



MUNICIPAL DISTRICT OF GREENVIEW No. 16

REGULAR COUNCIL MEETING AGENDA

Monday May 27, 2019

9:00 AM

Council Chambers
Administration Building

#1	CALL TO ORDER		
#2	ADOPTION OF AGENDA		
#3	MINUTES	3.1 a Regular Council Meeting minutes held Monday, May 13, 2019 to be adopted.	3
		3.2 Business Arising from the Minutes	
#4	PUBLIC HEARING	4.1 Bylaw 19-815 Tri Municipal Industrial Partnership Area Structure Plan	16
#5	DELEGATION		
#6	BYLAWS	6.1 Bylaw 19-8.15 Tri Municipal Industrial Partnership	57
		6.2 Bylaw 19-821 Re-Designate from Agriculture One(A-1) District to Industrial (I) District	60
		6.3 Bylaw 19-822 Re-Designate from Agricultural One (A-1) District to Agricultural Two (A-2) District	69
#7	BUSINESS	7.1 Bylaw Enforcement Officer	77
		7.2 2019 Sidewalk Multi-Purpose Equipment	80
		7.3 2019 Tractors Tender Award	84
		7.4 2019 Light Duty Trucks	89
		7.5 Farmland Access Request	94

	7.6 Home Owner Flooding Request	97
	7.7 Survey Technologist Position	128
	7.8 Legal Fees	135
	7.9 Big Horn Golden Age Club	138
	7.10 Valleyview Cemetery Agreement	141
	7.11 Valleyview Memorial Hall Agreement	148
	7.12 June 17, 2019 Committee of the Whole Meeting Cancellations	158
#8	MEMBERS BUSINESS REPORTS	160
#9	CORRESPONDENCE	<ul style="list-style-type: none"> • Ward 6 Councillor Tom Burton • RMA Correspondence • FCM Correspondence • Mountain Pine Beetle – Minister of Natural Resources • Royal Canadian Legion Invitation • Alberta Transportation Road Permits • NGTL Project Update
#10	CLOSED SESSION	10.1 Privileged Information
#11	ADJOURNMENT	

Minutes of a
REGULAR COUNCIL MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
Greenview Administration Building,
Valleyview, Alberta, on Monday, May 13, 2019

1: Deputy Reeve Winston Delorme called the meeting to order at 9:00 a.m.
CALL TO ORDER

PRESENT	Ward 5	Reeve Dale Smith
	Ward 1	Deputy Reeve Winston Delorme
	Ward 3	Councillor Les Urness
	Ward 4	Councillor Shawn Acton
	Ward 2	Councillor Dale Gervais
	Ward 7	Councillor Roxie Rutt
	Ward 8	Councillor Bill Smith
	Division 9	Councillor Duane Didow
	Division 9	Councillor Tyler Olsen

ATTENDING	Chief Administrative Officer	Denise Thompson
	General Manager, Corporate Services	Rosemary Offrey
	General Manager, Community Services	Stacey Wabick
	Acting General Manager, Infrastructure & Planning	Roger Autio
	Communications Officer	Diane Carter
	Recording Secretary	Lianne Kruger

ABSENT	Ward 6	Councillor Tom Burton
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NOMINATION OF REEVE Chief Administrative Officer, Denise Thompson called for nominations for the election of Reeve.

Councillor Les Urness nominated Councillor Roxie Rutt for Reeve.

Chief Administrative Officer, Denise Thompson called a second time for nominations for Reeve.

Councillor Shawn Acton nominated Councillor Dale Smith for Reeve.

Chief Administrative Officer, Denise Thompson called a third and final time for nominations for Reeve.

None were heard.

**SELECTION OF
REEVE**

Chief Administrative Officer, Denise Thompson declared Councillor Dale Smith as the elected Reeve of the Municipal District of Greenview No. 16 Council until the next Organizational Meeting and Reeve Dale Smith assumed the chair. Chief Administrative Officer Denise Thompson passed the meeting to Reeve Dale Smith.

**#2:
AGENDA**

MOTION: 19.05.346. Moved by: COUNCILLOR SHAWN ACTON
That Council adopt the May 13, 2019 Regular Council Meeting Agenda as presented.

CARRIED

**#3.1
REGULAR COUNCIL
MEETING MINUTES**

MOTION: 19.05.347. Moved by: COUNCILLOR BILL SMITH
That Council adopt the minutes of the Regular Council Meeting held on Tuesday April 23, 2019 as amended.
Grazing Disposition

CARRIED

**#3.2
BUSINESS ARISING
FROM MINUTES**

3.2 BUSINESS ARISING FROM MINUTES:

**#4.0
PUBLIC HEARING**

4.0 PUBLIC HEARING

There were no Public Hearings presented.

**#5
DELEGATIONS**

5.0 DELEGATIONS

There were no Delegation Presentations.

**#6
BYLAWS**

6.0 BYLAWS

6.1 BYLAW 19-816 SCHEDULE OF FEES

**BYLAW 19-816
FIRST READING**

MOTION: 19.05.348. Moved by: COUNCILLOR DUANE DIDOW
That Council give First Reading to Bylaw 19-816 "Schedules of Fees Bylaw."

CARRIED

6.2 BYLAW 19-818 AMENDMENT TO BYLAW 16-771 LICENSE OF OCCUPATION

**BYLAW 19-818
FIRST READING**

MOTION: 19.05.349. Moved by: COUNCILLOR SHAWN ACTON
That Council give First Reading to Bylaw 19-818 Amendment to Bylaw 16-771 License of Occupation.

CARRIED

#7
BUSINESS

7.0 BUSINESS

7.1 VALLEYVIEW RURAL WATERLINE WEST EXTENSION, 700 ROAD

VALLEYVIEW
RURAL WATERLINE

MOTION: 19.05.350. Moved by: COUNCILLOR LES URNESS

That Council approve Administration to hire Ron's Trenching to install 800m of 100mm DR 13.5 HDPE water line down the north ditch of the 700 road starting at Highway 43 going west, for the sum of \$39,088.54 with the money to come from water reserves.

CARRIED

VALLEYVIEW
RURAL WATERLINE

MOTION: 19.05.351. Moved by: COUNCILLOR LES URNESS

That Council approve Administration to transfer \$45,000.00 from water reserves to a new capital budget Job ID, WD19002, for Valleyview Rural Waterline Extension.

CARRIED

7.2 CONTRACT AWARD LANDRY HEIGHTS WATER DISTRIBUTION SYSTEM – CONTRACT 4

CONTRACT AWARD
LANDRY HEIGHTS

MOTION: 19.05.352. Moved by: COUNCILLOR BILL SMITH

That Council approve Administration to award the Landry Heights Water Distribution System- Contract 4, less the waterline extension that was subject to deletion, to Thompson Infrastructure Ltd., in the amount of \$3,726,600.66 with money to come from Environmental Services 2019 Capital Budget.

CARRIED

CONTRACT AWARD
LANDRY HEIGHTS

MOTION: 19.05.353. Moved by: COUNCILLOR DALE GERVAIS

That Council approve Administration to transfer \$1 million from WW17001, Grovedale Collection System Project, to WD16004, Landry Heights Water Distribution System project.

CARRIED

7.3 APPOINTMENT OF WEED INSPECTORS

WEED INSPECTORS

MOTION: 19.05.354. Moved by: COUNCILLOR ROXIE RUTT

That Council appoint Madeleine Clough as Weed Inspector for the Municipal District of Greenview No. 16 under Section 7 of the Weed Control Act W-5.1 for the term of her employment.

CARRIED

7.4 COMMUNITY PEACE OFFICER PROGRAM

**COMMUNITY
PEACE OFFICER
PROGRAM**

MOTION: 19.05.355. Moved by: DEPUTY REEVE WINSTON DELORME
That Council accept the Greenview Community Peace Officer Program report for information, as presented.

CARRIED

**COMMUNITY
POLICY PROGRAM**

MOTION: 19.05.356. Moved by: COUNCILLOR DALE GERVAIS
That Council direct Administration to bring back a report on what a Community Policy Program would entail, including options.

CARRIED

7.5 MOODY'S CHRISTMAS MARKET

**MOODY'S
CHRISTMAS
MARKET**

MOTION: 19.05.357. Moved by: COUNCILLOR ROXIE RUTT
That Council approve the Greenview Christmas Market with associated costs in the amount of \$65,000.00, with funds to come from the Recreation Services Budget.

DEFEATED

7.6 SHUTTLE FLATS PROVINCIAL RECREATION AREA

**SHUTTLE FLATS
PROVINCIAL
RECREATION AREA**

MOTION: 19.05.358. Moved by: COUNCILLOR BILL SMITH
That Council accept the presentation on Shuttle Flats Provincial Recreation Area for information, as presented.

CARRIED

**SHUTTLE FLATS
PROVINCIAL
RECREATION AREA**

MOTION: 19.05.359. Moved by: COUNCILLOR BILL SMITH
That Council direct Administration to acquire a lease at Shuttle Flats and to operate the site and work towards divestment of the site.

CARRIED

Reeve Dale Smith recessed the meeting at 12:05 p.m.
Reeve Dale Smith reconvened the meeting at 1:00 p.m.

**DESTRUCTION OF
BALLOTS**

MOTION: 19.05.360. Moved by: COUNCILLOR DUANE DIDOW
That Council direct administration to destroy the ballots from the vote.

CARRIED

7.7 SIMONETTE BOAT LAUNCH

SIMONETTE RIVER BOAT LAUNCH

MOTION: 19.05.361. Moved by: COUNCILLOR BILL SMITH

That Council approve a grant in the amount of \$5,600.00 to Alberta Parks for the development of an emergency access boat launch to the Simonette River located within the Simonette Provincial Recreation Area, with funds to come from Protective Services Budget.

CARRIED

SIMONETTE RIVER BOAT LAUNCH

MOTION: 19.05.362. Moved by: COUNCILLOR BILL SMITH

That Council direct Administration to transfer \$5,600.00 from Contingency to Protective Services Budget.

CARRIED

7.8 SNIPE LAKE BOAT LAUNCH PARKING

SNIPE LAKE BOAT LAUNCH PARKING

MOTION: 19.05.363. Moved by: COUNCILLOR SHAWN ACTON

That Council accept the planning and budgetary proposal for the development of a parking lot at Snipe Lake for information, as presented.

CARRIED

7.9 2019 PLOW TRUCK (HAMLET OF GRANDE CACHE) TENDER AWARD

2019 PLOW TRUCK TENDER GRANDE CACHE

MOTION: 19.05.364. Moved by: COUNCILLOR DUANE DIDOW

That Council award Western Star and Freightliner Trucks of Grande Prairie, AB the 2019 Plow Truck (Hamlet of Grande Cache) Tender for the amount of \$294,829.30. Funds to come from the Equipment and Fleet Reserves.

CARRIED

7.10 2018 TOWN OF GRANDE CACHE AUDITED FINANCIAL STATEMENTS AND INFORMATION RETURNS

2018 GRANE CACHE AUDITED FINANCIAL STATEMENTS

MOTION: 19.05.365. Moved by: COUNCILLOR ROXIE RUTT

That Council approve the Town of Grande Cache 2018 Audited Financial Statements as presented by Fletcher Mudryk LLP Chartered Accountants for submission to the Minister of Alberta Municipal Affairs.

CARRIED

GRANDE CACHE UNRESTRICTED NET ASSETS

MOTION: 19.05.366. Moved by: COUNCILLOR BILL SMITH

That Council transfer \$671,187.00 from Grande Cache Unrestricted Net Assets to the Operating Contingency Reserve.

CARRIED

7.11 WRITE OFF OF A/R ACCOUNT #184806

A/R ACCOUNT
184806

MOTION: 19.05.367. Moved by: COUNCILLOR DALE GERVAIS
That Council authorize Administration to write off the outstanding balance of \$325.96 on account #184806.

CARRIED

7.12 2018 PLANNING AND DEVELOPMENT YEAR END REPORT

2018 PLANNING &
DEVELOPMENT
YEAR END REPORT

MOTION: 19.05.368. Moved by: DEPUTY REEVE WINSTON DELORME
That Council accept the 2018 Planning and Development Year End Report for information, as presented.

CARRIED

7.13 WITHDRAWAL FROM INTERMUNICIPAL SDAB AND ARB AGREEMENT WITH HINTON

SDAB & ARB
AGREEMENT WITH
HINTON

MOTION: 19.05.369. Moved by: COUNCILLOR TYLER OLSEN
That Council provide notice to the Town of Hinton of withdrawal from the Intermunicipal ASB and Intermunicipal SDAB and request that the Town of Hinton waive the notification requirement.

CARRIED

7.14 BF77756 TENDER RESULTS

BF77756 TENDER
RESULTS

MOTION: 19.05.370. Moved by: COUNCILLOR DALE GERVAIS
That Council approve Administration to award Tender 77756-19-2 (Bridge File 77756) to Boss Bridgeworks Inc. in the amount of \$283,100.00.

CARRIED

BF77756

MOTION: 19.05.371. Moved by: DEPUTY REEVE WINSTON DELORME
That Council transfer funding in the amount of \$73,326.25 for BF77756 from Bridge replacement reserve, to the 2019 capital budget.

CARRIED

7.15 ROAD & BRIDGE CONSTRUCTION INSPECTOR POSITION

ROAD & BRIDGE
CONSTRUCTION
INSPECTOR
POSITION

MOTION: 19.05.372. Moved by: COUNCILLOR ROXIE RUTT
That Council accept the job title change from Assistant General Manager of I & P to Roads & Bridges Construction Inspector for information.

CARRIED

7.16 POTENTIAL PURCHASE OF GRANDE CACHE PROVINCIAL BUILDING

POTENTIAL
PURCHASE OF
GRANDE CACHE
PROVINCIAL
BUILDING

MOTION: 19.05.373. Moved by: COUNCILLOR DUANE DIDOW
That Council accept for information, the report on the Grande Cache Provincial Building.

CARRIED

GRANDE CACHE
OFFICE SPACE
OPTIONS

MOTION: 19.05.374. Moved by: COUNCILLOR TYLER OLSEN
That Council direct Administration to bring back options on office space within Grande Cache.

CARRIED

7.17 COMMUNITY FUTURES WEST YELLOWHEAD SPONSORSHIP

COMMUNITY
FUTURES WEST
YELLOWHEAD
SPONSORSHIP

MOTION: 19.05.375. Moved by: COUNCILLOR DUANE DIDOW
That Council approve sponsorship in the amount of \$500.00 to Community Futures West Yellowhead for Northern Alberta Lemonade Day, with funds to come from Community Services Miscellaneous Grant.

CARRIED

7.18 MACKENZIE REGIONAL CHARITY GOLF TOURNAMENT

MACKENZIE
REGIONAL CHARITY
GOLF
TOURNAMENT

MOTION: 19.05.376. Moved by: COUNCILLOR ROXIE RUTT
That Council approve sponsorship in the amount of \$500.00 for the 2019 Mackenzie Regional Charity Golf Tournament, with funds to come from Community Services Miscellaneous Grant.

CARRIED

7.19 LILA'S ANGELS MEDIEVAL FAIRE

LILA'S ANGELS
MEDIEVAL FAIRE

MOTION: 19.05.377. Moved by: COUNCILLOR DALE GERVAIS
That Council approve sponsorship in the amount of \$500.00 to Lila's Angels Travel Foundation for the 2019 Lila's Angels Medieval Faire in Little Smoky, Alberta, with funds to come from Community Services Miscellaneous Grant.

CARRIED

7.20 2019 CANADIAN FASTBALL CHAMPIONSHIP

2019 CANADIAN FASTBALL CHAMPIONSHIP

MOTION: 19.05.378. Moved by: DEPUTY REEVE WINSTON DELORME
That Council approve sponsorship in the amount of \$20,000.00 for the 2019 Canadian Fastball Championship Event in Grande Prairie, Alberta, with funds to come from Community Service Miscellaneous Grant.

CARRIED

7.21 VALLEYVIEW AND DISTRICT RECREATION DEPARTMENT – FIREWORKS

VALLEYVIEW & DISTRICT RECREATION DEPARTMENT – FIREWORKS

MOTION: 19.05.379. Moved by: COUNCILLOR DALE GERVAIS
That Council approve a grant in the amount of \$1,000.00 to the Valleyview Recreation Department for the Valleyview 2019 Canada Day fireworks display, with funds to come from Community Service Miscellaneous Grant.

CARRIED

7.22 EVERGREENS FOUNDATION REQUISITIONS

EVERGREENS FOUNDATION REQUISITIONS

MOTION: 19.05.380. Moved by: COUNCILLOR LES URNESS
That Council authorize Administration to forward the 2019 Capital and Operating Requisitions to the Evergreens Foundation in the amounts of \$1,205,310.06 and \$739,829.38 respectively, with funds to come from the Community Services Budget.

CARRIED

EVERGREEN FOUNDATION REQUISITIONS

MOTION: 19.05.381. Moved by: DEPUTY REEVE WINSTON DELORME
That Council authorize Administration to transfer \$1,283,389.11 from Contingency Reserve to the Community Services Budget.

CARRIED

7.23 TRAVEL OPTIONS

TRAVEL OPTIONS

MOTION: 19.05.382. Moved by: COUNCILLOR DALE GERVAIS
That Council accept the information regarding travel options for information.

CARRIED

7.24 GROVEDALE AND GRANDE CACHE RATEPAYER BBQ'S

GROVEDALE & GRANDE CACHE RATEPAYER BBQ

MOTION: 19.05.383. Moved by: COUNCILLOR BILL SMITH
That Council hold the June 17, 2019 Grovedale Ratepayer BBQ at the Grovedale Community Hall and the July 15, 2019 Grande Cache Ratepayer BBQ at the Recreation Centre.

CARRIED

Reeve Dale Smith recessed the meeting at 2:59 p.m.
Reeve Dale Smith reconvened the meeting at 3:19 p.m.

7.25 GRANDE CACHE UPDATE

GRANDE CACHE UPDATE

MOTION: 19.05.384. Moved by: COUNCILLOR SHAWN ACTON
That Council accept the update on the Grande Cache transition for information, as presented.

CARRIED

7.26 CAO/MANAGERS' REPORT

CAO/MANAGERS' REPORT

MOTION: 19.05.385. Moved by: COUNCILLOR DALE GERVAIS
That Council accept the CAO / Managers' Report for information, as presented.

CARRIED

#8 COUNCILLORS BUSINESS & REPORTS

8.1 COUNCILLORS' BUSINESS & REPORTS

8.1 MEMBERS' REPORT: Council provided reports on activities and events attended, additions and amendments include the following:

WARD 1

DEPUTY REEVE WINSTON DELORME updated Council on his recent activities, which include;
April 23, 2019 Regular Council Meeting
Canadian Planning Association of Alberta Conference
Geothermal Meeting Conference Call
Greenview All Staff Day

WARD 2

REEVE DALE GERVAIS submitted his update to Council on his recent activities, which include;
April 23, 2019 Regular Council Meeting (teleconference for Closed Session portion of meeting)
TMIP - Aboriginal Consultation

Canadian Planning Association of Alberta Conference
Big Lakes ICF/IDP Meeting
Geothermal Meeting
Greenview All Staff Day
Greenview Regional Multiplex Board Meeting
County of Grande Prairie CAO Retirement
Tri Municipal Industrial Partnership Meeting

WARD 3 **COUNCILLOR LES URNESS** updated Council on his recent activities, which include;
April 23 2019 Regular Council Meeting
Little Smoky Ski Hill Meeting
Canadian Planning Association of Alberta Conference
Geothermal Meeting
Greenview All Staff Day
Greenview Regional Multiplex Meeting

WARD 4 **COUNCILLOR SHAWN ACTON** submitted his update to Council on his recent activities, which include;
April 23, 2019 Regular Council Meeting
Wetlands Strategic Planning Session
Canadian Planning Association of Alberta Conference
Big Lakes ICF/IDP Meeting
Geothermal Meeting
Greenview All Staff Day

WARD 5 **COUNCILLOR DALE SMITH** updated Council on his recent activities, which Include;
April 23, 2019 Regular Council Meeting
Agriculture Services Board Meeting
HANA Steering Committee Meeting – Conference Call
Little Smoky Ski Hill Meeting
Geothermal Conference Call
Heart Conference
Big Lakes ICF/IDP Meeting
Geothermal Meeting
Greenview All Staff Day
New Fish Creek Community Hall Board Meeting

WARD 6 **COUNCILLOR TOM BURTON** submitted his update to Council on his recent activities, which include;
April 23, 2019 Regular Council Meeting

East Smoky Recreation Board Meeting
Policy Review Committee Meeting
EOIP Meeting
Alberta Library Conference
Community Planning Association of Alberta Conference
Grande Prairie Tourism Association
Geothermal Meeting
Greenview All Staff Day
Tri-Municipal Industrial Partnership Meeting
Grande Prairie Regional Partnership Meeting
Grande Prairie Regional Recreation Committee
MD of Greenview Library Board Meeting

WARD 7

COUNCILLOR ROXIE RUTT submitted her update to Council on her recent activities, which include;
April 23, 2019 Regular Council Meeting
Policy Review Committee Meeting
Canfor FMA Advisory Committee Meeting
Grande Spirit Foundation Meeting
Community Planning Association of Alberta Conference
HEART Conference
Geothermal Meeting
Grande Prairie Public Library Board Meeting
Greenview All Staff Day
Tri Municipal Industrial Partnership Meeting

WARD 8

COUNCILLOR BILL SMITH submitted his update to Council on his recent activities, which include;
Canadian Planning Association of Alberta Conference
Geothermal Meeting
Tri Municipal Industrial Partnership Meeting
Community Futures

DIVISION 9

COUNCILLOR DUANE DIDOW submitted his update to Council on his recent activities, which include;
April 23, 2019 Regular Council Meeting
Canadian Planning Association of Alberta Conference
FCSS Meeting
Geothermal Meeting
Greenview All Staff Day

DIVISION 9

COUNCILLOR TYLER OLSEN submitted his update to Council on his recent activities, which include;
April 8, 2019 Regular Council Meeting
Municipal Planning Commission Meeting
Greenview Road Tours
Community Futures Meeting
The River of Death & Discovery Dinosaur Museum Society Meeting
Supper with Grande Cache Staff
Meeting with Terrapin
Canadian Planning Association of Alberta Conference
Geothermal Meeting
Greenview All Staff Day

**MEMBERS
BUSINESS**

MOTION: 19.05.386. Moved by: COUNCILLOR SHAWN ACTON
That Council accept the Members Business for information.

CARRIED

**#9CORRESPONDEN
CE**

9.0 CORRESPONDENCE

**COUNCIL
CORRESPONDENCE**

MOTION: 19.05.387. Moved by: COUNCILLOR ROXIE RUTT
That Council accept the correspondence for information, as presented.

CARRIED

**#10 CLOSED
MEETING**

10.0 CLOSED SESSION

CLOSED SESSION

MOTION: 19.05.388. Moved by: Councillor Dale Gervais
That the meeting go to Closed Session, at 3:47 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 Closed Session.

CARRIED

10.1 PRIVILEGED INFORMATION

(FOIPP; Section 27)

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

(FOIPP; Section 25)

OPEN SESSION

MOTION: 19.05.389. Moved by: COUNCILLOR DALE GERVAIS
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come into Open Session at 437 p.m.

CARRIED

**AGRICULTURE
SERVICES
EXPANSION**

MOTION: 19.05.390. Moved by: COUNCILLOR DALE GERVAIS
That Council direct Administration to proceed with intent to purchase or property for the Agriculture Services expansion.

CARRIED

**STURGEON
HEIGHTS WATER
POINT UPGRADE
PROJECT**

MOTION: 19.05.391. Moved by: COUNCILLOR BILL SMITH
That Council take no action on the Sturgeon Heights Water Point Upgrade project as the project budget is higher than Council's upset limit.

CARRIED

11.0 ADJOURNMENT

**#11
ADJOURNMENT**

MOTION: 19.05.392. Moved by: COUNCILLOR ROXIE RUTT
That this Regular Council meeting adjourn at 4:41 p.m.

CARRIED

INTERIM CHIEF ADMINISTRATIVE OFFICER

REEVE



May 27, 2019
Bylaw No. 19-815 Public Hearing
Tri-Municipal Industrial Partnership Area Structure Plan
Background Information

PROPOSAL

The first reading of the original Area Structure Plan was adopted and amended to exclude Grazing Leases on April 23, 2019, by motion 19.04.315.

BACKGROUND AND DISCUSSION

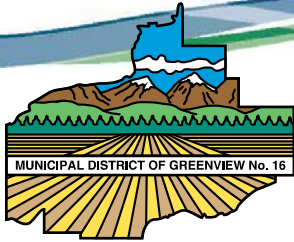
An Area Structure Plan (ASP) provides a framework for the subsequent subdivision and development of an area of land within a municipality. An ASP further describes the sequence of development anticipated for the lands, the land uses proposed for the area and addresses the general location of transportation routes and public utilities. An ASP contains land use and development guidance for the general public, developers, landowners, Municipal Planning commission members and Council.

The proposed Area Structure Plan area is located entirely on Crown land within the MD of Greenview, approximately 40 km south of the City of Grande Prairie.

STAKEHOLDER COMMUNICATIONS AND ENGAGEMENT

During the development of the Area Structure Plan three phases of stakeholder engagement took place and two phases of public consultation.

There were no concerns brought forward from the advertisement of the Public Hearing.



BYLAW NO. 19-815 of the Municipal District of Greenview No. 16

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

Whereas, Section 633 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, allows a municipality to adopt an Area Structure Plan

Therefore, the Council for the M.D. of Greenview No. 16, duly assembled, hereby enacts as follows:

1. That this bylaw may be cited as the Tri-Municipal Industrial Partnership Area Structure Plan.
2. That the Tri-Municipal Industrial Partnership Area Structure Plan attached hereto forms part of this bylaw.
3. This Bylaw shall come into force and effect upon the day of final passing.

Read a first time this ____ day of ____, A.D., 2019.

Read a second time this ____ day of ____, A.D., 2019.

Read a third time and passed this ____ day of ____, A.D., 2019.

REEVE

CHIEF ADMINISTRATIVE OFFICER

MEMO

Subject: Project Changes

Project Name: TMIP Area Structure Plan

Date Prepared: May 17, 2019

Prepared By: Cyril Tomlinson

The following memorandum outlines the changes that have been made to the TMIP Area Structure Plan. These changes address the comments received from the Technical Advisory Committee, as well as comments raised by Council at first reading.

Map edits:

Added **Highway 40 right-of-way** to the legend of Figure 4 – Transportation and Infrastructure Plan.

Revised the Plan Area boundary to avoid the grazing lease area adjacent to the Smoky River.

Policy edits:

- * **New** 4.2.1 Maintain a setback of 130 metres from the centre line of the existing Highway 40 right-of-way, as indicated in Figure 4 – Transportation and Infrastructure Plan. This is to accommodate future twinning of Highway 40 and to provide a visual buffer.
- * **Revised** 4.2.5.a Construction of the road network shall be in accordance with the road classifications and standards established by the MD and Alberta Transportation.
- * **New** 9.7.1.3.a The MD recognizes existing FMA licenses and will work existing license holders to remove timber according to future staging.
- * **New** 9.7.1.3.b The MD will engage with forestry disposition holders towards the sequencing of removal and liquidation of timber affected by the Plan area.
- * **New** 9.7.1.3.c The MD will allow continued access to RFMA license holders.
- * **Revised** 10.4 changed to **Transportation Master Plan**
- * **Revised** 10.4.1.1 The **TMP** will address road requirements based on development staging and service levels

* **Revised** 10.4.1.2 The **TMP** will provide the basis for estimating the cost of transportation related infrastructure for the Capital Plan.

* **New** 10.4.1.3 The TMP will identify required adjustments to intersection improvements.

* **New** 10.4.1.4 Industry is required to prepare Traffic Impact Assessments.

