MUNICIPAL DISTRICT OF GREENVIEW NO. 16

"A Great Place to Live, Work and Play"

REGULAR COUNCIL MEETING AGENDA

Tuesday, February 10, 2015 | 9:00 AM | Council Chambers, Administration Building

#1	CALL TO ORDER			
#2	ADOPTION OF AGENDA			1
#3	MINUTES	3.1	Regular Council Meeting minutes held January 27, 2015 – to be adopted.	3
		3.2	Business Arising from the Minutes	-
#4	PUBLIC HEARING	4.1	Bylaw 14-736 Re-designate from Agriculture to Country Residential One District	16
		4.2	Bylaw 14-737 Re-designate from Agriculture to Industrial District	31
		4.3	Bylaw 14-738 Re-designate from Agriculture to Country Residential One District	91
#5	DELEGATION	5.1	2014 Valleyview Policing Stats	109
#6	BYLAWS	6.1	Bylaw 14-736 Re-designate from Agriculture to Country Residential One District	16
		6.2	Bylaw 14-737 Re-designate from Agriculture to Industrial District	31
		6.3	Bylaw 14-738 Re-designate from Agriculture to Country Residential One District	91
#7	OLD BUSINESS			
#8	NEW BUSINESS	8.1	Cemetery Committee – Little Smoky	114
	LATE ITEM	8.2	John Deere Tractor Purchase	120

#9 COUNCILLORS BUSINESS & REPORTS

#10 CORRESPONDENCE

- Valleyview & District Recreation Department
- Town of Grande Cache – Council Focus
- Valleyview Municipal Library Minutes
- January Report for Peace Officer Services
- Willmore Wilderness Foundation 2015 Annual Newsletter

#11 IN CAMERA

#12 ADJOURNMENT

Minutes of a

REGULAR COUNCIL MEETING

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

M.D. Administration Building,

Valleyview, Alberta, on Tuesday, January 27, 2015

 # 1: CALL TO ORDER

Reeve Dale Gervais called the meeting to order at 9:06 a.m.

PRESENT

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

ATTENDING

Chief Administrative Officer	Mike Haugen
General Manager, Community Services	Dennis Mueller
General Manager, Corporate Services	Rosemary Offrey
General Manager, Infrastructure & Planning	Grant Gyurkovits
Communications Officer	Diane Carter
Recording Secretary	Lianne Kruger

ABSENT

Councillor	Bill Smith

#2: AGENDA

MOTION: 15.01.029. Moved by: DEPUTY REEVE TOM BURTON

That the January 27, 2015 agenda be adopted as with corrections;

- 4.2 should read; Bylaw 14-73 N1/2 10-71-26 W5M
- 6.3 should read; Bylaw 14-73 N1/2 10-71-26 W5M

CARRIED

#3.1 REGULAR COUNCIL MEETING MINUTES

MOTION: 15.01.030. Moved by: COUNCILLOR DALE SMITH

That the Minutes of the Regular Council Meeting held on Tuesday, January 13, 2015 be adopted with the following changes;

- Pg. 2, Replace “p.m.” with “a.m.” after 9:07.
- Pg. 6, Members Report, Deputy Reeve Tom Burton, replace MPC with Municipal Planning Commission.

CARRIED

#3.2 BUSINESS ARISING FROM MINUTES

3.2 BUSINESS ARISING FROM MINUTES:

There was no business arising from the minutes.

#6 BYLAWS

6.0 BYLAWS

6.1 BYLAW 13-701 SE 270-22 W5M

BYLAW 13-701 SECOND READING

MOTION: 15.01.031. Moved by: COUNCILLOR LES URNESS
That Council give Second Reading to Bylaw No. 13-701, re-designating 9.78 hectares / 24.7 Acres from Agriculture (A) to Industrial (I) within SE 20-70-22-W5M.

CARRIED

*Second Reading to Bylaw 13-701 was originally tabled March 25, 2014, motion 14.03.170.

BYLAW 13-701 THIRD READING

MOTION: 15.01.032. Moved by: COUNCILLOR LES URNESS
That Council give Third Reading to Bylaw No. 13-701, re-designating 9.78 hectares / 24.7 Acres from Agriculture (A) to Industrial (I) within SE 20-70-22-W5M.

CARRIED

6.5 BYLAW 15-739 LOCAL AUTHORITIES PENSION PLAN

BYLAW 15-739 LAPP

MOTION: 15.01.033. Moved by: DEPUTY REEVE TOM BURTON
That Council approves third reading of Bylaw No. 15-739 Local Authorities Pension Plan.

CARRIED

6.6 BYLAW 14-730 LAND USE BYLAW FOR ACCESSORY BUILDINGS

BYLAW 14-730 LUB

MOTION: 15.01.034. Moved by: COUNCILLOR ROXIE RUTT
That Council give Third Reading to Bylaw No. 14-730, to revise the size of Accessory Buildings in the Hamlet Residential (HR) and Country Residential Two (CR-2) Districts as per the attached Schedule D.

CARRIED

#7 OLD BUSINESS

7.0 OLD BUSINESS

There was no old business brought forward.

#8 NEW BUSINESS

8.0 NEW BUSINESS

8.1 HYDRAULIC EXCAVATOR TENDER

HYDRAULIC EXCAVATOR TENDER

MOTION: 15.01.035. Moved by: COUNCILLOR DAVE HAY
That Council approve the purchase of a Case CX135 MSR Excavator from Rocky Mountain Equipment in the amount of $192,980 plus $6,305.00 for a 5 year/3,000 hour warranty bringing the total purchase price to $199,285.

CARRIED

Reeve Gervais recessed the meeting at 9:46 a.m.
Reeve Gervais reconvened the meeting at 9:56 a.m.

#4 PUBLIC HEARING

4.0 PUBLIC HEARING

4.1 BYLAW 14-733 SW 31-69-6 W6M

Chair Gervais opened the Public Hearing regarding Bylaw #14-733 at 9:57 a.m.

IN ATTENDENCE

Manager, Planning & Development	Sally Ann Rosson
Applicant	Wayne Hansen & Vera Hansen

APPLICANT(S) & PROPERTY OWNER(S)

Applicant(s)	Wayne L. Hansen
Property Owner(s)	Harriet Vera Hansen

INTRODUCTIONS

The Chair asked each Council Member and Staff member to introduce themselves and asked Council Members if there were any reasons that they should be disqualified from the hearing. Each Member's reply was "No".

PURPOSE OF THE HEARING

The purpose of the hearing is to hear submissions for and opposed to proposed Bylaw 14-733, being a bylaw of the MD of Greenview for the purpose of re-designating Lot One (Lot 1) 3 acres or 1.21 hectares and Lot Two (Lot 2) 11 acres or 4.45 hectares parcel of the lands from Agricultural (A) District to Country Residential One (CR-1) District within the SW 31-69-6-W6M.

APPLICANTS PROPOSAL

In order to allow for title for second existing residence on farm property.

QUESTIONS FROM COUNCIL TO APPLICANT

The Chair called for any questions to the Applicant from Council.
None was heard

THOSE IN FAVOUR

The Chair requested that anyone in favour of the application come forward.
None came forward.

THOSE AGAINST

The Chair requested that anyone against the application come forward.
None came forward.

REFERRAL AGENCY & ADJACENT LANDOWNERS COMMENTS

The Planning & Development Coordinator provided a summary of the responses from the referral agencies.

ALBERTA ENERGY REGULATOR
No Concerns.

ATCO ELECTRIC
No concerns.

ATCO GAS

No objections subject to the following conditions;

1. It appears the existing service line crosses a proposed property line. The owner/developer shall contact ATCO Gas to discuss getting a Right-of-Way registered over that portion of service line or to arrange for a service alteration. All survey costs and/or alteration costs shall be borne by the owner/developer.
2. When gas service is required, to avoid delays, the owner/developer should contact an ATCO Gas Service Applications clerk to discuss their service requirements, timing details and any associated costs.
3. Contact Alberta One-Call 48 hours prior to excavation.
4. Maintain a 0.3m vertical clearance and a 1.0m horizontal clearance between gas line and facility.

QUESTIONS FROM COUNCIL

The Chair called for any questions from Council.
None was heard.

QUESTIONS FROM APPLICANT OR PRESENTER

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 were heard.

APPLICANT(S) FINAL COMMENT

The Chair called for any final comments from the Applicant(s).
None were heard.

