

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

"A Great Place to Live, Work and Play"

REGULAR COUNCIL MEETING AGENDA

Council Chambers Tuesday March 25, 2014 9:00 AM Administration Building #1 CALL TO ORDER #2 ADOPTION OF AGENDA #3 **MINUTES** 3.1 Regular Council Meeting minutes held March 11, 2014 – to be 1 adopted 3.2 Business Arising from the Minutes 4.1 Encana Presentation (9:45 a.m. – 10:00 a.m.) #4 **DELEGATIONS*** 12 5.1 Bylaw No. 13-711 NE 13-70-23 W5M #5 PUBLIC HEARING 14 5.2 Bylaw No. 13-714 NW 26-71-26 W5M 26 5.3 Bylaw No. 14-718 SW 06-72-26 W5M 46 5.4 Bylaw No. 13-701 SE 20-70-22 W5M LATE ITEM 60 #6 **BYLAWS** 6.1 Bylaw No. 13-711 NE 13-70-23 W5M 14 6.2 Bylaw No. 13-714 NW 26-71-26 W5M 26 6.3 Bylaw No. 14-718 SW 06-72-26 W5M 46 6.4 Bylaw No. 13-701 SE 20-70-22 W5M LATE ITEM 60 6.5 Bylaw No. 14-724 2014 Tax Rate Bylaw LATE ITEM 127 #7 **OLD BUSINESS** #8 **NEW BUSINESS** 8.1 Grader Blades and Tools Tender 144 8.2 Grader Districts Tenders 147

	LATE ITEM	8.3 TWP 710 Discussions	150
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#9	COUNCILLORS BUSINESS & REPORTS		-
#10	CORRESPONDENCE		-
#11	IN CAMERA	11.1 Legal	1
#12	ADJOURNMENT		-

^{*}The order of the agenda has been altered in order to allow for receiving a delegation prior to the Public Hearing.

Minutes of a

REGULAR COUNCIL MEETING MUNICIPAL DISTRICT OF GREENVIEW NO. 16

M.D. Administration Building, Valleyview, Alberta, on Tuesday, March 11, 2014

1: CALL TO ORDER Deputy Reeve Burton called the meeting to order at 9:01 a.m.

PRESENT

Deputy Reeve Councillors Tom Burton
George Delorme
Dave Hay
Roxie Rutt
Bill Smith
Dale Smith
Les Urness

ATTENDING

Chief Administrative Officer
General Manager, Corporate Services
General Manager, Community Services
General Manager, Infrastructure & Planning
Legislative Services Officer
Communications Officer
Recording Secretary

Mike Haugen Rosemary Offrey Dennis Mueller Grant Gyurkovits Lucien Cloutier Denise Thompson Lianne Kruger

ABSENT

Reeve

Dale Gervais

#2: AGENDA MOTION: 14.03.119. Moved by: COUNCILLOR BILL SMITH

That the March 11, 2014 agenda be adopted with the following additions:

- 6.2 Bylaw 14-717 Road Closure Request
- 8.6 Little Smoky Bridge SW 6-69-21 W5
- 8.7 Brush Clearing
- 8.8 MGA Review Session
- 8.9 Regional Collaboration Terms of Reference
- 8.10 Grain Transportation
- 8.11 Grande Cache Doctor Recruitment & Retention
- 8.12 Managers Report
- 8.13 Budget

CARRIED

#3.1 Regular Council Meeting

MOTION: 14.03.120. Moved by: COUNCILLOR ROXIE RUTT That the Minutes of the Regular Council Meeting held on Tuesday, February 25, 2014 be adopted with the following changes.

- Add the word "Councillor" to Bill Smith on page 7
- Add MPC to Councillor Tom Burton's report

CARRIED

#3.2 BUSINESS ARISING FROM MINUTES

3.2 BUSINESS ARISING FROM MINUTES:

Ridgevalley High School Grad Class – Council inquired regarding the status of the revisions to Policy 1005. Administration advised that the revisions would be presented at the next Policy Review Committee meeting.

Councillor Dale Smith entered the meeting at 9:05 a.m.

6.2 BYLAW 14-717 ROAD CLOSURE REQUEST

BYLAW 14-717 RD CLOSURE REQUEST FIRST READING

MOTION: 14.03.121. Moved by: COUNCILLOR LES URNESS

That Council approve first reading of Bylaw 14-717 closing the original government road allowance adjoining the South boundary of SE 15-69-21-5 as per section 22 of

the Municipal Government Act.

CARRIED

#7 OLD BUSINESS

7.0 OLD BUSINESS

7.1 MILLAR WESTERN

LETTER OF SUPPORT - MILLAR WESTERN MOTION: 14.03.122. Moved by: COUNCILLOR DAVE HAY

That Council provide a letter of support to Millar Western to obtain a permit extension from the Minister of Alberta Environment and Sustainable Resource Development to continue to operate the Fox Creek Wood Waste burner until June 20, 2016

30, 2016.

CARRIED

#8 NEW BUSINESS

8.0 NEW BUSINESS

8.1 WATER WELL CONFIRMATION

GRANDE CACHE AREA WATER WELLS

MOTION: 14.03.123. Moved by: COUNCILLOR ROXIE RUTT

That Council direct Administration to engage the services of HCL Consultants Ltd. To conduct a field study confirming ownership, status and location of the water wells identified in their preliminary table top study of the Grande Cache area, with an upset limit of \$11,500.00 to come from the 2014 Capital Budget.

CARRIED

8.2 PLOW TRUCK TENDER

M.D. of Greenview No. 16

Page 3

PLOW TRUCK TENDER

MOTION: 14.03.124. Moved by: COUNCILLOR LES URNESS

That Council approve the tender submitted by Greatwest Kenworth Ltd. of Grande Prairie in the amount of \$484,396.16 plus G.S.T. for the supply of two plow trucks complete with sanding and plowing equipment as identified in the specifications, as

per the 2014 Capital Budget.

CARRIED

8.3 CATERPILLAR TRAINING & SAFETY DAYS

CATERPILLAR
TRAINING &
SAFETY DAYS

MOTION: 14.03.125. Moved by: COUNCILLOR DAVE HAY

That Council approve sending two Operations employees to attend the Caterpillar

Safety Training Days in Peoria, Illinois from April 2nd to April 4th, 2014.

TABLE MOTION 14.03.125

MOTION: 14.03.126. Moved by: COUNCILLOR GEORGE DELORME

That Council Table motion 14.03.125.

CARRIED

IN CAMERA -PERSONNEL

MOTION: 14.03.127. Moved by: COUNCILLOR DAVE HAY

That, in compliance with Section 197(2) of the Municipal Government Act, this

meeting goes in camera at 9:30 p.m.

CARRIED

Personnel

OUT OF CAMERA

MOTION: 14.03.128. Moved by: COUNCILLOR LES URNESS

That, in compliance with Section 197(2) of the Municipal Government Act, this

meeting come out of camera at 9:38 p.m.

CARRIED

LIFT MOTION 14.03.125 CATERPILLAR SAFETY TRAINING

MOTION: 14.03.129. Moved by: COUNCILLOR DAVE HAY

That Council lift motion 14.03.125. and approve sending two Operations employees to attend the Caterpillar Safety Training Days in Peoria, Illinois from

April 2nd to April 4th, 2014

CARRIED

8.4 RETURNABLE BEVERAGE CONTAINER DEPOSIT REFUNDS

STAFF CHRISTMAS PARTY - RECYCLING FUNDS

MOTION: 14.03.130. Moved by: COUNCILLOR DAVE HAY

That Council rescind motion #13.10.612 which reads as follows:

"MOTION: 13.10.612. Moved by: TOLLEFSON

That Council authorize the use of funds from the collection of cans and bottles

from Greenview facilities to support the annual Staff Christmas Party."

CARRIED

8.5 FIRE GUARDIAN APPOINTMENT 2014

FIRF GUARDIAN FOR THE 2014 FIRE SEASON

MOTION: 14.03.131. Moved by: COUNCILLOR DALE SMITH

That Council appoint Jeff Francis as Fire Guardian for the Municipal District of

Greenview No. 16 for the 2014 fire season.

CARRIED

8.6 LITTLE SMOKY BRIDGE

LETTER - CNRL RE: BRIDGE CROSSING MOTION: 14.03.132. Moved by: COUNCILLOR LES URNESS

That Council direct Administration to respond to Canadian Natural Resources Ltd.'s request by sending a letter that Greenview will have no future interest in the bridge

crossing at SW 6-69-21-W5M on Twp. Rd 690A.

CARRIED

8.7 BRUSH CLEARING

BRUSH CLEARING

MOTION: 14.03.133. Moved by: COUNCILLOR ROXIE RUTT

That Council approve administration to proceed with brush clearing prior to April 1, 2014 on Range Road 234 off Twp. 700 to Sturgeon Lake Cree Nation and Twp. 704 East of Range Road 233, Range Road 230 between Twp. 704 and Twp.712 and Range Road 10 off Twp. 710 and that funding for this be included in the 2014

Budget.

CARRIED

PUBLIC HEARING

4.1 BYLAW 14-719 SW 29-70-24-W5M

Deputy Reeve Burton opened the Public Hearing regarding Bylaw

#14-719

APPLICANT & PROPERTY OWNER

Applicant Property Owner Patricia and Darcy Clarke Patricia and Darcy Clarke

ATTENDENCE

Manager, Planning & Development Planning & Development Coordinator Applicant and Property Owner

Sally Ann Rosson **Gwen Charlton** Darcy Clarke

INTRODUCTION

The Chair asked each Council Member and staff to introduce themselves and asked Council Members if there were any reason that they should be disqualified from the hearing. Each Member's reply was "there is none".

Minutes of a Regular Council Meeting M.D. of Greenview No. 16 Page 5

PURPOSE OF THE HEARING

The purpose of the Public Hearing was to provide Council with public input on the Land Use Amendment application to rezone 1.45 hectares/3.58 Acres +/- from Agriculture (A) to Country Residential Two (CR-2).

APPLICANTS PROPOSAL

Residential higher density The Applicant indicated that they are looking to subdivide an acreage off the subject parcel.

QUESTION FROM COUNCIL TO APPLICANT The Chair called for any questions of the Applicant from Council.

Councillor Dale Smith asked how a higher density was obtained on this quarter from previous.

The representative from Planning & Development responded that there was four lot density transferred from the adjacent quarter from the SE of 29-70-24 onto this quarter allowing him eight lot density. This is a result of the Applicant's adjacent quarter being in too close proximity to a landfill which prevents subdivision within on the adjacent parcel. The subdivision being proposed under this Bylaw would provide the applicant with seven lots in total.

THOSE IN FAVOR

The Chair requested that anyone who wished to speak in favour of the application

come forward. None came forward.

APPLICATION BACKGROUND

Referrals were sent to relevant agencies and adjacent landowners, and the application was advertised in accordance with the requirements of the Municipal Government Act.

THOSE AGAINST

The Chair requested that anyone who wished to speak against the application come forward.

None came forward.

REFERRAL AGENCY AND ADJACENT LANDOWNERS COMMENTS The Manager, Planning & Development provided a summary of the responses from referral agencies and adjacent landowners.

Alberta Transportation - no concerns.

East Smoky Gas Coop - no concerns.

Atco Electric responded - not affected by this subdivision.

QUESTIONS FROM COUNCIL

The Chair called for any questions from Council.

Councillor Dale Smith asked the applicant whether the remaining portion of this quarter is used for agriculture or recreation. The applicant responded right now it's used for agriculture. It's just a pasture.

Councillor Bill Smith asked the Planning and Development representative for some history of why we would transfer from one quarter to another for density.

The Planning and Development representative responded there is an old landfill on the adjacent quarter and because of the landfill the applicant is not allowed residential development.

QUESTIONS FROM APPLICANT OR PRESENTERS

The Chair called for any questions from the Applicant or those that had spoken in favour or against the application with regards to the comments from Planning & Development, the referral agencies, or adjacent landowners.

None was heard.

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APPLICANT FINAL COMMENTS

The Chair called for any final comments from the Applicant. The Applicant had no further comments.

FAIR AND IMPARTIAL HEARING

The Chair asked the Applicant if they believed that they had received a fair and impartial hearing. The Applicant responded "yes".

The Chair asked each Council member and staff to introduce themselves.

#5 DELEGATION

INTRODUCTION

5.0 DELEGATIONS

5.1 DRAFT MUNICIPAL DEVELOPMENT PLAN

ATTENDANCE Dave McRae, Manager, ISL Engineering & Land Use Services based in Grande

Prairie.

PURPOSE OF THE DELEGATION

Engaged by the Municipal District a few years ago to undertake a review of the Municipal Development Plan and give this Council an overview of the draft that's been prepared to date. To talk about the changes that have been made and confirmation from this Council before going to the general public with this. Basically to make sure that the MDP remains up to date.

MUNICIPAL DEVELOPMENT PLAN

MOTION: 14.03.134. Moved by: COUNCILLOR DALE SMITH

That Council accepts the Municipal Development Plan update for information as

presented.

CARRIED

#6 Bylaws 6.0 BYLAWS

6.1 BYLAW NO. 14-721 NE 28-69-22 W5M

BYLAW 14-721 FIRST READING MOTION: 14.03.135. Moved by: COUNCILLOR DALE SMITH

That the Council give First Reading to Bylaw No. 14-721 for Reeves to re-designate the lands from Agricultural District to Country Residential One District on NE 28-69-

22-W5M.

CARRIED

PUBLIC HEARING DATE – APR. 8/14 MOTION: 14.03.136. Moved by: COUNCILLOR ROXIE RUTT

That the Council schedule a Public Hearing for Bylaw No. 14-721 under Reeves to

be held on April 8, 2014 at 10:00 a.m.

CARRIED

AMEND AGENDA – ALLOW BYLAW 14-719

MOTION: 14.03.137. Moved by: COUNCILLOR BILL SMITH

That Council amend the agenda to allow Bylaw 14-719 under 6.3.

CARRIED

6.3 BYLAW 14-719 SW 29-70-24-W5

BYLAW 14-719 SECOND READING MOTION: 14.03.138. Moved by: COUNCILLOR DALE SMITH

That Council give Second Reading to Bylaw No. 14-719, Clarke re-designating the lands from Agricultural (A) District to Country Residential Two (CR2) District within

the SW 29-70-24-W5M.

CARRIED

8.8 MGA REVIEW SESSION

MGA REVIEW
CONSULTATIONS

MOTION: 14.03.139. Moved by: COUNCILLOR LES URNESS

That Council authorize all members of Council to attend the Municipal Government

 $\label{lem:consultations} \mbox{Act Review Consultations in Grande Prairie on April 4th, 2014}.$

CARRIED

8.9 REGIONAL COLLABORATION – TERMS OF REFERENCE

GREENVIEW
REGIONAL
PARTNERSHIP
STEERING
COMMITTEE –
TERMS OF REF.

MOTION: 14.03.140. Moved by: COUNCILLOR DAVE HAY

That Council approve the Greenview Regional Partnership Steering Committee

Terms of Reference as presented.

CARRIED

APPOINTMENT – GREENVIEW REGIONAL STEERING COMMITTEE

MOTION: 14.03.141. Moved by: COUNCILLOR ROXIE RUTT

That Council appoint Reeve Gervais, Councillor Burton and Councillor Hay to the

Greenview Regional Partnership Steering Committee.

CARRIED

8.10 GRAIN TRANSPORTATION

MEETING – MINISTER OLSON RE: GRAIN TRANSPORTATION

MOTION: 14.03.142. Moved by: COUNCILLOR DALE SMITH

That Council retroactively authorize any member of Council to attend the March 7th, 2014 meeting with Minister Olson regarding grain transportation being held at

the Ol Timer's Cabin.

CARRIED

8.11 GRANDE CACHE DOCTOR RECRUITMENT & RETENTION

GRANDE CACHE
DOCTOR
RECRUITMENT AND
RETENTION
MEETINGS

MOTION: 14.03.143. Moved by: COUNCILLOR BILL SMITH

That Council approve the attendance of Councillor Delorme to meetings of the

Grande Cache Doctor Recruitment and Retention Meetings.

Councillor Roxie Rutt vacated the meeting at 11:37 a.m.

CARRIED

Councillor Roxie Rutt re-entered the meeting at 11:39 a.m.

Councillor Bill Smith vacated the meeting at 11:39 a.m.

Councillor Bill Smith re-entered the meeting at 11:40 a.m.

BYLAW 14-719 THIRD READING

MOTION: 14.03.144. Moved by: COUNCILLOR ROXIE RUTT

That Council give Third Reading to Bylaw No. 14-719, Clarke re-designating the lands from Agricultural (A) District to Country Residential Two (CR2) District within the SW

29-70-24-W5M.

CARRIED

Deputy Reeve Burton called for recess at 11:55 a.m.

Deputy Reeve Burton reconvened the meeting at 1:01 p.m.

8.12 CAO'S REPORT

CAO'S REPORT

MOTION: 14.03.145. Moved by: COUNCILLOR DAVE HAY That Council receive the CAO's Report as information.

CARRIED

Councillor Bill Smith vacated the meeting at 1:10 p.m.

Councillor Bill Smith re-entered the meeting at 1:12 p.m.

Councillor Bill Smith vacated the meeting at 1:29 p.m.

Councillor Bill Smith re-entered the meeting at 1:31 p.m.

Councillor Les Urness vacated the meeting at 1:36 p.m.

Councillor Les Urness re-entered the meeting at 1:43 p.m.

8.13 BUDGET

2014 OPERATIONAL & CAPITAL BUDGET

MOTION: 14.03.146. Moved by: COUNCILLOR DALE SMITH

That Council approve the 2014 Operational and Capital Budget as presented.

CARRIED

#9 COUNCILLORS BUSINESS & REPORTS

9.0 COUNCILLORS BUSINESS & REPORTS

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

COUNCILLOR BILL SMITH

Attended the Agricultural Service Board Meeting

Attended the Community Futures Meeting

Attended the RMRF Law Seminar

Attended the Wapiti Corridor Management Plan

Attended Bear smart

Attended the Ag Meeting - RE: CN with MLA's & Minister Chris Warkentin

Attended the Special Budget Meeting

COUNCILLOR GEORGE DELORME

Attended the Elders Council

Attended the Special Budget Meeting

COUNCILLOR ROXIE RUTT

Attended the Crooked Creek Recreation Board Meeting

Attended the RMRF Law Seminar

Attended the Special Budget Meeting

COUNCILLOR LES URNESS

Attended the Special Budget Meeting

COUNCILLOR DALE SMITH

Attended the Agricultural Service Board Meeting

Attended the Annual Smoky Applied Research & Demonstration Assoc. Meeting

Attended the Special Budget Meeting

COUNCILLOR DAVE HAY:

Attended the Greenview Regional Partnership Meeting

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MIGHTY PEACE WATERSHED PARTNERSHIP

MOTION: 14.03.147. Moved by: COUNCILLOR DAVE HAY

That Council attend the Mighty Peace Watershed Partnership Alliance Meeting in

ALLIANCE MEETING Slave Lake.

CARRIED

GENERAL MTG -ARCHIVES SOCIETY

MOTION: 14.03.148. Moved by: COUNCILLOR ROXIE RUTT

That Council allow Deputy Reeve Tom Burton to attend the General Meeting of the

Archives Society.

CARRIED

COUNCILLOR TOM BURTON

Attended the Audit Committee

Attended the Greenview Regional Partnership Meeting

Attended the RMRF Law Seminar Attended the Throne Speech

Attended the Meeting with Minister Olsen, Drysdale and MLA McDonald

Attended the Special Budget Meeting

PROVINCIAL LIBRARY BOARD CONFERENCE

MOTION: 14.03.149. Moved by: COUNCILLOR DAVE HAY

That any Council Member attend the Provincial Library Board Conference.

CARRIED

#10

CORRESPONDENCE

10.0 CORRESPONDENCE:

CORRESPONDENCE LISTING

MOTION: 14.03.150. Moved by: COUNCILLOR DAVE HAY That Council accept the correspondence listing as presented.

CARRIED

11 IN CAMERA 11.0 IN CAMERA CONFIDENTIAL ITEMS

IN CAMERA - LEGAL

MOTION: 14.03.151. Moved by: COUNCILLOR LES URNESS

That, in compliance with Section 197(2) of the Municipal Government Act, this

meeting goes in camera at 2:16 p.m.

CARRIED

11.1 LEGAL

11.2 LEGAL

OUT OF CAMERA

MOTION: 14.03.152. Moved by: COUNCILLOR DALE SMITH

That, in compliance with Section 197(2) of the Municipal Government Act, this

meeting come out of camera at 3:06 p.m.

CARRIED

#12 ADJOURNMENT

12.0 ADJOURNMENT

MOTION: 14.03.153. Moved by: COUNCILLOR ROXIE RUTT

That this meeting adjourn at 3:07 p.m.

CARRIED

CHIEF ADMINISTRATIVE OFFICER REEVE



Request for Decision

4806 – 36 Avenue, Box 1079, Valleyview AB TOH 3NO T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: **Encana Presentation**

REVIEWED AND APPROVED FOR SUBMISSION SUBMISSION TO: Regular Council Meeting

MEETING DATE: March 25, 2014 ACAO: INT DM MANAGER:

DEPARTMENT: Corporate Services GM: DM PRESENTER: DM

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

STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council accept for information the presentation made by Encana.

BACKGROUND / PROPOSAL:

Encana contacted Greenview with a request to give a presentation to Council in regards to their Operations and Development in the Greenview area.

OPTIONS - BENEFITS / DISADVANTAGES:

Encana is providing a presentation to the Town of Valleyview and Fox Creek as well, in an effort to keep all levels of local government informed.

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

Email Attachment

From: McAulay, Darci-Jane <Darci-Jane.McAulay@encana.com>

Sent: Wednesday, March 19, 2014 4:25 PM

To: Teresa Marin
Cc: Sutherland, Mark
Subject: Encana meeting

Hi Teresa,

Thanks for setting up our meeting with the MD next week. We look forward to the time together. In attendance will be Tyson Pylypiw our Senior Manager of Stakeholder Relations and Road and Lease Construction, John Remmer Water Manager, Mark Sutherland Community Relations Advisor and me Darci-Jane McAulay Manager of Community Relations

We are still in the process of developing our presentation, and can bring it on a USB. Our outline for our presentation is below:



Outline

- Introductions
- Encana overview
- Duvernay development
- Commitment to:
 - Environment
 - Health and Safety
 - Community



2

Darci-Jane McAulay Group Lead, Community Relations 403-645-4611

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http://www.encana.com



Request for Decision

4806 – 36 Avenue, Box 1079, Valleyview AB TOH 3NO T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608 www.mdgreenview.ab.ca

SUBJECT: Bylaw No.13-711

Regular Council **SUBMISSION TO:** REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: Tuesday, March-25-2014 CAO: DM MANAGER: SAR **DEPARTMENT:** Infrastructure & Planning GM/CFO: GC PREPARER:

A13-011/ NE-13-70-23-W5 FILE NO./LEGAL: LEGAL/ POLICY REVIEW:

FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council give Second Reading to Bylaw No. 13-711, re-designating the lands within the NE-13-70-23-W5 from Agricultural to Country Residential One.

MOTION: That Council give Third Reading to Bylaw No. 13-711, re-designating the lands within the NE-13-70-23-W5 from Agricultural to Country Residential One.

BACKGROUND / PROPOSAL:

To re-designate 39.91 Acres from Agriculture (A) to Country Residential One (CR-1).

APPLICATION OVERVIEW:

Applicant	Maurice & Judith Huet
Property Owner	Maurice & Judith Huet
Existing Parcel Size	39.91 ac +/- or 17.01 ha +/-
Purpose of Re-designation	To create three (3) CR-1 lots for residential use
Ward	3 - Valleyview
Rural Area	Valleyview

Applicable Policy and Regulations:

Intermunicipal Development Plan:	N/A
Municipal Development Plan:	Section 4.2 Country Residental
Area Structure Plan:	N/A
Land Use Bylaw:	Country Residential One (CR-1)
Policy and Procedures:	First Reading has been given and a Public Hearing scheduled for March 25, 2014.

Location & Geography:

Closest Urban Center & Proximity: 4.3 km / 2.8 miles East to: Valleyview	Closest Urban Center & Proximity:	4.3 km / 2.8 miles East to: Valleyview
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Situated within 800 meters of HWY: 43	✓ Yes No
Situated within Growth Centre:	□ Yes No
Situated in Urban Referral/Fringe Area	□ Yes • No
Land Use and Development:	
Predominant Land Use on Property:	Agricultural
Predominant Development on Property:	Single Family Dwelling
Oil and Gas Facilities on Property/Adjacent:	N/A
Surrounding Land Uses:	Residential and Industrial
Proximity to Utilities:	Adjacent to: East Smoky Gas Pipeline
Physical and Natural Features: Water bodies and Wetlands on Property:	N/A
Topographical Constraints on Property:	Mixed
Soil Characteristics:	Clay
Vegetation and Drainage:	Cleared and Mixed Forest
Potential for Flooding:	No potential for flooding noted during site visit.
Planning & Development History:	
Prior LUB/SD/DP Applications:	D98-114 Residence and Garage D06-257 Addition and Garage D13-083 Residential Accessory Building
Certificate of Title:	032 293 140
Encumbrances on Title Affecting Application:	East Smoky Gas Co-op: Right-of-Way;
Servicing & Improvements Proposed:	
Water Services:	Cistern Existing Proposed
Sewer Services:	Holding Tank Existing Proposed
Storm water/Drainage Improvements:	N/A
Solid Waste Disposal:	N/A
Approach/Road Access	RGE RD 230 Existing, to one lot only
Suitability Assessment:	
Land Suitable for Intended Use	Yes No

Compatible with Surrounding Land Uses	>	Yes	No
Appropriate Legal and Physical Access	>	Yes	No
Complies with IDP/MDP/ASP/LUB Requirements	>	Yes 🗆	No

Key Dates, Communications & Other Information:

Application Submitted:	September 13, 2013
Application Circulated:	September 17, 2013
Supportive Information Requested/Submitted:	
Application Revised from Submission:	☐ Yes ☑ No
	East Smoky Gas Co-op, September 17, 2013: No concerns. M.D Public Works, September 20, 2013:
	Approach to Lot 2 is in place and meets MD standards. Lots 1 & 3 have no access and require approaches with min 500 mm x 14 meter CSP culvert. Road widening is required on RGE RD 230. There are no drainage concerns.
Referral Comments:	ATCO Gas, September 20, 2013: The Engineering and Design Department of ATCO Gas has reviewed the above named plan and this project is not in ATCO Gas franchise area and we do not have any pipelines in the area.
	Alberta Transportation, November 7, 2013: Alberta Transportation has no particular concerns with the Land Use Amendment. However, the proposed subdivision may be impacted by Highway 43 and 49 Alberta Transportation Realignment Functional Planning Study currently underway. This study is not expected to be finalized in the near future.
	Comment on Land Use Amendment should not be construed as the Department granting variance to the requirements of Section 14 of the Subdivision and Development Regulation. The Department will comment further when we receive the complete subdivision application referral from the Municipality.
Objections Received and Addressed:	Yes No objections received.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

OPTION ONE: (This motion indicates support)	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No 13-711. redesignating the land within NE 13-70-23-W5M . That Council give third reading to Bylaw No. 13-711 redesignating the land within NE 13-70-23-W5M .
OPTION TWO: (This motion indicates additional information required to render a decision on the application)	That the Council defer Bylaw No. 13-711 re-designating the lands within the NE 13-70-23-W5M .
OPTION THREE: (This motion indicates the application is not deemed suitable)	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No. 13-711 redesignating the land within NE 13-70-23-W5M (Recommend Refusal) That Council give third reading to Bylaw No. 13-711 redesignating the land within NE 13-70-23-W5M . (Recommend Refusal)

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- Bylaw No. 13-711 and Schedule "A" (Proposed Amendment Map)
- Land Use Amendment Application
- Ownership/Location Map
- **Referral Comments**



BYLAW NO. 13-711 of the Municipal District of Greenview No. 16

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

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

1. That Map No. 224 in the Land Use Bylaw, being Bylaw No. 03-396, be added to reclassify the following area:

A Portion of

the Northeast quarter of Section Thirteen(13) Within Township Seventy (70)

Range Twenty-three (23), West of the Fifth Meridian (W5M) Is reclassified from Agriculture "A" District to Country Residential One "CR-1" District, As identified on Schedule "A" attached.

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

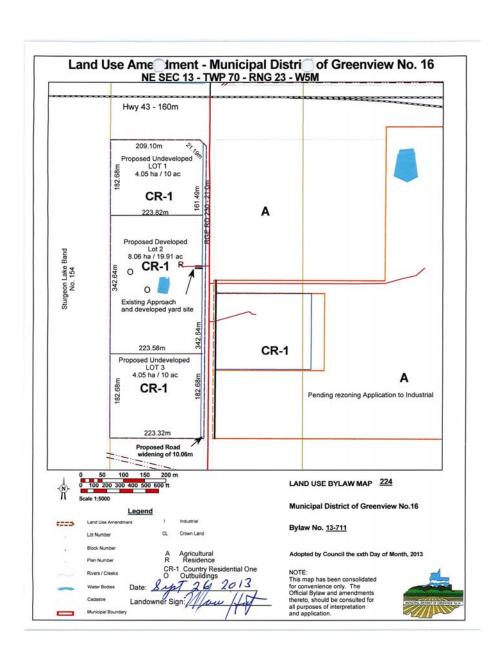
Read a first time this	_ day of	, A.D.,	
Read a second time this	day of	, A.D.,	
Read a third time and finally passed this _	day of	, A.D.,	
	REEVE		-
	CHIEF ADM	INISTRATIVE OFFICER	-

SCHEDULE "A"

To Bylaw No. 13-711 MUNICIPAL DISTRICT OF GREENVIEW NO. 16 A Portion of

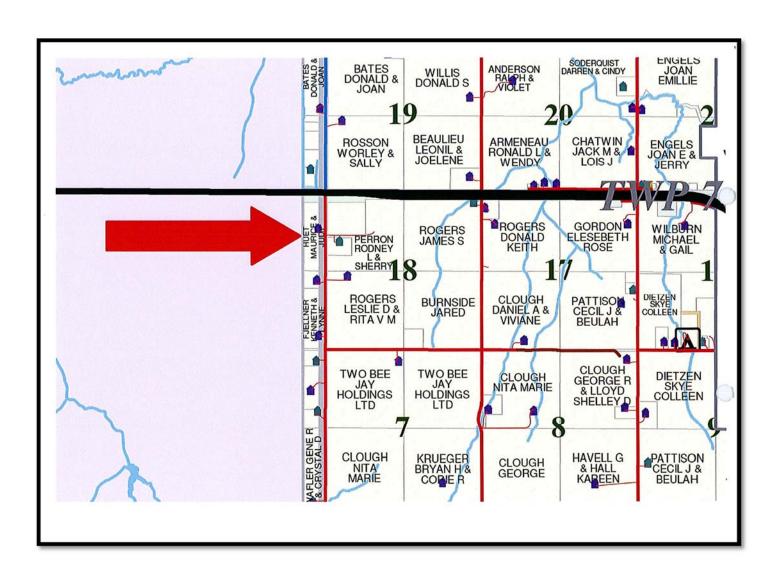
the Northeast quarter of Section Thirteen(13)
Within Township Seventy (70)

Range Twenty-three (23), West of the Fifth Meridian (W5M)
Is reclassified from Agriculture "A" District to Country Residential One "CR-1" District,
As identified below:



Land Use Amendment Application

P.O. Box 1079, 4806 - 36 th Aven	of Greenview No. 16 ue, Valleyview, Alberta TOH 3N0 0 Fax: (780) 524-4307 RECEIPT NO. C117205 ROLL NO. 38389
NAME OF APPLICANT(S) MAURICE JUDITH HUET ADDRESS SOX 1112 VALLEYVIEW AB	Complete if Different from Applicant NAME OF REGISTERED LANDOWNER(S) ADDRESS
POSTAL CODE TELEPHONE (Res.) 10H-3NO 1805243491 780524 6788	POSTAL CODE TELEPHONE (Res.) (Bus.)
Legal description of the land affected by the proposed a	mendment
OTR/LS. SEC TWP. RG. SM. N.E. 13 70 23 5 20	OR REGISTRATION PLAN NO. BLOCK LOT
Land Use Classification for Amendment Proposed:	COUNTRY RESIDENTIAL ONE
FROM: FARM AGRICULTURE	TO: RESIDENTIAL DISTRICT
	11631UENITTE DILINGE
Reasons Supporting Proposed Amendment:	NTO THEFF LOTS
To SUBDIVIDE 1	ON: SOME TREES Soil: CLAY
Physical Characteristics: Describe Topography: Water Services:	
Physical Characteristics: Describe Topography: Vegetation	on: SOME TREES Soil: CLAY Proposed Water Source:
Physical Characteristics: Describe Topography: Water Services: Existing Source: CISTERN	on: SOME TREES Soil: CLAY
Physical Characteristics: Describe Topography: Water Services: Existing Source: Cisler N Sewage Services:	on: SOME TREES Soil: CLAY Proposed Water Source:
Physical Characteristics: Describe Topography: Water Services: Existing Source: CISTERN Sewage Services: Existing Disposal: Approach(s) Information: Existing: X Approach(s) Information: Existing: Approach(s) Information: Existing: Approach(s) Information:	Proposed Disposal: Proposed: Soil: CLAY Proposed Water Source:
Physical Characteristics: Describe Topography: Water Services: Existing Source: Cistern Sewage Services: Existing Disposal: Approach(s) Information: Existing: X Approach(s) Information: Existing: Approach(s) Information: Approach(s) Informati	Proposed Water Source: Proposed Disposal: Proposed: Oo. Ant(s) Marris Hat Truly Hat



Referral Comments East Smoky Gas Co-op



10-06 16:29 EASTSMOKYGASCOOP

1780957254 >> ___ 780 524-4307

P 1/1



M.D. OF GREENVIEW NO. 16

Box 1079 4806 36th Ave, Valleyview, AB T0H 3N0 Tel: (780) 524-7600, Fax: (780) 524-4307

NOTICE TO REFERRAL AGENCIES

Faxed:

September 17, 2013

File No.:

A13-011

Legal Description:

NE-13-70-23-W5

Applicant:

HUET MAURICE & JUDITH

PROPOSED LAND USE AMENDMENT: Agriculture - A to Country Residential One - CR1

Please provide your comments on the PROPOSED LAND USE AMENDMENT AND SUBSEQUENT SUBDIVISION in the space provided below or attach any additional comments on a separate sheet. If you have any questions regarding the attached, please contact our office. Deadline for your written comments: NOON, October 8, 2013 Insofar as your agency is concerned. See Sketch attached.

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

If you have any questions regarding the attached, please contact Sally Ann Rosson, Development Officer, at the number provided below.

COMMENTS:

No agricas

NAME (PLEASE PRINT)

SIGNATURE

Please check box for corresponding referral agency

Circulated to:

- ☐ Alberta Culture Rebecca Traquair Fax: Emall: hlstorical.lup@gov.ab.ca
- Alberta Environment and Sustainable Resources Development Dale Smith Fax: (780) 524-4316 Email: dale.smith@gov.ab.ca
- ☐ Alberta Municipal Affairs Safety Services Tony Winia Fax: (780) 833-4326 Email: Tony.winia@gov.ab.ca
- ☐ Alberta Transportation Gerry Benoit Fax: Email: Gerry.Benoit@gov.ab.ca
- ☐ ATCO Electric Roger Boyd Fax: 780-524-2789 Email; roger.boyd@atcoelectric.com
- □ ATCO Gas Vallerie Moldowan Fax: (780) 420-5649 Email: vallerie.moldowan@atcogas.com
- 🔞 East Smoky 🖟 as Co-op Bill Harder Fax: (780) 957-2544 Emaíl: bill@esgas.ca
- M.D. Engineering Services Grant Gyurkovits and Roy Lidgren Fax: Email: grant.gyurkovits@mdgreenview.ab.ca; Roy.lidgren@mdgreenview.ab.ca
- M.D. Road Manager Norm Patterson Fax: (780) 524-5237 Emall: Norm.Patterson@mdgreenview.ab.ca
- ☐ Telus Communications Inc, Barry Erhardt Fax: 780-538-8632 Email: œll: 780-962-7129

M.D. OF GREENVIEW NO. 16
Box 1079 4806 36th Ave, Valleyview, AB TOH 3N0 Tel: (780) 524-7600, Fax: (780) 524-4307

Referral Comments M.D Public Works

	M.D. OF GREENVIEW NO. 16 Box 1079 4806 36th Ave, Valleyview, AB TOH 3NO Tel: (780) 524-7600, Fax: (780) 524-4307
	PUBLIC WORKS REFERRAL
File No.:	A13-011
Applicant:	HUET MAURICE & JUDITH
Legal Description:	NE-13-70-23-W5
☐ Approach to Propo	osal Exists Ves No
Comments: API	PROACH TO LOT 2 1 15 IN PLACE AND
Meets &	STANDARD
□ Approach to Balance	ce Exists 「Yes FNo
	TS I AND 3 HAVE NO ACCOSS FACH
Would Rel	QUIRE APPROACHES WITH MIN SOOMM X14 MOTION COLL
	quired FYes F No n TOWNSHIP ROAD and/or RANGE ROAD
☐ Drainage Concerns	s: No
Other:	
_	
FINAL COMMENTS PR	IOR TO ENDORSING PLAN:
7	
Reviewed By:	1
////	Sant 20 2012
Public Works Represent	tative Signature Date
Mutt	tative Signature Date

Referral Comments ATCO Gas

780 420 7364

ATCO GAS



Sept 24/13
Entered into
Munisight.

September 20, 2013

Outside File #: ATCO Gas File # A13-011 2920:13-7023

M.D. of Greenview No. 16 Box 1079, 4806 - 36 Avenue Valleyview, Alberta TOH 3NO

Fax Number#: 780-524-4307

Dear: Sír / Madam,

RE: Proposed Subdivision - NE 13-70-23 W5M

The comments contained in this response deal only in relation to ATCO Gas as a utility provider and/or an occupant of municipal rights of way. These comments do not apply if ATCO Gas and Pipelines Ltd. own any lands affected by this proposal.

The Engineering Design Department of ATCO Gas has reviewed the above named plan and this project is not in ATCO Gas' franchise area and we do not have any pipelines in the area.

If you have any questions or concerns, please contact me at 780-508-4880.

Yours truly,

ATCO Gas, a division of ATCO Gas and Pipelines Ltd.

Dye zi

Dylan Nissen, E.I.T District Engineering (North)

Q:\Data\Land\Replots\2013 Districts\7302\A13-011.doc

Referral Comments Alberta Transportation



MUNICIPAL DISTRICT OF GREENVIEW No. 16 RECEIVED Nov. 8 -Entered in Mun. Signt

NOV 1 4 2013

Room 1401, 10320 - 99 St Grande Prairie, AB T8V 6J4 Phone: (780) 538-5310 Fax: (780) 538-5384

VALLEYVIEW

Our Ref: 70-23-5

November 7, 2013

Municipal District of Greenview No. 16 Box 1079, 4806 36 Ave Valleyview, Alberta T0H 3N0

Proposed Land Use Amendment Agriculture to Country Residential (A to CR1) and Subsequent Subdivision within the NE 13-70-23-W5M Highway 43 Maurice & Judith Huet File: A13-011

Thank you for referring the proposed land use amendment to Alberta Transportation for review and comment.

Alberta Transportation has no particular concerns with the Land Use Amendment. However the proposed subdivision may be impacted by Highway 43 and 49 Alberta Transportation Realignment Functional Planning Study currently underway. This study is not expected to be finalized in the near future.

Comment on land use amendment should not be construed as the department granting variance to the requirements of Section 14 of the Subdivision and Development Regulation. The department will comment further when we receive a complete subdivision application referral from the municipality.

Should you have any questions and wish to discuss the planning study and the impact it may have on this property please contact Danny Jung, Infrastructure Manager in our Peace River office at (780) 624-6280.

Yours truly,

Gerry Benoit

Development and Planning Technologist

Peter Ngo, Roadside Planning Engineer – Regional Services Division Edmonton Danny Jung, Infrastructure Manager – Alberta Transportation Peace River



Request for Decision

4806 – 36 Avenue, Box 1079, Valleyview AB TOH 3NO T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: Bylaw No.13-714

Regular Council SUBMISSION TO: REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: Tuesday, March-25-2014 CAO: DM MANAGER: SAR **DEPARTMENT:** Infrastructure & Planning GM/CFO: GC PREPARER:

A12-011/ NW-26-71-26-W5 FILE NO./LEGAL: LEGAL/ POLICY REVIEW: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council give Second Reading to Bylaw No. 13-714, for Cauchie re-designating the lands to Rural Commercial District within the NW 26-71-26-W5.

MOTION: That Council give Third Reading to Bylaw No. 13-714, for Cauchie re-designating the lands Rural Commercial District within the NW 26-71-26-W5.

BACKGROUND / PROPOSAL:

To re-designate 36.46 hectares/89.00 acres from Agriculture (A) to Rural Commercial (RC).