Grazing Lease Area

The ASP that was presented to Council at first reading included a boundary that captures approximately 178 ha of grazing lease FGL32 (total 899 ha). Approximately 53 ha of overlap was within the ASP's **Utility Area**, while approximately 125 ha was within the **Heavy Industrial – Rail Oriented** designation (see **Figure 1**). The **Utility Area** designation refers to lands that are not intended for industrial use. Rather, this area will provide access to the river and associated infrastructure. The **Heavy Industrial – Rail Oriented** designation applies to lands that are best suited to heavy industrial development that requires rail access. Maximizing rail access is paramount to the viability of the proposed industrial district.

The affected grazing lease holders were consulted in October 2018. A summary of the discussion is provided below.

Public Open House #1 – October 25, 2018 - Grovedale Public Services Building

Grazing lease holders in attendance at the first public open house held in Grovedale in October 2018 initially expressed concerns related to the proposed development, specifically:

- Safety concerns associated with an increase in people in the area
- Potential interference with cattle and other livestock
- Impacts from water and related infrastructure being routed through lease areas
- Potential impacts from increasing traffic near grazing lease areas
- Potential for increased vandalism and theft
- Potential for additional industrial development to further encroach on their lease areas in the future

Upon learning more about the proposed plan for the area, including the general location of a river intake and pumphouse, reservoirs, and related infrastructure, lease holders in attendance expressed support for the Plan, specifically:

- Future roads and infrastructure routes may help improve access to grazing areas, provided traffic is intermittent and light
- Pipeline rights-of-way can be beneficial to lease holders as they generate more grass growth
- Environmental constraints (steep slopes, historical resources, biodiversity zone) reduce/eliminate the potential for industry to further expand into lease areas.

Following the Open House, an e-mail invitation was sent to affected lease holders to participate in the Stakeholder Working Group (SWG). Lease holders did not to participate in the SWG, nor did they attend the second public open house in January 2019.

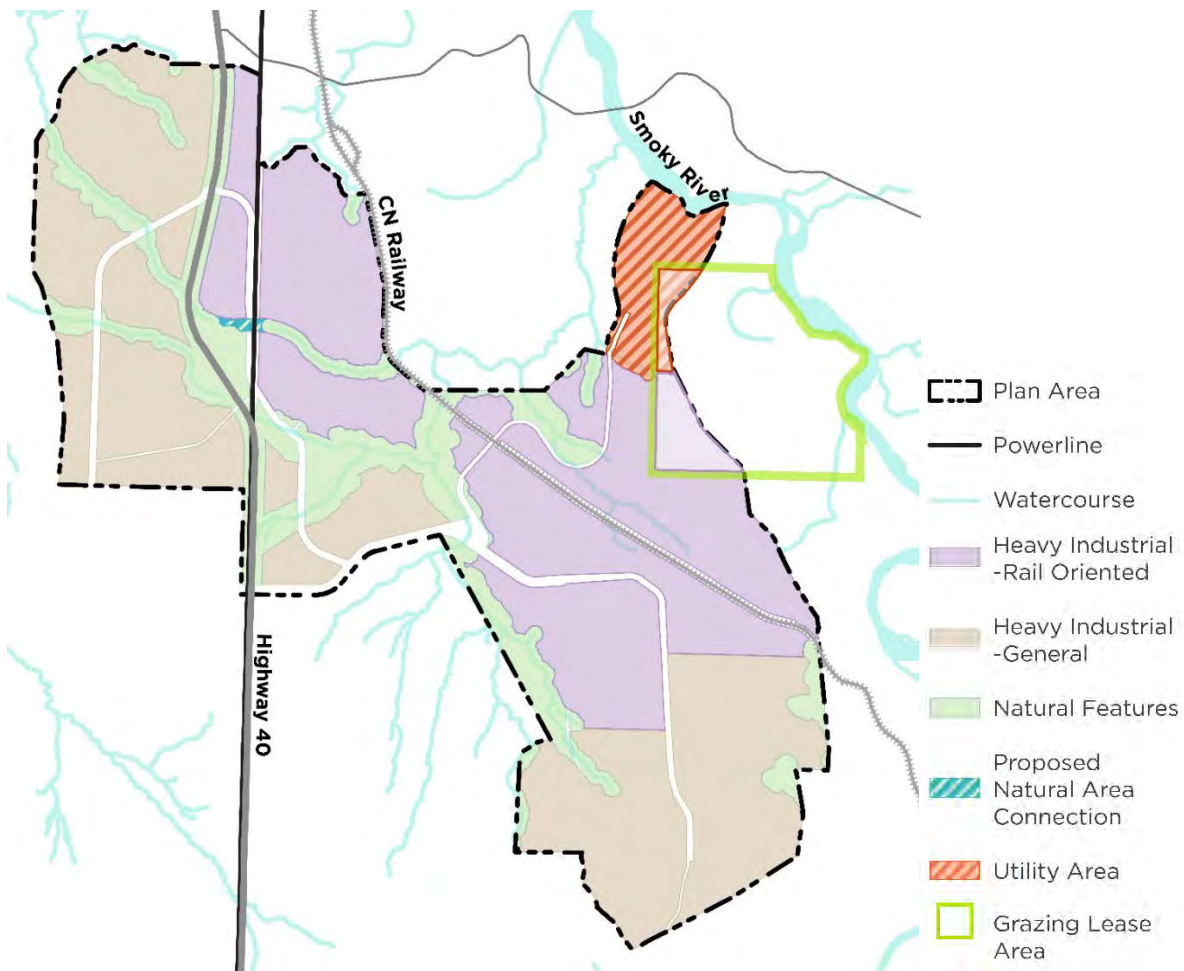
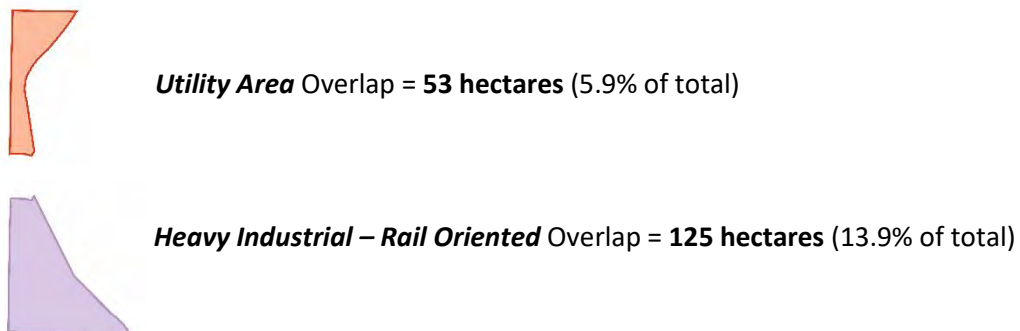


Figure 1 – Grazing Lease Overlap



However, following first reading at Council, the project team was instructed to revise the Plan area boundary to avoid the grazing lease area. **Figure 2**, below, illustrates this change.

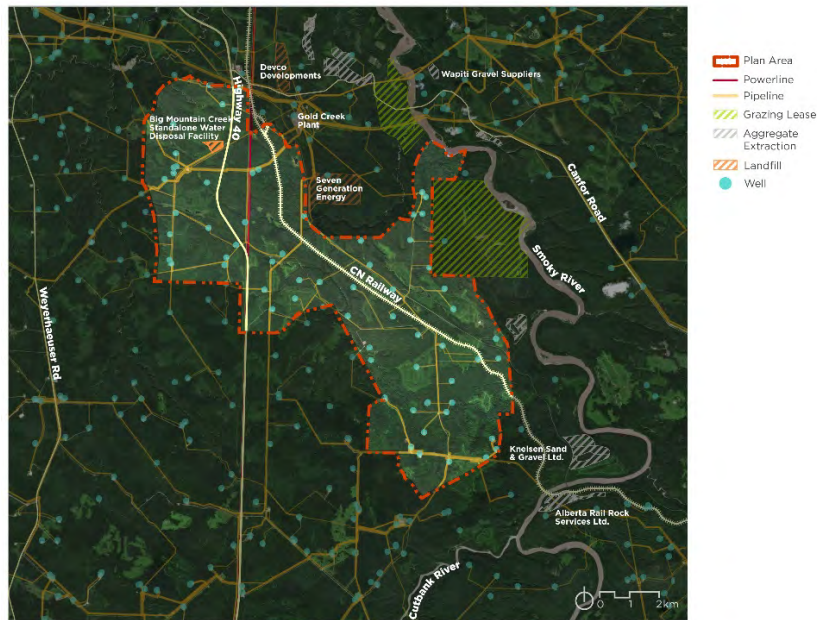


Figure 2 – Revised Boundary

Additionally, the previous iteration of the plan included conceptual road and rail alignments that partially bisected the grazing lease area. These too have been amended, as illustrated in **Figure 3**.

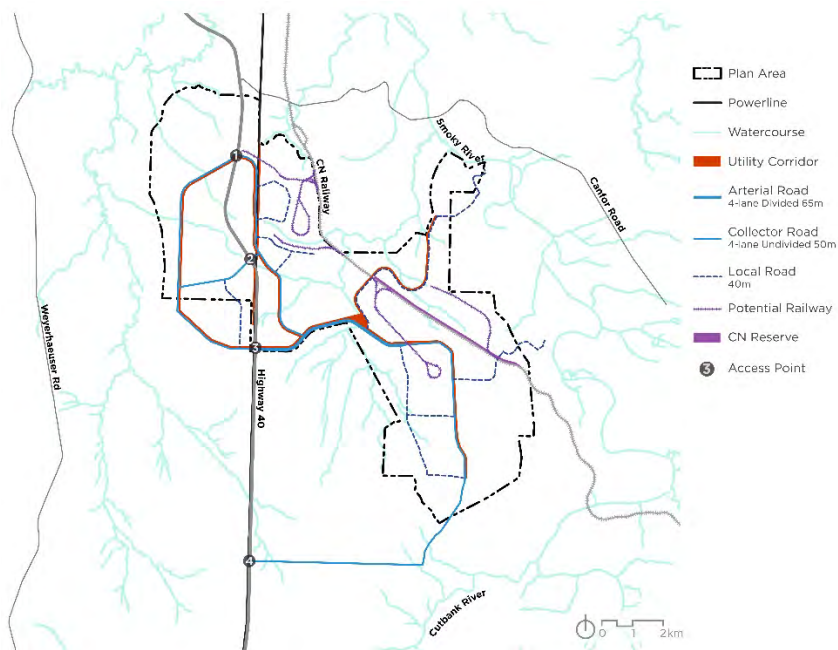


Figure 3 – Revised road and rail alignments



Tri-Municipal
Industrial Partnership

AREA STRUCTURE PLAN

Final Draft | May 2019

Acknowledgments

Municipal Partners	Tri-Municipal Industrial Partnership Municipal District of Greenview County of Grande Prairie City of Grande Prairie
Provincial Partners	Alberta Environment and Parks
Working Groups	Technical Advisory Committee Stakeholder Working Group
Project Consultants	PTAG Inc. O2 Planning + Design Inc. Helix Engineering Ltd.

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1 INTRODUCTION

The Tri-Municipal Industrial Partnership (TMIP) is created by the Municipal District of Greenview (the MD), the County of Grande Prairie, and the City of Grande Prairie to develop a world-class, heavy eco-industrial district (the District). The District is entirely located within the MD and will focus on attracting specific heavy industrial uses such as those associated with methane gas, urea fertilizer, and amine gas, and other gas processing facilities.

This Area Structure Plan (the Plan) is a collaborative attempt by TMIP and the Alberta Ministry of Environment and Parks (AEP) to coordinate the orderly development of industrial services in a manner that supports Provincial and Municipal economic, social, and environmental priorities.

- Support the creation of long-term employment growth and opportunities for residents, communities, First Nations, and Métis Settlements; and
- Create an ordered pattern of development that integrates industry, nature, and people.

1.1 Purpose and Intent of the Plan

The Plan provides a land use, infrastructure, and policy framework to attract future industrial activities to the plan area and allow for more effective coordination of industrial activities and management of impacts.

The Plan presents a vision for the development of a world-class heavy eco-industrial district in the MD. The Plan provides a framework and supporting policies that:

- Chart a course for the development of a world-class heavy eco-industrial district;
- Showcase the region's untapped potential, paving the way for services and infrastructure where heavy industry is interested in investing;

Figure 01: Regional Context

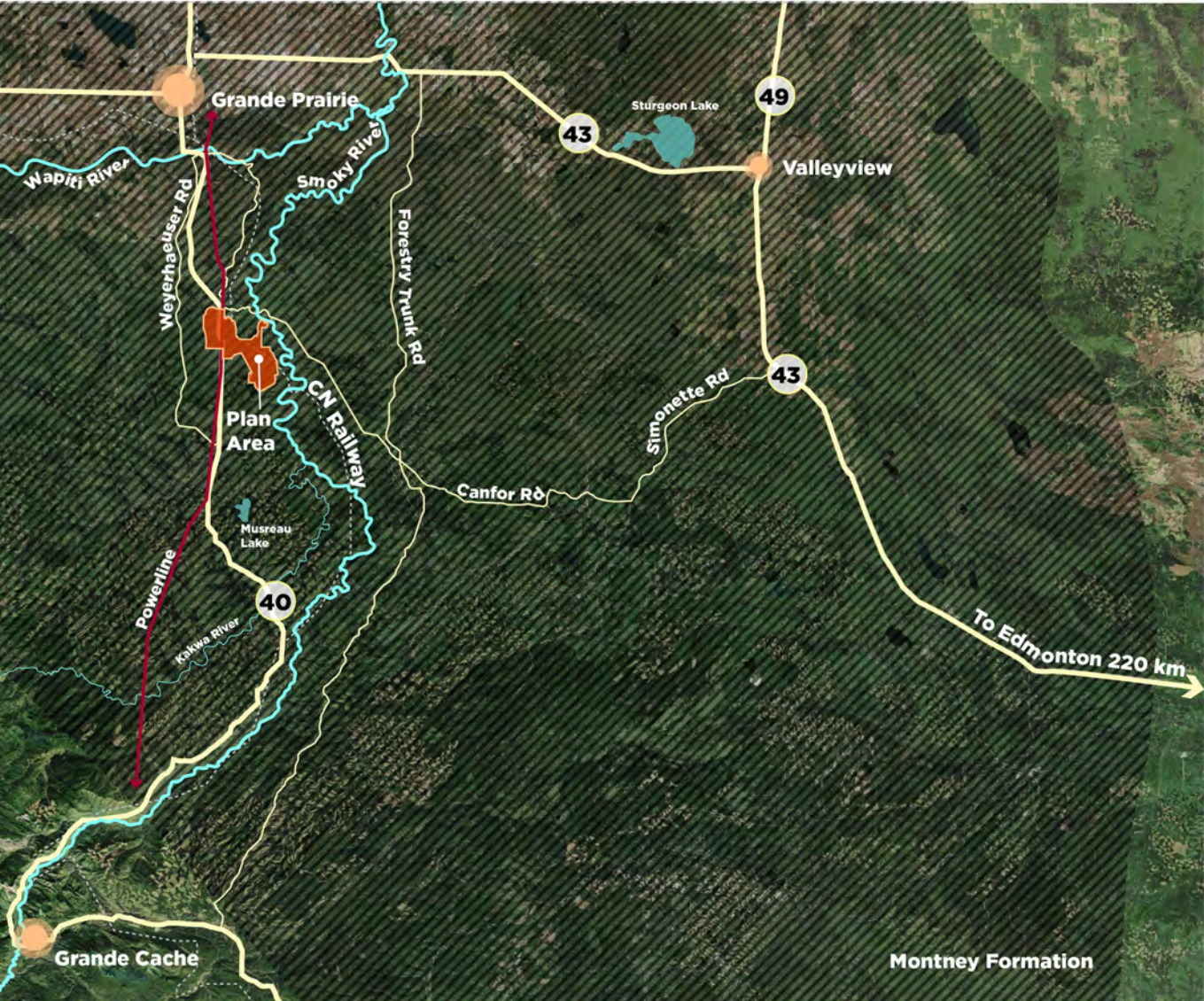
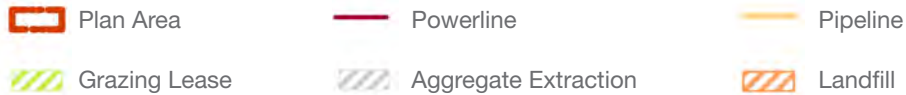


Figure 02: Plan Area Context



1.2 Plan Area Context

The plan area is entirely situated on Crown land within the MD, approximately 40km south of the City of Grande Prairie ([Figure 1 – Regional Context](#)). An area of 325 square kilometres was identified as the preliminary study area. Through an opportunities and constraints analysis and with feedback from the public and other stakeholders ([see Background Report](#)), the plan area was reduced to approximately 55 square kilometres ([Figure 2 – Plan Area Context](#)).

The plan area is well connected by road and rail to the region and beyond. Alberta Provincial Highway 40 passes through the plan area, connecting the City of Grande Prairie with the hamlet of Grande Cache, and CN owns and operates a rail line that passes through the plan area that connects the City of Grande Prairie to the CN Mainline. Additionally, Alberta Provincial Highway 43 connects the City of Grande Prairie to the City of Edmonton, accounting for part of the CANAMEX trade corridor, a transportation network that runs through the MD and connects local businesses to international markets.

The Plan takes advantage of the Montney formation, one of the largest natural gas plays in North America. Furthermore, the area is served by pipeline infrastructure. The Smoky River is located to the east of the plan area and represents a future water source for industrial activities. A power transmission corridor partially bisects the plan area north-south, facilitating the provision of power. For a full description of plan area attributes, see the [Background Report](#).

1.3 Community Consultation

Community consultation played a vital role in the development of the Plan from project start up to final adoption. Developing the Plan involved three phases of stakeholder engagement and two phases of public consultation.

The stakeholder engagement process involved two separate groups, each playing a pivotal role in shaping the Plan. The Stakeholder Working Group (SWG) comprised representatives from TMIP, industry, First Nations, Métis Settlements, financial institutions, and utility providers. At each meeting, the SWG was presented with updates on project progress and given the opportunity to provide feedback.

The Technical Advisory Committee (TAC) provided a forum for feedback, guidance, and advice to the project team at crucial points throughout the planning process. The TAC was comprised of members representing the Government of Alberta (the Province) and Municipal proponents of the TMIP, including:

- Alberta Environment and Parks
- Alberta Economic Development and Trade
- Alberta Aboriginal Consultation Office
- Alberta Agriculture and Forestry
- Alberta Energy
- Alberta Energy Regulator
- Alberta Culture and Tourism
- Municipal District of Greenview

Public engagement phases were scheduled around project milestones. The first phase, comprising one session in the hamlet of Grovedale and one in the County of Grande Prairie, provided attendees with an overview of the purpose and intent of the plan, the opportunities and constraints analysis, and the preliminary developable areas concept. The second phase occurred after completing the draft Plan. This afforded participants with an opportunity to offer feedback on the draft Plan and influence final revisions. For a complete engagement summary, refer to see the [Engagement Summary](#).

A First Nations and Métis Settlements consultation process was initiated in accordance with Government of Alberta's Policy and Guidelines on Consultation with First Nations and Métis Settlements on Land and Natural Resource Management.

2 VISION + PRINCIPLES

2.1 Vision Statement

Built on a framework of regional partnerships, further expanding the District's efficient use of the region's potential as a global energy hub and heavy eco-industrial district that attracts international investment and showcases innovation, value-added processing, and supporting infrastructure.

By incorporating the principles of industrial ecology, the District balances environmental, economic, and social considerations to become a world-class heavy eco-industrial district.

2.2 Planning and Development Principles

Seven principles were developed in response to feedback received from project partners, stakeholders, and the public. These principles guide the Plan towards the achievement of a world-class heavy eco-industrial vision.

SUSTAINABILITY: Provide an ordered pattern of development that is compact, well connected, and flexible to accommodate the needs of industry while managing environmental, economic, and social impacts in the region.

EFFICIENCY: Plan, design, and build with ease of business operations, inter-business cooperation, sharing of resources, and reduction of waste disposal in mind.

CONNECTIVITY: Strive for the efficient and safe movement of people, goods, and information between businesses, communities, the region, and beyond while mitigating potential traffic impacts.

COMPATIBILITY: Locate land uses and facilities to maximize opportunities for exchanging material wastes, energy, water, and information.

INNOVATION: Promote, attract, and retain industrial investors that are leaders in eco-industrial activities, gas processing, and product innovation.

CONSERVATION: Identify opportunities and implement innovative practices for managing impacts, including water and habitat conservation, energy generation and distribution, and stormwater management.

COLLABORATION: Collaborate with First Nations, Métis Settlements, the Province, surrounding communities, and industrial partners in the planning, development, and operation of the District.

3 LAND USE

The Plan ([Figure 3 – Land Use Plan](#)) is structured to take advantage of the area’s location within the Montney formation as well as existing road, rail, water, utilities, and pipeline infrastructure. Importantly, maximizing railway service is critical to enabling a world-class eco-industrial district. Accordingly, two primary land use designations are used: **Heavy Industrial – General**; and **Heavy Industrial – Rail-Oriented**. Additionally, the area designated as Utility Area will accommodate water infrastructure requiring direct access to the river, while areas designated as **Natural Features** strive to ensure that the District maintains an ecological network. [Appendix B](#) provides a summary of proposed land uses.

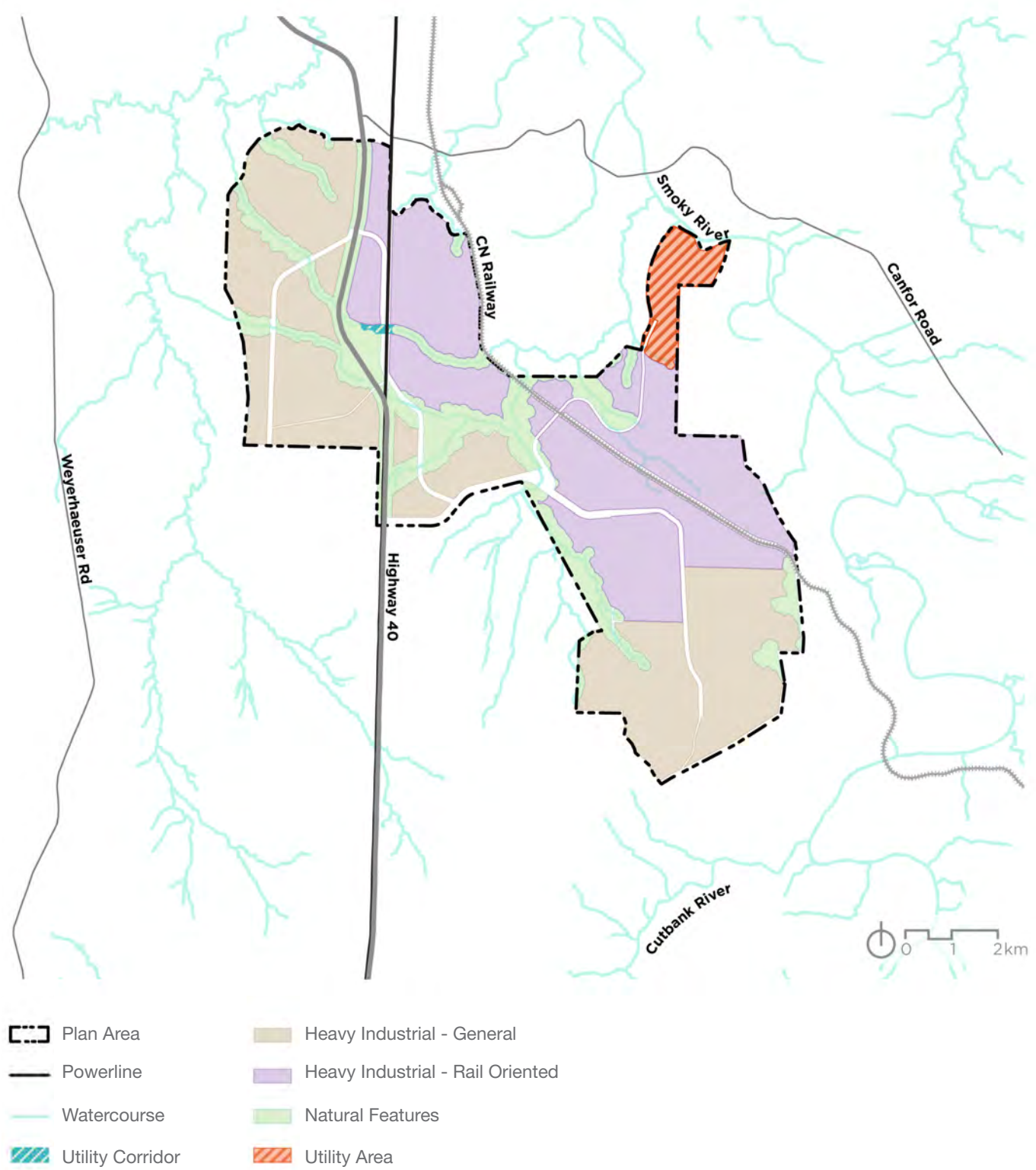
The Plan was developed with careful consideration of the plan area context, the opportunities and constraints identified for the plan area, and the Vision and Planning and Development Principles developed with input from Public consultation, the Technical Advisory Committee, and the Stakeholder Working Group ([see Background Report](#)).

The objectives and policies on the following pages apply to the entire plan area.

3.1 Objectives

- 3.1.1** To direct future heavy industrial development to the plan area.
- 3.1.2** To create an ordered pattern of development that integrates environmental sustainability, economic efficiency, and social well-being.
- 3.1.3** To provide clarity for industrial proponents and showcase the value of co-locating near the existing feedstock.
- 3.1.4** To attract heavy industrial activities that benefit from co-location and are interested in pursuing eco-industrial initiatives.

Figure 03: Land Use Plan



3.2 Compliance Policies

3.2.1 The Plan is intended to align with the MD's Municipal Development Plan (MDP).

3.2.2 Where policies in the Plan conflict with those found in the MDP or the Land Use Bylaw (LUB), the Plan shall be used as the basis for MDP and LUB updates.

3.2.3 Requirements within the Plan shall apply to new development or development expansions only. The Plan is not intended to impede existing operations and takes into consideration development that existed before the adoption of this Bylaw.

3.2.4 Future development must conform to the objectives and policies of the applicable land use area.

3.3 General Policies

3.3.1 Industry will ensure quality development through the siting and design of buildings, landscape treatment, location and screening of storage and parking areas, and the appropriate scale and design of signage that recognizes the surrounding natural and/or industrial setting of the area.

3.3.2 The MD will work in partnership with the Province, First Nations, Métis Settlements, and other key stakeholders towards the effective and efficient development of lands by following the policies of this Plan.

3.3.3 The MD will support the identification, compilation, and maintenance of information with respect to cultural and environmental values located within the District.

3.3.4 The MD will consider the impacts development applications may have on traditional resource uses, for instance, hunting, fishing, and trapping and will refer to Alberta Culture and Tourism and the Aboriginal Consultation Office as needed.

3.3.5 Through the subdivision process, the MD will collect cash-in-lieu of Municipal Reserve entitlement.

3.4 Heavy Industrial – General

The Heavy Industrial – General lands refer to the areas not located adjacent to existing rail or proposed rail network extensions (**Figure 3 – Land Use Plan**).

Anticipated uses within **Heavy Industrial – General** include petrochemical facilities; value-added processing facilities; and associated uses such as local power generation and water treatment facilities.

3.4.1 Objectives

3.4.1.1 To accommodate heavy industry that does not require direct access to rail.

3.4.1.2 To accommodate heavy industry in an environmentally sound, economically efficient, and socially responsible manner.

3.4.1.3 To ensure the trustworthy stewardship of sensitive environmental and culturally significant features.

3.4.2 Policies

3.4.2.1 Individual projects will require approvals, subject to the applicable regulatory processes and in compliance with Federal, Provincial, and Municipal requirements.

3.4.2.2 Industrial activities will comply with all Alberta Environment and Parks, and Alberta Energy Regulator regulations, approval conditions, and codes of practice. Standards and guidelines such as those pertaining to surface water quality guidelines, discharge to the Smoky River, and maintenance of airshed will also be followed.