FAIR AND IMPARTIAL HEARING

The Chair asked the Applicant(s) if they have had a fair and impartial hearing, the Applicant(s) responded "Yes."

BYLAW 14-732 PUBLIC HEARING ADJOURNED

Chair Gervais adjourned the Public Hearing regarding Bylaw #14-733 at 10:08 a.m.

4.2 BYLAW 14-734 N ½ 10-71-26-W5M

Chair Gervais opened the Public Hearing regarding Bylaw #14-734 at 10:08 a.m.

IN ATTENDENCE

Manager, Planning & Development	Sally Ann Rosson
Applicant	Tim Friesen

APPLICANT(S) & PROPERTY OWNER(S)

Applicant(s)	Bruce Beairsto
Property Owner(s)	Verne & Vicki Klassen

INTORDUCTIONS

The Chair asked each Council Member and Staff member to introduce themselves and asked Council Members if there were any reasons that they should be disqualified from the hearing. Each Member's reply was "No".

PURPOSE OF THE HEARING

The purpose of the hearing is to hear submissions for and opposed to proposed Bylaw 14-734, being a bylaw of the MD of Greenview for the purpose of amending Bylaw No. 14-734, to re-designate the proposed 4.69 hectare ± (11.58 acre) area as proposed within N 1/2 10-71-26-W5 from Agriculture (A) District to Industrial (I) District. The proposed land proposed has high agricultural value with the exception of the existing yard sites.

APPLICANTS PROPOSAL

To accommodate the proposed use of the subdivision.

QUESTIONS FROM COUNCIL TO APPLICANT

The Chair called for any questions to the Applicant from Council.

Councillor Dale Smith question how many persons were employed at the shop on the land in question.
Mr. Friesen replied that there are 13 persons are employed at this time.

THOSE IN FAVOUR

The Chair requested that anyone in favour of the application come forward.
None came forward.

THOSE AGAINST

The Chair requested that anyone against the application come forward.
None came forward.

REFERRAL AGENCY & ADJACENT LANDOWNERS COMMENTS

The Planning & Development Coordinator provided a summary of the responses from the referral agencies.

ATCO ELECTRIC
Will require an easement on this subdivision application.

EAST SMOKY GAS
No concerns.

QUESTIONS FROM COUNCIL

The Chair called for any questions from Council.
None was heard.

QUESTIONS FROM APPLICANT OR PRESENTER

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 were heard.

APPLICANT(S) FINAL COMMENT

The Chair called for any final comments from the Applicant(s).
None were heard.

FAIR AND IMPARTIAL HEARING

The Chair asked the Applicant(s) if they have had a fair and impartial hearing, the Applicant(s) responded "Yes."

BYLAW 14-732 PUBLIC HEARING ADJOURNED

Chair Gervais adjourned the Public Hearing regarding Bylaw #14-734 at 10:15 a.m.

4.3 BYLAW 14-735 NW 5-69-8 W6M

Chair Gervais opened the Public Hearing regarding Bylaw #14-735 at 10:15 a.m.

Councillor Delorme vacated the meeting at 10:16 a.m.

IN ATTENDENCE

Manager, Planning & Development	Sally Ann Rosson
Applicant	Darren Fiest

APPLICANT(S) & PROPERTY OWNER(S)

Applicant(s)	Secure Energy Services
Property Owner(s)	Secure Energy Services

INTORDUCTIONS

The Chair asked each Council Member and Staff member to introduce themselves and asked Council Members if there were any reasons that they should be disqualified from the hearing. Each Member's reply was "No."

PURPOSE OF THE HEARING

The purpose of the hearing is to hear submissions for and opposed to proposed Bylaw 14-735, being a bylaw of the MD of Greenview for the purpose of amending 6.55 hectare ± (16.2 acre) parcel from Agricultural (A) District to Industrial (I) District.

Councillor Delorme re-entered the meeting at 10:17 a.m.

APPLICANTS PROPOSAL

To be used as a research site for new waste water technologies and waste processing.

QUESTIONS FROM COUNCIL TO APPLICANT

The Chair called for any questions to the Applicant from Council.

THOSE IN FAVOUR

The Chair requested that anyone in favour of the application come forward.
None came forward.

THOSE AGAINST

The Chair requested that anyone against the application come forward.
None came forward.

REFERRAL AGENCY & ADJACENT LANDOWNERS COMMENTS

The Planning & Development Coordinator provided a summary of the responses from the referral agencies.

ALBERTA ENERGY REGULATOR
No Concerns.

AESRD
Comments

- Identify appropriate setbacks from water bodies (creek and pond)
- Install containment berms and pond linings as required
- Approval required for activities affecting any water body
- Licence typically required for water use/storage
- Manage stormwater runoff

Considerations

- A biophysical assessment is recommended when the biological or physical nature of an area is not clearly understood. This should give specific attention to water and will facilitate sound decision making.
- The proposed land use shall respect and sustain area water bodies.
- A buffer (ER) is desirable to safe guard the aquatic habitat.
- The riparian fringe ought to be maintained in a natural state.
- Natural drainage shall be maintained.
- An appropriate setback from top of bank is highly recommended to protect the water body (and property) from slope failure.
- Any development that may cause drainage/flooding issues for neighbors and/or future landowners shall be avoided.
- Activities impacting a water body may require an approval and an application ought to be submitted.
- Stormwater shall be managed; release from property ought to be at predevelopment rates and address water quantity issues and quality issues so as not to result in adverse effect.
- The construction of dugouts, borrow pits and/or stormwater ponds may require an approval
- The Water Act and associated legislation must be followed.
- Pertinent best management practices are recommended.

QUESTIONS FROM COUNCIL

The Chair called for any questions from Council.
None were heard.

QUESTIONS FROM APPLICANT OR PRESENTER

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 were heard.

APPLICANT(S) FINAL COMMENT

The Chair called for any final comments from the Applicant(s).
None were heard.

FAIR AND IMPARTIAL HEARING

The Chair asked the Applicant(s) if they have had a fair and impartial hearing, the Applicant(s) responded "Yes."

BYLAW 14-732 PUBLIC HEARING ADJOURNED

Chair Gervais adjourned the Public Hearing regarding Bylaw #14-735at 10:25 a.m.

Councillor Urness vacated the meeting at 10:26 a.m.

6.2 BYLAW 14-733 SW 31-69-6 W6M

BYLAW 14-733 SECOND READING

MOTION: 15.01.036. Moved by: COUNCILLOR DALE SMITH
That Council give Second Reading to Bylaw No. 14-733, re-designating the proposed Lot One (Lot 1) 3 acres or 1.21 hectares and Lot Two (Lot 2) 11 acres or 4.45 hectares parcel of the lands from Agricultural (A) District to Country Residential One (CR-1) District within the SW 31-69-6-W6**.**

CARRIED

Councillor Urness re-entered the meeting at 10:28 a.m.

BYLAW 14-733 THIRD READING

MOTION: 15.01.037. Moved by: COUNCILLOR DALE SMITH
That Council give Third Reading to Bylaw No. 14-733, re-designating the proposed Lot One (Lot 1) 3 acres or 1.21 hectares and Lot Two (Lot 2) 11 acres or 4.45 hectares parcel of the lands from Agricultural (A) District to Country Residential One (CR-1) District within the SW 31-69-6-W6.

CARRIED

6.3 BYLAW 14-734 N ½ 10-71-25 W5M

BYLAW 14-734 SECOND READING

MOTION: 15.01.038. Moved by: COUNCILLOR DAVE HAY
That Council give Second Reading to Bylaw No. 14-734, re-designate the proposed 4.69 hectare ± (11.58 acre) area as proposed within N ½ 10-71-26-W5 from Agriculture (A) District to Industrial (I) District.

CARRIED

BYLAW 14-734 THIRD READING

MOTION: 15.01.039. Moved by: COUNCILLOR ROXIE RUTT
That Council give Third Reading to Bylaw No. 14-734, to re-designate the proposed 4.69 hectare ± (11.58 acre) area as proposed within N ½ 10-71-26-W5 from Agriculture (A) District to Industrial (I) District.

CARRIED

6.4 BYLAW 14-735 NW 5-69-8 W6M

BYLAW 14-735 SECOND READING

MOTION: 15.01.040. Moved by: COUNCILLOR DAVE HAY
That Council give Second Reading to Bylaw No. 14-735, re-designate the proposed 9.00 hectares ± (22.24 acres) area as proposed within NW-5-69-8-W6 from Agriculture (A) District to Industrial (I) District.