APPLICATION OVERVIEW:

Applicant	Florence & Rennie Cauchie
Property Owner	Florence Cauchie
Existing Parcel Size	36.46 hectares/ 89.00 acres
Purpose of Re-designation	To re-designate the remainder of the quarter to rural commercial
Ward	7 - Crooked Creek
Rural Area	Crooked Creek

Key Dates, Communications & Other Information:

Application Submitted:	December 4 2013
Application Circulated:	January 30 2014
Supportive Information Requested/Submitted:	
Application Revised from Submission:	▼ Yes No
Referral & Adjacent Landowner	East Smoky Gas Co-op, June 20, 2013: No Objections.
Comments:	ATCO Electric, July 12, 2013: No Objections.
	Alberta Transportation, July 16, 2013: Alberta Transportation has no
	particular concerns with the Land Use Amendment. However, a
	Roadside Development Application should be submitted for
	development within the proposed lot. A Traffic Impact Assessment (TIA)
	may be required for review and acceptance by the department. The TIA

and any required improvements to the highway infrastructure to accommodate development on lands proposed to be rezoned shall be completed at no cost to the department. The below are attached, under ATTACHMENTS: Colleen & Kevin Karockai Len and Tracey Burns Darwin Clegg Tommy Loewen Environment and Sustainable Resource Development Objections Received and Addressed: V		
Applicable Policy and Regulations: Intermunicipal Development Plan: Municipal Development Plan: Area Structure Plan: Area Structure Plan: Area Structure Plan: Area Structure Plan: Intermunicipal Development Plan: Area Structure Plan: N/A Land Use Bylaw: Rural Commercial (RC) First Reading has been given and a Public Hearing scheduled for March 25, 2014. DISCUSSION: Location & Geography: Closest Urban Center & Proximity: Closest Urban Center & Proximity: Situated within 800 meters of HWY: Yes No HWY 43 Situated in Urban Referral/Fringe Area Yes No Land Use and Development: Predominant Land Use on Property: Agricultural Agricultural Agricultural Service Store Proximity to Utilities: Commercial; Crooked Creek Store Proximity to Utilities: Materbodies and Wetlands on Property: Creek	Continued,	accommodate development on lands proposed to be rezoned shall be completed at no cost to the department. The below are attached, under ATTACHMENTS: Colleen & Kevin Karockai Len and Tracey Burns Darwin Clegg Tommy Loewen
Intermunicipal Development Plan: Municipal Development Plan: Area Structure Plan: Land Use Bylaw: Policy and Procedures: N/A Closest Urban Center & Proximity: Closest Urban Center & Proximity: Situated within 800 meters of HWY: Predominant Land Use on Property: Predominant Development on Property: Oil and Gas Facilities on Property/Adjacent: Proximity to Utilities: Commerical; Crooked Creek Store Proximity to Utilities: M/A Situated NA Section 6.3 Commerical Development Rural Commerical (RC) First Reading has been given and a Public Hearing scheduled for March 25, 2014. Situated Reading has been given and a Public Hearing scheduled for March 25, 2014. Situated Narch 25, 2014. Situated Within 800 meters of HWY: Pres No HWY 43 Situated in Urban Referral/Fringe Area Agricultural Agricultural use with site constraints of a reclaimed Landfill that would affect any future residential development. N/A Surrounding Land Uses: Commerical; Crooked Creek Store Proximity to Utilities: Adjacent to: MD Greenview's Water Fill Station Physical and Natural Features: Waterbodies and Wetlands on Property: Creek	Objections Received and Addressed:	Yes No. Two adjacent landowners objections received and included in package.
Intermunicipal Development Plan: Municipal Development Plan: Area Structure Plan: Land Use Bylaw: Policy and Procedures: N/A Closest Urban Center & Proximity: Closest Urban Center & Proximity: Situated within 800 meters of HWY: Predominant Land Use on Property: Predominant Development on Property: Oil and Gas Facilities on Property/Adjacent: Proximity to Utilities: Commerical; Crooked Creek Store Proximity to Utilities: M/A Situated NA Section 6.3 Commerical Development Rural Commerical (RC) First Reading has been given and a Public Hearing scheduled for March 25, 2014. Situated Reading has been given and a Public Hearing scheduled for March 25, 2014. Situated Narch 25, 2014. Situated Within 800 meters of HWY: Pres No HWY 43 Situated in Urban Referral/Fringe Area Agricultural Agricultural use with site constraints of a reclaimed Landfill that would affect any future residential development. N/A Surrounding Land Uses: Commerical; Crooked Creek Store Proximity to Utilities: Adjacent to: MD Greenview's Water Fill Station Physical and Natural Features: Waterbodies and Wetlands on Property: Creek	Applicable Policy and Regulations:	
Municipal Development Plan: Area Structure Plan: Land Use Bylaw: Policy and Procedures: DISCUSSION: Closest Urban Center & Proximity: Situated within 800 meters of HWY: Predominant Land Use and Development: Predominant Land Use on Property: Agricultural Predominant Development on Property: Oil and Gas Facilities on Property/Adjacent: Oil and Gas Facilities: Proximity Loutilities: Commerical; Crooked Creek Store Proximity to Utilities: Adjacent to: MD Greenview's Water Fill Station Physical and Natural Features: Waterbodies and Wetlands on Property: Creek		N/A
Area Structure Plan: Land Use Bylaw: Policy and Procedures: First Reading has been given and a Public Hearing scheduled for March 25, 2014.	·	· ·
Land Use Bylaw: Policy and Procedures: Rural Commercial (RC) First Reading has been given and a Public Hearing scheduled for March 25, 2014. DISCUSSION: Location & Geography: Closest Urban Center & Proximity: Situated within 800 meters of HWY: First Reading has been given and a Public Hearing scheduled for March 25, 2014. 2.6 km / 1.7 miles North of: Ridgevalley No HWY 43 Situated in Urban Referral/Fringe Area Predominant Land Use and Development: Predominant Land Use on Property: Agricultural Agricultural use with site constraints of a reclaimed Landfill that would affect any future residential development. Oil and Gas Facilities on Property/Adjacent: N/A Surrounding Land Uses: Commerical; Crooked Creek Store Proximity to Utilities: Adjacent to: MD Greenview's Water Fill Station Physical and Natural Features: Waterbodies and Wetlands on Property: Creek		·
First Reading has been given and a Public Hearing scheduled for March 25, 2014. DISCUSSION: Location & Geography: Closest Urban Center & Proximity: Situated within 800 meters of HWY: Situated in Urban Referral/Fringe Area Predominant Land Use on Property: Predominant Development on Property: Agricultural use with site constraints of a reclaimed Landfill that would affect any future residential development. Oil and Gas Facilities on Property/Adjacent: N/A Surrounding Land Uses: Proximity to Utilities: Adjacent to: MD Greenview's Water Fill Station Physical and Natural Features: Waterbodies and Wetlands on Property: Creek	Land Use Bylaw:	
Location & Geography: Closest Urban Center & Proximity: Situated within 800 meters of HWY: Yes No HWY 43 Situated in Urban Referral/Fringe Area Yes No Land Use and Development: Predominant Land Use on Property: Agricultural Predominant Development on Property: Agricultural use with site constraints of a reclaimed Landfill that would affect any future residential development. Oil and Gas Facilities on Property/Adjacent: N/A Surrounding Land Uses: Proximity to Utilities: Commerical; Crooked Creek Store Proximity to Utilities: Adjacent to: MD Greenview's Water Fill Station Physical and Natural Features: Waterbodies and Wetlands on Property: Creek	-	
Situated within 800 meters of HWY: Yes No HWY 43 Situated in Urban Referral/Fringe Area Yes No Land Use and Development: Predominant Land Use on Property: Predominant Development on Property: Agricultural Agricultural use with site constraints of a reclaimed Landfill that would affect any future residential development. Oil and Gas Facilities on Property/Adjacent: N/A Surrounding Land Uses: Proximity to Utilities: Commerical; Crooked Creek Store Proximity to Utilities: Adjacent to: MD Greenview's Water Fill Station Physical and Natural Features: Waterbodies and Wetlands on Property: Creek		2.6 km / 1.7 miles North of: Ridgevalley
Situated in Urban Referral/Fringe Area Predominant Land Use on Property: Predominant Development on Property: Agricultural Predominant Development on Property: Oil and Gas Facilities on Property/Adjacent: Surrounding Land Uses: Proximity to Utilities: Commerical; Crooked Creek Store Proximity to Utilities: Adjacent to: MD Greenview's Water Fill Station Physical and Natural Features: Waterbodies and Wetlands on Property: Creek		
Land Use and Development: Predominant Land Use on Property: Agricultural Predominant Development on Property: Agricultural use with site constraints of a reclaimed Landfill that would affect any future residential development. Oil and Gas Facilities on Property/Adjacent: N/A Surrounding Land Uses: Commerical; Crooked Creek Store Proximity to Utilities: Adjacent to: MD Greenview's Water Fill Station Physical and Natural Features: Waterbodies and Wetlands on Property: Creek	Situated within 800 meters of HWY:	Yes No HWY 43
Predominant Land Use on Property: Predominant Development on Property: Oil and Gas Facilities on Property/Adjacent: Surrounding Land Uses: Proximity to Utilities: Commerical; Crooked Creek Store Proximity to Utilities: Agricultural use with site constraints of a reclaimed Landfill that would affect any future residential development. N/A Surrounding Land Uses: Commerical; Crooked Creek Store Proximity to Utilities: Adjacent to: MD Greenview's Water Fill Station Physical and Natural Features: Waterbodies and Wetlands on Property: Creek	Situated in Urban Referral/Fringe Area	Yes No
Predominant Development on Property: Agricultural use with site constraints of a reclaimed Landfill that would affect any future residential development. Oil and Gas Facilities on Property/Adjacent: N/A Surrounding Land Uses: Commerical; Crooked Creek Store Proximity to Utilities: Adjacent to: MD Greenview's Water Fill Station Physical and Natural Features: Waterbodies and Wetlands on Property: Creek	Land Use and Development:	
Oil and Gas Facilities on Property/Adjacent: N/A Surrounding Land Uses: Proximity to Utilities: Commerical; Crooked Creek Store Adjacent to: MD Greenview's Water Fill Station Physical and Natural Features: Waterbodies and Wetlands on Property: Creek	Predominant Land Use on Property:	Agricultural
Surrounding Land Uses: Proximity to Utilities: Adjacent to: MD Greenview's Water Fill Station Physical and Natural Features: Waterbodies and Wetlands on Property: Creek	Predominant Development on Property:	
Proximity to Utilities: Adjacent to: MD Greenview's Water Fill Station Physical and Natural Features: Waterbodies and Wetlands on Property: Creek	Oil and Gas Facilities on Property/Adjacent:	N/A
Physical and Natural Features: Waterbodies and Wetlands on Property: Creek	Surrounding Land Uses:	Commerical; Crooked Creek Store
Waterbodies and Wetlands on Property: Creek	Proximity to Utilities:	Adjacent to: MD Greenview's Water Fill Station
Waterbodies and Wetlands on Property: Creek	Physical and Natural Features	
		Creek
	Topographical Constraints on Property:	Flat

Soil Characteristics:	Grey Wooded
Vegetation and Drainage:	Cropped and Tree stands
Potential for Flooding:	No potential for flooding.

Planning & Development History:

Prior LUB/SD/DP Applications:	N/A
Certificate of Title:	122 344 809 +1
	East Smoky Gas Co-op: Right-of-Way; Paul Roger & Shirley Ann Roy; Right-of-Way Alberta Power Limited: Right-of-Way; ATCO Electric: Right-of-Way; MD of Greenview; Development Agreement

Servicing & Improvements Proposed:

and the state of t				
Water Services:	None			
Sewer Services:	None			
Stormwater/Drainage Improvements:	N/A			
Solid Waste Disposal:	N/A			
Approach/Road Access	HWY 43 Existing Proposed RGE RD 262 Existing Proposed			

Suitability Assessment:

Land Suitable for Intended Use	>	Yes	No
Compatible with Surrounding Land Uses	>	Yes	No
Appropriate Legal and Physical Access	~	Yes	No
Complies with IDP/MDP/ASP/LUB Requirements	>	Yes	No

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- Bylaw No. 13-714 and Schedule "A" (Proposed Amendment Map)
- Land Use Amendment Application
- Ownership/Location Map
- Concept Plan
- Adjacent Land Owner Comments x 4
- Environment and Sustainable Resource Development Comments



BYLAW NO. 13-714 of the Municipal District of Greenview No. 16

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

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

That Map No. 35 in the Land Use Bylaw, being Bylaw No. 03-396, be added to reclassify the following area:

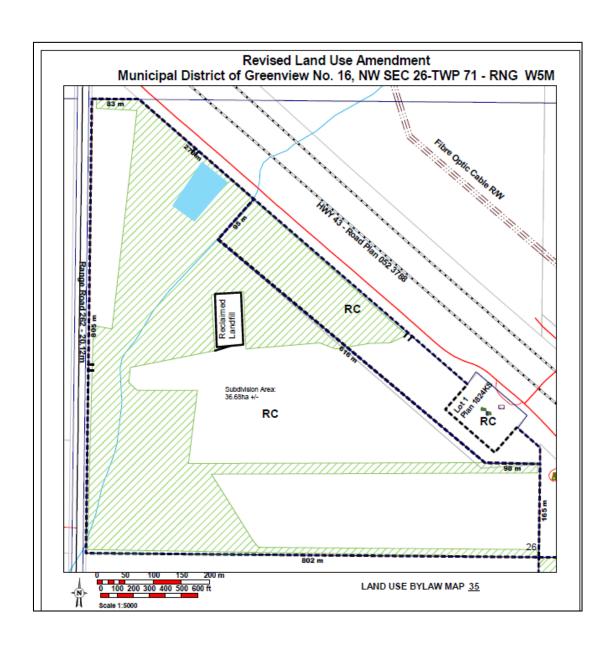
A Portion of
the Northwest quarter of Section Twenty-six (26)
Within Township Seventy-one (71)
Range Twenty-six (26), West of the Fifth Meridian (W5)
Is reclassified from Agriculture "A" to Rural Commercial "RC",
As identified on Schedule "A" attached.

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

Read a first time this	_ day of	, A.D.,	
Read a second time this	day of	, A.D.,	
Read a third time and finally passed this _	day of	, A.D.,	<u> </u>
	REEVE		
	 CHIEF AD	OMINISTRATIVE OFFICER	

SCHEDULE "A"

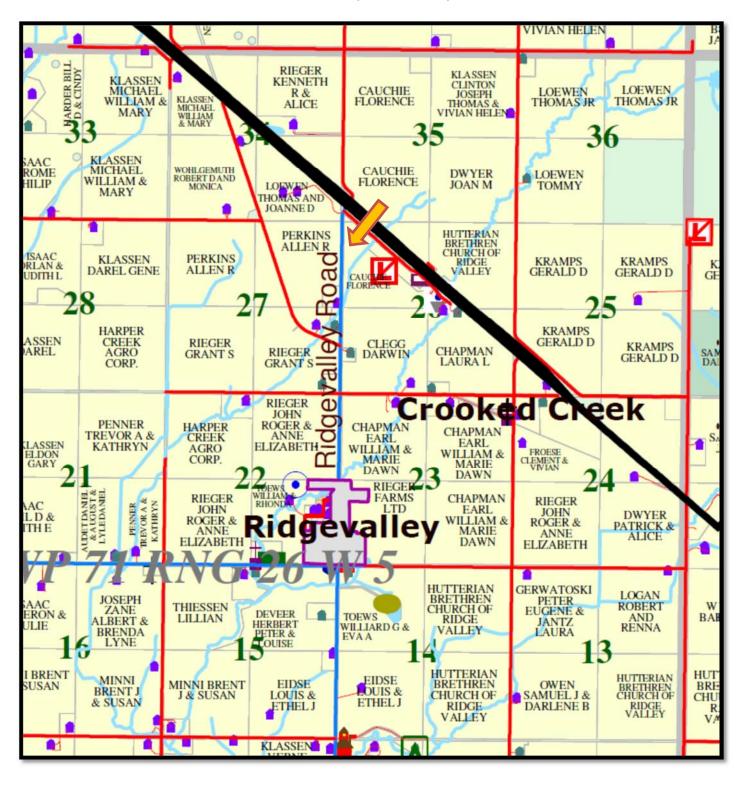
To Bylaw No. 13-714 MUNICIPAL DISTRICT OF GREENVIEW NO. 16 A Portion of the Northwest quarter of Section Twenty-six (26) Within Township Seventy-one (71) Range Twenty-six (26), West of the Fifth Meridian (W5) Is reclassified from Agriculture "A" to Rural Commercial "RC", As identified on Schedule "A" attached, As identified below:



Land Use Amendment Application

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Ownership/Location Map



CONCEPT PLAN

NW 26, TWP 71, RANGE 26, W OF 5

LAND USE AMENDMENT APPLICATION NO. A12-011

TABLE OF CONTENTS:

- 1. INTRODUCTION
- 2. GOALS AND OBJECTIVES
- 3. PROPERTY DESCRIPTION
 - 3.1 EXISTING LAND USE
 - 3.2 TOPOGRAPHY
 - 3.3 REGULATIONS
- 4. DEVELOPMENT CONCEPT

Concept Plan Continued

1.0 INTRODUCTION:

THIS CONCEPT PLAN ENCOMPASSES THE 36.46 HECTARES OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 71, RANGE 26, WEST OF THE 5TH MERIDIAN LOCATED IN THE MUNICIPAL DISTRICT OF GREENVIEW NO. 16.

THIS CONCEPT PLAN HAS BEEN PREPARED FOR THE MUNICIPAL DISTRICT OF GREENVIEW NO.16 ON BEHALF OF THE OWNER OF THE PROPERTY IN QUESTION. THIS PLAN IS REQUIRED TO FACILITATE THE REZONING OF THE PROPERTY FROM AGRICULTURAL TO RURAL COMMERCIAL (RC) DISTRICT.

THE PRIMARY OBJECTIVE OF THIS PLAN IS TO PROVIDE FOR THE RE-ZONING OF THE SUBJECT PROPERTY IN A MANNER THAT IS CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MUNICIPAL DISTRICT OF GREENVIEW NO.16. IN ADDITION, AS THIS PROPERTY FRONTS ONTO A SERVICE ROAD AND A LOCAL MUNICIPAL ROAD KNOWN AS "RIDGEVALLEY ROAD" AND BOTH OF THESE ROADS ACCESS ONTO A PRIMARY HIGHWAY. THE REQUIREMENTS OF ALBERTA TRANSPORTATION HAVE BEEN ACCOMMODATED.

2.0 **GOALS AND OBJECTIVES:**

THIS CONCEPT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING GOALS AND OBJECTIVES.

GOALS:

- 1. TO CONTRIBUTE TO THE CONTINUED ECONOMIC DEVELOPMENT OF THE CROOKED CREEK AREA THROUGH THE FUTURE DEVELOPMENT OF THE RE-ZONED PROPERTY.
- 2. TO MAINTAIN THE OPERATIONAL INTEGRITY OF THE HIGHWAY 43 CORRIDOR.

OBJECTIVES:

- 1. TO PROVIDE NEW OPPORTUNITIES FOR RURAL COMMERCIAL DEVELOPMENT IN THE MUNICIPAL DISTRICT OF GREENVIEW NO. 16.
- 2. TO ESTABLISH AN AREA WITHIN THE MUNICIPAL DISTRICT OF GREENVIEW FOR FUTURE RURAL COMMERCIAL DEVELOPMENT.
- TO PROVIDE SAFE TRAFFIC ACCESS TO RIDGEVALLEY ROAD AND THE ACCESS ROAD TO THE CROOKED CREEK STORE AS WELL AS ACCESS TO HIGHWAY 43.

Concept Plan Continued

4.0 DEVELOPMENT CONCEPT

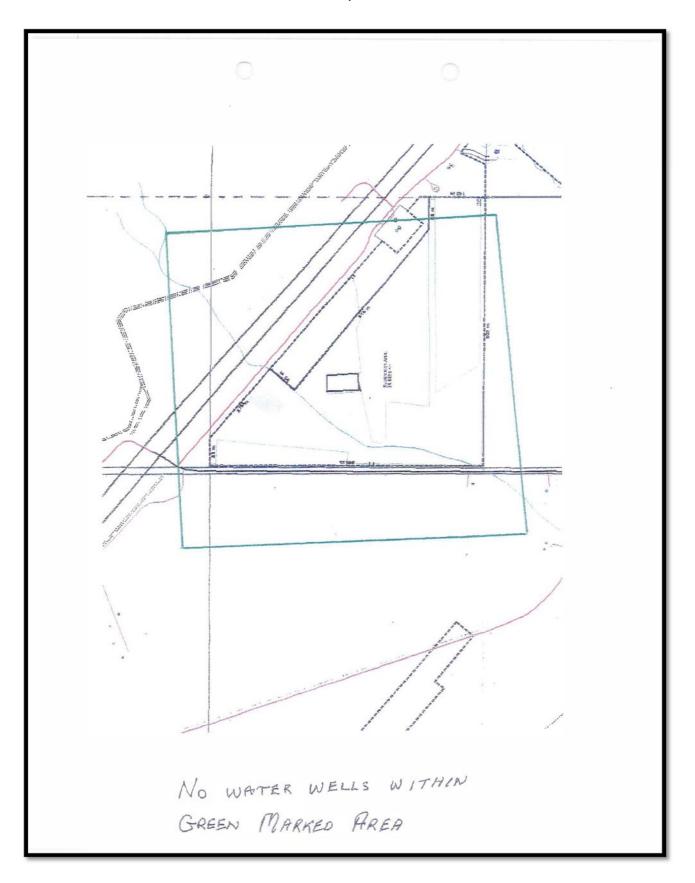
AS NO DEVELOPMENT OR SUB-DIVISION IS BEING PLANNED AT THIS TIME, THIS CONCEPT PLAN IS FOR RE-ZONING ONLY. THE ONE LOT DRAWING ATTACHED IS FOR EXAMPLE ONLY.

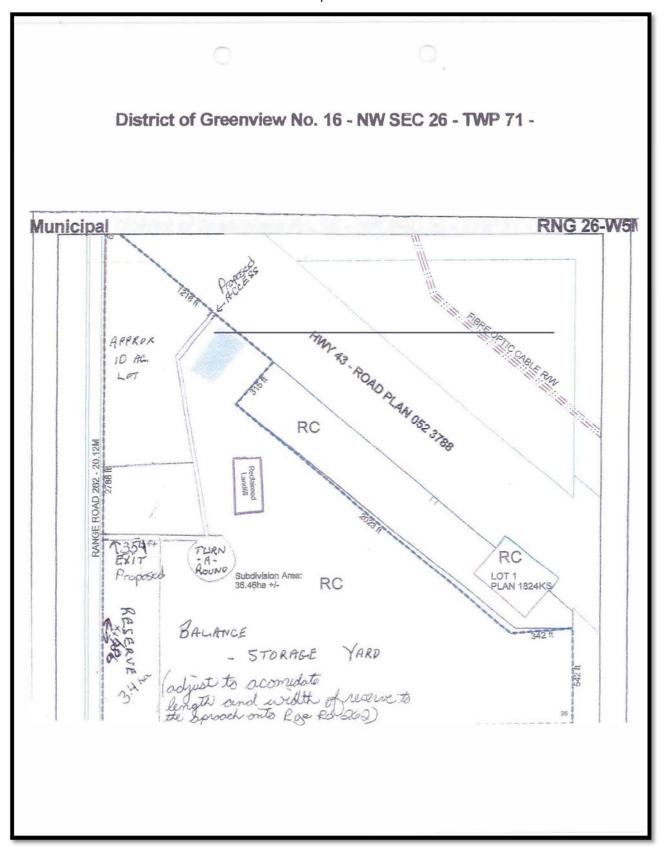
SHOULD ANY SUB-DIVISION OR DEVELOPMENT BE PLANNED, A NEW AREA STRUCTURE PLAN WOULD HAVE TO BE PRESENTED TO THE MUNICIPAL DISTRICT OF GREENVIEW NO. 16 ALONG WITH ANY TRAFFIC IMPACT ASSESSMENTS AS REQUIRED BY EITHER ALBERTA TRANSPORTATION OR THE MUNICIPAL DISTRICT.

THE SOUTHWEST CORNER OF THE PROPERTY CONTAINS A LARGE TREED AREA AS WELL AS A CREEK. IT WOULD BE IN THE BEST INTEREST OF A DEVELOPER TO LEAVE THIS AREA IN A NATURAL STATE TO ENSURE THAT THERE IS NO IMPACT ON THE WATER COURSE.

ANY FUTURE ROAD DEVELOPMENT WOULD REQUIRE A CONDITIONAL DEVELOPMENT PERMIT AND ENSURE THAT THE M.D. STANDARDS ARE MAINTAINED FOR ANY ROAD CONSTRUCTION WITHIN THE PROPERTY

Concept Plan Continued





ADJACENT LANDOWNER(S) COMMENTS:

OF GREENVIEW No. 16

MAR 0 3 2014

VALLEYVIEW

Colleen and Kevin Karockai Box 6 Crooked Creek, AB T0H 0Y0

Phone: 780-957-2031

March 2, 2014

Ms. Sally Ann Rosson Manager of Development M.D. of Greenview No. 16 Box 1079 Valleyview, AB T0H 2N0

RE: Land Use Amendment Application No. A12-011 Florence Cauchie / Located on: NW 26-71-26-W5

Dear Ms. Rosson:

We were recently asked to resubmit this letter that we first sent dated February 23, 2013.

Please accept this as our updated letter.

The first letter that we received describing a proposed subdivision was dated on January 5, 2012. We then received a letter dated on February 14, 2013 regarding the same application with the change from Subdivision to Rezoning and Subsequent Subdivision. The meeting was postponed and subsequently we have now received a letter dated February 13, 2014 for Rezoning and Subsequent Subdivision but encompassing more land.

As the letter stated, this application is to rezone the proposed area from Agricultural Land to Rural Commercial Land and subsequent subdivision of that land. Our property is located directly across from the proposed application site (NE-27-71-26-w5). We would like to state our opposition and concerns regarding this proposal as outlined below.

We have owned and lived permanently on at this property since August of 1995. When we purchased this property, Highway 43 was not yet twinned. We both

have always worked in Grande Prairie, but we chose to move to Crooked Creek to raise our family. We wanted a home that provided us with the pleasure and serenity of nature and the convenience of privacy. We both find working/being in town stressful and our home is our sanctuary. If the proposed development is allowed, we fear that we will lose our hard earned sense of seclusion and peace and quiet.

As we do not yet know for certain what types of Commercial Business may pop up right across from our home, many fears run through our minds. Increased noise and traffic may be a real possibility.

The noise from some businesses may cause stress on our animals, in particular our horses and dogs. As well, we ourselves would find the increased noise and activities right across from our home very stressful. The increased traffic would definitely increase the possibilities of injuries to animals and people. Many people walk, run or bicycle up and down the Ridge Valley Road. Many different types of wildlife also live in the area directly across from our home and they regularly cross the road. Our dogs are free to roam on our property and we do not wish to have increased numbers of vehicles stopping or slowing down near our property as our dogs may think that this is an invitation to go and visit. There would also be a chance that many more vehicles may use our driveway as a turn-around.

Another concern that we have is the possible contamination of the ground water from the rural commercial businesses. The water that runs through the culverts and ditches as well as the natural water shed in the areas runs past not only our home, but all the way south. We also have great concerns with regards to the old land fill site that is in the area. If this site is disturbed, what will be the consequences for the surround natural areas, wildlife and people? As per Mr. Cauchie's concept plan that he hand delivered to my husband, the proposed area. as listed on the diagram at the back states that "no water wells within the Green Marked Area". So our concern is what would these Commercial Businesses do for water?

We have both worked too long and hard to give up our way of life here in Crooked Creek without protest. If we had wanted to live across from Commercial Businesses, whether they be a mechanics shop, tire shop or an oil field storage yard, we would not have left the City of Grande Prairie more than 19 years ago to move to the Crooked Creek area. It seems that we are losing more and more

agricultural areas every year. We don't have a big farm or quarters of land but what we do have, we cherish. We cherish this beautiful area and would be heartbroken to see more of it changed to commercial use.

This issue has hit us quite literally where we live and as such generates a great deal of emotion. We do not want to one day look our windows and see Commercial Business or storage yards. We would rather continue to see the bald eagles perched in the trees or the moose and dear and their young ones grazing on the grasses along the tree line.

We would ask that you consider our request for opposition at the meeting now scheduled to be held on March 25, 2014. We would also like to request that you forward to our attention a precise and legal definition of Rural Commercial zoning and the rules and regulations for such a classification as per the M.D. of Greenview No. 16. As well, we would also like confirmation that this letter was received prior to the March 19, 2014 deadline date for written submissions.

Kein Kululur

Thank you for your consideration in this very important matter.

Sincerely

Colleen Karockai

Kevin Karockai

Cc: M.D. of Greenview Council

Len and Tracey Burns Box 56, Crooked Creek, Phone: 780-957-2450

March 3, 2014

Hello Ms Rosson

This is in regards to the Land use Amendment Application No. A12-001, Florence Cauchie Location on NW 26 -71- 26- W5

We live just outside Mr Cauchie's marked area, Our address is "71413, Range Road 262A". We have a few Concerns on this application, if turned into a Rural Commercial

Our main concerns would be the run off and contamination from what ever business may go there as well as if the land fill is disturbed in anyway. The creek maintains the water level and supply in our dugout which our horse's drink out of, as well it runs through the middle of our grazing pasture.

The house water is supplied by a well that we just recently had to redrill, and have concerns that commercial business's and more shops may have toxic debris that may run into the ditches and from there into the creek.

The next concern would be the increase of traffic and noise on the RidgeValley road which is a major bus route for the school. We like the peace and quiet, and feel adding more commercial land defeats the reason for living in the country. We also believe that our property value may be affected and may drop in value with more commercial land added in that area.

As it stands right now we feel there already is an abundance of shops and business in the

With all of this said we ask you consider our request for opposition on this Land Amendment application (Meeting to be held on March 25, 2014) and also confirmation that you have received our letter before March 19, 2014 as requested in the the letter we received dated February 13, 2014.

Thank you for considering our concerns

Jaca Burns

Len and Tracey Burns

MUNICIPAL DISTRICT OF GREENVIEW No. 1

RECEIVED

MAR 1 9 2014

11:20 am VALLEYVIEW

Darwin Clegg RR#1 Crooked Creek, AB T0H 0Y0 780-831-4093

March 19, 2014

Ms. Sally Ann Rosson Manager of Development M.D. of Greenview #16 Box 1079 Valleyview, AB T0H 3N0

RE: Land Use Amendment Application No. A12-011 Florence Cauchie / Located On: NW-26-71-26-W5

I am writing this letter in regards to the letter I received dated February 13, 2014. The letter stated that the application is to rezone the proposed area from Agriculture to Rural Commercial. My property is directly south and borders the proposed site. Please review my opposition and concerns to this application.

I purchased this property and home for my family for the purpose of having the land for agriculture use and to have livestock and a farm. I do not want the value of my property and farm decreased due to commercial development right

I run a beef cow / calf operation and farm on my property. The proposed site borders my property which is my primary hay crop, where my livestock graze and use the dugout that is located on this property as their water source.

If this proposed application is allowed and commercial businesses are put up on this property whether it is oilfield related, commercial storage lots etc. I feel there are a number of concerns.

- the noise, pollution, smell and garbage that would end up on my property will greatly bother and stress my livestock
- the contamination of run off into my dugout the increased traffic volume (Ridgevalley Road is used by many locals to walk and bicycle on, my kids included)

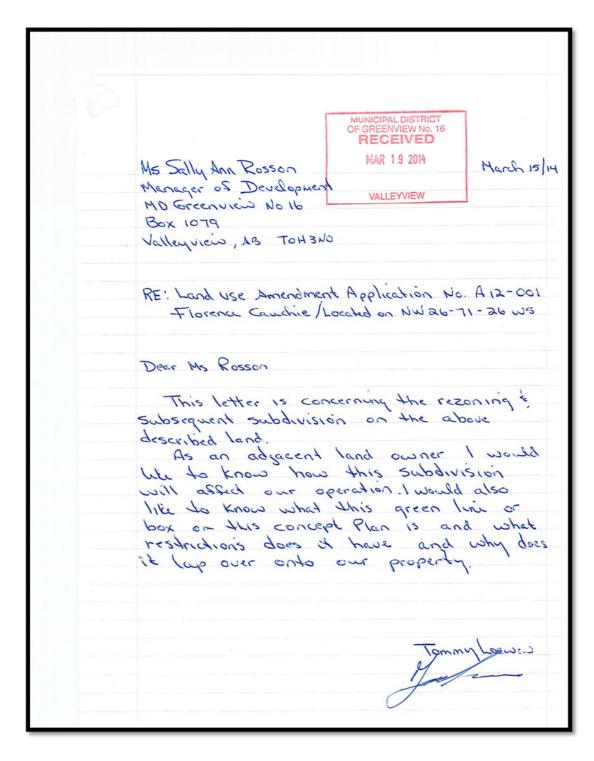
I have also been advised that the proposed site does not meet the criteria for residential property, food service industry or the drilling of water wells due to the abandoned landfill on the site. As we all know, commercial businesses will require a water and sewer source of some kind and with the "no drilling of water wells" my concern is what would be used? Where would waste water go?

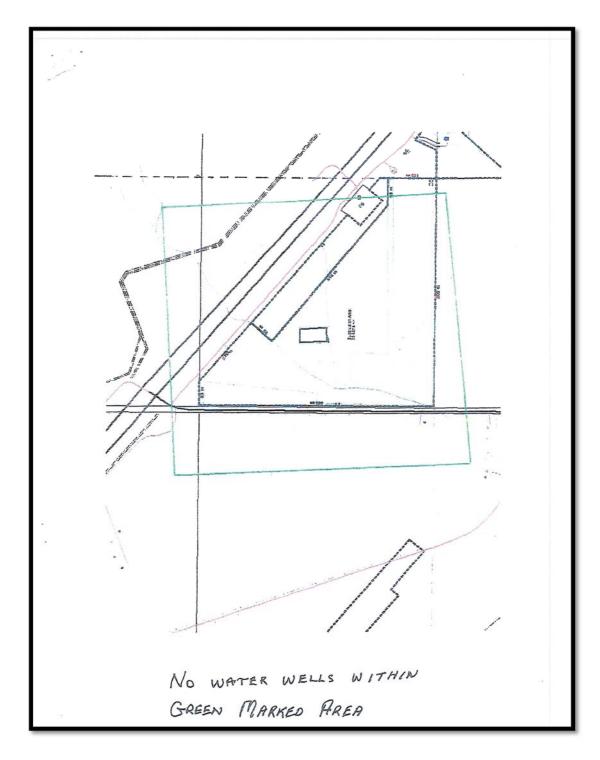
The abandoned land fill site will have almost anything in it as it was a (dump) and not set up as the waste disposal sites are now. If there is ground disturbance due to commercial businesses, this would pose a huge threat to the environment, natural resources and surrounding property owners including myself.

I ask you that you please consider my concerns at the public hearing scheduled for March 25th, 2014.

Sincerely,

Darwin Clegg





Environment and Sustainable Resource Development - Comments

According to our files, this landfill was reclaimed and closed in the 1980's, and is not, and never was, within our area of jurisdiction. Our files only indicate that back in the 1980's, Environment and Sustainable Resource Development (ESRD) had a reclamation branch that reclaimed closed landfills including the closed landfill site on NW 1/4 Section 26-71-26 W6M.

This means that ESRD becomes involved only when a subdivision with a food establishment or school or hospital or residence is being approved near a closed or operating landfill according to Subdivision and Development Regulation AR 43/2002.

Please note that by definition a food establishment is not a cafeteria except if it makes food as a business, e.g. restaurant or processor of food. A rest room or area for eating food during breaks is not a food establishment.

To avoid any issues, the buyer of the commercial subdivision should know that a reclaimed landfill is nearby. There should be a caveat on the land on which the landfill is located. Any buildings should be located well away from the landfill.

Regards,

George

Regional Municipal Engineer Approvals and Drinking Water Operations Support

Operations - Peace Region Environment and Sustainable Resource Development Room 1801, Provincial Building Grande Prairie, Alberta, T8V 614

Tel: (780) 538-8053 Fax: (780) 538-5336

mail: George.Neurohr@gov.ab.ca



Request for Decision

4806 – 36 Avenue, Box 1079, Valleyview AB TOH 3NO T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608 www.mdgreenview.ab.ca

SUBJECT: Bylaw No. 14-718

SUBMISSION TO: Regular Council REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: Tuesday, March-25-2014 CAO: MANAGER: SAR **DEPARTMENT:** Infrastructure & Planning GM/CFO: PREPARER: GC

FILE NO./LEGAL: A13-014 / W1/2 6-72-26-W5M LEGAL/ POLICY REVIEW:

FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council give Second Reading to Bylaw No. 14-718, re-designating the lands within the W1/2 6-72-26-W5M.

MOTION: That Council give Third Reading to Bylaw No. 14-718, re-designating the lands within the W1/2 6-72-26-W5M.

BACKGROUND / PROPOSAL:

To re-designate 4.12 Hectares or 10.17 Acres from Agriculture (A) to Country Residential One (CR-1).

APPLICATION OVERVIEW:

Applicant	Della Thorpe as appointed Power of Attorney for Elizabeth Robertson.
Property Owner	Elizabeth Robertson
Existing Parcel Size	4.12ha or 10.17ac +/-
Purpose of Re-designation	Subdivision of existing yard site.
Ward	6 - DeBolt / Puskwaskau
Rural Area	DeBolt

Applicable Policy and Regulations:

Intermunicipal Development Plan:	N/A
Municipal Development Plan:	Section 4.2 Country Residental
Area Structure Plan:	N/A
Land Use Bylaw:	Country Residential One (CR-1)
Policy and Procedures:	First Reading has been given and a Public Hearing scheduled for March 25, 2014.

Location & Geography:

Closest Urban Center & Proximity:	2.2 km / 1.4 miles Northwest to: DeBolt
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Situated within 800 meters of HWY:	Yes No Hwy 43			
Situated in Urban Referral/Fringe Area	□ Yes ▼ No			
Land Use and Development:				
Predominant Land Use on Property:	Agricultural			
Predominant Development on Property:	Single Family Dwelling			
Oil and Gas Facilities on Property/Adjacent:	N/A			
Surrounding Land Uses:	Agricultural			
Proximity to Utilities:	Adjacent to: Alberta Power; East Smoky Gas Pipeline; ATCO Electric Power Line.			
Physical and Natural Features:				
Water bodies and Wetlands on Property:	N/A			
Topographical Constraints on Property:	Flat			
Soil Characteristics:	Mixed Soils			
Vegetation and Drainage:	Hayland			
Potential for Flooding:	No potential for flooding noted during site visit.			
Planning & Development History:				
Prior LUB/SD/DP Applications:	None			
Certificate of Title:	132 032 638			
Encumbrances on Title Affecting Application:	Alberta Power Limited: Right-of-Way; East Smoky Gas Co-op: Right-of-Way; and ATCO Electric: Right-of-Way			
Servicing & Improvements Proposed:				
Water Services:	Water Well Existing Proposed			
Sewer Services:	Pump Out System Existing Proposed			
Stormwater/Drainage Improvements:	N/A			
Solid Waste Disposal:	N/A			
Approach/Road Access	RGE RD 10 Existing Proposed			
Coitabilita Assassa				
Suitability Assessment:	E E			
Land Suitable for Intended Use	Yes No			
Compatible with Surrounding Land Uses	Yes No			
Appropriate Legal and Physical Access	✓ Yes No			

Complies with IDP/MDP/ASP/LUB Requirements	▼ Yes □ No
---	------------

Key Dates, Communications & Other Information:

Application Submitted:	December 19 2013				
Application Circulated:	January 21 2013				
Supportive Information Requested/Submitted:	For Future Subdivision				
Application Revised from Submission:	▼ Yes No				
Referral Comments:	East Smoky Gas Co-op, January 21, 2014: January 23, 2014: No Objection. ATCO Electric, March 5, 2014: ATCO will require 2 easements as per the attached mark up.				
Objections Received and Addressed:	Yes No objections received.				

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES:

OPTION ONE: (This motion indicates support)	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No 14-718. redesignating the land within SW 06-72-26-W5M . That Council give third reading to Bylaw No. 14-718 redesignating the land within SW 06-72-26-W5M .
OPTION TWO: (This motion indicates additional information required to render a decision on the application)	That the Council defer Bylaw No. 14-718 re-designating the lands within the SW 06-72-26-W5M .
OPTION THREE: (This motion indicates the application is not deemed suitable)	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No. 14-718 redesignating the land within SW 06-72-26-W5M. (Recommend Refusal) That Council give third reading to Bylaw No. 14-718 redesignating the land within SW 06-72-26-W5M. (Recommend Refusal)

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- Bylaw No. 14-718 and Schedule "A" (Proposed Amendment Map # 65)
- Land Use Amendment Application
- Ownership/Location Map
- **Referral Notice**
- **Referral Comments**



BYLAW NO. 14-718 of the Municipal District of Greenview No. 16

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

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

1. That Map No. 65 in the Land Use Bylaw, being Bylaw No. 03-396, be added to reclassify the following area:

A Portion of

the West half of Section Six(6) Within Township Seventy Two (72)

Range Twenty-six (26), West of the Fifth Meridian (W5M) Is reclassified from Agriculture "A" District to Country Residential One "CR-1" District, As identified on Schedule "A" attached.