3.4.2.3 Industrial services that accompany heavy industrial activities, such as co-generation power units, must comply with Alberta Environment and Parks in a manner similar to policy 3.4.2.2.

3.4.2.4 Land uses that conflict with heavy industrial operations are not permitted.

3.4.2.5 Operations camps are strongly discouraged.

3.4.2.6 Agricultural and forestry uses, including but not limited to harvesting, grazing, cropping, and feed lots are supported.

3.4.2.7 Encourage agricultural and forestry operations to work with adjacent industrial developments to define mutually beneficial operating procedures.

3.5 Heavy Industrial – Rail-Oriented

Maximizing rail access is vital to the marketability of industrial operators with shipping needs. Given the limited supply of land capable of accommodating rail, industrial development must prioritize the development of spurs from the existing CN rail line. Doing so ensures that the potential for rail access is maximized for as many future industrial proponents as possible.

The **Heavy Industrial – Rail-Oriented** lands are located on either side of the existing CN rail line. The opportunities and constraints analysis (see [Background Report](#)) revealed the lands that can accommodate potential rail spurs. The **Heavy Industrial Rail-Oriented** lands include these areas in addition to lands that are adjacent to proposed rail extensions. In doing so, the lands capable of accommodating rail are intended to prioritize industrial activities that require rail access.

3.5.1 Objective

3.5.1.1 To accommodate heavy industry that requires direct access to rail.

3.5.2 Policies

3.5.2.1 Policies established for **Heavy Industrial – General** shall apply to **Heavy Industrial – Rail Oriented**.

3.5.2.2 Industry is required, through the approvals process, to demonstrate their requirements for rail access, to the satisfaction of the Development Authority.

3.5.2.3 The MD will work with CN rail to identify additional rail extensions, beyond those identified in the proposed rail network.

3.5.2.4 The potential for rail spurs must be considered as part of the development of the area and the system of local roadways.

3.5.2.5 Subdivision patterns and roadway designs that restrict the extension of rail service are prohibited.

3.5.2.6 The MD will encourage industry to collaborate in the development of a central storage and distribution facility, located adjacent to the existing CN rail line.

3.6 Utility Area

For heavy industrial activities to be viable, access to the Smoky River is required. As such, the Plan includes a **Utility Area** in the east of the plan area to provide for river access ([Figure 3 – Land Use Plan](#)). The expectation is for this area to accommodate water storage and related infrastructure. A precise water intake location will be identified upon the completion of the necessary Provincial studies. Given its central location in the plan area, a preliminary assessment suggests this as the ideal location for water intake, pumphouse, and storage.

3.6.1 Objectives

3.6.1.1 To allow access to the Smoky River to provide future industrial activities with water.

3.6.1.2 To accommodate low impact accessory uses that require direct access to the river.

3.6.2 Policies

3.6.2.1 Allow for activities licensed for direct access to the river (intakes, pump stations, outfalls, water storage, treatment, groundwater return pumps, and pipelines).

3.6.2.2 Maintain a minimum 100 metre development setback from the top-of-bank of the Smoky River to maintain the integrity of the river's edge and to accommodate wildlife movement and public access.

3.7 Natural Features

Achieving the eco-industrial vision for the plan area involves respecting sensitive natural features, maintaining an ecological network, and providing opportunities for wildlife movement. The Plan will accomplish this by minimizing potential impacts to the Smoky River and its tributaries, other water courses, wetlands, prospective wet areas, potential connections, and other natural assets.

The **Natural Features** areas identified in **Figure 3 – Land Use Plan** constitute the majority of the plan area's watercourses with 100 metre development setbacks applied from top-of-bank. Additionally, 130 metre setbacks have been applied from the centre line of the existing Highway 40 right-of-way in accordance with policy 4.2.1. This is to accommodate future twinning of the highway and to provide a visual buffer for travelers on the highway.

Further, the opportunity and constraints analysis (see **Background Report**) revealed the potential for areas of historical and cultural significance within the plan area. As these areas tend to follow major watercourses, maintaining a 100 metre development setback from the top-of-bank significantly reduces the potential for impact.

3.7.1 Objectives

3.7.1.1 To ensure that sensitive environmental features are identified and preserved throughout the plan area.

3.7.1.2 To identify opportunities for wildlife movement and maintain an ecological network.

3.7.1.3 To identify and conserve environmental, traditional resource, and historic areas.

3.7.1.4 To maintain opportunities for recreational and traditional uses such as hunting, fishing, and trapping.

3.7.2 Policies

3.7.2.1 Natural Features shall, to the greatest extent possible, remain undisturbed.

3.7.2.2 The **Watercourse Connection**, indicated in **Figure 3 – Land Use Plan**, shall, provide additional connectivity within the system of Natural Features for wildlife movement and permeability.

3.7.2.3 Maintain a 100 metre development setback from the top-of-bank of all watercourses designated as **Natural Features**, to maintain the integrity of the river's edge and to accommodate wildlife movement and public access.

4 TRANSPORTATION

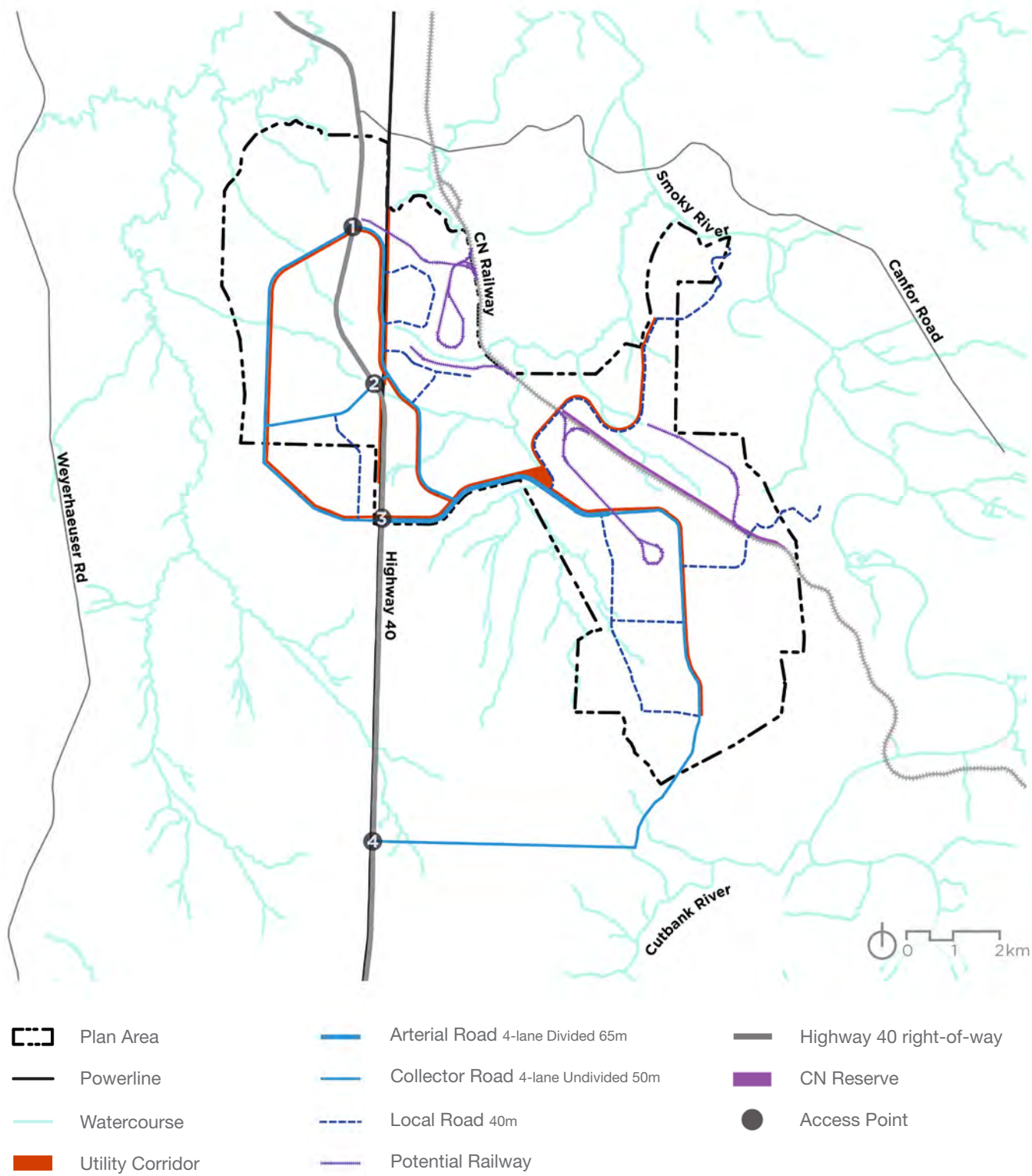
A long-term transportation network for the District is illustrated in **Figure 4 – Transportation and Infrastructure Plan**. The internal road network consists of arterial and collector roads with access to and from Highway 40. Alberta Provincial Highway 40 travels between Grande Prairie and Grande Cache, partially bisecting the study area from the north to the south. Highway 40 has current traffic volumes in the order of 5,000 vehicles per day. Currently, 37% of that traffic is trucking (for comparison, the provincial average is 15%). The District will increase traffic volumes and trigger the need for improvements. Because of this prioritizing safety and efficiency on Highway 40 is vital to the success of the District. Additionally, a conceptual network of local roads represents one potential scenario for how access may be provided to individual industrial parcels.

The transportation network includes rail with both the existing CN rail line and potential rail extensions providing access to the plan area. Approximately 27 hectares have been identified on the north side of the CN rail line for **CN Reserve**. As the District develops, there will be a need for CN to expand its services in the area. The **CN Reserve** land is intended to help CN meet this requirement by enabling CN to construct siding and associated infrastructure as needed. This may allow for trains to bypass the Grande Prairie rail yard altogether, opting instead to operate within the District before turning around and heading south to Edmonton and beyond.

4.1 Objectives

- 4.1.1** To provide a safe and efficient transportation network to, from, and within the plan area.
- 4.1.2** To prioritize the safety of all travelers on Highway 40.
- 4.1.3** To mitigate traffic impacts to Highway 40.
- 4.1.4** To minimize creek crossings and other environmental impacts.
- 4.1.5** To maximize the potential for rail service to, from, and within the plan area, thereby reducing the effect on the highway.
- 4.1.6** To provide space for CN expansion.
- 4.1.7** To work with industry to identify opportunities for Transportation Demand Management. Shuttle services, car-sharing, and carpooling may be explored as options.
- 4.1.8** To manage public access to the plan area.

Figure 04: Transportation and Infrastructure Plan



4.2 Policies

4.2.1 Maintain a setback of 130 metres from the centre line of the existing Highway 40 right-of-way, as indicated in [Figure 4 – Transportation and Infrastructure Plan](#). This is to accommodate future twinning of Highway 40 and to provide a visual buffer.

4.2.2 Access to the plan area will be provided by four **Access Points** from Highway 40, as indicated in [Figure 4 – Transportation and Infrastructure Plan](#).

- a)** The MD will work with Alberta Transportation on any required improvements to **Access Points** from Highway 40.
- b)** Additional access points to and from Highway 40, beyond those indicated in [Figure 4 – Transportation and Infrastructure Plan](#) are not permitted.

4.2.3 Regional emergency access will be facilitated by Highway 40, the Forestry Trunk Road, the Weyerhaeuser Road, and the Canfor Road ([Figure 1 – Regional Context](#)).

4.2.4 Existing internal roads may be used on an interim basis until the pace of development triggers the need for upgrades.

- a)** Upgrades to internal roads will be phased in alignment with the requirements of new development.
- b)** The MD will manage the phasing and funding of the road network on a cost-sharing basis. A transportation levy may be used to fund the road network.

4.2.5 The road network, identified in [Figure 4 – Transportation and Infrastructure Plan](#) shall be designed to accommodate ultimate traffic loads in accordance with MD standards.

- a)** Construction of the road network shall be in accordance with the road classifications and standards established by the MD and Alberta Transportation.

b) The Subdivision and Development Permit process will determine future road alignment, in accordance with policy 4.2.3.

c) Wherever possible, roads shall be designed to respect the existing topography and landscape, thus minimizing the need for site alteration.

d) The design process shall ensure safe and easy access to individual industrial parcels.

4.2.6 Lands identified as **CN Reserve** in [Figure 4 – Transportation and Infrastructure Plan](#) shall be reserved for the future expansion of CN rail infrastructure.

4.2.7 The MD will require industry to incorporate Transportation Demand Management measures into development applications.

4.2.8 The MD will work with the City of Grande Prairie and the County of Grande Prairie to identify locations for park and ride facilities.

5 UTILITIES AND SERVICING

Given the nature of anticipated uses, there will be a need for reliable utilities, including power, water, telecommunications, feedstock, and gas. Additionally, to achieve the eco-industrial objectives of the Plan, these utilities must be provided in a highly efficient, cost-effective, and sustainable manner. To this end, select lands have been dedicated for the purpose of utility corridors, the intention of which is to co-locate utility infrastructure within rights-of-way that are shared with roads ([Figure 4 – Transportation and Infrastructure Plan](#)). Doing so maximizes the plan area’s developable area, protects the most sensitive areas, and ensures efficient delivery.

5.1 Water Quality and Distribution

Future heavy industrial proponents will require water for operations. Process water requirements are likely to vary significantly among users and therefore emphasis is to be placed on treating water on-site and re-using water to the greatest extent possible. Doing so will limit the amount of water drawn from the Smoky River and reduce the overall environmental impact of the District.

5.1.1 Objectives

5.1.1.1 To limit the amount of water drawn from the Smoky River.

5.1.1.2 To ensure efficient distribution of water throughout the plan area.

5.1.2 Policies

5.1.2.1 Source all water supply from the Smoky River.

5.1.2.2 The MD will manage all water infrastructure.

5.1.2.3 Protect utility corridors for the provision of water distribution pipelines.

5.1.2.4 Ensure that applications for subdivision and development include measures that minimize or mitigate any negative impacts on water quality, flow, supply deterioration, soil erosion, and groundwater quality and availability.

5.2 Wastewater Management

In the Plan area's proposed industrial setting wastewater can be either domestic sewage or process waste. In both cases, the responsibility for treating wastewater will rest with individual industrial proponents. Whenever possible, wastewater will be treated to a quality that is sufficient for use either by the original proponent or for other activities within the District. In circumstances where this is not possible, wastewater will be treated to meet all of Alberta Environment and Parks quality parameters prior to being discharged into the natural drainage system.

5.2.1 Objectives

5.2.1.1 To promote efficient treatment and re-use of water.

5.2.2 Policies

5.2.2.1 Industry is required to manage and treat their own wastewater.

5.2.2.2 Industry is encouraged to treat and to the greatest extent possible, re-use wastewater.

5.2.2.3 The MD will maintain a central return and discharge point for any wastewater returned to the natural drainage system.

5.3 Stormwater Management

The collection and management of stormwater will be the responsibility of individual industrial developments and will be required to achieve the highest standards.

5.3.1 Objectives

5.3.1.1 To ensure best practices in stormwater management in support of the eco-industrial vision.

5.3.2 Policies

5.3.2.1 Industry is required to prepare individual stormwater management plans.

5.3.2.2 Stormwater will be collected in ponds providing the storage necessary to attenuate run off leaving the water system to the 100-year predevelopment flow rate.

5.3.2.3 Industry will be encouraged to integrate stormwater management facilities with natural wetlands to aid in protecting the long-term health of wetlands.

5.3.2.4 Low impact development and other innovative means to manage stormwater runoff and ultimate discharge into the Smoky River and other water bodies are encouraged.

5.4 Power Transmission

There is an existing power transmission line that runs north-south through the plan area yet, this line is not capable of meeting all the needs of future heavy industrial activities. Supplying power to the plan area therefore requires upgrades to the existing system as well as local sub-stations. Utility corridors will facilitate the distribution of power infrastructure to industrial parcel boundaries.

5.4.1 Objectives

5.4.1.1 To ensure efficient distribution of power throughout the plan area.

5.4.2 Policies

5.4.2.1 Industry is strongly encouraged to develop co-generation power facilities to reduce the load on the existing system, with excess power being sold back to the grid.

5.4.2.2 Utility corridors shall be prioritized for the distribution of power.

5.5 Pipelines and Wells

A complex network of pipelines and wells is already located within the plan area. As heavy industrial activity concentrates within the plan area new pipelines and well infrastructure will need to be built. Additionally, the abandoned wells in the plan area are subject to Provincial regulations.

5.5.1 Objectives

5.5.1.1 To ensure future development enables pipeline and well infrastructure expansion.

5.5.2 Policies

5.5.2.1 Future developments within the plan area may be required to dedicate rights-of-way for future key pipeline routes through mechanisms such as easements or rights-of-way.

5.5.2.2 Future developments within the plan area must conform to AER's Directive 079 – Surface Development in Proximity to Abandoned Wells.

6 SUSTAINABILITY

The plan area will become home to a heavy eco-industrial district that achieves sustainable development by encouraging cooperation between industrial operators. Shared information, materials, water, energy, infrastructure, and resources will increase economic gains and improve the environment. This co-operation will reduce both waste and pollution.

6.1 Objectives

6.1.1 To create a heavy eco-industrial district, where heavy industrial operators are encouraged to share resources, materials, infrastructure, information, and waste.

6.1.2 To attract environmentally conscious heavy industrial development.

6.1.3 To limit the District's impact on the environment.

6.1.4 To build and maintain positive relationships with the local communities.

6.2 Policies

6.2.1 Industrial proponents will explore shared utilities and infrastructures such as pipelines, transmission lines, substations, telecommunication, and waste management initiatives.

6.2.2 At the development permit stage, industrial projects will ensure sufficient setbacks and open space to provide for wildlife movement and to accommodate on-site stormwater management facilities, in accordance with 5.3.2.2 and 5.3.2.3.

6.2.3 Industry is encouraged to incentivize their employees to choose alternatives to single-occupancy vehicles. This may include parking rebates for car-pooling or car-sharing. The Plan also encourages paid shuttle commutes.

6.2.4 Industry is encouraged to conserve, treat, and re-use process water.

- a)** Industry should work with other industrial proponents in the area when developing their stormwater management plans, with a view towards operating shared stormwater management systems.
- b)** Industry is required to retain as much stormwater on-site as possible to use as process or general operations water. This will reduce the amount of water drawn from the Smoky River.
- c)** Industry should work with other industrial proponents in the area when developing wastewater management plans, with a view towards operating shared wastewater management systems.

6.2.5 Industry is encouraged to build relationships with communities in the region through, but not limited to, consultation and engagement efforts, impact and benefit agreements, and community-based monitoring.

7 ENVIRONMENTAL PROTECTION

The plan area is rich with natural assets and forms an important part of the Upper Peace Region's ecological network. The Plan strives to maintain and enhance sensitive environmental features wherever possible. The preliminary study area boundary (see [Background Report](#)) captured 32,500 hectares of land, including wildlife sensitivity areas such as a Secondary Grizzly Bear Zone, a potential Trumpeter Swan Waterbody and a Key Wildlife and Biodiversity Zone. In addition, a complex network of watercourses and wetlands exists in the area, including the Smoky River and its tributaries. A robust constraints analysis (see [Background Report](#)) took the environmental considerations and refined the plan area to capture only those lands best suited for development.

7.1 Objective

7.1.1 To maintain the plan area's sensitive environmental features such as wetlands, watercourses, the Smoky River Valley, steep slopes, and key wildlife and biodiversity areas, to the greatest extent possible.

7.2 Policies

7.2.1 The MD may require a range of studies to help identify and where feasible maintain the plan area's many and varied natural assets. These studies may include Environmental Site Assessments and Biophysical Impact Assessments. The development application process will identify these studies.

- a)** Ensure, to the greatest extent possible, that impacts to sensitive natural assets (vegetation and wetlands) are minimized or, if possible, avoided altogether. If negative impacts cannot be avoided or minimized, then off-sets or compensation for the natural asset shall be provided.
- b)** At the discretion of the Development Authority, a Wetland Assessment shall be prepared by a qualified professional for any development or subdivision proposal that is deemed to affect and/or potentially affect a wetland in accordance with the Alberta Wetland Policy.

c) The MD may accept wetland compensation in-lieu of acquisition, in accordance with the Alberta Water Act and/or Alberta Wetland Policy. The compensation may be directed towards either the creation, restoration, or management of other wetlands, watercourses, or water bodies.

7.2.2 Maintain a minimum 200 metre development setback from the top-of-bank of the Smoky River and a 100 metre development setback from the top-of-bank of all other watercourses, to maintain the integrity of the river's/watercourses' edge and to accommodate wildlife movement and public access.

7.2.3 Ensure that applications for subdivision and development include measures that minimize and/or mitigate any negative impacts on water quality, flow, supply deteriorations, soil erosion, and groundwater quality and availability.

a) Mimic pre-development hydrologic conditions so far as possible in terms of ground infiltration and stormwater discharges.

7.2.4 Reduce the spread of invasive species in accordance with the Alberta Invasive Species Management Framework.

8 HISTORICAL RESOURCE PROTECTION

There are areas of potential historical significance within the plan area, concentrated near the Smoky River valley and nearby watercourses. The application of development setbacks from top-of-bank will reduce interference with these areas. Given the intensity of use anticipated in the plan area, the Provincial government is in charge of issuing Historical Resource Act approval for Heavy Industrial development applications. This approval will be required whether or not historical resources have been previously identified.

8.1 Objectives

8.1.1 To ensure that any resources of historical significance are identified, evaluated, properly preserved, and potentially protected by qualified individuals.

8.2 Policies

8.2.1 Applications for development shall be referred to Alberta Culture and Tourism to assess potential impacts on historic resources.

8.2.2 A Historic Resources Impact Assessment (HRIA) may be required by the Province prior to permit approval.

8.2.3 Where required, the applicant shall, to the satisfaction of Alberta Culture and Tourism, undertake protective or mitigative measures identified in an HRIA report.

9 IMPLEMENTATION

9.1 Authority of the ASP

The Plan is in conformance with Section 633 of the Municipal Government Act (MGA). The Plan guides and directs the specific land use, subdivision and development decisions that collectively determine the form that the District will take. Additionally, the Plan charts the initial course for an orderly, sustainable and compatible pattern of eco-industrial development.

9.2 Plan Interpretation

Unless otherwise specified within the Plan, the boundaries or locations of any symbols or areas shown on a figure or map are approximate only, not absolute, and will be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries, for example property lines or road and utility rights-of-way.

9.3 Policy Interpretation

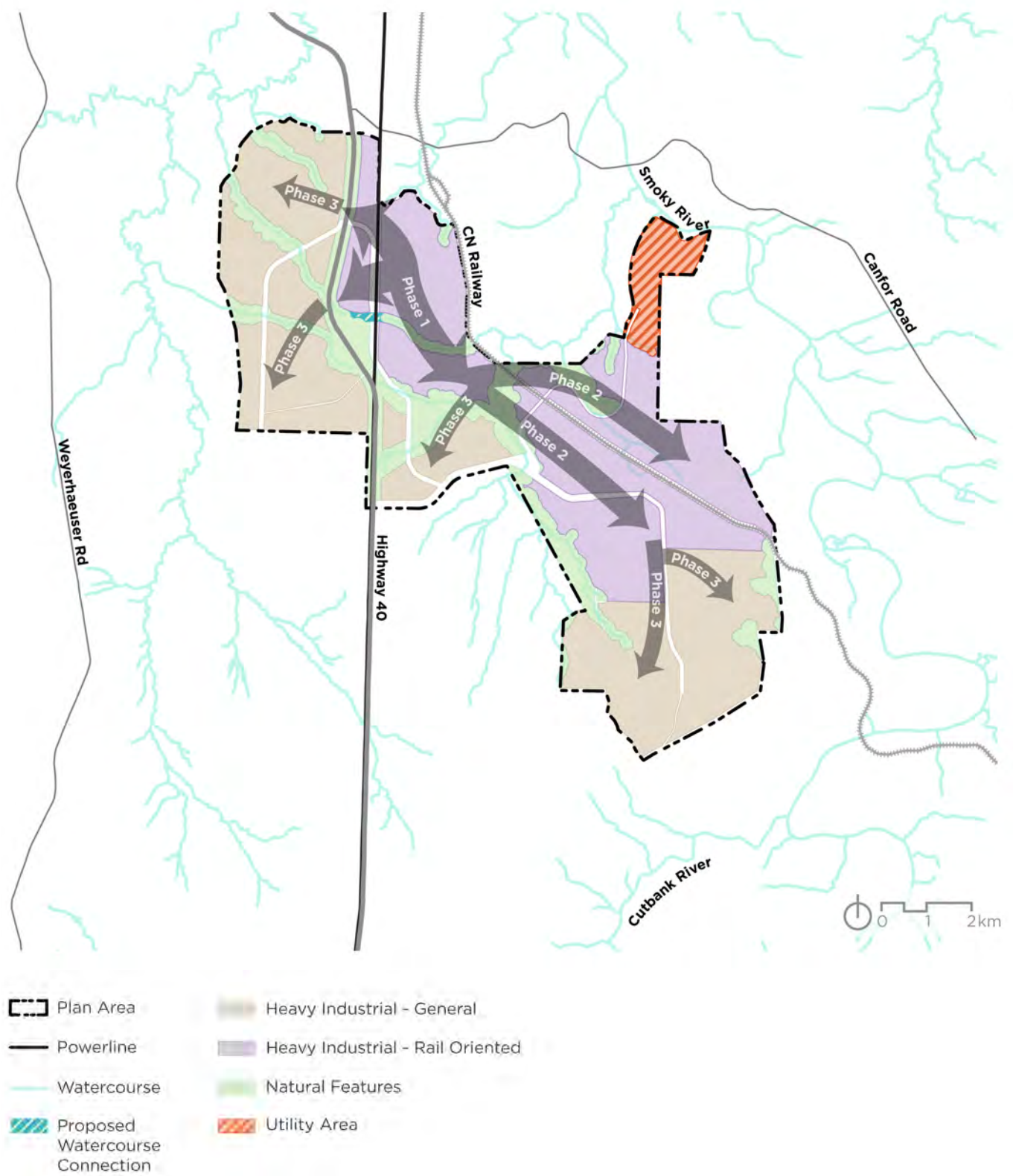
Where “shall” or “will” is used in a policy, the policy is considered mandatory. Where “should” or “may” is used in a policy, the intent is that the policy is to be complied with. However, the policy may be deviated from in a specific situation where the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, or to allow an acceptable alternate means to achieve the general intent of the policy to be introduced.

9.4 Plan Limitations

An ASP is a high-level planning document that promotes a vision for an area and puts in place policies and guidelines that work towards achieving that vision. The policies and guidelines in the Plan are not to be interpreted as an approval for a use on a specific site. This Plan makes no representation that any particular site is suitable for a particular purpose as detailed site conditions or constraints must be assessed on a case-by-case basis as part of an application for Subdivision or Development Permit.

Additionally, while the Plan charts a course for the development of an eco-industrial district, the responsibility of achieving the principles of industrial ecology ultimately rests on industrial proponents.

Figure 05: Development Staging



9.5 Development Staging

Anticipated development patterns should be based on market conditions and the locational and infrastructure requirements of industry. Development is expected to start in the **Heavy Industrial – Rail-Oriented** area located in the north of the plan area between Highway 40 and the CN rail line. Road and rail serve this area well and it represents a logical first phase for the provision of power. Then development is expected to trend to the southeast following the existing CN rail line (**Figure 5 – Development Staging**).

Stage 1: Development of the **Heavy Industrial – Rail-Oriented** area located in the north of the plan area between Highway 40 and the CN rail line.

Stage 2: Development of the **Heavy-Industrial – Rail-Oriented** lands that straddle the CN rail line in the south of the plan area.

Stage 3: Development of all remaining areas.

9.5.1 Policies

9.5.1.1 The MD will work with industry and Alberta Environment and Parks (AEP) to establish a Development Staging Plan.

9.5.1.2 The MD will align service levels with the Development Staging Plan.

9.5.1.3 The MD will consult with forestry disposition holders and Registered Fur Management Area licensees when establishing a Development Staging Plan.

