2016

Expenses
Grants to Organizations

6-6202

Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
\$54,043.00	\$54,100.00	99.89%	\$57.00
54,043.00	54,100.00	99.89%	57.00



MD of Greenview
Actual to Budget
Grants to External Agencies
For the 12 Months Ending 12/31/2016

Expenses
Grants to Organizations

6-6202

<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
<u>\$76,600.00</u>	<u>\$65,000.00</u>	<u>117.85%</u>	<u>(\$11,600.00)</u>
<u>76,600.00</u>	<u>65,000.00</u>	<u>117.85%</u>	<u>(11,600.00)</u>



MD of Greenview
Actual to Budget
Grande Cache Pilot Project
For the 12 Months Ending 12/31/2016

Expenses
Grant Agreements

		Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6203		<u>\$64,163.00</u>	<u>\$70,000.00</u>	<u>91.66%</u>	<u>\$5,837.00</u>
		<u>64,163.00</u>	<u>70,000.00</u>	<u>91.66%</u>	<u>5,837.00</u>



**MD of Greenview
Actual to Budget
Support Coordinator Program
For the 12 Months Ending 12/31/2016**

Expenses

Accommodation & Subsistence
Transportation Expenses
Training & Education

	<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
6-6011	\$854.13	\$1,000.00	85.41%	\$145.87
6-6012	197.34	1,000.00	19.73%	802.66
6-6013	1,124.62	1,500.00	74.97%	375.38
	<u>2,176.09</u>	<u>3,500.00</u>	<u>62.17%</u>	<u>1,323.91</u>



**MD of Greenview
Actual to Budget
Agricultural Services Revenues
For the 12 Months Ending 12/31/2016**

Revenues

ASB Seminars & Courses	5-5201	\$50.00	\$800.00	6.25%	\$750.00
ASB Services	5-5202	35.00	150.00	23.33%	115.00
Maintenance & Repair Services	5-5207	934.82	1,200.00	77.90%	265.18
Vegetation Management	5-5215	5,400.00	7,500.00	72.00%	2,100.00
Other Services	5-5299	0.00	2,000.00	0.00%	2,000.00
Fees - ASB Equipment Rental	5-5301	38,966.50	25,000.00	155.87%	(13,966.50)
Building Rental	5-5304	39,700.08	36,000.00	110.28%	(3,700.08)
Weed Enforcement	5-5604	0.00	500.00	0.00%	500.00
		<u>85,086.40</u>	<u>73,150.00</u>	<u>116.32%</u>	<u>(11,936.40)</u>



MD of Greenview
Actual to Budget
Conditional Grant - AG Services
For the 12 Months Ending 12/31/2016

Revenues

Grant from Provincial Governmen

5-5706

Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
\$168,359.46	\$150,000.00	112.24%	(\$18,359.46)
168,359.46	150,000.00	112.24%	(18,359.46)



**MD of Greenview
Actual to Budget
Agricultural Services Administr
For the 12 Months Ending 12/31/2016**

Expenses

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Salaries	6-6001	\$697,418.44	\$695,679.00	100.25%	(\$1,739.44)
Employer Contributions	6-6004	135,498.40	161,774.00	83.76%	26,275.60
Accommodation & Subsistence	6-6011	14,204.08	14,300.00	99.33%	95.92
Transportation Expenses	6-6012	2,114.85	1,200.00	176.24%	(914.85)
Training & Education	6-6013	4,167.41	6,100.00	68.32%	1,932.59
Memberships Seminars Conferences	6-6015	7,289.50	9,400.00	77.55%	2,110.50
Advertising Services	6-6021	2,582.47	2,000.00	129.12%	(582.47)
Other Information Services	6-6029	31.80	500.00	6.36%	468.20
Freight & Courier Services	6-6032	615.64	250.00	246.26%	(365.64)
Professional Services	6-6040	36.19	1,750.00	2.07%	1,713.81
Personal Protection Equipment &	6-6104	109.99	800.00	13.75%	690.01
General & Operating Supplies	6-6109	4,758.19	2,300.00	206.88%	(2,458.19)
		<u>868,826.96</u>	<u>896,053.00</u>	<u>96.96%</u>	<u>27,226.04</u>



**MD of Greenview
Actual to Budget
Agriculture Service Board
For the 12 Months Ending 12/31/2016**

		<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
Expenses					
Honorariums	6-6003	\$19,742.84	\$57,350.00	34.43%	\$37,607.16
Employer Contributions	6-6004	5,234.70	600.00	872.45%	(4,634.70)
Accommodation & Subsistence	6-6011	4,244.49	23,500.00	18.06%	19,255.51
Transportation Expenses	6-6012	7,572.00	7,000.00	108.17%	(572.00)
Memberships Seminars Conferences	6-6015	7,295.00	10,350.00	70.48%	3,055.00
Advertising Services	6-6021	57.00	1,000.00	5.70%	943.00
Freight & Courier Services	6-6032	32.60	150.00	21.73%	117.40
Mobile Communication Services	6-6036	1,462.91	0.00	0.00%	(1,462.91)
Professional Services	6-6040	0.00	1,000.00	0.00%	1,000.00
General & Operating Supplies	6-6109	420.56	500.00	84.11%	79.44
		<u>46,062.10</u>	<u>101,450.00</u>	<u>45.40%</u>	<u>55,387.90</u>



**MD of Greenview
Actual to Budget
ASB Rental Equipment Program
For the 12 Months Ending 12/31/2016**

Expenses

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6011 Accommodation & Subsistence	\$14.21	\$250.00	5.68%	\$235.79
6-6032 Freight & Courier Services	282.94	700.00	40.42%	417.06
6-6036 Mobile Communication Services	0.00	1,440.00	0.00%	1,440.00
6-6040 Professional Services	9,057.94	12,000.00	75.48%	2,942.06
6-6104 Personal Protection Equipment &	0.00	100.00	0.00%	100.00
6-6105 Petroleum & Antifreeze Products	2,065.46	4,000.00	51.64%	1,934.54
6-6107 Parts for Motor Vehicle & Other	15,260.45	15,000.00	101.74%	(260.45)
6-6108 Consumable Tools & Supplies	5,443.31	5,000.00	108.87%	(443.31)
6-6109 General & Operating Supplies	6,545.41	6,900.00	94.86%	354.59
	<u>38,669.72</u>	<u>45,390.00</u>	<u>85.19%</u>	<u>6,720.28</u>



**MD of Greenview
Actual to Budget
ASB Vegetation Management
For the 12 Months Ending 12/31/2016**

Expenses

		Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
Accommodation & Subsistence	6-6011	\$14,323.15	\$6,500.00	220.36%	(\$7,823.15)
Transportation Expenses	6-6012	0.00	1,000.00	0.00%	1,000.00
Training & Education	6-6013	1,752.38	8,000.00	21.90%	6,247.62
Other Information Services	6-6029	0.00	6,000.00	0.00%	6,000.00
Mobile Communication Services	6-6036	5,785.10	12,000.00	48.21%	6,214.90
Professional Services	6-6040	21,371.28	29,000.00	73.69%	7,628.72
Personal Protection Equipment &	6-6104	2,459.28	800.00	307.41%	(1,659.28)
Petroleum & Antifreeze Products	6-6105	40,937.21	80,000.00	51.17%	39,062.79
Parts for Motor Vehicle & Other	6-6107	38,361.87	130,000.00	29.51%	91,638.13
Consumable Tools & Supplies	6-6108	4,105.76	1,000.00	410.58%	(3,105.76)
General & Operating Supplies	6-6109	14,532.62	12,500.00	116.26%	(2,032.62)
Chemicals	6-6110	313,993.45	331,485.00	94.72%	17,491.55
Grants to Organizations	6-6202	0.00	1,500.00	0.00%	1,500.00
		<u>457,622.10</u>	<u>619,785.00</u>	<u>73.84%</u>	<u>162,162.90</u>



**MD of Greenview
Actual to Budget
ASB Pest Control
For the 12 Months Ending 12/31/2016**

Expenses

Mobile Communication Services
Professional Services
Harvest & Cleanup Incentives
Personal Protection Equipment &
Petroleum & Antifreeze Products
Parts for Motor Vehicle & Other
Consumable Tools & Supplies
General & Operating Supplies

	<u>Actual Y-T-D 2016</u>	<u>Approved Budget 2016</u>	<u>% Used Budget</u>	<u>\$ Unused Budget</u>
6-6036	\$0.00	\$1,560.00	0.00%	\$1,560.00
6-6040	238.50	1,500.00	15.90%	1,261.50
6-6066	46,050.00	51,000.00	90.29%	4,950.00
6-6104	341.90	1,000.00	34.19%	658.10
6-6105	10,285.74	24,000.00	42.86%	13,714.26
6-6107	9,959.23	15,000.00	66.39%	5,040.77
6-6108	415.02	2,500.00	16.60%	2,084.98
6-6109	12,281.05	5,000.00	245.62%	(7,281.05)
	<u>79,571.44</u>	<u>101,560.00</u>	<u>78.35%</u>	<u>21,988.56</u>



**MD of Greenview
Actual to Budget
Extension and Outreach
For the 12 Months Ending 12/31/2016**

Expenses

Accommodation & Subsistence
Advertising Services
Professional Services
General & Operating Supplies
Rental of Residential Building
Grants to Organizations

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6011	\$243.21	\$1,800.00	13.51%	\$1,556.79
6-6021	0.00	10,000.00	0.00%	10,000.00
6-6040	0.00	3,000.00	0.00%	3,000.00
6-6109	843.03	1,500.00	56.20%	656.97
6-6143	0.00	1,500.00	0.00%	1,500.00
6-6202	121,340.50	127,000.00	95.54%	5,659.50
	<u>122,426.74</u>	<u>144,800.00</u>	<u>84.55%</u>	<u>22,373.26</u>



**MD of Greenview
Actual to Budget
Veterinary Clinic
For the 12 Months Ending 12/31/2016**

Expenses

Maintenance
Other Govern Fees (1st Call)
Power Supply Service
Natural Gas Service
Direct Energy Utilities
Grants to Organizations

	Actual Y-T-D 2016	Approved Budget 2016	% Used Budget	\$ Unused Budget
6-6068	\$1,842.63	\$0.00	0.00%	(\$1,842.63)
6-6085	0.00	5,000.00	0.00%	5,000.00
6-6121	7,432.50	6,500.00	114.35%	(932.50)
6-6122	1,337.14	10,500.00	12.73%	9,162.86
6-6125	1,777.21	1,500.00	118.48%	(277.21)
6-6202	89,300.00	95,200.00	93.80%	5,900.00
	<u>101,689.48</u>	<u>118,700.00</u>	<u>85.67%</u>	<u>17,010.52</u>

SUMMARY OF CAPITAL EXPENDITURES

All Departments

The 2016 Total Budget for Capital Expenditures is \$82,219,800. The 2016 Total Actual expended for Capital is \$47,109,900. The Unspent portion of the Budget is \$35,109,900.