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

	Read a first time this	day of	, A	ı.D.,	
R	lead a second time this	_day of _		A.D.,	
Read a tl	hird time and finally passed this _	d	ay of	, A.D.,	
			REEVE		
			HIEF ADMINISTI	RATIVE OFFICER	

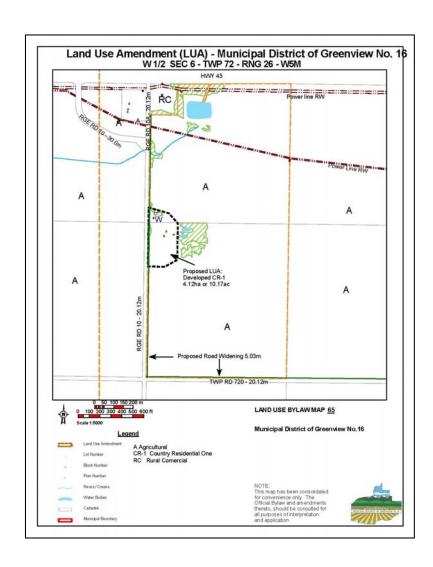
SCHEDULE "A"

To Bylaw No. 14-718 MUNICIPAL DISTRICT OF GREENVIEW NO. 16

A Portion of

the West half of Section Six(6) Within Township Seventy Two (72)

Range Twenty-six (26), West of the Fifth Meridian (W5M)
Is reclassified from Agriculture "A" District to Country Residential One "CR-1" District,
As identified below:



Land Use Amendment Application

VALLEY		Municipal 1079, 4806 - 1	District of 36 th Avenue	Green e, Valle	APPLICA riew No. 16 yview, Alberta To 80) 524-4307		FOR ADM LUB MAP NO. APPLICATION N RECEIPT NO.	BYLAW NO. 10. 113-014 120047
				Transaction of the last of the	0.00	Ce	39,025 f	3900 from Applicant
NAME OF APPLICA	ANT(S) Della Thorpe			NAM	ME OF REGISTER	ED LANDO	WNER(S) Elizabe	th Robertson
ADDRESS 9927	- 88 Avenue			ADI	RESS 226, 10	0402 – 111 St	rect	1 100
	Grande Prairie, AB					Grande Prair	rie, AB	
POSTAL CODE T8V 0C3	TELEPHONE (Res.) 780-523-0858		us.) 38-8188	P	DSTAL CODE T8V 8G4	TELEPHO	NE (Res.)	(Bus.)
Legal description	of the land affected	l by the pre	anosad an	L	ent			
QTR./L.S. W 1/2	SEC TWP.	RG.	M. 5	OR [REGISTRATIO	ON PLAN NO	D. BLOCK	LOT
	Proposed Amendment I and out buildings are self- tion		in a 4.13 ha.	Parcel a	nd are not part of th	ne agricultura	l development in the	remainder of the
Physical Character Describe Topograp			Vegetation	: Tree	stands		Soil: Mixed	
Water Services:				-00	V000-3-000			
Existing Source: W	'ell			Pro	posed Water Sou	rce: Well		
	Septic Tank and pump	out		Pro	posed Disposal:	Same as exi	sting	
Sewage Services:				Pro	posed:		The second secon	
Sewage Services:								
Sewage Services: Existing Disposal: pproach(s) Inform Existing: approach 1/ We have end	is existing closed the required Apprember 13, 2013		Registere	d Lando	wner(s):	Dha oipe P	Connie Petersen. P.	the Robert

Land Use Amendment Application



Opus Stewart Weir Ltd Lethbridge Office #30, 491 W.T. Hill Boulevard S Lethbridge AB T1J 1Y6 Canada

t: +1 403 320 1135 f: +1 403 320 1185 w: www.opussw.com

LB35-36660

December 16, 2013

MD Greenview No. 16 PO Box 1079 4806 – 36th Avenue Valleyview, AB ToH 3No

Attention: Sally Rosson

Manager of Development

Dear Sally:

MUNICIPAL DISTRICT OF GREENVIEW No. 16 RECEIVED

DEC 1 7 2013

VALLEYVIEW

Re: Land Use Amendment Application Part of Fractional W 1/4 Sec. 6, Twp. 72, Rgc. 26, W5M

We are enclosing the following information in support of our application for Land Use Amendment on the above mentioned property:

- Two (2) copies of the Plan showing the proposed boundaries of the land to be rezoned to CR-1
- One copy of the completed Land Use Amendment Application
- · One copy of the signed Right of Entry
- One copy of the Power of Attorney granting Della Thorpe the authority to deal with the lands
- · One copy each of the Certificates of Title
- A cheque in the amount of \$200.00 to cover the application fee

The Land Use Amendment is required in order to further subdivide the W1/2 to create a 4.01 ha.(10 Acre) parcel that encompasses the existing improvements. Should you require additional information, please contact the undersigned at 888.420.1135.

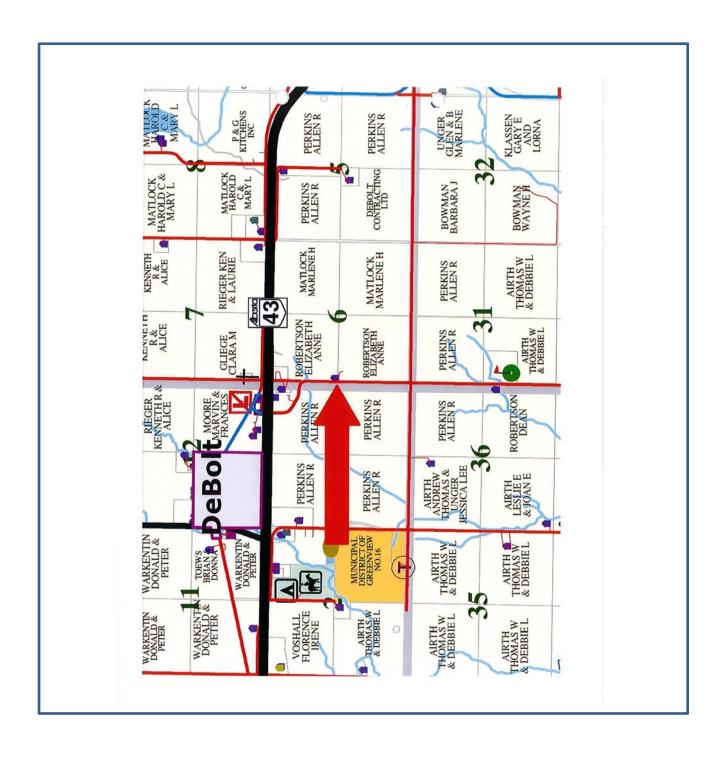
Yours truly,

Opus Stewart Weir Ltd

Connie Petersen, P.Eng, ALS

Regional Manager

Ownership/Location Map



Notice to Referrals



M.D. OF GREENVIEW NO. 16

Box 1079 4806 36th Ave, Valleyview, AB T0H 3N0 Tel: (780) 524-7600, Fax: (780) 524-4307

NOTICE TO REFERRAL AGENCIES

Faxed:

January 21, 2014

File No.:

A13-014

Legal Description:

SW-6-72-26-W5

Applicant:

THORPE DELLA

PROPOSED LAND USE AMENDMENT: Agriculture - A to Country Residential One - CR1

Please provide your comments on the PROPOSED LAND USE AMENDMENT AND SUBSEQUENT SUBDIVISION in the space provided below or attach any additional comments on a separate sheet. If you have any questions regarding the attached, please contact our office. Deadline for your written comments: NOON, February 11, 2014 insofar as your agency is concerned. See Sketch attached.

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

If you have any questions regarding the attached, please contact Sally Ann Rosson, Manager, Planning & Development, at the number provided below.

COMMENTS:

NA	ME (PLEASE P	RINT)		SIGNATURE		
		Please che	ck box for corresponding	g referral agency		
Circu	lated to:					
	Alberta Culture	- Rebecca Traquair	- Fax: - Email: historical.lup	o@gov.ab.ca		
	Alberta Environment and Sustainable Resource Development - Samuel Wahab - Fax: - Email: Samuel.Wahab@qov.ab.ca					
		Alberta Environment and Sustainable Resources Development - David Pochalio - Fax: (780) 538-1941 - Email: david.pochailo@gov.ab.ca				
	Alberta Municip	oal Affairs - Safety Se	ervices - Tony Winia - Fax:	(780) 833-4326 - Email: To	ony.winia@gov.ab.ca	
	Alberta Transportation - Gerry Benoit - Fax: - Email: Gerry.Benoit@gov.ab.ca					
	ATCO Electric - Roger Boyd - Fax: 780-524-2789 - Email: roger.boyd@atcoelectric.com					
	East Smoky Gas Co-op - Bill Harder - Fax: (780) 957-2544 - Email: bill@esgas.ca					
		ng Services - Grant (ts@mdgreenview.ab	Gyurkovits - Fax: (780) 524 .ca	-4432 - Email:		
		ental Services - Simo mdgreenview.ab.ca	on Doiron - Fax: (780) 524-	1432 - Email:		
	M.D. Road Ma	nager - Dennis Loew	en - Fax: (780) 539-7711 -	Email: Dennis.Loewen@m	dgreenview.ab.ca	
	Telus Commur	nications Inc Barry	Erhardt - Fax: (780) 538-8	632 - Email: cell: 780-962-	7129	
Adr	ninistration Office	Operations Building	Family & Community Support Services	Grovedale Sub-Office	Grande Cache Sub-Office	
Vall Pho	1079, 4806-36 Ave eyview, AB TOH 3N0 ne: 780.524.7600 : 780.524.4307	Box 1079, 4802-36 Ave Valleyview, AB TOH 3NO Phone: 780.524.7602 Fax: 780.524.5237	Box 1079, 4707-50th Street Valleyview, AB TOH 3N0 Phone: 780.524.7603 Fax: 780.524.4130	Box 404, Lot 9, Block 1, Plan0728786, Grovedale, AB T0H 1X0 Phone: 780.539.7337 Fax: 780.539.7711	Box 214, 10028-99st Street Grande Cache, AB T0E 0Y0 Phone: 780.827.5155 Fax: 780.827.5143	
	Toll F	ree: 1.888.524.7601		www.mdgreenvie	w.ab.ca	

Notice to Referrals

Shelby Goodrich

From:

Shelby Goodrich

January-21-14 10:53 AM

'historical.lup@gov.ab.ca'; 'Samuel.Wahab@gov.ab.ca'; 'david.pochailo@gov.ab.ca';
'tony.winia@gov.ab.ca'; 'Gerry Benoit'; 'roger.boyd@atcoelectric.com'; 'bill@esgas.ca'
Sally Rosson; Gwen Charlton

A13-014 / Thorpe / SW-06-72-26-W5 Sent: To:

Cc:

Subject:

Attachments: A13-014 Thorpe.pdf

Good Morning All,

The attached is the Notice to the Referral Agencies for the Land Use Amendment application A13-014, Della Thorpe, SW-06-72-26-W5.

Please review, and send any comments, concerns and/or advice back to Sally Ann Rosson, Manager, Planning & Development.

Thank you for your time. Cheers,

Shelby Goodrich

Development Secretary Interim



M. D. of Greenview No. 16 Box 1079, Valleyview, AB, T0H 3NO Tel: 780.524.7600 | Direct: (780)-524-7641

Cell: 780.524.4971 | Fax: 780.524.4307 | Web: www.mdgreenview.ab.ca

Referral Comments East Smoky Gas Co-op

2014-01-22 19:16 EASTSMOKYGASCOOP

1780957254 >>

780 524-4307

P 2/2



M.D. OF GREENVIEW NO. 16

Box 1079 4806 36th Ave, Valleyview, AB T0H 3N0 Tel: (780) 524-7600, Fax: (780) 524-4307

NOTICE TO REFERRAL AGENCIES

Faxed:

Applicant:

January 21, 2014

File No.:

A13-014

Legal Description

SW-6-72-26-W5

THORPE DELLA

PROPOSED LAND USE AMENDMENT: Agriculture - A to Country Residential One - CR1

Please provide your comments on the PROPOSED LAND USE AMENDMENT AND SUBSEQUENT **SUBDIVISION** in the space provided below or attach any additional comments on a separate sheet. If you have any questions regarding the attached, please contact our office. Deadline for your written comments: NOON, February 11, 2014 insofar as your agency is concerned. See Sketch attached.

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

If you have any questions regarding the attached, please contact Sally Ann Rosson, Manager, Planning & Development, at the number provided below.

COMMENTS:

NAME (PLEASE PRINT)

SIGNATURE

Please check box for corresponding referral agency

Circulated to:

- ☐ Alberta Culture Rebecca Traquair Fax: Email: historical.lup@gov.ab.ca
- ☐ Alberta Environment and Sustainable Resource Development Samuel Wahab Fax: Email: Samuel.Wahab@gov.ab.ca
- □ Alberta Environment and Sustainable Resources Development David Pochalio Fax: (780) 538-1941 Email: david.pochallo@gov.ab.ca
- ☐ Alberta Municipal Affairs Safety Services Tony Winia Fax: (780) 833-4326 Email: Tony.winia@gov.ab.ca
- ☐ Alberta Transportation Gerry Benoit Fax: Email: Gerry.Benoit@gov.ab.ca
- □ ATCO Electric Roger Boyd Fax: 780-524-2789 Email: roger.boyd@atcoelectric.com
- M.D. Englneering Services Grant Gyurkovits Fax: (780) 524-4432 Email: grant.gyurkovits@mdgreenview.ab.ca
- M.D. Environmental Services Simon Doiron Fax: (780) 524-4432 Emall: Simon.Doiron@indgreenview.ab.ca
- ☐ M.D. Road Manager Dennis Loewen Fax: (780) 539-7711 Email: Dennis,Loewen@mdgreenview.ab.ca
- ☐ Telus Communications Inc. Barry Erhardt Fax; (780) 538-8632 Email: cell: 780-962-7129

Administration Office	Operations Building	Family & Community Support Services	Grovedale Sub-Office	Grande Cache Sub-Office
Box 1079, 4806-36 Ave	Box 1079, 4802-36 Ave	Box 1079, 4707-50th Street	Box 404, Lot 9, Block 1, Plan0728786,	Box 214, 10028-99rt Street
Valleyview, AB TDH 3NO	Valleyview, AB TOH 3NO	Valleyview, AB TOH 3NO	Grovedale, AB TON 1X0	Grande Cache, AB TOE DYO
Phone: 780.524.7600	Phone: 780.524.7602	Phone: 780.524.7603	Phone: 780.539.7337	Phone: 780.827.515S
Fax: 780.524.4307	Fax: 780.524.5237	Fax: 780.524,4130	Fax: 780.539,7711	Fax: 780,827,5143
Toll Fre	1.888.524.7601		www.mdgreenvie	w.ab.ca

Referral Comments

ATCO Electric



Shelby Goodrich From: March-05-14 10:53 AM Sent: Gwen Charlton; Sally Rosson To:

FW: AEL2014-0185 - A13-014 / Thorpe / SW-06-72-26-W5 Subject: Attachments: AEL2014-0185-A13-014 Thorpe SW-06-72-26-W5 MARKUP.pdf

From: Wanda.Landshoff@atcoelectric.com [mailto:Wanda.Landshoff@atcoelectric.com] On Behalf Of

Rita.Klasson@atcoelectric.com Sent: March-05-14 10:51 AM To: Shelby Goodrich

Subject: AEL2014-0185 - A13-014 / Thorpe / SW-06-72-26-W5

Hi Shelby

ATCO will require 2 easements as per the attached markup.

Thanks!

Wanda Landshoff Land Administrator | Land Administration ATCO Electric | Distribution | Forest & Lands Management 18th Floor CWB | 10303 Jasper Avenue, Edmonton, AB T5J 5C3 T. 780.509.9059 | F. 780.420.7400 E. wanda.landshoff@atcoelectric.com

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From: Warren, William

Sent: Tuesday, March 04, 2014 2:15 PM

To: Klasson, Rita

Subject: RE: AEL2014-0185 - A13-014 / Thorpe / SW-06-72-26-W5

Hi Rita,

We will require 2 easements on this application.

Thank you

From: Klasson, Rita

Sent: Tuesday, March 04, 2014 8:23 AM

To: Warren, William

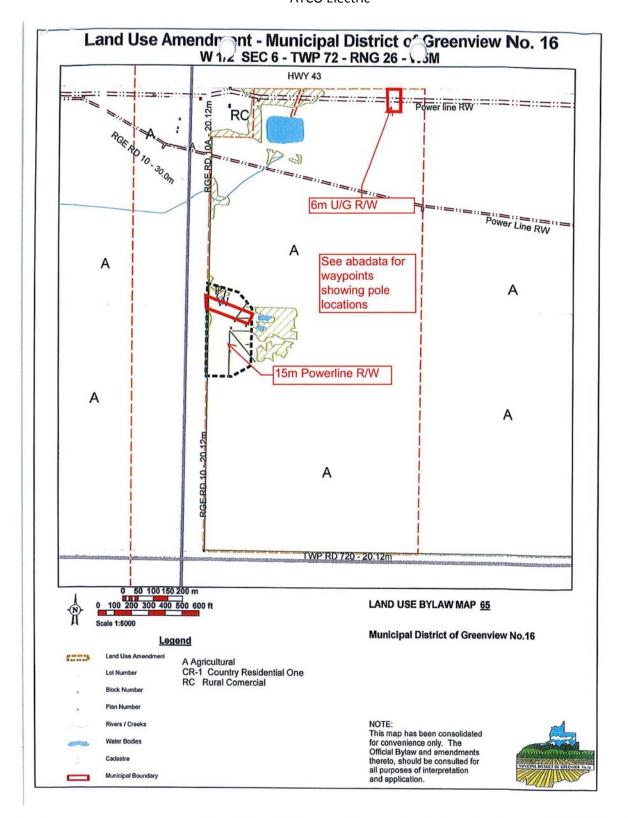
Subject: AEL2014-0185 - A13-014 / Thorpe / SW-06-72-26-W5

Hi Bill,

1

Referral Comments

ATCO Electric





Request for Decision

4806 – 36 Avenue, Box 1079, Valleyview AB TOH 3NO T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608 www.mdgreenview.ab.ca

SUBJECT: Bylaw No 13-701

SUBMISSION TO: Regular Council REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: Tuesday, March-25-2014 CAO: MH MANAGER: SAR **DEPARTMENT:** Infrastructure & Planning GM/CFO: PREPARER: SAR

FILE NO./LEGAL: A13-004 / SE 20-70-22-W5M LEGAL/ POLICY REVIEW:

FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council TABLE Second Reading to Bylaw No. 13-701, re-designating the lands within the SE 20-70-22-W5M subject to further information from Alberta Transportation and the Town of Valleyview.

BACKGROUND / PROPOSAL:

To re-designate 9.78 hectares / 24.7 Acres from Agriculture (A) to Industrial (I) District.

APPLICATION OVERVIEW:

Applicant	Mar-Rik Trucking LTD.
Property Owner	Chatwin Jack & Lois
Existing Parcel Size	9.78 Hectares / 24.7 Acres
Purpose of Re-designation	Future Industrial Shop & Office
Ward	3 - Valleyview
Rural Area	Valleyview

Applicable Policy and Regulations:

Intermunicipal Development Plan:	Valleyview Intermunicipal Development Plan
Municipal Development Plan:	Section 6.2 Industrial Development
Area Structure Plan:	N/A
Land Use Bylaw:	Industrial (I) District
Policy and Procedures:	Once Second & Third Readings are given; the owner/developer will be able to proceed with the Subdivision and Development Permit Applications.

Location & Geography:

Closest Urban Center & Proximity:	1.2 km / 0.8 miles West to: Valleyview
Situated within 800 meters of HWY:	Yes No Hwy 43

Situated in Urban Referral/Fringe Area	▼ Yes □ No	
Land Use and Development:		
Predominant Land Use on Property:	Agricultural	
Predominant Development on Property:	Vacant	
Oil and Gas Facilities on Property/Adjacent:	N/A	
Surrounding Land Uses:	Agricultural, Rural Commercial & Residential	
Proximity to Utilities:	On Property: Utility Right of Way, Fiber Optic Cable (westerly)	
Physical and Natural Features:		
Water bodies and Wetlands on Property:	N/A	
Topographical Constraints on Property:	Flat	
Soil Characteristics:	Mixed Soils	
Vegetation and Drainage:	Creek located to the north	
Potential for Flooding:	No potential for flooding.	
Planning & Development History:		
Prior LUB/SD/DP Applications:	LUB Amendment – Revised May 20, 2013	
Certificate of Title:	022 417 743	
Encumbrances on Title Affecting Application:	Alberta Power Limited: Right-of-Way; East Smoky Gas Co-op: Right-of-Way; and Alberta Government Telephones: Right-of-way	
Servicing & Improvements Proposed:		
Water Services:	None Existing Proposed: Holding Tanks	
Sewer Services:	None Existing Proposed: Holding Tanks	
Stormwater/Drainage Improvements:	N/A	
Solid Waste Disposal:	N/A	
Approach/Road Access	TWP 703 Existing Proposed	
Suitability Assessment:		
Land Suitable for Intended Use	▼ Yes □ No	
Compatible with Surrounding Land Uses	Yes No Existing Rural Commercial Lot immediately to east & two residential lots on adjacent quarter west.	
Appropriate Legal and Physical Access	Yes No From Service Road frontage	

Complies with IDP/MDP/ASP/LUB Requirements	Yes No See Comments in Agenda
Key Dates, Communications & Other Infor	mation:
Application Submitted:	March 13, 2013
Application Circulated:	May 23 2013 & February 28, 2014 (Notification of Hearings)
Supportive Information Requested/Submitted:	For Future Subdivision
Application Revised from Submission:	Yes No Revised May 20, 2013
Referral Comments:	Alberta Envrionment & Sustainable Resource Development, May 22, 2013: The act of subdividing land or rezoning it is not in itself a concern. However, the activities associated with the development of and operation of the land must comply with existing legislation (Water Act). Public Works, May 24, 2013: Needs approach constructed to M.D Industrial Standards with a 500 x 16 CSP. ATCO Gas, May 28, 2013: No pipelines in the area. Town of Valleyview, January 13, 2014 "In accordance with the Notice of Public Hearing on the above mentioned Bylaw, the Town of Valleyview hereby object to the rezoning of the proposed lands for the following reasons: 1. According to the Intermuncipal Development Plan, section 6.10, lands industrial use proposed within the Plan Area would not be allowed unless there are resolutions by both Councils supporting the development. The Town has not been officially for support of this development. 2. Section 7.2.2 of the MD of Greenview Municipal Development Plan, it states that the MD shall not approve any development Plan without an amendment to the IDP. Therefore, by means of this letter, the Town of Valleyview strongly object to the proposed Rezoning Bylaw to industrial use."
Objections Received and Addressed:	Yes No. See attached letters of objection attached.
COSTS / SOURCE OF FUNDING:	

ATTACHMENT(S):

- Public Hearing Agenda Procedure
- Bylaw No. 13-701 and Schedule "A" (Proposed Amendment Map)
- Land Use Amendment Application, Page 8
- Concept Plan, Page 9
- Advisement of Public Hearing, Page 10
- Ownership/Location Map, Page 11
- Adjacent Land Owners Comments / Wirth, Pages 12-17 Dated January 10, 2014
- Adjacent Land Owner Comments / Armeneau, Pages 18-20 Dated January 10, 2014
- Adjacent Land Owner Comments / Anderson, Page 21 Dated March 11, 2014
- Notice to Adjacent Land Owners (Sample Letter), Page 22 Sent December 10, 2013
- Comments Received From the Town of Valleyview, Pages 23-26 Dated January 13, 2014
- Adjacent Land Owner Comments / Armeneau, Pages 27-32
- Adjacent Land Owner Letter / Wirth, Pages 33-41
- Surface Rights Law Office, Pages 42-46
- Adjacent Land Owner Comments / Armeneau, Pages 47-52
- Adjacent Land Owner Comments / Soderquist, Page 53
- Adjacent Land Owner Comments / Wirth, Page 54-55
- Planning & Development Response and Final Comments, Pages 54-63



PUBLIC HEARING AGENDA PROCEDURE LAND USE AMENDMENT PUBLIC HEARING BYLAW NO. 13-701

Land Owners: Jack & Lois Chatwin Tuesday, March-25-2014 at 10:00 a.m. From Agriculture (A) to Industrial (I). SE 20-70-22-W5M

1. Chair:

- a) Calls the meeting to order.
- b) Introduces the Council, Staff and Applicant(s) attending.
- c) Asks the guests to sign the registration sheet.
- d) Calls on Legislative Services to explain the purpose of the hearing.
- e) Asks each board member if there was if there was any reason that they should be disqualified from hearing this case.
- f) Asks applicant(s) if there was any objection or concern with any member sitting on the Board.

2. Planning & Development Department:

a) Introduce the application for designation of said lands included in the agenda package, the application, location map, aerial information and site map. The legislative requirements have been met including advertising and notifications being sent to referral agencies and adjacent Landowners.

3. Chair:

a) Asks Applicant(s) or Agent to explain the proposed use of the land.

4. Applicant(s):

a) Addresses the proposed use of the land.

5. Chair:

a) Asks for any questions from Council.

6. Chair: asks if anyone wishes to **Speak In-Favor** of the Application:

- a) Please have speaker state their name.
- b) Asks if any further questions from Council.

7. Chair: asks if anyone wishes to **Speak Against** the Application:

- a) Please have speaker state their name.
- b) Asks if any further questions from Council.

8. Chair: asks Planning & Development Department for Comments and Closing Remarks:

a) Planning & Development Department:

Read letters from referral agencies and any adjacent landowner comments which have responded and provides their closing remarks.

9. Chair:

- a) Opens the floor to questions from Council
- b) Asks if anyone has questions regarding agency referrals or staff comments.

10. Chair:

- A) Asks the Applicant(s) if they have any final comments.
- b) Asks if the applicant(s) feels if they have had a fair and impartial hearing.

Applicant(s): Responds

11. Chair:

a) States; Council will render a decision as soon as possible.

12. Chair:

a) Adjourns the Public Hearing.



BYLAW NO. 13-701 of the Municipal District of Greenview No. 16

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

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

1. That Map No. 19 in the Land Use Bylaw, being Bylaw No. 03-396, be added to reclassify the following area:

A Portion of

the Southeast quarter of Section Twenty(20) Within Township Seventy (70) Range Twenty-two (22), West of the Fifth Meridian (W5) Is reclassified from Agriculture "A" District to Industrial "I" District, As identified on Schedule "A" attached,

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

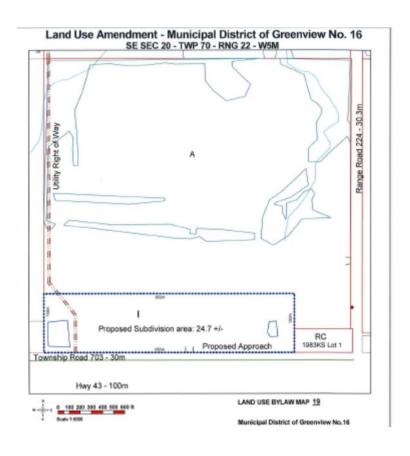
Read a first time this	11 th day of <u>February</u>	, A.D., 2013.	
Read a second time this	day of	, A.D.,	
Read a third time and finally passed this	day of	, A.D.,	
	REEVE		
	CHIEF ADM	INISTRATIVE OFFICER	

SCHEDULE "A"

To Bylaw No. 13-701 MUNICIPAL DISTRICT OF GREENVIEW NO. 16 A Portion of

the Southeast quarter of Section Twenty(20) Within Township Seventy (70)

Range Twenty-two (22), West of the Fifth Meridian (W5) Is reclassified from Agriculture "A" District to Industrial "I" District, As identified on Schedule "A" attached, As identified below:



Land Use Amendment Application



LAND USE BY-LAW AMENDMENT APPLICATION

FOR ADMINISTRATIVE U	38
APRICATION NO.	
RECEIPT NO.	
ROU, NO.	

LuB map#19 MUNICIPAL DISTRICT OF GREENVIEW NO. 16 4806-36 Acc. Box 1079, Valleyview, All 1001-2849 Tel (780) 524-7600, Fax (280) 524-4307

121(18017)	L'amplete if Different from Applicant
Move of AMUCANT Move Gik Tondroy Little ADDRESS Gos. 1350 Vo 1164 - 100 AD POSTAL CODE TELEPHENE (Reis) TON 1860 780 564 5799	POSTAL CODE TRUSPENT RESAURANTES LEAN (Lean Long) ADDRESS LEAN (Lean Long) POSTAL CODE THE LONG OF RESAURANTES TOU J. 15. 790 564 2009
Legal description of the land affected by the proposed at OTR ILS SHC TWP. RG. 5 E 2 C 7C 22	M. OR REGISTRATION PLAN NO. BLOCK LOT
Land Use classification amendment proposed:	
FROM Bay cultural	10 Lades total
REASONS SUPPORTING PROPOSED AMENDMENTS Building Shop and office	
1/ We have enclosed the required Application	n Fee of \$ 200.00
NOTE: Dute Registered Owner's signature required if different from applicant	Applicant Long Chila Roy Secret Landowner(s)

Any personal information that the Municipal District of Greenview may callect on this form is in compliance with Section 13 of the Freedom of information and Protection of Whaty Act. The information collected is required for the purpose of carrying out an operating program or activity of the Municipality, in particular for the purpose of our Development program. If you have any questions about the collection please contact the freedom of information and Protection of Privacy Coordinator at 190-534-7600.

Concept Plan

Land Location: SE-20-70-22-W5

Application Number: A13-004



Apart from the Application A13-004 there are no current or future changes to the use of the land in question. The remaining land will be remain being used for personal/farming purposes.

Attached is the land plot in question showing that no changes are to be made.

Jack Chatwin Jack Challed Landowner Long Jack Chatwin

Public Hearing Advertisement

Classifieds TO: DATE: 28 February, 2014

> Valley Views EMAIL: valleynews@valleyviews.ca

FROM: Sally ANN Rosson, Manager, Planning Development SUBJECT: ADVERTISEMENT

MESSAGE: Please run the attached ad in the 5 March, 2014 and 12 March, 2014 issues of your paper for two consecutive weeks.

SIZE:

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

Thank you.



NOTICE TO RESIDENTS OF VALLEYVIEW AREA MUNICIPAL DISTRICT OF GREENVIEW NO. 16

PUBLIC HEARING

NOTICE is hereby given that the following Public Hearing will be held on: 25 March, 2014 at 10:00 a.m. In the Municipal District of Greenview No. 16, Council Chambers The Public Hearing will be held to hear: Bylaw No. 13-701

SE-20-70-22-W5M

The purpose of the Bylaw is to rezone an area containing approximately 9.78 hectares/ 24.7 acres from Agriculture (A) to District to Industrial (I) District to allow for future subdivision.



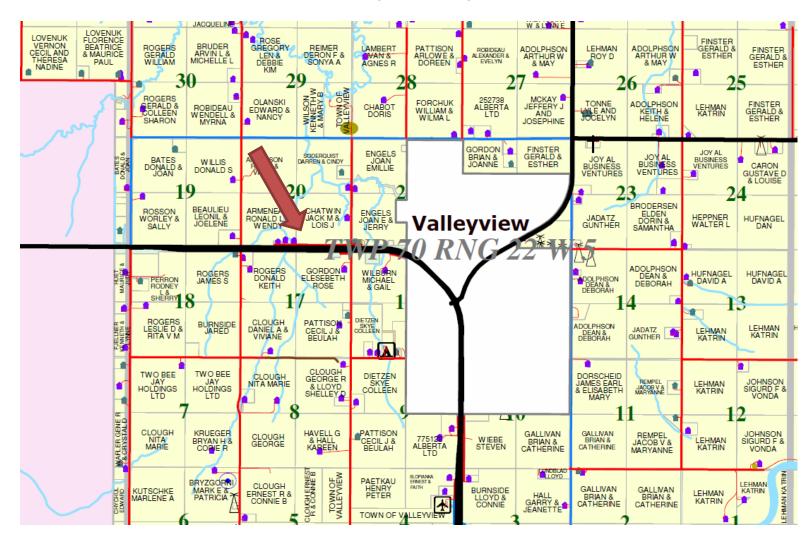
You may inspect or obtain a copy of the Bylaw at the address noted below. Anyone wishing to speak on the above is invited to attend. Written submissions must be received by the undersigned on or before 12:00 p.m., Noon, 19 March, 2014. For further information on this Bylaw, please contact the undersigned.

> Sally ANN Rosson, Manager, Planning and Development Municipal District of Greenview No. 16 4806 - 36 Avenue, PO Box 1079 Valleyview, Alberta, TOH 3NO Phone: (780)524-7600 Fax: (780) 524-4307

> > E-mail: Sally@mdgreenview.ab.ca

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

Ownership/Location Map:



JAN 1 0 2014

January 10, 2014

ATN: Sally Ann Rosson

Re: Mar-Rik Trucking Ltd. Land Use Amendment Application No. A13-004 on SE-20-70-22-W5

We have serious concerns about this land use application; these are summarized and detailed below:

<u>SECTION 1</u> - The proposed land use application is not in accordance with the direction and the vision of the Valleyview Intermunicipal Development Plan ('VIDP').

The VIDP is a bylaw of the Municipal District of Greenview ('MD'), developed by both the MD and Town of Valleyview, that establishes the growth strategy for both Valleyview and the rural areas immediately surrounding the town. The Plan area extends 0.8km east of town, 1.6km north of town, 2.4km west of town, and 0.8km south of town. The area pertaining to the Mar-Rik land use application falls within the VIDP Area, and therefore any development on this land must be in accordance with the direction and the vision of the VIDP.

The direction and vision of the VIDP is primarily seen in its Map ('Map 1') of the area that defines future land use:

- 1.1 This map shows future industrial land which the town plans to annex, and it also shows future rural industrial lands which would remain under the MD's jurisdiction. The area pertaining to the Mar-Rik land use application does not form part of these lands; it is therefore evident that the VIDP does not intend for the Mar-Rik land to be used for Industrial use; rather, the VIDP calls for other, still-unused lands, to be used for Industrial use.
- 1.2 Note that the Map does not show the existing industrial lands within the town boundaries that are currently vacant, of which there is a considerable supply.
- 1.3 The VIDP suggests that any other future rural industrial land (over and above that which is already allocated in Map 1) should be situated south and east of the town. It is therefore evident that the VIDP doesn't support industrial development west of town when other lands are available south and east of town.
- 1.4 Map 1 shows only commercial reserve land immediately adjacent to the three primary highways leading into Valleyview; it is therefore evident that the VIDP does not intend for Industrial uses to border the primary highways close to town.
- 1.5 Map 1 shows no industrial or commercial development planned for the Mar-Rik land under question; it is therefore clear that this current land use proposal is not in alignment with the

orderly plans of the MD and the Town regarding the development of the area surrounding Valleyview.

In light of the above the following questions are respectfully asked:

- Why is this land use application being proposed when it is so much opposed to the vision, direction, and policy of the VIDP?
- Why isn't the MD doing what they have said they will do as per the VIDP?
- For this application to even be considered, is there not a requirement for the MD and the Town to first update the VIDP through a transparent consultation process with the public?

The VIDP was created, among other things, to:

- Confirm areas of future expansion pertaining to the town and surrounding area.
- To provide all landowners and affected parties a long term indication of growth directions, which will result in reducing land speculation.
- To set guidelines for the orderly and economic development of the Valleyview area.

The submission of this Mar-Rik land use application flies in the face of all these things. It is therefore clear that this application goes against what the VIDP stands for, and therefore it goes against the intent of the municipal act and its regulations regarding the orderly and responsible development of land in the area surrounding Valleyview.

It was with the above-described understanding of the VIDP that the country residential lot immediately adjacent to this proposed land use amendment was purchased. But this application is against the VIDP as has been noted above. As a result, we cannot support this application and, before any decision is rendered on this land use amendment application, we formally request consultation with the MD and the Town of Valleyview to discuss how our concerns will be justly addressed.

SECTION 2 - The proposed land use application is a contravention of the Land Use Bylaw.

The Land Use Bylaw only allows the use of land involving the storage of dangerous goods or products if that land is at least 1,000m from a country residential or other populated area.

The MD has provided little disclosure regarding the details of this proposed land use development and, as a result, it is unclear as to whether the MD Development Authority has fully determined what dangerous goods, if any, will be located on this land. The Mar-Rik Land Use Amendment Application itself is unclear on the matter, as it proposes changing the land use from *Residential* to Industrial, when the correct proposal should have listed the change in land use from *Agricultural* (its current land use) to Industrial. Besides this, the reason for the proposed amendment is simply listed as 'Company renting shop', which provides very little clarification on the intended use of the land in question. However, if the intent is for Mar-Rik to locate its business on this land, the reality is that all manner of dangerous goods will be stored and located on this site. The company is involved in the handling of all types of oil and gas products, which includes oil and gas-contaminated water, crude, brine, and numerous other dangerous chemicals/goods used in the oil and gas industry. Many of these products will contain portions of hazardous liquids and gases in them, and whether Mar-Rik's tanks are empty or full on this

site does not mitigate the situation, as empty tanks with hydrocarbon residues are just as much, if not more, a hazard as if the tanks were full. The inherent risks to the public associated with such an operation is the reason why the Land Use Bylaw states that such land uses will be located "At least 1,000 m from an urban center, hamlet, country residential or other populated area, unless within a recognized rural industrial park".

Regarding the separation between the Mar-Rik land and the nearest country residence, it is zero meters. The Land Use Amendment Application omitted to show the residences adjacent to the Mar-Rik land; however, country residential land is immediately adjacent to this proposed land use.

Considering the above, it is beyond question that a business involved with dangerous goods cannot be permitted to locate in an area that is in the immediate vicinity (within 1000m) of populated areas. Doing so would be a contravention of the Land Use Bylaw because it poses a direct threat to the health and safety of all residents that are located close to the operation. The Land Use Bylaw has been established to protect the interests of landowners in this regard; approving this land use amendment will fully undermine the Bylaw and fully expose the nearby landowners to the health risks associated with the proposed industrial development.

It is our understanding that the MD cannot approve a land use application that is in contravention of the Land Use Bylaw unless A) the *land use application* is *first amended* to comply with the *Bylaw* or B) the *Bylaw* is *first amended* to facilitate such a land use application (if our understanding on this is incorrect please clarify). Before any decision is made on this land use application, we therefore formally request clarification regarding which document will be amended (i.e. the Land Use Bylaw or the Land use amendment application) as well as what the details of such amendment will be.

<u>SECTION 3</u> - The proposed land use application conflicts with the Municipal Development Plan's ('MDP') guiding land-use policies.

The Municipal Development Plan ('MDP') is a document created by the MD. Its intention is to be a municipality's guiding document for growth, and all of the MD's other plans, regulations, bylaws and standards must match the vision and direction of this Plan. The Valleyview Intermunicipal Development Plan ('VIDP') takes precedence over the MDP in the event of conflicts; however, the MDP is still a critical reference to guide the MD's land planning.

- 3.1 The MDP states that the MD does not support industry that conflicts with adjacent land uses in terms of appearance, emissions, noise, or traffic generation.
 - a. Appearance Because the notice provided by the MD has not clearly identified what the activities of the proposed development will be, we are left to conjecture. But regardless, the question should be asked whether industrial-type operations should be placed directly adjacent to primary highways on the entry and exit points to the town of Valleyview. The VIDP doesn't warrant any such land use.
 - b. Emissions and Noise In the summer of 2013 we found out from a Mar-Rik employee that 'it looks like we are going to be neighbors' and 'you aren't going to like us very

- much'. This employee explained that the basis of his latter comment ('you aren't going to like us very much') was based on the fact that this business runs loud trucks that are accessing and exiting the site at any time during the day and night. Its trucks (currently numbering around 20) are idling at all times in cold weather. And liquid and gas spills/releases due to the hookup and/or de-coupling of transport vessels are a very real occurrence that causes unmitigated ground and air contamination when they occur.
- c. Traffic generation obviously the road network, including the primary highway, would be affected by this proposed land use. Whether the MD has taken steps to ensure the suitability of the new traffic patterns on the existing road designs and traffic patterns we don't know, but the potential exists for there to be very real safety concerns at the primary highway intersection due to that intersection's location and elevation relative to the descending curve when heading out of town.
- 3.2 The MDP states that industrial development proposals should wherever possible locate in an industrial park. But this proposal wants to build on Agricultural land, while ignoring the provisions made for industrial land in the VIDP.
- 3.3 The MDP states that industrial development proposals will be evaluated, among other things, according to proximity to residential areas; whereas this particular land use application wants to develop industrial lands immediately adjacent to residential lands.
- 3.4 The MDP states that the MD may support the storage of dangerous goods *subject to the* proposed location being isolated and located away from residential development; whereas this particular land use application is positioned immediately adjacent to residential lands.
- 3.5 The MDP states that the MD shall not approve any development proposal in contravention with the Valleyview Intermunicipal Development Plan. But the contraventions of the Mar-rik land proposal with respect to the Valleyview Intermunicipal Development Plan are very evident and serious, and have been noted above in SECTION 1.