9.6 Provincial Approval Processes and Review of Applications

The primary authority for approval of new industrial development in the plan area rests with Alberta Environment and Parks (AEP) and Alberta Energy Regulator (AER). The Alberta Aboriginal Consultation

Office (ACO) assesses the adequacy of First Nations and Métis Settlements consultation efforts and therefore also contributes to the approvals process.

All industrial development applications are reviewed subject to provincial processes and applicable legislation and policy. Applications must provide reliable information on the potential cumulative environmental effects within the activity's proposed area, as well as proposed environmental risk avoidance and mitigation strategies.

9.6.1 Policies

9.6.1.1 At its discretion, the MD may work with industry to meet Provincial requirements.

9.7 Allocation of Public Land

The *Public Lands Act* and *Public Lands Administration Regulation* regulate the disposition of Crown land. This is administered by Alberta Environment and Parks (AEP) and the Alberta Energy Regulator (AER).

9.7.1 Policies

9.7.1.1 The MD will work with provincial authorities to ensure that if a public land sale occurs, the process adheres to the *Public Lands Act*, *Public Lands Administration Regulation*, and associated land sale policies.

9.7.1.2 The Plan will inform public land sale considerations.

9.7.1.3 The MD will engage with existing disposition holders including, but not limited to, forestry disposition holders, Registered Fur Management Area (RFMA) licensees, Mineral Exploration licensees, and Aggregate Extraction licensees. Engagement will address issues including, but not limited to, developing an Easement Management Plan, a Staging Plan, and a Disposition strategy.

- a) The MD recognizes existing forestry disposition holders and will work with existing holders to remove timber according to future development staging.
- b) The MD will engage with existing forestry disposition holders towards the sequencing of removal and liquidation of timber affected by the Plan area.
- c) The MD will allow continued access to RFMA license holders.

9.8 Consultation

Before development approval, industrial proponents have to meet consultation requirements in accordance with the Municipal Government Act and the MD. Additionally, First Nations and Métis Settlements whose treaty rights, traditional uses, or harvesting may be impacted must be consulted in accordance with the Government of Alberta's Policy and Guidelines on Consultation with First Nations and Métis Settlements on Land and Natural Resource Management.

9.8.1 Policies

9.8.1.1 The MD will meet Duty to Consult requirements for any Plan amendments, approvals, or land dispositions from the Crown, in accordance with the Municipal Government Act.

9.9 Water Diversion License

A water license is required to divert and use water from the Smoky River, as per legislation established in the Water Act. The plan area will be serviced by one water intake, with the MD being the applicant and eventual licensee. Prior to obtaining a water diversion license, the MD must provide information, to the satisfaction of AEP, related to:

- Proposed intake location;
- Proposed storage location;
- Proposed end use location;
- Anticipated volume; and
- Purpose of use.

Applications for licenses and approvals under the Water Act may be coordinated with the Environmental Protection and Enhancement Act application but should be submitted separately.

10 RECOMMENDED FUTURE PLANS AND STUDIES

Implementation of the Plan will be supported by future reports and studies. These will provide scope and context for the servicing strategies for the plan area.

10.1 Capital Plan

On-site and off-site costs of servicing and access improvements will be linked to the Development Staging Plan. Improvements will be financed through development and servicing agreements.

10.1.1 Policies

10.1.1.1 The MD will develop a Capital Plan that identifies service levels and creates a strategy for cost-sharing and/or cost recovery for shared utilities and transportation infrastructure improvements related to the Plan.

10.1.1.2 The MD will align service levels in the Capital Plan with the Staging Plan.

10.1.1.3 The cost of all infrastructure upgrades identified in the Capital Plan will be considered during the development application process.

10.2 Economic Impact Study

An Economic Impact Study will determine the effect of the District on the region and to what extent the region is market ready.

10.2.1 Policies

10.2.1.1 The MD shall endeavor to work with the County of Grande Prairie, the City of Grande Prairie, and the Province of Alberta to develop an Economic Impact Study with consideration to the Staging Plan and the Capital Plan.

10.3 Monitoring and Communications Strategy

The Plan is a living document that guides development in the plan area with the best interests of the public and key stakeholders in mind. To this end, the MD will establish a monitoring and communications strategy to ensure that the Plan remains relevant and effective.

10.3.1 Policies

10.3.1.1 The MD shall monitor the implementation and effects effectiveness of the Plan annually. This monitoring could include the application of eco-industrial principles and any , emerging environmental issues and cumulative effects of industrial development.

10.3.1.2 The Plan will be responsive to any information that results from existing provincial monitoring provisions.

10.3.1.3 The MD will support the coordination of both community-based baseline monitoring and community-based ongoing monitoring.

10.3.1.4 The MD will distribute and encourage feedback on the findings of the monitoring process. Monitoring documents should be distributed to the public and all key stakeholders.

10.3.1.5 A review of the Plan will occur every ten years to determine its relevance and effectiveness. If the Plan is no longer relevant or effective, a new plan must be implemented.

10.4 Transportation Master Plan

The MD will prepare a Transportation Master Plan (TMP) in support of the Plan. The TMP will estimate phased traffic volumes on the internal road network and intersections with Highway 40.

10.4.1 Policies

10.4.1.1 The TMP will address road requirements based on development staging and service levels.

10.4.1.2 The TMP will provide the basis for estimating the cost of transportation related infrastructure for the Capital Plan.

10.4.1.3 The TMP will identify required adjustments to intersection improvements.

10.4.1.4 Industry is required to prepare Traffic Impact Assessments.

10.5 Easement Management Plan

The MD will prepare an Easement Management Plan in support of this Plan.

10.5.1 Policies

10.5.1.1 The Easement Management Plan will address existing and anticipated future easement and right-of-way requirements.

10.6 Emergency Services

10.6.1 Policies

10.6.1.1 As a condition of a development permit, the MD shall require proponents of heavy industrial applications to provide a Risk Assessment undertaken by a qualified professional.

10.6.1.2 The MD shall require Emergency Response Plans of each industrial proponent as a condition of the development permit, as per the Land Use Bylaw.

10.6.1.3 The MD will develop and maintain an Emergency Response Plan for the District once site-specific industry plans have been reviewed. The plan will identify and explore synergies in delivery of required emergency services.

10.6.1.4 The MD will develop an Emergency Services Building whose primary function is to support emergency incidents expected from increased industrial growth. Through the development of the Emergency Services Plan timing and location of the Emergency Service will be examined.

10.7 Upper Peace Regional Plan (UPRP)

10.7.1 Policies

10.7.1.1 The MD will encourage the Province to develop the Upper Peace Regional Plan to support appropriate analysis and policy regarding regional transportation and regional extension of utility infrastructure in support of this Plan.

10.7.1.2 The Plan will inform the development of the Upper Peace Regional Plan.

APPENDIX A

DEFINED TERMS

DEFINED TERMS

Baseline Monitoring: Establishing a base against which ongoing monitoring will be evaluated.

Co-generation: The use of a heat engine or power station to generate electricity and useful heat at the same time.

Community-based Monitoring: A framework for members of the community to track environmental changes and local impacts associated with the District and to generate demands, suggestions, critiques, and data to be provided to the MD.

The District: The proposed heavy eco-industrial district.

Low Impact Accessory Uses: Uses that are supplementary to heavy industrial activity and have comparatively low environmental impacts. These include water storage, treatment facilities, pumphouses, and water intakes.

Low Impact Development: An approach to stormwater management that emphasizes conservation and use of on-site natural features to protect water quality.

Market Ready: The degree to which the region is ready to accommodate industrial activity of the scale envisioned for the District.

Natural Features: A municipal land use designation that captures environmentally sensitive areas, visual buffers, and other areas that are to remain undisturbed.

Petrochemical Facilities: Convert natural resources such as crude oil, natural gas, and minerals into products for a wide range of applications.

The Plan: The Tri-Municipal Industrial Partnership Industrial Area Structure Plan.

Plan Area: The Tri-Municipal Industrial Partnership Industrial Area Structure Plan boundary.

Stormwater Management Plan: A plan that indicates the pre- and post-development drainage systems including any required stormwater management features.

Transportation Demand Management (TDM): The application of strategies and policies to reduce travel demand.

Traditional Resource Use: Refers to places, animals and vegetation on the landscape that are of cultural importance to First Nations and Métis Settlements. This includes, but is not limited to:

- Hunting
- Trapping
- Fishing
- Harvesting plant materials for food, medicines, and cultural and traditional crafts
- Areas of cultural importance

The traditional use of resources has a cultural, spiritual, and economic value to the users, including First Nations and Métis Settlements.

Value-added Processing: Increases the profit derived from natural resources, creates more permanent jobs than straight extraction, and provides some cushioning for the fluctuations in world prices.

APPENDIX B

LAND USE SUMMARY

LAND USE SUMMARY

Land Use Area	Area in hectares
Total Plan Area	7,551.7
Heavy Industrial – General	2,895.5
Heavy Industrial – Rail-Oriented	2,625.8
Natural Features	1,307.9
Utility Area	258.9
Utility Corridors	234.5
Transportation rights-of-way	199.8
CN Reserve	27.4



REQUEST FOR DECISION

SUBJECT: **Bylaw 19-815 Tri-Municipal Industrial Partnership Area Structure Plan**
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: May 27, 2019 CAO: DT MANAGER: KK
DEPARTMENT: ECONOMIC DEVELOPMENT GM: SW PRESENTER: KK
STRATEGIC PLAN: Development

RELEVANT LEGISLATION:

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

Council Bylaw/Policy (cite) – Municipal Development Plan Bylaw No. 03-397 and Land Use Bylaw 03-396.

RECOMMENDED ACTION:

MOTION: That Council give Second Reading to Bylaw 19-815, for the Tri-Municipal Industrial Partnership Area Structure Plan.

MOTION: That Council give Third Reading to Bylaw 19-815, for the Tri-Municipal Industrial Partnership Area Structure Plan.

BACKGROUND/PROPOSAL:

Administration has received an amended Area Structure Plan for the proposed Tri-Municipal Industrial Partnership Area Structure Plan. The original Area Structure Plan was adopted on April 23, 2019, by motion 19.04.315. The Area Structure Plan has been amended to exclude the Grazing lease and to adjust the policy.

An Area Structure Plan (ASP) provides a framework for the subsequent subdivision and development of an area of land within a municipality. An ASP further describes the sequence of development anticipated for the lands, the land uses proposed for the area and addresses the general location of transportation routes and public utilities. An ASP contains land use and development guidance for the general public, developers, landowners, Municipal Planning commission members and Council.

The proposed Area Structure Plan area is located entirely on Crown land within the MD of Greenview, approximately 40 km south of the City of Grande Prairie.

During the development of the Area Structure Plan three phases of stakeholder engagement took place and two phases of public consultation.

Administration has reviewed the Tri-Municipal Industrial Partnership Area Structure Plan and the Plan meets the requirements of the Municipal Government Act and the Municipal Development Plan. Administration is satisfied that the plan addresses policies for utilities and servicing, internal transportation networks and the development of industrial lots.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefits of the recommended motions are that an Area Structure Plan will ensure that development proceeds in an orderly and economical manner; and that proposed developments will not have negative implications for the municipality, the environment, adjacent landowners or future residents.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. The disadvantages of the recommended motions are that industrial development may conflict with adjacent land uses.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to pass a motion to table Bylaw No. 19-815 for further discussion or information.

Alternative #2: Council has the alternative to defeat Second or Third Reading of Bylaw No. 19-815.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

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:

Administration will advise the Tri-Municipal Industrial Partnership committee of Council's decision and will update Greenview's website with the amended Tri-Municipal Industrial Partnership Area Structure Plan.

ATTACHMENT(S):

- See attachments under Agenda Item 4.1



REQUEST FOR DECISION

SUBJECT: Bylaw No. 19-821 Re-designate from Agriculture One (A-1) District to Industrial (I) District

SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	May 27, 2019	CAO: DT	MANAGER: SAR
DEPARTMENT:	PLANNING & DEVELOPMENT	GM: RA	PRESENTER: LD
STRATEGIC PLAN:	Development		

RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act, RSA 2000.

Council Bylaw/Policy (cite) Municipal Development Plan 15-742, Grovedale Area Structure Plan 17-785 and Land Use Bylaw 18-800.

RECOMMENDED ACTION:

MOTION: That Council give First Reading to Bylaw No. 19-821, to re-designate a 4.45 hectare \pm (11.0 acre) parcel from Agricultural One (A-1) District to Industrial (I) District within SE-32-69-06-W6.

MOTION: That Council schedule a Public Hearing for Bylaw No. 19-821, to be held on June 24, 2019, at 10:00 a.m. for the re-designation of a 4.45 hectare \pm (11.0 acre) parcel from Agricultural One (A-1) District to Industrial (I) District within SE-32-69-06-W6.

BACKGROUND/PROPOSAL:

The application for Land Use Amendment A19-001 has been submitted by Charles Richard, Linda Richard and Jacques Richard on behalf of LCJ Enterprises Ltd., to re-designate a 4.45 hectare \pm (11.0 acre) parcel from Agricultural One (A-1) District to Industrial (I) District within SE-32-69-06-W6, in the Grovedale area, Ward 8. The proposed rezoning would allow for the subsequent application of a permit for operation of a trucking business. Once rezoned, the area will remain part of the quarter as the applicants have no plans to subdivide at this time.

The applicants wish to build a 39.62 metre (130 ft.) by 38.1 metre (125 ft.) shop and office space adequate for the current company operations. Operations of the log and gravel trucking company include 15 trucks and 18 heavy equipment machines. The majority of heavy equipment is off site most of the year but brought to the shop during break-up season for maintenance. The number of employees include 3–6 employees who reside in the two mobile homes west of the proposed Light Industrial site, and 20–35 non-residential employees depending on the time of year. Outdoor storage will include tires, larger truck parts, and trucks and heavy equipment parking. An existing 3,000 square foot shop is located on the property and the proposed new shop would be located to the east of it.

The quarter section bounds the south boundary of the Centralized Living Area of the Grovedale Area Structure Plan (GASP), providing that four quarters immediately to the north, two on either side of Range Road 64, are

designated for Light Industrial development. Three residential subdivisions are situated to the north of the proposed area to be rezoned and a further three residential sites are between 350 – 550 metres to the south. The graveyard and one residential subdivision is located across the road.

Greenview's Municipal Development Plan (MDP), provides:

- s. 5.3.3 encourages that industrial uses locate in or in proximity to hamlets where possible.
- s. 5.3.6 states that the types of industrial uses permitted in or in close proximity to hamlets shall be limited to light industrial development which are compatible with residential development.
- s. 9.3.5 Applicants for major development proposals may be required to prepare traffic impact assessments ("TIA") as a means of determining road access and roadway improvement and upgrading requirements. If required, TIAs shall be submitted prior to subdivision or development permit approval.

Grovedale Area Structure Plan (GASP), provides:

- s. 4.5.1 Agriculture, Policy 2, states 'Do not permit the use of agriculturally designated lands for non-agricultural related activities; such as, trucking operations, oilfield services, heavy equipment repair, etc., which would be more appropriately located in an industrial setting; and
- Section 4.5.5 Light Industry, intends that light Industrial development servicing the agricultural, forestry and oil and gas sector is focused in future industrial parks along the Highway 666 and Township Road 695A corridor in order to provide a local employment opportunity for residents, easy access to the regional and provincial road networks, and to promote synergies between industrial users while minimizing the impact on non-industrial land uses.

Land Use Bylaw 18-800 (LUB) provides:

- Light Industrial M-1 District allows Trucking Operations as a Discretionary Use and subject to possible appeal.

ATCO Electric Gas provided a standard response with no specific concerns and Alberta Municipal Affairs and Greenview Environmental Services have no concerns with the application. No other referral responses were received. Upgrade of Range Road 64 by the applicant to an industrial standard in accordance with Greenview's Municipal Servicing Standards would be required at the development permit stage.

Administration has reviewed the land use amendment application, and the proposal meets the requirements of the Municipal Government Act, Municipal Development Plan and the Land Use Bylaw, but the land is located on agricultural land immediately south of the designated Light Industrial area set forth in the Grovedale Area Structure Plan. Although a portion of the site was always used for a similar but smaller scale operation, administration is concerned that the proposed area is outside the designated lands for Light Industrial under the GASP, and that it is located on agricultural lands. Administration is recommending that Council consider carefully whether to give First Reading to Bylaw 19-821, as regardless of public input, the GASP does not support rezoning to Light Industrial (M-1).

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that industrial development provides diversification, economic development, and employment opportunities and supports the continued growth and development of smaller urban centres.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. The disadvantage of Council accepting the recommended motion is that industrial development may conflict with surrounding land uses.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to table Bylaw 19-821 for further discussion or information.

Alternative #2: Council has the alternative to deny the request completely and not allow the rezoning. The proposed zoning is contemplated within the existing legislation and does not, in and of itself, represent an issue from Administrations perspective.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications 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:

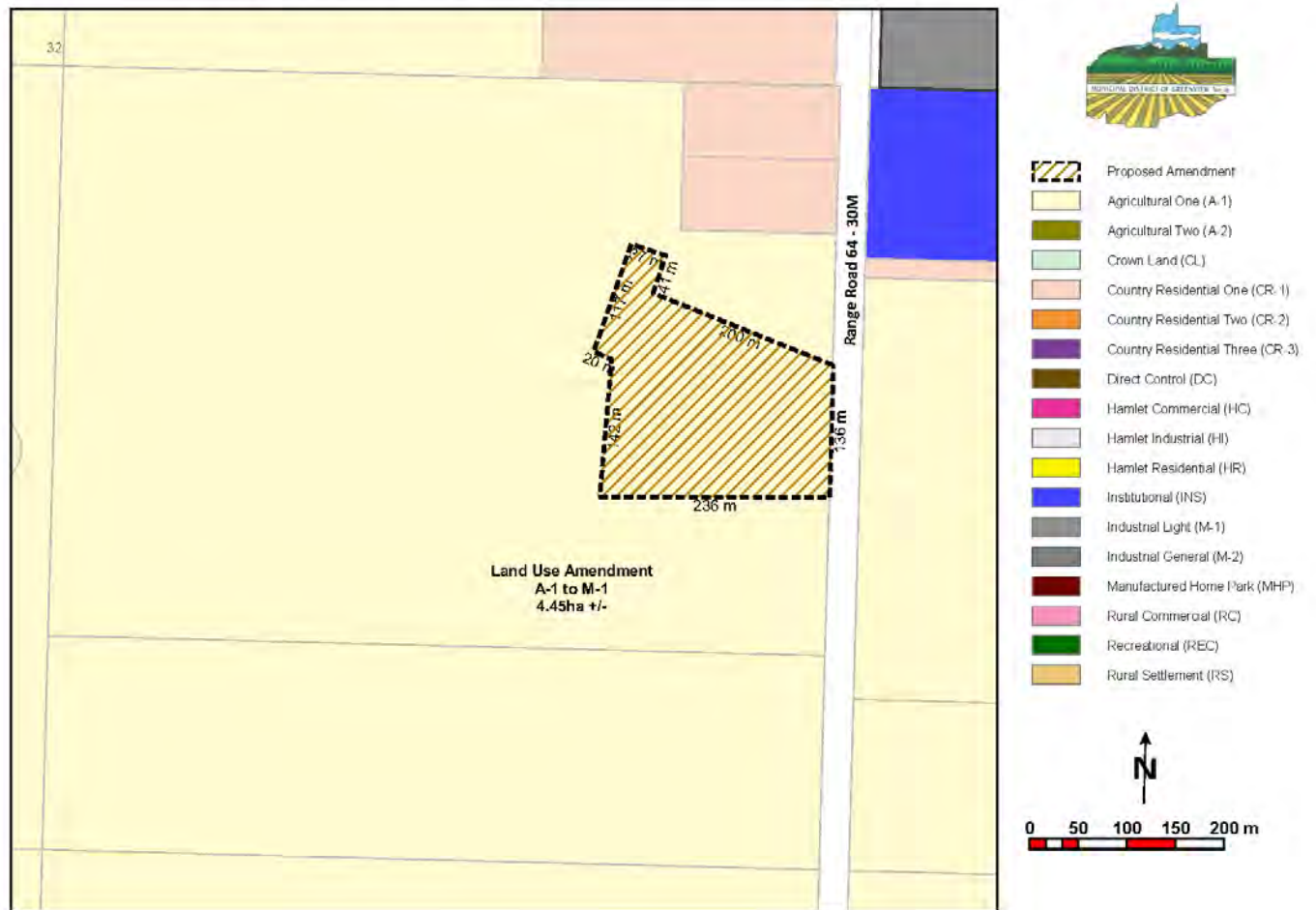
Administration will notify the landowner of the decision of Council and send an advertisement for the Public Hearing.

ATTACHMENT(S):

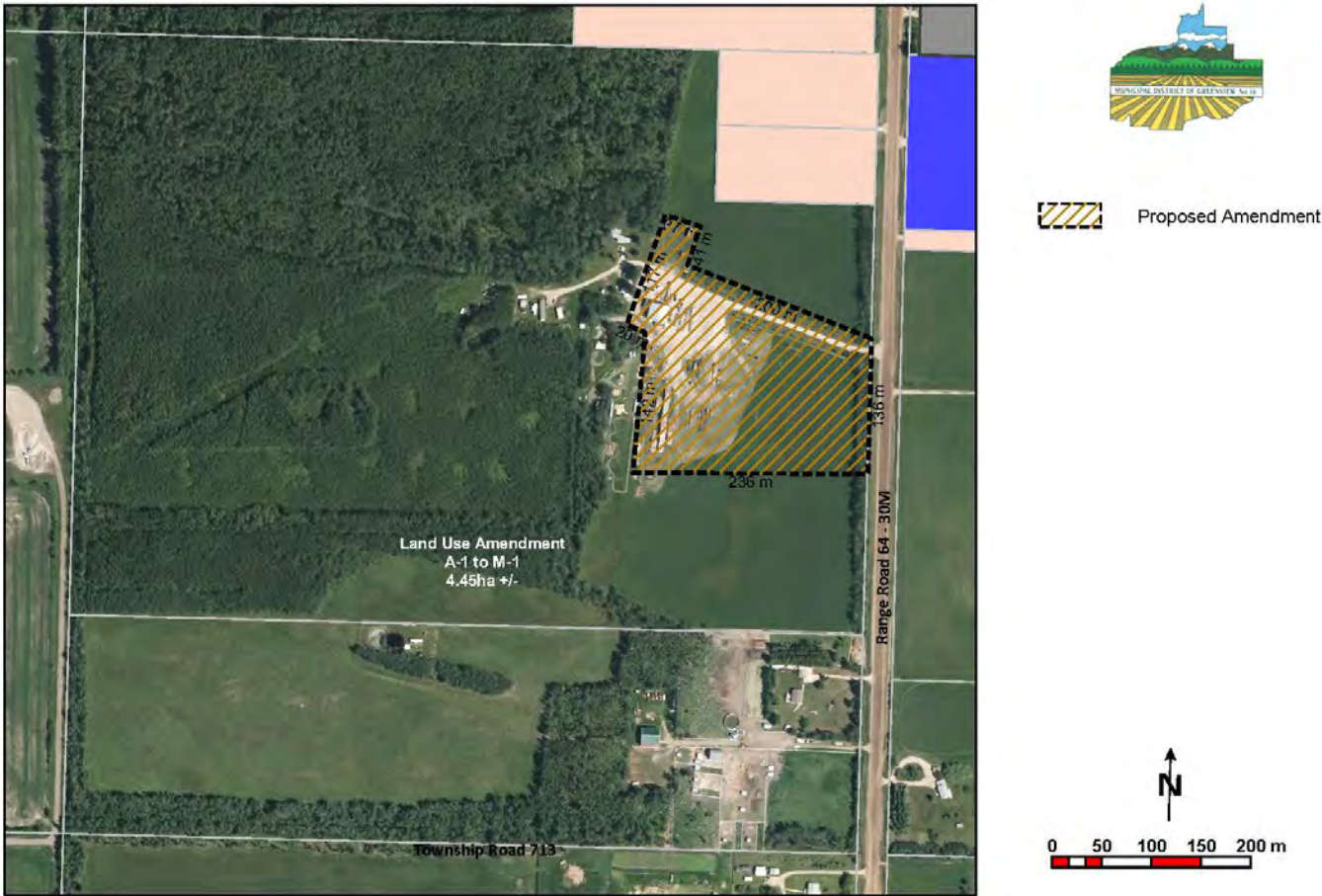
- Schedule 'A' – Proposed Land Use Amendment
- Schedule 'B' – Bylaw No. 19-821

SCHEDULE 'A'

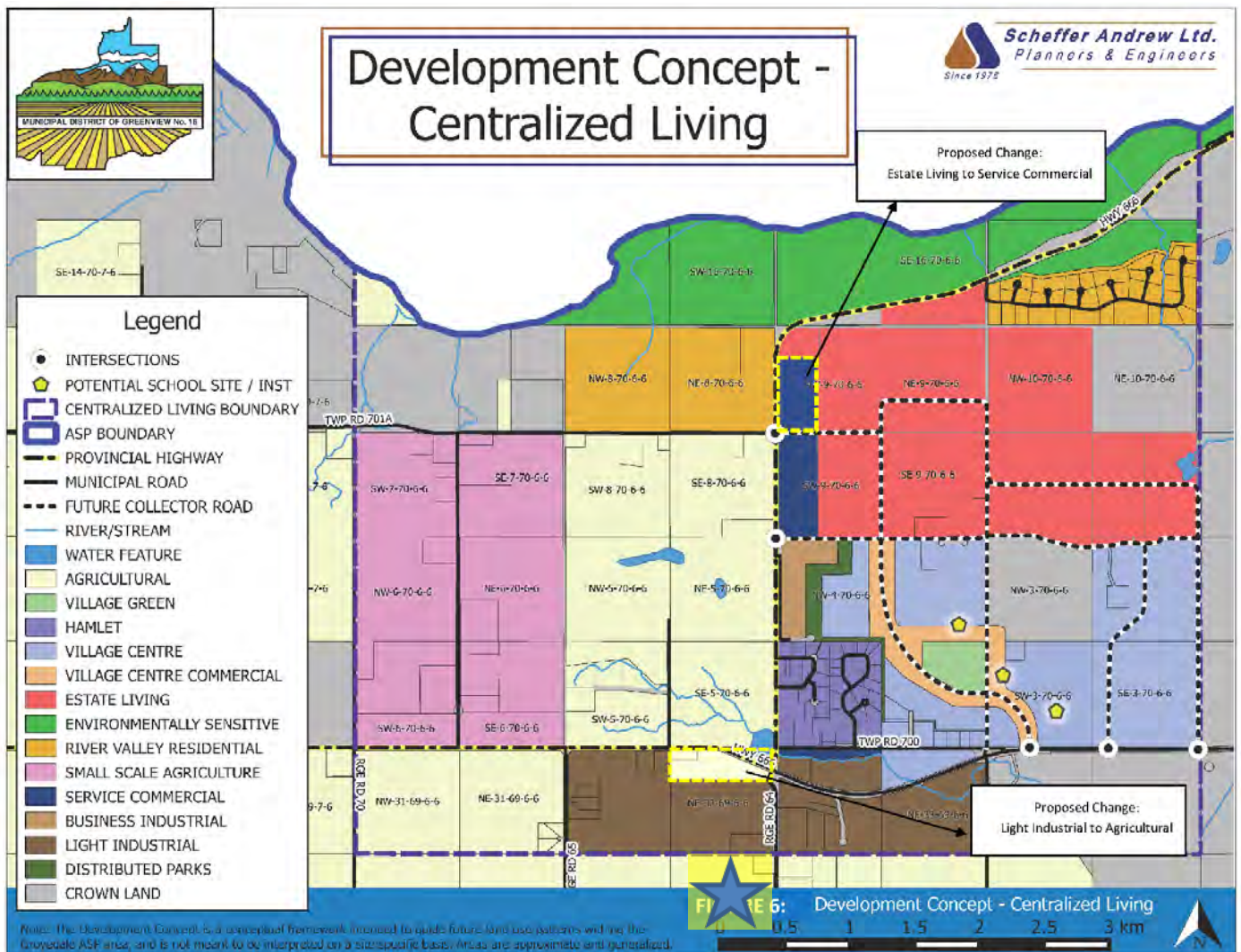
Proposed Land Use Amendment SE-32-69-06-W6



Proposed Land Use Amendment SE-32-69-06-W6



The map displays a grid of land parcels within Twp 69, Rng 6 W 6. A blue star is located in the upper left quadrant, near the intersection of RR 65 and RR 64. The map is divided into sections, with a central section labeled 'TWP 69 RNG 6 W 6'. The map includes various labels for landowners, such as 'MCAUSLAND ROY HERBERT', 'GOLNICK SHELTON', and 'BOWIE KEVIN L & LORELEI B'. It also shows roads, rivers, and other geographical features. The map is oriented with North at the top.