Agricultural Facilities expended \$307,000 of a Budget of \$440,600. **30.3% Under-Budget.**

Economic Development/FCSS expended \$0.00 of a Budget of \$275,000. **100.0% Under-Budget.**

Environmental Services expended \$3,922,600 of a Budget of \$21,516,100. **81.8% Under-Budget.**

Facilities Maintenance expended \$383,300 of a Budget of \$1,222,900. **68.6% Under-Budget.**

Information Technology expended \$772,200 of a Budget of \$1,215,200. **36.4% Under-Budget.**

Bridges & Drainage expended \$204,000 of a Budget of \$3,380,000. **93.9% Under-Budget.**

Operations expended \$807,200 of a Budget of \$1,154,000. **30.0% Under-Budget.**

Protective Services expended \$10,795,600 of a Budget of \$14,662,200. **26.4% Under-Budget.**

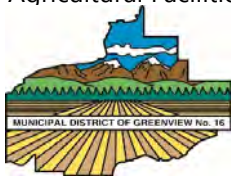
Recreation/Multi-Plex expended \$19,450,200 of a Budget of \$24,483,300. **20.5% Under-Budget.**

Road Construction & Surfacing expended \$10,467,800 of a Budget of \$13,870,500. **24.5% Under-Budget.**

Note: The 2016 expenditures for **uncompleted Jobs** carried forward to 2017 have not been removed from the Expenditure or the Budget amounts stated in this report.

Quarterly Budget to Actual_Capital Projects

Agricultural Facilities



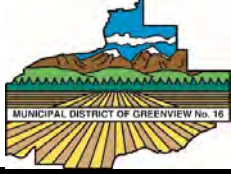
MD of Greenview
Budget to Actual
Agricultural Facilities

Report for the 12 Months Ending December 31, 2016

AGRICULTURAL FACILITIES December 31, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
AGRICULTURAL BUILDINGS						
AG16014	Chemical Jug Recycling Bin for Grovedale	11,500.00	9,200.00	80.00%	2,300.00	20.00%
AGRICULTURAL BUILDINGS TOTALS		11,500.00	9,200.00	80.00%	2,300.00	20.00%
AGRICULTURAL VEHICLES & EQUIPMENT						
AG16001	Medium Duty Deck Truck 2 ton new	75,000.00	65,977.87	87.97%	9,022.00	12.03%
AG16002	Goose Neck Trailer 25 ft. new	20,000.00	13,114.00	65.57%	6,886.00	34.43%
AG16003	Snowmobile	14,000.00	12,600.00	90.00%	1,400.00	10.00%
AG16004	Pick Up Truck (A115) Replacement	50,000.00	0.00	0.00%	50,000.00	100.00%
AG16005	Pick Up Truck (A120) Replacement	50,000.00	0.00	0.00%	50,000.00	100.00%
AG16006	Pick up Problem Wildlife new	50,000.00	47,390.45	94.78%	2,610.00	5.22%
AG16009	3Pt Hitch Cultivation Attachments new	10,600.00	12,109.34	114.24%	(1,509.00)	-14.24%
AG16010	UTV Tracks new	6,500.00	6,000.00	92.31%	500.00	7.69%
AG16011	Pick Up Truck Rec Maintenance new	50,000.00	47,390.45	94.78%	2,610.00	5.22%
AG16012	Front Mount Cab Mower with sweeper attach. New	35,000.00	39,003.64	111.44%	(4,004.00)	-11.44%
AG16013	Trailer new	10,000.00	9,344.00	93.44%	656.00	6.56%
AGRICULTURAL VEHICLES & EQUIPMENT TOTALS		371,100.00	252,929.75	68.16%	118,171.00	31.84%
AGRICULTURAL RENTAL EQUIPMENT						
AG16007	Field Sprayer 500 gallon (Unit SPRY3122)	28,000.00	30,500.00	108.93%	(2,500.00)	-8.93%
AG16008	Agriculture Plastics Bag Roller new	30,000.00	14,391.00	47.97%	15,609.00	52.03%
AGRICULTURAL RENTAL EQUIPMENT TOTALS		58,000.00	44,891.00	77.40%	13,109.00	22.60%
AGRICULTURAL FACILITIES TOTALS		440,600.00	307,020.75	69.68%	133,580.00	30.32%

Quarterly Budget to Actual_Capital Projects

Community Services



MD of Greenview
Budget to Actual
Community Services

Report for the 12 Months Ending December 31, 2016

COMMUNITY SERVICES December 31, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
FAMILY & COMMUNITY SUPPORT SERVICES						
FC16001	Vehicle Replacement Unit A112	50,000.00	0.00	0.00%	50,000.00	100.00%
FAMILY & COMMUNITY SUPPORT TOTALS						
		50,000.00	0.00	0.00%	50,000.00	100.00%
ECONOMIC DEVELOPMENT						
ED16001	Grovedale Sign	220,000.00	0.00	0.00%	220,000.00	100.00%
	Economic Development Vehicle Replacement	5,000.00	0.00	0.00%	5,000.00	100.00%
ECONOMIC DEVELOPMENT TOTALS						
		225,000.00	0.00	0.00%	225,000.00	100.00%
COMMUNITY SERVICES TOTALS						
		275,000.00	0.00	0.00%	275,000.00	100.00%

MANAGEMENT REPORTER

Quarterly Budget to Actual__Capital Projects

Environmental Services



**MD of Greenview
Budget to Actual
Environmental Services
Report for the 12 Months Ending December 31, 2016**

ENVIRONMENTAL SERVICES December 31, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
SOLID WASTE MANAGEMENT						
SW15001	Transfer Station Concrete Pads	\$74,250	42,850.00	57.71%	31,400.00	42.29%
SW15003	Sunset House Inert Waste Cell Construction	\$40,000	0.00	0.00%	40,000.00	100.00%
SW15004	Electronics Recycling Sheds	\$64,700	4,488.58	6.94%	60,211.00	93.06%
SW16001	Transfer Station Fencing	300,000.00	94,915.13	31.64%	205,085.00	68.36%
SW16002	Sturgeon Heights Transfer Station	700,000.00	201,929.95	28.85%	498,070.00	71.15%
SW16003	Grande Cache Transfer Station	50,000.00	0.00	0.00%	50,000.00	100.00%
SW16004	Transfer Station Bin Railing	50,000.00	35,388.25	70.78%	14,612.00	29.22%
SW16005	Puskaskau Inert Waste Cell Construction	30,000.00	0.00	0.00%	30,000.00	100.00%
SOLID WASTE MANAGEMENT TOTALS		1,308,950.00	379,571.91	29.00%	929,378.00	71.00%
WATER TREATMENT PLANT						
WD15001	Ridgevalley WTP Upgrade	3,400,000.00	868,211.79	25.54%	2,531,788.00	74.46%
WD15002	Grovedale Water Treatment Plant Upgrade	4,980,863.00	4,564.38	0.09%	4,976,299.00	99.91%
WD15003	Drinking Water Safety Plans L/S SSH SH NFC	59,550.00	3,335.65	5.60%	56,214.00	94.40%
WD15005	Ultrasonic Water Level Sensors	165,868.00	102,066.55	61.53%	63,801.00	38.46%
WD16001	DeBolt 2nd Reverse Osmosis System	650,000.00	217,957.65	33.53%	432,042.00	66.47%
WATER TREATMENT PLANT TOTALS		9,256,281.00	1,196,136.02	12.92%	8,060,144.00	87.08%

MANAGEMENT REPORTER

Quarterly Budget to Actual__Capital Projects

Environmental Services



**MD of Greenview
Budget to Actual
Environmental Services
Report for the 12 Months Ending December 31, 2016**

ENVIRONMENTAL SERVICES December 31, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
WATER POINTS						
WD15006	Crooked Creek Water Distribution	1,300,000.00	457,856.29	35.22%	842,144.00	64.78%
WD15007	Water Point Viability Report	71,368.00	33,293.45	46.65%	38,075.00	53.35%
WD16002	Grande Cache Area Water Point	100,000.00	0.00	0.00%	100,000.00	100.00%
WATER POINTS TOTALS		1,471,368.00	491,149.74	33.38%	980,219.00	66.62%
WATER DISTRIBUTION						
WD15011	Little Smoky Water Distribution System	1,200,000.00	517,010.11	43.08%	682,990.00	56.92%
WD15012	Valleyview Rural Water Line Study	71,864.00	44,014.19	61.25%	27,850.00	38.75%
WD15021	Grovedale/Landry Heights Hydrology Report	250,000.00	223,343.39	89.34%	26,657.00	10.66%
WD16003	Valleyview Rural Water Line extents	180,000.00	0.00	0.00%	180,000.00	100.00%
WD16004	Landry Heights Water Distribution S	260,000.00	0.00	0.00%	260,000.00	100.00%
WD16005	DeBolt Water Distribution Upgrade	250,000.00	0.00	0.00%	250,000.00	100.00%
WD16006	Environmental Fleet Purchase (2) 1/2 Ton Pick-up Trucks	100,000.00	82,147.50	82.15%	17,853.00	17.85%
WATER DISTRIBUTION TOTALS		2,311,864.00	866,515.19	37.48%	1,445,350.00	62.52%

MANAGEMENT REPORTER

Quarterly Budget to Actual__Capital Projects

Environmental Services



**MD of Greenview
Budget to Actual
Environmental Services
Report for the 12 Months Ending December 31, 2016**

ENVIRONMENTAL SERVICES December 31, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
WASTEWATER SYSTEMS						
WW15001	Industrial Lagoon Report	277,114.00	113,826.92	41.08%	163,287.00	58.92%
WW15002	Septage Receiving Station	1,100,000.00	696,972.07	63.36%	403,028.00	36.64%
WW15004	Ridgevalley Collection System Rehab	290,526.00	0.00	0.00%	290,526.00	100.00%
WW16001	Industrial Lagoon Construction	5,500,000.00	178,412.98	3.24%	5,321,587.00	96.76%
WASTEWATER SYSTEMS TOTALS		7,167,640.00	989,211.97	13.80%	6,178,428.00	86.20%
ENVIRONMENTAL SERVICES TOTALS						
		21,516,103.00	3,922,584.83	18.23%	17,593,519.00	81.77%

Quarterly Budget to Actual_Capital Projects

Facilities Maintenance



MD of Greenview
Budget to Actual
Facilities Maintenance
Report for the 12 Months Ending December 31, 2016

FACILITIES MAINTENANCE December 31, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
ADMINISTRATION						
FM15002	Administration Building Expansion	200,000.00	64,255.00	32.13%	135,745.00	67.87%
FM15009	OPS Back Sidewalk and Electrical Posts		2,282.84	-	(2,283.00)	-
FM15019	Generator and Transfer Switch for Valleyview Fire Hall	97,909.00	99,769.09	101.90%	(1,860.00)	-1.90%
FM15021	Sunset House Hall Repairs	68,473.00	65,903.95	96.25%	2,569.00	3.75%
FM16001	FSO - Generator / Transfer Switch	10,000.00	7,605.00	76.05%	2,395.00	23.95%
FM16002	Broom for John Deere Tractor 1025R	6,500.00	5,700.00	87.69%	800.00	12.31%
FM16003	Truck replacements Unit 108,109,116 & 121	200,000.00	0.00	0.00%	200,000.00	100.00%
FM16004	FSO - Replace Furnace #2 and Hot Water Tank	16,000.00	10,670.00	66.69%	5,330.00	33.31%
FM16005	OPS - Furnace and Hot Water Tank	14,000.00	0.00	0.00%	14,000.00	100.00%
FM16006	OPS - Paving of Parking Lots and Aprons at Sand & Salt Shed	225,000.00	0.00	0.00%	225,000.00	100.00%
FM16007	OPS - Install SE and SW Yard Lights and Pedestals	33,000.00	0.00	0.00%	33,000.00	100.00%
FM16008	OPS - Fencing at South Parking Lot	40,000.00	0.00	0.00%	40,000.00	100.00%
FM16009	Grande Cache Office - Install AC Unit	38,000.00	15,150.00	39.87%	22,850.00	60.13%
FM16010	Card Reader Installation	130,000.00	67,095.25	51.61%	62,905.00	48.39%
FM16011	OPS - Truck Exhaust Ventilator System	20,000.00	21,439.66	107.20%	(1,440.00)	-7.20%
FM16012	Replacement of John Deere X300 w/ Zero Turn Z445 (Unit T14)	10,000.00	5,008.00	50.08%	4,992.00	49.92%
FM16013	Heat Existing Facilities Building Located Behind FSO	18,000.00	2,586.46	14.37%	15,414.00	85.63%
FM16014	FSO & OPS Security Camera Replacement	26,000.00	15,872.00	61.05%	10,128.00	38.95%
FM16015	Exhaust Ventilation for Sand & Salt Sheds - Grovedale and Valleyview	70,000.00	0.00	0.00%	70,000.00	100.00%
FACILITIES MAINTENANCE TOTALS		1,222,882.00	383,337.25	31.35%	839,545.00	68.65%