As has been explained above, the proposed land application is in contravention of the bylaws and guiding policy documents of the MD. Coupled with our concerns associated with the negative impacts to the adjacent residences, we formally request meeting with the MD to discuss how these concerns will be addressed within the context of the governing bylaws and the principles of good governance and transparency.

SECTION 4 - The proposed land use application will devalue the surrounding residential lands.

The country residential parcel immediately adjacent the Mar-Rik land has a market value that is based in part on the fact that it is a country residential lot surrounded by agricultural lands: that is what gives the parcel its value. This parcel was purchased in the knowledge that it was surrounded by agricultural

lands which no town or MD land planning document envisioned would be converted to industrial or commercial use.

Damages to the value of the parcel will certainly result if industrial development is allowed to be located in its vicinity. If there even exists a buyer willing to purchase this parcel right beside an industrial lot, it will only be sold at an amount considerably less than what the market would demand for it if this parcel was adjacent to agricultural or other country residential lots.

In land amendment matters, we understand that the MD is obligated to demonstrate that a reasonable level of care has been undertaken to ensure that the interests and concerns of all affected landowners are fairly and equitably considered. As a result, in making an informed decision on this land use amendment application, the MD must fairly consider, and act on, the valid concerns of any affected parties to ensure that no unreasonable burden or harm is unjustly imposed on the adjacent landowners. We therefore formally request that the MD enter into consultation with the adjacent landowners, prior to any decision being made on this land use application, to ensure that the MD meets its obligations as have been stated in this paragraph.

SECTION 5 - No meaningful disclosure.

As was mentioned in SECTIONS 2 and 3, we confirm that there has been no meaningful disclosure from the MD on the details surrounding this land use application. The package provided in the mail was all the disclosure that was received, and the package itself is very sparse. It provides no detailed information regarding the *detailed scope, layout, or activities* of the proposed development. It provides no detailed information on what the land will really be used for. Without such disclosure it is impossible to assess what potential mitigation actions are available to preserve the quality, value, and use of our own land. Without such disclosure it is impossible to confirm if there even exist any mitigations that would be deemed acceptable to allow this development to proceed. Therefore, this land use amendment application cannot be supported and, before any decision is rendered on this application, we formally request a meeting with the MD to discuss how our concerns as noted in this letter are to be addressed.

SECTION 6 - The most important consideration.

It is stated in both the Land Use Bylaw and Municipal Development Plan that the MD must evaluate land amendments, subdivisions, or development permits according to the following criteria:

- Compliance with the Act, Regulation, Land Use Bylaw, and any other statutory plans that are in effect.
- Any representations made at a public hearing.
- Any municipal development plan, area structure plan, and any redevelopment plan.
- Compatibility with adjacent land uses.

Should the MD evaluate this land use proposal according to this criteria (which it is obligated to do), it has just been clearly shown why the current land use proposal must be denied. But if the MD feels that it can justify approving this proposal despite the overwhelming evidence against it, let Council consider one more reason for not approving this application – the most important reason. It is written that thou shalt love thy neighbor as thyself. Consider yourself to be the owner of the country residential lot immediately adjacent to this proposed industrial lot. You are faced with the significant devaluing of your property. You are faced with living beside an operation that handles and operates dangerous goods which pose health and safety threats to your family. You are faced with noise and emission quality issues at all hours of the day and night. You are faced with a severe reduction of the quality of life that living in a country-setting typically offers. I ask you this: would you accept this type of development? If your honest answer is no, then why would you approve this development?

SECTION 7 - Conclusion

No industrial lot currently zoned in the Valleyview area is situated as close to a residential location as this proposed land use. And no industrial lot currently zoned in the Valleyview area is even close to the size of this proposed development, which is 24 acres in size and proposes 2,140 lineal feet of frontage. The primary reasons for not approving this proposal are very clear (as have been noted above) and we trust that the MD will do good by judging rightly in this matter.

Please be advised that we are not against development, we simply want to ensure that development is consistent with the appropriate by-laws and guiding policies, and reflects good governance and transparency.

We are persuaded that we are on solid ground on this matter. As a result, we are determined to humbly stand in the spirit of this letter until right is done.

Respectfully,

Robert Wirth

for:

Come wigth

Ron & Wendy Armeneau

Box 715 Valleyview, AB TOH 3NO

Jan. 10, 2014

To: MD of Greenview 4806-36 Ave. Valleyview, AB TOH 3NO

Attn: Sally Ann Rosson

MUNICIPAL DISTRICT
OF GREENVIEW No. 16
RECEIVED

JAN 1 3 2014

VALLEYVIEW

As per your letter of Dec. 10, 2013, Land use application #A13-004.

The Land Use Amendment Application that you included in your letter is for the NW 8-71-22-W5. So we are a little confused as to how a map of SE 20-70-22-W5 was with it? It clearly shows a different land than the Application is for?? The landowner of SE 20-70-22-W5 has not signed an Application??? Also in the application, it refers to LUB map no. 18?, which, in our copy of the Land Use Bylaw, is neither one of the locations referred to. The Application also states that is currently zoned Residential? The letter states that it is Agriculture?

We understand that there have been many businesses that have grown from small, on farm operations, and there intent is now to re-purpose their land for a compliant operation. As this appears to what the Application is intending, we fully understand that. As we are not in proximity to the land described in the Application, (namely the NW8-71-22-W5), we will reserve any comment at this time.

IF WE ARE IN FACT REFERRING TO THE SE20-70-22-W5, then:

Is there a Land Use Amendment Application for it?

If the intent is for Mr. Seward to relocate his business operation, we would suggest he be directed to property that is currently zoned for that purpose, that has the infrastructure in place, and would not adversely affect neighboring residents.

The Valleyview Intermunicipal Development Plan does not identify the property in question as being a site for Industrial development.

In the introduction of VIDP, section 2.2 states:

The policies contained within the Valleyview IDP are intended to:

- (a) Guide the administration of the Municipal District of Greenview No. 16 Land Use Bylaw for land use around the Town of Valleyview;
- (b) Establish areas for the future expansion of the Town of Valleyview; and
- (c) To set general guidelines for the orderly and economic development of the Valleyview area.

In the "Goals" section of the VIDP, (a) To provide a planning framework to encourage growth in the Valleyview area in a land use pattern which is efficient, economic, livable, an overall benefit of the community and responsive to future land use needs.

Industrial development is identified as being directed to the south and east of Valleyview.

The VIDP also states; "Rural industrial uses shall locate along a well-developed road capable of handling industrial-type traffic......"

The MD has spent Millions of dollars upgrading other roads in the area to a nonbanned standard, and has worked with the Town of Valleyview to establish and identify areas for Industrial growth.

This proposal does not fit with ANY of the plans. Infrastructure also does not support this type of use.

If any of the above is not enough to refuse this development, we would like to also point out the following:

Section 6.10 of the VIDP states:

Notwithstanding Policies 6.1 to 6.9, should an industrial use be proposed within the Plan area which would not be otherwise allowed by this Plan, the use may permitted provided that there are resolutions from both Councils supporting the proposed development and that amendments to the appropriate Land Use Bylaws are approved.

Section 14.8 of the VIDP states:

Any amendment to this Plan must receive the agreement of both municipalities following a joint Public Hearing held in accordance with the Act. No amendment shall come into force until such time as both municipalities approve the amending Bylaw. Any disagreement respecting a proposed amendment would trigger the dispute resolution mechanism as outlined in Policy 14.7

Section 7.2.2 of the Municipal Development Plan states :

The Municipal District shall not approve any development proposal in contravention of an Intermunicipal Development Plan. If such a development is proposed and deemed to have merit, then an amendment to the Intermunicipal Development Plan may be pursued in accordance with the provisions of the Intermunicipal Development Plan.

It is our understanding that this proposal is not supported by the Town of Valleyview.

It is also our understanding this is NOT a joint meeting with the Town of Valleyview.

Wendy Amauran

Ron & Wendy Armeneau

Adjacent Landowner Comments:

March 11, 2014

RE: Mar-rik Trucking LTD. Land Use Amendment, location on SE 20-70-22-W5.

- (a) Concerns about possible contamination from run-off.
- (b) Water Sewer and petroleum contaminates, from the proposed subdivision.

Respectfully,

Violet Anderson

wet anderser

Kevin Anderson



M.D. OF GREENVIEW NO. 16

Box 1079 4806 36th Ave, Valleyview, AB T0H 3N0 Tel: (780) 524-7600, Fax: (780) 524-4307

NOTICE TO ADJACENT LANDOWNERS

February 28, 2014

EDSON TRAIL DEVELOPMENTS LTD BOX 1294 VALLEYVIEW, AB T0H 3N0

Dear Sir/Madam;

RE: LAND USE AMENDMENT APPLICATION NO. A13-004 MAR-RIK TRUCKING LTD. / LOCATED ON: SE-20-70-22-W5

Please note that the applicant(s) have applied for rezoning and subsequent subdivision on the above-described land. This letter is to inform you, as an adjacent landowner to this property, that a Public Hearing has been scheduled for

> 10:00 a.m. on March25, 2014, in the Council Chambers, M.D. Administration Office, Valleyview, Alberta

The Bylaw Amendment application proposes to rezone the land classification as per the attached diagram, from Agriculture (A) to Industrial (I).

If you have any comments or concerns regarding the above Amendment, please address them to my attention at the above address. The deadline for written submissions is 12:00 NOON, March 19, 2014.

Sincerely,

SALLY ANN ROSSON Manager of Development

Enclosure



TOWN OF

BOX 270 VALLEYVIEW, ALBERTA **TOH 3NO**

PHONE:

(780) 524-5150

Jan 13th, 2014^{FAX:}

(780) 524-2727

Municipal District of Greenview #16 Box 1079 Valleyview, Alberta TOH 3NO

Attention: Sally Rosson, Development Officer.

Re: Proposed Bylaw 13-701-Seward Rezoning of a part of SE-20-70-22-W5M.

MUNICIPAL DISTRICT OF GREENVIEW No. 16 RECEIVED

JAN 13 2014

VALLEYVIEW

In accordance with the notice of Public Hearing on the above mentioned Bylaw, the Town of Valleyview hereby object to the rezoning of the proposed lands for the following reasons:

- 1. According to the Intermunicipal Development Plan, section 6.10, lands for industrial use proposed within the Plan Area would not be allowed unless there are resolutions by both Councils supporting the development. The Town has not been contacted officially for support of this development.
- 2. Section 7.2.2 of the MD of Greenview Municipal Development Plan, it states that the MD shall not approve any development proposal in contravention of an Intermunicipal Development Plan without an amendment to the IDP.

Therefore, by means of this letter, the Town of Valleyview strongly object to the proposed Rezoning Bylaw to industrial use.

Submitted on Behalf of the Town of Valleyview

Garry Peterson, Town Manager/Development Officer.

Cc: Mayor and Council, Town of Valleyview.

SECTION 7 INTERMUNICIPAL RELATIONS

The facilitation and implementation of inter-municipal planning and cooperation is a significant thrust of the Municipal Government Act. Although the Municipal District has entered into intermunicipal development plans with the Towns of Valleyview and Grande Cache, it is important that the spirit and intent of these documents be incorporated into the Municipal Development Plan. It is also necessary for the Municipal District to recognize its relationship with its rural neighbours.

7.1 OBJECTIVES

- (a) To support and implement the Intermunicipal Development Plans which are in place with adjacent urban municipalities.
- (b) To foster a cooperative approach to inter-municipal development issues.
- (c) To establish a process for joint planning and referrals with adjacent rural municipalities.

7.2 POLICIES

- 7.2.1 The Municipal District shall continue to support its Intermunicipal Development Plans with the Towns of Valleyview and Grande Cache. The Municipal District agrees to participate in the monitoring and review of these Plans to ensure they remain current and reflect the needs of the respective municipalities and area residents.
- 7.2.2 The Municipal District shall not approve any development proposal in contravention of an Intermunicipal Development Plan. If such a development is proposed and deemed to have merit, then an amendment to the Intermunicipal Development Plan may be pursued in accordance with the provisions of the Intermunicipal Development Plan.



- 7.2.3 The Municipal District shall establish a 3.2 km (2 mile) fringe zone adjacent to its boundaries with neighbouring Rural Municipalities and the Town of Fox Creek. In this zone, the Municipal District shall circulate the following to the affected municipality for review and comment:
 - subdivision applications, with the exception of applications for farmstead separations, boundary adjustments and public uses;
 - (b) development permit applications for discretionary uses under the Land Use Bylaw;
 - (c) transportation and utility master plans; and
 - (c) statutory plan and land use bylaw amendments.
- 7.2.4 The Municipal District will support the annexation of lands into neighbouring urban municipalities provided that the following criteria are met:
 - (a) the proposal conforms with the relevant Intermunicipal Development Plan;

Bylaw No. 03-397

December, 2003

- 1
- (a) agricultural industries such as livestock auction marts, feed mills and bulk fertilizer, chemical and fuel distribution plants;
- any commercial retail sales or servicing activity that is part of or incidental to the operation of the above agricultural industries;
- (b) natural resource extractive industries; and
- (c) non-labour intensive industries requiring large areas of land and have a minimal requirement for on-site improvements and municipal services, which may include, but may not be limited to, the outdoor storage and handling of pipe and drilling equipment.
- 6.6 Where possible, rural industrial uses should be directed away from future annexation areas and environmentally sensitive areas as indicated on Map 2 Future Land Use.
- 6.7 All services for rural industrial uses shall be accommodated on site. However, where required, special servicing arrangements may be made with the Town, on a case by case basis, to extend the water and sewer services outside the Town, providing both municipalities agree to such an arrangement.
- 6.8 Rural industrial uses shall locate along a well-developed road capable of handling industrial-type traffic unless the Town, the Municipal District and the industry concerned can come to an agreement to upgrade necessary roadways to an acceptable standard.
- 6.9 The resubdivision of an existing rural industrial lot may be permitted based on:
 - (a) ability to provide on-site services;
 - (b) access availability; and
 - (c) impact on surrounding land uses.
- Notwithstanding Policies 6.1 to 6.9, should an industrial use be proposed within the Plan area which would not be otherwise allowed by this Plan, the use may be permitted provided that there are resolutions from both Councils supporting the proposed development and that amendments to the appropriate Land Use Bylaws are approved.

NOTE

Page 9 of 19

January 2009

Gwen Charlton

From: Shelby Goodrich

Sent: December-10-13 4:22 PM

To: historical.lup@gov.ab.ca; james.proudfoot@gov.ab.ca; tony.winia@gov.ab.ca; Gerry Benoit;

roger.boyd@atcoelectric.com; bill@esgas.ca; Roy Lidgren; Grant Gyurkovits; Norm

Patterson; gpeterson@valleyview.ca

Cc: Sally Rosson; Gwen Charlton

Subject: A13-004 / Mar-Rik Trucking / Agriculture to Industrial / SE-20-70-22-W5

Attachments: DOC121013-12102013171705.pdf

God Afternoon All,

The attached the Notice of the Public Hearing for the Land Use Amendment application A13-004 for Mar-Rik Trucking Ltd. on the SE-20-70-22-W5. The Hearing is scheduled for January 14, 2014 in Valleyview.

Please take some time to review and send any comments, concerns and/or advice back to Sally Ann Rosson, Manager, Planning & Development.

Thank you for your time, Enjoy your Evening! Cheers,

Shelby Goodrich

Development Secretary Interim



M. D. of Greenview No. 16 Box 1079, Valleyview, AB, T0H 3N0 Tel: 780.524.7600 | Direct: (780)-524-7641

Cell: 780.524.4971 | Fax: 780.524.4307 | Web: www.mdgreenview.ab.ca

Ron & Wendy Armeneau

Box 715 Valleyview, AB TOH 3N0

Jan. 18, 2014

Board Member / Councillor,

After being at the public hearing, and not receiving any answer or feedback about my comments, despite the Chairman asking Administration and Planning for comment, . (A representative from Development finally did say they would respond in section 8 of the agenda, they just forgot to when the time came!) I decided to check in to this application a little further.

As I looked over the **Request for Decision** page, I see that it has been "<u>Reviewed and Approved for Submission</u>" and has gone through a "<u>Legal / Policy Review</u>". (Quality work here!)

Then under "Recommended Action" it asks the Board to give second and third reading!

Under "Applicable Policy and Regulations", under "The Municipal Development Plan", it quotes section 6.2 Industrial Development. <u>As this Application falls within the IDP, Section 7 of the MDP would</u> also apply.

The following are excerpts that I think should have been included;

MDP Section 7 Intermunicipal Relations

The facilitation and implementation of inter-municipal planning is a significant thrust of the Municipal Government Act.

- 7.1 Objectives
- (a) To <u>support</u> and <u>implement</u> the Intermunicipal Plans which are in place with adjacent urban municipalities.
- (b) To foster a cooperative approach to intermunicipal development issues.
- 7.2 Policies
- 7.2.1 The Municipal District shall continue to support its Intermunicpal Plans with the Towns of Valleyview and Grande Cache.
- 7.2.2 The Municipal District shall not approve any development proposal in contradiction of an Intermunicipal Development Plan. If such a development is proposed and deemed to have merit, then an amendment to the Intermunicipal Development Plan may be pursued in accordance with the provisions of the Intermunicipal Development Plan.
- 7.2.5 The Municipal District supports the continuing use of inter-municipal agreements as means of delivering services in a co-operative manner and maximizing available resources.

Under "Land Use and Development", Surrounding Land Uses; Agriculture It totally ignores the CR use that is directly adjacent to this proposal!

Under "Planning & Development History" Prior LUB/SD/DP Applications: it states "November 26, 2013" My question is: What happened on November 26, 2013?

Under "Suitability Assessment"

Compatible with Surrounding Land Uses: Yes is checked off.

My question is: Is an Industrial subdivision compatible with Country Residential?

Appropriate Legal and Physical Access: Yes is checked off.

This Industrial subdivision is proposed on a Dead End (No Exit) Road that is without question, not built to an Industrial Standard!

Section 6.8 of the IDP states: Rural Industrial uses shall locate along a well-developed road capable of handling industrial-type traffic unless the Town, the Municipal District and the industry concerned can come to an agreement to upgrade necessary roadways to an acceptable standard.

Many questions raised here!! Was the MD ready to upgrade this road to Industrial standards? Was there a proposed budget for these upgrades?

The service road, which would be the legal and physical access to this proposal, is definitely NOT capable of handling industrial type traffic.

The MD's own "Engineering Design and Construction Standards" shows that a Commercial/Industrial Local Road has a 9.0m top roadway surface. I am sure that the service road in question does not meet this standard.

There is also a provision that "dead end roads shall not be allowed in industrial subdivisions"

Would this not somewhat apply to an access road?? If a truck missed the approach, and continued down to the "dead end", what would he do???? I'm sure this must be a reason why the DEAD END provision is addressed for Industrial!

Who checked Yes here? How did they come to this determination? Were they qualified? Did they have any knowledge of the Suitability of the Physical access? Do they have any knowledge of the MD's own standards? Did they even look?

And the next section I come to is "Complies with IDP/MDP/ASP/LUB Requirements"; Yes is checked off again. IIII 27727

IDP

Refer to Section 2.2(a) Guide the administration of the Municipal District of Greenview No. 16 Land Use Bylaw for land use around the Town of Valleyview

2.4 The Municipal Government Act

The Valleyview IDP has been prepared in accordance with Section 631 of the Municipal Government Act, RSA 2000, Chapter M-26 (hereinafter referred to as "the Act".

This Plan shall describe land uses proposed for the respective municipalities and the manner of future development.

2.5 Interpretation

In the Valleyview IDP all words and expressions shall have meanings respectively assigned to them in the Act, and the Municipal District of Greenview Municipal Development Plan and Land Use Bylaws unless otherwise defined in this Plan.

In the event that an issue arises that is not addressed by the provisions of the Plan, then the policies of the Municipal District of Greenview No. 16 Municipal Development Plan shall apply.

Section 3.1 Goals

- (b) To provide a means of promoting cooperation and communication between the Municipal District of Greenview No. 16 and the Town of Valleyview on land use matters
- 6.8 Rural Industrial uses shall locate along a well-developed road capable of handling industrial-type traffic unless the Town, the Municipal District and the industry concerned can come to an agreement to upgrade necessary roadways to an acceptable standard.
- 6.10 Notwithstanding Policies 6.1 to 6.9, should an industrial use be proposed within the Plan area which not be otherwise allowed by this Plan, the use may be permitted provided there are resolutions from both councils supporting the proposed development and amendments to the appropriate Land Use Bylaws are approved.
- 14.8 Any amendment to this Plan must receive the agreement of both municipalities following a joint Public Hearing held in accordance with the Act. No amendment shall come into force until such time as both municipalities approve the amending Bylaw. Any disagreement respecting a proposed amendment would trigger the dispute resolution mechanism as outlined in Policy 14.7.

Municipal Development Plan

Section 7.2.2

The Municipal District shall not approve any development proposal in contravention of an intermunicipal Development Plan. If such a development is proposed and deemed to have merit, then an amendment to the Intermunicipal Development Plan may be pursued in accordance with the provisions of the Intermunicipal Development Plan.

It is my belief that all of the above would be applicable in this instance, and should have been included!

Who checked "Yes" here??? Obviously they are not aware of the IDP & MDP!

Land Use Bylaw.

Schedule A Land Use Maps

Sorted by map number and location.

I checked the MD's own website on Jan 15, 2014, it shows Map #18 to be SW 20-70-22-W5!

A DIFFERENT LOCATION THAN IN THE PROPOSALI????

Map #18 is also referred to in By-law 13-701

Question: Does the MD Administration have a different set of map numbers than what it displays on its website for the public???

In the section "Key dates, Communications & Other Information"

Shows that the Application was circulated on May 23, 2013

Mv question is: To whom was it circulated??

On page 26 and 27, it shows that notice of the public hearing was sent on Dec. 10, 2013.

Was it not sent to Planning & Engineering earlier, in May, for them to advise the Board that the access road did not meet any Industrial Standard????Or was it sent to them and they failed in their review???

From Public Works "Needs approach constructed to the M. D. Industrial Standards...." Interesting that an Industrial standard approach has to be built off of a DEAD END, barely Residential Standard road!!!!!????

Attachment(s)

Advisement of Public hearing.

Included is a photocopy of a single add, no date attached!

I took the liberty of reviewing the local papers that where published preceding the meeting.

It appeared ONCE, not twice as required by section 606(2)(a)., of the Municipal Government act.

The application states to the Board, that this requirement has been met, and that it has been reviewed!!????

The Valleyview Industrial Development Plan is also shown as being attached. In fact, only parts of it are

Section 14, and especially section 14.8, was omitted in the attachment! A fairly important part of information in my determination!

Also the cover page of the IDP, showing the emblem of the Town of Valleyview, was not included. This may have triggered, somewhere along the process, that The Town of Valleyview should maybe be involved!

Other observations and comments/queries:

There are two Applications shown, one dated March 13, 2013 with an Application No. A13-004, another ane dated in May 2013, SAME NUMBER! Different location! Same LUB Map No.! CONFUSING? Maybe! if the Application was amended, maybe it should have an "A" behind it, or an "R" to show that it was revised? Maybe a line drawn through the first one to show that it is no longer applicable? Maybe a different No. altogether? <u>This may have helped in</u> avoiding the "Administrative error" of the WRONG application being sent to me! As you will note in my letter dated Jan. 10, 2014, no wonder I was a little confused I

The letter from the Town of Valleyview, opposing the Application, was not read at the Hearing. WAS IT NOT READ BECAUSE OF ITS CONTENT? Most everything else in the package was covered! It was my understanding, from a previous member of the Board, that any letters received, where the author was not in attendance, would be read aloud at the hearing by a member of the MD. If this is not policy, it most certainly would be a courtesy, to ensure that all in attendance, would not miss it.

Was the Town of Valleyview notified properly of a matter that falls within the IDP?

Did the Planning & Engineering Department review the application to see that the Infrastructure was <u>not</u> in place to service this proposal?

My simple review reveals a complete lack of knowledge or disregard for the Plans, Standards, Policy(s), Act(s), etc., from multiple levels of multiple departments within the administration of the MD.

As you can see, there are many more issues that I have discovered since the meeting that would contribute to the refusal of this Application!

What if this Application had been approved, and these issues came to light after the By-law had been passed???

With this quality of service and information being supplied to you, how can you make an INFORMED decision???

This is only ONE instance, one single application, with a NUMBER of mistakes, errors, omissions, misleadings, confusions!!! If I were more knowledgeable of the Acts, Plans, Policies, By-laws etc., how many more errors might I find??

How is the MD even functioning???

As members of the Board, and as councillors, I sympathize for you.

Sincerely,

Ron Armeneau

Ps.

Since writing this letter, I have heard that RAL has been relieved of his duties. That is a good thing! Except for the fact he won't be around to answer for it! (Obviously, there were more issues!)

Keep in mind though; he is not the only one responsible.

I have some serious concerns over this matter and have considered forwarding a copy of this to The Department of Municipal Affairs as well!

I also understand that Erin Hinkley with the Herald Tribune was interested in information about the meeting.

If you can provide me with any reason that this should not be sent to them, please advise me immediately, and I will take it under consideration.

Thank you,

Page 1 of 6



VALLEYVIEW

January 10, 2014

ATN: Sally Ann Rosson

Re: Mar-Rik Trucking Ltd. Land Use Amendment Application No. A13-004 on SE-20-70-22-W5

We have serious concerns about this land use application; these are summarized and detailed below:

<u>SECTION 1</u> - The proposed land use application is not in accordance with the direction and the vision of the Valleyview Intermunicipal Development Plan ('VIDP').

The VIDP is a bylaw of the Municipal District of Greenview ('MD'), developed by both the MD and Town of Valleyview, that establishes the growth strategy for both Valleyview and the rural areas immediately surrounding the town. The Plan area extends 0.8km east of town, 1.6km north of town, 2.4km west of town, and 0.8km south of town. The area pertaining to the Mar-Rik land use application falls within the VIDP Area, and therefore any development on this land must be in accordance with the direction and the vision of the VIDP.

The direction and vision of the VIDP is primarily seen in its Map ('Map 1') of the area that defines future land use:

- 1.1 This map shows future industrial land which the town plans to annex, and it also shows future rural industrial lands which would remain under the MD's jurisdiction. The area pertaining to the Mar-Rik land use application does not form part of these lands; it is therefore evident that the VIDP does not intend for the Mar-Rik land to be used for Industrial use; rather, the VIDP calls for other, still-unused lands, to be used for Industrial use.
- 1.2 Note that the Map does not show the existing industrial lands within the town boundaries that are currently vacant, of which there is a considerable supply.
- 1.3 The VIDP suggests that any other future rural industrial land (over and above that which is already allocated in Map 1) should be situated south and east of the town. It is therefore evident that the VIDP doesn't support industrial development west of town when other lands are available south and east of town.
- 1.4 Map 1 shows only commercial reserve land immediately adjacent to the three primary highways leading into Valleyview; it is therefore evident that the VIDP does not intend for Industrial uses to border the primary highways close to town.
- 1.5 Map 1 shows no industrial or commercial development planned for the Mar-Rik land under question; it is therefore clear that this current land use proposal is not in alignment with the

orderly plans of the MD and the Town regarding the development of the area surrounding Valleyview.

In light of the above the following questions are respectfully asked:

- Why is this land use application being proposed when it is so much opposed to the vision, direction, and policy of the VIDP?
- Why isn't the MD doing what they have said they will do as per the VIDP?
- For this application to even be considered, is there not a requirement for the MD and the Town to first update the VIDP through a transparent consultation process with the public?

The VIDP was created, among other things, to:

- Confirm areas of future expansion pertaining to the town and surrounding area.
- To provide all landowners and affected parties a long term indication of growth directions, which will result in reducing land speculation.
- To set guidelines for the orderly and economic development of the Valleyview area.

The submission of this Mar-Rik land use application flies in the face of all these things. It is therefore clear that this application goes against what the VIDP stands for, and therefore it goes against the intent of the municipal act and its regulations regarding the orderly and responsible development of land in the area surrounding Valleyview.

It was with the above-described understanding of the VIDP that the country residential lot immediately adjacent to this proposed land use amendment was purchased. But this application is against the VIDP as has been noted above. As a result, we cannot support this application and, before any decision is rendered on this land use amendment application, we formally request consultation with the MD and the Town of Valleyview to discuss how our concerns will be justly addressed.

SECTION 2 - The proposed land use application is a contravention of the Land Use Bylaw.

The Land Use Bylaw only allows the use of land involving the storage of dangerous goods or products if that land is at least 1,000m from a country residential or other populated area.

The MD has provided little disclosure regarding the details of this proposed land use development and, as a result, it is unclear as to whether the MD Development Authority has fully determined what dangerous goods, if any, will be located on this land. The Mar-Rik Land Use Amendment Application itself is unclear on the matter, as it proposes changing the land use from *Residential* to Industrial, when the correct proposal should have listed the change in land use from *Agricultural* (its current land use) to Industrial. Besides this, the reason for the proposed amendment is simply listed as 'Company renting shop', which provides very little clarification on the intended use of the land in question. However, if the intent is for Mar-Rik to locate its business on this land, the reality is that all manner of dangerous goods will be stored and located on this site. The company is involved in the handling of all types of oil and gas products, which includes oil and gas-contaminated water, crude, brine, and numerous other dangerous chemicals/goods used in the oil and gas industry. Many of these products will contain portions of hazardous liquids and gases in them, and whether Mar-Rik's tanks are empty or full on this

orderly plans of the MD and the Town regarding the development of the area surrounding Valleyview.

In light of the above the following questions are respectfully asked:

- Why is this land use application being proposed when it is so much opposed to the vision, direction, and policy of the VIDP?
- Why isn't the MD doing what they have said they will do as per the VIDP?
- For this application to even be considered, is there not a requirement for the MD and the Town to first update the VIDP through a transparent consultation process with the public?

The VIDP was created, among other things, to:

- Confirm areas of future expansion pertaining to the town and surrounding area.
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The submission of this Mar-Rik land use application flies in the face of all these things. It is therefore clear that this application goes against what the VIDP stands for, and therefore it goes against the intent of the municipal act and its regulations regarding the orderly and responsible development of land in the area surrounding Valleyview.

It was with the above-described understanding of the VIDP that the country residential lot immediately adjacent to this proposed land use amendment was purchased. But this application is against the VIDP as has been noted above. As a result, we cannot support this application and, before any decision is rendered on this land use amendment application, we formally request consultation with the MD and the Town of Valleyview to discuss how our concerns will be justly addressed.

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site does not mitigate the situation, as empty tanks with hydrocarbon residues are just as much, if not more, a hazard as if the tanks were full. The inherent risks to the public associated with such an operation is the reason why the Land Use Bylaw states that such land uses will be located "At least 1,000 m from an urban center, hamlet, country residential or other populated area, unless within a recognized rural industrial park".

Regarding the separation between the Mar-Rik land and the nearest country residence, it is zero meters. The Land Use Amendment Application omitted to show the residences adjacent to the Mar-Rik land; however, country residential land is immediately adjacent to this proposed land use.

Considering the above, it is beyond question that a business involved with dangerous goods cannot be permitted to locate in an area that is in the immediate vicinity (within 1000m) of populated areas. Doing so would be a contravention of the Land Use Bylaw because it poses a direct threat to the health and safety of all residents that are located close to the operation. The Land Use Bylaw has been established to protect the interests of landowners in this regard; approving this land use amendment will fully undermine the Bylaw and fully expose the nearby landowners to the health risks associated with the proposed industrial development.

It is our understanding that the MD cannot approve a land use application that is in contravention of the Land Use Bylaw unless A) the land use application is first amended to comply with the Bylaw or B) the Bylaw is first amended to facilitate such a land use application (if our understanding on this is incorrect please clarify). Before any decision is made on this land use application, we therefore formally request clarification regarding which document will be amended (i.e. the Land Use Bylaw or the Land use amendment application) as well as what the details of such amendment will be.

SECTION 3 - The proposed land use application conflicts with the Municipal Development Plan's ('MDP') guiding land-use policies.

The Municipal Development Plan ('MDP') is a document created by the MD. Its intention is to be a municipality's guiding document for growth, and all of the MD's other plans, regulations, bylaws and standards must match the vision and direction of this Plan. The Valleyview Intermunicipal Development Plan ('VIDP') takes precedence over the MDP in the event of conflicts; however, the MDP is still a critical reference to guide the MD's land planning.

- 3.1 The MDP states that the MD does not support industry that conflicts with adjacent land uses in terms of appearance, emissions, noise, or traffic generation.
 - a. Appearance Because the notice provided by the MD has not clearly identified what the activities of the proposed development will be, we are left to conjecture. But regardless, the question should be asked whether industrial-type operations should be placed directly adjacent to primary highways on the entry and exit points to the town of Valleyview. The VIDP doesn't warrant any such land use.
 - b. Emissions and Noise In the summer of 2013 we found out from a Mar-Rik employee that 'it looks like we are going to be neighbors' and 'you aren't going to like us very

- much'. This employee explained that the basis of his latter comment ('you aren't going to like us very much') was based on the fact that this business runs loud trucks that are accessing and exiting the site at any time during the day and night. Its trucks (currently numbering around 20) are idling at all times in cold weather. And liquid and gas spills/releases due to the hookup and/or de-coupling of transport vessels are a very real occurrence that causes unmitigated ground and air contamination when they occur.
- c. Traffic generation obviously the road network, including the primary highway, would be affected by this proposed land use. Whether the MD has taken steps to ensure the suitability of the new traffic patterns on the existing road designs and traffic patterns we don't know, but the potential exists for there to be very real safety concerns at the primary highway intersection due to that intersection's location and elevation relative to the descending curve when heading out of town.
- 3.2 The MDP states that industrial development proposals should wherever possible locate in an industrial park. But this proposal wants to build on Agricultural land, while ignoring the provisions made for industrial land in the VIDP.
- 3.3 The MDP states that industrial development proposals will be evaluated, among other things, according to proximity to residential areas; whereas this particular land use application wants to develop industrial lands immediately adjacent to residential lands.
- 3.4 The MDP states that the MD may support the storage of dangerous goods subject to the proposed location being isolated and located away from residential development; whereas this particular land use application is positioned immediately adjacent to residential lands.
- 3.5 The MDP states that the MD shall not approve any development proposal in contravention with the Valleyview Intermunicipal Development Plan. But the contraventions of the Mar-rik land proposal with respect to the Valleyview Intermunicipal Development Plan are very evident and serious, and have been noted above in SECTION 1.

As has been explained above, the proposed land application is in contravention of the bylaws and guiding policy documents of the MD. Coupled with our concerns associated with the negative impacts to the adjacent residences, we formally request meeting with the MD to discuss how these concerns will be addressed within the context of the governing bylaws and the principles of good governance and transparency.

SECTION 4 - The proposed land use application will devalue the surrounding residential lands.

The country residential parcel immediately adjacent the Mar-Rik land has a market value that is based in part on the fact that it is a country residential lot surrounded by agricultural lands: that is what gives the parcel its value. This parcel was purchased in the knowledge that it was surrounded by agricultural

lands which no town or MD land planning document envisioned would be converted to industrial or commercial use.

Damages to the value of the parcel will certainly result if industrial development is allowed to be located in its vicinity. If there even exists a buyer willing to purchase this parcel right beside an industrial lot, it will only be sold at an amount considerably less than what the market would demand for it if this parcel was adjacent to agricultural or other country residential lots.

In land amendment matters, we understand that the MD is obligated to demonstrate that a reasonable level of care has been undertaken to ensure that the interests and concerns of all affected landowners are fairly and equitably considered. As a result, in making an informed decision on this land use amendment application, the MD must fairly consider, and act on, the valid concerns of any affected parties to ensure that no unreasonable burden or harm is unjustly imposed on the adjacent landowners. We therefore formally request that the MD enter into consultation with the adjacent landowners, prior to any decision being made on this land use application, to ensure that the MD meets its obligations as have been stated in this paragraph.

SECTION 5 - No meaningful disclosure.

As was mentioned in SECTIONS 2 and 3, we confirm that there has been no meaningful disclosure from the MD on the details surrounding this land use application. The package provided in the mail was all the disclosure that was received, and the package itself is very sparse. It provides no detailed information regarding the *detailed scope, layout, or activities* of the proposed development. It provides no detailed information on what the land will really be used for. Without such disclosure it is impossible to assess what potential mitigation actions are available to preserve the quality, value, and use of our own land. Without such disclosure it is impossible to confirm if there even exist any mitigations that would be deemed acceptable to allow this development to proceed. Therefore, this land use amendment application cannot be supported and, before any decision is rendered on this application, we formally request a meeting with the MD to discuss how our concerns as noted in this letter are to be addressed.

SECTION 6 - The most important consideration.

It is stated in both the Land Use Bylaw and Municipal Development Plan that the MD must evaluate land amendments, subdivisions, or development permits according to the following criteria:

- Compliance with the Act, Regulation, Land Use Bylaw, and any other statutory plans that are in effect.
- Any representations made at a public hearing.
- Any municipal development plan, area structure plan, and any redevelopment plan.
- Compatibility with adjacent land uses.

Should the MD evaluate this land use proposal according to this criteria (which it is obligated to do), it has just been clearly shown why the current land use proposal must be denied. But if the MD feels that it can justify approving this proposal despite the overwhelming evidence against it, let Council consider one more reason for not approving this application — the most important reason. It is written that thou shalt love thy neighbor as thyself. Consider yourself to be the owner of the country residential lot immediately adjacent to this proposed industrial lot. You are faced with the significant devaluing of your property. You are faced with living beside an operation that handles and operates dangerous goods which pose health and safety threats to your family. You are faced with noise and emission quality issues at all hours of the day and night. You are faced with a severe reduction of the quality of life that living in a country-setting typically offers. I ask you this: would you accept this type of development? If your honest answer is no, then why would you approve this development?

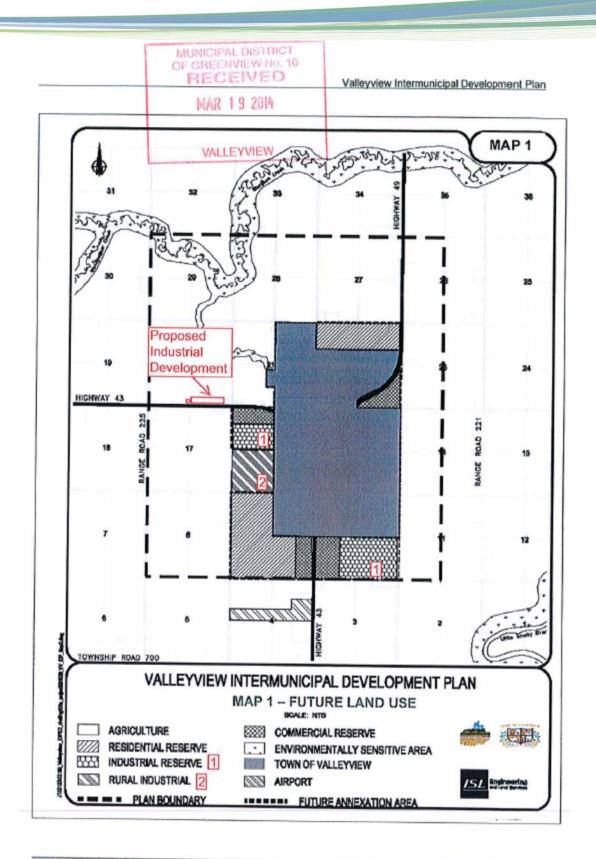
SECTION 7 - Conclusion

No industrial lot currently zoned in the Valleyview area is situated as close to a residential location as this proposed land use. And no industrial lot currently zoned in the Valleyview area is even close to the size of this proposed development, which is 24 acres in size and proposes 2,140 lineal feet of frontage. The primary reasons for not approving this proposal are very clear (as have been noted above) and we trust that the MD will do good by judging rightly in this matter.

Please be advised that we are not against development, we simply want to ensure that development is consistent with the appropriate by-laws and guiding policies, and reflects good governance and transparency.

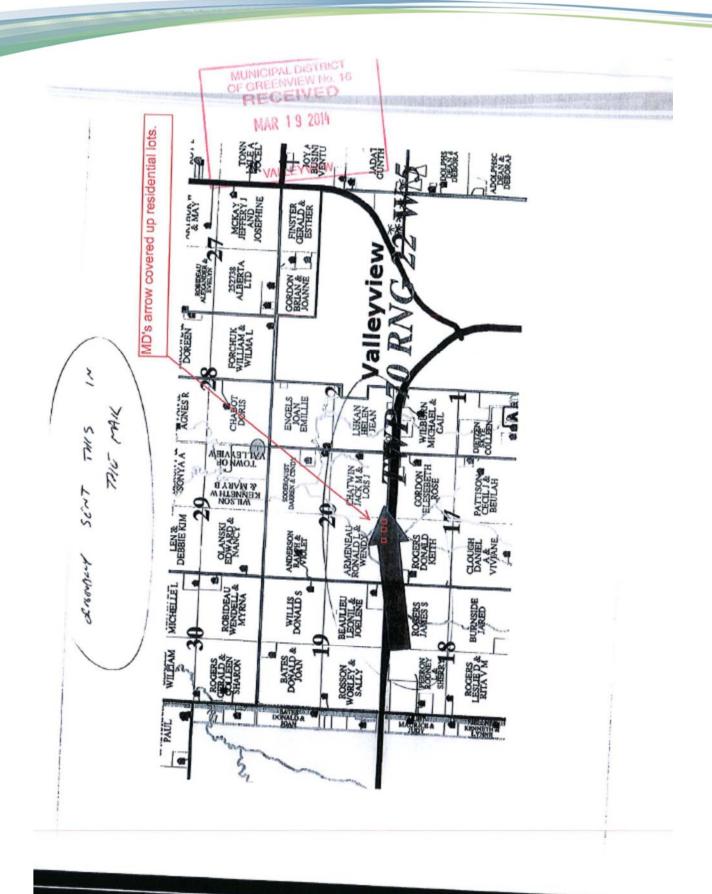
We are persuaded that we are on solid ground on this matter. As a result, we are determined to humbly stand in the spirit of this letter until right is done.