BYLAW No. 19-821

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. 18-800, 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. 18 in the Land Use Bylaw, being Bylaw No. 18-800, be amended to reclassify the following area:

All that Portion of the
Southeast (SE) Quarter of Section Thirty-Two (32)
Within Township Sixty-Nine (69)
Range Six (6) West of the Sixth Meridian (W6M)

As identified on Schedule "A" attached.

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

Read a first time this 27 day of May, A.D., 2019.

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

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

REEVE

CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A"

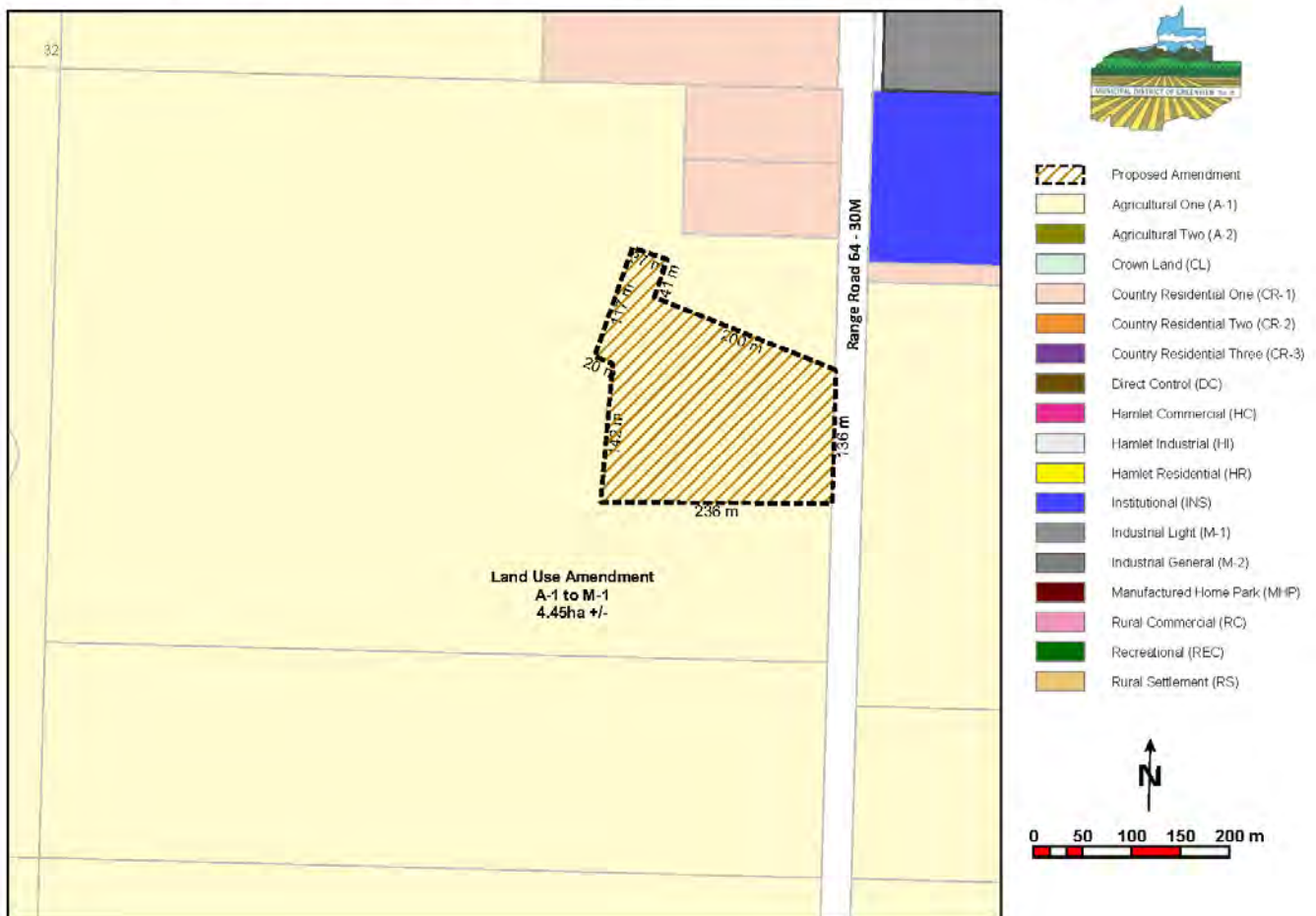
To Bylaw No. 19-821

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All that Portion of the
Southeast (SE) Quarter of Section Thirty-Two (32)
Within Township Sixty-Nine (69)
Range Six (6) West of the Sixth Meridian (W6M)

Is reclassified from Agricultural One (A-1) District to Industrial Light (M-1) District as identified below:

Proposed Land Use Amendment SE-32-69-06-W6





REQUEST FOR DECISION

SUBJECT: Bylaw No. 19-822 Re-designate from Agricultural One (A-1) District to Agricultural Two (A-2) District

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

MEETING DATE: May 27, 2019 **CAO:** DT **MANAGER:** SAR

DEPARTMENT: PLANNING & DEVELOPMENT **GM:** RA **PRESENTER:** LD

STRATEGIC PLAN: Development

RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act, RSA 2000

Council Bylaw/Policy (cite) – Municipal Development Plan No. 15-742 and Land Use Bylaw No. 18-800

RECOMMENDED ACTION:

MOTION: That Council give First Reading to Bylaw No. 19-822, to re-designate an 8.10-hectare (20.02-acre) ± area from Agricultural One (A-1) District to Agricultural Two (A-2) District within SW-28-69-07-W6.

MOTION: That Council schedule a Public Hearing for Bylaw No. 19-822, to be held on June 24, 2019, at 10:00 a.m. for the re-designation of an 8.10 hectare (20.02-acre) ± area from Agricultural One (A-1) District to Agricultural Two (A-2) District within SW-28-69-07-W6.

BACKGROUND/PROPOSAL:

The application for land use amendment A19-002 has been submitted by William Akers and Roxane Akers to re-designate an 8.10-hectare ± (20.02-acre) area from Agricultural One (A-1) District to Agricultural Two (A-2) District area within SW-28-69-07-W6 in the Grovedale area, Ward 8.

The proposed rezoning would allow for the subsequent subdivision of the existing farmstead and downsize the agricultural operation to a smaller scale. The balance of the quarter will be purchased by the applicant's daughter who owns the existing subdivision removed from title. The proposed parcel is treed to the south and aside from the existing yard site in the centre, the remaining area to the north will be utilized as pasture for a goat herd. Access is in place to the proposal and will have to be constructed to the balance of the quarter at the subdivision stage.

ATCO Gas and Greenview Environmental Services have no concerns with the application. Road widening of 5.03 metres was registered the full length of the quarter at the time Plan 1620823, Block 1, Lot 1 was registered on title by way of an acquisition of land caveat to be taken in the future.

Administration has reviewed the land use amendment application and it meets the fundamental land use criteria set out within the Agricultural Two (A-2) District. The application meets the requirements of the Municipal Government Act and the Municipal Development Plan. Administration does not anticipate any

negative development or land use impacts from the proposal. As well, the proposed amendment will be compatible with existing surrounding residential developments. Administration is recommending that Council give First Reading to Bylaw No. 19-822.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that re-designation would allow the landowner to increase the residential opportunities available in Greenvue through a future subdivision.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. The disadvantage of Council accepting the recommended motion is that rural residential is an unsustainable method of housing when Council considers costs of servicing, servicing levels, as well as service delivery.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to table Bylaw No. 19-822 for further discussion or information.

Alternative #2: Council has the alternative to deny the request completely and not allow the rezoning. The proposed amendment is contemplated by the existing legislation and does not, in and of itself, represent an issue from Administration's perspective.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

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

PUBLIC ENGAGEMENT LEVEL:

Greenvue 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:

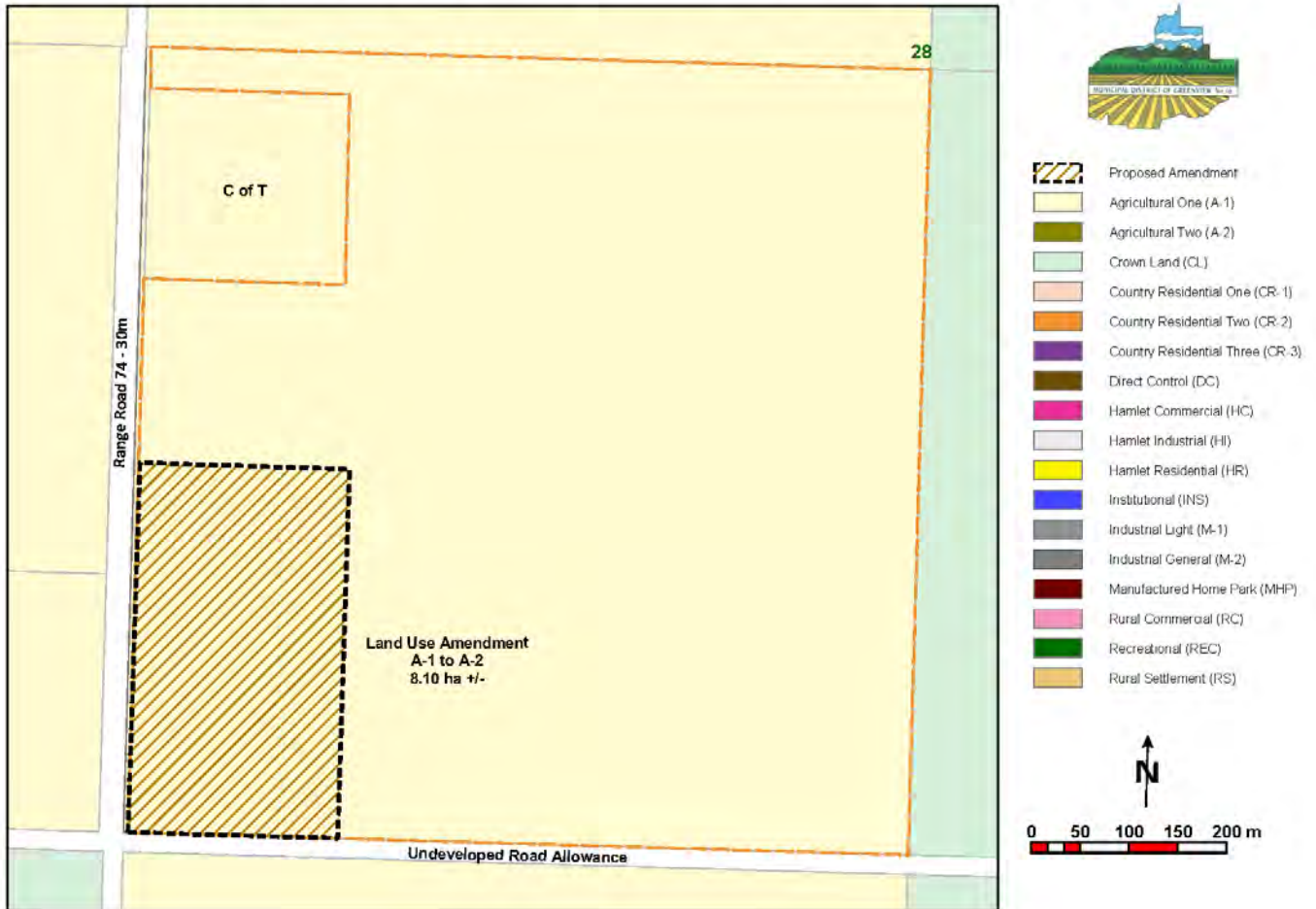
Administration will notify the landowner of the decision of Council and send an advertisement for the Public Hearing.

ATTACHMENT(S):

- Schedule 'A' – Proposed Land Use Amendment
- Schedule 'B' – Bylaw No. 19-822

SCHEDULE 'A'

Proposed Land Use Amendment SW-28-69-07-W6



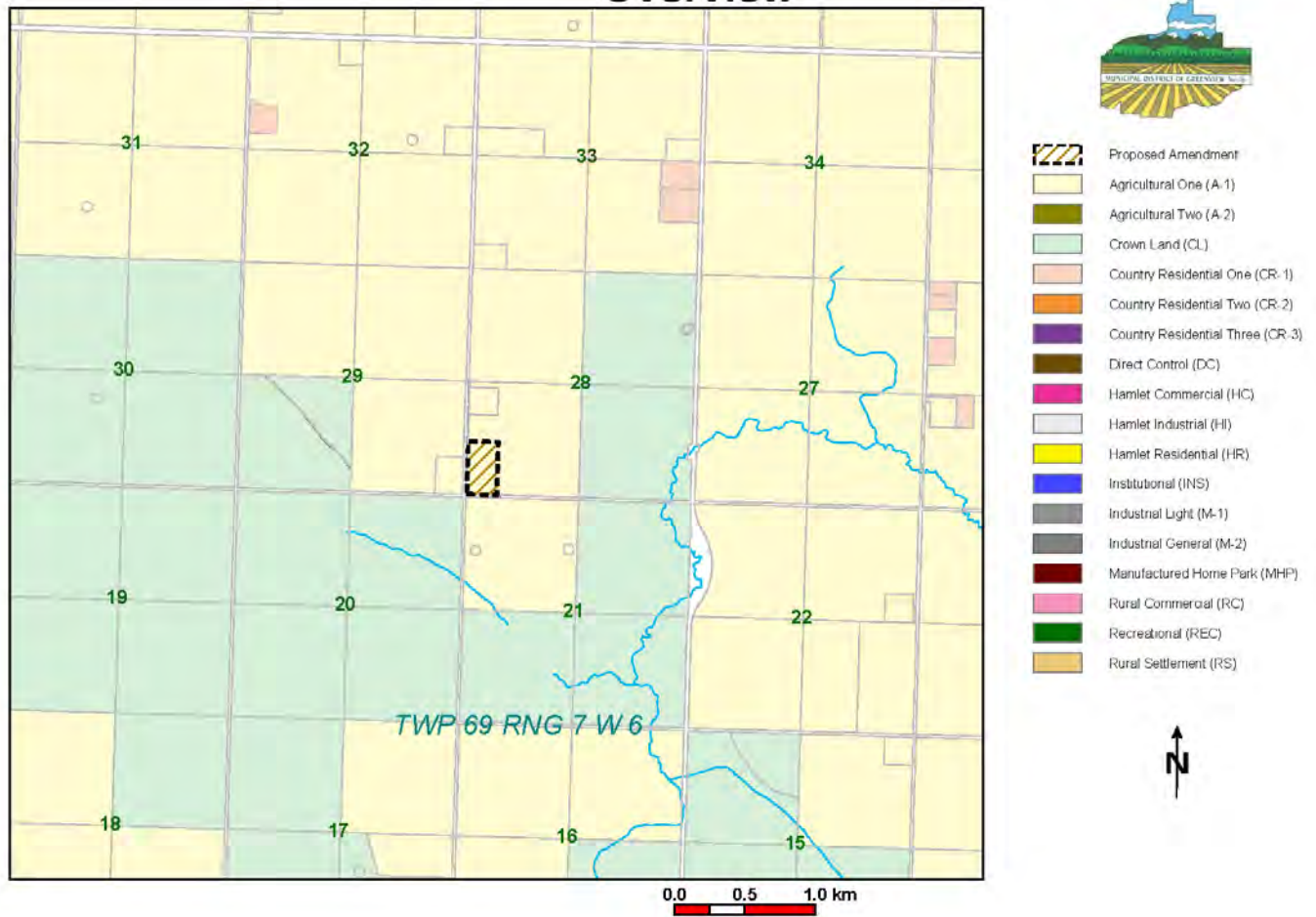
Proposed Land Use Amendment SW-28-69-07-W6



Proposed Amendment



0 50 100 150 200 m





BYLAW No. 19-822

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. 18-800, 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. 17 in the Land Use Bylaw, being Bylaw No. 18-800, be amended to reclassify the following area:

All that Portion of the
Southwest (SW) Quarter of Section Twenty-Eight (28)
Within Township Sixty-Nine (69)
Range Seven (7) West of the Sixth Meridian (W6M)

As identified on Schedule "A" attached.

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

Read a first time this 27 day of May , A.D., 2019.

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

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

REEVE

CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A"

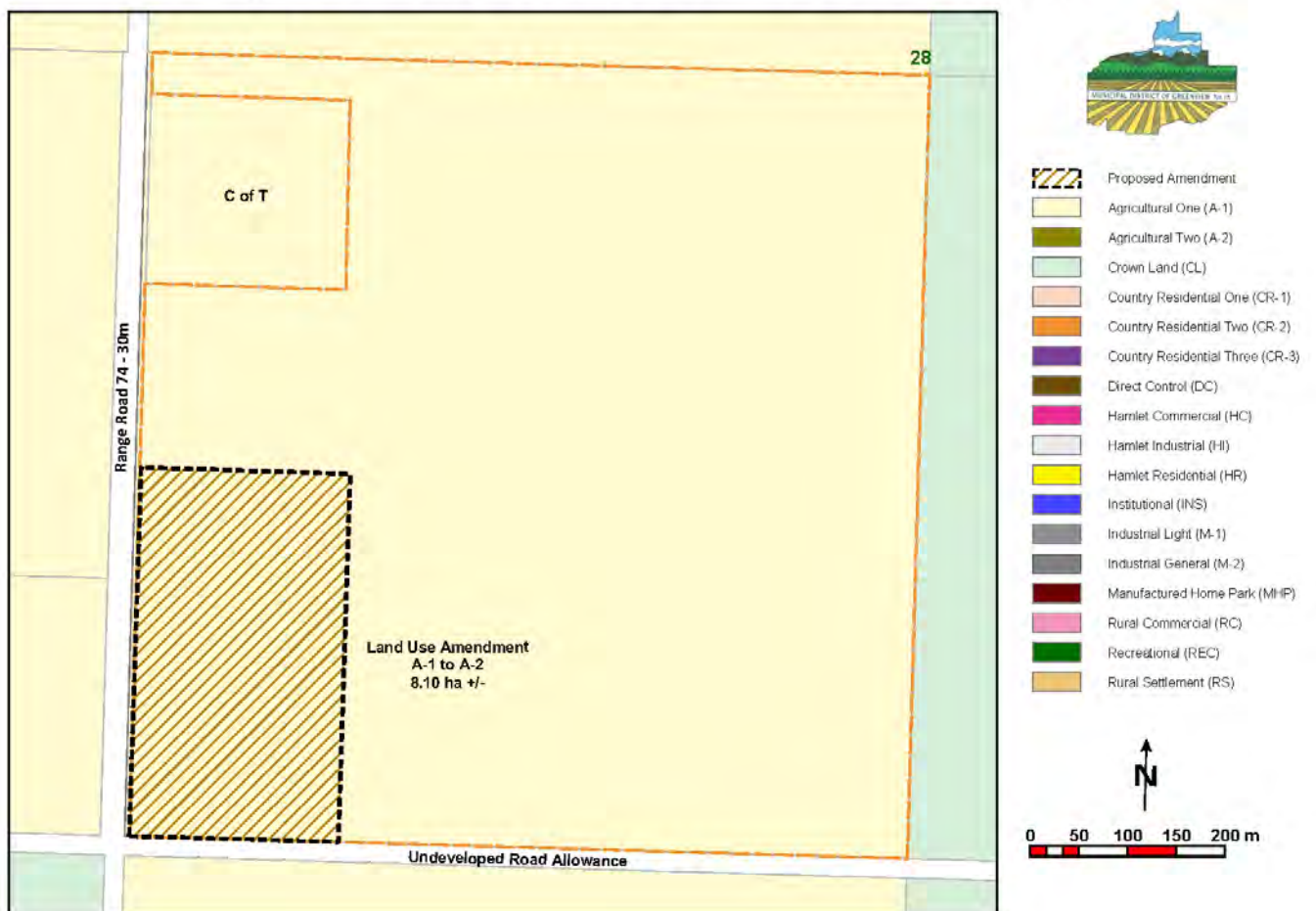
To Bylaw No. 19-822

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All that Portion of the
Southwest (SW) Quarter of Section Twenty-Eight (28)
Within Township Sixty-Nine (69)
Range Seven (7) West of the Sixth Meridian (W6M)

Is reclassified from Agricultural One (A-1) District to Agricultural Two (A-2) District as identified below:

Proposed Land Use Amendment SW-28-69-07-W6





REQUEST FOR DECISION

SUBJECT: **Bylaw Enforcement Officer**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: May 27, 2019
DEPARTMENT: PROTECTIVE SERVICES
STRATEGIC PLAN: Level of Service

REVIEWED AND APPROVED FOR SUBMISSION
CAO: DT
GM: SW
MANAGER:
PRESENTER: BL

RELEVANT LEGISLATION:

Provincial (cite) – MGA, RSA 2000, Chapter M-26, Section 555 (1)

Council Bylaw/Policy (cite) – By-Law Officer No. 245 (Grande Cache)

RECOMMENDED ACTION:

MOTION: That Council appoint Joshua Schultz as the Bylaw Enforcement Officer for the Municipal District of Greenview.

BACKGROUND/PROPOSAL:

The Town of Grande Cache has had a Bylaw Enforcement Officer position under their employ for many years prior to the dissolution of the town. Bylaw No. 245 By-Law Enforcement Officer has been in effect in Grande Cache since July, 1977.

A new Bylaw Enforcement Officer, working for Grande Cache Protective Services was hired on April 29th, 2019. Although this hire was conducted after the amalgamation, the existing Grande Cache Bylaw Enforcement Officer Bylaw will have valid authority for Greenview to maintain the Bylaw Enforcement Officer position. The Legislative Services Coordinator will be revising this bylaw to make it current and will be presenting it to Council for their review this year.

In accordance with the provisions of the Municipal Government Act, Chapter M-26, the following section states:

Section 555 (1): A person who is appointed as a bylaw enforcement officer is, in the execution of enforcement duties, responsible for the preservation and maintenance of public peace.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of appointing a Bylaw Enforcement Officer is that the municipality will meet the requirement of the Municipal Government Act.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

There are no alternatives to the recommended motion.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications 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:

There are no follow up actions to the recommended motion.

ATTACHMENT(S):

- Bylaw No. 245 By-Law Enforcement Officer

BY-LAW NO. 245

BEING A BY-LAW OF THE NEW TOWN OF GRANDE CACHE TO PROVIDE FOR A BY-LAW ENFORCEMENT OFFICER.

WHEREAS, the Board of Administrators for the New Town of Grande Cache deems it advisable to appoint a By-Law Enforcement Officer,

AND WHEREAS, the By-Law Enforcement Officer shall have the authority to enforce the By-Laws of the New Town as provided for in the By-Laws raised by the Community or as provided for under the Municipal Government Act, the Litter Act, or any other Act.

NOW THEREFORE, the Board of Administrators for the New Town of Grande Cache, being duly assembled and under the authority vested in it, does hereby create the position of By-Law Enforcement Officer who shall be appointed by Resolution and shall serve in this capacity at the pleasure of the Board.

READ a first time this 26 day of July, 1977.

READ a second time this 26 day of July, 1977.

READ a third and final time and passed with unanimous consent this 26 day of July, 1977.

CHAIRMAN

MUNICIPAL ADMINISTRATOR



REQUEST FOR DECISION

SUBJECT: **2019 Sidewalk Multi- Purpose Equipment**
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: May 27, 2019 CAO: DT MANAGER: DB
DEPARTMENT: OPERATIONS GM: RA PRESENTER: DB
STRATEGIC PLAN: Level of Service

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy – Policy 4006- Equipment and Vehicle Replacement

RECOMMENDED ACTION:

MOTION 1: That Council approve Administration to award Superior Truck Equipment INC. of Calgary AB, the 2019 Sidewalk Multi –Purpose equipment for the Hamlet of Grande Cache.

MOTION 2: That Council transfer funding in the amount of \$19,650.00 for the purchase of a Sidewalk Multi-Purpose equipment, from Equipment replacement reserve, to the 2019 capital budget.

BACKGROUND/PROPOSAL:

In January 2019 Council approved the Grande Cache Budget. Operations was tasked to identify, and prioritize Equipment, and Fleet requirements for a 3 year Capital plan. One of the items identified in the 2019 Capital was a Sidewalk Multi-Purpose equipment. The approved Budget amount is \$200,000 for this piece of equipment, with 8 attachments.

Administration only received 1 bid for this particular Tender. The additional attachments provided are; snow blower, drop spreader, bucket, rotary brush, folding V-Plow, and a collecting sweeper with side brush. Currently in the Grande Cache feet is a heavy duty, universal bobcat adapter, with hydraulic locking pins, which allows the use of bobcat attachments currently in Grande Cache, eg. Auger.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of motion #1 is that the equipment will be purchased, and be ready for the 2019/20 winter season.
 2. The benefit of Council accepting Motion #2, is the purchase of the equipment within a timeline that meets Greenview's expectations.
-

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to retender the equipment, however Administration does not recommend this because of the risk of higher costs, and could delay delivery.

FINANCIAL IMPLICATION:

Direct Costs: \$219, 650.00 from approved 2019 Capital budget.

Ongoing / Future Costs: Regular Maintenance

STAFFING IMPLICATION:

There are no staffing implications 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:

Administration will move forward, depending on Council's decision.

ATTACHMENT(S):

1. Policy 4006 – Equipment and Vehicle Replacemnt

Title: EQUIPMENT AND VEHICLE REPLACEMENT

Policy No: 4006

Effective Date: January 26, 2016

Motion Number: 16.01.26

Supersedes Policy No: 4006



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

"A Great Place to Live, Work and Play"

Policy Statement: The Municipal District of Greenview No. 16 (Greenview) requires equipment and vehicles to operate the services provided, and shall ensure funds are available in the future to replace the equipment and vehicles by establishing an exclusive capital reserve fund.

Purpose: The purpose of the policy is to establish a capital reserve fund for the purpose of replacing capital equipment and vehicles for the Municipality's operations.

Principles:

1. Administration will recommend the type of equipment and vehicle(s) that will be required to be replaced on a regular basis, to ensure the services of the Municipality are provided as directed by Council.
2. Administration will establish a Capital Reserve Replacement rate, taking into consideration the life span of the equipment and vehicle(s) and the estimated replacement cost.
3. Equipment and Vehicle Reserve Replacement charges will be transferred to a capital reserve fund for equipment and vehicle replacement.
4. Interest earned from the vehicle and equipment reserve will be allocated to the reserve at year end.
5. Council shall authorize the transfer of funds to and from the reserve.