Quarterly Budget to Actual_Capital Projects

Information Technology



MD of Greenview
Budget to Actual
Information Technology
Report for the 12 Months Ending December 31, 2016

INFORMATION TECHNOLOGY December 31, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
ADMINISTRATION						
IT15003	Equipment & Machinery - IT Hardware & Software	50,192.00	46,373.75	92.39%	3,818.00	7.61%
IT15007	Aerial Photography (3Yr)	310,000.00	116,800.00	37.68%	193,200.00	62.32%
IT16001	Electronic Filing Software & Server	350,000.00	199,091.77	56.88%	150,908.00	43.12%
IT16002	Two Way Radio Communication Equipment	75,000.00	9,300.00	12.40%	65,700.00	87.60%
IT16003	Equipment & Machinery - IT Hardware & Software	156,000.00	148,650.00	95.29%	7,350.00	4.71%
IT16004	Equipment & Machinery - IT Hardware & Software	240,000.00	240,000.00	100.00%	0.00	0.00%
IT16005	Offsite Data Backup Solution	12,000.00	12,000.00	100.00%	0.00	0.00%
IT16006	Firewall Equipment Replacement	16,000.00	0.00	0.00%	16,000.00	100.00%
IT16007	Network switch Replacement	6,000.00	0.00	0.00%	6,000.00	100.00%
INFORMATION TECHNOLOGY TOTALS						
		1,215,192.00	772,215.52	63.55%	442,976.00	36.45%

Quarterly Budget to Actual__Capital Projects

Infrastructure and Planning



MD of Greenview
Budget to Actual
Infrastructure and Planning
Report for the 12 Months Ending December 31, 2016

INFRASTRUCTURE AND PLANNING December 31, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
BRIDGES						
BF74433	Tributary to Cornwall Creek (RR261)	1,023,000.00	18,072.00	1.77%	1,004,928.00	98.23%
BF77070	Sweathouse Creek	1,500,000.00	18,567.00	1.24%	1,481,433.00	98.76%
BF77756	Tributary to Sweathouse Creek	20,000.00	0.00	0.00%	20,000.00	100.00%
BF78679	Located on Old High Prairie Road	19,000.00	0.00	0.00%	19,000.00	100.00%
BF79561	Located on Old High Prairie Road	18,000.00	0.00	0.00%	18,000.00	100.00%
BF99999 Bridge Construction Planning						
BF99999	Bridge Construction Planning	288,600.00	0.00	0.00%	288,600.00	100.00%
BF99999A	BF82111 Bridge Construction Planning	700.00	590.00	84.29%	110.00	15.71%
BF99999B	BF86085 Bridge Construction Planning	700.00	590.00	84.29%	110.00	15.71%
BF99999CPG	BF77027 Bridge Construction Planning	10,000.00	5,496.48	54.96%	4,504.00	45.04%
Totals for BF99999		300,000.00	6,676.48	2.23%	293,324.00	97.77%
BRIDGES TOTALS		2,880,000.00	43,315.48	1.50%	2,836,685.00	98.50%

Quarterly Budget to Actual__Capital Projects

Infrastructure and Planning

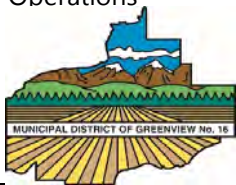


MD of Greenview
Budget to Actual
Infrastructure and Planning
Report for the 12 Months Ending December 31, 2016

INFRASTRUCTURE AND PLANNING December 31, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
DRAINAGE						
DR16001 Preliminary Drainage Engineering						
DR16001	Preliminary Drainage Engineering	174,419.00	1,494.07	0.86%	172,925.00	99.14%
DR15001	Gordey Drainage	100,000.00	50,915.98	50.92%	49,084.00	49.08%
DR16001A	Gordey Drainage - Clarke	80,000.00	69,692.19	87.12%	10,308.00	12.89%
DR16001B	Debolt Drainage	10,000.00	5,102.30	51.02%	4,898.00	48.98%
DR16001C	Gordey Drainage Repairs	100,000.00	17,210.62	17.21%	82,789.00	82.79%
DR16001D	Drainage Inventory	35,581.00	16,318.12	45.86%	19,263.00	54.14%
Totals for DR16001		500,000.00	160,733.28	32.15%	339,267.00	67.85%
DRAINAGE TOTALS		500,000.00	160,733.28	32.15%	339,267.00	67.85%
INFRASTRUCTURE AND PLANNING TOTALS						
		3,380,000.00	204,048.76	6.04%	3,175,952.00	93.96%

Quarterly Budget to Actual_Capital Projects

Operations



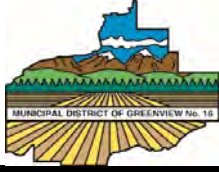
MD of Greenview
Budget to Actual
Operations

Report for the 12 Months Ending December 31, 2016

OPERATIONS December 31, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
VEHICLE FLEET						
OP15004	Pick Up Truck 3/4 Ton Crew Cab (Unit A106)	50,000.00	41,073.75	0.00%	8,926.00	0.00%
OP16001	Pick Up Truck 3/4 Ton Crew Cab 4 x 4 (Unit A119)	50,000.00	0.00		50,000.00	
OP16002	Pick Up Truck 1 Ton Crew Cab** (Unit A76)	65,000.00	0.00		65,000.00	
VEHICLE FLEET TOTALS		165,000.00	41,073.75	24.89%	123,926.00	75.11%
EQUIPMENT FLEET						
OP15013	Brush Chipper (Unit C2)	55,000.00	56,000.00	101.82%	(1,000.00)	-1.82%
OP15019	Backhoe (Unit L9)	145,000.00	150,400.00	103.72%	(5,400.00)	-3.72%
OP16003	Plow Truck (Unit A104)	299,000.00	274,968.25	91.96%	24,032.00	8.04%
OP16004	Mower with Rotary Cutter	30,000.00	26,700.00	89.00%	3,300.00	11.00%
OP16005	Road Sweeper	185,000.00	0.00	0.00%	185,000.00	100.00%
OP16006	JCB tractor/backhoe	145,000.00	150,400.00	103.72%	(5,400.00)	-3.72%
OP16007	Skid Steer	130,000.00	107,684.00	82.83%	22,316.00	17.17%
EQUIPMENT FLEET TOTALS		989,000.00	766,152.25	77.47%	222,848.00	22.53%
OPERATIONS TOTALS						
		1,154,000.00	807,226.00	69.95%	346,774.00	30.05%

Quarterly Budget to Actual__Capital Projects

Protective Services



MD of Greenview
Budget to Actual
Protective Services
Report for the 12 Months Ending December 31, 2016

PROTECTIVE SERVICES December 31, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
FIRE HALLS						
DeBolt Fire Hall						
PS15001	DeBolt Fire Hall		4,278.00			
PS15001	DeBolt Fire Hall		4,117,397.75			
PS15001	DeBolt Fire Hall		0.00			
Totals for PS15001 DeBolt Fire Hall		4,468,138.00	4,121,675.75	92.25%	346,462.00	7.75%
Grovedale Fire Hall						
PS15002	Grovedale Fire Hall		4,278.00			
PS15002	Grovedale Fire Hall		3,550,259.29			
PS15002	Grovedale Fire Hall		0.00			
Totals for PS15002 Grovedale Fire Hall		4,648,245.00	3,554,537.29	76.47%	1,093,708.00	23.53%
PS16001	New Fox Creek Fire Hall - Greenview 50% Share	3,500,000.00	2,000,000.00	57.14%	1,500,000.00	42.86%
PS16002	DeBolt & Grovedale Paving	500,000.00	77,797.29	15.56%	422,203.00	84.44%
FIRE HALLS TOTALS		13,116,383.00	9,754,010.33	74.37%	3,362,373.00	25.63%

Quarterly Budget to Actual__Capital Projects

Protective Services



MD of Greenview
Budget to Actual
Protective Services
Report for the 12 Months Ending December 31, 2016

PROTECTIVE SERVICES December 31, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
PROTECTIVE SERVICES EQUIPMENT						
PS15003	Compressor for Grovedale	40,000.00	30,877.83	77.19%	9,122.00	22.81%
PS15005	Livestock Emergency Response Trailers - 2 Units		0.00	-	0.00	-
PS16007	Grovedale Firehall IT Equipment	35,000.00	20,436.40	58.39%	14,564.00	41.61%
PS16008	Grovedale Gear Dryer	9,000.00	8,659.76	96.22%	340.00	3.78%
PS16009	Grovedale Furniture	22,000.00	20,293.27	92.24%	1,707.00	7.76%
PS16010	Draeger Fire Extinguisher Trainer	9,000.00	9,116.00	101.29%	(116.00)	-1.29%
PS16011	Draeger Fit Tester	15,500.00	14,506.10	93.59%	994.00	6.41%
PS16012	DeBolt IT Equipment	35,000.00	20,436.40	58.39%	14,564.00	41.61%
PS16013	DeBolt Gear Dryer	9,000.00	8,659.76	96.22%	340.00	3.78%
PS16014	DeBolt Furniture	22,000.00	19,955.00	90.70%	2,045.00	9.30%
PS16015	Health & Safety Computer Program [IT15008]		25,590.00			
PS16015	Health & Safety Computer Program Installation		33,737.88			
Totals for PS16015 Health & Safety Computer Pr		62,000.00	59,327.88	95.69%	2,672.00	4.31%
PS16016	Grovedale Lifting Bags	12,000.00	11,955.00	99.63%	45.00	0.38%
PS16017	Grovedale Began Satelite System	11,000.00	11,000.64	100.01%	(1.00)	-0.01%
PROTECTIVE SERVICES EQUIPMENT TOTALS		281,500.00	235,224.04	83.56%	46,276.00	16.44%

Quarterly Budget to Actual__Capital Projects

Protective Services



MD of Greenview
Budget to Actual
Protective Services
Report for the 12 Months Ending December 31, 2016

PROTECTIVE SERVICES December 31, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
PROTECTIVE SERVICES VEHICLES						
PS15006	Fire Engine (F17) Replacement - Fox Creek	334,444.00	331,511.75	99.12%	2,932.00	0.88%
PS15007	Water Tender (F10) Replacement - Grande Cache	359,897.00	359,896.50	100.00%	1.00	0.00%
PS16003	Personnel Vehicle - DeBolt (2014 C/O)	70,000.00	64,710.09	92.44%	5,290.00	7.56%
PS16004	Tender (F18) - Grovedale	450,000.00	0.00	0.00%	450,000.00	100.00%
PS16005	UTV - DeBolt (2014 C/O)	25,000.00	25,192.00	100.77%	(192.00)	-0.77%
PS16006	UTV Trailer - DeBolt (2014 C/O)	25,000.00	25,000.00	100.00%	0.00	0.00%
PROTECTIVE SERVICES VEHICLES TOTALS		1,264,341.00	806,310.34	63.77%	458,031.00	36.23%
PROTECTIVE SERVICES TOTALS						
		14,662,224.00	10,795,544.71	73.63%	3,866,680.00	26.37%