CARRIED

BYLAW 14-735 THIRD READING

MOTION: 15.01.041. Moved by: COUNCILLOR DALE SMITH
That Council give Third Reading to Bylaw No. 14-735, re-designate the proposed 9.00 hectares ± (22.24 acres) area as proposed within NW-5-69-8-W6 from Agriculture (A) District to Industrial (I) District.

CARRIED

8.2 ADDITIONAL DEVELOPMENT PERMIT FEES FOR 2014

2014 DEVELOPMENT PERMIT FEES

MOTION: 15.01.042. Moved by: DEPUTY REEVE TOM BURTON
That Council receive the Summary of Additional Development Permit Fees for 2014, for information.

CARRIED

8.3 GROVEDALE & DEBOLT FIREHALL TENDER RESULTS

GD & DEBOLT FIREHALLS

MOTION: 15.01.043. Moved by: COUNCILLOR DAVE HAY
That Council approve an additional $3,495,469.00 in the 2015 Protective Services Capital Budget for the construction of a Firehall in DeBolt and a Firehall in Grovedale, with funds to come from reserves.

TABLED

MOTION: 15.01.044. Moved by: REEVE DALE GERVAIS
That Council table motion 15.01.043 pending further information.

CARRIED

Reeve Gervais recessed the meeting at 10:46 a.m.
Reeve Gervais reconvened the meeting at 10: 55 a.m.

#5 DELEGATIONS

5.0 DELEGATIONS

5.1 JUPITER RESOURCES

Len Moriarity, Mike Wood, Simon Bregazzi, and Brad Wakefield introduced Jupiter Resources to Members of Council.

JUPITER RESOURCES

MOTION: 15.01.045. Moved by: DEPUTY REEVE TOM BURTON
That Council accept the presentation by Jupiter Resources as information.

CARRIED

8.4 WAPITI CORRIDOR MULTI-USE PLAN

WCMUP

Councillor Delorme vacated the meeting at 11:34 a.m.
Councillor Delorme re-entered the meeting at 11:37 a.m.

MOTION: 15.01.046. Moved by: COUNCILLOR ROXIE RUTT
That Council accept the letter of January 13th, 2015 from the Wapiti Corridor Planning Society as information as presented.

CARRIED

8.5 2015 WORLD JET BOAT CHAMPIONSHIP

2015 WORLD JET BOAT CHAMPIONSHIP – FUNDING REQUEST

MOTION: 15.01.047. Moved by: DEPUTY REEVE TOM BURTON
That Council approve grant funding to the Western Zone Racing Association in the amount of $25,000.00 for the 2015 World Jet Boat Championship, July 15 – July 25, 2015 in Grovedale, Alberta, contingent upon Greenview recognition, with funds to come from the 2015 Economic Development budget.

CARRIED

8.6 NORTHWEST REGIONAL SKILLS COMPETITION FUNDING REQUEST

NORTHWEST REGIONAL SKILLS COMPETITION – FUNDING REQUEST

MOTION: 15.01.048. Moved by: DEPUTY REEVE TOM BURTON
That Council approve Silver Sponsorship to the Grande Prairie Regional College, Fairview Campus in the amount of $3,000.00 for the Northwest Regional Skills Competition, with funds to come from the 2015 Miscellaneous Grant.

CARRIED

Reeve Gervais recessed the meeting at 11:44 a.m.
Reeve Gervais reconvened the meeting at 1:01 p.m.

8.7 2015 GREENVIEW MEMORIAL GOLF TOURNAMENT

GOLF TOURNAMENT

MOTION: 15.01.049. Moved by: COUNCILLOR ROXIE RUTT
That Council host the 2015 Greenview Memorial Golf Tournament on Friday, June 12, 2015 at the Grovedale Golf and Country Club.

CARRIED

8.8 RATEPAYERS BARBEQUES

RATEPAYER BBQ'S

MOTION: 15.01.050. Moved by: DEPUTY REEVE TOM BURTON
Council will host the Annual Ratepayer Barbeques in June and July 2015 with funding to come from the 2015 Operation Budget. The barbeques will be held from 5:00 p.m. to 7:00 p.m. as follows:

- in Grande Cache at the Eagle's Nest Hall on Tuesday June 16;
- in DeBolt at the Fire Hall on Monday, June 22;
- in Valleyview at the Greenview Operations Building on Tuesday, June 23; and
- in Grovedale at the Community Hall on Tuesday, July 21.

CARRIED

8.9 CAO REPORT

CAO / MANAGER'S REPORT

MOTION: 15.01.051. Moved by: DEPUTY REEVE TOM BURTON
That Council accept the CAO Report as information.

CARRIED

TABLED MOTION LIFTED

MOTION: 15.01.052. Moved by: REEVE DALE GERVAIS
That Council lift tabled motion 15.01.043 regarding Grovedale & DeBolt Firehall tender results.

CARRIED

8.3 GROVEDALE & DEBOLT FIREHALL TENDER RESULTS

GD & DEBOLTS FIREHALL

MOTION: 15.01.043. Moved by: COUNCILLOR DAVE HAY
That Council approve an additional $2,083,581.00 in the 2015 Protective Services Capital Budget for the construction of a Firehall in DeBolt and a Firehall in Grovedale, with funds to come from reserves.

CARRIED

GD & DEBOLT FIREHALL - TENDER AWARD

MOTION: 15.01.053. Moved by: COUNCILLOR DAVE HAY
That Council award Southwest Design & Construction Ltd. from Grande Prairie, AB the contract to build a Firehall in DeBolt and a Firehall in Grovedale for a cost of $14,119,880.00, excluding G.S.T.

CARRIED

#9 COUNCILLORS BUSINESS & REPORTS

9.1 COUNCILLORS' BUSINESS & REPORTS

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

COUNCILLOR GEORGE DELORME
Attended the Municipal Planning Commission Meeting

COUNCILLOR LES URNESS
Attended the Rec-Plex Tour
Attended the Valleyview Library Board Meeting

COUNCILLOR DAVE HAY
Attended the Valleyview Recreation Board Meeting
Attended the Rec-Plex Tour
Attended the Agricultural Services Board Conference

DEPUTY REEVE TOM BURTON
Attended the DeBolt Library Board Meeting
Attended the Municipal Planning Commission Meeting
Attended the Auditor Committee Meeting
Attended the East Smoky Recreation Board Meeting
Attended the Community Planning Association of Alberta Meeting
Attended the Agricultural Services Board Conference

COUNCILLOR DALE SMITH
Attended the Municipal Planning Commission Meeting
Attended the Auditors Committee Meeting
Attended the FCSS Meeting

COUNCILLOR ROXIE RUTT
Attended the Grande Prairie Public Library Meeting
Attended the Municipal Planning Commission Meeting
Attended the South Peace Regional Archives Meeting
Attended the FCSS Meeting
Attended the Grande Spirit Foundation Meeting
Attended the Grande Prairie Chamber of Commerce Lunch

9.1 REEVE'S REPORT:

REEVE DALE GERVAIS:
Attended the Multi-Plex Facility Tour
Attended the Auditor Committee Meeting
Attended the FCSS Meeting

#10 CORRESPONDENCE

10.0 CORRESPONDENCE:

MOTION: 15.01.054. Moved by: DEPUTY REEVE TOM BURTON
That Council accept the correspondence as presented for information.

CARRIED

 # 11 IN CAMERA

11.1 IN CAMERA CONFIDENTIAL ITEMS

IN CAMERA

MOTION: 15.01.055. Moved by: DEPUTY REEVE TOM BURTON
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting go In Camera at 2:40 p.m.

CARRIED

11.1 COUNCIL ATTENDANCE

11.2 GOVERNMENT RELATIONS

OUT OF CAMERA

MOTION: 15.01.056. Moved by: DEPUTY REEVE TOM BURTON
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come Out of Camera at 3:29 p.m.

CARRIED

#12 ADJOURNMENT

12.0 ADJOURNMENT

MOTION: 15.01.057. Moved by: COUNCILLOR DALE SMITH
That this meeting adjourn at 3:30 p.m.