6. Vehicle and/or equipment will be evaluated for replacement based on the date of delivery to Greenview and the following criteria:

VEHICLE/EQUIPMENT TYPE	TIME IN SERVICE (years/kms/engine hours/condition)
Light/Medium Duty Vehicles	7 years / 150,000 kms
Medium Duty Diesel Vehicles	5 years / 300,000 kms
Heavy Duty Vehicles	10 years / 300,000 kms
Graders	5 years / 7,500 hours
Loaders	8 years / 7,500 hours
Backhoes	5 years / 5,000 hours
Track Excavators	6,000 hours
ATV's	10 years
Tractors	6,000 hours
Mowers	Condition
Fire Trucks	15 years
Rescue Vans	10 years
Water Tankers	15 years
Self-Contained Breathing Apparatus	15 years
Breathing Air Compressors	20 years
Thermal Imaging Cameras	10 years
Lift Stations	Condition
Water Pumps	Condition
UTV's	15 years



REQUEST FOR DECISION

SUBJECT: **2019 Tractors Tender award**
 SUBMISSION TO: REGULAR COUNCIL MEETING
 MEETING DATE: May 27, 2019
 DEPARTMENT: OPERATIONS
 STRATEGIC PLAN: Infrastructure

REVIEWED AND APPROVED FOR SUBMISSION
 CAO: DT
 GM: RA
 MANAGER: DB
 PRESENTER: DB

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – *Policy 4006- Equipment and Vehicle Replacement*

RECOMMENDED ACTION:

MOTION: *That Council award the 2019 Tractors Tender and Trade-in to MMD (Martin Deerline) sales of Edmonton, Alberta in the amount of \$231,940.12 less trade ins.*

BACKGROUND/PROPOSAL:

Operations Greenview put together the Tender package and asked bidders to provide pricing for 2 New tractors, and provide a Trade in value for 2 used Greenview tractors from 2013 which had accumulated a lot of hours (T-18 5726 hours) and (T-19 4839 hours) at the time of Tender preparation. The trade in value for the recommended bid is \$77,500.00 each or \$155,000.00 combined total. The 2019 approved Budget for 2 tractors is \$ 175,000 each or \$350,000.00 combined total, less the trade in value. The new tractors will come with 14' plow blades, for winter driveway plowing. The 2019 Tractor purchase will be under budget.

2019 summary of Tender results

Supplier	Make/ Model	Year	Total cost 2 units less trade	Warranty	Comments
Kubota	Kubota M7-152D-PS	2019	\$166,000.00	2 years full manufacturer	4 cylinder/ spec called for 6
MMD sales Martin Deer line	John Deere/ 6145R	2019	\$231,940.12	2 years/ 2000 hours	*Award with Council motion
Prairie Coast RMA Price	John Deere/ 6145R	2019	\$231,990.00	2 years/ 2000 hours	
Prairie Coast Direct	John Deere/ 6145R	2019	\$232,170.00	2 years/ 2000 hours	
Rocky Mountain Equipment	Case iH/ Maxim 150 Active 8	2019	\$245,044.00	2 years/ 2000 hours	

Rocky Mountain Equipment	Case iH/ Puma 150	2019	\$269,844.00	2 years/ 2000 hours	
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BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of the recommended action is that administration will get the required equipment in a timely manner.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to reject the motion, however Administration does not recommend this as there will be a considerable delay in delivery of equipment and cost could come in higher.

FINANCIAL IMPLICATION:

Direct Costs: \$231, 940.12 from approved 2019 Budget.

Ongoing / Future Costs: Regular Maintenance

STAFFING IMPLICATION:

There are no staffing implications 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:

Once Council makes a decision, Administration will follow up the lowest bidder.

ATTACHMENT(S):

Title: EQUIPMENT AND VEHICLE REPLACEMENT

Policy No: 4006

Effective Date: January 26, 2016

Motion Number: 16.01.26

Supersedes Policy No: 4006



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

"A Great Place to Live, Work and Play"

Policy Statement: The Municipal District of Greenview No. 16 (Greenview) requires equipment and vehicles to operate the services provided, and shall ensure funds are available in the future to replace the equipment and vehicles by establishing an exclusive capital reserve fund.

Purpose: The purpose of the policy is to establish a capital reserve fund for the purpose of replacing capital equipment and vehicles for the Municipality's operations.

Principles:

1. Administration will recommend the type of equipment and vehicle(s) that will be required to be replaced on a regular basis, to ensure the services of the Municipality are provided as directed by Council.
2. Administration will establish a Capital Reserve Replacement rate, taking into consideration the life span of the equipment and vehicle(s) and the estimated replacement cost.
3. Equipment and Vehicle Reserve Replacement charges will be transferred to a capital reserve fund for equipment and vehicle replacement.
4. Interest earned from the vehicle and equipment reserve will be allocated to the reserve at year end.
5. Council shall authorize the transfer of funds to and from the reserve.

6. Vehicle and/or equipment will be evaluated for replacement based on the date of delivery to Greenview and the following criteria:

VEHICLE/EQUIPMENT TYPE	TIME IN SERVICE (years/kms/engine hours/condition)
Light/Medium Duty Vehicles	7 years / 150,000 kms
Medium Duty Diesel Vehicles	5 years / 300,000 kms
Heavy Duty Vehicles	10 years / 300,000 kms
Graders	5 years / 7,500 hours
Loaders	8 years / 7,500 hours
Backhoes	5 years / 5,000 hours
Track Excavators	6,000 hours
ATV's	10 years
Tractors	6,000 hours
Mowers	Condition
Fire Trucks	15 years
Rescue Vans	10 years
Water Tankers	15 years
Self-Contained Breathing Apparatus	15 years
Breathing Air Compressors	20 years
Thermal Imaging Cameras	10 years
Lift Stations	Condition
Water Pumps	Condition
UTV's	15 years



REQUEST FOR DECISION

SUBJECT: **2019 Light duty trucks**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: May 27, 2019
DEPARTMENT: OPERATIONS
STRATEGIC PLAN: Infrastructure

REVIEWED AND APPROVED FOR SUBMISSION
CAO: DT MANAGER: DB
GM: RA PRESENTER: DB

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – Policy 4006- Equipment and Vehicle Replacement

RECOMMENDED ACTION:

MOTION: That Council award Windsor Ford of Grande Prairie, AB the 2019 Light duty trucks Tender in the amount of \$635,929.10 for 13 Vehicles.

BACKGROUND/PROPOSAL:

Operations annually Tenders the light duty truck replacement for Greenview as a whole. Department General Managers and Managers submit vehicle requests after budget approval and it is tendered as a package. The Tender was advertised on Alberta Purchasing connection (APC) and we received two Tenders.

2019 Package for Trucks includes;

Four ½ Ton 4x4 extended cab short box pickups.

Two ½ Ton 4x4 Crew cab, Long box

Three ¾ Ton 4x4 Crew cab, short box

One 1 Ton 4x4 Crew cab, long box, diesel pickup

One 2 Ton 4x4, extended cab, diesel dually Cab and Chassis

Two ½ Ton 4x4, short box, crew cab

The Tender results include the basic Warranty 3 years or 60,000 km and powertrain of 100,000km or 5 years.

2019 Light truck tender results

Company	Total price	Year	Delivery	Comments
Windsor Ford	\$635,929.10	2019	8-12 weeks may change without notice	Award upon Council approval
Courtesy Chrysler	\$701,517.62	2019	51 days approximately	

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the motion is the vehicles can be ordered for the 2019 season as quickly as possible.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There is no perceived disadvantage to the recommended action.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to retender the purchase of light duty trucks, this is not recommended because costs could come in higher, and delay delivery.

FINANCIAL IMPLICATION:

Direct Costs: \$635,929.10 from the 2019 approved Budget.

Ongoing / Future costs: Regular Maintenance

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

Using that framework outline the proposed level of public engagement associated with the recommended action.

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:

If motion is accepted, letters will be sent notifying bidders of decision.

ATTACHMENT(S):

1. Policy 4006 – Equipment and Vehicle Replacement

Title: EQUIPMENT AND VEHICLE REPLACEMENT

Policy No: 4006

Effective Date: January 26, 2016

Motion Number: 16.01.26

Supersedes Policy No: 4006



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

"A Great Place to Live, Work and Play"

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6. Vehicle and/or equipment will be evaluated for replacement based on the date of delivery to Greenview and the following criteria:

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Track Excavators	6,000 hours
ATV's	10 years
Tractors	6,000 hours
Mowers	Condition
Fire Trucks	15 years
Rescue Vans	10 years
Water Tankers	15 years
Self-Contained Breathing Apparatus	15 years
Breathing Air Compressors	20 years
Thermal Imaging Cameras	10 years
Lift Stations	Condition
Water Pumps	Condition
UTV's	15 years



REQUEST FOR DECISION

SUBJECT: **Farmland Access Request**

SUBMISSION TO: REGULAR COUNCIL MEETING

MEETING DATE: May 27, 2019

DEPARTMENT: CONSTRUCTION & ENGINEERING

STRATEGIC PLAN: Infrastructure

REVIEWED AND APPROVED FOR SUBMISSION

CAO: DT

MANAGER: OM

GM: RA

PRESENTER: OM

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – Policy 4002 Farmland Access Roads

RECOMMENDED ACTION:

MOTION: That Council approve Administration to proceed with the farmland access application to SE 17-67-22 W5 by extending Range Road 224.

BACKGROUND/PROPOSAL:

At the June 25th, 2018 Council meeting Administration provided a Request for Decision with the recommendations of 3 farmland access roads to be built in 2018.

MOTION: 18.06.351

That Council approve to construct 3 farmland Access Roads at the following legal locations SE 17-71-22 W5M, SW 01-71-25 W5, and SW 12-72-26 W5M with funds to come from the 2018 Farmland Access Road Block Funding.

The above three locations mentioned in the motion were to be sent approval letters confirming Councils decision, SE 17-71-22 W5 application did not receive the letter instead SE 17-67-22 W5 was sent the approval letter in error as current administration determined in April 2019. Previous administration sent the approval letter for the farmland access road to an applicant that was not approved within this motion.

The applicant that received the letter in error is under the understanding that he has been approved. With his application, he is requesting to access farmland north of his home quarter that does not have access currently, except by agreement with the adjacent landowner. To access this land the most practical and cost efficient would be to extend Range Road 224 a half a mile to provide the access that is being requested. There are potential low lying areas that would require wetland assessment.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is it will provide the approval to administration to complete the project accordingly.

2. The benefit of Council accepting the recommended motions is that it accepts previous administration errors to be addressed and amended.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages of the recommended action.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to not accept the farmland access request that was received and letter that was sent in administrations error and direct Administration to advise the landowner of the decision.

FINANCIAL IMPLICATION:

Direct Costs:

Ongoing / Future Costs:

2019 Approved Budget

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

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.

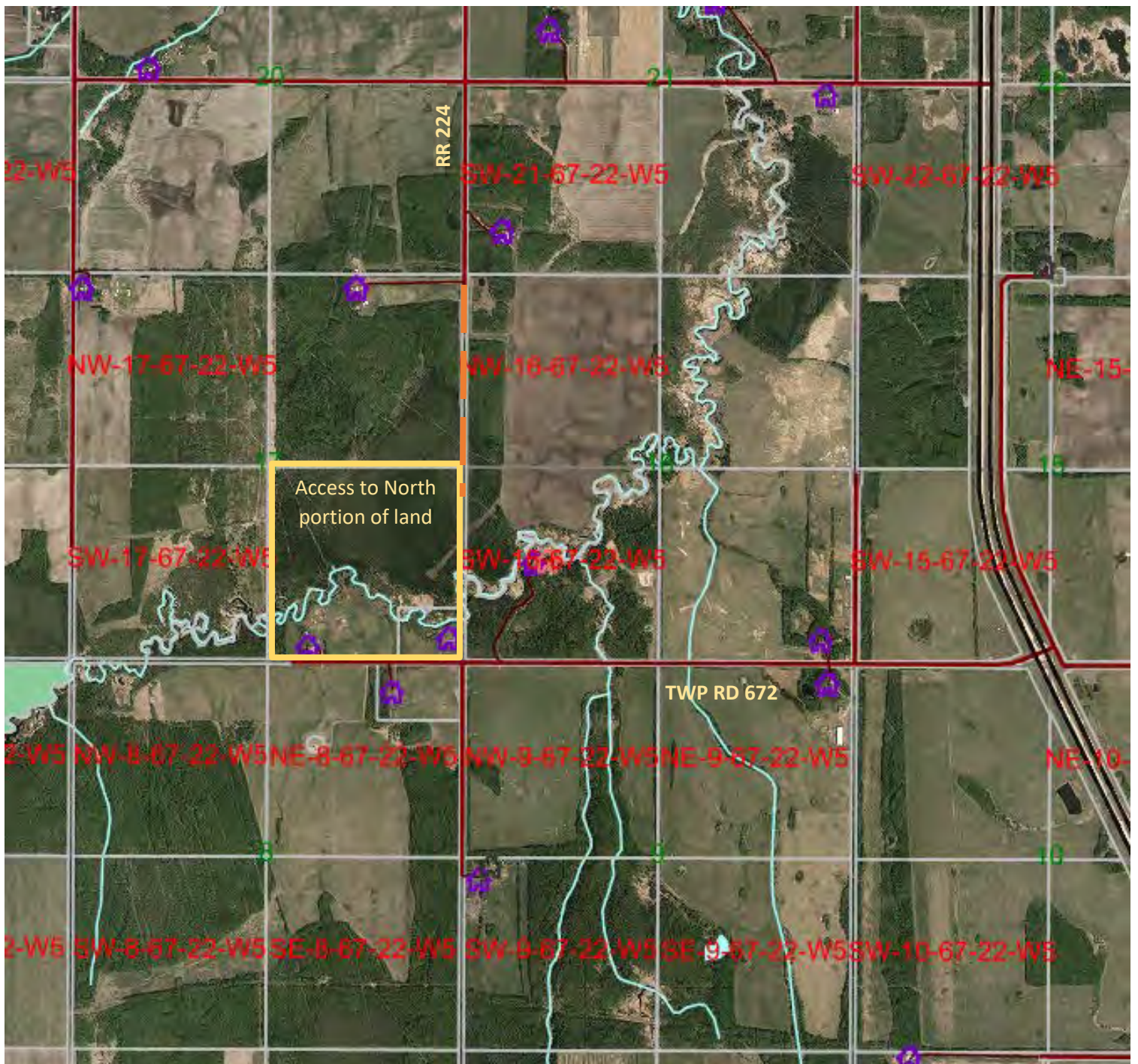
FOLLOW UP ACTIONS:

Administration will follow the process of letters being sent out to advise the outcome of Council, prepare plans, survey and prepare day labour with Scope of Work.

ATTACHMENT(S):

- Location map

SE 17-67-22 W5





REQUEST FOR DECISION

SUBJECT: **Home Owner Flooding Request**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: May 27, 2019
DEPARTMENT: INFRASTRUCTURE & PLANNING
STRATEGIC PLAN: Infrastructure

REVIEWED AND APPROVED FOR SUBMISSION
CAO: DT ACTING MANAGER: DB
GM: RA PRESENTER: RA

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That no action be taken on the request for recovery costs incurred during the 2019 spring runoff.

BACKGROUND/PROPOSAL:

The drainage ditch along range road 223 receives a large amount of water due to the surrounding land profile. The homeowner in question lives on Rge Rd. 223, NE-28-70-22-W5M. The water flowing in the ditch has flooded this particular property in the past, as recent as March 21, 2019 and in the spring of 2017. The culvert at this location is susceptible to the winter freeze thaw events, which in turn blocks the water flow.

Operations was out on location a total of 5 times during the spring of 2019 steaming the culvert. Operations was aware of the past issues / reputation of the culvert, and were trying to stay ahead of the spring runoff. During this time the department performed standard practises of steaming a culvert with a ½" line, to start water flowing.

On the day of March 21, the water started flowing and over whelmed the pipe to a point where water was flowing through the homeowner property. The house in question sits extremely close to the road right of way and was almost completely surrounded by water. The water entered the home through a basement window, in turn flooding the entire basement.

The homeowners are requesting that Greenview reimburse them for the damage caused by the flooding due to the fact that this is the second time they have lost personal property. The homeowners didn't have insurance coverage for flooding caused from outside of the home.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that Greenview will not be setting a precedence.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages.

ALTERNATIVES CONSIDERED:

Alternative #1: Council may choose to reimburse the out of pocket funds caused by the flooding. Administration doesn't recommend this because of the perception to the public and setting a precedence.

FINANCIAL IMPLICATION:

There are not financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications 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

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PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Once Council makes a decision, Administration will follow up with the home owner.

ATTACHMENT(S):

- Letter from home owner.

ATTACHMENT(S):

- Letter from home owner.

May 2, 2019

Robert Fidler
Box 1275, Valleyview AB
T0H 3N0

ATTN: Reeve & Councillors
M.D. Greenview No. 16

RE: Flooding
NE 28-70-22-W5

Please find attached photos of flooded area, iced culvert & basement full of water. This is the second time when there had been major interior damages due to the culvert being frozen. In 2017 there were various household items lost and the control board and motor of the furnace were replaced at our cost. At this time a new culvert was installed and we were assured that the municipal drainage problem was resolved.

March 21, 2019 we were flooded again, with extensive damages – furnace, hot water tank, condensation pump, two sump pumps, pressure washer, pressure system for yard watering, household items (printer, blender, fans, warming pans, roaster oven, slow cooker, set of suitcases), six 80L tubs of clothing.

Prior to this flooding the ends of the culvert were dug out by municipal staff, however the culvert was still frozen in the middle. (2 meters of solid ice).

It is greatly appreciated that when called the municipal staff came promptly and dug out the approach and frozen culvert, to let the water flow through. A temporary bridge was installed to allow access back into the property, which is still in place at this time.

It was very much appreciated that the municipal councillors came out and assessed the situation themselves.

Our home insurance will not cover the flood damage from outside the home. This is a special insurance policy that is required. Please find attached the invoice for the replacement cost of the furnace and hot water tank, and labor for hauling items from the basement.

Your help in recovering these costs would be appreciated.

Respectfully Submitted,



Robert Fidler

Ridgevalley Plumbing and Gas
 Box 88
 Crooked Creek AB T0H 0Y0
 780-876-2489
 bschartner56@gmail.com
 GST Registration No.: 110282761RT0001

Invoice

INVOICE TO

Bob & May Fiddler

SHIP TO

Bob & May Fidler
 Bob & May Fidler

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
106166	31/03/2019	\$3,050.52	01/04/2019	Due on receipt	

ACTIVITY	QTY	RATE	TAX	AMOUNT
4450469 VCMA15UL Cond Pmp 115V	1	105.97	G	105.97
5711164 TUH1C100A9481 XR95 Furnace	1	1,718.60	G	1,718.60
0679901 PROG40S38NCN62 N/G Hot Water Heater	1	730.69	G	730.69
Labour Journeyman Plumber	4	65.00	G	260.00
Travel Travel Time - one way	1.50	60.00	G	90.00
SUBTOTAL				2,905.26
GST @ 5%				145.26
TOTAL				3,050.52
BALANCE DUE				\$3,050.52

TAX SUMMARY

RATE	TAX	NET
GST @ 5%	145.26	2,905.26

Pd April 25/19
ch # 710

Paul Cardinal

(780) 524-4353

March 22 2019
Bob Fidler

Bob Fidler
Box 1275
Valleyview AB
T0H 3N0

Date	Type	Invoice #	Description	Amount	Payment	Balance
March 22 2019			I Assist with flood damage			\$ 200.00
					Total	\$200.00

Bob Fidler

I
March 22 2019
\$200.00

\$ 200.00 Paid by cheque # 790 March 22 2019

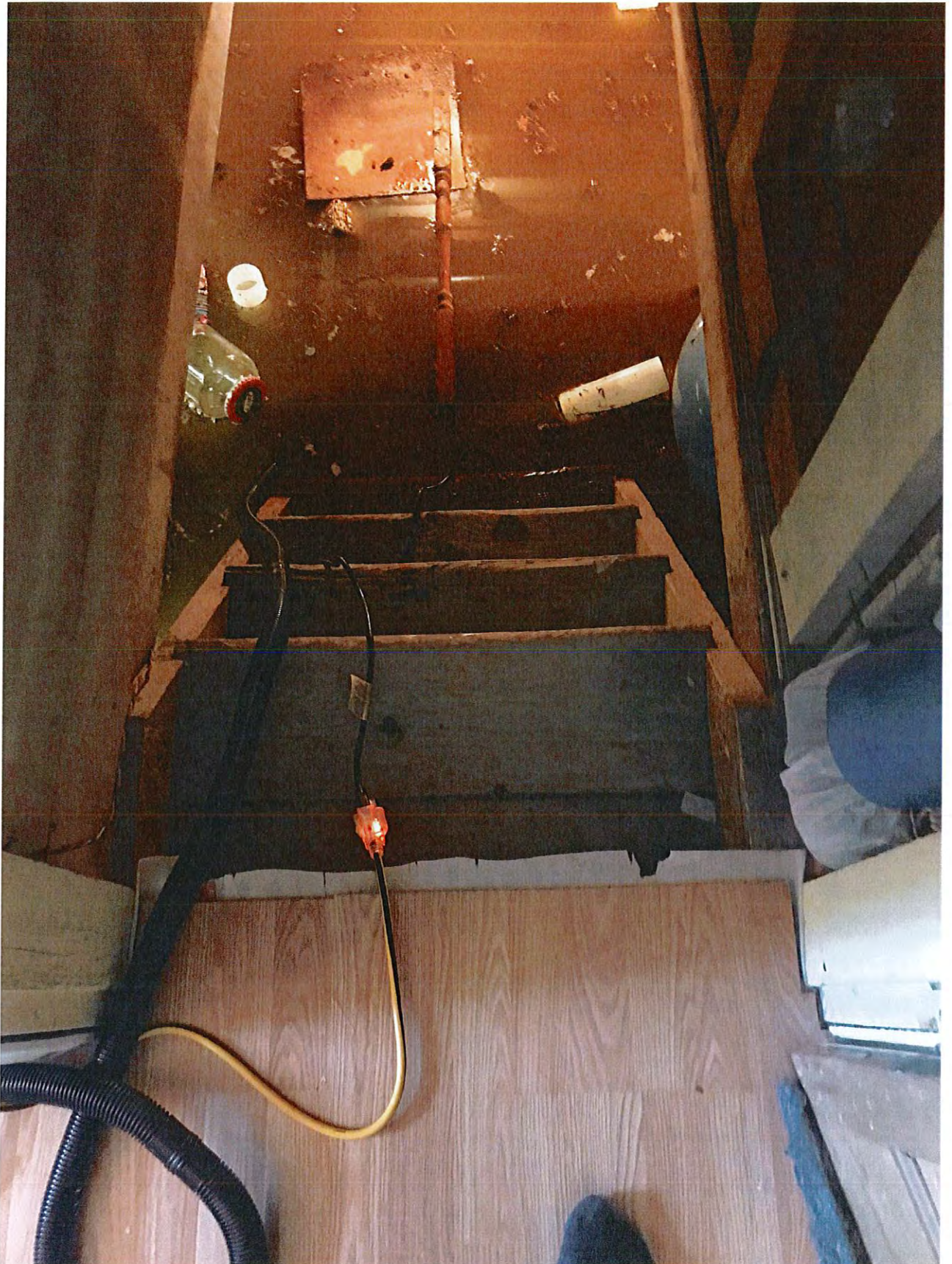
March 21, 2019 Frozen Culvert Caused Flooding of Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



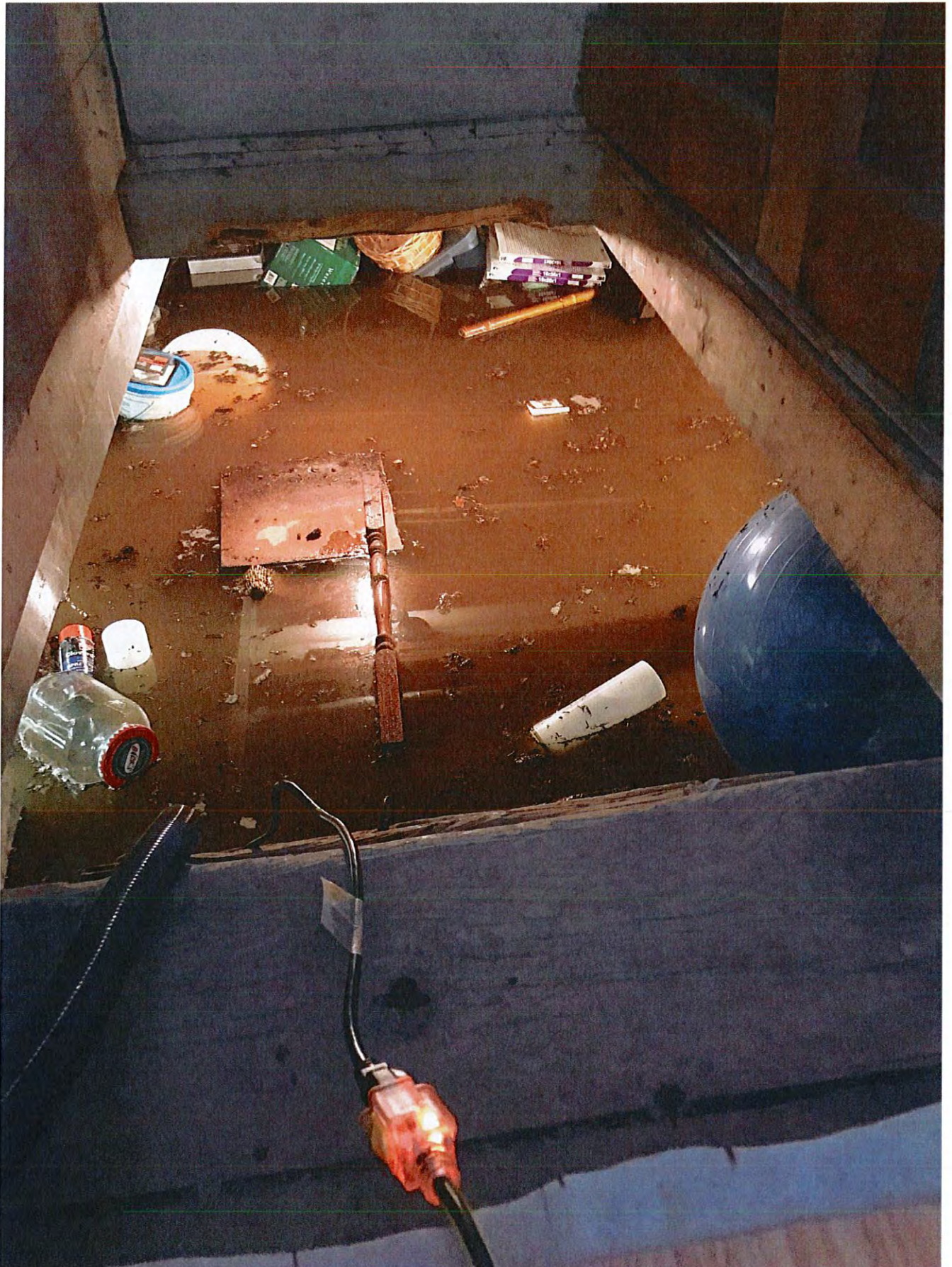
March 21, 2019 Frozen Culvert Caused Flooding of Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



March 21, 2019 Frozen Culvert Caused Flooding Inside Our Home on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



March 21, 2019 Frozen Culvert Caused Flooding Inside Our Home on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