Quarterly Budget to Actual_Capital Projects

Road Construction and Surfacing



MD of Greenview
Budget to Actual
Recreation Enhancement
Report for the 12 Months Ending December 31, 2016

RECREATION ENHANCEMENT December 31, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
MULTIPURPOSE FACILITIES						
RE15001	Valleyview Multiplex (80%)	16,683,350.00	17,276,371.67	103.55%	(593,022.00)	-3.55%
RE15013	Equipment & Machinery - Recreation		0.00	-	0.00	-
RE16001	Fox Creek Multiplex (50%)	7,000,000.00	2,000,000.00	28.57%	5,000,000.00	71.43%
MULTIPURPOSE FACILITIES TOTALS		23,683,350.00	19,276,371.67	81.39%	4,406,978.00	18.61%
RECREATIONAL SITES						
RE16002	Kakwa River Campground Upgrades	29,000.00	7,219.37	24.89%	21,781.00	75.11%
RE16003	Southview Campground Upgrades	15,000.00	7,219.36	48.13%	7,781.00	51.87%
RE16004	Swan Lake Campground Upgrades	27,000.00	15,311.00	56.71%	11,689.00	43.29%
Grovedale Fish Pond Upgrades		171,000.00				
RE16005	Grovedale Fish Pond Upgrades		3,766.64			
RE16005	Grovedale Fish Pond Upgrades		17,287.55			
Totals for RE16005 Grovedale Fish Pond Upgrade:		171,000.00	21,054.19	12.31%	149,946.00	87.69%
Grande Cache Lake Upgrades		58,000.00				
RE16006	Grande Cache Lake Upgrades		28,613.13			
RE16006	Grande Cache Lake Upgrades		31,029.87			
Totals for RE16006 Grande Cache Lake Upgrades		58,000.00	59,643.00	102.83%	(1,643.00)	-2.83%
Johnson Park Development		350,000.00				
RE16007	Johnson Park Development		24,826.99			
RE16007	Johnson Park Development		20,913.25			
Totals for RE16007 Johnson Park Development		350,000.00	45,740.24	13.07%	304,260.00	86.93%
RE16008	Small Projects Development	150,000.00	17,607.61	11.74%	132,392.00	88.26%
RECREATIONAL SITES TOTALS		800,000.00	173,794.77	21.72%	626,206.00	78.28%
RECREATION ENHANCEMENT TOTALS						
		24,483,350.00	19,450,166.44	79.44%	5,033,184.00	20.56%

Quarterly Budget to Actual__Capital Projects

Road Construction and Surfacing



**MD of Greenview
Budget to Actual
Road Construction and Surfacing
Report for the 12 Months Ending December 31, 2016**

ROAD CONSTRUCTION AND SURFACING December 30, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
ROAD CONSTRUCTION						
RD15005	Goodwin Road (Rge Rd 21 and Twp Rd 741) Ph2	308,987.00	16,876.47	5.46%	292,111.00	94.54%
RD15009	Old High Prairie RD (Twp Rd 720 - Twp Rd 725A) Ph2	330,750.00	0.00	0.00%	330,750.00	100.00%
RD16001	Connector Road Construction	300,000.00				
RD16001A	Landfill Connector Road Twp Rd 672 Construction	1,200,000.00	193,078.13	16.09%	1,006,922.00	83.91%
Totals for RD16001		1,500,000.00	193,078.13	12.87%	1,306,922.00	87.13%
RD16002	Farmland Access	268,700.00				
RD16002	RD16002A Hinks - Farmland Approach	31,300.00	31,288.06	99.96%	12.00	0.04%
Totals for RD16002		300,000.00	31,288.06	10.43%	268,712.00	89.57%
RD16003	Forestry Trunk Road Improvements	-				
RD16003	RD15003A Economy Creek Slide	150,000.00	111,566.57	74.38%	38,433.00	25.62%
RD16003	RD15003B Forestry Trunk Road 50 - 70 Km	2,300,000.00	4,112,147.56	178.79%	(1,812,148.00)	-78.79%
RD16003	RD15003D Forestry Trunk Road Km 9 1/2 Hill	2,500,000.00	2,797,733.88	111.91%	(297,734.00)	-11.91%
RD16003	16003A Purchase of Disc	50,000.00	49,140.00	-	860.00	-
Totals for RD16003		5,000,000.00	7,070,588.01	141.41%	(2,070,588.00)	-41.41%
RD16004	Forestry Trunk Road Master Plan	50,000.00	29,204.50	58.41%	20,796.00	41.59%

Quarterly Budget to Actual_Capital Projects

Road Construction and Surfacing



**MD of Greenview
Budget to Actual
Road Construction and Surfacing
Report for the 12 Months Ending December 31, 2016**

ROAD CONSTRUCTION AND SURFACING December 30, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
ROAD CONSTRUCTION						
RD16005	Local Road Construction					
RD16005	Local Road Construction	851,590.00	1,976.00	0.23%	849,614.00	99.77%
RD16005	RD16005A Twp Rd 714 & Rge Rd 215 - Vetsch Request	10,000.00	5,502.29	55.02%	4,498.00	44.98%
RD16005	RD16005B DeBolt Fire Hall Access Road to Twp Rd 721A	350,000.00	320,649.30	91.61%	29,351.00	8.39%
RD16005	RD16005C Grovedale Fire Hall Access Road to Rge Rd 64	350,000.00	21,567.49	6.16%	328,433.00	93.84%
RD16005	RD16005D Survey Equipment	65,000.00	47,076.48	72.43%	17,924.00	27.58%
RD16005	RD16005E Washout Repair Range Road 251	75,010.00	75,005.71	99.99%	4.00	0.01%
RD16005	RD16005F Culvert Replacement Range Road 225	75,000.00	73,262.49	97.68%	1,738.00	2.32%
RD16005	RD16005G Ridgevalley Asphalt Repairs	85,000.00	80,698.88	94.94%	4,301.00	5.06%
RD16005	RD16005H Culvert Replacement and Slide Repair RR 220	100,000.00	73,304.22	73.30%	26,696.00	26.70%
RD16005	RD16005I Culvert Replacement Range Road 261	5,000.00	0.00	0.00%	5,000.00	100.00%
RD16005	RD16005J Culvert Replacement Range Road 200	33,400.00	33,394.36	99.98%	6.00	0.02%
Totals for RD16005		2,000,000.00	732,437.22	36.62%	1,267,563.00	63.38%
RD16006	Old High Prairie Road (Twp Rd 725A to Twp Rd 734) Ph3	330,750.00	0.00	0.00%	330,750.00	100.00%

Quarterly Budget to Actual__Capital Projects

Road Construction and Surfacing



**MD of Greenview
Budget to Actual
Road Construction and Surfacing
Report for the 12 Months Ending December 31, 2016**

ROAD CONSTRUCTION AND SURFACING December 30, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
ROAD CONSTRUCTION						
RD16007	Unscheduled Works, Projects, & Studies					
RD16007	Unscheduled works, projects, studies & reports	117,318.00	1,585.50	1.35%	115,733.00	98.65%
RD16007	PV15002A Youngs Point Road Chip Road	10,000.00	798.44	7.98%	9,202.00	92.02%
RD16007	RD15008 Old High Prairie Road (Hwy 49 to Twp Rd 720)	10,000.00	8,376.05	83.76%	1,624.00	16.24%
RD16007	RD15010C Huckleberry Tower Road	4,247.00	4,245.00	99.95%	2.00	0.05%
RD16007	RD15011D Office Renovations (CAO/EA Area)	3,290.00	3,289.60	99.99%	0.00	0.00%
RD16007	RD15013 Range Road 230 (Twp Rd 704 to 712)	132,645.00	132,643.63	100.00%	1.00	0.00%
RD16007	RD15014 Township Road 690 (Baseline Rd)	15,000.00	11,495.82	76.64%	3,504.00	23.36%
RD16007	RD16007A Goodwin Road - Phase I	50,000.00	35,733.00	71.47%	14,267.00	28.53%
RD16007	RD16007B Urban Infrastructure Assessment	600,000.00	0.00	0.00%	600,000.00	100.00%
RD16007	RD16007C Iosegun Lake Road	5,000.00	4,011.94	80.24%	988.00	19.76%
RD16007	RD16007D Range Road 210 - 8 Mile Road Ditch Work	2,500.00	1,360.13	54.41%	1,140.00	45.60%
Totals for RD16007		950,000.00	203,539.11	21.43%	746,461.00	78.57%
RD16008	Residential Access Roads	475,000.00				
RD16008	RD15011C Range Road 255 Pat Rehn	-	0.00	-	0.00	-
RD16008	RD16008A Temporary Residential Access Rge Rd 224	25,000.00	12,483.16	-	12,517.00	-
Totals for RD16008		500,000.00	12,483.16	2.50%	487,517.00	97.50%
ROAD CONSTRUCTION TOTALS		11,270,487.00	8,289,494.66	73.55%	2,980,992.00	26.45%

Quarterly Budget to Actual__Capital Projects

Road Construction and Surfacing



**MD of Greenview
Budget to Actual
Road Construction and Surfacing
Report for the 12 Months Ending December 31, 2016**

ROAD CONSTRUCTION AND SURFACING December 30, 2016						
JOBID	Job Description	Budget for 2016	Year-to-Date Costs	% Budget Expended	2016 Budget Remaining	% Budget Remaining
SURFACING						
PV16001	Township Road 713 East/Range Rd 261 (Ridgevalley Connector)	2,600,000.00	2,178,238.27	83.78%	421,762.00	16.22%
PV16002	Iosegun Lake Road (Council Motion 16.06.202_not included in Surfacing Totals)	-	2,946,584.39	-	-	-
SURFACING TOTALS		2,600,000.00	2,178,238.27	83.78%	421,762.00	16.22%
ROAD CONSTRUCTION & SURFACING TOTALS						
		13,870,487.00	10,467,732.93	75.47%	3,402,754.00	24.53%



REQUEST FOR DECISION

SUBJECT: Northwest Skills Canada Competition

SUBMISSION TO: REGULAR COUNCIL MEETING

MEETING DATE: March 14, 2017

DEPARTMENT: COMMUNITY SERVICES

REVIEWED AND APPROVED FOR SUBMISSION

CAO: MH

GM: DM

MANAGER:

PRESENTER: DM

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council approve Silver Sponsorship in the amount of \$3,000.00 for the 2017 Northwest Regional Skills Canada Competition, with funds to come from the Community Service Miscellaneous Grant Budget.

BACKGROUND/PROPOSAL:

The 2017 Annual Northwest Regional Skills Canada Competition will be hosted at the Fairview Campus on April 27th and 28th, 2017, in Fairview, Alberta. The participants will compete in 16 regional competitions, with the winners going on to compete in the Provincial competition. This is an opportunity to watch the leaders of tomorrow compete as well as celebrating the student's achievements.

The hosting committee is seeking sponsorship for the competition with sponsorship levels ranging from <\$2000.00 to \$15,000.00.