Respectfully,		
Robert Wirth		
for:		



Page 18 of 18

April 2009



30 Request for Decision

MUNICIPAL DISTRICT
OF GREENVIEW No. 16
RECEIVED
MAR 1 9 2014

VALLEYVIEW

Surface Rights

March 19, 2014

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

Attention: Municipal District Council

RE: Land Use Amendment Application No. A13-004 (the "Application") Mar-Rik Trucking Ltd. / Located on SE 20-70-22 W5M (the "Lands")

Please be advised that I represent Robert Wirth in his capacity as agent for AI and Anne Wirth (the "Wirths"). The Wirths own the Country Residential subdivision immediately to the west of the Lands.

If approved, the Application would result in 24.7 acres of the Lands (the "Site") being rezoned from Agriculture to Industrial. The Wirths are strongly opposed to this change in land use.

In particular, the Wirths note that there are a number of problems with the Application, both in terms of the documentation and in terms of its compatibility with the provisions of the Municipal District of Greenview No. 16 Land Use Bylaw ("LUB") and Municipal Development Plan ("MDP"), and the Valleyview Intermunicipal Development Plan ("VIDP").

The Application

The Application was submitted under section 8 of the Land Use Bylaw. Section 8.1.1(c) of the LUB requires that an application for rezoning include "a properly dimensioned map indicating the affected site, and its relationship to existing land uses within a 90 m (300 ft) radius of the boundaries of the site" (emphasis added). The map included with the Application and provided to the Wirths in the notification package had an arrow completely covering the Wirths' country residential ("CR") parcel located immediately adjacent to the Site, as well as the two other CR parcels next to the Wirths' land. Thus the map did not indicate the relationship between the Site and the existing land uses within a 90 m radius.

The Amendment Process

In addition to the problems with the Application itself, there are some significant errors in the Request for Decision prepared by the MD's Infrastructure and Planning Department pursuant to section 8.2.1 of the LUB. Under "Surrounding Land Uses", it states

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www.surfacerightslaw.ca
heidi@surfacerightslaw.ca

"Agricultural". There is no reference to the immediately adjacent CR parcel or the other two CR parcels immediately west of the Wirths' land, nor is there any reference to the Rural Commercial subdivision located on the Lands. The planners have then compounded this error by checking the box confirming that the proposed amendment is "compatible with surrounding uses". While the Application may be compatible with agricultural use, it appears that the planners did not consider whether the Application was compatible with CR use.

The Request for Decision also states that "no objections were received". This is incorrect, as the Wirths, Ron and Wendy Armeneau (owners of one of the three CR parcels next to the Site), and the Town of Valleyview have all objected to the Application in writing.

The Request for Decision also states that the Application complies with the IDP/MDP/ASP/LUB. This is clearly incorrect, as set out in the comments below.

Contravention of Approved Planning Documents

The Application contravenes provisions of the LUB, the MDP, and the VIDP. In addition, the Application for an amendment to the LUB is a precursor to applications for subdivision and development. Based on the information contained in the Application, it is anticipated that any subsequent applications would also contravene the various planning documents.

Below I have described points where the Application and/or any subsequent subdivision and development application contravene the official planning documents. Given that the underlying development proposal does not fit within the land use planning documents, it would be pointless to approve the bylaw amendment when the intended development cannot be approved.

Land Use Bylaw

The Wirths have been advised by sources outside of the Application and the Request for Decision that the Applicant intends to use the Site as the base of a trucking operation focused on hauling liquids and other substances related to oil and gas development. These substances include ones that are hazardous and flammable and are subject to the Dangerous Goods Transportation and Handling Act, RSA 2000, c. D-4. As such, it would be necessary to meet the requirements of section 9.5 of the LUB relating to Dangerous Goods. Under this section, any development involved in the storage of dangerous goods must be at least 1,000 meters from any CR development. That is clearly not the case here, as there is a CR development immediately adjacent to the

Municipal Development Plan

Pursuant to s. 8.2.4 of the LUB, Council is to consider any relevant provisions of the MDP prior to making a decision on the Application.

One of the goals of the MDP, as set out in section 1.2.1(b), is to "maintain the long term viability of the Municipal District's agricultural land base", and to "minimize the loss of

better agricultural land to non-agricultural uses" (see section 3.1(a)). This is accomplished by preserving "better agricultural land", which the MDP specifically defines, and which generally includes lands presently in agricultural production (i.e., pasture, forage or grain).

The Lands, including the Site, fall within the definition of "better agricultural land", and as such, all of the provisions in the MDP related to "better agricultural land" apply.

In particular, section, 3.3.1 states as follows:

The development of non-agricultural uses on better agricultural lands will not be permitted, except where the Municipal District determines that the proposed land use has no suitable alternative location, or the proposed location will utilize a limited amount of land and will not negatively affect existing nearby agricultural uses or adjacent residential uses."

Neither of these two exceptions applies in this situation. There has been no discussion as to any alternative locations, notwithstanding there are large tracts of land devoted to industrial development as set out in the VIDP. Additionally, the proposed non-agricultural use of the Lands will negatively affect adjacent residential uses due to the expected large volumes of heavy truck traffic on an otherwise extremely undisturbed roadway that sees only a small volume of residential traffic for the three CR lots accessed by the road.

Further, the proposed development does not fit within any of the acceptable non-agricultural uses for better agricultural lands set out in s. 3.3.1.

Section 6 of the MDP deals with industrial development and confirms that one objective of the MDP is to "promote and accommodate the development of industrial and commercial uses at appropriate locations" (emphasis added).

Section 6.2.1 sets out the types of industry that will be supported within the MD. While the Application may meet some of those criteria, it clearly fails to meet section 6.2.1(d), which requires that an industry "not conflict with adjacent land uses in terms of appearance, emissions, noise, or traffic generation, unless suitable buffers are provided." Approval of the Application would support an industry that conflicts with the adjacent CR land use on all of these fronts.

Section 6.2.2 (a) provides that industrial developments should be located within an industrial park whenever possible. There has been no evidence presented to show that it is not possible to locate the proposed development within an existing industrial park, or within the Industrial Reserve or Rural Industrial lands set out in the VIDP.

Section 6.2.2(b) provides that an industrial development proposal "shall not be permitted to locate on better agricultural land, unless the proposal has unique site requirements or no suitable alternative location." There has been nothing to show that the proposal has unique site requirements, nor that there is no suitable alternative location.

Section 6.2.3(b) requires an industrial development proposal to be evaluated according to its proximity to residential areas. As the adjacent residential area has not been acknowledged, this has not been done.

Section 6.2.7 sets out the requirements for any industry dealing in the storage or processing of dangerous goods, which include the following:

- The proposed location must be isolated and located away from residential development;
- Public access to the site must be restricted;
- Any necessary licences or approvals must be obtained; and
- An emergency response plan must be prepared.

While the expressed purpose proposed for the Site is not for the handling and storage of dangerous goods, the use of the Site as a trucking facility for the oil and gas industry will almost certainly result in the storage of dangerous goods, meaning section 6.2.7 would apply. The four requirements of this section have not been met.

Section 10.1 of the MDP requires that any amendments to the LUB must be consistent with the MDP. As set out above, the Application is not consistent with the MDP, and therefore cannot be approved.

Valleyview Intermunicipal Development Plan

As indicated on the Request for Decision, the Land is located within the VIDP area, and as such is subject to the terms of the VIDP.

Although the VIDP allows for the development of industrial uses on agricultural lands, it sets out that industrial development is to occur to the south and east of Valleyview, and sets aside blocks of land for that purpose. The Lands are located outside of all of the areas reserved for industrial development, as indicated in Map 2 of the VIDP. Map 2 of the VIDP shows the Lands as being preserved for agricultural development.

Section 6.8 of the VIDP requires rural industrial uses to "locate along a well-developed road capable of handling industrial traffic". The Lands are located along Township Road 703, which is a dead-end road developed mainly to access the three CR parcels located just west of the Site, and is not "capable of handling industrial traffic". This would become more evident in any subsequent subdivision application with the required review by Alberta Transportation.

Pursuant to section 6.10 of the VIDP, industrial uses that do not otherwise comply with the VIDP may still be permitted if both Councils pass resolutions "supporting the proposed development and amendments to the appropriate Land Use Bylaws are approved." The Application currently has no support from the town of Valleyview, and therefore would not be allowed under the VIDP.

The Application indicates that it is preliminary to a subdivision application. Any future subdivision application based on the proposed use of the Lands would also violate numerous provisions of the LUB, the MDP and the IDP.

Conclusion

As set out above, the Application does not meet the criteria set out in the LUB, the MDP, or the VIDP. In particular, as more specifically set out in the personal comments of Mr. Robert Wirth, the Application would conflict with the neighboring CR land use. The Wirths state that the only appropriate method of dealing with the Application is to defeat

Sincerely,

Heidi Meldrum

Ron & Wendy Armeneau Box 715 Valleyview, AB T0H 3N0

MUNICIPAL DISTRICT
OF GREENVIEW No. 16
RECEIVED
MAR 1 9 2014

VALLEYVIEW

March 18, 2014

To: MD of Greenview 4806-36 Ave. Valleyview, AB TOH 3NO

Attn: Sally Ann Rosson

RE: # A13-004

Board Member / Councillor

As we once again get together to go over the proposed bylaw, I must again bring to your attention the fact that this proposal does not meet the guidelines of the Valleyview Intermunicipal Development Plan. Industrial development is identified as being directed to the south and east of Valleyview.

The VIPD states: "Burst Industrial was shall be at a large with a larg

The VIPD states: "Rural Industrial uses shall locate along a well-developed road capable of handling industrial-type traffic....."

The MD has spent Millions of dollars upgrading other roads in the area to a non-banned standard, and has worked with the Town of Valleyview to establish and identify areas for Industrial growth.

Section 6.10 of the VIDP states: Notwithstanding Policies 6.1 to 6.9, should an industrial use be proposed within the Plan area which would not be otherwise allowed by this Plan, the use may be permitted provided that there are resolutions from both councils supporting the proposed development and that amendments to the appropriate Land Use Bylaw(s) are approved.

Does the Town of Valleyview have a resolution supporting the development? Has the Town of Valleyview given first reading to amend their bylaw?

Section 14.8 of the VIDP states: Any amendment to this Plan must receive the agreement of both municipalities following a joint public hearing held in accordance of the Act. No amendment shall come into force until such time as both municipalities approve the amending Bylaw. Any disagreement respecting a proposed amendment would trigger the dispute resolution mechanism as outlined in Policy 14.7

This proposal does not fit with any of the Plans! Infrastructure also does not support this type of use. I saw no evidence of the Town of Valleyview being included in, or advertising, or the MD of Greenview advertising that this is a <u>loint public hearing</u>. Section 227 of the Act (being the Municipal Government Act) states: If council calls a meeting with the public, notice of it must be advertised and everyone is entitled to attend it.

Section 606(1) of the Act states: The requirements of this section apply when this or another enactment requires a bylaw, resolution, meeting, public hearing or something else to be advertised by a municipality, unless this or another enactment specifies otherwise.

606(2) Notice of the bylaw, resolution, meeting, public hearing or other thing must be

- (a) Published at least once a week for 2 consecutive weeks in at least one newspaper or other publication in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held, or
- (b) Mailed or delivered to every residence in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held.

Division 12, Section 692(1) Before giving second reading to

- (a) a proposed bylaw to adopt an intermunicipal development plan,
- (e) a proposed land use bylaw
- (f) a proposed bylaw amending a statutory plan or land use bylaw referred to in clauses (a) to(e),

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

- (3) Despite subsection (1), in the case of a public hearing for a proposed bylaw adopting or amending an intermunicipal development plan,
- (a) councils may hold a joint public hearing to which section 184 does not apply, and
- (b) municipalities may act jointly to satisfy the advertising requirements of section 606.

I must reiterate: I have seen NO evidence of this being advertised as a joint public hearing, therefore, it does not meet the requirements of the Act.

Section 7.2.2 of the Municipal Development Plan states:

The Municipal District SHALL NOT APPROVE ANY DEVELOPMENT PROPOSAL IN CONTRAVENTION OF AN INTERMUNICIPAL DEVELOPMENT PLAN.

As I go through the application, I see the following:

On the **Request for Decision** page, I see that it has been "<u>Reviewed and Approved for Submission</u>" and has gone through a "<u>Legal / Policy Review</u>".

Under "Applicable Policy and Regulations", under "The Municipal Development Plan", it quotes section 6.2 Industrial Development. As this Application falls within the VIDP, Section 7 of the MDP would also apply.

The following are excerpts that I think should have been included;

MDP Section 7 Intermunicipal Relations

The facilitation and implementation of inter-municipal planning is a significant thrust of the Municipal Government Act.

7.1 Objectives

(a) To <u>support</u> and <u>implement</u> the Intermunicipal Plans which are in place with adjacent urban municipalities.

(b) To foster a cooperative approach to intermunicipal development issues.

7.2 Policies

7.2.1 The Municipal District shall continue to support its Intermunical Plans with the Towns of Valleyview and Grande Cache.

7.2.2 The Municipal District shall not approve any development proposal in contradiction of an Intermunicipal Development Plan. If such a development is proposed and deemed to have merit, then an amendment to the Intermunicipal Development Plan may be pursued in accordance with the provisions of the Intermunicipal Development Plan.

7.2.5 The Municipal District supports the continuing use of <u>inter-municipal agreements as means of delivering services in a co-operative manner</u> and maximizing available resources.

The above section has been left out, where in my interpretation, it clearly relates to this application. Again we are being misinformed!

Under "Land Use and Development", Surrounding Land Uses; Agriculture It totally ignores the CR use that is directly adjacent to this proposal!

Under "Planning & Development History" Prior LUB/SD/DP Applications: it states "Revised LUB May 20, 2013". At the previous public hearing, it stated "November 26, 2013"

My question is: What happened on May 20, 2013 and November 26, 2013?

Under "Suitability Assessment"

Compatible with Surrounding Land Uses: Yes is checked off.

My question is; Is an Industrial subdivision compatible with Country Residential?

Appropriate Legal and Physical Access: Yes is checked off.

This Industrial subdivision is proposed on a Dead End (No Exit) Road that is without question, not built to an Industrial Standard!

Section 6.8 of the VIDP states: Rural Industrial uses shall locate along a well-developed road capable of handling industrial-type traffic unless the Town, the Municipal District and the industry concerned can come to an agreement to upgrade necessary roadways to an acceptable standard.

The service road, which would be the legal and physical access to this proposal, is definitely NOT capable of handling industrial type traffic.

The MD's own "Engineering Design and Construction Standards" shows that a Commercial/Industrial Local Road has a 9.0m top roadway surface. I know that the service road in question does not meet this standard.

There is also a provision that "dead end roads shall not be allowed in industrial subdivisions"

Would this not somewhat apply to an access road?? If a truck missed the approach, and continued down to the "dead end", what would he do????? I'm sure this must be a reason why the DEAD END provision is addressed for Industrial!

And the next section I come to is "Complies with IDP/MDP/ASP/LUB Requirements"; Yes is checked off again.!!!!?????

VIDP

Refer to Section 2.2(a) Guide the administration of the Municipal District of Greenview No. 16 Land Use Bylaw for land use around the Town of Valleyview

2.4 The Municipal Government Act

The Valleyview IDP has been prepared in accordance with Section 631 of the Municipal Government Act, RSA 2000, Chapter M-26 (hereinafter referred to as "the Act". This Plan shall describe land uses proposed for the respective municipalities and the manner of future development.

2.5 Interpretation

In the Valleyview IDP all words and expressions shall have meanings respectively assigned to them in the Act, and the Municipal District of Greenview Municipal Development Plan and Land Use Bylaws unless otherwise defined in this Plan.

In the event that an issue arises that is not addressed by the provisions of the Plan, then the policies of the Municipal District of Greenview No. 16 Municipal Development Plan shall apply.

Section 3.1 Goals

(b) To provide a means of promoting cooperation and communication between the Municipal District of Greenview No. 16 and the Town of Valleyview on land use matters

6.8 Rural Industrial uses shall locate along a well-developed road capable of handling industrial-type traffic unless the Town, the Municipal District and the industry concerned can come to an agreement to upgrade necessary roadways to an acceptable standard.

6.10 Notwithstanding Policies 6.1 to 6.9, should an industrial use be proposed within the Plan area which not be otherwise allowed by this Plan, the use may be permitted provided there are resolutions from both councils supporting the proposed development and amendments to the appropriate Land Use Bylaws are approved.

14.8 Any amendment to this Plan must receive the agreement of both municipalities following a joint Public Hearing held in accordance with the Act. No amendment shall come into force until such time as both municipalities approve the amending Bylaw. Any disagreement respecting a proposed amendment would trigger the dispute resolution mechanism as outlined in Policy 14.7

Municipal Development Plan Section 7.2.2

The Municipal District shall not approve any development proposal in contravention of an Intermunicipal Development Plan. If such a development is proposed and deemed to have merit, then an amendment to the Intermunicipal Development Plan may be pursued in accordance with the provisions of the Intermunicipal Development Plan.

It is my belief that all of the above would be applicable in this instance, and this clearly shows that this application, in fact, does not comply as stated, Yet YES is checked off as if it does!

This is clearly misleading to the board and to the public!!

In the section "Key dates, Communications & Other Information" Referral comments:

From Public Works "Needs approach constructed to the M. D. Industrial Standards...."

Interesting that an Industrial standard approach has to be built off a DEAD END, barely Residential Standard road!!!!!????

Under "ATTACHMENT(S)" BYLAW NO. 13-701 of the Municipal District of Greenview No. 16 it states the following:

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

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

May I point out that, Section 692(3) of MGA states the following:

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

(a) councils may hold a joint public hearing to which section 184 does not apply, and

> (b) municipalities may act jointly to satisfy the advertising requirements of section 606.

Again; this appears NOT TO BE THE CASE!! Misleading us again!

As this application falls within the VIPD, it would also require amendments to BYLAW No. 09-587.

BYLAW NO. 13-701 also states:

1. That map No. 18 in the Land Use Bylaw......

I have a copy of the Land Use Bylaw that shows Map No. 18 to be the SW 20-70-22-W5 A different map than what you are stating here. I went on the MD's own website on Feb. 13, 2014 and printed off the Map list and Map No. 18.

My question is: Does the MD have a different set of maps than what it shows to the public??

In summarizing, I feel that the administration of the MD of Greenview, along with many of its departments, are not fully informed of their own Bylaws, the Municipal Government Act, and their own Engineering Design and Construction Standards.

It shows this lack of knowledge, or a complete disregard for, the Act(s), Plan(s), Bylaws, Procedures, etc., In either case, it is very disappointing!!

Sincerely, Ron & Wendy Armeneau

	MUNICIPAL DISTRICT OF GREENVIEW No. 16	
17535	RECEIVED	MARCH 18/2014
ATTENTION	1 1 9 2014	
SALLY ANN ROSSON		
MANAGER OF DEVELO	PMEXITYVIEW	
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MUNICIPAL DISTRICT OF GREENVIEW No. 16 RECEIVED MAR 1 9 2014

March 10, 2014

ATN: Reeve and Council Members

Re: Notice to Adjacent Landowners re. Mar-Rik Land Use Amendment Application west of Valleyview

It has been close to two months now since a public hearing was held on Jan. 14, 2014 to discuss the Mar-Rik application immediately adjacent to our country residential lot west of Valleyview. At that meeting we read a letter which requested consultation, clarification, and meetings between the MD and the affected stakeholders to ensure transparency and accountability in resolving this matter. Five times in that letter we requested such consultation and clarification from the MD.

Since January 14, the MD has made no attempts to meet with us and discuss our concerns. None. However, on March 3, 2014 we received a letter in the mail from the MD. Thinking that this package would finally explain (in clear terms) the Development Officer's reasoning behind advancing the Mar-Rik application, we were hopeful that we would finally be getting somewhere.

We have attached the March 3 letter from the MD for your information. It is nothing more than the Notice of Public Hearing scheduled for March 25, three pages photocopied from the bylaws with informal markings on them, and two maps. In light of our repeated efforts to engage the MD to discuss our concerns in an open manner, we were very discouraged with this March 3 package and its lack of substance.

The reality is that we already possess copies of the relevant bylaws; we did not need the MD to photocopy them and send them to us. What we need, and what we have been asking for, is for the MD to engage us in open dialogue to explain how the MD's bylaws are being applied to the Mar-Rik application (with the hope that the MD would address the concerns that we have raised). However, the MD has not done any of that to date.

We are concerned as to why the MD appears to be reluctant to engage their citizens on this issue. Regardless of whether we support or don't support this project, choosing not to engage concerned citizens only increases the appearance of wrong doing and bias, as opposed to ensuring transparency. Again, the MD ought to explain how the relevant bylaws address the concerns that Mr. Armeneau, ourselves, and the Town put forth at the January 14, 2014 public hearing. Until that is done, all the concerns presented to Reeve and Council on January 14 remain unanswered and deserve the attention of the MD.

I understand that the upcoming March 25 Public Hearing is to be held because the first Public Hearing was carried out without representation from the Town. I also understand that a new Hearing must be held due to the absence of any formal record of first reading on the Mar-Rik application ever being passed (a fact which almost defies understanding). Regardless, we are willing to participate in this new Hearing. For the most part our arguments will be the same as they were on January 14 (to date the MD has done nothing to address any of our concerns). For that reason I respectfully ask that you take the time to review our letter again (which we have attached to this letter) before the March 25 hearing. There is a lot of important information in that letter and it behooves council to fully understand its content.

Despite the integrity of the initial letters submitted for the Jan. 14 Hearing, some new information has come to light in this matter since Jan. 14. I believe Mr. Armeneau has disclosed new facts surrounding this land

application to the MD. We will likely also be submitting a new letter before March 25, which doesn't have much new information to add but will supplement our initial letter nonetheless. We believe that these documents submitted to Council have clearly shown, and will clearly show, that (with respect to the Mar-Rik application) this is not primarily a question of should the MD do this, but rather a question of can the MD, in the light of its own governing bylaws, do this? Questions regarding what is best for the MD in this matter must be answered squarely within the framework of the MD's bylaws.

This is the issue that we are struggling with and one that we can't seem to get assistance from the MD to answer. Our argument all along has been, and continues to be, that the MD cannot approve this application based on the legal and procedural framework that the MD is governed by. If this is in fact the case, then there is very little room for debate on the merits of the application; the application must be denied. If this is not the case, then we simply request that the MD help us understand.

In closing, we are very concerned and do not understand why a municipal government would be reluctant to engage its citizens; especially citizens who are requesting assistance to understand this situation as part of an open and transparent process. In submitting this letter we are requesting Reeve and Council to engage all parties that have raised concerns about the Mar-Rik Land Use Amendment Application (not only ourselves), before advancing this process any further. We are requesting this engagement by March 14, in order to allow us to submit our comments for the March 25 Public Hearing by the March 19 submission deadline.

Respectfully,

Robert Wirth

for:

Al and Anne Wirth

PLANNING & DEVELOPMENT RESPONSE:

Throughout the Municipal District the scope of development ranges from home-based businesses to major industrial and commercial industries. Businesses grow from a home-based business and the applicant is looking to re-locate to an area to suit their needs for future expansion of a tank truck shop and office facility. It is common practise for a trucking operation to locate this type of development adjacent a four-lane primary highway due to traffic flow and infrastructure requirements.

Further consideration may be given to the fact that there is an existing Rural Commercial parcel immediately east of this proposal within the same quarter section.

MUNICIPAL DEVELOPMENT PLAN:

Section 6.2 Industrial Development: outlines the types of industry which may be supported in the MD include those that:

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

Section 6.3 supports the development of highway commercial and local commercial developments at appropriate locations near existing commercial sites.

LAND USE BYLAW:

Under SECTION 2 DEFINITIONS of the Land Use Bylaw, "DANGEROUS GOODS" means dangerous goods as defined in the Dangerous Goods Transportation and Handling Act. Please note that if any dangerous goods were to ever be stored on site, it would need to be approved by Provincial and Federal authorities.

The M.D. cannot approve development which is in contravention with the Land Use Bylaw. The types of development that are allowed can be found in the Bylaw for each specific District, and are listed under Permitted and Discretionary Uses. If an applicant proposes a development which does not fall under the Permitted or Discretionary Uses for that District, they must first apply for a Land Use Amendment to change the zoning. Therefore, a Land Use Amendment must first be approved, amending the Land Use Bylaw, before development can commence operation.

The Industrial District allows the proposed Trucking Operation as a Discretionary Use under the MD's current Land Use Bylaw.

In regards to industrial type operations adjacent to provincial highways, all applications for Land Use Amendments, Subdivisions and Developments adjacent to provincial highways, must be circulated to Alberta Transportation for comment and approval. Alberta Transportation has the authority to refuse such applications if it is deemed unsuitable.

VALLEYVIEW INTERMUNICIPAL DEVELOPMENT PLAN (VVIDP):

VVIDP Section 6.10 States: Notwithstanding Policies 6.1 to 6.9, should an industrial use be proposed within the Plan area which would not be otherwise allowed by this Plan, the use may be permitted provided that there are resolutions from both Councils supporting the proposed development and amendments to the appropriate Land Use Bylaws are approved. However the proposed use is allowed under the plan, and therefore does not require resolutions from both Councils.

Industrial Development outlined in Section 6.5 states:

- *"*6.5 The types of industry which may be supported in all parts of the Plan area, including Rural Industrial and Industrial Reserve areas, are:
 - (a) Agricultural industries such as livestock auction marts, feed mills and bulk fertilizer, chemical and fuel distribution plants;
 - Any commercial retail sales or servicing activity that is part of or incidental to the operation of the (b) above agricultural industries;
 - (c) Natural resource extractive industries; and
 - "(d) Non-labour intensive industries requiring large areas of land and have a minimal requirement for on-site improvements and municipal services, which may include, but may not be limited to, the outdoor storage and handling of pipe and drilling equipment."

The approving authority being Council, must decide if the proposed development qualifies under subsection (d) above, then it could be argued that the proposed rezoning could be approved if it is determined that the site is suitable to accommodate the proposed development.

The Valleyview Intermunicipal Development Plan – Future Land Use Map identifies the Agriculture Area which allows Industrial Uses as outlined below under:

- The subdivision of land for the following uses <u>may be allowed</u> <u>on lands identified as Agriculture</u>: "Section 4.4
 - First parcels out of an unsubdivided quarter section, including farmstead separations (existing (a) residences);
 - (b) Public uses;
 - Up to four (4) parcels per quarter section for country residential use provided that the subdivision is (c) not located on better agricultural land and that the land is suitable for the intended use. This policy is also intended to apply to the resubdivision of existing country residential parcels (refer to Policy 5.6);
 - (d) Industrial uses as provided for in Section 6."

Section 6.0, paragraph 2:

"Certain industries such as gas plants and gravel extraction operations, industries requiring large storage areas with few employees on site, are more appropriate in rural areas." This plan accommodates this type of rural industrial development and suggests that rural industrial uses be directed to the south and east of the Town of Valleyview.

Section 3.1 Goals, also states "(c) To continue to diversify the Valleyview area's economy by encouraging commercial, industrial, and institutional uses to locate in the Valleyview area."

From our discussion with the Owner/Operator; Mar-Rik Trucking does not propose to store any dangerous goods one site, and is intended to be used as a trucking shop and office.

The Town of Valleyview and the Municipal District of Greenview No. 16 shall play an active role in promoting industries to locate in the Valleyview area."

To clarify, **Section 6.9 only applies to re-subdivided existing rural industrial lots**, which does <u>not</u> apply to this amendment as the land is not a "**re-subdivision of an existing rural industrial lots**".

"Section 6.9 The re-subdivision of an existing rural industrial lot may be permitted based on:

- (a) Ability to provide on-site services;
- (b) Access availability; and
- (c) Impact on surrounding land uses."

"Section 6.8 Rural industrial uses shall locate along a well-developed road capable of handling industrial-type traffic unless the Town, the Municipal District and the industry concerned can come to an agreement to upgrade necessary roadways to an acceptable standard."

The developer could be required to upgrade roads if needed. It is not necessarily a requirement that a development be refused if the road is currently unable to serve the proposed use.

The Applicant has requested an amendment to the Land Use Bylaw requiring re-districting from Agriculture (A) District to Industrial (I) District of the property in question. Section 14.8 applies to the amendment of the VVIDP, and <u>not</u> that of the M.D's Land Use Bylaw.

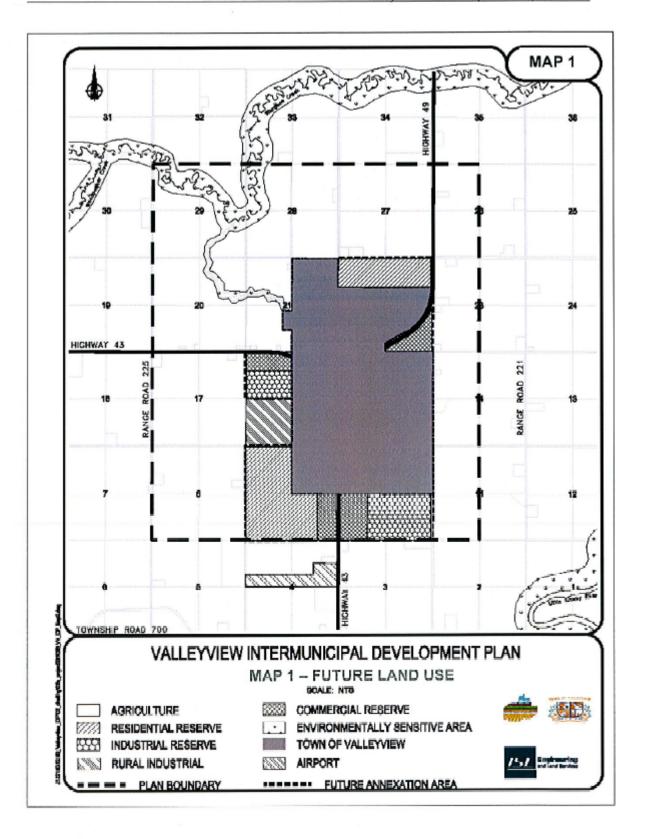
Section 14.7, "Where a dispute arises over interpretation or administration to the Plan, the Municipal District and the Town will attempt to resolve the issue through a joint meeting of the two Councils."

Land Use Amendment mapping has been provide to give additional examples of other Industrial and Commercial zoned properties within the immediate area.

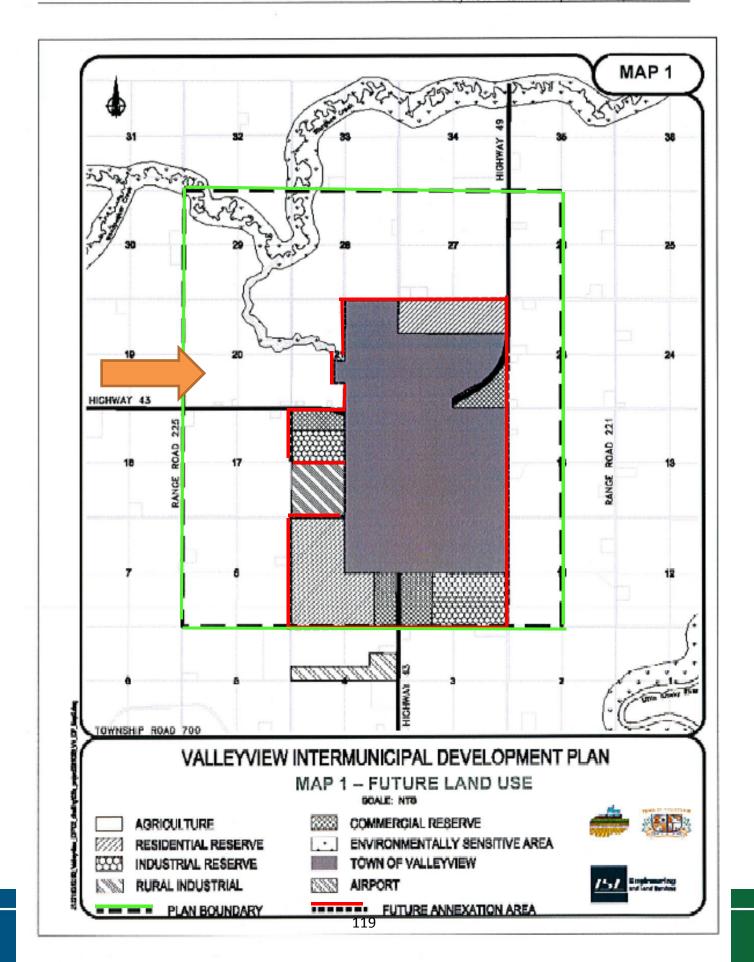
The Mar-Rik Trucking proposal must meet the legislative requirements as set out by the MD's current planning documents.

Due to the comments received from:

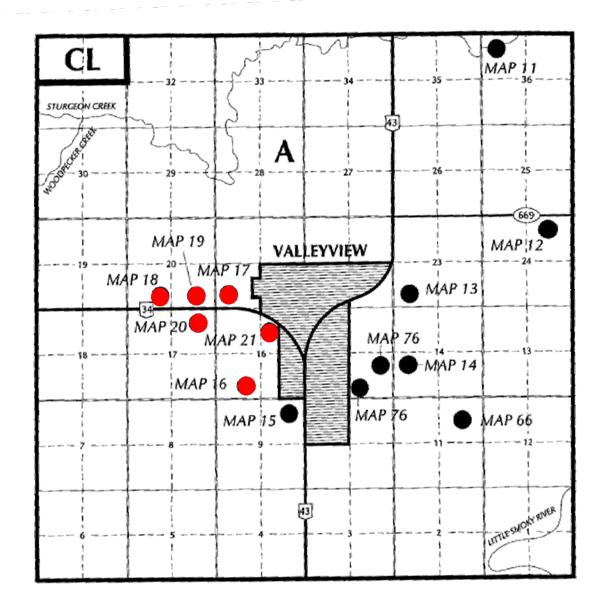
- 1. Alberta Transportation's Grande Prairie office has responded to the proposal and has forwarded the Application to their Edmonton Office for review and they will need to provide their comments; and
- 2. The Town of Valleyview, a joint meeting is be necessary to resolve the issue of the Town's interpretation of the Valleyview Intermunicipal Development Plan should the MD Council support this proposed Amendment and prior to Council making a decision.



Page 18 of 18 April 2009



EXAMPLES OF OTHER INDUSTRIAL/COMMERCIAL ZONED PROPERTIES WITHIN THE IMMEDIATE AREA



TWP, 70 - RGE, 22 - W5M

Legend

CL CROWN LAND

A AGRICULTURE

I INDUSTRIAL

LAND USE BYLAW MAP 3

Municipal District of Greenview No.16

Bylaw No.

Adopted by Council

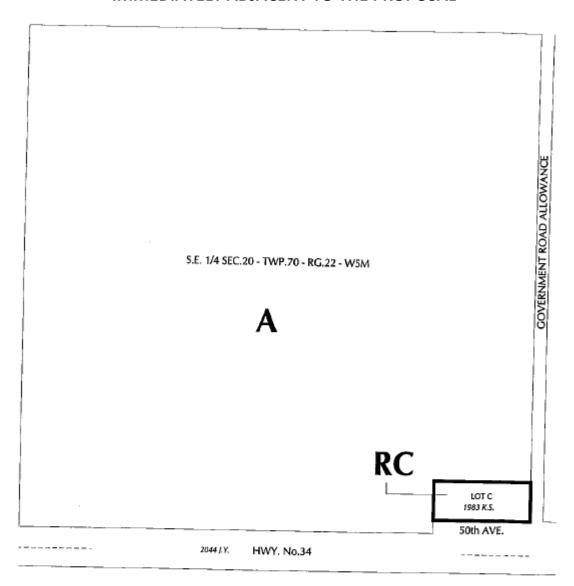
the day of

NOTE:

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



IMMEDIATELY ADJACENT TO THE PROPOSAL

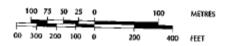


Registered Plans 1983 KS 2044 JY

Legend

RC RURAL COMMERCIAL A AGRICULTURE

SCALE 1:5000



LAND USE BYLAW MAP 19

Municipal District of Greenview No.16

Bylaw No.

Adopted by Council

the day of

NOTE:

This map has been consolidated for convenience only. The Official Bylaw and amendments thereto, should be consulted for all purposes of interpretation and application. 07/98



IMMEDIATELY WEST OF THE PROPOSAL



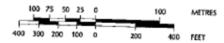
Registered Plans

2044 JY 5604 MC 6221 KS

Legend

CR COUNTRY RESIDENTIAL A AGRICULTURE

SCALE 1:5000



LAND USE BYLAW MAP 18

Municipal District of Greenview No.16

Bylaw No.

Adopted by Council

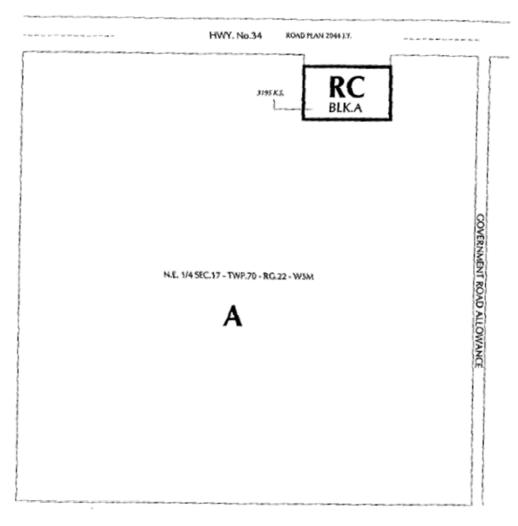
the day of

NOTE:

This map has been consolidated for convenience only. The Official Bylaw and amendments thereto, should be consulted for all purposes of interpretation and application. 07/98



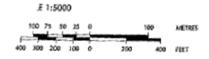
IMMEDIATELY SOUTH OF THE PROPOSAL



Registered Plans 2044 JY 3195 KS

Legend

RC RURAL COMMERCIAL
A AGRICULTURE



LAND USE BYLAW MAP 20

Municipal District of Greenview No.16

Bylaw No.

Adopted by Council

the day of

NOTE:

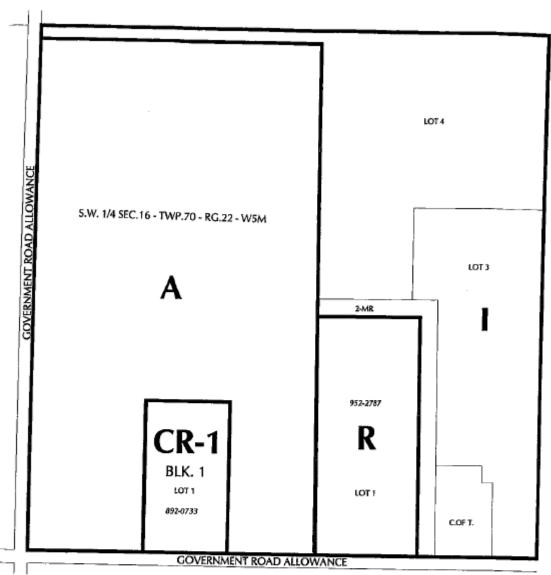
This map has been consolidated for convenience only.

The Official Bylaw and amendments thereto, should be consulted for all purposes of interpretation and application.