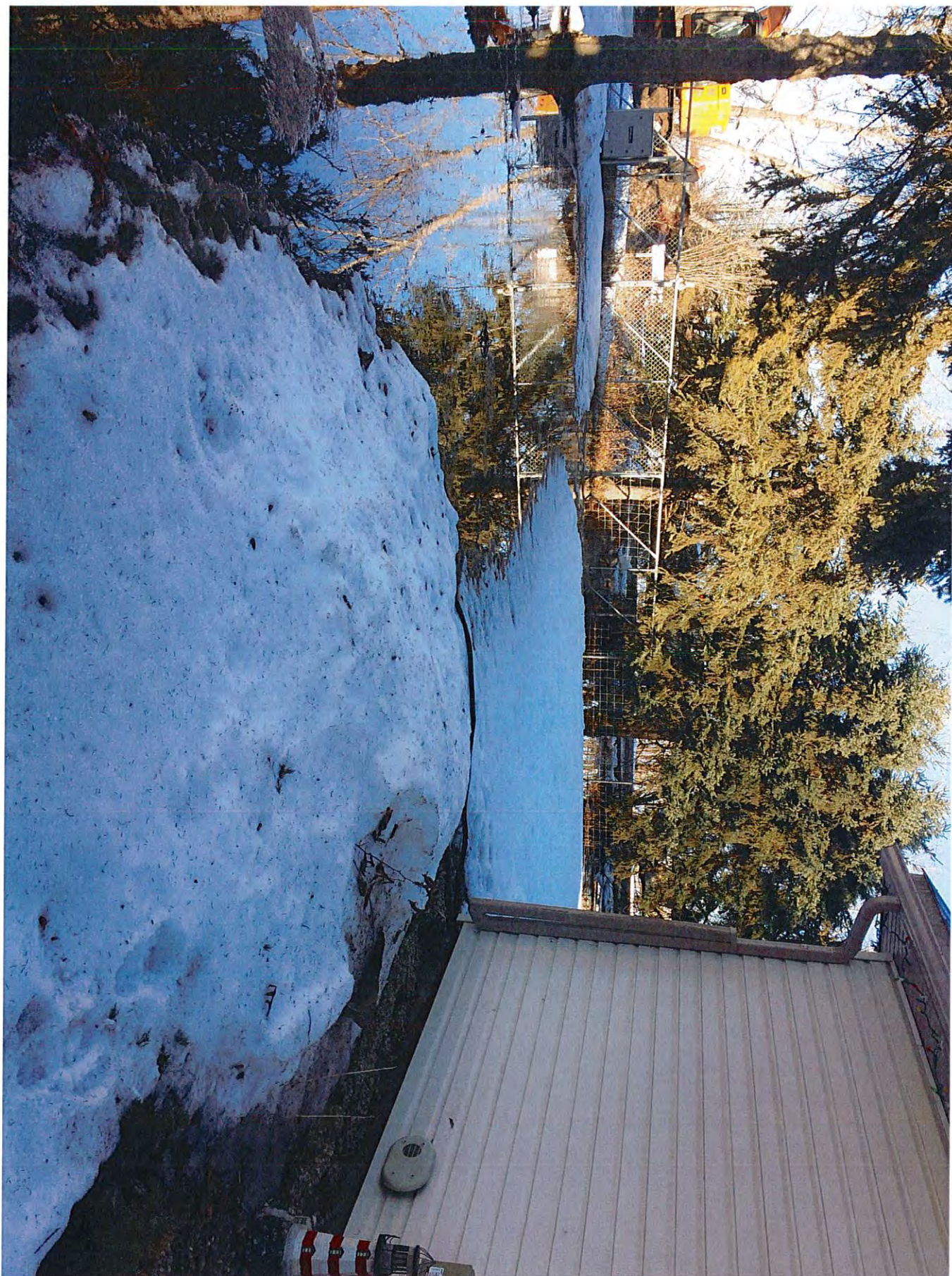
March 21, 2019 Frozen Culvert Caused Flooding of Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



March 21, 2019 Frozen Culvert Caused Flooding of Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



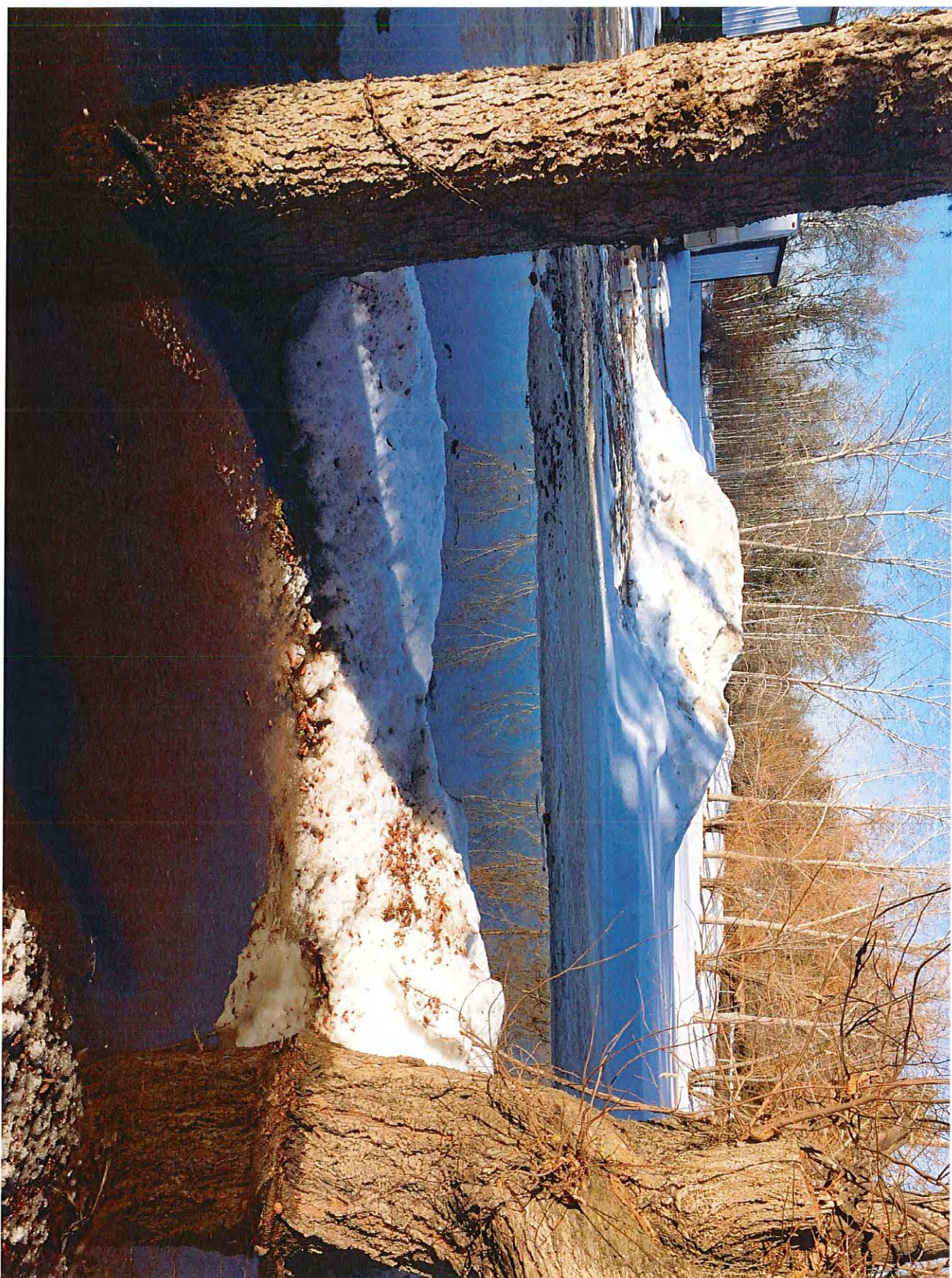
March 21, 2019 Frozen Culvert Caused Flooding of Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



March 21, 2019 Frozen Culvert Caused Flooding of Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



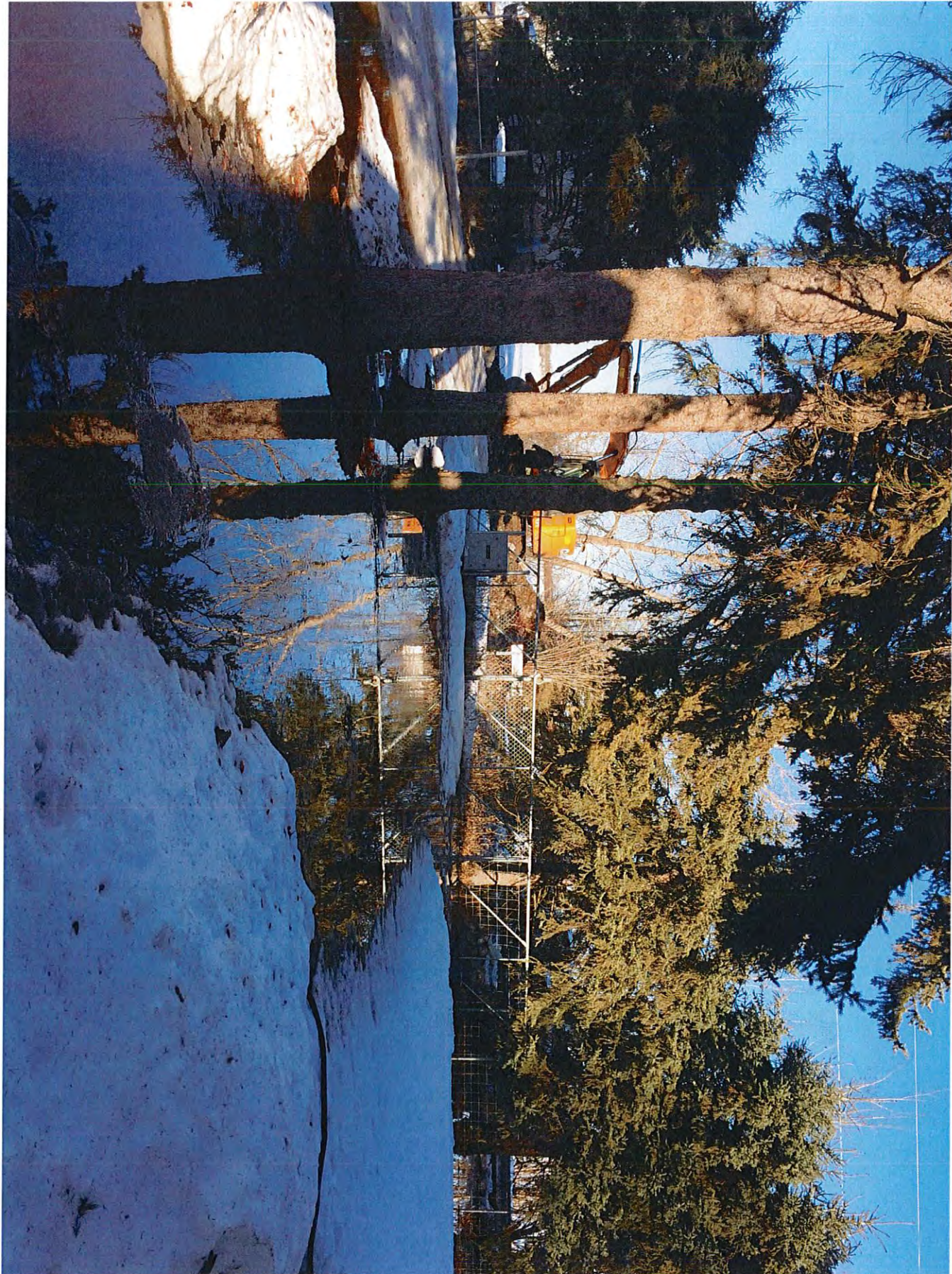
March 21, 2019 Frozen Culvert Caused Flooding of Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



March 21, 2019 Frozen Culvert Caused Flooding of Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



March 21, 2019 Frozen Culvert Caused Flooding of Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



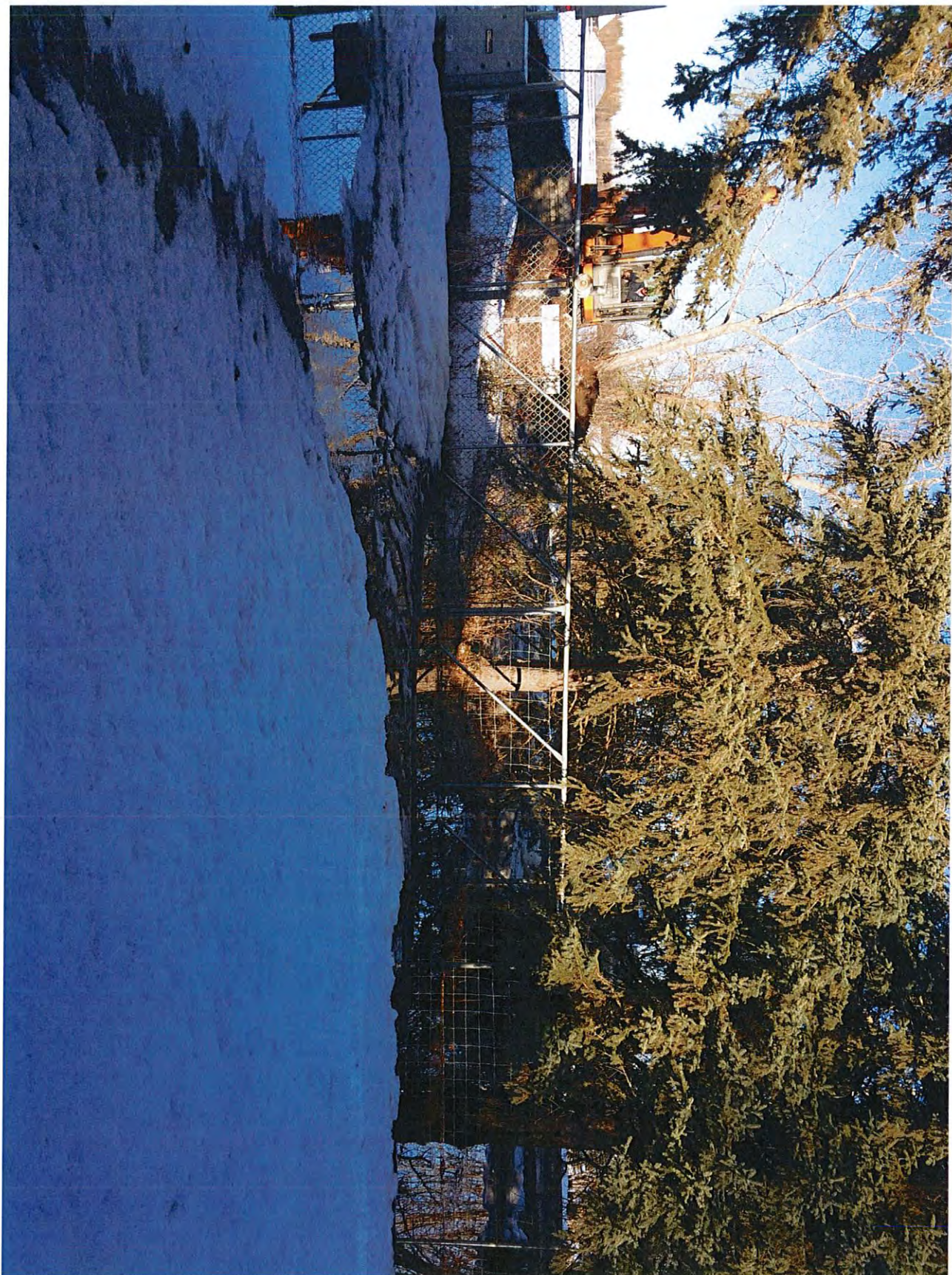
March 21, 2019 Frozen Culvert Caused Flooding of Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



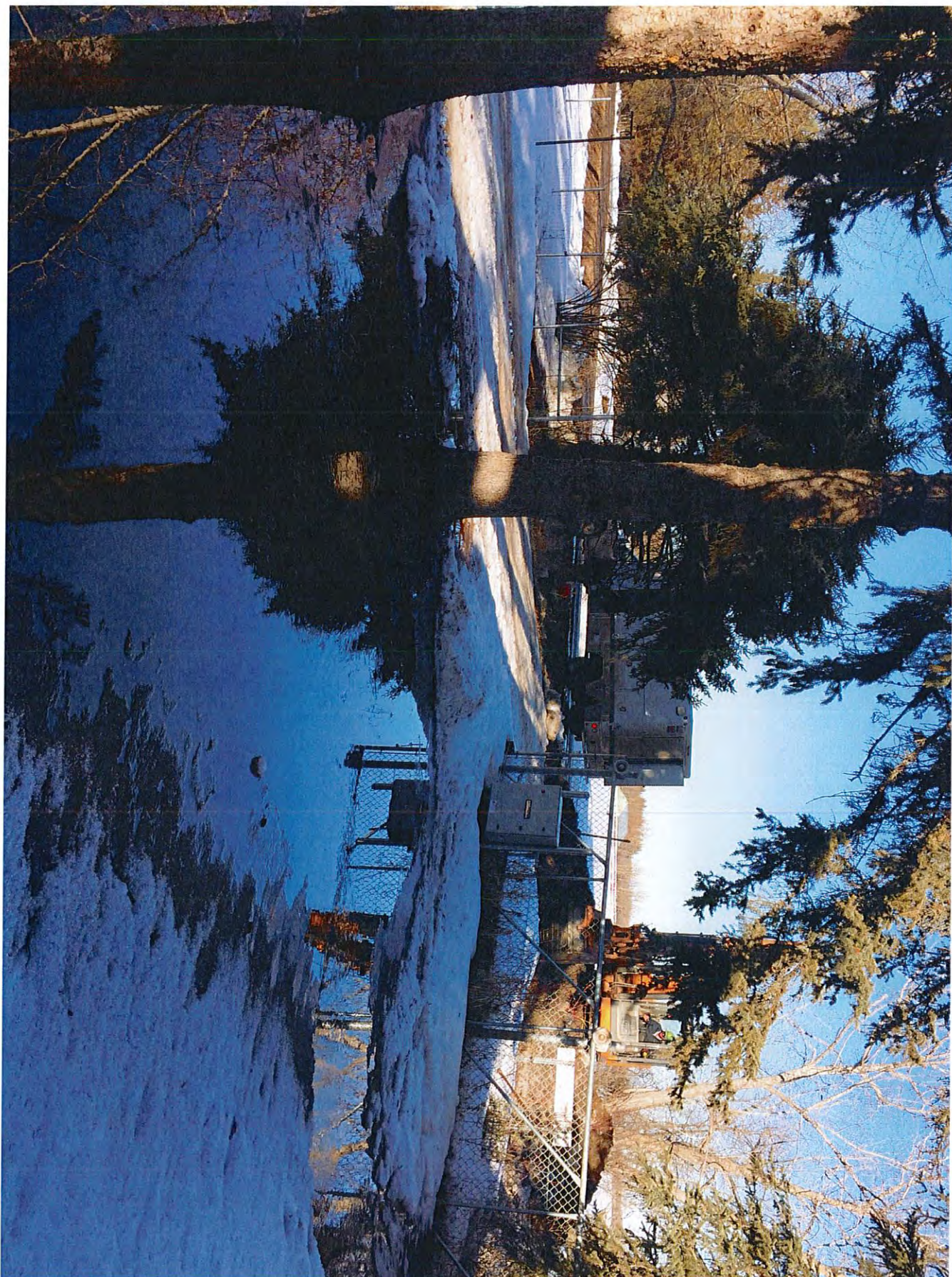
March 21, 2019 Frozen Culvert Caused Flooding of Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



March 21, 2019 Frozen Culvert Caused Flooding of Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



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March 21, 2019 Frozen Culvert Caused Flooding of Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



March 21, 2019 Replacement Mats on Approach to Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



March 21, 2019 Replacement Matts on Approach to Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223



April 1, 2019 Remnants of Culvert on Approach to Our Property on Plan 9321394, Lot 1, within NE 28-70-22-W5 / Civic Address: 70478 RGE RD 223





April 8, 2019 Picture of East West Culvert Flooding on RGE RD 223



April 8, 2019 Picture of East West Culvert Flooding on RGE RD 223





REQUEST FOR DECISION

SUBJECT: Survey Technologist Position

SUBMISSION TO: REGULAR COUNCIL MEETING

MEETING DATE: May 27, 2019

DEPARTMENT: CONSTRUCTION & ENGINEERING

STRATEGIC PLAN: Level of Service

REVIEWED AND APPROVED FOR SUBMISSION

CAO: DT

MANAGER: OM

GM: RA

PRESENTER: RA

RELEVANT LEGISLATION:

Provincial (cite) –N/A

Council Bylaw/Policy (cite) –N/A

RECOMMENDED ACTION:

MOTION: That Council accept the job title change from Survey Technologist to Engineering Design Technologist for information.

BACKGROUND/PROPOSAL:

Engineering Design Technologist will be responsible for road geomatics and pavement design, preparing and reviewing of tenders for road projects and the bridge construction projects. This position would benefit Greenview in completing projects efficiently and decreasing the workload and providing the capacity to get some projects done in house in alignment of the goal and objectives of the CAO and Council.

This position will be managed and located within Greenview.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is to align with the CAO and Council's goals and objectives to do some projects in house, which will save on contractor and consultant costs.
2. The benefit of Council accepting the recommended motion is that the Construction & Engineering department would be better equipped to handle the annual responsibilities of capital projects.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to tender out more projects, which does not align with the goals & objectives of Council.

FINANCIAL IMPLICATION:

Direct Costs: N/A

Ongoing / Future Costs: N/A

STAFFING IMPLICATION:

A second full time Engineering Design Technologist within Greenview, 1FTE that is already approved in the budget.

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 follow up actions to the recommended motion would be to post the position on external websites as well as Greenview's website.

ATTACHMENT(S):

- Job Description
- Construction and Engineering Organizational Chart



ENGINEERING DESIGN TECHNOLOGIST **GREENVIEW, ALBERTA**

DEPARTMENT: Infrastructure & Planning

LOCATION: Administration Offices – Valleyview, Alberta

STATUS: Vacant

Located in Northwest Alberta, the Municipal District of Greenview is a vast and diverse area rich in oil and gas, fertile farm-land, and mixed wood forests. As the third-largest rural municipality in Alberta, Greenview boasts diversity in economic activities and an extraordinary landscape. Greenview's economy is strengthened by its diversity, a talented workforce and an entrepreneurial spirit that is second to none. Our residents experience adventure right in their backyards with lakes, rivers, Rocky Mountain peaks and vast prairie offering a year-round outdoor playground for all ages.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

Reporting to the Manager, Construction & Engineering, the Engineering Design Technologist is responsible for road geomatics and pavement design, preparing and reviewing of tenders for road projects and the road and bridge construction projects and related activities in a typical rural setting within the Municipal District of Greenview

MAJOR

- Plan, design, tendering and manage road projects.
- Assist in developing capital construction budgets and determine the status of the projects in terms of scheduling, scope, budget and quality.
- Provide necessary supervision, direction and technical expertise to complete various tasks associated with road/bridge construction and rehabilitation projects.
- Ensure construction occurs according to the schedule and meet the established budgetary guidelines.
- Ensure construction plans and projects meet and follow all policy, legislation, environmental, legal and safety requirements.
- Evaluate project feasibility through assessment of materials, costs and time requirements.
- Conduct Construction Completion and Final Acceptance inspections and provide recommendations.
- Conduct project meetings as required.
- Coordinate, manage and communicate with Contractors and Consultants to address issues concerning delivery, labour, land negotiations, utility approvals and payment disputes.
- Maintain effective communication with various stakeholders and public as required.

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Main Office: 780.524.7600
Toll Free: 1.888.524.7601

www.mdgreenview.ab.ca





- Review scopes of work, tender documents and bids received from consultants and clients.
- Review engineering designs for accuracy and recommend changes as required.
- Maintain inventories of permits and approvals.
- Arrange for the provision of scheduled bridge inspections to determine the current condition ratings and maintain relevant BIM data
- Liaise with the Ministry of Transportation regarding the current bridge infrastructures assets, rehabilitation requirements and funding availability.
- Maintain accurate and timely records and reports.
- Provide regular updates to the Manager, Construction & Maintenance.

MINOR

- Assist with land acquisitions when required.
- Review applications and recommend conditions for the undertakings involving utilities, pipelines, well sites and seismic activities.
- Review applications and recommend conditions for sub-division and oilfield road approaches.
- Carry out pre and post construction inspections of road crossings, approaches and other municipal undertakings to ensure compliance with permit conditions.
- Review road and miscellaneous requests to provide recommendations and ratings to Manager, Construction and Maintenance.
- Knowledge of wetland assessment, first nation consultation and permitting under Alberta water act process may be considered an asset.

OCCASIONAL

- Recommend changes to policies as required.

QUALIFICATIONS / EDUCATION / EXPERIENCE:

- To perform this job successfully, the individual must be able to perform the duties listed above to a high degree of professionalism.
- Post-secondary education in Engineering or Civil Technology or a combination of equivalent education and experience.
- A minimum of 5 year experience in municipal planning, design and construction supervision/management of road and bridge file (culverts) projects.
- Relevant inspection and supervisory training courses may be considered an asset.
- Previous construction experience related to Alberta Transportation or other rural municipal projects may be considered an asset.
- Knowledge of asset management related to municipal infrastructures may be considered an asset
- Class 5 driver's license.

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SKILLS REQUIRED:

- Proficiency with Microsoft Word and Excel
- Proficiency with Civil 3D, ArcMap, drainage and AutoCAD Software
- Ability to work with GIS and asset management systems
- Excellent communication and interpersonal skills
- Ability to interact well with, and respond to inquiries from all levels of employees including Management, Council and Ratepayers
- Must be self-motivated, and able to work with minimal supervision
- Demonstrated leadership capability
- Excellent organizational skills
- Ability to understand survey information and to read engineering plans
- Ability to carry out field inspections
- Familiarity with applicable construction standards
- Ability to interpret, implement and adhere to organizational policies and procedures

WORKING CONDITIONS AND PHYSICAL ENVIRONMENT:

- Substantial use of computer and telephone
- May involve long periods of sitting, good lighting, temperature and noise control
- Minimal physical effort, occasional light lifting
- Subject to working in an outdoor environment – heat, cold, dry, dust and / or wet conditions as well as exposure to insects, bees and wildlife
- Use and operation of a vehicle
- Normal working day consists of 7.5 hours, however occasional overtime may be required
- Some travel may be required

HEALTH & SAFETY:

- All personnel working at the Municipal District of Greenview are governed by the Municipal District Health & Safety Policy
- Ensures all operations are conducted in a safe manner and in accordance with Municipal District Policies and Occupational Health & Safety Regulations
- Adhere to construction safety procedures
- Required to wear correct Personal Protective Equipment as per safe job procedures

Note: The above statements are intended to describe the general nature and level of work being performed by the incumbent of this job. They are not intended to be an exhaustive list of all responsibilities and activities required of the position.

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Toll Free: 1.888.524.7601

www.mdgreenview.ab.ca





JOB POSTING INFORMATION:

Interested candidates may submit cover letter and resume by 21st March 2019 by 4:00 p.m, in one of the following ways:

Mail or Drop Off: Municipal District of Greenview No. 16
4806 – 36 Ave., Box 1079, Valleyview, Alberta T0H 3N0

Fax: 780-524-4307

By E-mail: careers@mdgreenview.ab.ca

Website: www.mdgreenview.ab.ca

INCUMBENT SIGN-OFF:

I have read the above description of the primary role and responsibilities of the Engineering Design Technologist and acknowledge that I understand the scope and responsibility of the position. I understand that this is not intended to be an exhaustive list of job duties and responsibilities and that I will be assigned other duties as required to support the success of the Municipal District of Greenview No. 16.