Greenview has previously provided Silver Sponsorship in the amount of \$3,000.00. The Community Service Miscellaneous Grant Budget has a balance of \$336,085.81 as of March 13, 2017.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of sponsoring the Northwest Regional Skills Canada Competition is that Greenview will be supporting a prestigious community event that supports and encourages the industry leaders of tomorrow.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. The disadvantage of sponsoring the Northwest Regional Skills Canada Competition is that Greenview may be setting a precedent for other similar groups to request funding.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the option to deny the request for sponsorship of the Northwest Regional Skills Canada Competition. Council has provided the Silver Sponsorship in the past; however, there is no requirement to continue this practice.

Alternative #2: Council has the option to alter the amount of sponsorship of the Northwest Regional Skills Canada Competition. Council has provided the Silver Sponsorship in the past; however, they have the alternative to select another amount of funding.

FINANCIAL IMPLICATION:

Direct Costs: \$3,000.00 from the Community Service Miscellaneous Grant Budget

Ongoing / Future Costs: N/A

STAFFING IMPLICATION:

N/A

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

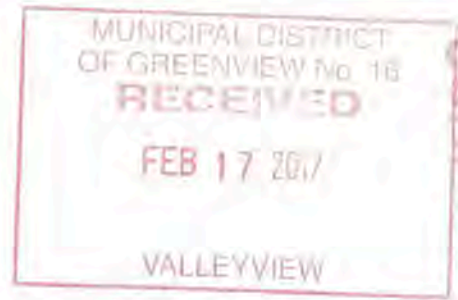
Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will notify the Fairview Campus with Council's decision.

ATTACHMENT(S):

- Northwest Regional Skills Canada Competition – Sponsorship Request



January 20, 2017

MD of Greeview
Box 1079
Valleyview, AB T0H 3N0

Dear Sir/Madam,

Re: North West Regional Skills Canada Competition 2017

This year we are excited to host the 13th Annual North West Regional Skills Canada Competition here in Fairview in the Heart of the Peace Country. This excellent event showcases the talents of today's youth in trades and technology. Be ready on April 27 & 28 to watch the industry leaders of tomorrow compete in 16 regional competitions, with the winners going on to compete in the Provincial Competition.

We would like to invite you to join us in celebrating the achievements of these students. With your sponsorship, in your choice of level, we can continue to offer them the high quality of competition they deserve. We have enclosed a sponsorship package and the schedule of events for this year's competition, as we are in partnership with the Grande Prairie Fairview Campus please make cheques out to GPRC Fairview.

Please advise us of your decision by March 15th 2017. We will be following up with your organization after this date if we have had no response.

For more information, or further exploration of the sponsorship opportunities available, please call Maureen Martin at 780-772-0607 or email skillsassistant@gprc.ab.ca. We look forward to seeing you at the North West Regional Skills Canada Competition.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Amber Moskalyk'.

Amber Moskalyk

North West Skills Coordinator

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

Phone: 780.835.1433, Fax: 780.835.6670
Email: NWskills@GPRC.ab.ca

www.skillsalberta.com



2017 - NW AB Regional Skills Canada Competition

2017 - SCHEDULE OF EVENTS

Thursday April 27, 2017

Competitor Registration	GPRC Foyer	1:00 - 4:30 PM
Light Supper/Snacks	GPRC Notley square lounge	3:00 - 4:30 PM
Opening Ceremonies	GPRC Theatre	5:00 - 5:45 PM
Competitor Lab/Orientation	GPRC/FHS/STM	6:00 - 7:30 PM
	Transportation for competitors will be provided to orientation site	
Competitor Free Time	GPRC Notley Square	7:00 to 9:30 PM

Friday April 28, 2017

Competitions begin	GPRC/FHS/STM	8:00 AM
Complementary Lunch	GPRC/FHS/STM	12 - 12:30 PM
Competitions end		5:00 PM
Try-a-Trades (demo/exhibition events)	GPRC Atrium, Foyer	10:00 AM - 5:00 PM
Project Judging		Until 5:30 PM
Competitor Snack and Entertainment	GPRC Notley Square	3:00 - 5:45 PM
Campus Tour (on the hour)	Start GPRC Board Room	9:00 AM - 2:00 PM
Coffee & Snacks	GPRC Admin Bldg AC144	8:00 AM - 5:30 PM
Competitor Showcase	GPRC Atrium	5:00 - 6:30 PM
Medal Presentation & Closing Ceremonies	GPRC Theatre	6:00 - 7:00 PM
Judges time with Medalists	GPRC Atrium	7:00 - 8:00 pm
General Hospitality	GPRC Admin Bldg AC144	Thursday Evening & Friday
Volunteers & Teachers		

2017 COMPETITION VENUES

Competition Event	Competition - Host Site
Auto Servicing	GPRC - Auto Service Tech Lab
Baking	FHS - Foods Lab
Cabinet Making	GPRC - Carpentry Lab
Carpentry	GPRC - Carpentry Lab
Culinary Arts	STM- Foods Lab
Fashion Technology	FHS - Sewing Lab
Graphic Design	FHS -Computer Lab
Hairstyling Junior	GPRC - Atrium
Hairstyling Intermediate	GPRC - Atrium
IT & Network Support	FHS - Library
Out-Door Power & Recreation Equipment	GPRC - OPET Lab
Photography	GPRC - Computer Lab in Atrium
Robotics	GPRC - Atrium
TV/Video Production	GPRC - Animal Science Building
Welding	GPRC - Welding Lab
Workplace Safety	GPRC Atrium

Abbreviations/Acronyms

GPRC -Grande Prairie Regional College - Fairview Campus
FHS - Fairview High School
STM - St Thomas More School

Demo/Exhibition Events

GPRC

- Baking Artistry
- Robotics
- Fantasy Hair Styling
- Workplace Safety

NW Regional Skills Canada Alberta Competition

April 27 & 28, 2017

Sponsorship Opportunities

Sponsorship Level	Package	Commitment	Recognition and Benefits
TITLE	Title Sponsor	\$15,000	<ul style="list-style-type: none"> ✓ Company Name/Logo to appear as "Presented By" ✓ Staffed Promotional table in Central Atrium (supplied by you) ✓ Company Name/Logo on: <ul style="list-style-type: none"> - Welcome Slide Show - Closing Slide Show - Print advertising - Competition Signs - Schedule of Events - GPRC Webpage ✓ Introduction at Opening Ceremonies ✓ Opportunity to Speak at Closing Ceremonies ✓ Recognition in Final Event Report ✓ Business Receipt
GOLD	Gold Sponsor (Unlimited Number)	\$5,000	<ul style="list-style-type: none"> ✓ Staffed Promotional table in Central Atrium (supplied by you) ✓ Company Name/Logo on: <ul style="list-style-type: none"> - Competition signage - Welcome Slide Show - Closing Slide Show - Schedule of events - GPRC Webpage ✓ Recognition in Emcee Script at Closing Ceremonies ✓ Recognition in Final Event Report ✓ Business Receipt
SILVER	Luncheon Sponsor	\$3,000	<ul style="list-style-type: none"> ✓ Company Name on Welcome signage ✓ Company Name on: <ul style="list-style-type: none"> - GPRC Webpage ✓ Lunch Sponsor Recognition at all three venues ✓ Recognition in Final Event Report ✓ Business Receipt
	Opening Night Competitor Entertainment Sponsor (Thursday)	\$3,000	<ul style="list-style-type: none"> ✓ Company Name on Welcome signage ✓ Company Name on: <ul style="list-style-type: none"> - GPRC Webpage ✓ Recognition at event ✓ Recognition in Final Event Report ✓ Business Receipt
	Closing night Reception (Friday)	\$3,000	<ul style="list-style-type: none"> ✓ Company Name on Welcome signage <ul style="list-style-type: none"> - GPRC Webpage ✓ Recognition at event ✓ Recognition in Final Event Report ✓ Business Receipt
	Team NW Transportation Sponsor (Provincial Contenders)	\$3,000	<ul style="list-style-type: none"> ✓ Company Name on: <ul style="list-style-type: none"> - GPRC Webpage ✓ Recognition at Closing Ceremonies ✓ Recognition in Final Event Report ✓ Business Receipt

HOSTED BY



GPRC, Fairview Campus
Bag 3000
Fairview, AB, T0H 1L0

Inquires please contact:

Amber Moskalyk - NW Regional Skills Competition Coordinator
NWSkills2@gprc.ab.ca ♦ 780.835.6771

Sponsorship Level	Package	Commitment	Recognition and Benefits
BRONZE	Competitor Supporter	\$2000	<ul style="list-style-type: none"> ✓ Company Name on: <ul style="list-style-type: none"> - GPRC Webpage ✓ Recognition at Closing Ceremonies ✓ Recognition in Final Event Report ✓ Business Receipt
	Try a trade Prize Sponsor	\$2,000	<ul style="list-style-type: none"> ✓ Shared recognition ✓ Recognized in Final Event Report ✓ Company Name on signage ✓ Business Receipt ✓ Company Name on: <ul style="list-style-type: none"> - GPRC Webpage

Sponsorship Level	Package	Commitment	Recognition and Benefits
FRIENDS		<\$2,000	<ul style="list-style-type: none"> ✓ Shared recognition ✓ Recognized in Final Event Report ✓ Company Name on signage ✓ Company Name on: <ul style="list-style-type: none"> - GPRC Webpage ✓ Business Receipt

SUPPORTING SPONSOR	Gift-In-Kind Product or Prizes	<ul style="list-style-type: none"> ✓ Company name to be displayed on product or prize or signage ✓ Customized recognition can be given at higher levels ✓ Recognition in Final Event Report ✓ Business Receipt
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HOSTED BY



GPRC, Fairview Campus
Bag 3000
Fairview, AB, T0H 1L0

Inquires please contact:

Amber Moskalyk - NW Regional Skills Competition Coordinator
NWSkills2@gprc.ab.ca • 780.835.6771



REQUEST FOR DECISION

SUBJECT: **DeBolt Pioneer Centre**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: March 14, 2017
DEPARTMENT: COMMUNITY SERVICES

REVIEWED AND APPROVED FOR SUBMISSION
CAO: MH
GM: DM
MANAGER:
PRESENTER: DM

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council authorize the contribution and delivery of 200 tonnes of aggregate with an associated cost of \$2,550.00, to the DeBolt Pioneer Centre, with funds to come from Community Service Miscellaneous Grants.

BACKGROUND/PROPOSAL:

The DeBolt Pioneer Centre is a non-profit organization located within the hamlet of DeBolt. The organization which consists of approximately 86 members is a very active senior group hosting many activities throughout the year. The group has recently obtained an additional property which will be utilized for a safe parking area for the Centre.

The Pioneer Centre is requesting that Greenview supply and deliver 200 tonnes of aggregate to the new parking area, as to assist the group in providing a safe parking area for their activities. Greenview has provided similar requests to various community groups located within Greenview.

The Community Service Miscellaneous Grant Budget has a balance of \$336,085.81 as of March 13, 2017.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of providing aggregate to the DeBolt Pioneer Centre is that Greenview will be assisting a non-profit organization in enhancing the property for the betterment of the community.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. The disadvantage of providing aggregate to the DeBolt Pioneer Centre is that other organizations may have similar requests.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the option to decline the request from the DeBolt Pioneer Centre for the supply and delivery of aggregate. Greenview has; however, provided aggregate previously to other non-profit organizations, thus setting a precedent.