CARRIED

_____ _____

CHIEF ADMINISTRATIVE OFFICER REEVE

Request for Decision

SUBJECT:	**Bylaw 14-736, on SE 1-73-23-W5M**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	February 10, 2015	CAO:	MH	MANAGER:	SAR
DEPARTMENT:	Infrastructure & Planning	GM:	INT	PRESENTER:	GC
FILE NO./LEGAL:	**A14-013, SE 1-73-23-W5M**			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – *Municipal Government Act, Division 12, Bylaws, Regulations, Planning Bylaws 692 (1) - (9).*
In accordance with Section 692 of the Municipal Government Act (MGA), prior to giving Second Reading to a Bylaw, Council must hold a Public Hearing. Section 606 of MGA outlines the requirements for advertising, stating the Notice of the Bylaw must be published at least once a week for two consecutive weeks in at least one newspaper other publication circulating in the area to which the proposed bylaw relates and at least five days prior to the meeting, or mailed or delivered to every residence in the area to which the proposed Bylaw is to be held.

Council Bylaw / Policy (cite) – *MD of Greenview No. 16, Land Use Bylaw 03-396, Section 8, Amending this Bylaw, 8.1 Contents of amendment Application, and 8.2 The Amendment Process.*

Municipal Development Plan (cite) – *MD of Greenview No. 16, Municipal Development Plan 2003, Sections: 3.3.2; 3.3.3 and 4.2.5 Country Residential Subdivisions and Developments.*

RECOMMENDED ACTION:

MOTION: That Council give Second Reading to Bylaw No. 14-736, re-designate the proposed 8.26 hectare (20.41 acre) +/-area as proposed within SE 1-73-23-W5M from Agriculture (A) District to Country Residential One (CR-1) District.

MOTION: That Council give Third Reading to Bylaw No. 14-736, re-designate the proposed 8.26 hectare (20.41 acre) +/-area as proposed within SE 1-73-23-W5M from Agriculture (A) District to Country Residential One (CR-1) District.

PURPOSE:

Bylaw 14-736 is required for the proposed re-designation of a 8.26 hectare (20.41 acre) area as proposed within the SE 1-73-23-W5M from Agriculture (A) District to Country Residential One (CR-1) District. The proposal is required to allow the landowners to subdivide a second lot from the quarter section.

BACKGROUND / PROPOSAL:

The proposed application was received from the landowner's: Mr. & Mrs. Chuppa for a property in the New Fish Creek Area, Ward 5. The proposal would rezone 8.26 hectare or 20.41 acre parcel from Agricultural (A) District to Country Residential One (CR-1) District. This would create an oversized parcel to accommodate the existing on-site developments. This will be the second parcel out of this quarter section. The Application received first reading January 13, 2015 and a Public Hearing was scheduled for February 10, 2015 at ten (10) a.m., in the Council Chambers.

In accordance with Section 4.2.5 of the Municipal Development Plan, Country Residential Subdivisions and Developments may be supported if the following requirements can be met:

(a) The land had low capability for agricultural use;
(b) The land has demonstrated the ability to accommodate on-site water and sewer services;
(c) The proposal does not conflict with existing surrounding agricultural uses;
(d) The parcel offers suitable building site;
(e) Significant recreational or environmental areas should not be negatively impacted;
(f) The site has access to the satisfaction of the Municipal District; and
(g) The proposed development does not unduly hinder future extraction of known natural areas.

Sections 3.3.2 and 3.3.3 supports subdivision on better agricultural land when the portion of a quarter section is considered a fragmented parcel whereby reducing the agricultural capability of the parcel.

Therefore, the proposal would meet the above noted requirements of the current municipal legislation.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – 1. That Council considered the information from the Public Hearing and grant Second and Third Readings to Bylaw No. 14-736.

2. That Council Table Bylaw No. 14-736, for further discussion or information.

3. That Council consider the information from the Public Hearing and defeat Second Reading to Bylaw No. 14-736.

Benefits – Additional residential opportunities to rate payers within the municipality and offers economic options for the municipality to continue to grow.

Disadvantages - Increased opportunity for conflicts with surrounding Land Uses.

COSTS / SOURCE OF FUNDING:

The application has been endorsed by the landowner(s), and the applicable fees have been received on Receipt Number 0125553.

ATTACHMENT(S):

- Schedule 'A' – Application

- Schedule ‘B’ – Site Plan & Location Map
- Schedule ‘C’ – Referral Comments
- Schedule ‘D’ – Bylaw 14-736.

Schedule 'A' – Application

SEP 2/14

FOR ADMINISTRATIVE USE

LUB MAP NO.	BYLAW NO.
APPLICATION NO. A14-013	
RECEIPT NO. 0125553	
ROLL NO. 38463	
RFLA RATING	

LAND USE AMENDMENT APPLICATION – FORM A

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

73012 -RANGE RD 230

NAME OF APPLICANT(S)			NAME OF REGISTERED LANDOWNER(S) (Complete if Different from Applicant)		
WAYNE & MARJORIE CHUPPA			WAYNE & MARJORIE CHUPPA		
ADDRESS PO BOX 277			ADDRESS PO BOX 277		
VALLEYVIEW AB			VALLEYVIEW AB		
POSTAL CODE	TELEPHONE (Res.)	(Bus.)	POSTAL CODE	TELEPHONE (Res.)	(Bus.)
T0H 3N0	780-524-4824		T0H 3N0	780-524-4824	

Legal description of the land affected by the proposed amendment

QTR./L.S.	SEC	TWP.	RG.	M.	OR	REGISTRATION PLAN NO.	BLOCK	LOT
SE	1	73	23	W5				

C.of T - 102 394 176

Land Use Classification for Amendment Proposed:

FROM:	TO:
AGRICULTURE DISTRICT	COUNTRY RESIDENTIAL ONE (CR1) DISTRICT

Reasons Supporting Proposed Amendment:

WE WANT TO MAKE A SECOND SEVERANCE AND SELL THE REMAINDER OF THE QUARTER

Physical Characteristics:

Describe Topography:	Vegetation:	Soil:
PARTIAL TREES	TREES, GRASS	CLAY

Water Services:

Existing Source:	Proposed Water Source:
WELL	—

Sewage Services:

Existing Disposal:	Proposed Disposal:
SEPTIC SYSTEM	—

Approach(s) Information:

Existing:	Proposed:
DRIVEWAY	—

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

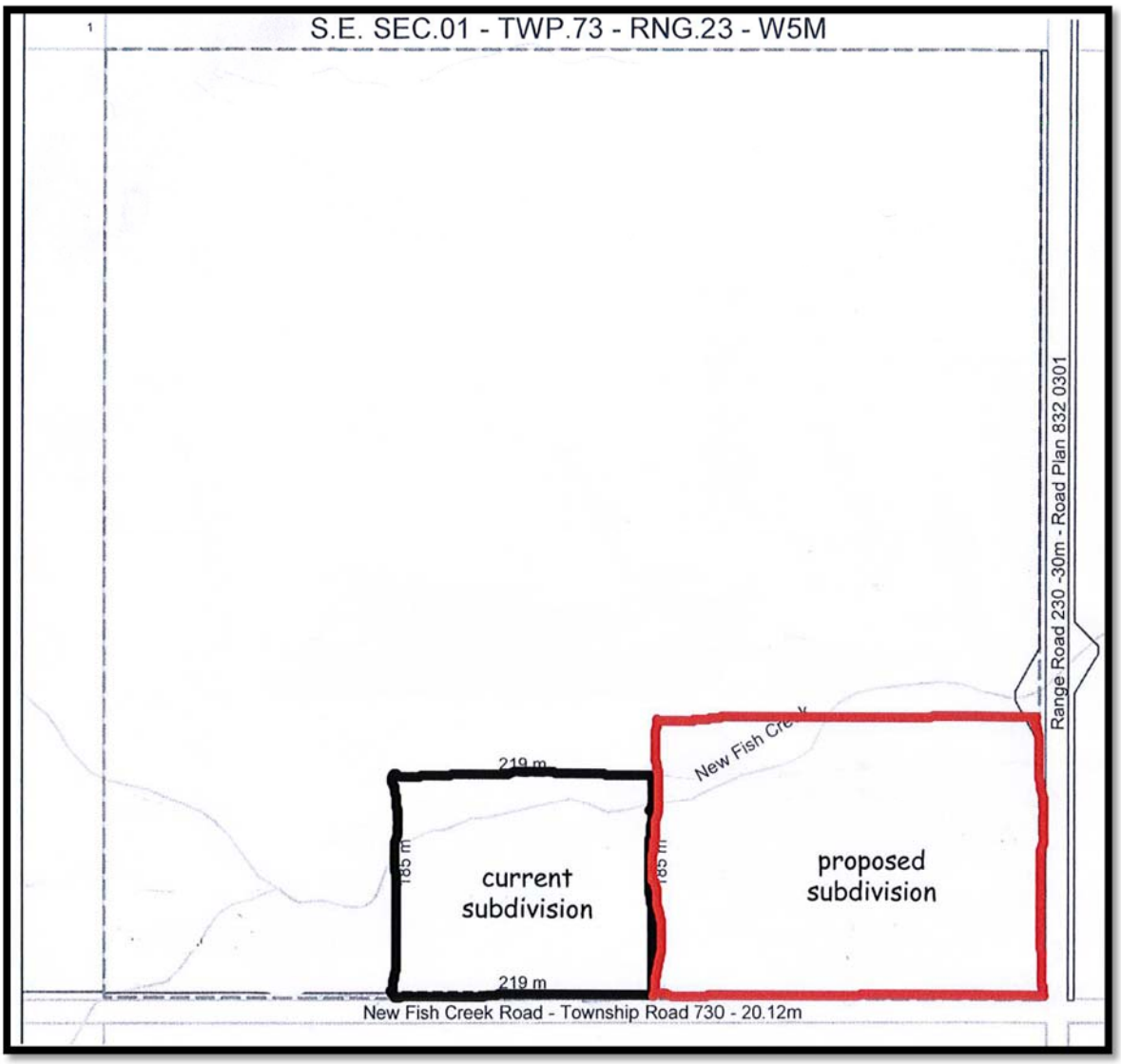
Date: Aug 12/14 Applicant(s): W. Chuppa M. Chuppa