07/98



SOUTH OF THE PROPOSAL



Registered Plans

892-0733 952-2787

Legend

CR1 COUNTRY RESIDENTIAL

- AGRICULTURE
- INDUSTRIAL
- RECREATION

SCALE 1:5000



LAND USE BYLAW MAP 16

Municipal District of Greenview No.16

Bylaw No. 95-146

Adopted by Council

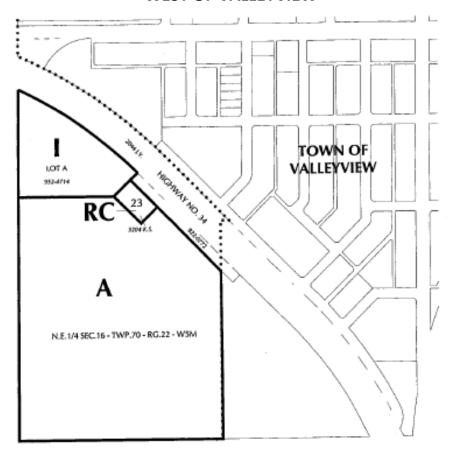
the 9 day of August 1995

NOTE:

This map has been consolidated for convenience only. The Official Bylaw and amendments thereto, should be consulted for all purposes of interpretation and application. 07/98



WEST OF VALLEYVIEW



Registered Plans 3204 KS 822-0772 952-4714

Legend

RC RURAL COMMERCIAL A AGRICULTURE

SCALE 1:5000 400 300 200 100 LAND USE BYLAW MAP 21

Municipal District of Greenview No.16

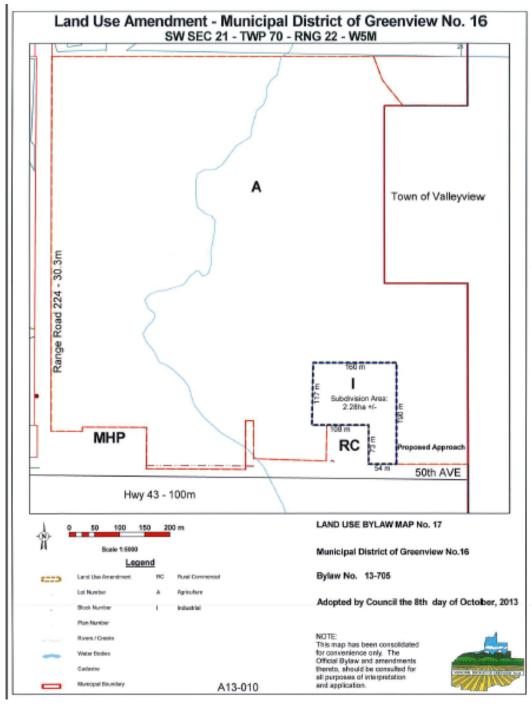
Bylaw No. 94 - 125 Adopted by Council the 14 day of December 1994

NOTE:

This map has been consolidated for convenience only. The Official Bylaw and amendments thereto, should be consulted for all purposes of interpretation and application. 07/98



IMMEDIATELY EAST OF THE PROPOSAL





Request for Decision

4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: 2014 Tax Rate Bylaw 14-724

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: March 25, 2014 ACAO: DM MANAGER:

DEPARTMENT: Corporate Services/Finance GM: RO PRESENTER: DD

FILE NO./LEGAL: N/A

STRATEGIC PLAN:

EINANCIAL REVIEW: INT

STRATEGIC PLAN: FINANCIAL REVIEW: IN

RECOMMENDED ACTION:

MOTION: That Council give first reading to the 2014 Tax Rate Bylaw 14-724.

BACKGROUND / PROPOSAL:

The Municipal Government Act of Alberta, Section 353(1-2) require Council to pass an Annual Property Tax Bylaw. The Property Tax Bylaw authorizes the Council to impose a tax in respect of property in the municipality to raise revenue to be used toward the payment of (a) expenditures and transfers set out in the budget of the municipality, and (b) the requisitions.

Municipalities are required by provincial law to collect requisitions on behalf of the school and senior foundations. The tax rates for school requisitions are set by the province, whereas, the tax rate for the seniors foundations are set based on the foundations previous year's operational expenditures. Municipalities collect these revenues for and submit the revenues to the Province (schools) and the Seniors' Foundations.

The overall increase in the 2014 assessments multiplied by the 2013 tax rates gave Greenview a total revenue increase of \$4,085,208. The increased funds were included in the 2014 Greenview Budget Summary provided to Council at the March 11, 2014 meeting. A copy of that summary is attached for Council's information.

The current estimated reserves is \$119,647,662. As per information of the former CAO, Mr. Plamping, \$29,000,000 of these reserves are earmarked for a utility corporation. Keeping the status quo on tax rate, there will be a draw down from reserves in the amount of \$47,548,696 to balance the 2014 budget. As well, according to discussion held by Council there is a further potential of draw down from reserves to provide an extra \$10,000,000 each to Fox Creek and Grande Cache. This will leave an estimated reserve of \$23,098,966 if all of these activities take place during 2014.

Based on the budget discussions with Council, Administration has developed a number of tax rate scenarios with the intention of raising funds to cover the increased 2014 operational expense. While it is understood that the increase in operational expense may be covered by the 2013 tax rate multiplied by the property assessment, Administration is of the opinion that it is prudent to add a small increase to the mil rate instead of drawing all of the extra funds required to balance the operational and capital budget from reserves. Attached for Council's consideration are a number of Tax Rate scenarios.

The municipality reduced the residential/farmland mil rate in 2010 by .50 mils. Increased the mil rate in 2011 by .0788 mils and has since retained the same mil rate, as per Council's decision.

OPTIONS - BENEFITS / DISADVANTAGES:

1) Council may choose to continue with the 2013 tax rates or may choose a different combination of tax rate changes.

The disadvantage of not increasing the tax rate, is that the reserves will be down by an additional 7 plus million dollars this year to balance the 2014 capital and operating budget. Additionally, there may be a need for higher one time tax rate increase in the future if the municipality does not introduce an occasional small tax rate increase over time.

2) Council may approve the 2014 Tax Rate Bylaw with an overall increase of .83 mils for all property categories within Greenview.

The benefit of this option is that the increased cost of service delivery is spread over all property owners within Greenview. Based on this proposed tax rate increase, the total required from reserves to balance the 2014 budget will be decreased from \$47,548,696 to \$40,561,911, a difference of \$6,986,785.

A disadvantage of not increasing the tax rate, is there will be an additional 7 million needed from reserves to balance the 2014 operational and capital budget.

3) Council may approve the 2014 Tax Rate Bylaw with a 1 mil increase to industry only. This will equate to an increase in revenue of \$7,821,067 based on the 2014 assessment as of March 17, 2014.

The benefit of this option is the increase of the 1 mil will cover slightly more than the 2014 service delivery (operational) increase. With this tax rate increase, the total required from reserves to balance the 2014 budget will be \$39,727,629. A difference of \$7,821,067.

As noted in option 2, a disadvantage of not increasing the tax rate is there will be an additional 7 million needed from reserves to balance the 2014 operational and capital budget.

4) Council may approve the 2014 Tax Rate Bylaw with an increase of .7 mils for Residential and Farmland; also with an increase of .85 mils for Linear, Non-Residential, Machinery and Equipment and Live Electric Power.

The benefit of this option is that the increased cost of service delivery (operational) is spread over all property owners within Greenview. Although this is a smaller increase for residential/farmland vs nonresidential/farmland. With the proposed tax rate increase, the total required from reserves to balance the 2014 budget will be \$40,483,066 instead of \$47,548,696. A difference of \$7,065,630.

5) Council may wish to borrow funds from Albert Capital Finance Authority to cover the proposed \$10,000,000 investment on behalf of the Valleyview Multi-Plex. The current interest rates with Alberta Capital Finance Authority for a 3 year term is 1.38%. Whereas, the average Long-Term Fixed Income investment interest rate has averaged 3.4% historically. However Administration has been advised by the investment manager to budget at a 2% interest rate for this investment in 2014.

COSTS / SOURCE OF FUNDING:

2014 Capital and Operational Budgets

ATTACHMENT(S):

Tax Rate Scenarios/ Potential 2014 Tax Rate Bylaw drafts/ Municipality Comparison Tax Rates

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

BYLAW NO. 14-724

A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE MUNICIPAL DISTRICT OF GREENVIEW NO. 16 FOR THE 2014 TAXATION YEAR

Whereas, the Municipal District of Greenview No. 16 has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the council meeting held on March 11th, 2014; and

Whereas, the estimated municipal expenditures and transfers set out in the budget for the Municipal District of Greenview No. 16 for 2014 total \$ 136,278,058; and

Whereas, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$72,401,117 and the balance of \$63,876,941 is to be raised by general municipal taxation; and

Whereas, the requisitions are:

Alberta School Foundation Fund (ASFF)	
Residential/Farm land	1,393,701
Non-residential `	18,302,412
Opted Out School Boards	
Residential/Farm land	56,666
Non-residential	2,031
Total School Requisitions	19,754,810
Requisition Allowance MGA(359(2))	100,000
Seniors Foundation	908,785

Whereas, the Greenview Council is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and the requisitions; and

Whereas, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta, 2000; and

Whereas, the assessed value of all property in the Municipal District of Greenview No. 16 as shown on the assessment roll is:

	Assessment
Residential	540,898,240
Non-residential	5,454,374,170
Farm land	55,848,750
Machinery and equipment	<u>2,366,692,690</u>
	8,417,813,850

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Municipal District of Greenview No. 16, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Municipal District of Greenview No. 16:

General Municipal	Tax Levy	Assessment	Tax Rate
·			
Residential/Farm land	1,480,470	596,746,990	2.4809
Non-residential	62,396,471	7,821,066,860	7.9780
ASFF			
Residential/Farm land	1,393,701	572,361,807	2.4350
Non-residential	18,302,412	5,577,792,948	3.2813
Opted-Out School Boards			
Residential/Farm land	56,666	23,271,458	2.4350
Non-residential	2,031	618,962	3.2813
Requisition Allowance	100,000	5,950,213,290	0.0168
Seniors Foundation	908,485	8,417,813,850	0.1080

- 2. The minimum amount payable as property tax for general municipal purposes shall be \$20.00.
- 3. That this bylaw shall take effect on the date of the third and final reading.

Read a first time on this day of, 2014.
Read a second time on this day of, 2014.
Read a third time and passed on this day of, 2014. Municipal District of Greenview No. 16
Reeve

Chief Administrative Officer

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

BYLAW NO. 14-724

A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE MUNICIPAL DISTRICT OF GREENVIEW NO. 16 FOR THE 2014 TAXATION YEAR

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Whereas, the estimated municipal expenditures and transfers set out in the budget for the Municipal District of Greenview No. 16 for 2014 total \$ 136,278,058; and

Whereas, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$ 65,414,331 and the balance of \$ 70,863,727 is to be raised by general municipal taxation; and

Whereas, the requisitions are:

Alberta School Foundation Fund (ASFF)	
Residential/Farm land	1,393,701
Non-residential `	18,302,412
Opted Out School Boards	
Residential/Farm land	56,666
Non-residential	2,031
Total School Requisitions	19,754,810
Requisition Allowance MGA(359(2))	100,000
Seniors Foundation	908,785

Whereas, the Greenview Council is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and the requisitions; and

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Whereas, the assessed value of all property in the Municipal District of Greenview No. 16 as shown on the assessment roll is:

	<u>Assessment</u>
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Non-residential	5,454,374,170
Farm land	55,848,750
Machinery and equipment	<u>2,366,692,690</u>
	8,417,813,850

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1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Municipal District of Greenview No. 16:

General Municipal	Tax Levy	Assessment	Tax Rate
Residential/Farm land Non-residential	1,975,770 68,887,957	596,746,990 7,821,066,860	3.3109 8.8080
ASFF			
Residential/Farm land	1,393,701	572,361,807	2.4350
Non-residential	18,302,412	5,577,792,948	3.2813
Opted-Out School Boards			
Residential/Farm land	56,666	23,271,458	2.4350
Non-residential	2,031	618,962	3.2813
Requisition Allowance	100,000	5,950,213,290	0.0168
Seniors Foundation	908,485	8,417,813,850	0.1080

- 2. The minimum amount payable as property tax for general municipal purposes shall be \$20.00.
- 3. That this bylaw shall take effect on the date of the third and final reading.

Read a first time on this day of, 2014.
Read a second time on this day of, 2014.
Read a third time and passed on this day of, 2014. Municipal District of Greenview No. 1
Reeve

Chief Administrative Officer

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

BYLAW NO. 14-724

A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE MUNICIPAL DISTRICT OF GREENVIEW NO. 16 FOR THE 2014 TAXATION YEAR

Whereas, the Municipal District of Greenview No. 16 has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the council meeting held on March 11th, 2014; and

Whereas, the estimated municipal expenditures and transfers set out in the budget for the Municipal District of Greenview No. 16 for 2014 total \$ 136,278,058; and

Whereas, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$ 64,580,050 and the balance of \$ 71,698,008 is to be raised by general municipal taxation; and

Whereas, the requisitions are:

Alberta School Foundation Fund (ASFF)	
Residential/Farm land	1,393,701
Non-residential `	18,302,412
Opted Out School Boards	
Residential/Farm land	56,666
Non-residential	2,031
Total School Requisitions	19,754,810
Requisition Allowance MGA(359(2))	100,000
Seniors Foundation	908,785

Whereas, the Greenview Council is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and the requisitions; and

Whereas, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta, 2000; and

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Farm land	55,848,750
Machinery and equipment	<u>2,366,692,690</u>
	8,417,813,850

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Municipal District of Greenview No. 16, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Municipal District of Greenview No. 16:

General Municipal	Tax Levy	Assessment	Tax Rate
Residential/Farm land Non-residential	1,480,470 70,217,538	596,746,990 7,821,066,860	2.4809 8.9780
ASFF			
Residential/Farm land Non-residential	1,393,701 18,302,412	572,361,807 5,577,792,948	2.4350 3.2813
Opted-Out School Boards			
Residential/Farm land	56,666	23,271,458	2.4350
Non-residential	2,031	618,962	3.2813
Requisition Allowance	100,000	5,950,213,290	0.0168
Seniors Foundation	908,485	8,417,813,850	0.1080

- 2. The minimum amount payable as property tax for general municipal purposes shall be \$20.00.
- 3. That this bylaw shall take effect on the date of the third and final reading.

Read a first time on this day of	, 2014.
Read a second time on this day of _	, 2014.
Read a third time and passed on this	day of, 2014. unicipal District of Greenview No. 16
	Reeve

Chief Administrative Officer

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

BYLAW NO. 14-724

A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE MUNICIPAL DISTRICT OF GREENVIEW NO. 16 FOR THE 2014 TAXATION YEAR

Whereas, the Municipal District of Greenview No. 16 has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the council meeting held on March 11th, 2014; and

Whereas, the estimated municipal expenditures and transfers set out in the budget for the Municipal District of Greenview No. 16 for 2014 total \$ 136,278,058; and

Whereas, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$65,335,488 and the balance of \$70,942,570 is to be raised by general municipal taxation; and

Whereas, the requisitions are:

Alberta School Foundation Fund (ASFF)	
Residential/Farm land	1,393,701
Non-residential `	18,302,412
Opted Out School Boards	
Residential/Farm land	56,666
Non-residential	2,031
Total School Requisitions	19,754,810
Requisition Allowance MGA(359(2))	100,000
Seniors Foundation	908,785

Whereas, the Greenview Council is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and the requisitions; and

Whereas, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta, 2000; and

Whereas, the assessed value of all property in the Municipal District of Greenview No. 16 as shown on the assessment roll is:

	Assessment
Residential	540,898,240
Non-residential	5,454,374,170
Farm land	55,848,750
Machinery and equipment	<u>2,366,692,690</u>
	8,417,813,850

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Municipal District of Greenview No. 16, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Municipal District of Greenview No. 16:

	Tax Levy	Assessment	Tax Rate
General Municipal			
Residential/Farm land Non-residential	1,898,192 69,044,378	596,746,990 7,821,066,860	3.1809 8.8280
ASFF			
Residential/Farm land Non-residential	1,393,701 18,302,412	572,361,807 5,577,792,948	2.4350 3.2813
Opted-Out School Boards Residential/Farm land Non-residential	56,666 2,031	23,271,458 618,962	2.4350 3.2813
Requisition Allowance	100,000	5,950,213,290	0.0168
Seniors Foundation	908,485	8,417,813,850	0.1080

- 2. The minimum amount payable as property tax for general municipal purposes shall be \$20.00.
- 3. That this bylaw shall take effect on the date of the third and final reading.

, 2014.
of, 2014.
day of, 2014. Municipal District of Greenview No. 16
Reeve

Chief Administrative Officer

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.



TAX BYLAW MUNICIPAL RATE COMPARISONS:

GREENVIEW

Tax Rate Type	2013	2012	2011	2010	2009
Residential	2.4809	2.4809	2.4809	2.4021	2.9021
Non-Residential	7.9780	7.9780	7.9780	7.7246	7.7246

COMPARISON TO OTHER SURROUNDING MUNICIPALITIES

NAME		2013 TAX RATE
County of Grande Prairie	Residential	3.7201
V	Non-Residential	12.1630
Birch Hills	Residential	13.0420
	Non-Residential	16.4800
Smokey River	Residential	6.2610
	Non-Residential	14.5500
Big Lakes	Residential	3.5000
	Non-Residential	13.7500
Woodlands	Residential	2.5585
	Non-Residential	8.6654
Yellowhead	Residential	2.4585
	Non-Residential	6.1654
City of Grande Prairie	Residential	10.1675
	Non-Residential	17.1561
Town of Valleyview	Residential	9.5000
	Non-Residential	17.5503
Town of Grande Cache	Residential	6.9120
	Non-Residential	21.3500
Town of Fox creek	Residential	9.1600
	Non-Residential	14.3900
Mackenzie County	Residential	7.454
	Non-Residential	11.903



GREENVIEW BUDGET SUMMARY

2014 Budget

MD of GREENVIEW BUDGET SUMMARY	2012 ACTUAL	20	ember 013 TUAL	2013 BUDGET	2014 BUDGET	Change from 2013 BUDGET	% Change
NET REVENUES							
TOTAL TAX, GRANT AND GENERAL REVENU	\$ (88.832.049)	Š (10	00.412.816)	\$ (91.389.585)	\$(107,188,628)	\$ (15.799.043)	17.3%
	, (,,,	, (-	,,	7 (//	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, (==,:==,:==,	
LESS REQUISITIONS - NON MUNICIPAL	\$ 18,082,576	\$	19,775,927	\$ 18,123,862	\$ 21,021,573	\$ 2,897,711	16.0%
TOTAL NET REVENUES	\$ (70,749,473)	\$ (80,636,889)	\$ (73,265,723)	\$ (86,167,055)	\$ (12,901,332)	17.6%
NET OPERATIONAL EXPENDITURES							
TOTAL COUNCIL	\$ 555,942	ė	428,259	\$ 586,000	\$ 781,500	\$ 195,500	33.4%
TOTAL CAO & CORPORATE SERVICE	\$ 4,078,424	-	-	\$ 5,882,550			
TOTAL COMMUNITY SERVICES	\$ 9,030,655				\$ 12,119,205		
TOTAL INFRASTRUCTURE AND PLANNING	\$ 13,410,215	_		\$ 15,803,884	\$ 22,555,845	-	
TOTAL INFRASTRUCTURE AND PLANNING	\$ 13,410,215	Ş .	17,056,023	\$ 15,803,884	\$ 22,555,845	\$ 6,751,961	42.7%
TOTAL NET OPERATIONAL EXPENDITURES	\$ 27,075,236	\$	34,344,791	\$ 34,202,748	\$ 41,272,594	\$ 7,069,846	20.7%
CONTINGENCY					\$ 2,488,985		
OPERATING SURPLUS	\$ (43,674,237)	\$ (4	46,292,098)	\$ (39,062,975)	\$ (42,405,476)	\$ (5,831,486)	14.9%
CAPITAL EXPENDITURES							
TOTAL CAO & CORPORATE SERVICE					\$ 176,074		
TOTAL COMMUNITY SERVICES					\$ 28,114,792		
TOTAL INFRASTRUCTURE AND PLANNING					\$ 61,663,306		
TOTAL CAPITAL EXPENDITURES					\$ 89,954,172		
REQUIRED CAPITAL CONTRIBUTION FROM	RESERVES	Canital Pr	niect Carry	Over Reserve	\$ 29,801,378		
negomes en me continuo non mont	nesenves		frastructure		\$ 17,747,318		
		-ap::a: III			- 2.,,510		
		Total fron	n Reserves		\$ 47,548,696		



4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: Grader Blade and Tool Tender

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: March 25, 2014 ACAO: DM MANAGER: WB

DEPARTMENT: Infrastructure & Planning/Operations GM: GG PRESENTER: WB

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

STRATEGIC PLAN: FINANCIAL REVIEW: INT

RECOMMENDED ACTION:

MOTION: That Council approve the lowest tender received from Union Tractor Ltd. for the supply of grader blades and plow blades for the total amount of \$120,246.90 with the money to come from the 2014 Operations Road Maintenance Budget.

MOTION: That Council approve the lowest tender received from Union Tractor for the supply of carbide tools for the total amount of \$67,500.00 with the money to come from the 2014 Operations Road Maintenance Budget.

BACKGROUND / PROPOSAL:

Tenders for the annual supply of grader blades and carbide tools were advertised through the Alberta Purchasing Connection process in February and were opened on March 13th 2014. Two tenders were received for the grader blades and five for the supply of the carbide tools. The Operations Department staff are familiar with the quality of the product supplied by the recommended company and have no concerns with their products.

OPTIONS - BENEFITS / DISADVANTAGES:

It is beneficial to use a product that has proven superior quality.

Council could decide to retender for the products.

COSTS / SOURCE OF FUNDING:

The funding to come from \$187,746.90 will be paid out of the 2014 Operations Road Maintenance Budget.

ATTACHMENT(S):

- Tender results for Grader Blade
- Tender results for Tool Tender



M.D. OF GREENVIEW NO. 16 2014 BLADE TENDER Closing Thursday, March 13, 2014 at 1:00 p.m. UNOFFICIAL RESULTS

Titan Supply	Union Tractor Ltd.		Company
\$38,934.00	\$32,940.00	Valleyview	4' Carbi
\$15,573.60	\$13,176.00	Grovedale	4' Carbide Blades
\$38,934.00 \$15,573.60 \$22,011.60	\$18,621.00	Valleyview	4'
\$8,254.50	\$6,982.50	Valleyview	ω
\$14,674.40 \$8,254.50	\$12,414.00	Grovedale	4'
\$8,254.50	\$6,982.50	Grovedale	ω
\$17,822.40	\$17,394.00	Grovedale	Curved Carbide 4'
\$7,652.70 \$4,869.90	\$7,172.55	Valleyview	HWG 48 Blades
\$4,869.90	\$4,564.35	Grovedale	3 Blades
\$138,047.60	\$120,246.90		TOTAL BLADES

Note: prices do not include G.S.T.

We, the undersigned, having been present at the tender opening and having examined the tender documents, do hereby certify that the information as recorded above is

MUNICIPAL DISTRICT REPRESENTATIVE

WITNESS



M.D. OF GREENVIEW NO. 16 2014 TOOL TENDER Closing Thursday, March 13, 2014 at 1:30 p.m. UNOFFICIAL RESULTS

Company	C855HDX	C855HDX	C87WFRKCSB	TOTAL BID			
	Valleyview	Grovedale	Grovedale				
Union Tractor	\$17,850.00	\$29,750.00	\$19,900.00	\$67,500.00			
Aaron Walker	\$29,100.00	\$48,250.00	\$23,580.00	\$100,930.00			
Titan Supply	\$28,350.00	\$47,250.00	\$35,380.00	\$110,980.00			
Commercial Solutions	\$29,370.00	\$48,950.00	\$42,120.00	\$120,440.00			
First Choice Canada	\$33,810.00	\$56,350.00	\$44,000.00	\$134,160.00			
	-						

Note: prices do not include G.S.T.

We, the undersigned, having been present at the tender opening and having examined the tender documents, do hereby certify that the information as recorded above is correct.

MUNICIPAL DISTRICT REPRESENTATIVE

WITNESS



4806 – 36 Avenue, Box 1079, Valleyview AB TOH 3NO T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: **Grader Districts Tenders**

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: March 25, 2014 ACAO: DM MANAGER: WB

DEPARTMENT: Infrastructure & Planning/Operations GM: GG PRESENTER: **WB**

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

INT STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council approve the following contractors for grader services for the next three years commencing May 1st, 2014 with an option to renew for two additional years upon mutual consent, with funding to come from the Road Maintenance portion of the Operations Department Budget;

- Puskwaskau area: 1638113 AB at \$110.00 per hour
- Sunset House area: T Morin Construction at \$130.00 per hour
- Sturgeon Heights and Clarkson Valley areas: J. Moody Grader Services at \$124.43 per hour
- DeBolt and Goodwin areas: 1638113 AB at \$110.00 per hour
- Forestry Trunk Road: J Moody Grader Services at \$149.43 per hour
- Grande Cache area: McNeil Construction at \$152.00 per hour

BACKGROUND / PROPOSAL:

The current contracts for grader services will expire on April 30th 2014. Tenders for grader services for road maintenance were advertised and posted on the Alberta Purchasing Connection Site in February and closed on March 13th 2014.

There were a total of eight contractors that submitted bids (see attached) for the different areas with some bidding for more than one area. Of those all but one met the equipment requirements, that being the bid submitted by T Morin Construction, however we have written confirmation that the required equipment is on order and will be available in the near future.

OPTIONS - BENEFITS / DISADVANTAGES:

Staff have no concerns with accepting the lowest tenders as recommended in the motion.

Alternatively Council could decide to re-advertise the contracts or decide to provide the required maintenance service with equipment from the equipment bid registry list that is currently being compiled for 2014.

COSTS / SOURCE OF FUNDING:

The Road Maintenance budget recently approved identifies \$3,500,000.00 from which payment for the grader services will be accessed.

ATTACHMENT(S):

2014 Grader Districts Tender Results Per Area

2014 Grader Districts Tender Results Per Area

		2014	
<u>Area</u>	Company	Rate/hr \$	Rate/hr
Puskwaskau	1638113 Ab	110.00 \$	\$98.00
	J. Moody Grader Service	124.43 \$	
	T Morin Contracting Ltd.	140.00	
	LaPrairie Works Inc.	\$ 167.00	
Sunset House	T Morin Contracting Ltd.	\$ 130.00	\$98.00
Sunset House	-	\$,580.00
	Vinette Ventures	145.00 \$	
	Moody Grader Service	149.43 \$	
	LaPrairie Works Inc	167.00	
Sturgeon Heights	Moody Grader Services	\$ 124.43	\$114.43
		\$	7114.43
and Clarkson Valley	T Morin Contracting	130.00 \$	
	LaPrairie Works	167.00 \$	
	T. Loewen Construction Ltd	180.00	
Debolt and		\$	
Goodwin	1638113 B.	110.00 \$	\$120.00
	Moody Grader Services	119.73 \$	
	T Morin Contracting	140.00 \$	
	LaPrairie Works	167.00	
		\$	
Forestry Trunk Road	J. Moody Grader Services	149.43 \$	\$134.43
	LaPrairie Works	235.00	
Cumudo Carebo Ares	McNoil Construction	\$	ć4.43.00
Grande Cache Area	McNeil Construction	152.00	\$142.00



4806 – 36 Avenue, Box 1079, Valleyview AB TOH 3NO T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: TWP 710 Discussions

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: March 25, 2014 CAO: KS MΗ MANAGER:

DEPARTMENT: Infrastructure & Planning GM: GG PRESENTER: GG

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

INT STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council direct administration to work with administration from the M.D. of Big Lakes to develop options regarding concerns related to TWP 710.

BACKGROUND / PROPOSAL:

None.

TWP 710 within the M.D. of Big Lakes services a number of Greenview residents. Local concerns regarding the condition of this road prompted Council to direct administration to arrange a meeting with the M.D. of Big Lakes to discuss the possible paving of this road. Greenview Council met with the M.D. of Big Lakes on the possibility of road upgrades to TWP 710 at the recent AAMD&C Spring Convention.

Greenview had a preliminary report completed by AMEC Consultants that included a re-grade and pavement option. The re-grade and pavement option has been deemed as unfeasible on a cost share basis based on the amount of work and cost needed to bring this project into compliance for road paving. The estimate provided

indicated that this project would be in excess of \$11 Million.
OPTIONS - BENEFITS / DISADVANTAGES:
Benefit:
Joint discussions to resolve a public concern.
Disadvantages:
None.
COSTS / SOURCE OF FUNDING:
N/A
ATTACHMENT(S):



4806 – 36 Avenue, Box 1079, Valleyview AB TOH 3NO T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: **Road Paving Tender Results**

Regular Council Meeting SUBMISSION TO: REVIEWED AND APPROVED FOR SUBMISSION

March 25, 2014 **MEETING DATE:** ACAO: DM MANAGER: KS

DEPARTMENT: Infrastructure & Planning GM: GG PRESENTER: GG

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

STRATEGIC PLAN: FINANCIAL REVIEW: INT

RECOMMENDED ACTION:

MOTION: That Council award Little Smoky Road Phase IV road paving program to Ledcor Alberta Limited for an upset limit of \$7,402,525.00 to be funded through the 2014 Capital Budget.

MOTION: That Council allow a 10% contingency of 697,094.39 to come from the Infrastructure Capital Reserve.

BACKGROUND / PROPOSAL:

Four sealed tenders were received by closing date of March 13, 2014.

Contractor	Amount of Bid
Ledcor Alberta Ltd.	\$7,091,193.98
Carmacks Enterprises Ltd.	\$7,131,111.00
Wapiti Gravel Suppliers Ltd.	\$7,603,463.37
Knelsen Sand & Gravel Ltd.	\$7,801,904.75

The lowest tender was submitted by Ledcor Alberta with a bid of \$7,091,193.98 which includes 65 days for site occupancy of \$120,250.00. The tendered amount minus the site occupancy is \$6,970,943.98.

Construction Costs:

Construction	\$6,970,943.98
Contingency	\$697,094.39
Potential Bonus	\$27,700.00
Potential Site Occupancy (4 days @ \$ 1,850.00 per day)	\$7,400.00
Engineering	<u>\$396,481.02</u>
TOTAL	\$8,099,619.39

The Engineering Consultant's estimate for construction of this project prior to the advertised tender was \$6,643,057.67.

OPTIONS - BENEFITS / DISADVANTAGES:

The benefits of paving the remaining ten kilometers of gravel surface on Little Smoky road phase IV will complete the entire project as Council has requested.

Council could choose not to award the tender and retender the project.

COSTS / SOURCE OF FUNDING:

Tender amount to be funded by the 2014 Capital Budget.

Contingency to be funded by the Infrastructure Capital Reserve.

ATTACHMENT(S):

Letter from AMEC



13 March 2014 File: Tender Award

Mr. Kevin Sklapsky Roads Project Manager (Interim) M.D. of Greenview No.16 4806 – 36 Avenue Valleyview, Alberta T0H 3N0

Dear Mr. Sklapsky,

RE: Tender Award

Little Smoky Road Phase IV

Twp Rd 704/Valleyview Golf Course Road/Sturgeon

Heights/Little Smoky Water Point Access/Simonette Road

GBC, ACP and Other Work M.D. of Greenview No. 16

Sealed tenders received were opened in public at 11:01 am on March 13, 2014, at the M.D. of Greenview office in Valleyview, Alberta.

Enclosed is a complete summary of all tenders received on the project. A total of 4 tenders were received. The lowest tender was submitted by *Ledcor Alberta Limited* with a bid of \$7,091,193.98 which includes 65 days for site occupancy of \$120,250.00. The tendered amount minus the site occupancy is \$6,970,943.98. All necessary documentation has been provided with the tender. The estimated cost for construction of this project prior to tendering was \$6,643,057.67.

The low bid submitted by *Ledcor Alberta Limited* meets all the requirements of the tender, with the exception of providing past work performance, financial information and ability and schedule. Once this information is received we will forward it on to the M.D. for their review and approval.

CONSTRUCTION COSTS

Construction	\$6,970,943.98
Contingency	\$697,094.39
Potential Bonus	\$27,700.00
Potential Site Occupancy Bonus (4 days @ \$1,850.00 per day)	\$7,400.00
Engineering	\$396,481.02
TOTAL	\$8.099.619.39

Upon receipt of formal approval, we will proceed to execution of the contract by the Contractor and the M.D. of Greenview.

AMEC Environment & Infrastructure 5681 - 70th Street Edmonton, Alberta T6B 3P6 Tel (780) 436-2152 Fax (780) 435-8425



We trust this information is in order. If you have any questions or require further information please contact our office.

Sincerely,

AMEC Environment & Infrastructure

Glenn Newman

Manager, Peace River Division





Project: Little Smoky Road Phase IV

Owner: M.D. of Greenview

AMEC Project Number: PT13-0007

Contractor	Bid Bond Received	Amount of Bid	Rank
Ledcor Alberta Limited	Yes	\$7,091,193.98	1
Carmacks Enterprises Ltd.	Yes	\$7,131,111.00	2
Wapiti Gravel Suppliers Ltd.	Yes	\$7,603,463.37	3
Knelsen Sand & Gravel Ltd.	Yes	\$7,801,904.75	4
		× = -	
		4	
		7	

amec Project:

Part "A" - Little Smoky - Phase IV
Part "B" - Twp Rd 704/Valleyview Golf Course Road/Sturgeon
Heights/Little Smoky Water Point Access/Simonette Road

Bidders AMEC **Ledcor Alberta Limited** Carmacks Enterprises Ltd. AMEC Project Number: PT13-0007
Owner: M.D. of Greenview
Lowest Bidder: Ledcor Alberta Limited Wapiti Gravel Suppliers Knelsen Sand & Gravel Ltd.

Tota	Subtotal	24 Flexi	23 Rem	22 Roac		20 Gran	19 Geog	18 Prep	17 Prep	16 Com	15 Subg	14 Cold	13 Site (12 Mobi	Part "B" - T\	Subtota	11 Rem	10 Flexi	9 Road	8 Asph	7 Gran	6 Geog	5 Prep	4 Prepa	3 Prepa	2 Site (1 Mobi	Part "A" - Lit
Total Bid Price	otal	Flexible Guidepost Delineators-Round	Remove, Salvage & Reinstall Existing Guardrail	Roadway Line Painting-Supply & Painting	Asphalt Concrete Pavement (M1, PG 52-34)	Granular Base Course (Des. 2 Class 25)	Geogrid - Supply & Install	Preparing Subgrade Surface - Second Layer	Preparing Subgrade Surface - First Layer	Common Excavation	Subgrade Excavation	Cold Milling Asphalt Pavement	Site Occupancy	Mobilization	Part "B" - Twp Rd 704, Valleyview Golf Course, Sturgeon Heights,	otal	Remove & Reinstall of Existing Signs-One Post	Flexible Guidepost Delineators-Round	Roadway Line Painting-Supply & Painting	Asphalt Concrete Pavement (M1, PG 52-34)	Granular Base Course (Des. 2 Class 25)	Geogrid - Supply & Install	Preparing Subgrade Surface - Third Layer	Preparing Subgrade Surface - Second Layer	Preparing Subgrade Surface - First Layer	Site Occupancy	Mobilization	Little Smoky Road - Phase IV
		posts	m	km	tonnes	tonnes	sq m	sq m	sq m	cu m	cu m	sq m	days	lump sum	on Heights	A CHARLES	signs	posts	km	tonnes	tonnes	sq m	sq m	sq m	sq m	days	lump sum	100
		18.00	120.00	1.69	4,100.00	660.00	530.00	1,000.00	880.00	850.00	220.00	6,300.00	1,850.00	1.00	Little Smoky		12.00	26.00	10.85	33,000.00	75,800.00	5,600.00	98,500.00	153,500.00	142,000.00	1,850.00	1.00	AND A SALE BOARD
		114.00	185.00	829.00	120.00	50.00	5.00	1.13	1.13	14.00	20.00	8.50	0.00	62,504.94	Little Smoky Water Point and Simor	发生在市上的现在分	285.00	114.00	829.00	91.00	25.36	5.00	1.13	1.13	1.13	0.00	541,388.67	
6,643,057.67	687,782.35	2,	100	1,401.01		10.			994.40	11,900.00		53,550.00		62,504.94	nd Simonette Roads	5,955,275.32	1	2,	8	3,0	1,922,288.00	100		173,455.00		0.00	541,388.67	
	STATE OF STATE OF	79.00	120.00	775.00	105.90	89.22	8.69	0.81	5.14	59.29	59.29	5.79	12.00	73,069.05	Roads	THE REAL PROPERTY.	165.00	79.00	775.00	85.87	32.36	8.69	0.15	0.32		53.00	637,592.03	
7,091,193.98	715,332.20	1,422.00	14,400.00	1,309.75	434,190.00	58,885.20	4,605.70	810.00	4,523.20	50,396.50	13,043.80	36,477.00	22,200.00	73,069.05	The State of the S	6,375,861.78	1,980.00	2,054.00	8,408.75	2,833,710.00	2,452,888.00	48,664.00	14,775.00	49,120.00	228,620.00	98,050.00	637,592.03	
8	0	100.00	150.00	1,000.00	114.00	35.00	5.50		1.75	9.00	12.00	9.25	10.00	80,000.00			150.00	110.00	1,000.00	93.50		5.50	0.85	0.85	1.10	30.00	651,541.00	
7,131,111.00	685,760.00		18,000.00	1,690.00	467,400.00	23,100.00	2,915.00	(F. 1.4)	1,540.00	7,650.00	2,640.00	58,275.00	18,500.00	80,000.00		6,445,351.00		2,860.00	10,850.00	3,085,500.00		30,800.00	83,725.00	130,475.00		55,500.00	651,541.00	
0	0	0 79.00	0 120.00	0 1,279.00	0 128.10	0 54.28	0 2.55	0 4.29	5.37	0 31.18	60.43	5.63	20.00	0 85,352.45	No. of the last of	0	0 174.34		897.05	95.35		5.73	1.53	1.36	1.36	25.00	580,440.62	
7,603,463.37	787,004.46	1,422.00	14,400.00	2,161.51	52	35,824.80	5 1,351.50		7 4,725.60	3 26,503.00			37,000.00			6,816,458.91			9,732.99	3,14	2,4	32,088.00	150,705.00			46,250.00	580,440.62	
	31	90.00	135.00	3	1810	50.00			20.00			7.00	30.00	100,0			185.00		8		31.00					70.00	613,2	
7,801,904.75	927,040.30	li i		1,470.30				10,000.00			8/8	III SA	55,500.00	N	III 8	6,874,864.45	2,220.00	100	3771113		2,349,800.00		100				613,214.95	



4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: Design and Procurement of Two Fire Halls

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: March 25, 2014 ACAO: DM MANAGER: JF

DEPARTMENT: Community Services/Protective Services GM: DM PRESENTER: JF

FILE NO./LEGAL: N/A

LEGAL/ POLICY REVIEW: INT

STRATEGIC PLAN: FINANCIAL REVIEW: INT

RECOMMENDED ACTION:

MOTION: That Council approves the proposal from Field, Field and Field Architecture Engineering Ltd of Grande Prairie, Alberta, for the design and procurement of the Grovedale and DeBolt Fire Halls, with costs based on 6% of the design construction costs and funds coming from the 2014 Capital Budget.

BACKGROUND / PROPOSAL:

A Request for Proposal was placed on the Alberta Purchasing Connection on January 14, 2014 for the Design and Procurement of Two Fire Halls. The criteria for selection was based on corporate profile, fire hall design experience, experience working with municipalities and ability to maximize value for Greenview. Seven proposals were received and upon review, Field, Field and Field Architecture were determined to be able to provide the best services for the proposed work. With a 6% fee of construction value based on a 2.75 million dollar project the cost would be approximately \$330,000.00 which is substantially less than other competitors.

OPTIONS - BENEFITS / DISADVANTAGES:

Field, Field & Field is a firm based out of Grande Prairie with over 40 years of professional service in the Peace River Region so this makes them familiar with the local site conditions, codes and local construction industry. They have proven that they have the experience working with municipalities on these types of projects in the area. They have also worked with Greenview in the past.

Option available is to not approve Field, Field & Field Architects & Engineering Ltd. and repost the Design and Procurement of Two Fire Halls with another Request for Proposal on the Alberta Purchasing Connection site.

COSTS / SOURCE OF FUNDING:

Costs will be based on 6% of the designed construction costs with funding to come from the 2014 Capital Budget.