Alternative #2: Council has the option to contribute only to the supply of aggregate or contribute only to the delivery of the aggregate or provide a reduced amount of aggregate. Greenview has previously only supplied the aggregate and also has supplied and delivered the aggregate based on the non-profit organization's requests.

FINANCIAL IMPLICATION:

Direct Costs: \$2550.00

Ongoing / Future Costs: N/A

STAFFING IMPLICATION:

Note, the Operations Department will be required to organize and implement the suggested action. This will be done at a time that is efficient for the Operations Department.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will contact the DeBolt Pioneer Centre as to Council's decision.

Administration will coordinate the delivery of the aggregate.

ATTACHMENT(S):

- DeBolt Pioneer Centre Aggregate Request

January 19, 2017

DeBolt Pioneer Centre

Box 503, DeBolt, Alberta

T0H 1B0

MD of Greenview

P.O. Box 1079

Valleyview, AB

T0H 3N0

Attn: Pat Biggin.

Dear Pat,

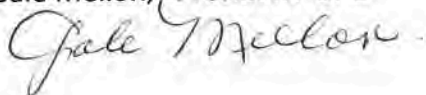
The DeBolt Pioneer Centre is a non-profitable organization on 1st Street East in DeBolt. We have leased a lot across the street from our facility for parking.

Our facility is the centre for many activities for the district seniors. It is used almost daily with special events once or twice a month. We have eighty six members. One of our special events is a musical jamboree every month with 50 to 70 seniors attending and we need parking.

Do you think the MD of Greenview could supply us with approximately 160 yards of gravel in early spring to upgrade this lot? We just recently obtained it from Imperial Oil and right now it is just wild grass and mud. We would like to make it feasible and safe for parking.

Looking forward to hearing from you.

Gale Mellon, President DPC

A handwritten signature in cursive script that reads "Gale Mellon".

Cc Tom Burton



REQUEST FOR DECISION

SUBJECT: **2017 Minor Midget AAA ATB Provincial Championship**
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: March 14, 2017 CAO: MH MANAGER:
DEPARTMENT: COMMUNITY SERVICES GM: DM PRESENTER: DM

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council accept the 2017 Minor Midget AAA ATB Provincial Championship sponsorship request for information.

BACKGROUND/PROPOSAL:

The Grande Peace Minor Midget AAA Storm Hockey team will be hosting the 2017 Minor Midget AAA Provincial Championship in Grande Prairie on March 23rd – 26th. The top five teams from across the province will be showcased competing for the Provincial Championship banner. The team is requesting local sponsorship to assist in covering the costs associated with hosting this event. There are two sponsorship opportunities being the gift card raffle draw and program advertisement.

Greenview has previously not provided sponsorship to various sports teams when hosting Provincial Championships.

The Community Service Miscellaneous Grant Budget has a balance of \$336,085.81 as of March 13, 2017.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting for information the Minor Midget AAA ATB Provincial Championship sponsorship request is that that Greenview will not be setting a precedent regarding other groups of similar nature requesting funding.
-

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. The disadvantage of accepting for information the Minor Midget AAA ATB Provincial Championship sponsorship request is that Greenview may be missing a promotional opportunity.
-

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the option to provide a sponsorship level of funding for the Minor Midget AAA ATB Provincial Championship, however a precedent may be set for other groups of similar nature.

FINANCIAL IMPLICATION:

Direct Costs: N/A

Ongoing / Future Costs: N/A

STAFFING IMPLICATION:

N/A

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will notify the Grande Peace Minor Midget AAA Storm Hockey team of Council's decision.

ATTACHMENT(S):

- Grande Peace Minor Midget AAA Storm Hockey team – Sponsorship Request



2017 Minor Midget AAA ATB Provincial Championship

RE: Sponsorship and Donation Opportunities

The Grande Peace Minor Midget AAA (U-16) Storm hockey team is in the process of preparing for the 2017 Minor Midget AAA Provincials. The GP Storm will be the host club for the six-team round-robin U-16 Provincial Championship to be held on March 23 to March 26, 2017. The Minor Midget Provincials will have the top five teams from the Province attend, three from the South division and the top two from the North. These four days will showcase the top 15-year-old players in the Province competing for the elusive Championship banner!

Our team is requesting local sponsors to assist in covering the costs associated with hosting this event. Costs included, but not limited to, are: ice fees, referee wages, program costs, banner and other miscellaneous items.

The following sponsorship and donation opportunities are available:

- **Gift Card Raffle Draw** - cash or the donation of gift cards which will be used as a raffle that will be advertised during the Provincial weekend. Raffle tickets will be sold throughout the weekend and a winner will be announced Saturday morning, March 25th. All donations/sponsors will be recognized in a banner positioned near the raffle table and in the in the Provincial Program.
- **Program Advertisement** - A 8 ½ x 11 colour program will be handed out to all team participants and the fans that attend all the games. The program will be professionally laid out and printed to the highest quality. Advertisement costs for the program will be:
 - \$500 full page
 - \$250 ½ page

The Grande Peace U-16 Storm would like to thank you in advance for any support you may be able to provide to help us ensure that this provincial event will be memorable and successful. If you have any questions or concerns, please feel free to call me at the number listed below.

Regards,

Host Committee Minor Midget AAA Storm (780) 512-7261

#303, Sheldon Graber, RBC Dominion Securities

9906-106 St, Grande Prairie, AB T8V-6L6



Manager's Report

Function: Infrastructure & Planning

Submitted by: Grant Gyurkovits, General Manager Infrastructure & Planning

Date: 3/7/2017

General Manager, Infrastructure & Planning, Grant Gyurkovits

Attended the quarterly scope of works meeting with Gary Couch and Associated Engineering, met with SemCAMS in regards the future Gas Plant being constructed South of Grovedale. Attended two day course on Freedom of Information and Protection of Privacy.

Supervisor, Facility Maintenance, Alfred Lindl

- Facility Maintenance skid steer (Terrex) was out of commission for 7 weeks for repairs to the under carriage, axle, bearings, and rollers. Greenview mechanics did all the repairs. Terrex Parts & Service department was very slow at sending the parts needed to finish the job.
- **Grovedale Public Service Building:** Fire Department moved into the new Facility, still have deficiencies to be completed by Mar.10/2017. Another water leak was discovered in the upstairs bathroom, a screw was screwed into a copper water line. The drywall and flooring will need to be replaced. Greenview is not responsible for the cost of repairs as they are covered under the building warranty.
- **DeBolt Public Service Building:** Southwest is still working on deficiencies, deadline for deficiencies is Mar.12/2017. Fire Department intends to move in on Mar. 13th.
- Emergency repair was completed on the boiler heating coil in the Grande Cache office, the boiler heating coil was badly cracked and there was plumbing and electrical work involved to complete the project.

- The installation of security cameras and card readers on the following water points as part of the approved 2017 budget was undertaken:
New Fish Creek-Sunset House-Sweat House-Goodwin-Crooked Creek-Little Smoky-DeBolt, Grovedale and South Wapiti and a security camera being installed at the new Grovedale Septage Receiving Station Lagoon.

Manager Operation, Gord Meaney

The following tenders listed below were approved through the 2017 budget

Tenders

The Plow Truck tender was posted on the APC and the results are listed below. Western Star and Freightliner of Grande Prairie was awarded the tender.

SUPPLIER	MAKE	MODEL	PRICE	COMMENTS	DELIVERY
Western Star Freightliner	Freightliner	2018 114SD	\$248,420.25	Not to spec – 13L engine	-
Del Equipment Ltd.	Freightliner	2107 114SD	\$251,069.25	Not to spec – 13L engine	-
Western Star Freightliner	Freightliner	2018 4700SB	\$254,718.25	Not to spec – 13L engine	-
Great West Kenworth	Kenworth	2018 T800	\$258,401.50	Not to spec – 13L engine	-
Fort Gary Industries	Freightliner	2017 4900SB	\$264,845.00	Not to spec – wrong dump	-
Nortrux	Mac	2018 GU813	\$265,450.00	Not to spec – 13L engine	-
Western Star Freightliner	Freightliner	2018 4900SB	\$266,560.25	Awarded	90 Days

The Wobbly tender was posted on the APC and the results are listed below. Arrow West Equipment Ltd. of Acheson was awarded the tender for four (4) Wobbly's.

SUPPLIER	MODEL	PRICE	COMMENTS
NC Rentals	PT-13	\$71,730.00	Non-Compliant Did not meet specifications
Arrow West Equipment Ltd.	Handy Hitch GBP-12	\$79,031.32	Awarded
Tomcat	Handy Hitch GBP-12	\$81,412.00	-
Strongco	Handy Hitch GBP-12	\$84,883.00	-
Brandt	Handy Hitch GBP-12	\$96,580.00	-
Finning	N/A	\$119,000.00	-

The Schulte Rotary Mower tender was posted on the APC and the results are listed below. Flaman Sales of Nisku was awarded the tender for two (2) Schulte Rotary Mowers.

SUPPLIER	MAKE	MODEL	PRICE	COMMENTS
Recon-Tilt	Farm King	Y1531-8	\$41,724.00	Non-Compliant Did not meet specifications
Prairie Coast	John Deere	CX Flax Wing	\$54,000.00	Non-Compliant Did not meet specifications
Flaman Sales	Schulte	XH1500	\$54,600.00	Awarded
Prairie Coast	John Deere	Degelman Rav 1500	\$57,000.00	Non-Compliant Did not meet specifications

The Road Sweeper tender was posted on the APC and the results are listed below. FST Canada Inc. o/a Joe Johnson Equipment of Nisku was awarded the tender.

SUPPLIER	MODEL	PRICE	COMMENTS
Driving Force o/a Hino Central	HINO 195D-114	\$61,900.00	Non-Compliant Did not meet specifications chassis only
FST Canada Inc. o/a Joe Johnson Equipment	Elgin Broom Badger	\$189,875.00	Non-Compliant Did not meet specifications - used
Industrial Machine Inc.	NRR S2	\$199,855.00	Non-Compliant Did not meet specifications variable factors
FST Canada Inc. o/a Joe Johnson Equipment	Elgin Broom Badger	\$219,347.00	Awarded
Superior Truck Equipment Ltd.	Stewart Amos	\$249,805.00	-
Raymax Equipment Sales Ltd.	Global M4HSD	\$325,900.00	-

The Grader Tool tender was posted on the APC and the results are listed below. Shaw's Enterprises Ltd. of Nisku was awarded the tender.

SUPPLIER	PRICE	COMMENTS
----------	-------	----------

Shaw's Enterprises Ltd.	\$116,355.00	Awarded
Wearpro Equipment	\$131,475.00	-
Valley Blades Ltd.	\$137,160.00	-
Titan Supply	\$137,790.00	-
Resource Purchasing	\$143,340.00	-
431 Group of Companies	\$227,635.00	-

The Grader Blade tender was posted on the APC and the results are listed below. Valley Blades Ltd. of Edmonton was awarded the tender.

SUPPLIER	PRICE	COMMENTS
Valley Blades Ltd.	\$114,339.64	Awarded
Wearpro Equipment	\$119,624.32	-
Titan Supply	\$119,955.16	-
Shaw's Enterprises Ltd. – "A"	\$139,958.98	-
Shaw's Enterprises Ltd. – "B"	\$143,615.99	-
SMS Equipment	\$167,260.81	-

The Line Painting/Crack Sealing tender was posted on the APC and the tender will close March 13, 2017.