Date: _____ Registered Landowner(s): _____

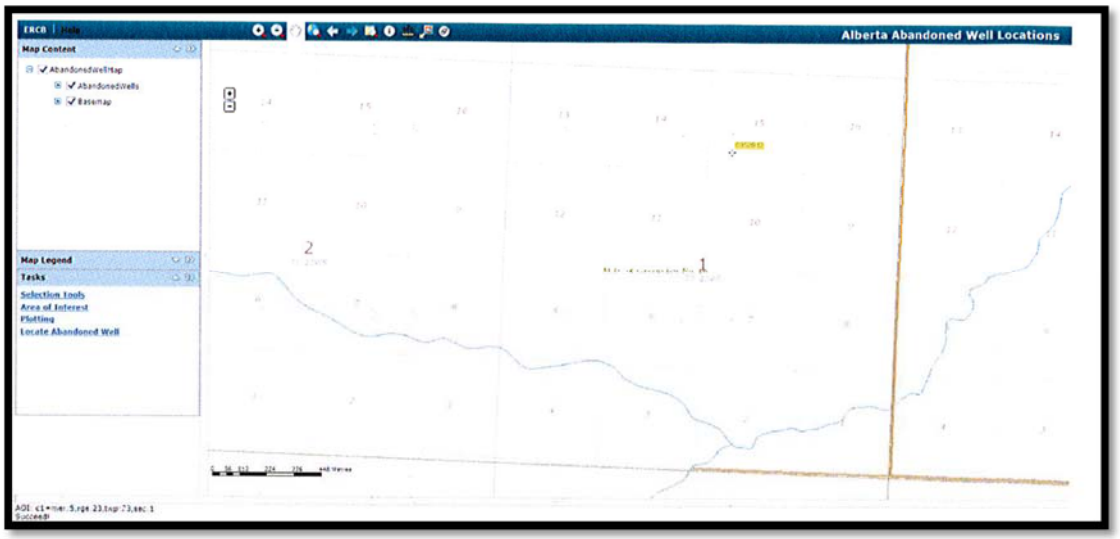
NOTE: Registered Landowner(s) Signatures required if different from Applicant.

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

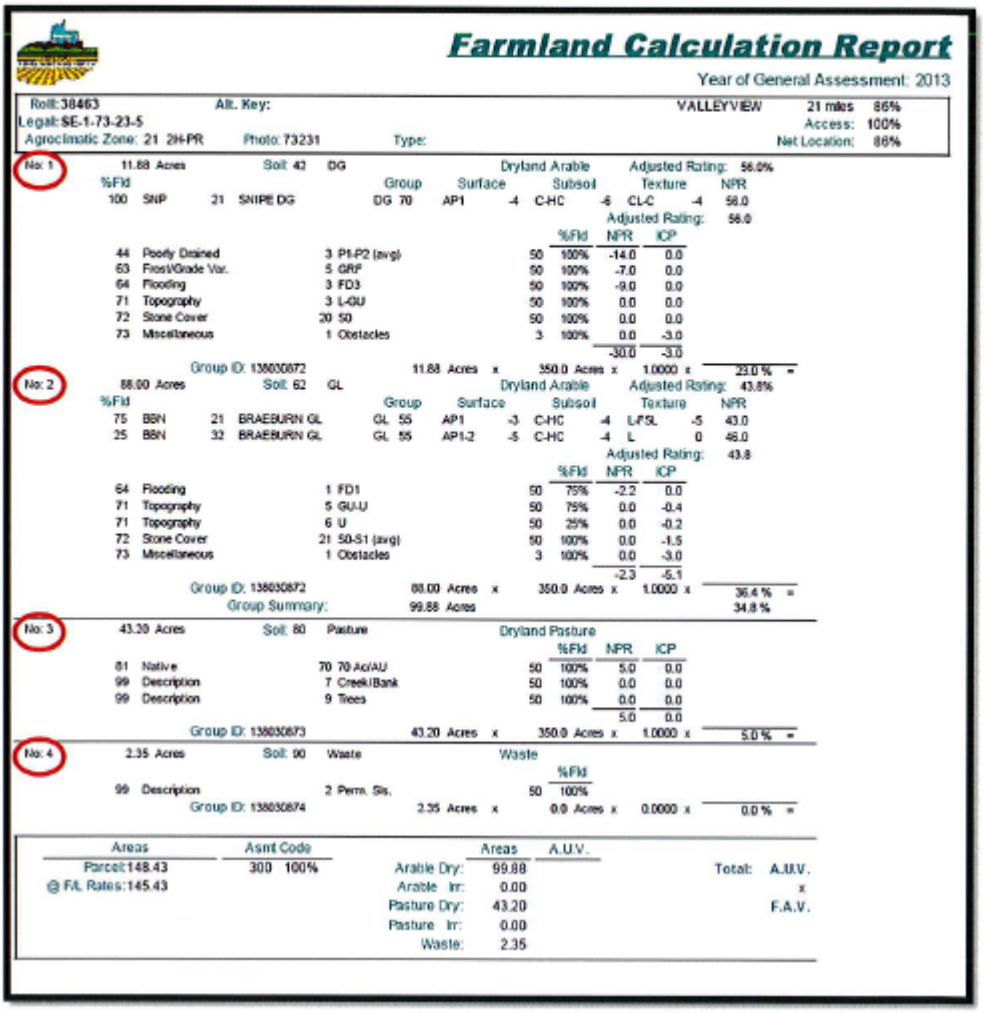
Schedule 'A' – Application



Schedule 'A' – Application



PROPOSED LAND USE AMENDMENT
FARMLAND REPORT & MAP
FILE NO. A14-013 SE-1-73-23-W5M
APPLICANT: WAYNE & MARJORIE CHUPPA



Farmland Calculation Report

Year of General Assessment: 2013

Roll:38463 Alt. Key: VALLEYVIEW 21 miles 86%
Legal:SE-1-73-23-5 Access: 100%
Agroclimatic Zone: 21 2H-PR Photo: 73231 Type: Net Location: 86%

No: 1 11.88 Acres Soil: 42 DG — Dryland Arable — Adjusted Rating: 56.0%

%Fld				Group	Surface		Subsoil		Texture		NPR
100	SNP	21	SNIPE DG	DG 70	AP1	-4	C-HC	-6	CL-C	-4	56.0

Adjusted Rating: 56.0

			%Fld	NPR	ICP
44	Poorly Drained	3 P1-P2 (avg)	50	100%	-14.0	0.0
63	Frost/Grade Var.	5 GRF	50	100%	-7.0	0.0
64	Flooding	3 FD3	50	100%	-9.0	0.0
71	Topography	3 L-GU	50	100%	0.0	0.0
72	Stone Cover	20 50	50	100%	0.0	0.0
73	Miscellaneous	1 Obstacles	3	100%	0.0	-3.0
					-30.0	-3.0