Incumbent – Print Name

Date

Incumbent – Signature

Manager – Print Name

Date

Manager – Signature

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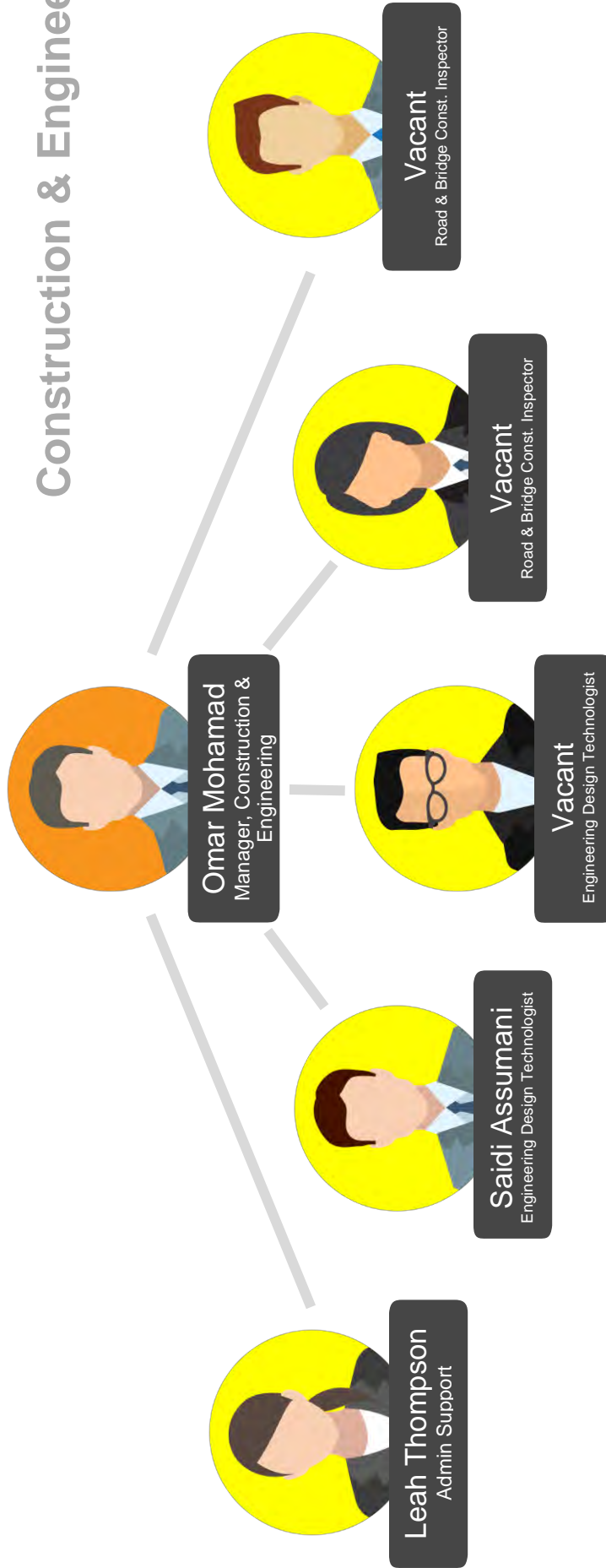


Main Office: 780.524.7600
Toll Free: 1.888.524.7601

www.mdgreenview.ab.ca



Construction & Engineering





REQUEST FOR DECISION

SUBJECT:	Legal Fees	REVIEWED AND APPROVED FOR SUBMISSION	
SUBMISSION TO:	REGULAR COUNCIL MEETING	CAO: DT	MANAGER:
MEETING DATE:	May 27, 2019	GM:	PRESENTER: TM
DEPARTMENT:	COMMUNITY SERVICES		
STRATEGIC PLAN:	Quality of Life		

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council approve payment of invoice 199629 to Mathieu Hryniuk LLP in the amount of \$3,501.57, with funds to come from Community Service Miscellaneous budget.

MOTION: That Council direct Administration to transfer \$3,501.57 from Contingency to Community Service Miscellaneous Budget.

BACKGROUND/PROPOSAL:

In March 2019, Administration entered into an agreement with Dr. Karen-Lynne Piercey for the residential tenancy of location SW-19-68-22W5M with option to purchase. Mathieu Hryniuk LLP conducted the preparation of the tenancy agreement. The associated legal fees with preparing the tenancy agreement was not included in the Community Service Budget.

Administration is recommending that the cost of the legal fees be transferred from contingency to Community Services Budget to cover this expenditure.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that the Community Service Budget will include sufficient funds to cover the cost of the legal fees associated with preparing the tenancy agreement.
-

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to approve the payment of the invoice from an alternate source.

FINANCIAL IMPLICATION:

Direct Costs: \$3,501.57 from Contingency to Community Service Miscellaneous Budget

STAFFING IMPLICATION:

There are no staffing implications 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

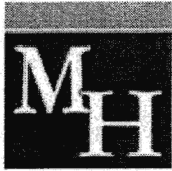
Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will pay the invoice to Mathieu Hryniuk from the funds allotted.

ATTACHMENT(S):

- Mathieu Hryniuk LLP Invoice 199629



Mathieu Hryniuk LLP
Barristers & Solicitors
P.O. Box 6210, 10012 - 101st Street
Peace River, Alberta T8S 1S2
Phone 780-624-2565

MUNICIPAL DISTRICT
OF GREENVIEW No. 16

RECEIVED

MAY - 1 2019

VALLEYVIEW

MUNICIPAL DISTRICT OF GREENVIEW NO. 16
BOX 1079
VALLEYVIEW, ALBERTA
T0H 3N0

April 30, 2019
File No. 112667V
Invoice No. 199629

RE: PIERCEY, KAREN-LYNNE - SALE TO

Description

To receipt of initial instructions June 6, 2018; to preparation of Purchase Contract; to numerous contact with client and attempts to contact purchaser to have contract signed; to receipt of instructions to prepare new Lease Agreement; to preparation of Lease Agreement with Option to Purchase; to all subsequent revisions per client request; to numerous contact with client regarding Lease; to obtaining and providing pertinent legislation; to correspondence with purchaser providing Lease for review; to revisions to Lease subsequent to discussion with purchaser; to attending upon execution of Lease; to reporting to purchaser; to reporting to client; and to all matters incidental to the foregoing but not specifically enumerated herein:

Total Fees \$3,250.00

Other Charges:

Photocopies	\$45.00
Postage	\$2.83
Telephone/Fax/Email	\$12.00
File Opening Fee	\$25.00


Total Other Charges \$84.83

Total GST on Fees, Other Charges and Disbursements \$166.74

Total Fees, Other Charges, Disbursements & GST \$3,501.57

This is our Account herein.

Balance Due \$3,501.57



Robin D. Erickson Q.C.

* tax-exempt
GST #: R12292 0861
E. & O.E.

DUE AND PAYABLE UPON RECEIPT
OUR OFFICE ACCEPTS PAYMENTS VIA VISA, MASTERCARD AND INTERAC
Interest of 2% per month will be charged on accounts over 30 days
PLEASE QUOTE OUR FILE NUMBER WHEN PAYING THIS ACCOUNT



REQUEST FOR DECISION

SUBJECT: **Big Horn Golden Age Club**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: May 27, 2019
DEPARTMENT: COMMUNITY SERVICES
STRATEGIC PLAN: Quality of Life

REVIEWED AND APPROVED FOR SUBMISSION
CAO: DT
GM: SW
MANAGER:
PRESENTER: TM

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council authorize the Big Horn Golden Age Club surplus 2018 grant in the amount \$10,598.96 to be allocated for the facility expansion project.

BACKGROUND/PROPOSAL:

The 50+ Big Horn Golden Age Club is a seniors' club that has operated for over 25 years as an organization in Grande Cache. The Club has a facility in which they conduct programs and activities for seniors within the area.

The Big Horn Golden Age Club was provided a capital grant from Greenview in the amount of \$23,705.00 in 2018 for winterizing and insulating their facility. The floor insulating was completed utilizing \$13,106.04 of the funds, however, a surplus of \$10,598.96 remains as the contractor who had accepted the bid was unable to complete the work due to financial difficulties and the Club was unable to find another contractor.

The Club is now facing a number of challenges, the first being that over the past year the membership has increased by 40, which is an approximate 30% growth. Given this growth and the ever growing aged members, the aging facility is not designed to meet the needs of the users.

The Club has initiated an expansion planning project for the facility with the primary needs being building accessibility, kitchen expansion and the relocation of bathrooms. The facility is currently not wheelchair accessible and this is a major issue for present and future members.

As a result of the aforementioned circumstances, the Club is requesting that the remaining 2018 capital grant funds be retained for the proposed expansion project. To winterize the doors and windows at this time would be irresponsible as planned expansion changes would impact the project.

The expansion project timeline is unclear at this time, however the Club foresees that it will be a multi-year phased-in design.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that the Big Horn Golden Age Club would repurpose the surplus funds for the current prioritized expansion project requirements.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to take no action on the recommended motion, alter the amount of surplus funds for the Club to retain, or request that the Club complete the capital project scope as initially planned.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications 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.

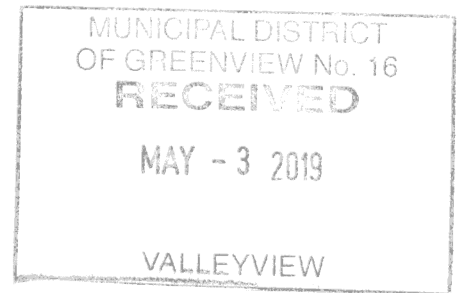
FOLLOW UP ACTIONS:

Administration will contact the Big Horn Golden Age Club to convey Council's decision.

ATTACHMENT(S):

- Big Horn Golden Age Club – Funding Surplus Request Letter

Big Horn Golden Age Club
Box 1709,
Grande Cache, AB
T0E 0Y0



April 25, 2019

Municipal District of Greenview No 16,
Box 1079,
Valleyview, AB
T0H 3N0

Attention: Stacey Wabick, General Manager, Community Services

Re: 2018 Capital and Operating Grant – Capital Expenditures

Dear Stacey,

First of all, the Big Horn Golden Age Club sincerely appreciates the financial support we have received from the MD of Greenview. These monies have allowed our club to make much needed improvements to the facility and to enhance programs and activities.

We currently have funds in the amount of \$10,598.96 remaining from the 2018 grant allocation for capital expenditures. This money was intended for the winterizing of doors & windows of the Club House. This money was not spent as the contractor who had accepted the bid was unable to complete this work due to financial difficulties and we were unable to find another contractor.

The Club is now facing a number of challenges, the first of those being a very good one. Over the past year our membership has increased by 40, which is approximately 30% growth, and we are extremely pleased with the vitality and activity we are seeing.

Given this, and the ever-growing number of older members, the aging facility is not designed to meet the needs of its users.


We currently have a planning project initiated looking at an expansion of the building with the primary needs being, building accessibility, kitchen expansion and bathrooms relocation. Currently we are not wheelchair assessable and this a major issue for present and future members.

To that end, we are requesting that the Capital Expenditure funds remaining from the 2018 grant be retained for the expansion project as described. To do the winterizing of the doors and windows now would be irresponsible as planned changes in the expansion project would impact that project.

We acknowledge that the project is an extensive one and will require significant fund-raising, so at this time we do not have a clear timeline, but see a multi-year phased-in design as a prudent goal.

We thank you for your consideration of this request and we would be pleased to provide further information if requested.

Yours truly,



Albert Alexander, President
Big Horn Golden Age Club



REQUEST FOR DECISION

SUBJECT: **Valleyview Cemetery Agreement**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: May 27, 2019
DEPARTMENT: COMMUNITY SERVICES
STRATEGIC PLAN: Level of Service

REVIEWED AND APPROVED FOR SUBMISSION
CAO: DT
GM: SW
MANAGER:
PRESENTER: TM

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council accept the Cemetery Agreement Report for information, as presented.

BACKGROUND/PROPOSAL:

In 2012, Greenview and the Town of Valleyview endorsed an agreement for the Valleyview Cemetery. The Town of Valleyview and Greenview contribute equally for the operation and maintenance of the cemetery by each providing up to fifty percent (50%) of the deficit cost incurred for its operations. The agreement does not have a specified termination date, however, it may be terminated by either party giving written notice of the intention to terminate with six (6) months advance notification. The agreement may be also amended by mutual consent of the Parties.

Currently, Greenview funds 8 different cemeteries, Grande Cache, Valleyview, Grovedale, Little Smoky, New Fish Creek, Sunset House, Sturgeon Heights and multiple ones on the Co Ops and Enterprises. Each cemetery receives \$1,500.00 annually with the exception of Valleyview and Grande Cache.

The Town of Valleyview Cemetery is located in Greenview approximately 1.5 miles north of the Town and includes Greenview residents. It is owned and operated by the Town and had a net deficit operating cost of \$51,750.44 in 2018, with Greenview's portion being \$25,875.22. The 2019 net deficit operating cost has not been yet established, however, Greenview has budgeted \$34,500.00

This current funding model has resulted in the following expenses for Greenview in 2016, 2017 and 2018:

Year	Total Deficit	Greenviews Portion of Deficit
2016	\$65,467.44	\$32,733.72
2017	\$54,881.00	\$27,440.50
2018	\$51,750.44	\$25,875.22

As a point of reference, the Grande Cache Cemetery is located on the west edge of the Hamlet, and similar to that of Valleyview is municipally owned (Greenview) and operated by municipal staff. It is 8.90 acres in size and the 2019 budget is \$8,200.00 with a projected net deficit operations cost of \$3,200.00. In 2018 the budget was \$4,600.00 with a net deficit operations cost of \$2,158.52. When comparing fee schedules between the two cemeteries, the Town of Valleyview charges \$175.00 less for plot and burial services and \$300.00 less for a Columbarium Niche.

Administration is recommending the cancellation of the existing Greenview, Town of Valleyview Cemetery Agreement and replace it with a revised one that reflects Greenview's financial support of other cemeteries within its borders.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting the recommended motion is that Council will be provided information that may assist in directing Administration on how to proceed with the current agreement or the replacement of the current agreement if Council so chooses.

DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

1. Council has the alternative to continue with the existing cemetery agreement as it is currently not expired.
2. Council has the alternative to direct Administration to terminate the existing agreement and renegotiate a new Valleyview Cemetery Agreement with revised terms and a specified annual amount.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

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:

There are no follow up actions to the recommended motion.

ATTACHMENT(S):

- Valleyview Cemetery Agreement

VALLEYVIEW CEMETERY AGREEMENT

BETWEEN

THE TOWN OF VALLEYVIEW

P.O. Box 270
Valleyview, Alberta
T0H 3N0

And

THE MUNICIPAL DISTRICT OF GREENVIEW

P.O. Box 1079
Valleyview, Alberta
T0H 3N0

VALLEYVIEW CEMETERY AGREEMENT

Made this 10 day of July, 2012

BETWEEN

THE TOWN OF VALLEYVIEW
Hereinafter referred to as the "Town"

OF THE FIRST PART

And

THE MUNICIPAL DISTRICT OF GREENVIEW
Hereinafter referred to as the "M.D"

OF THE SECOND PART

WHEREAS, the Town owns the Valleyview Community Cemetery located within the boundaries of the M.D., on that area legally described as Part of the Northwest Quarter of the Section Twenty-three (Pt. NW 23), Township Seventy (70), Range Twenty-two (22), West of the Fifth Meridian (W5), hereinafter referred to as the "Cemetery"; and

WHEREAS, the Town and the M.D. wish to establish a Cemetery Committee, a volunteer body hereby established by mutual agreement, hereinafter referred to as the "Committee", to advise on the operations of the Cemetery for the benefit of residents of the Town and the M.D.; and

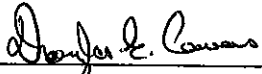
WHEREAS, the M.D. wishes to contribute to the cost of operating the Cemetery, and/or any capital expenditures of the Cemetery;

THEREFORE, pursuant to the Municipal Government Act R.S.A. 2002 and any amendments thereto, the Town and the M.D. AGREE AS FOLLOWS:


1. There Valleyview Cemetery Committee hereby established, and the Committee's membership shall consist of:
 - 1 member of Council from the Town of Valleyview
 - 1 member of Council from the M.D. of Greenview
 - 1 member of Staff from the Town of Valleyview
2. The Town shall operate, maintain, and manage the Cemetery.
3. The Town shall allow use of the Cemetery to residents of the surrounding area and Town, and in the event that the Committee imposes fees for such use, the fees shall not differentiate between the residents of the Town and the M.D.
4. Annually, before the 30th day of November in each year, the Committee shall submit to the Town and the M.D. an estimate of proposed expenditures for the ensuing years.
5. The Town will maintain a good record of expenditures and revenues relating to the maintenance and operation of the Cemetery, and shall, prior to February 28th of each year, provide the M.D. a financial statement of same.
6. The M.D. shall contribute to the Town for the operation and maintenance of the Cemetery a sum up to fifty percent (50%) of the deficit cost incurred for the operations of the Cemetery.
7. Any sum contributed by the M.D. pursuant to this Agreement shall be used to offset the M.D.'s portion of the deficit and any sum not so used shall be credited to the following year's deficit as part of the M.D.'s contribution.
8. The M.D.'s responsibility and liability under the Agreement shall be limited to the payment of the amount stipulated in Clause 5 above. The Town shall bear the responsibility of operating and maintaining the Cemetery and shall indemnify and save harmless the M.D., it's agents and employees, from any and all claims, damages, costs, losses, expenses, actions and suits caused by or arising out of anything done or omitted to be done, directly or indirectly, by the Committee in connection with the operation and maintenance of the Cemetery.
9. The Town shall obtain such consent, approvals or licenses as may be necessary to operate the Cemetery.

10. The Committee shall determine all rules of procedure for the conduct of its meetings.
11. This Agreement shall be deemed to have come into effect on the date first written above, and may be terminated by either party hereto giving written notice of the intention to terminate 6 months prior to the specific date of termination.
12. This Agreement may be amended by mutual consent of the Parties hereto.
13. This Agreement is not assignable without the consent in writing of the Parties hereto.
14. This Agreement nullifies and voids all previous agreements.

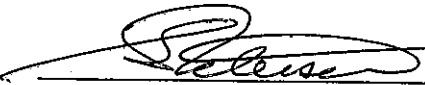
IN WITNESS WHEREOF the Parties have executed this document on the date first written above.



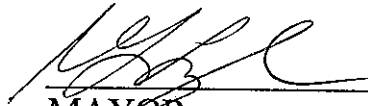
MUNICIPAL MANAGER
M.D. of Greenview



REEVE
M.D. of Greenview



MANAGER
Town of Valleyview



MAYOR
Town of Valleyview



REQUEST FOR DECISION

SUBJECT: Valleyview Memorial Hall Agreement

SUBMISSION TO: REGULAR COUNCIL MEETING

MEETING DATE: May 27, 2019

DEPARTMENT: COMMUNITY SERVICES

STRATEGIC PLAN: Level of Service

REVIEWED AND APPROVED FOR SUBMISSION

CAO: DT

GM: SW

MANAGER:

PRESENTER: TM

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council authorize Administration to enter into a funding agreement with the Town of Valleyview for the operation of the Memorial Hall, located in Valleyview, Alberta.

BACKGROUND/PROPOSAL:

The Town of Valleyview has sole title of the Valleyview Memorial Hall. In 2012, Greenview and the Town of Valleyview entered into a Memorial Hall Agreement. The four year agreement that expired December 2016, included provision from Greenview for 50% of the total operating costs in excess of rental revenues related to the operations of the community hall.

The 50% operating deficit Greenview has provided annually for the past five years has been the following:

- 2018 - \$19,412.13
- 2017 – \$23,327.67
- 2016 - \$19,228.66
- 2015 - \$17,284.66
- 2014 - \$14,954.09

Greenview currently provides \$15,000.00 to large community halls and \$7,500.00 to the smaller community halls within Greenview. Large halls within Greenview include: DeBolt, Grovedale, Little Smoky, New Fish Creek, Sunset House and Sweathouse. Small halls within Greenview include: Goodwin, Puskwaskau and Sturgeon Heights.

The new proposed agreement features a \$15,000.00 annual operating grant, termination available upon written notice by either Party, termination if Greenview is subjected to significant restructuring from a change in provincial government policy, regulations or laws. In addition, the agreement shall automatically terminate should either party restructure (dissolve or otherwise alter incorporation status, etc.) or in Greenview's case be subjected to a significant financial restructuring (linear pooling, etc.). The new agreement does not address capital grant funding as this can be brought forth to Council as required.

Administration is recommending that Greenview provide an annual operating grant in the amount of \$15,000.00 to the Town of Valleyview for the Memorial Hall in keeping with the grant funding model allocated for the remainder of Greenview.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of the recommended motion is that a new agreement will be established for the operations of the Memorial Hall.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to request Administration to draft a new agreement with their set parameters.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications 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:

If the recommended motion is approved, Administration will send the new agreement to the Town of Valleyview for their review.

ATTACHMENT(S):

- Expired Memorial Hall Agreement
- New Memorial Hall Agreement
- Memorial Hall Land Title

MEMORANDUM OF AGREEMENT

BETWEEN

THE TOWN OF VALLEYVIEW
P.O. Box 270, Valleyview, Alberta T0H 3N0
(hereinafter referred to as the "Town")
OF THE FIRST PART

- And -

THE MUNICIPAL DISTRICT OF GREENVIEW NO. 16
P.O. Box 1079, Valleyview, Alberta T0H 3N0
(hereinafter referred to as the "Municipal District")
OF THE SECOND PART

RE: **MEMORIAL HALL OPERATION**

WHEREAS, the Municipal District and the Town of Valleyview may, under the provisions of the Municipal Government Act, S.A., Chapter M-26.1, provide services, facilities or other things that, in the opinion of council, are necessary or desirable for all or a part of the municipality, and to develop and maintain safe and viable communities.

WHEREAS, the Municipal District and the Town wish to enter into an agreement for the provision of a community hall to provide a community service to the Town and to a portion of the Municipal District.

THEREFORE, the Parties to this agreement, in consideration of the promises and mutual terms, covenants and conditions to be observed and performed by each party, agree as follow:

1. To jointly operate the Memorial Hall at 4810 – 50th street Valleyview.
2. The Municipal District agrees to provide a grant yearly to the Town for 50% for the total operating costs in excess of rental revenues related to the operations of the community hall.

3. Operational costs of the Hall shall include, but not limited to the following:
 - a. Utilities;
 - b. Janitorial;
 - c. Outside Maintenance;
 - d. Security System;
 - e. Ongoing Repairs and Maintenance;
 - f. Renovations;
 - g. Insurance and Licensing;
 - h. Accounting fees;
4. The Town shall be responsible for administration of the ordinary rental, maintenance and repair activities, and shall provide annual reporting of activities and financial transactions related to these activities.
5. Renovation plans and cost estimates shall be approved in advance of construction and the M.D. agrees to pay 50% of the costs of all such renovations.
6. This agreement shall come into effect upon the signing thereof by both Parties and will remain in effect until December 31, 2016 unless otherwise terminated by either party with mutual consent.
7. This Agreement may be amended by mutual consent of the Parties hereto.
8. For the purpose of giving notice under this Agreement, the addresses shall be:
 - a. For the Municipality:

Municipal District of Greenview No. 16
4806 – 36th Avenue, P.O. Box 1079
Valleyview, Alberta T0H 3N0
 - b. For the Town:

Town of Valleyview
4802 – 50th street, P.O. Box 270,
Valleyview, Alberta T0H 3N0

IN WITNESS THEREOF the parties hereto have affixed their hands and corporate seals this
12th day of July, A.D. 2012

IN WITNESS WHEREOF the parties hereto have affixed their hands and/or corporate seals as of
the day, month and year written above:

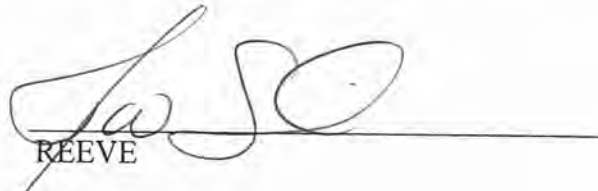
TOWN OF VALLEYVIEW

M.D. OF GREENVIEW NO. 16



MAYOR

Seal

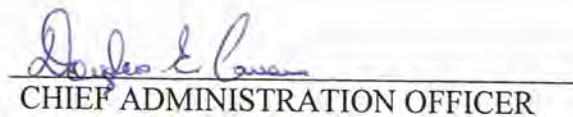


REEVE

seal



TOWN MANAGER



CHIEF ADMINISTRATION OFFICER

MEMORANDUM OF AGREEMENT

BETWEEN:

THE MUNICIPAL DISTRICT OF GREENVIEW

P. O. Box 1079

Valleyview, Alberta T0H 3N0

(hereinafter referred to as the "Greenview")

OF THE FIRST PART

and

THE TOWN OF VALLEYVIEW

P. O. Box 270

Valleyview, Alberta T0H 3N0

(hereinafter referred to as the "Town")

OF THE SECOND PART

RE:

MEMORIAL HALL OPERATION

WHEREAS, Greenview and the Town, under the provisions of the Municipal Government Act, S.A., Chapter M-26, are empowered to provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the municipality, and to develop and maintain safe and viable communities.

WHEREAS, Greenview and the Town wish to enter into an agreement for the provision of a community hall, located at 4810 – 50th Street, Valleyview, Alberta, to provide a community service to the Town and to a portion of Greenview.

THEREFORE, the Parties to this agreement, in consideration of the mutual promises, terms, covenants and conditions to be observed and performed by each party, agree as follows:

1. Greenview agrees to provide an annual operating grant in the amount of \$15,000.00 to the Town for operations of the Memorial Hall.
2. The Town shall provide Greenview with an annual Memorial Hall financial statement.
3. Operational costs of the Hall shall include, but are not be limited to the following:
 - a. Utilities;
 - b. Janitorial;
 - c. Outside Maintenance;
 - d. Security System;
 - e. Ongoing Repairs and Maintenance;
 - f. Insurance and Licensing;
 - g. Accounting Fees;
4. The Town shall be solely responsible for the operation and maintenance of the Memorial Hall and agrees to indemnify and save harmless Greenview from all claims, damages, costs, losses, expense and actions caused by, or arising out of, the operation and maintenance of the Memorial Hall.
5. This Agreement shall be deemed to have come into effect on January 1, 2019 and remain in effect until terminated.
6. Any Party may terminate this Agreement at any time and for any reason by giving written notice to the other Party.
7. This Agreement may be amended by mutual consent in writing by all parties hereto.
8. Greenview's funding contribution must be publicly recognized and advertised, as per negotiation with Greenview.

9. This Agreement shall automatically terminate if, in the sole opinion of Greenview, Greenview is subjected to a significant financial restructuring from a change in provincial government policy, regulations or laws.
10. This Agreement shall automatically terminate should either party restructure (dissolve or otherwise alter incorporation status, etc.) or in Greenview's case be subjected to a significant financial restructuring (linear pooling, etc.).

IN WITNESS WHEREOF the parties hereto have affixed their signatures and corporate

seal this _____ day of _____, 20____.

Witness / Seal

REEVE, Municipal District of Greenview

CAO, Municipal District of Greenview

Witness / Seal

MAYOR, Town of Valleyview

MANAGER, Town of Valleyview



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0028 141 513 9925793;17;5A 992 310 784

LEGAL DESCRIPTION
PLAN 9925793
BLOCK 17
LOT 5A
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;22;70;16;NE

MUNICIPALITY: TOWN OF VALLEYVIEW

REFERENCE NUMBER: 992 310 738
 822 239 307

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
992 310 784	15/10/1999	SUBDIVISION PLAN		

OWNERS

THE TOWN OF VALLEYVIEW.
OF BOX 270, VALLEYVIEW
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
NO REGISTRATIONS		

TOTAL INSTRUMENTS: 000

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF MAY,
2019 AT 10:29 A.M.

ORDER NUMBER: 37235601

CUSTOMER FILE NUMBER: sar



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



REQUEST FOR DECISION

SUBJECT: **June 17, 2019 Committee of the Whole Meeting Cancellation**
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: May 27, 2019 CAO: DT MANAGER:
DEPARTMENT: CAO SERVICES GM: PRESENTER: LK
STRATEGIC PLAN: Level of Service

RELEVANT LEGISLATION:

Provincial (cite) – MGA Section 193(3); Section 606(5)

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council cancel the June 17, 2019 Committee of the Whole Meeting at the Grovedale Public Services Building, Grovedale.

BACKGROUND/PROPOSAL:

Council had indicated that they wished to engage in a two day, off site strategic planning session. Various dates were narrowed down and a poll of best availability was assessed. June 17th & 18 in Grande Prairie were determined by popular vote based on availability. It was noted that COTW meeting for Grovedale would need to be cancelled to accommodate these dates for strategic planning.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that Council will be following the order of Sections 193(3) and Section 606(5) of the MGA.
-

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to not cancel the Committee of the Whole meeting.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications 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:

Administration will advertise the cancellation of the June 17, 2019 Committee of the Whole Meeting.

ATTACHMENT(S):

- None



MUNICIPAL DISTRICT OF GREENVIEW No. 16

COUNCIL MEMBERS BUSINESS REPORT

Ward 6 Councillor Tom Burton

DATE	BOARD/COMMITTEE	RELEVANT INFORMATION
5/21/2019	Committee of the Whole	
5/22/2019	East Smoky Recreation Board	
5/25/2019	Ridgevalley Grad Class Speech	
5/27/2019	Regular Council Meeting	