East Sector

- Completed transfer of SML's 980119, 980099 and DLO 981589 from Wanham Trucking to Greenview.
- With the mild weather culvert steaming was initiated.
- Hauling gravel from the Ridgevalley Pit (Eben Rock Products) to 8 Mile Pit and Hunke Pit.

West Sector

- When requested by Ledcor Greenview has completed winter road maintenance on Hwy 666.
- The gravel transfer from the Murtron Pit to the Lignite Pit on the FTR is completed.
- Brushing on the FTR between km 19 to km 68.5 in sporadic areas was completed on the East & West sides.
- Culvert steaming was initiated during the mild weather.

Shop

- Mechanics made several trips to Grovedale to service trucks and complete minor repairs to equipment.
- Continued on-line video training with the new Snap-on diagnostic system as needed.
- Saved approximately \$10,000 by completing the repair to the Skid steer in-house.

Manager Environmental Services, Gary Couch

Water and Distribution

- Repairs were made to the Ridgevalley water distribution system in February. We will be opening the site back up in the spring to facilitate the connection to the line feeding the seniors housing complex to the West.
- We have started design work on Grovedale water treatment plant and also researching the best location for the new water plant.
- Grovedale Test Well #2 pump tests were positive. We are applying for a licence from AEP to withdraw our expected 25 year demand from well #1 and well #2 combined.
- Electrical upgrades continue at the DeBolt water plant.
- The hardware for the dispensing system in all water points were upgraded in February and on budget.

Wastewater

- Tree clearing tenders were submitted and clearing is starting this week for the industrial lagoon site. As long as the owls don't come around in next two weeks we expect no issues.

Solid Waste

- All transfer stations now have the new chain link sliding gates with all fencing at the transfer stations is completed with the exception of NFC, which requires some dirt work and drainage before the east side can be done properly. Sturgeon Heights will be finished when the upgrades are completed.

Manager Planning & Development, Sally Rosson

- Continuing enforcement in Grovedale area with recent focus on the auto wreckers, whereby the landowner has been requested to remove vehicles from their yard to ensure there is adequate on-site parking.

Also received a noise complaint due to equipment moving in the yard with a backup alarm beeping from an acreage property owner in Grovedale. The landowner was contacted and advised of the complaint. However, nothing further could be done to address the issue because the equipment must have the back-up alarm for safe operation of the equipment. Greenview does not have noise bylaw to address types of nuisance noise issues.

- Mrs. Perron and Mr. Vandemark, on behalf of the Citizen Panel members will be in attendance at the Council Meeting of March 14, 2017 to provide their report on the Land Use Bylaw review.
- In March, the Draft Land Use Bylaw will also be provided to Council to provide adequate time for Council to review the Bylaw prior to requesting a Public Hearing tentatively to be held April 25th, 2017.
- The following new Applications were received in the various categories for the month of January 2017:

Business Licenses:	One
Development Permit Applications:	Fifteen
Lease Referrals	One
Land Use Amendments (re-designation):	None

Subdivision Applications:	Two
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MUNICIPAL DISTRICT OF GREENVIEW No. 16

Manager's Report

Function: Community Services

Submitted by: Dennis Mueller, General Manager Community Services

Date: 3/14/2017

General Manager Community Services, Dennis Mueller

Administration has consulted with RC Strategies to acquire a Multiplex logo that will be utilized for marketing and sponsorship communications. The logo will be included in the sponsorship package that the Fundraising Chair will distribute to potential sponsors.

Correspondence and the applicable allotted grant funding has been submitted to all the grant applicants with regards to the status of their grant applications. The majority of the Community Service annual operating grants with submitted financial reports have been sent their approved grant funding. Correspondence notices will be submitted to the groups that have not submitted financial reports with a reminder that the allotted grant funds will be held until the 2016 financial reports are received.

Administration attended the Growing the North Conference February 22nd and 23rd at Evergreen Park, Grande Prairie. Visitors to the Greenview booth commented positively on the regional collaborations, such as the Tri-Municipal Agreement with the County of Grande Prairie and the City of Grande Prairie. Some municipalities consider Greenview a leader and are watching closely to evaluate the results of these initiatives.

Agricultural Services Manager, Quentin Bochar

The 2017 Community Grant notifications to agricultural groups have been processed and notified. The groups that applied for the grant funding were all 4-H groups.

A Seed Cleaning Plant Shareholders Meeting was held on March 3, 2017, dissolution was a topic slated for discussion, unfortunately, quorum amount of members were not present to vote. The bylaw states that a second meeting has to be held in 7 days, therefore, a meeting will be scheduled to ascertain the dissolution option.

Problem Wildlife Officer (PWO) has prepared two workshops for Greenview residents. The first one on March 15 at the Puskaskau Hall has been designed for residents that are livestock producers only. The workshop will contain information on how to snare coyotes that are causing verified livestock predation, and how snares can be obtained from the Agriculture Services department using a Form 8 under the auspices of the Agricultural Pests Act. The Greenview Agricultural Manager, Assistant Manager and Problem Wildlife Officer are the only individuals that can issue the snares, as these individuals are the holders of a Form 7 issued under the Agricultural Pest Act. The second workshop on March 30th will be a Coyote Calling Workshop and will be held at the Valleyview Gun Range. This workshop will focus on how to call coyotes and will also allow participants to practice shooting at silhouettes that mimic coyotes in the distance. The Problem Wildlife Officer has also offered predator assistance for 6 residents and beaver issue assistance for 2 residents. The Wolf Harvest Incentive Program has had 55 animals turned in.

The Working Wells Workshop held in DeBolt on February 14, 2017 at the new Public Services Building, had 16 people pre-registered with a resulting 13 people in attendance. The Septic Sense Workshop held in DeBolt on February 15, 2017 at the new Public Services Building had 16 people pre-registered and 12 people in attendance.

Economic Development Officer, Kevin Keller

Energy Diversification Advisory Committee

Greenview Administration in conjunction with DevCo Developments were requested to make a presentation to the Energy Diversification Advisory Committee (Alberta Ministry of Energy) in Calgary on March 1, 2017. The Advisory Committee has been interviewing municipalities and industry participants on discovering methods by which the Province of Alberta can support future energy diversification initiatives. Diversification initiatives located near the feedstock (natural gas) will in turn allow for greater regional economic diversification and growth. Projects of this nature are a natural fit for the proposed Tri Municipal Partnership. The opportunity to speak directly to the Advisory Committee made up of provincial influencers was a valuable networking opportunity for Greenview to promote its vision for the region and was very well received.

Growing the North

This year Greenview was the Platinum sponsor of the Growing the North Conference. In excess of 400 attendees enjoyed a number of discussion items over the two days of presentations. Additionally, this was an excellent opportunity for Greenview Council and Administration to network with leaders from industry, not for profits, and other municipalities to work on future projects and initiatives.

The Growing the North committee partners will be hosting a 2017 conference debrief in March of 2017 with planning for 2018 Conference to begin in May of 2017. Since May 2016 Greenview Economic Development has been a full partner in the development of the Growing the North Conference.

Tri Municipal Industrial Partnership

On February 16, 2017 the first meeting of the Tri Municipal Industrial Partnership took place.

Selection of a Chair – Reeve Dale Gervais and Co Vice Chairs – Mayor Bill Given and Reeve Leanne Beaupre

Now as an active committee, direction will be provided to Administration to determine proof of concept, project viability and undertake activities to move towards formal establishment of the project, with the goal of site preparation and finding potential tenants for the project.

Green View Family and Community Support Services (FCSS) Manager, Lisa Hannaford

The HEART team, (Health, Education and Action in Relationships Team) has been notified that we are eligible for another \$27,000.00 from the provincial Family and Community Safety Grant program. Representatives from the Province will be conducting site visits this spring in a few communities that received grant funding, and ours has been chosen as they have heard very positive comments about HEART and the conferences that we have hosted. Hosting future Breakfasts with the Guys, facilitating healing circles, and hosting a community Blanket Exercise to increase awareness and understanding of First Nations are goals the Team has identified to utilize the grant funds.

The Human Services Ministry has been split into two separate ministries, Children Services and Community and Social Services. Family and Community Support Services (FCSS) falls under Community and Social Services Ministry led by Minister Irfan Sabir.

Family and Community Support Services annually recognizes and celebrates the significant contribution volunteers make toward improving the quality of life in Greenview. Appreciation dinners will be held at the Memorial Hall in Valleyview on April 26, and at Grovedale Hall on April 27. Nomination forms are available at the FCSS office, and the Grovedale Sub-office.

Protective Services Manager, Jeff Francis

Emergency Management

Greenview has received a Provincial FRIIA grant to conduct an emergency management tabletop exercise in Grovedale on April 4th. The exercise will be approximately 3 to 4 hours in duration and involve representatives from the City of Grande Prairie, the County of Grande Prairie, Alberta Emergency Management Agency and Greenview. This exercise will be an opportunity to test Greenview's emergency plan and to interact with our regional partners. Greenview Council will be asked to participate in this exercise to assist with their role as it relates to the emergency management.

DeBolt and Grovedale Public Services Buildings

The DeBolt and Grovedale Fire Departments are undertaking preparations for the grand openings of their respective facilities.

The Grovedale Fire Department has moved into their new facility and a building orientation has been conducted by Greenview Administration. The DeBolt Fire Department, despite being delayed due to facility deficiencies is scheduled to move into their facility on March 13th.

Grovedale Support Vehicle

Protective Services has awarded the replacement of the Grovedale Fire Department personnel transport vehicle to Doug Marshall Chevrolet of Grande Prairie. Three local dealers were invited to submit a tender bid with only one response received. Various other brands of vehicles were researched with only the

Chevrolet Suburban being the applicable unit for the Grovedale Fire Service. The new unit has been ordered and is expected to be in service in August of 2017.

Supplier	Date Invited	Reply Date and Cost
Mighty Peace Chevrolet, Peace River, Alberta	January 30 2017	NO Reply
Revolution Chevrolet, High Prairie, Alberta	January 30 2017	NO Reply
Doug Marshall Chevrolet, Grande Prairie, Alberta	January 30 2017	February 11 2017 \$50,656.00

Fox Creek Fire Tender

The Fox Creek Water Tender replacement has been awarded to Rocky Mountain Phoenix of Red Deer/ Rosenbauer America for a total sum of \$439,969. The Request for Proposal was placed on Alberta Purchasing Connection for 45 days and three competitive bids were received. All proposals were very close to Greenview's specifications with the successful proposal being \$17,500.00 less than the nearest competitor. The new tender will be expected to be completed and delivered in March of 2018.

Supplier	Price
Rosenbauer America / Rocky Mountain Phoenix, Red Deer, Alberta	\$439,969.00
Maxi Metal / Westvac Industrial, Acheson, Alberta	\$457,196.00
Fort Garry Industries, Winnipeg, Manitoba	\$458,648.00

Health & Safety

The uploading of documentation for Greenview's safety program into the "Marshal" program is effective January 1, 2017. The system is being used to document all safety reports and follow up activities, while staff training continues through one-on-one training and in groups where possible. The tracking component in Marshal allows follow up of corrective actions until completed and can be monitored for effectiveness. Human Resources and Health & Safety are assessing schedules and content for the All Day Staff event scheduled for May 8, 2017. Both areas are in the process of contacting and hiring trainers for this event. As is customary, we organize safety courses in May to ensure new staff and staff with expiring certificates have the opportunity to attend. Greenview requires all staff to maintain current First Aid, Fire Extinguisher and WHMIS certifications. Required courses are also made available throughout the year and based on job tasks.