ATTACHMENT(S):

- Greenview Project Forms
- Consultancy Services Results

		and the second s											
GREENVIEW PROJECT FORM													
Department:	Protective Services	Project #:											
Year:	2013 Carry Over	Project Name:	DeBolt Firehall										
Project Description & Benefits													
the \$2,300,000 then es	placement. The amount of stimated to be required for t carried over from 2011 but	\$644,000 was approve the purchase of land an	d in 2013 to bring the bud d the construction of a ne	ST									
	Carried to n	<mark>ext page</mark>											
	Cour	ncil Strategy/Goal											
	ill support strong, viable, ar . Goal: Sustain an organiza												
	Proje	ct Funding/Costs											
Funding Source:													
Types of Funding:				Dollar Amount:									
Grants:													
Reserves:													
Utility Revenue:													
Tax Revenue:													
			Total Funding:										
Costs:													
Type of Cost:			0000	<u>Dollar Amount:</u>									
DeBolt Firehall													
			Total Cost:										
	TO COLUMN STATE	Schedule											
Design Start:	01-01-2014	Design End:	12-31-2014										
Project Start:	01-01-2014	Project End:	12-31-2014										

GREENVIEW PROJECT FORM													
Department:	Protective Services	Project #:											
Year:	2014	Project Name:	DeBolt Firehall										
	Project De	scription & Bene	efits										
These amounts, togeth the DeBolt Fire Hall re DeBolt Fire Departmer	nt of \$1,656,000 originally ap ner with the sum of \$644,000 placement to the current estin nt has outgrown its current fa orn fire hall is a public safety re	carried over from 201 mated land acquisition cility. Construction co	 will bring the projected and construction cost of 	ed total budget for of \$4,000,000. The									
	Counc ill support strong, viable, and . Goal: Sustain an organizati												
	Projec	t Funding/Costs	valvi altini										
Funding Source: Types of Funding: Grants: Reserves: Utility Revenue: Tax Revenue:			Total Funding:	Dollar Amount: \$644,000.00 \$3,356,000.00 \$4,000,000.00									
Costs: Type of Cost:				Dollar Amount:									
2013 Carry Over D	DeBolt Firehall unds DeBolt Firehall			\$644,000.00 3,356,000.00									
		Schedule	Total Cost:	\$4,000,000.00									
Design Start:	01-01-2014	Design End:	12-31-2014										
Project Start:	01-01-2014	Project End:	12-31-2014										

GREENVIEW PROJECT FORM Department: **Protective Services** Project #: Year: 201 Project Name: Grovedale Firehall **Project Description & Benefits** The existing Grovedale fire hall is located on a dead end road. Emergency response units based in the hall are forced to travel through a school zone to reach their destination. In addition, the existing hall was not designed for fire hall service. In 2013, Council approved a budget of \$2.3 million to replace the hall. \$6,877 in preliminary costs have been incurred leaving a carry over balance of 2,293,123 Combined with next page Council Strategy/Goal Strategy: Greenview will support strong, viable, and sustainable rural and urban communities through well defined initiatives and planning. Goal: Sustain an organization that is responsive to the needs of taxpayers and residents. **Project Funding/Costs** Funding Source: Types of Funding: **Dollar Amount:** Grants: Reserves: Utility Revenue: Tax Revenue: \$2,293,123.00 **Total Funding:** \$2,293,123.00 Costs: Type of Cost: **Dollar Amount:** Grovedale Firehall - 2013 estimate 2,293,123.00 \$2,293,123.00 **Total Cost:** Schedule **Design Start:** 01-01-2014 Design End: 12-31-2014 01-01-2014 **Project Start: Project End:** 12-31-2014

GREENVIEW PROJECT FORM Department: Protective Services Project #: Year: 2014 Project Name: Grovedale Firehall **Project Description & Benefits** In 2013, Council approved a budget of \$2.3 million to replace the Grovedale fire hall. At the present time, management's best estimate is that approximately \$1.7 million in additional funding will be required to bring this project to completion. \$6,877 in preliminary costs have been incurred. The balance of \$3,993,123 includes \$2,293,123 approved in the original 2013 capital budget plus \$1,706,877 for a total of \$4,000,000. Council Strategy/Goal Strategy: Greenview will support strong, viable, and sustainable rural and urban communities through well defined initiatives and planning. Goal: Sustain an organization that is responsive to the needs of taxpayers and residents. **Project Funding/Costs** Funding Source: Types of Funding: **Dollar Amount:** Grants: \$2,293,123.00 Reserves: Utility Revenue: Tax Revenue: \$1,700,000.00 \$1,700,000.00 **Total Funding:** Costs: Type of Cost: **Dollar Amount:** 2013 Carry Over Grovedale Firehall \$2,293,123.00 \$1,700,000.00 Grovedale Firehall - 2014 Budget \$3,993,123.00 **Total Cost:** Schedule **Design Start:**

Design End:

Project End:

12-31-2014

12-31-2014

01-01-2014

01-01-2014

Project Start:



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

RFP- Consultancy Services for the Design and Procurement for Two Fire Halls Closing Wednesday, January 29, 2014 at 2:00 p.m.

Unofficial Results – for information only – does not constitute a tender award.

Consultant	City	TOTAL BID	COMMENTS
Field, Field & Field	Grande Prairie	6% of construction value	Based on each fire hall construction value as \$2,750,000 for each fire hall total would be \$330,000 plus GST
Stantec	Red Deer	8.4% construction value for first hall, 7.1% for second fire hall	Based on \$2,750,000 construction value for each fire hall total would be \$448,065 plus GST
BRZ Architecture	Calgary	7.5% 1 st fire hall 5.6% 2 nd fire hall	Based on \$2,750,000 construction value for each fire hall total would be \$360,250 plus GST, plus 5% disbursements
WSP (Genivar)	Edmonton		Not recommended as they did not understand scope of work and did not allow enough design time. Their fee proposal was based on using another design with minor changes.
Hartwig Architecture	Edmonton	9% of construction value, plus disbursements	Based on \$2,750,000 construction value for each fire hall total would be \$540,000
Riddell Kurczaba Architecture	Calgary	8% first fire hall 4.5% second fire hall Plus disbursements	Based on each fire hall construction value as \$2,750,000 for each fire hall total would be\$373,750 plus GST All of this firms references are from the United States
S2 Architecture	Edmonton	\$ 754,320	No percentage quoted

Note: prices do not include G.S.T.

WE, the undersigned, having been present at the tender opening and having examined the tender documents, do hereby certify that the information as recorded above is correct.

Municipal District Representative: JEFF FRANCIS, Manager, Protective Services

WITNESS: Dennis Mueller



4806 – 36 Avenue, Box 1079, Valleyview AB TOH 3NO T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: **Grovedale Community Hall Cell Phone Booster**

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: March 25, 2014 ACAO: DM JF MANAGER:

DEPARTMENT: Community Services/Protective Services GM: DM PRESENTER: JF

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

STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council approves the installation of a cell phone booster at the Grovedale Community Hall with a cost not to exceed \$4000.00 funded by the 2014 Disaster Services Budget.

BACKGROUND / PROPOSAL:

The following motion was authorized by Council at the January 31, 2014 Council Meeting: That Council request Administration to investigate Grovedale Hall acquiring cell service for Emergency Services.

The Grovedale Community Hall is identified in Greenview's Emergency Plan as a Reception Centre. Presently the cell phone service is not adequate for the Emergency Service's needs.

OPTIONS - BENEFITS / DISADVANTAGES:

In the event that the Grovedale Community Hall reception centre was utilized, the cell phone booster would provide more effective communication.

Continue with the present form of communication, however, the services are not reliable.

COSTS / SOURCE OF FUNDING:

The funds to come from the 2014 Disaster Services Budget.

ATTACHMENT(S):

Vector Communication Quote

1,

VECTOR COMMUNICATIONS

11213 - 97 Avenue Grande Prairie, AB T8V 5N5 Canada

Phone: (780) 532-2555 Fax: (780) 532-2593

TO: Municipal Dist. Of Greenview

ATT: Shane Goalder

Box 1079

Valleyview, AB TOH 3NO

QUOTATION

QUOTE NO.:140045 - 00 DATE: 1/31/14

TERMS: NET 30 DAYS

DELIVERY:

is subject to change.

Please reference Quote No. on Correspondence & purchase orders. Prices firm for 30 days excluding TELUS cellular pricing which

WE ARE PLEASED TO QUOTE YOU THE BOLLOWING

QTY		DESCRIPTION	UNIT PRICE	TOTAL
1	801280	Wilson Booster 75dB adjustable gain 800/1900 MHz amplifier	775.00	775.00
1	304411	Wilson Antenna Multi-Band Yagi 800MHz - 2500MHz / 8-10dB gain	79.00	79.00
2	859957	Wilson 2 Way splitter for 700-2700 MHz w/ N female Con	70.00	140.00
2	301121	Wilson Antenna Dome Ceiling Mount Dual-Band	70.00	140.00
1	301135	Wilson Antenna Flat Wall Mount	80.00	80.00
800	SII-SI-400	Coax Andrews Lowloss 3/8" Poly Braided	.82	656.00
12	RFN-1002-1SI Continued of	Connector N(M) Low Loss Solder on following page	14.00	168.00
DERS SUE	I BJECT TO SHIPPING & HANDLING AN	D SALES TAX IF APPLICABLE	TERMS SUBJEC	T TO CREDIT REVIEW

3Y	Severson, Clayton	247
THIS	S QUOTATION DOES NOT CONSTITUTE A SALES ORDER UNLESS SIGNED BY YOU, OL	IR CLIENT. SEE TERMS AND CONDITIONS OF SALE ATTACHED.
ру ^	GAL NAME OF PURCHASER	P.O. No
		Date

QTY	DESCRIPTION	UNIT PRICE	TOTAL
1	2157 Delhi Wall Mount Bracket 5"-7"	35.00	35.00
1	20A Pop-Up Mast 20 Foot	80.00	80.00
7	LAB Labour	105.00	735.00
7	LAB Labour Terms are net 30 days. Interest will be charged at the rate of 2% per month on all past due amounts.	105.00	735.00
	The past are all and past are anomales.	Item summary	3,623.00
		Subtotal	3,623.00
		Sales Tax	181.15
		GRAND TOTAL:	3,804.15
			•
:			



4806 - 36 Avenue, Box 1079, Valleyview AB T0H 3N0 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: **Valleyview Visitor Information Centre**

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

INT **MEETING DATE:** March 25, 2014 ACAO: DM MANAGER:

DEPARTMENT: Community Services GM: DM PRESENTER: DM

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

STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council approve a grant amount of \$30,000.00 to the Town of Valleyview to assist in operating the Visitor Information Centre for 2014, with funding to come from the 2014 Community Service Grant.

BACKGROUND / PROPOSAL:

The Valleyview Chamber of Commerce has passed a resolution and closed the Visitor Information Centre effective February 28, 2014. Prior to the resolution, Greenview provided the Chamber of Commerce with an operating grant in the amount of \$30,000.00 for the Visitor Information Centre. As a result of the resolution made by the Valleyview Chamber of Commerce to close the Visitor Information Centre, the \$30,000.00 grant was returned to Greenview.

The Town of Valleyview passed a resolution to take over the operation of the Visitor Information Centre. The Town's intention is to re-establish the facility as a Tourism Information Centre without the inclusion of retail sales and operate it during the tourism season, May to September.

The Town of Valleyview is requesting the \$30,000.00 that was provided to the Valleyview Chamber of Commerce be resubmitted in the Town's name to assist with the 2014 operation cost of the re-established Visitor Information Centre.

OPTIONS - BENEFITS / DISADVANTAGES:

The benefit of providing the \$30,000.00 operating grant to the Town of Valleyview is that the Visitor Information Centre will be re-opened for the many tourists passing through this community seeking guidance on the attractions of Greenview and other neighboring communities.

Council has the option to deny the operating grant or adjust the grant funding amount requested.

COSTS / SOURCE OF FUNDING:

The funding for the \$30,000.00 operating grant will come from the 2014 Community Service Grant.

ATTACHMENT(S):

• Letter from the Town of Valleyview



TOWN OF VALLEYVIEW

BOX 270 VALLEYVIEW, ALBERTA TOH 3NO PHONE: 524-5150

FAX: 524-2727

March 18, 2014

M.D. of Greenview No.16 Box 1079 Valleyview, Alberta T0H 3N0

Dear Reeve Gervais and Councillors;

RE: Valleyview Visitor Information Centre

Concerning the above, and documentation received from the Chamber of Commerce, the Chamber has passed a resolution and closed the Visitor Information Centre effective February 28, 2014.

Town Council has discussed this closure, and has passed a resolution that the Town take over the operation of the Visitor Information Centre. The Towns intention is to take it back to being a Tourism Information Centre, getting away from the retail store, and running it in the main tourism season of May to September.

Our request to you is to see if the M.D. of Greenview would be willing to transfer the \$30,000.00 operating grant from the Chamber of Commerce to the Town of Valleyview to assist in operating the Visitor Information Centre for 2014.

Please let us know asap, as we are presently looking into staffing and operations for the upcoming season.

Thank you for your consideration.

Sincerely,

Shari Taylor

Acting Town Manager



4806 - 36 Avenue, Box 1079, Valleyview AB T0H 3N0 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: Stock Dog Trial for the 2014 Western Canadian Finals – Letter of Support

REVIEWED AND APPROVED FOR SUBMISSION SUBMISSION TO: Regular Council Meeting

INT March 25, 2014 MEETING DATE: ACAO: DM MANAGER:

DEPARTMENT: Community Services GM: DM PRESENTER: DM

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

INT STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council authorize a Letter of Support for the 2014 Western Canadian Final Stock Dog Trial to be held in Valleyview.

BACKGROUND / PROPOSAL:

A letter dated March 13, 2014 was received from Mr. Hadley-Roberts, host of the Stock Dog Trial for the 2014 Western Canadian Finals. The Stock Dog Trial will be held in Valleyview, Alberta from October 3rd to October 5th. The four Western Stock Dog Associations for Manitoba, Saskatchewan, Alberta and BC take turns hosting this event. The four western associations are confident with Mr. Hadley-Roberts ability and experience to carry out the planning and management of the Western Canadian Finals.

Mr. Hadley-Roberts is seeking financial support from Alberta Sport, Recreation Parks and Wildlife Foundation-Event Support Program. Mr. Hadley-Roberts is requesting a letter of support from Greenview sanctioning the event.

OPTIONS - BENEFITS / DISADVANTAGES:

Competitors for this event will be from the four western provinces, Manitoba, Saskatchewan, Alberta and British Columbia. The addition of these tourists to Greenview will enhance the economy during the events and perhaps promote future visits.

Council has the option to deny providing a letter of support, however, a tourism opportunity would be bypassed for Greenview.

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

Letter – Requesting Letter of Support for the Stock Dog Trial for the 2014 Western Canadian Finals

March 13, 2014

Wayne Hadley-Roberts

Box 1397, Valleyview AB TOH 3NO

MD of Greenview Councillors

Re: Request for Letter of Support-Western Canadian Finals

Councillors:

I am hosting the Stock Dog Trial for 2014 Western Canadian Finals. It is to be held at Valleyview, Alberta, on October 3^{rd} , 4^{th} , and 5^{th} .

The four western Stock Dog Associations for Manitoba, Saskatchewan, Alberta and BC take turns hosting this event. All members of the four western provinces attend trials leading up to the Western Canadian Championship Finals. This is the stepping stone to the Canadian Championship, the North American Championship and then the World Championship in Europe. I have competed in and organized trails since 1980. The four western associations are confident in my ability and experience to carry out the planning and management of the Western Canadian Finals.

To support the Western Canadian Finals I am seeking external funding from Alberta Sport, Recreation Parks and Wildlife Foundation-EVENT SUPPORT PROGRAM. To apply for this grant, I will need the sanction of the MD of Greenview.

The grant application needs to be submitted by April 1, 2014. I would appreciate your letter of support for the Western Canadian Finals very much. If you require further information please call me at 780-524-4694.

Sincerely.

Wayne Hadley-Roberts



4806 – 36 Avenue, Box 1079, Valleyview AB TOH 3NO T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

Grande Prairie Live Theatre - Reel Shorts Film Festival SUBJECT:

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

INT **MEETING DATE:** March 25, 2014 ACAO: DM MANAGER:

DEPARTMENT: Community Services GM: DM PRESENTER: DM

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

STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council approve a grant amount of \$1,000 to the Grande Prairie Live Theatre for the Reel Shorts Film Festival, with funding to come from the 2014 Community Service Miscellaneous Grants.

BACKGROUND / PROPOSAL:

A funding request was received from the Grande Prairie Live Theatre for the Reel Shorts Film Festival, a production of the Grande Prairie Live Theatre. A committee of volunteers hosts the festival with a mission to celebrate the short films and filmmakers who make them, by screening gems of storytelling brilliance from around the world, across Canada, and here in the Peace Region. Films for the school program are composed of 5 packages for Grade 1 - 3, Grade 4 - 6, Junior High, High School English/Languages and High School Social Studies. The 2013 Festival Screenings were viewed by 1017 students and their teachers from 14 schools. Ninetyone students, attended the Reel Shorts Film Festival Screenings from two Greenview schools, 63 students from the Penson School, Grovedale and 28 students from the Ridgevalley School, Crooked Creek.

OPTIONS - BENEFITS / DISADVANTAGES:

The benefit of the Reel Shorts Film Festival is that it will enhance the Greenview students' minds with storytelling brilliance from around the world.

Council has the option to deny the request for funding from the Grande Prairie Live Theatre or adjust the grant funding provided.

COSTS / SOURCE OF FUNDING:

The funding for the Reel Shorts Film Festival will come from the 2014 Community Service Miscellaneous Grants.

ATTACHMENT(S):

Grande Prairie Live Theatre Funding Request





Charitable Registration #893138669RR0001 10130 – 98 Ave, Grande Prairie, AB, T8V 0P6 Ph (780) 538-1616; Fax (780) 532-0464

> Terry Scerbak Director/Programmer terry@reelshorts.ca (780) 814.7410

www.reelshorts.ca

MD of Greenview Contribution Request of \$1,000

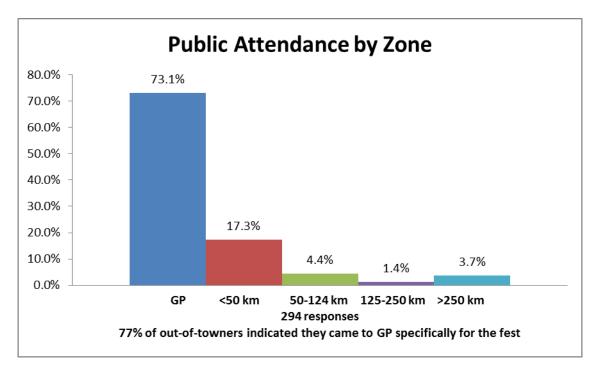
The Reel Shorts Film Festival is a production of Grande Prairie Live Theatre, a registered non-profit, charitable organization. A committee of volunteers puts on the festival with a mission to celebrate short films and the filmmakers who make them by screening gems of storytelling brilliance from around the world, across Canada, and here in the Peace Region. We entertain audiences, and inspire, develop, and showcase Peace Region filmmakers, thus helping to grow a filmmaking community and provide opportunities for youth.

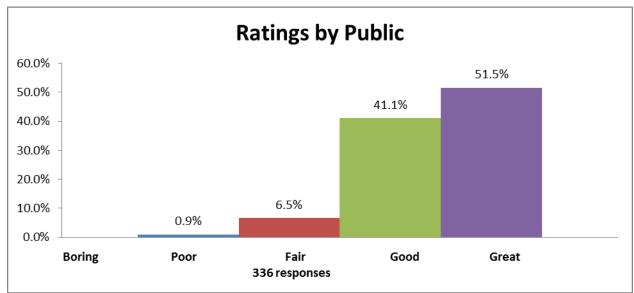
Dave Watson, a County of Grande Prairie resident and teacher at Swanavon School, has been on the festival team since it was first organized in 2007. Adrian Tanasichuk, a City of Grande Prairie resident and teacher at Peace Wapiti Academy, has been on the festival team for the last three years. Along with Kelly Thomas and John Rimmer, City residents and teachers at Montrose School, they choose the films for the school program which is composed of 5 packages (Grade 1-3, Grade 4-6, junior high, high school English/Languages, and high school Social Studies) that are so valued by teachers that 1,017 students and their teachers from 14 schools attended screenings at the 2013 festival. Nine percent of those students (91) were from two schools in the MD of Greenview:

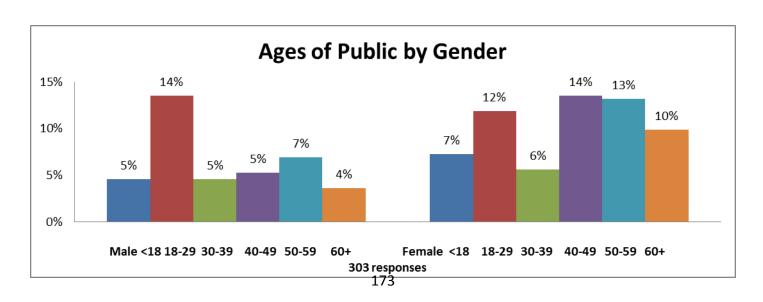
- Grande Prairie
 - o Bridge Network
 - o Grande Prairie Composite High
 - o Harry Balfour
 - o IV Macklin
 - Montrose Junior High
 - o PWA
 - o Swanavon
- Region
 - o Beaverlodge High
 - o Clairmont Community School
 - o Eaglesham School
 - Hines Creek Composite
 - o Penson School, Grovedale = 63
 - o Ridgevalley, Crooked Creek = 28
 - o St. Mary's School, Sexsmith

We expect many of the same schools to attend again this year.

Including public attendance of 1,736 with the school groups, total attendance in 2013 was 2,753. More than a quarter of public attendees had postal codes outside of Grande Prairie. Of the 23% living within 250 km, the postal codes given by questionnaire respondents included Grovedale, Crooked Creek, Debolt, Valleyview, and Grande Cache.







The only age group where males outnumber females is aged 18-29 – this is the group that is most interested in filmmaking. If they are aspiring or emerging filmmakers or actors, they are at the fest to: (1) see the films they or their friends helped to make, (2) critique and be inspired by all the films at the fest, (3) take advantage of workshops and Q&As to learn how to make their own films and/or to improve their skills, and (4) meet and talk to visiting filmmakers. If they're not part of the former group, this age group is also the one most interested in the midnight Psycho Shorts program of short horror films. At 26%, this age group represents the largest demographic of public attendees. When combined with the school groups (and calculating this age group as 26% of the remaining 63% which are public attendees), 61% of total attendees are 29 years of age or younger.

Providing opportunities for youth is a major priority of the festival. Two new regional initiatives are being offered in 2014:

The Youth Screenwriter Mentorship Project and Screenplay Competition will replace the Youth Film Mentorship Project, a very successful 2013 initiative that resulted in *HB*, a short film that screened at the Calgary International Film Festival (winning Best Overall Youth Short Film), the Edmonton International Film Festival, Austin Film Festival (winning the Young Filmmakers Competition), Children's Film Festival Seattle, and New York International Children's Film Festival. Rather than offering mentorship to only one youth team of Screenwriter, Producer, Director, Cinematographer, and Editor through the development and production of one script as we did in 2013, the Youth Screenwriter Mentorship Project will provide mentorship to as many as 15 aspiring Peace Region screenwriters aged 16-24 as they polish their short screenplays. The best script will receive cash and a production package worth \$2,500. This opportunity is provided at no cost to Peace Region youth.

The **Frantic 48 Film Challenge** is a new initiative being offered jointly with PRIMAA (Peace Region Independent Media Arts Association), a filmmakers' cooperative. Over the course of the adrenaline-filled weekend of May 2-4, teams throughout the Peace Region will write, shoot and edit a short film based on three elements that will be provided: prop, line of dialogue, and genre. Films that meet these requirements will screen as part of the Reel Shorts Film Festival on May 10, 2014. Because several of the region's experienced filmmakers will each lead a team competing in the Frantic 48, there are many opportunities for inexperienced and emerging filmmakers and actors to become involved on one of these teams and to learn by doing. But anyone can form a team and can shoot their film anywhere in the Peace Region May 2-4. It is a fun and intense collaboration among team members, and a huge accomplishment to actually finish a short film in 48 hours. As the filmmaking community continues to grow and develop in the Peace Region, employment and self-employment opportunities are growing as well, and just waiting to be filled by talented filmmakers who've had a chance to develop their skills. Two prizes of \$500 will be awarded: the best film as determined by a judge and the best film as determined by audience votes.

Conclusion

As a production of Grande Prairie Live Theatre, the Reel Shorts Film Festival is run by volunteers for the benefit of Peace Region residents. It could not be done without the support of funders and sponsors. There are still several sources of funding that are not yet confirmed, so we sincerely hope that the MD of Greenview will grant our request for support in the amount of \$1,000.

We would recognize the support of the MD of Greenview by including your logo in our 60-second intro reel which runs before every screening. We would also name the MD of Greenview as a supporter in our 56-page souvenir print program. We would be honoured to invite Council members to our Sat night package as well.

Reel Shorts Film Festival Budget May 7-11, 2014	Pkgs	#	Per Unit	Subtotal	Cash	GIK	Subtotal	Subtotal	Total
REVENUE									
Ticket Sales									
Festival passes		40	\$60.00	\$2,400.00					
Film packages - evening & weekend									
Adults	12	40	\$12.00	\$5,760.00					
Students	12	15	\$6.00	\$1,080.00					
Pizza Party & Psycho Shorts	1	80	\$20.00	\$1,600.00					
School packages - weekday daytime	5	120	\$5.00_	\$3,000.00	\$13,840.00				
Class visits		4	\$75.00	\$300.00	\$300.00				
Frantic 48 & Youth Screenplay Awards									
Adults		25	\$12.00	\$300.00					
Students		5	\$6.00	\$30.00	\$330.00		\$14,470.00		
Other sales									
Twizzlers, ice cream and water			_	\$600.00	\$600.00		\$600.00	\$15,070.00	
Grants									
Alberta Human Services				\$5,700.00					
Travel Alberta				\$2,282.27					
GP Regional Tourism / DMF				\$250.00					
City of Grande Prairie festival grant				\$10,000.00					
Downtown Association				\$500.00					
MD of Greenview				\$1,000.00					
County of Grande Prairie			_	\$2,800.00	\$22,532.27		\$22,532.27		
Donations			_	\$500.00	\$500.00		\$500.00	\$23,032.27	
Cash Sponsorships									
Encana				\$3,000.00					
Canadian Tire				\$1,500.00					
Atco Electric				\$1,500.00					
ATB				\$1,500.00					
Edmonton International Film Festival				\$1,000.00					
Capstan Hauling				\$2,500.00					
Crown & Anchor			_	\$500.00	\$11,500.00		\$11,500.00		
GIK Sponsorships									
Menzies						\$1,255.62			
Pizza Hut - Fri midnight pizza						\$1,000.00			
Jan Cinema						\$900.00			
Stanford Hotel						\$1,602.00			
Mr. Mike's						\$250.00			

Reel Shorts Film Festival Budget May 7-11, 2014	Pkgs	#	Per Unit	Subtotal	Cash	GIK	Subtotal	Subtotal	Total
nine10	i ngo	"	i ci oiiit	Jubtotui	Cusii	\$3,000.00	Subtotai	Jubiotai	10141
Celestin Beausoleil - music						\$150.00			
Mark Picard - intro reel						\$1,000.00			
DHT						\$225.00			
CKUA						\$3,030.00			
KIX, Peace River						\$600.00			
Moose, FSJ						\$500.00			
Big Country						\$4,000.00			
Rock 97						\$6,680.00			
Free FM						\$2,000.00			
Q99				-		\$6,980.00	\$33,172.62	\$44,672.62	\$82,774.89
Total Revenue					\$49,602.27	\$33,172.62	\$82,774.89		
EXPENSES									
Programming Expenses									
Seattle International ShortFest					\$238.10		\$238.10		
Palm Springs International ShortFest					\$1,441.01		\$1,441.01		
Edmonton & Calgary Film Festivals					\$912.75		\$912.75		
Other programming expenses				_	\$469.25	-	\$469.25	\$3,061.11	
Films									
Festival screening fees					\$11,956.87		\$11,956.87		
Couriering and shipping films				-	\$200.00	-	\$200.00	\$12,156.87	
Filmmakers									
Youth Screenwriter Mentorship Project & Screenplay Competition									
Scott Belyea - honorarium for mentoring screenwriters				\$4,200.00					
Gordie Haakstad - honorarium for judging and directing tak	ole read		_	\$900.00	\$5,100.00		\$5,100.00		
Return airfare from Vancouver for Scott Belyea				\$600.00	\$600.00		\$600.00		
Stanford - 6 nights accommodation for Scott		6	\$89.00	\$534.00		\$534.00	\$534.00		
Attending filmmakers									
Travel bursaries		2	\$500.00	\$1,000.00	\$1,000.00		\$1,000.00		
Stanford - 12 nights accommodation for fest guests		12	\$89.00	\$1,068.00		\$1,068.00	\$1,068.00		
Honorariums for classroom visits		4	\$125.00	\$500.00	\$500.00		\$500.00		
Honorariums for Q&As		10	\$100.00	\$1,000.00	\$1,000.00	4	\$1,000.00	4	
Mr. Mike's - Filmmakers welcome dinner					\$250.00	\$250.00	\$500.00	\$10,302.00	
Prizes & Awards									
Youth Screenwriter Mentorship Program									
Best Screenplay				\$500.00			44		
Production financing for filmmaker of winning screenplay		•	.	\$2,000.00	\$2,500.00		\$2,500.00		
Frantic 48 Film Challenge		2	\$250.00	\$500.00	\$500.00		\$500.00		
Awards		4	ć200.00	¢000.00					
Awards		4	\$200.00	\$800.00	¢000.00		¢000.00	¢2.000.00	
Sportswear Plus / Alberta Trophy - engraving awards		4	\$25.00	\$100.00	\$900.00	.=	\$900.00	\$3,900.00	

Reel Shorts Film Festival Budget May 7-11, 2014	Pkgs	#	Per Unit	Subtotal	Cash	GIK	Subtotal	Subtotal	Total
Venues & Food									
Second Street Theatre - foregone rental					\$4,000.00		\$4,000.00		
Decorating					\$100.00		\$100.00		
Muskoseepi Park Pavilion May 10-11					\$100.00		\$100.00	\$4,200.00	
Jan Cinema						_			
Rental for school screenings		5	\$150.00	\$750.00	\$750.00	\$750.00	\$1,500.00		
Rental for Psycho Shorts		1	\$150.00	\$150.00	\$150.00	\$150.00	\$300.00		
Beverages - pop		180	\$2.50	\$450.00	\$450.00	_	\$450.00	\$2,250.00	
Long & McQuade - microphones					\$100.00		\$100.00		
GLC licence for after-parties					\$25.00		\$25.00		
Betty Banman - extra cleaning charges					\$300.00		\$300.00		
After-party music						\$150.00	\$150.00		
Twizzlers (and chocolates for questionnaires)									
Sneak Preview				\$60.16					
Festival			_	\$320.00	\$380.16		\$380.16		
Psycho Shorts pizza						\$1,000.00	\$1,000.00		
After-parties food									
Monica's - opening night				\$400.00					
Monica's - Sat night			-	\$400.00	\$800.00	-	\$800.00	\$2,755.16	
Advertising									
nine10 - print design & website					\$600.00	\$3,000.00	\$3,600.00		
DHT - 2 DHT website home page ads May 7 and 8		2	\$112.50	\$225.00	\$225.00	\$225.00	\$450.00		
Teachers Convention					\$190.00		\$190.00		
Supplies for Teachers Convention - Costco & Fabricland					\$60.00		\$60.00		
Posters - 120 Sneak Preview 11x17 posters					\$93.23	\$31.08	\$124.31		
Menzies - 600 posters (180 Youth Screenplay, 180 Frantic 48, 240 fest)					\$441.12	\$147.04	\$588.16		
Schedule booklets - 2000 5.5x8.5					\$532.50	\$177.50	\$710.00		
Souvenir programs 900 x 64 pgs					\$2,700.00	\$900.00	\$3,600.00		
Community Connections 1/4 page ad					\$77.00		\$77.00		
Postcard Portables - 5 x \$325 (\$300 cost + \$25 city fee)		5	\$325.00	\$1,625.00	\$1,625.00		\$1,625.00		
Sound Proof Audio - voicing radio ad					\$100.00		\$100.00		
Facebook - promote posts					\$600.00		\$600.00		
CKUA					\$600.00	\$3,030.00	\$3,630.00		
KIX, Peace River					\$600.00	\$600.00	\$1,200.00		
Moose, Fort St. John					\$500.00	\$500.00	\$1,000.00		
Big Country					\$800.00	\$4,000.00	\$4,800.00		
Rock 97					\$1,000.00	\$6,680.00	\$7,680.00		
Free FM					\$800.00	\$2,000.00	\$2,800.00	4.2.2	
Q99					\$800.00	\$6,980.00	\$7,780.00	\$40,614.47	
Professional Development									
International Film Festival Summit, Austin, TX Dec 8-10, 2013					\$1,492.55	_	\$1,492.55	\$1,492.55	

Reel Shorts Film Festival Budget May 7-11, 2014	Pkgs	#	Per Unit	Subtotal	Cash	GIK	Subtotal	Subtotal	Total
Other Expenses									
Intro reel						\$1,000.00	\$1,000.00		
Mybadges.com - 200 badges and 250 lanyards					\$275.95		\$275.95		
Monty Simo - reimburse Dropbox for film file transfers					\$60.00		\$60.00		
Picture Perfect - GPLT's Reel Shorts poster drymounted					\$10.00		\$10.00		
Domain Name Registration - reimburse					\$129.00		\$129.00		
Volunteer appreciation party					\$200.00		\$200.00		
AMAAS membership					\$100.00		\$100.00		
Supplies					\$167.78		\$167.78		
Postage					\$100.00		\$100.00	\$2,042.73	\$82,774.89
Net Revenue					\$49,602.27	\$33,172.62	\$82,774.89		\$0.00



4806 - 36 Avenue, Box 1079, Valleyview AB T0H 3N0 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: **Knowledge Tree Early Learning & Childcare Centre**

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

INT **MEETING DATE:** March 25, 2014 DM ACAO: MANAGER:

DEPARTMENT: Community Services GM: DM PRESENTER: DM

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

INT STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council approve a grant in the amount of \$50,000.00 to the Knowledge Tree Early Learning and Child Care Centre Society for the renovation, set-up and supplies needed to meet Government Regulations at the Perron Building pending the approved building inspection, permit and licensing requirements, and an agreement is executed by the Chief Administrative Officer, with funding to come from the 2014 Community Service Miscellaneous Grants.

BACKGROUND / PROPOSAL:

The Knowledge Tree Early Learning and Child Care Centre submitted a detailed report that provided the history of child care in Valleyview, partnerships, past involvement, credentials, needs assessment, subsidies, job creation and proposed sites.

Two options were provided the option that provides adequate space and a rapid solution to the immediate need for childcare is the Perron Building located in Valleyview, AB.

OPTIONS - BENEFITS / DISADVANTAGES:

Council has the option to deny the request for funding, however, daycare provision service is inadequate to meet the current needs of the Valleyview area.

COSTS / SOURCE OF FUNDING:

Funding for this grant to come from the 2014 Community Service Miscellaneous Grants.

ATTACHMENT(S):

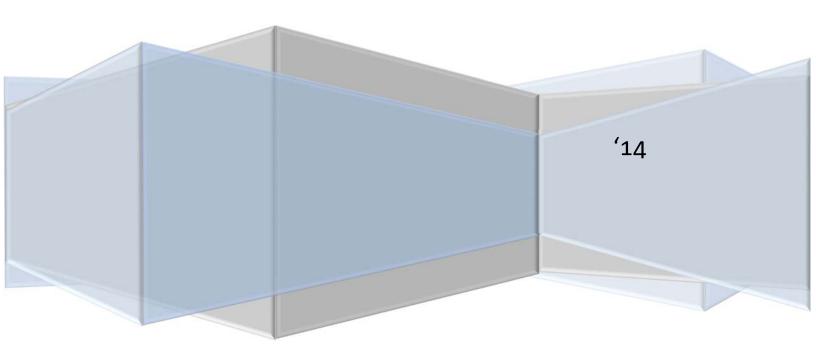
- Report Knowledge Tree Early Learning and Child Care Centre Operating under the Valleyview and Area Early Learning and Child Care Centre Society
- PowerPoint Printout Knowledge Tree Early Learning and Child Care Centre Operating under the Valleyview and Area Early Learning and Child Care Centre Society

Knowledge Tree Early Learning and Child Care Centre

Operating under the Valleyview and Area Early Learning and Child Care Centre Society

Creating Child Care Space

Committee of the Society



MD of Greenview March 2014

Attention: Members of Council

RE: Child Care within the Community of Valleyview and Surrounding MD of Greenview

History of Child Care since 2006

In 2006 there was a needs assessment done which showed that Child Care is in the top 3 needs for our area. At that time the MD of Greenview had Trina Carroll the FCSS Manager and the Town of Valleyview had Pam Hodgson the Early Intervention Worker look into Child Care and begin the process of creating Child Care spaces. A steering committee was created and they opened a Society called "Valleyview and Area Early Learning and Child Care Centre Society". The society then completed the licensing process with the centre name as "Knowledge Tree Early Learning and Child Care Centre". At that time a number of options were looked at for space but they were not affordable for a non-profit society. Coincidentally St. Stephen's School along with Holy Family School Division were looking at opening a preschool type environment and asked for a partnership. They offered Knowledge Tree space within the school which has been operating since (2008?). This partnership has been a success but only partly meets the needs of the community.

Child Care before 2006

There was a Child Care Centre housed within St. Stephens' previous school. It was incorporated in June of 1987, housed 35 plus children and ran for 28 years. When the old school was demolished, the non-profit centre did not have the funds available to be included in the new school being built. All moneys and assets of the old day care were given to the new society.

Partnerships

A. St. Stephen's School

Our main partner has been St. Stephen's School. We have operated as a Child Care and a Preschool within the one classroom they have provided. We began with a Child Care type facility and were open from 7am to 6pm. There were however difficulties in trying to provide this type of care in the space provided because we were limited to a small space, did not have a direct phone line to use after school hours and during the summer, no air conditioning with the hot summer months, and the school doors needed to be kept locked after school hours which made it difficult for parents to get in the building.

On the positive the School has been very willing to partner with Knowledge Tree to make things work. They have offered their gym and library for our children as well as the staffroom and photocopier. They have invited us to join in some of their school activities including the Christmas concert. All in all it has been a wonderful experience.

However because of some of the previous difficulties mentioned we changed the program from a Child Care Centre to more of a Preschool type centre. It operates from 8:30am to 3:00pm and cares for 3 year olds on Monday and Wednesday and 4 year olds on Tuesday and Thursday.

B. Supports to Early Learning Programs – also known as The Network

The Network is a regional support system, contracted by the government through Stepping Stones Society in Grande Prairie. Its mandate is to provide services to licensed Child Care programs, community agencies and affiliated organizations. They provide on-site visits, provider and parent workshops, training and lending resources to meet the growing demands for high quality Child Care. The Network is also available to help groups wanting to create Child Care spaces within their communities.

The Early Learning Consultants for the High Prairie and Area Chapter cover from High Prairie, Falher, Valleyview, and Ridgevalley to Fox Creek. We have been fortunate enough to have had the consultants based out of Valleyview as they are residents of the town of Valleyview and the MD of Greenview. Both of the consultants have also been a part of the Valleyview and Area Early Learning and Childcare Centre Society from 2006 and have seen the struggles and triumphs of the committee.

Bernie Napier was the first Early Learning Consultant for our area. She has lived in the MD of Green View since 1971 and is now a resident of the Town of Valleyview. Bernie has her Early Childhood Education Diploma and has been very active in the Child Care community and ran the previous Valleyview Children's Daycare for 17 years. Bernie has been very active in supporting the steering committee and has spent many hours looking for suitable space for Child Care. She will be retiring from her consulting position in the near future and will then focus volunteering for Knowledge Tree.

Christin Trofimenkoff has been an Early Learning Consultant for the past year and was also the Early Intervention Worker at Alberta Health for three years in the Valleyview area. She has her Early Childhood Education and has many years of experience in the Early Learning and Childcare field. She moved to the MD in 2006 and immediately joined the steering committee for Knowledge Tree. She has helped create the by-laws and policies of Knowledge Tree Early Learning and Care Centre and has been involved over the past 8 years in helping make this dream become a reality.

The consultants provide a much needed service to help advise us and keep us on the right track.

The Steering Committee

The steering committee has included many involved parents and community members who have spent countless hours trying to make this a reality. Some have come and gone as their children are now in school and some are still very active and continue working hard at opening more licensed Child Care spots.

Past Proposed Sites for Child Care

Since 2006 many locations have been looked at for Child Care Space. These include:

Current FCSS building

Previous FCSS building

Previous Pentecostal Church

Previous Co-operators building

Previous Co-op Building

Government issued modular that was to be placed on School property

OAP School

Hillside School

Constructing from new or modular from new

Previous Forestry Building

Valley Video Store

Valleyview & Area Metis Association Building (formally the drycleaners)

A lot of time and effort has been put into acquiring space for Child Care over the last 8 years. In reality these locations did not work for some of the following reasons; too costly to purchase, too many renovations, too much up keep, black mold or asbestos in the buildings. The grant for the modular was denied for Valleyview because it was stated there were too many other empty locations to choose from.

Licenced/Certified Child Care & Preschool with in the area at Present

Susan's Daycare	private/profit	(780) 524-9571	Holds 18 spots
OAP Preschool	non-profit	(780) 524-3144	Holds 24 spots
Knowledge Tree Preschool	non- profit	(780) 524-3562	Holds 18 spots
Ridgevalley Playschool	non- profit	(780) 957-3995	Holds 20 spots
Fox Creek Playschool	non-profit	(780) 622-2234	Holds 23 spots
Sturgeon Lake Cree Nation Day Care	reserve	(780) 524-5950	Holds 37 spots
Safe Haven Day Home Agency	private/profit	(780) 536-2572	No Licensed Day Homes at this time

There are private day homes in Valleyview but The Network's Early Learning Consultants and FCSS are not at liberty to share that information because these homes are not licensed or monitored. The numbers of children in these private days homes can include 6 children plus the providers own children. This means if a provider has 4 children they could have up to 10 children in their home. This is not an optimal situation. In licensed day homes the provider can have only a maximum of 6 children including their own children. Of these 6 children only 2 children can be under 2 years old and only 3 children under 3 years old; the other 3 children must be over the age of 3. This provides a safer environment with greater care and learning.