Group ID: 138030872 11.88 Acres x 350.0 Acres x 1.0000 x 23.0 % =

No: 2 88.00 Acres Soil: 62 GL — Dryland Arable — Adjusted Rating: 43.8%

%Fld				Group	Surface		Subsoil		Texture		NPR
75	BBN	21	BRAEBURN GL	GL 55	AP1	-3	C-HC	-4	L-FSL	-5	43.0
25	BBN	32	BRAEBURN GL	GL 55	AP1-2	-5	C-HC	-4	L	0	46.0

Adjusted Rating: 43.8

			%Fld	NPR	ICP
64	Flooding	1 FD1	50	75%	-2.2	0.0
71	Topography	5 GU-U	50	75%	0.0	-0.4
71	Topography	6 U	50	25%	0.0	-0.2
72	Stone Cover	21 50-S1 (avg)	50	100%	0.0	-1.5
73	Miscellaneous	1 Obstacles	3	100%	0.0	-3.0
					-2.3	-5.1

Group ID: 138030872 88.00 Acres x 350.0 Acres x 1.0000 x 36.4 % =
Group Summary: 99.88 Acres 34.8 %

No: 3 43.20 Acres Soil: 80 Pasture — Dryland Pasture

			%Fld	NPR	ICP
81	Native	70 70 Ac/AU	50	100%	5.0	0.0
99	Description	7 Creek/Bank	50	100%	0.0	0.0
99	Description	9 Trees	50	100%	0.0	0.0
					5.0	0.0

Group ID: 138030873 43.20 Acres x 350.0 Acres x 1.0000 x 5.0 % =

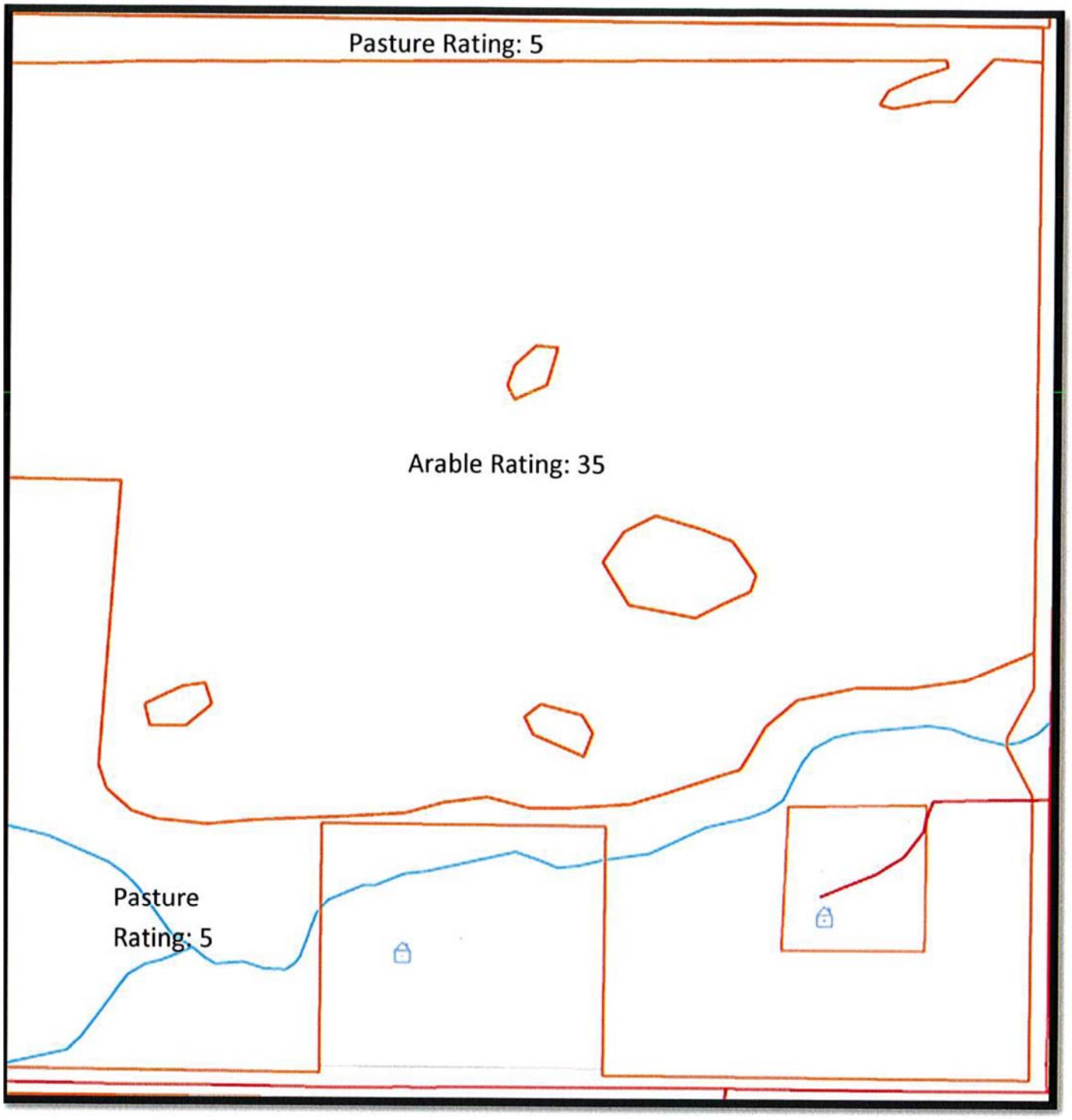
No: 4 2.35 Acres Soil: 90 Waste — Waste

			%Fld
99	Description	2 Perm. Sts.	50	100%

Group ID: 138030874 2.35 Acres x 0.0 Acres x 0.0000 x 0.0 % =

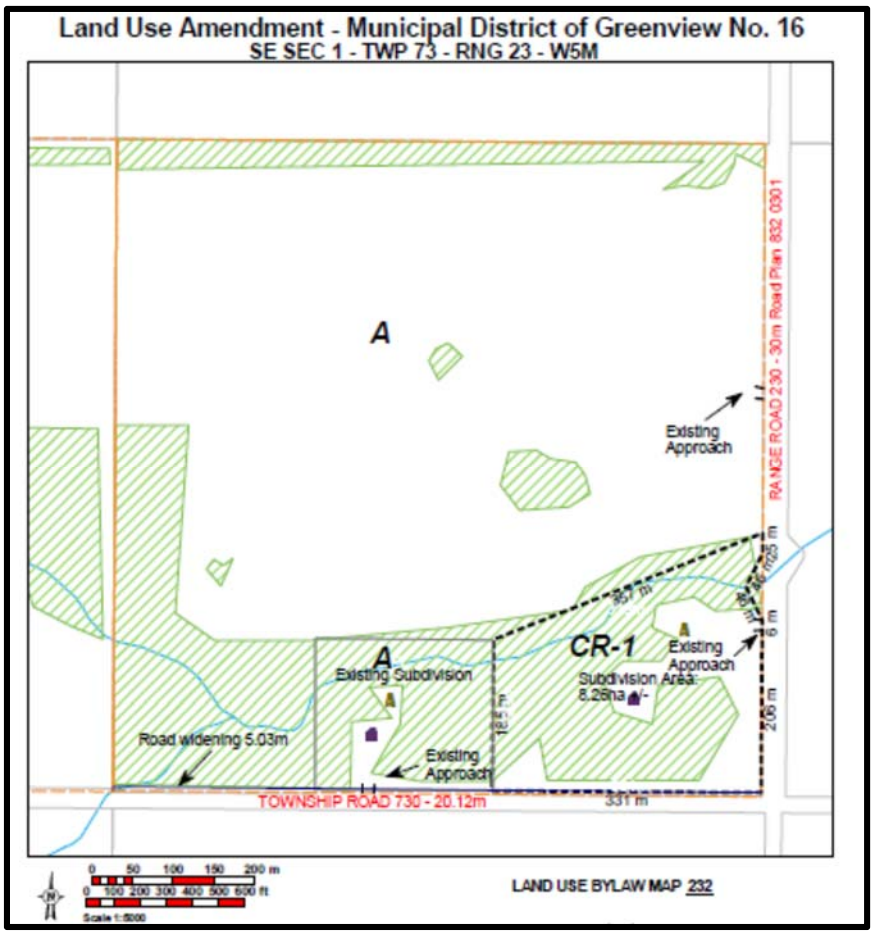
Areas	Asmt Code		Areas	A.U.V.		
Parcel:148.43	300 100%	Arable Dry:	99.88		Total:	A.U.V.
@ F/L Rates:145.43		Arable Irr:	0.00			x
		Pasture Dry:	43.20			F.A.V.
		Pasture Irr:	0.00			
		Waste:	2.35			