The Infrastructure & Planning department held 4 toolbox meetings in January 2017. The areas that participated in these meetings were Operations Grovedale, Shop staff, Planning & Development, and Operations Administration.

Agricultural Services and FCSS also conducted toolbox meetings in January.

A total of 10 incidents were reported this month.

Recreation Services Manager, Stacey Wabick

Recreation Coordinator

The position of Recreation Coordinator is currently open in the Recreation Services Department. This position is currently being posted in an effort to fill this opening.

Sasquatch & Partners Initiative

In 2013 Clearwater County developed the Sasquatch & Partners Initiative which is an education program that uses positive messaging to remind outdoor recreation enthusiasts to use good land stewardship practices. This is primarily accomplished through strategically placed signage and awareness campaigns. The initiative has been successful and has grown to include the Counties of Yellowhead and Brazeau. Greenview was approached to join the initiative which was subsequently approved by Council. Administration is now in the process of developing a Memorandum of Understanding to formalize its membership in the initiative.

Grovedale Fish Pond

In the 2016 Capital Budget, the Grovedale Fish Pond was identified to have a cookhouse/shelter built to enhance the site's amenities and user experience; however, due to manufacturer constraints this enhancement was delayed. The material for the cookhouse/shelter has now been delivered to the site and construction has begun. The anticipated timeline for its completion is before the fishing season begins in the spring.

Alberta Environment & Parks Memorandum of Understanding

Administration has begun a series of discussions to examine the benefit of entering into a Memorandum of Understanding (MoU) with Alberta Environment & Parks. The proposed intent of the MoU is to share land-use data that will result in a more collaborative approach in identifying potential outdoor recreation opportunities and areas of concern as a result of poor land stewardship activities due to outdoor recreation. If successful, this will assist both organizations in the identification and streamlining of outdoor recreation projects.

Ridgevalley Walking Trails

Opus Stewart Weir Ltd. has surveyed the proposed trail system for the purpose of having an accurate map to confirm the physical location of the proposed trail as well as begin land purchase talks. The same survey will be used for updating Alberta Land Titles.

The proposed walking trail crosses land owned by 4 different landowners. Administration has met with all 4 landowners and land purchase negotiations continue to progress.

Moody's Crossing Enhancement Project (Hwy 43 Bridge over the Smoky River)

The application for a Department Miscellaneous Lease for the proposed campground has begun within the Government of Alberta Electronic Disposition System. However, shortly after the initiation of the lease process, Administration learned that the lease process is under revision. To ensure that this project continues to progress, Administration has completed a meeting and a series of conference calls with Alberta Environment and Parks which has resulted in a continued progression.

To date, a formal sketch plan has been developed and a First Nations Consultation Number has been obtained. The management plan is underway and is currently addressing a significant number of protective and consultative notations that exists on the same land base.

A separate lease will need to be obtained in order to formalize a boat launch on the site. Administration will first concentrate on lease approval for the day use and camping areas. As this lease progresses, the lease for the boat launch will be transitioned in.

Johnson Park

Opus Stewart Weir has completed a required survey under the lease process and it has been submitted to the Government of Alberta. Once the survey is reviewed and accepted, Greenview will hold the lease title on Johnson Park.

Grande Cache Tourism

For a number of months Greenview and Grand Cache Coal have worked collaboratively on researching potential recreation opportunities throughout the property managed by the coal mine, which included the development of a Data Sharing Agreement between the two parties. All activities related to this potential project and partnership have been placed on hold due to the recent announcement of the coal mine entering into bankruptcy. Administration will continue to monitor the situation and reengage the coal mine if the opportunity presents itself.

Grande Cache Lake Day Use Area & Southview Provincial Recreation Area

Recreation Services has entered into an agreement with the Town of Grande Cache to maintain access and perform general maintenance of the Grande Cache Lake Day Use Area during the winter months of 2017.

Recreation Services recently advertised a tender for the summer maintenance of the Grande Cache Lake Day Use Area and Southview Provincial Recreation Area. The initial advertisement did not result in any significant interest therefore the tender is currently being advertised a second time.

Recreation Master Plan

The Recreation Master Plan Advisory Committee will be once again meeting in the month of March to review and discuss the plans progress.

The Advisory Committee last met in January with McEllaney Consulting Services Ltd. to review the Phase 2 Summary Report. Report items reviewed included the community survey, community recreation comparison, financial analysis and a preliminary needs summary.

Little Smoky Recreation Area (Ski Hill)

Greenview Recreation has been in contact with the MD of Smoky River. The MD of Smoky River is going to put together a package of all relevant information they have regarding the hill.

Once Greenview receives this package Administration will complete a series of site visits to review possible locations of a campground and collect data. After this I will create a concept plan similar to the ones we did for Moody's and Johnson Park.

A timeline for the completion of this work has not been established.



Manager's Report

Function: Corporate Services

Submitted by: Rosemary Offrey, General Manager Corporate Services

Date: 2/28/2017

General Manager Corporate Services, Rosemary Offrey

During the months of February and most of March, the finance team and I spend about 90% of our time reviewing and discussing the financial information in the ERP system and providing explanation and documentation to the auditors to verify the financial position of Greenview.

On February 2nd and 3rd, I attended the managers'/supervisors' annual workshop and presented Finance 101 at the annual In-House workshop for other administrative support staff.

Administration attended the pre-audit meeting on February 21st, along with Reeve Gervais, Councillor Burton and Councillor Smith. This meeting was the usual information session to Council regarding what would happen during audit and to ask if Council wanted the audit team to focus on any particular item(s) during the audit.

Greenview wrote a letter to Minister of Municipal Affairs regarding Greenview's request to the province to amend Bill #21 for Designated Industrial Properties. This letter was signed by Reeve Gervais and was mailed on March 2nd.

Greenview has made an offer of employment for an onsite HR Recruitment Officer, which was accepted. The onsite HR Recruitment Officer will start with Greenview on April 3rd. A formal announcement regarding the new staff member will be made to all staff and Council close to the actual start date.

Reviewed the Vehicle Usage policy in relation to the CRA taxable benefits. I will be bringing this policy to Council for an in-camera discussion in the near future.

Along with our information systems technician and my executive assistant, reviewed Policies 1009 and 1019. We concluded that section 7 of Policy 1009 did not fit in this policy and it was in contradiction with intent of Policy 1019. Thus, we completed an RFD for the Policy Review Committee and will discuss our proposed changes at the upcoming Policy Review Committee meeting on March 15th.

Finance & Administration Manager, Donna Ducharme

It's that time of year again when Donna's concentration is all on audit, then of course, any issues concerning insurance and all other duties required every month.

Human Resources – Recruitment & Retention, Sandra Rorbak

Positions filled since last report: 1) FCSS Summer Programmer, HR Officer – Recruitment, Outdoor Recreation Facility Maintenance and Seasonal Vegetation Control.

Positions at interview stage: 1) Municipal Engineer, Roads and Drainage, 2) Summer Groundskeeper Labourer (seasonal positions), and Transfer Station Attendant (South Wapiti).

Open Competitions are as follows; 1) Administrative Support, Corporate Services, 2) Engineering Technologist, 3) Maintenance Technician, Grovedale, 4) Recreation Coordinator, 5) Seasonal Weed Inspector (Grovedale), 6) Winter Seasonal Operator (DeBolt).

Information Systems, Shane Goalder

Shane supervised the installation of the FileHold server and client applications for the new electronic files library that is being implemented in 2017. Computer equipment was installed along with a new leased photocopier at the DeBolt Public Service Building, thus insuring that the DeBolt Fire Hall Personnel have the electronic equipment needed at this time. Shane set up one new user during the month of February. He has placed the orders for the 2017 IT Hardware and Software equipment as well as the Acoustic panels for Council Chambers. The completion of the acoustic panels for Council Chambers is scheduled for completion by mid-April. He also provided IT Support for the Manager and Staff Training sessions that took place early in February.



CAO's Report

Function: CAO

Date: March 14th, 2017

Submitted by: Mike Haugen

Tri Municipal Industrial Partnership

Work on this project continues. With the permission of my CAO colleagues I have approached RMRF with the task of preparing a partnership agreement. It is anticipated that the agreement will govern the partnership up until such time as the project ends or the initiative takes on a different status, such as a corporation.

Alberta Community Partnership Grant

Greenview has now received endorsement from all of the three towns to apply to amend the Alberta Communities Partnership (ACP) Grant that was received a couple of years ago. Council approved seeking amendment to the grant so that it could be used to cover a portion of the cost of the Towns Infrastructure Audit. Given the value of this project, the amendment was readily supported by the Towns. Greenview will now be making a formal application to the Province who will make a final determination. Greenview Administration has previously discussed the amendment with Provincial staff.

Towns Infrastructure Audit

Consultant staff are continuing to assess data provided by the Town of Grande Cache. Concurrently, other individuals are on the ground in Grande Cache this month gathering data needed to complete the assessment for Grande Cache. These individuals are working to fill in information gaps and it is expected that this data will be obtained by the end of the month.

Municipal Excellence Award

The Province has released information regarding applications for the Municipal Excellence Award. Administration has the package largely prepared and is awaiting endorsement from the three Towns to support/co-apply for the Award. The application fits under the Partnership Category.

Municipal Intern

Interviews for the position of Municipal Intern have been conducted. The quality of candidate was very good and an offer will be made shortly. It is anticipated that the intern will start in early/mid-May.

Financial Assistance Achievement Recognition

As per Council policy funding has been provided to Ben Sigurdson and Devan Klassen to assist with attending AAA Hockey Provincials.

ARMAA Centralized Assessment Meeting

I recently attended a meeting in Grande Prairie regarding the move to centralized assessment for Designated Industrial Properties (DIPs). The meeting was being hosted by Provincial Assessment Staff and was put on for rural Chief Administrative Officers.

Some main points from the meeting include:

- For the 2017 Calendar year: Not much on the ground changes. The only change is that they will need to provide the assessment to the Province by mid-December. The full transition takes place on January 1st,
- DIPs will include linear and everything related to Oil and Gas requiring AER approval.
- Some major plants will be classified as DIPs through soon to be released regulation – there will be somewhere between 150-200 province wide.
- The Province has not yet determined how they will handle the conducting of assessment. One option being explored is to contract municipalities to perform the assessment under rules and regulations development by the Province. The Provincial Assessor will be responsible, but it has not been stated or established that Provincial staff have to be the ones to do the work.
- Agriculture and food plants are not DIPs. Other industrial facilities not named in the regulations are also not DIPs. As such, municipalities will still be responsible for the assessment of these properties.
- As DIPs will be paying for assessment, this will create a new Provincial requisition similar to the school tax and seniors’ requisitions. It will be applied only to DIPs.
- The current fee paid by the municipality for linear assessment is being rolled into the DIP levy.
- Money collected from DIP requisition is going into a designated fund used for Centralized assessment purposes.
- Province understands that it needs to be transparent and create an environment in which assessments don't need to be appealed.
- The Auditor General would still be responsible for auditing the program. Similar to the auditing of other programs, the Auditor General brings in genre specialists when it has to look at specific areas/expertise.

Upcoming Dates:

AAMDC Spring Convention	March 20 th - 22 nd
Federation of Canadian Municipalities	June 1 st - 4 th
Ratepayer BBQ – Valleyview	June 13 th
Ratepayer BBQ - Grovedale	June 20 th
Ratepayer BBQ - DeBolt	July 11 th
Ratepayer BBQ - Grande Cache	September 19 th