What does it mean to be licensed and accredited?

Licensed facilities are monitored by the government through Family and Child Services Authorities. There are strict government codes that must be met to qualify for licencing. These include things like size of space, number of adults per children, levels of education staff have, and the quality of supervision and interactions the staff show. Licensing officers visit the centre unannounced several times a year to monitor what is happening.

If a centre decides to go above and beyond licensing they can choose to go through the accreditation process which has even higher standards of care. Knowledge Tree has taken that path and has been accredited for 3 years.

What does it mean to be an inclusive Child Care setting?

Inclusive child care means that all children are included no matter what their abilities are. Knowledge Tree is an inclusive centre and at times has included an assistant for the children who require extra care. It also requires us to be completely wheelchair accessible so all families can access the care provided.

Difference between Preschool and Child Care

As per licensing there is no difference between the care provided in a Child Care Centre and a Preschool. There should be the same types of learning opportunities in both settings which include stories, music, art, outdoor play, and large & small group activities. The planning must meet the physical, social, emotional, creative and intellectual learning of each specific child.

The following are the differences;

Child Care can be accredited but not Preschool

Child Care must have a level 3 certified staff & Preschool only a level 2 (There are 3 levels of education)
Child Care can operate with certified staff only & Preschool can have one staff and one parent volunteer
Child Care covers from Newborn to Kindergarten & Preschool runs for 3 and 4 year olds
Child Care can run for a full day & Preschool only 3 ½ hours per day

At this time both preschool programs in Valleyview, OAP and Knowledge Tree; operate under a Child Care license so they can provide preschool from 8:30am to 3pm. Both programs do offer the parents the option of half days if that is what they prefer.

However, five day a week Child Care is what the full time working parents of our community are lacking.

Need for Child Care within Valleyview and surrounding MD of Greenview

At this time there is one licensed profit Child Care Centre that holds 18 spots but is full and usually holds a waiting list. The two preschools run full most years and provide a learning opportunity for children 1 to 2 days a week. These spots are used by parents for a number of reasons; first as a learning opportunity for their children, some use it so they are able to work part time, and some use the preschool on kindergarten days off so they can work full time.

At this time Valleyview is lacking;

Full time care for families needing Child Care five days a week for multiple aged children in one location High quality monitored Child Care for children from 12months to 2 years

After School Care

Many of the small children in our community are not receiving consistent care because families have to access 2 or more places for their children during the day. Consist care is very important at a young age for bonding purposes.

Low to moderate income and single parent families need the subsidies provided by the government in licensed Child Care which are not available in private child care.

What are subsidises and how are they accessed?

The Ministry of Human Services provides financial assistance to eligible lower-income families using Licenced Child Care centres, Licenced pre-schools, Licensed out of school care centres and other approved Early Childhood Development programs.

Maximum subsidy rates vary by program type, the age of child and number of children in the family attending child care. There are criteria for eligibility outlined on line at,

http:humanservices.alberta.ca/financial-support or by calling 1-877-644-9992. Current child care subsidy rates for eligible families vary from \$628.00/month for infants to \$310.00/month for out of school care.

Our staff members are trained to give assistant to any parent wishing to apply for this service, and the families can have free access to our internet and our computer to apply.

The following are comments from parents and families within the MD and Town.

"I am looking for a subsidy approved child care center.."

"I moved to the MD almost eight years ago and had to give up my position with Alberta Health because there was no quality licensed Child Care I could take my children too."

"I am a single mother of 3 who seriously needs to get a job to provide for my family, the only problem is child care for my youngest daughter who is 14 months...my other two children are in school...I'm hoping to find an 8:30-4:30 job...please msg me if interested with your rates."

"We are in the early stages of looking for childcare for our daughter beginning in this coming May. She will be 11 months old and we are hoping to find someone who is flexible and a good fit as a caregiver for our daughter. Please PM me if you are interested. Thanks"

"Yes, I would like to help (with the steering committee)! Please message me or share information! Thank you so much for organizing that!"

"This is awesome Jodi, I do not need childcare and do not work, but I do know that this is very needed here in our town."

"I have been sitting on the Knowledge Tree committee since 2006 trying to help get Quality Care in this community, but we are always blocked by the need for adequate space, it just too expensive for a non-profit without support."

"Many of the town's professional workers find it difficult to work in Valleyview because of the lack of choice in quality care."

"It's so difficult to pay for childcare in this town because almost everyone is private and can charge whatever they want, and there's no help from subsidies"

Job Creation

Knowledge Tree Early Learning and Childcare Center will employ 4 full time and 2-3 part time positions creating jobs in our community. This new centre will also help employers in our community as their employees will be able to find suitable care.

With the Government wage top-up grant programs in an accredited facility like Knowledge Tree a Child Development Supervisor (Level 3) will make in excess of \$22.00 per hour. The top-up program is there to offer child care workers better wages and the center will benefit by retaining the staff.

Proposed Sites for Child Care

There are two options in the future that this committee can see. These two options include; a site within the Multiplex being discussed in Valleyview at this time and the previous Water Treatment Plant/Perron building. The latter has been renovated and leased out for the last two years as a store and office building and is an immediate option.

A. Option One - Multiplex

There is a possibility of having a centre within the multiplex which would be a great location with possible extra actives that the children could be involved in. This could include having a Fieldhouse for a few minutes of gym time a day for excise or possible swimming trips. Depending on what the agreement would look like we could pay a flat rent for our space with utilities and maintenance included in that rent.

Draw backs are that we would be relying on the fact this project would go ahead and that child care to meet the needs of the community would be included. Also the fact Parents are in need of care immediately and are working hard towards that goal.

Our requirements would be to place approximately 35 children in full time care. We would need three rooms for children from 12 months to 5 years, a room for after school care. If drop in care was wanted for the parents using the space we could work with the multiplex to try and make that happen. Drop in spots could be handled in one of two ways; a separate room that could be group care for the drop in children or a few spots in each age group, as we would have to stay within government ratios (number of adults per number of child in each age group). The drop in children would have to be classed as part-time and registered in the program to meet regulations.

B. Option Two – Old Water Treatment Plant/Perron Building

The previous water treatment plant has become available for lease and we have had a chance to view the building. This building has some great potential. On one side we can provide care for 22 Children from 12 months to 6 years and there is possibility of providing after school care pending the fire inspection. The other side of the building has 6 offices which would provide rental income to help cover the cost of the lease. There is a kitchenette where we can store some food but not enough equipment to provide hot lunch yet, although there is enough room for expansion to provide hot lunches and snacks in the future. The building looks to be in excellent repair but as per regulations we need a fire, building & health inspection.

Lease details have not been written out but if the lessor agrees to provide maintenance of the building it should be feasible for a non-profit society to be sustainable.

There are some minor renovations that would need to happen to meet the Government regulations. These have been discussed with the lessor and have been approved as possible changes. The renovations include one bathroom on the childcare side of the building, plumbing for a washer and dryer, a ramp for the outside of the building to make it wheel chair assessable and a fence for the outdoor play space.

Drawbacks to this location are that we may outgrow the 22 spaces that we can provide as per regulated floor space requirements. Possible solution would be to remove walls in offices to create another larger room; however this has not been discussed with the lessor nor have we looked at it from a detailed financial point of view. The second drawback is we cannot have a washroom facility right in the room for the three to five year old children, they will have to use the washroom located in the second room for the children under 3. In an optimum centre each room would have their own washroom and water source for washing hands before & after meals and clean-up purposes.

We can see this option opening as soon as June 1st, 2014; following minor renovations and extra supplies to meet regulations. See Attachment 2.

Opening Date

Valleyview & Area Early Learning and Child Care Center Society will run two centres. We will be keeping the preschool at St. Stephen's and it will be called *Knowledge Tree Preschool*. The second location at the old water treatment plant will be called *Knowledge Tree Early Learning & Child Care Centre*.

The preschool program ends in May and the society can to move the existing Child Care licence from the school to the new building with a minor change in the number of children. To move the licence we require is a site visit from Licensing and Accreditation. Along with the previous mentioned inspections.

That will then give us until August to apply for a second license to cover the Preschool space at St. Stephen's School starting for the fall term in September.

What Valleyview and Area Early Learning and Child Care Centre Society can provide

We have a variety of toys, cubbies, tables, chairs, resources that have been in storage for the past 8-10 years. We hope that most are still useable, but being an accredited program, we have to maintain a certain level of excellence in our equipment, toys, programming.

The society has completed a number of different fundraisers in the past which include a Magic Show, Canada Day fish pond, and highway clean-ups. We intend to fund raise again this year by doing the MD highway clean-up under our non-profit society. Our parent volunteers are ready to help with the set-up of the new centre to open for our target date of June 1, 2014.

We would like to let you know that the steering committee has gathered extensive data in the last 8 years about what our community needs in the area of Child Care and have the skills, resources, partnerships and knowledge to support a program that will help to meet the Child Care needs of our families within Valleyview and the MD of Greenview. See Attachment 1 – Projected Budget

Support from the MD of Greenview

We would like to ask for support from the MD of Greenview to help us provide these services for our community and MD residents in the form of monetary help to cover the cost of some renovations and start up equipment to meet regulations. Included is a breakdown of the items we would need and the renovation costs. See Attachment 2 – Grant Support

We would like to start as soon as possible and can see the Perron building as the best way to begin addressing the needs for Child Care in our community.

Attachment 1 - Budget based on 20 spaces per month

Income: Parent fees 20 x 620.00 each space \$12,000.00

Government staff top-up Benefits and Top-up \$ 1,700.00

Office Space Rental 5 office @400.00 each \$ 2.000.00

Fund Raisers extra

<u>Total Income</u> \$15,700.00

Expenses:

Wages Child Care Portion S 7,500.00

Wages Government Portion \$ 1,545.00

Benefit Child Care Portion \$ 900.00

Benefits Government Portion \$ 186.00

License fee \$ 10.00

Maintenance and Janitor \$ 100.00

Program Supplies \$ 150.00

WCB \$ 20.00

Insurance \$ 120.00

Lease and Utilities \$4,000.00

Telephone Internet \$ 150.00

Total Expenses \$14,650.00

Total Income minus Expenses \$1,050.00

Attachment 2 - Grant Application

Knowledge Tree Early Learning and Childcare Centre Under Valleyview & Area Early Learning & Child Care Centre Society

New Center – Perron Building 24 space facility for Ages 12 months to Kindergarten Age Year round facility – 7:00 am to 6:00 pm

Request for Grant includes; renovation, set-up, and supplies needed to meet Government regulations

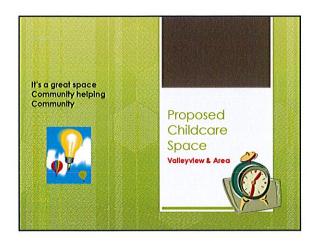
Renovations:

New Wheelchair accessible Bathroom	\$1,500.00	
New Laundry Room c/w Washer & Dryer Laundry tub, storage cupboard and counter unit	\$2,500.00	
Wheelchair ramp at Entrance	\$500.00	
Fence with 2 walk-in gates and one drive-in gate	\$10,000.00	
Outside Storage Shed	\$1,500.00	\$16,000.00
Set-Up fees and supplies:		
Set up fees which include; Building Inspection, Fire Inspection, Zoning,		
Health Inspection, Building Permit, Licensing	\$500.00	
Office desk, chairs, lockable file cabinet	\$1,000.00	
Staff room (table, chairs, microwave, file cabinet)	\$1,000.00	
Kitchen Fridge	\$1,000.00	
Rooms: 2 small fridge and 2 microwave	\$500.00	
Rooms: 2 lockable file cabinets for children's files	\$300.00	
Office supplies; paper, pens & files, etc.	\$200.00	
Storage Unit	\$500.00	\$5,000.00

Grant Application page 2

Equipment and Toys:

4 cribs, change table, cots, and sheets	\$3,250.00	
Sand and Water Table, Art easel, Book Case, Toy Shelf	\$2,000.00	
2 Tables and 10 chairs	\$1,000.00	
Safety Mirror for Infant room	\$250.00	
Assorted Infant toys	\$2,250.00	
Assorted Toddler toys	\$2,250.00	
Rugs for centers	\$1,000.00	\$12,000.00
Other Expenses:		
Signage for Building	\$1,000.00	
Telephone and Internet Installation	\$1,000.00	
Computers, Printers, laminator, paper cutter	\$5,000.00	
Yard – Trees, grass, a few small pieces of		
playground equipment	\$10,000.00	\$17,000.00
Total Grant request		\$50,000.00





Partnerships St. Stephen's School Offered us space for our Preschool Program They include us in school events – very welcoming Order School Government program that provides free support to Child Care Centres in many forms

Steering Committee

• Formed to investigate the need for Childcare spaces and a suitable child care building.

• Includes parents, grandparents, and community members

• Have spent countless hours over the last 8 years working on opening Child Care.

A Closer Look at Child Care

Licensing (3 stars) and Accreditation (5 stars)

Inclusive (everyone is included & is assessable for all abilities)

Subsidies (funding for low-middle income and single parent families)

Some concerns with Private Care

"Both Learning Through Play"
So What is the Difference?

Child Care
Outline All Day
Outline Accreditation
Outline Staff level 3
Outline All certified staff
Outline Age newborn to kindergarten

"Both Learning Through Play"
So What is the Difference?

Preschool
Outline Staff
Outline

193

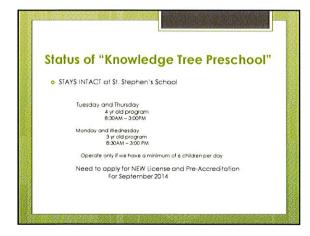
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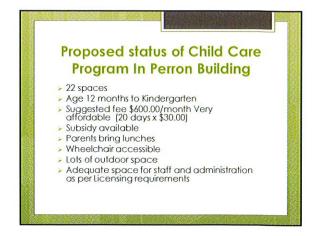
Need for More Child Care • Full time care for families with multiple aged children in one location • High quality monitored care for children 12 months to 2 years • After School Care • Access to Subsidies

Proposed Sites - Positives Multiplex • Great location • Field house & possible swimming • Pay rent with included utilities Perron Building • Lease (no funding for capital costs) • Only minor renovations • Possibility of opening June 1,14

Proposed Sites - Drawbacks Multi Perron Building Will the project o May out grow the 22 spaces in the move ahead? o Will Child Care for future 35 children be Not able to have included? bathroom facilities right in room for o Parents need Child older children Care now

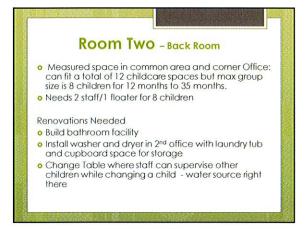






Upgrade to Perron Building Fence with two man gates and a drive in gate Wheelchair accessible front entry Install children's bathroom – 3 toilet and 2 sink and 1 sink on outside of bathroom Install washer and dryer facility, laundry tub, storage cupboards Install security gate on stairs Signage for building



















4806 – 36 Avenue, Box 1079, Valleyview AB TOH 3NO T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: D.A.R.E. Program

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

INT **MEETING DATE:** March 25, 2014 ACAO: DM MANAGER:

DEPARTMENT: Community Services GM: DM PRESENTER: DM

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

STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council authorize grant funding in the amount of \$1,500.00 from the Community Service Miscellaneous Grant Funding Budget for the Valleyview R.C.M.P. Detachment D.A.R.E. (Drug Abuse Resistance **Education) Program.**

BACKGROUND / PROPOSAL:

A letter dated March 6, 2014 was received from the Valleyview R.C.M.P. Detachment requesting funding to support the D.A.R.E. program. The D.A.R.E. program is delivered to grade 5 or 6 students. The D.A.R.E. program is taught by uniformed R.C.M.P. members at no cost to the schools. The R.C.M.P. are requesting funding for the costs associated to deliver the program, workbooks, pencils and t-shirts are awarded upon graduation.

In 2011 Greenview Council provided \$1,500.00 to the D.A.R.E. program. In 2007 and 2009, \$500.00 was provided to the R.C.M.P. for the DARE Program.

OPTIONS - BENEFITS / DISADVANTAGES:

The highly commended D.A.R.E. program is provided to teach the students methods to resist influencing pressures to experiment with alcohol, tobacco, marijuana, inhalants and other drugs. The R.C.M.P. conducted a D.A.R.E. Client Survey in 2007 reporting that 97% of the students acquired new methods to make well informed decisions regarding the use of drugs, alcohol and peer pressure. The survey also reported 96% of the student's parents stated the D.A.R.E. program resulted in a positive effect on their child's decision making ability and attitude towards drugs and alcohol.

Council has the option to deny the approval of grant funding for the DARE program.

COSTS / SOURCE OF FUNDING:

The source of funding for this grant is from the Community Service Miscellaneous Grant.

ATTACHMENT(S):

Valleyview RCMP Detachment Letter



MUNICIPAL DISTRICT
OF GREENVIEW No. 16
RECEIVED
MAR 0 6 2014

Page 1 of/de 1

Security Classification/Designation Classification/désignation sécuritaire

NCO i/c Valleyview RCMP Detachment 4702 - 51 Street, Box 1050 Valleyview, Alberta T0H 3N0

Your File Votre référence

Municipal District of Greenview No 16 4806 38 Avenue Valleguiew Alberta TOH 300

Our File Notre référence

2014-03-06

To whom is may concern

Drug Abuse Resistance Education (D.A.R.E) Program

Next year Valleyview RCMP will continue the Drug Abuse Resistance Education (D.A.R.E.) Program at all the area elementary schools.

D.A.R.E. is a nine week program delivered to grade 5 or 6 students. Students are taught to resist pressures that may influence them to experiment with alcohol, tobacco, marijuana, inhalants, and other drugs. Students are also taught a decision-making model that assists them in problem

D.A.R.E. is not a new program to our area, and is highly commended by those familiar with it. The R.C.M.P. conducted a D.A.R.E. Client Survey in 2007, in which it reported 97% of the students agreed they had learned new ways to make good and informed decisions regarding the use of drugs, alcohol and peer pressure. The Survey also reported 96% of the parents of students reported the D.A.R.E. program as having a positive effect on their child's attitude towards drugs and alcohol as well as decision making.

The D.A.R.E. program is taught by uniformed R.C.M.P. members at no cost to the schools. However there are costs incurred by delivering the program. Students are supplied workbooks with pencils and upon graduation are awarded with t-shirts. There are also other promotional goodies that can be ordered such as pins, erasers, stickers etc.

At this time we are seeking financial support from your business to deliver this very beneficial program.

If you have any questions feel free to contact the undersigned at the Valleyview R.C.M.P. detachment (780) 524-3345.

Thank you for your time.

Cst J McNickle

NCO i/c S/Sgt B. Bracken



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SUBJECT: Cancel - April 15, 2014 Committee of the Whole Meeting

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

March 25, 2014 INT **MEETING DATE:** ACAO: DM MANAGER:

DEPARTMENT: CAO Services GM: DM PRESENTER: MH

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

STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council cancel the April 15th Committee of the Whole Meetings.

BACKGROUND / PROPOSAL:

Due to a scheduling conflict we are requesting that the April 15, 2014 Committee of the Whole Meeting be cancelled.

OPTIONS - BENEFITS / DISADVANTAGES:

The disadvantage of cancelling this meeting is delaying the attendance of delegates for another month.

Council has the option to postpone the date to another suitable time.

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

N/A



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SUBJECT: **Launch of New Website**

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: March 25, 2014 ACAO: **OFFICER:** DT

DEPARTMENT: CAO Services GM: PRESENTER: DT

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

STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council receive the following for information.

BACKGROUND / PROPOSAL:

Under the CAO Services, the Communication Department has completed the facilitation and launch of the new website. This new site makes uploading documents, changing information and providing clear, concise material through the Internet presence of the website easy and efficient.

The site is designed to view on full screen, tablet and smart phone devices, making the information of Greenview accessible to all Internet users. The site integrates well with our services, social media, and most common software extensions. The site is easily navigated and versatile and very easily expanded.

OPTIONS - BENEFITS / DISADVANTAGES:	
N/A	
COSTS / SOURCE OF FUNDING:	
N/A	
ATTACHMENT(S):	

N/A



4806 – 36 Avenue, Box 1079, Valleyview AB TOH 3NO T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: **Appointment of Member to the New Fish Creek Cemetery Committee**

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

INT **MEETING DATE:** March 25, 2014 ACAO: DM MANAGER:

DEPARTMENT: Corporate Services/Legislative Services GM: RO PRESENTER: LC

INT FILE NO./LEGAL: Bylaw 97-218 LEGAL/ POLICY REVIEW:

INT STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council appoint Ms. Jo-Anne Gardner to the New Fish Creek Cemetery Committee with a term ending on the day of the 2017 Greenview Council Organizational Meeting.

BACKGROUND / PROPOSAL:

Attached is a letter from Ms. Jo-Anne Gardner requesting to be appointed to the New Fish Creek Cemetery Committee. Currently there is one (1) vacancy on the Committee.

OPTIONS - BENEFITS / DISADVANTAGES:

Council may choose to appoint Ms. Gardner to the Committee or not to appoint her to the Committee. If the appointment is made, the lone vacancy will be filled. Ms. Gardner has served previously on the Committee, however she had not filed an application last fall when there was a call for applications.

If she is not appointed to the Committee, there will continue to be a vacancy and we will proceed with additional advertising to fill the vacancy.

Under Bylaw 97-218 appointments to Cemetery Committees are to run with the Council term. Thus, the recommendation is to make the appointment until the start of the next Council term in 2017.

COSTS / SOURCE OF FUNDING:

The source of funding is from the 2014 Operational Budget.

ATTACHMENT(S):

Letter from Jo-Anne Gardner.

I would let my nome stand as member at Alonge for New fish Creek. Cernetery Committed for 2014, To-ANNE GARDNER Box 16 44 Vallegueen alla TOH 3NO



4806 - 36 Avenue, Box 1079, Valleyview AB T0H 3N0 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

2014 Greenview Memorial Golf Tournament SUBJECT:

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

INT **MEETING DATE:** March 25, 2014 ACAO: DM MANAGER:

DEPARTMENT: Corporate Services GM: RO PRESENTER: LC

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

INT STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council host the 2014 Greenview Memorial Golf Tournament on Friday, July 18, 2014 at the Gunby Ranch Golf Course, with the proceeds going to support (charity of choice), further that Council direct Administration to pay all costs associated with the 2014 tournament and the participants to include all levels of Government, Council Members and Staff, with funding to come from the 2014 Operational Budget.

BACKGROUND / PROPOSAL:

Annually, Greenview holds a memorial golf tournament. Last year the Golf Tournament became a sponsored event whereby Greenview paid the green fees and other associated costs of the participants. The invitation list included industry in addition to the vendors of Greenview. A total of 68 golfers participated. Greenview has traditionally rotated the location of the tournament. This year the tournament will be held at the Gunby Ranch Golf Course based on the rotation schedule. The date being recommended is in July due to the scheduled Council summer recess.

At the 2013 memorial golf tournament, Greenview raised over \$7000 for the ALS Society of Alberta, Council's selected 2013 charity recipient.

Due to many of the golf courses used in the rotation schedule being nine-hole courses and challenging for a larger number of participants, Council decided that the invitation list should be split into two focus areas. Last year the focus was on industry and vendor groups. Council's other focus group was government (Federal, Provincial, Local and Aboriginal).

OPTIONS - BENEFITS / DISADVANTAGES:

Council has several options for this golf tournament. Council may choose not to hold a tournament. Should Council choose this option, the "momentum" of annual tournaments will be broken as Greenview has held golf tournaments continuously for in excess of ten years.

Council could change the venue. If a course other than Gunby is selected, the DeBolt Agricultural Society which runs the golf course may potentially feel slighted plus lose revenue.

Council could change the date of the event. If a different date is selected, it will be necessary to ensure that the golf course of choice is available on the date chosen.

Council could choose to make the tournament a partially or completely participant-pay event. Sponsoring the green fees (etc.) of the participants encourages participation in the event but costs Greenview more financially. In Administration's opinion, the public relations created during this events outweighs the financial cost.

Council could choose to change the invitation list for the event. If the invitation list is changed, it is suggested that Council bear in mind that 72 golfers is the recommended maximum number of participants on a nine-hole course and it may be necessary to turn people away if all spots are filled.

COSTS / SOURCE OF FUNDING:

Funding has been allocated in the 2014 Operational Budget for this tournament.

ATTACHMENT(S):

Nil.



4806 – 36 Avenue, Box 1079, Valleyview AB TOH 3NO T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: 2014 Ratepayer Barbeques

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

INT **MEETING DATE:** March 25, 2014 ACAO: DM MANAGER:

DEPARTMENT: Corporate Services GM: RO PRESENTER: LC

> INT Policy CO 01 LEGAL/ POLICY REVIEW:

INT STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

FILE NO./LEGAL:

MOTION: That Council host the annual ratepayer barbeques as follows: In Valleyview at the Greenview Operations Building on Tuesday, June 10th, in DeBolt at the Fire Hall on Wednesday, June 11th, in Grande Cache at the Eagle's Nest Hall on Monday, June 16th and in Grovedale at the Community Hall on Tuesday, June 17th and that each barbeque will be held from 5:00 p.m. to 7:00 p.m., with funding to come from the 2014 Operational Budget.

BACKGROUND / PROPOSAL:

Policy CO 01 states that Council will hold annual Ratepayer Barbeques and will establish the dates, times, venues and locations for them.

OPTIONS - BENEFITS / DISADVANTAGES:

Although Administration has recommended the dates, times, venues and locations for the annual barbeques in the motion above, Council may choose different dates, times, venues or locations for the barbeques. Administration has recommended the same weeks and locations as last year for the barbeques. Administration has tentatively booked the venues based on the dates and times noted in the recommended motion. Should Council choose different dates, venues or locations it will be necessary for Administration to ensure that the barbeque and venues are available for those dates.

Another option that Council may wish to consider is the possibility of holding the Committee of the Whole meeting on the morning of Tuesday, June 17, 2014 in Grande Cache and proceed to Grovedale for the barbeque in the evening.

COSTS / SOURCE OF FUNDING:

Funding for the Barbeques has been allocated in the 2014 Operational Budget.

ATTACHMENT(S):

Policy CO 01.



4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT: **Education Property Tax**

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: March 25, 2014 ACAO: DM MANAGER: DD

DEPARTMENT: Corporate Services/Finance GM: RO PRESENTER: DD

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

STRATEGIC PLAN: FINANCIAL REVIEW:

RECOMMENDED ACTION:

MOTION: That Council accept the Education Property Tax, Facts and Information brochure as information.

BACKGROUND / PROPOSAL:

The Government of Alberta established the Alberta School Foundation Fund in 1994 to ensure that the education property tax is accounted for separately from the general revenues. Annually the Province calculates the amount that each municipality must contribute towards the public education system, based on municipal assessment.

An Education Property Tax rate is then established by the Province and individual ratepayers are levied based on the assessment of their property. This rate is indicated separately on your Assessment and Tax Notice. These funds are collected at tax time via provincial requisition and Greenview submits the funds to the Alberta School Foundation.

OPTIONS - BENEFITS / DISADVANTAGES:

N/A

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- 1. Education Property Tax , Facts and Information 2014 Brochure
- 2. Sample Tax Notice

Alberta Seniors Benefit: This program provides monthly cash benefits for eligible low income seniors. It provides support in addition to the federal benefits received including Old Age Security and Guaranteed Income Supplement.

Learn more about these programs and find out if you are eligible at:

www.health.alberta.ca/seniors.html
or call the Alberta Supports Contact

Centre at 1-877-644-9992.

Can I direct my education property tax to a private school?

No. By provincial law, money collected through the education property tax can only be used to fund the public education system, which includes public and separate schools. Private school funding comes from three sources: provincial general revenues, tuition or instruction fees paid by parents, and private fundraising.

Why are property owners asked to declare their faith?

The Constitution of Canada guarantees Protestant and Roman Catholic citizens' minority rights to a separate education system. In communities where there are separate school jurisdictions, property owners must declare their religious affiliation, either Protestant or Roman Catholic, to determine what education property tax dollars should be directed to those separate school jurisdictions.

For more information...

Contact your municipality regarding:

- the assessed value of your property,
- market value assessment,
- declaration of school board support, or
- monthly tax installment plans.

Seniors - Contact Alberta Supports Contact Centre toll-free at

1-877-644-9992, or 780-644-9992 in Edmonton, or visit the Alberta Health website at

www.health.alberta.ca/seniors.html for more information on:

- the Seniors Property Tax Deferral Program,
- · the Alberta Seniors Benefit, or
- other provincial programs and services for seniors.

Contact the Government of Alberta Education Property Tax Line toll-free by dialing 310-0000 and then (780) 422-7125 regarding the education property tax.

Details of the Alberta School Foundation Fund are published in the Alberta Education Annual Report, available online at:

www.education.alberta.ca/apps/annualreport

View Education funding information at: www.education.alberta.ca/admin/funding.aspx



Education Property

lax

Facts and Information

2014

Alberta

streams provides stability for education system incorporates two revenue sources a priority for this government, and for all property taxes. Using two revenue general provincial revenues and education Albertans. Funding to the K -12 education An accessible, quality education system is

accounted for separately from general established the Alberta School Foundation that the education property tax is Fund (ASFF). This fund makes certain In 1994, the Government of Alberta

You asked us...

education property tax? How does the province collect the

municipality must contribute towards the public education system. on assessment value, the amount each Every year the province calculates, based

property tax from ratepayers and then Municipalities collect the education forward it to the province for deposit into

property tax calculated? How is my share of the education

education property tax rate. value of your property and the local Your share is based on the assessment

assessment value increases on your tax rate can help lessen the impact of individual tax bill. A decrease in the local education property

Where does the education property

and separate school boards on an equal then distributed among Alberta's public priorities in education. The education per-student basis. property tax is pooled into the ASFF and property tax goes to fund Albertans The money collected from the education

money from the municipalities directly. opts out of the ASFF. financial gain to a school jurisdiction that receive is adjusted for so there is no board collects and what they are entitled to Any difference between what an opted-out they requisition and collect property tax have opted-out of the ASFF, which means All separate school boards in the province

What does the tax pay for?

instructional costs including teacher education property tax helps pay for public and separate school students. The salaries, textbooks, and other classroom The education property tax supports all

through a property tax? Why is education partially funded

municipality's assessment wealth quality education regardless of their ASFF ensures that students receive a Pooling the education property tax in the and sustainable source of revenue. Alberta's education system with a stable The education property tax provides

property tax? Does everyone pay the education

property tax. children in school also pay the education benefits all Albertans, people without payments. As the education system through their monthly rent or lease as non-profit organizations and seniors' property tax (with some exceptions, such All property owners pay the education property may also contribute indirectly lodge facilities). People who rent or lease

producing the workforce of tomorrow. tax supports an education system that is education system. The education property Every Albertan benefits from a quality

education property tax? Do seniors have to pay the

assessment; therefore, seniors who own programs to assist seniors. property must pay the education property tax. The education tax is a tax on property The Government of Alberta has implemented

Seniors Property Tax Deferral

equity loan with the Alberta government. property taxes through a low-interest home the property is sold or sooner if they so taxes on behalf of the eligible homeowner. The government then pays the property Program: The Seniors Property Tax The loan does not have to be repaid until homeowners to defer all or part of their Deferral Program allows eligible senior



MUNICIPAL DISTRICT OF GREENVIEW No. 16

4806 - 36 Avenue, Box 1079 Valleyview, AB, T0H 3N0

Telephone: (780) 524-7600 Facsimile: (780) 524-4307

▶ IF PAYMENT BY MAIL DETACH HERE AND RETURN TOP PORTION WITH YOUR PAYMENT

ROLL NUMBER

2 0 1 4

CUSTOMER NUMBER

COMBINED PROPERTY ASSESSMENT & TAX NOTICE

Residential amount due on or before		>	
Residential amount due residential due date but B		>	
Non-Residential amount due on or before	JUNE 30	>	\$39,785.52
Non-Residential amount di non-residential due date but		A	\$42,968.36
Amount due if paid AFTI	ER DEC 31	>	\$47,265.20

Amount of payment

125191-9001

96

COMBINED PROPERTY MUNICIPAL DISTRICT OF ROLL NUMBER 2014 05 01 ASSESSMENT & TAX NOTICE **GREENVIEW No. 16** MORTGAGE NUMBER A COPY OF THIS NOTICE HAS BEEN SENT TO 2 0 1 4 LEGAL DESCRIPTION DESCRIPTION FINAL DATE FOR ASSESSMENT COMPLAINT ASSESSMENT CURRENT JULY 30, 2014 MACHINERY & 4,212,950 886,830 NON-RESIDENT 149,650 491,480 4,704,430 1,036,480 EXPIRY YEAR AMOUNT 100.00 % TOTAL LOCAL IMPROVEMENT CHARGES > PROVINCIAL OR SEPARATE SCHOOL TAXES **TOTALS** ALTA SCH. FUND/NON-RESIDENTIAL 3.5008 4.32 \$1,720.57 **MUNICIPAL TAXES** % OF TOTAL **TOTALS** \$34,088.24 85.68 8.0913 MUNICIPAL FUND MUNICIPAL FUND/NON-RESIDENTIAL 8.0913 10.00 \$3,976.71 % OF TOTAL **OTHER TAXES TOTALS** SEE REVERSE For Additional Important TOTAL CURRENT TAX > \$39,785.52 Minimum Levy \$20 Information \$8,910.36 Residential amount > Residential amount due if paid AFTER residential due date but BEFORE DEC 31 JUNE 30 \$39,785.52 Non-Residential amount due on or before \$42,968.36 Non-Residential amount due if paid AFTER non-residential due date but BEFORE DE \$47,265.20 Amount due if paid AFTER DEC 31 209 A

MUNICIPAL DISTRICT OF **GREENVIEW No. 16**

4806 - 36 Avenue, Box 1079 Valleyview, AB, T0H 3N0

Telephone: (780) 524-7600 Facsimile: (780) 524-4307

ROLL NUMBER

2 0 1 4

TAX YEAR

CUSTOMER NUMBER

COMBINED PROPERTY ASSESSMENT & TAX NOTICE

Residential amount due on or before	NOV 15	>	\$3,731.27			
Residential amount due if paid AFTER residential due date but BEFORE DEC 31		\$4,029.				
Non-Residential amount due on or before		>				
Non-Residential amount d non-residential due date bu		>				
Amount due if paid AFTER DEC 31	>	\$4,432.75				
		Amour	nt of payment			

	1:251919001:			96						
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T OF	ROLL	VUMBER							TICE	
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MED LOT									TANK TANK	
MEN LOT		JCK	PLAN	DES	CRIPTION					
1.240 Ac	res		PROPERTY ADDRESS							
PREVIOUS LAND	PREVIOUS IMPROVEM			CURRENT		FINAL D	ATE FOR ASSE	SSMENT CO	MPLAINT	
67,050			68,100						(SEE HEV)	
67,050	304,		68,100	175-100 (A)						
							751-1100-0010	AMOUN	2000 Berlin 200 200 Berlin	
100 00 0							2037		\$853.37 \$853.38	
100.00 %		TOTAL LOCAL	IMPROVEMEN	NT CHARGES >					\$1,706.75	
PROVINCIA	L OR SEPA	RATE SCHOO	OL TAXES			TAX RATE	% OF TOTA	AL	TOTALS	
L FUND						2.5265	49.34		\$998.88	
	MUNICIPA	AL TAXES				TAX RATE	% OF TOTA	AL	TOTALS	
TD						2.5942	50.66	5	\$1,025.64	
		OTHER	TAXES			TAX BATE	% OF TOTA	AL	TOTALS	
			Minimu	ım Levy \$20	TOTAL	CURRENT 1	AX	>	\$2,024.52	
							0			
PREVIOUS YE	AR'S TAX:			\$3,609.09	CREDIT	S OR ARREAR	S	>		
PREVIOUS YE	AR'S TAX:			\$3,609.09	Residen	tial amount	NOV 15	>	\$3,731.27	
PREVIOUS YE	AR'S TAX:			\$3,609.09	Resident due on o	tial amount	NOV 15		\$3,731.27 \$4,029.77	
PREVIOUS YE	AR'S TAX:			\$3,609.09	Resident due on d Residentia residentia	tial amount ir before ial amount due if il due date but BEF idential amount	NOV 15	>		
PREVIOUS YE	AR'S TAX:			\$3,609.09	Resident due on d Resident residenta Non-Resi due on d Non-Resi	tial amount ir before ial amount due if il due date but BEF idential amount	paid AFTER ORE DEC 31	>		
PREVIOUS YE	AR'S TAX:			\$3,609.09	Resident due on d Residentia Non-Residue on d Non-Residentia	tial amount ir before ial amount due if al due date but BEF idential amount ir before dential amount due	paid AFTER ORE DEC 31 if paid AFTER EFORE DEC 31	> >		
	1.240 Ac. PREVIOUS 67,050 67,050 100.00 % PROVINCIA	TOF ROLL MACOPY OF THIS A COPY OF THIS A COPY OF THIS 1.240 Acres PREVIOUS PREVIOUS IMPROVEMI 67,050 304, 67,050 304, 100.00 % PROVINCIAL OR SEPA	TOF ROLL NUMBER A COPY OF THIS NOTICE HAS BEEN MER LOT BLOCK 1.240 Acres PREVIOUS PREVIOUS IMPROVEMENT LAY 67,050 304,450 67,050 304,450 BY-LAW NUMBER 07-534F 07-534F 07-534F TOTAL LOCAL PROVINCIAL OR SEPARATE SCHOOL	TOF ROLL NUMBER A COPY OF THIS NOTICE HAS BEEN SENT TO MER LOT BLOCK PLAN 1.240 Acres PROPERTY ADDRESS PREVIOUS PREVIOUS IMPROVEMENT LAND 67,050 304,450 68,100 67,050 304,450 68,100 BY-LAW NUMBER DOT STAND 100.00 % TOTAL LOCAL IMPROVEMENT PROVINCIAL OR SEPARATE SCHOOL TAXES D OTHER TAXES	TOF ROLL NUMBER YEAR AND RETURN TOP PORTION WITH YOUR PAYMENT TOF ROLL NUMBER YEAR AND MITH OF OR THE YEAR AND THE YEAR AN	TOF ROLL NUMBER NOTICE DATE YEAR 2014 NTH DAY 2014 NTH 2014 N	TOF ROLL NUMBER YEAR AND RETURN TOP PORTION WITH YOUR PAYMENT NOTICE DATE YEAR AND NOTICE HAS BEEN SENT TO MORE LOT BLOCK PLAN DESCRIPTION 1.240 Acres PROPERTY ADDRESS PREVIOUS PREVIOUS IMPROVEMENT LAND IMPROVEMENT IMPROVEMENT 67,050 304,450 68,100 327,260 67,050 304,450 68,100 327,260 BY-LAW NUMBER LOCAL IMPROVEMENT CHARGES 07-534B CREEKS CROSSING WATE 07-534B CREEKS CROSSING WATE 07-534B CREEKS CROSSING SEWE TOTAL LOCAL IMPROVEMENT CHARGES PROVINCIAL OR SEPARATE SCHOOL TAXES TAX RATE D OTHER TAXES TAX RATE	TOF 6 ROLL NUMBER A COPY OF THIS NOTICE HAS BEEN SENT TO A COPY OF THIS NOTICE HAS BEEN SENT TO A COPY OF THIS NOTICE HAS BEEN SENT TO BLOCK PROPERTY ADDRESS PREVIOUS LAND PREVIOUS LAND PREVIOUS LAND PREVIOUS 1.240 Acres PREVIOUS LAND PREVIOUS LAND PREVIOUS LAND PREVIOUS 1.240 Acres PREVIOUS LAND PREVIOUS LAND PREVIOUS 1.240 Acres PREVIOUS LAND PREVIOUS LAND PREVIOUS 1.240 Acres PREVIOUS LAND PREVIOUS LAND PROPERTY ADDRESS JULY 30, PROPERTY E 67,050 304,450 68,100 327,260 PROPERTY E 67,050 304,450 68,100 327,260 122285218 BY-LAW NUMBER 100.00 % PROPERTY CREEKS CROSSING WATE 2037 2037 TOTAL LOCAL IMPROVEMENT CHARGES PROVINCIAL OR SEPARATE SCHOOL TAXES TAX RATE MUNICIPAL TAXES TAX RATE COMBINED PROP ASSESSMENT & T. MORTGAGE NUMB FINAL DATE FOR ASSE JULY 30, PROPERTY E TAX RATE % OF TOTAL TAX RATE TAX RATE	TOF HOLL NUMBER NOTICE HAS BEEN SENT TO STORE DATE ASSESSMENT & TAX NO MORTGAGE NUMBER 1.240 ACRES PREVIOUS PREVIOUS IMPROVEMENT LAND MIPROVEMENT CREEKS CROSSING WATE 2037 MIPROVEMENT CREEKS CROSSING WATE 2037 MIPROVEMENT CREEKS CROSSING SEWE 2037 MIPROVINCIAL OR SEPARATE SCHOOL TAXES MUNICIPAL TAXES TAX RATE % OF TOTAL 2.5942 50.66	