Schedule 'A' – Application



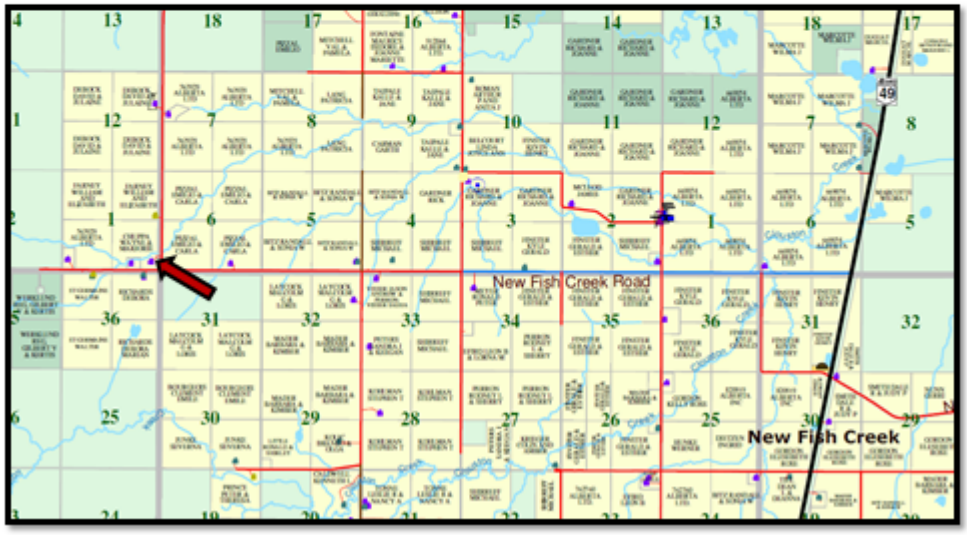
4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0
T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

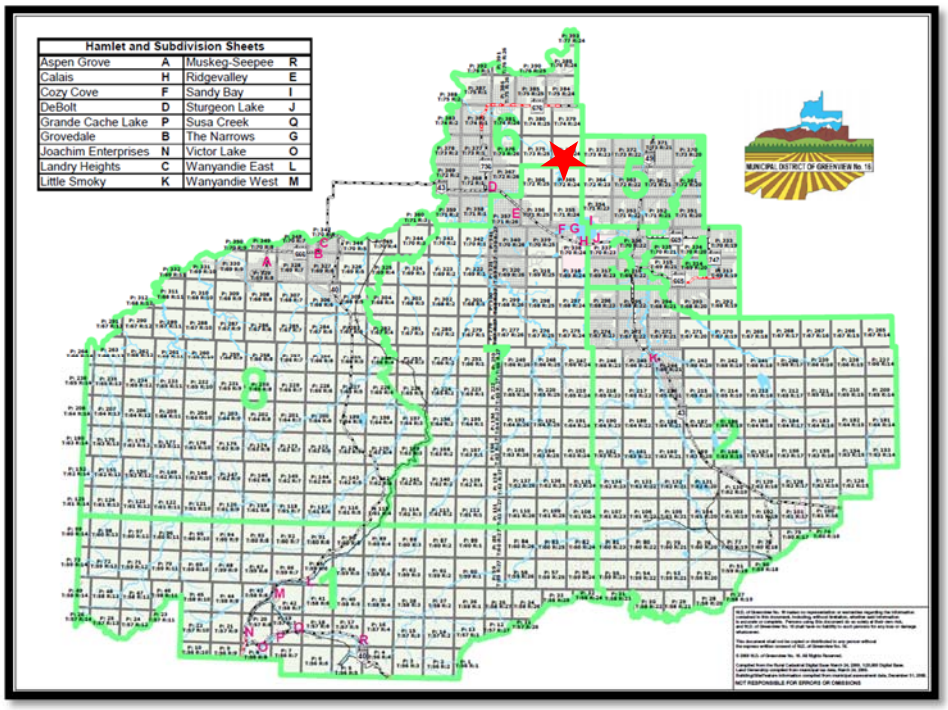
Schedule 'B'
Site Plan and Location Map



Schedule 'B'
Site Plan and Location Map

LAND LOCATION MAP
APPLICATION A14-013 – SE 1-73-23-W5M
OWNER NAME, Wayne & Majorie Chuppa
PROPOSED AMENDMENT OF 7.7 hectares ± (19.02 acres)





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

Schedule 'C'
Referral Comments

From: Morissette, Chris
Sent: Wednesday, October 08, 2014 1:11 PM
To: @ Electric Land Inquiries
Subject: RE: AEL2014-1234 - Notice to Referral Agencies A14-013

ATCO Electric has no concerns or comments related to this proposed subdivision

Chris Morissette C.S.T.
Survey Plan Supervisor | Engineering and Construction
ATCO Electric | Distribution Division
104 Birch Road NE | Slave Lake, AB T0G 2A0
T. 780.849.7634
C. 780.843.6830
E. chris.morissette@atcoelectric.com
www.atcoelectric.com

Schedule 'C'
Referral Comments

2014-10-13 10:46 EASTSMOKYGASCOOP 1780957254 >> 780 524-4307 P 5/5

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: October 07, 2014 **File No.:** A14-013

Legal Description: SE-1-73-23-W5

Applicant: CHUPPA WAYNE & MARJORIE

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, November 05, 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 and Development, at the number provided.

COMMENTS: No Concerns

NAME (PLEASE PRINT) Bill Harder **SIGNATURE**

Please check box for corresponding referral agency

Circulated to:

- ☐ ScotiaBank - - Fax: (780) 524-4844 - Email:
- ☐ Alberta Culture - Rebecca Traquair - Fax: - Email: historical.lup@gov.ab.ca
- ☐ Alberta Environment and Sustainable Resources Development - James Proudfoot - Fax: - Email: James.Proudfoot@gov.ab.ca
- ☐ Alberta Municipal Affairs - Safety Services - Tony Winia - Fax: (780) 833-4326 - Email: Tony.winia@gov.ab.ca
- ☐ ATCO Electric - Rita Klasson, Land Administrator - Fax: - Email: LandInquiries@atcoelectric.com
- ● East Smoky Gas Co-op - Bill Harder - Fax: (780) 957-2544 - Email: bill@esgas.ca
- ☐ M.D. Road Manager - Norm Patterson - Fax: (780) 524-5237 - Email: Norm.Patterson@mdgreenview.ab.ca
- ☐ Northern Gateway Reg. Div. No. 10 - Michael Gramatovich - Fax: (780) 778-6719 - Email: mike.gramatovich@ngrd.ab.ca

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, Plan 072 7876,	Box 214, 10028-99st Street
Valleyview, AB T0H 3N0	Valleyview, AB T0H 3N0	Valleyview, AB T0H 3N0	Grovedale, AB T0H 1X0	Grande Cache, AB T0E 0Y0
Phone: 780.524.7600	Phone: 780.524.7602	Phone: 780.524.7613	Phone: 780.539.7337	Phone: 780.827.5155
Fax: 780.524.4307	Fax: 780.524.5237	Fax: 780.524.4130	Fax: 780.539.7711	Fax: 780.827.5143

Toll Free: 1.888.524.7601 www.mdgreenview.ab.ca

Schedule 'C'
Referral Comments

M.D. OF GREENVIEW NO. 16

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

PUBLIC WORKS REFERRAL

File No.: A14-013
Applicant: CHUPPA WAYNE & MARJORIE
Legal Description: SE-1-73-23-W5

☐ Approach to Proposed Parcel Exists ☑ Yes ☐ No

Comments: NO UPGRADE REQUIRED

☐ Approach to Balance Exists ☑ Yes ☐ No

Comments: NO UPGRADE REQUIRED

☐ Road Widening Required ☑ Yes ☐ No
Details: ***5.03 m*** on TOWNSHIP ROAD 730 and/or RANGE ROAD 230
Comments:

☐ Drainage Concerns: NONE

Other:

FINAL COMMENTS PRIOR TO ENDORSING PLAN:

Reviewed By:

Public Works Representative Signature

Oct 23/14
Date

BYLAW NO. 14-736
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. 232 in the Land Use Bylaw, being Bylaw No. 03-396, be added to reclassify the following area:

All that Portion of
the Southeast Quarter of Section One(01)
Within Township Seventy-three (73)
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 __13TH___ day of ___JANUARY___, A.D., __2015___.

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

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

_____
REEVE

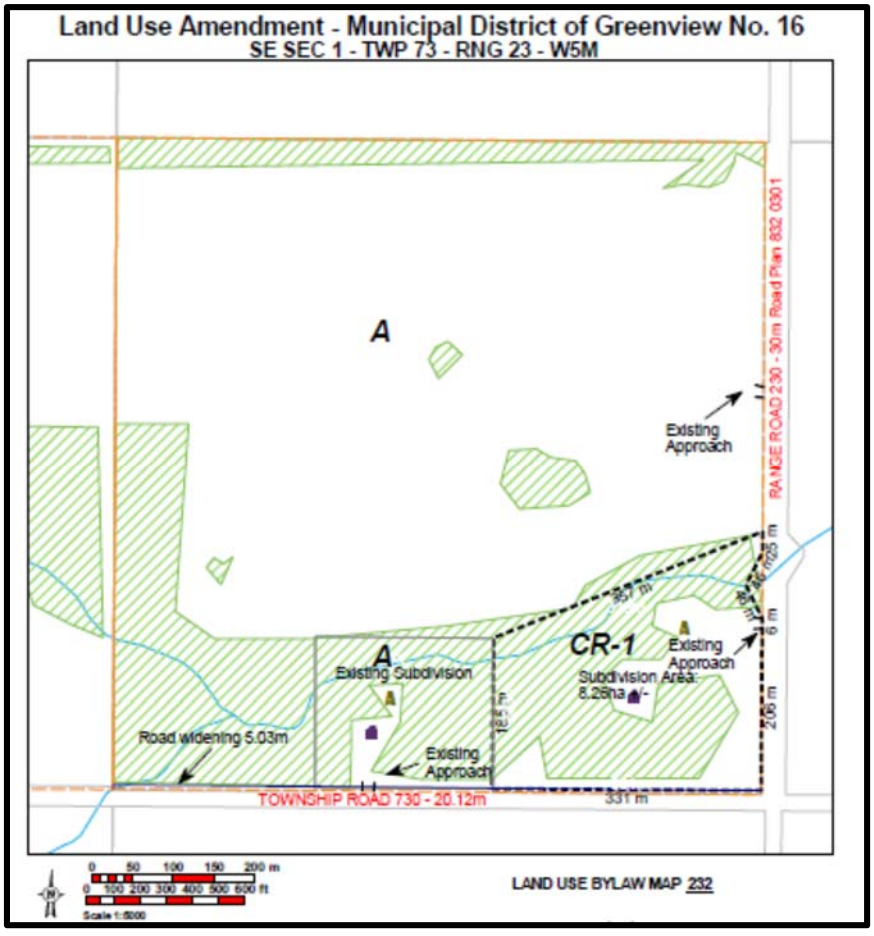
_____
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE “A”

To Bylaw No. 14-736
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All that Portion of
the Southeast Quarter of Section One(01)
Within Township Seventy-three (73)
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,
As identified below:



Request for Decision

SUBJECT:	**Bylaw 14-737, on NE 17-70-22-W5M**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	February 10, 2015	CAO:	MH	MANAGER:	SAR
DEPARTMENT:	Infrastructure & Planning	GM:	INT	PRESENTER:	GC
FILE NO./LEGAL:	**A14-014 / NE 17-70-22-W5M**			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act, Division 12, Bylaws, Regulations, Planning Bylaws 692 (1) - (9).
In accordance with Section 692 of the Municipal Government Act (MGA), prior to giving Second Reading to a Bylaw, Council must hold a Public Hearing. Section 606 of MGA outlines the requirements for advertising, stating the Notice of the Bylaw must be published at least once a week for two consecutive weeks in at least one newspaper or other publication circulating in the area to which the proposed bylaw relates and at least five days prior to the meeting, or mailed or delivered to every residence in the area to which the proposed Bylaw is to be held.

Council Bylaw / Policy (cite) – **Municipal Development Plan Bylaw No. 03-397 December, 2003 (cite)**, Section 1, 1.2 Goals of the Plan, Section 3 Agriculture, 3.3 Better Agricultural Lands, and Section 6 Industrial, 6.2 Industrial Development.

MD of Greenview No. 16, Land Use Bylaw 03-396, December 10, 2003 (cite), Section 8, Amending this Bylaw, 8.1 Contents of amendment Application, and 8.2 The Amendment Process.

Valleyview Intermunicipal Development Plan April 2009 (cite) – **4.0** Agricultural, **4.4 (d)** Industrial uses as provided for in Section **6** Industrial Development.
Including and supported by;
Under the Agriculture *Section "**4.4** The subdivision of land for the following uses may be allowed on land identified as Agriculture: . . . "d) Industrial uses as provided for in Section 6."*
***6.0** Certain industries requiring large storage areas are more appropriate in rural areas. Further, "By developing a range of industrial subdivision from small and large lot serviced to large lot unserviced, the area provides a greater opportunity to accommodate industrial demands in the future."*
***"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:*
***(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;"*
***"6.6** Where possible, rural industrial uses should be directed away from future annexation areas and environmentally sensitive areas as indicated on Map 1 – Future Land Use."*
***"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."*

RECOMMENDED ACTION:

MOTION: That Council give Second Reading to Bylaw No. 14-737, re-designate the proposed 13.68 hectare ± (33.80 acre) area as proposed within NE 17-70-22-W5M from Agriculture (A) District to Industrial (I) District.

MOTION: That Council give Third Reading to Bylaw No. 14-737, re-designate the proposed 13.68 hectare ± (33.80 acre) area as proposed within NE 17-70-22-W5M from Agriculture (A) District to Industrial (I) District.

PURPOSE:

Bylaw 14-737 is required for the redesignation of a proposed 13.68 hectare (33.80 acre) area as identified within the NE 17-70-22-W5M from Agriculture (A) District to Industrial (I) District. The Bylaw Amendment is required to allow the landowner to continue to operate the existing Industrial type development. Due to the size of the operation along with the current number of employees, the business has grown and could no longer be defined as a Small Scale Industrial Pursuit, as per Section 9.9 of the Municipal District of Greenview's - Land Use Bylaw.

BACKGROUND / PROPOSAL:

The proposal was received from the Applicant, Mr. Gordon, (Low Impact Inc.) on the existing industrial type operation in the Valleyview Ward 3 area, to amend a 13.68 hectare (33.80 acre) area as proposed within NE 17-70-22-W5M from Agriculture (A) District to Industrial (I) District in order to comply with the Land Use Bylaw.

Referrals were circulated as per Schedule 'C' on September 17, 2014, with Alberta Transportation, ATCO Electric, and East Smoky Gas Co-op comments were received. The Town of Valleyview did not respond to the referral sent to them September 17, 2014. Further notification was sent on January 15, 2015 to the new town Manager, Mr. Paradine refer to Schedule 'C' further shows the attempts made through email and phone calls January 29, 2015 to obtain comments from the Town of Valleyview. February 3, 2015 comments were received from the Town stating they do not object to the Gordon application for NE 17-70-22-W5 based on the fact that it is an existing business applying for rezoning to accommodate growth of the same business. Town Council does voice concerns regarding the clarity of language in the Intermunicipal Plan (IDP) and the IDP's implementation. Town Council would like to address these concerns going forward to ensure the IDP is still acting in the best interest of the Town and the MD of Greenview, since the last update in 2009.

Enclosed in your package are adjacent landowner letters that were received dated February 3, 2015 from Mr Robert Wirth, on behalf of Mr. & Mrs. Al Wirth outlining their interpretation of the Intermunicipal Development Plan (attached Schedule 'C'). There are several letters that were previously submitted from Mr Robert Wirth for the previous Bylaw Amendment proposal for Mar Rik Trucking which were re-submitted. These letters are dated January 10, 2014, March 10 and 19, 2014 and January 16, 2015.

Schedule 'D' are the minutes of the January 13, 2015 Regular Council meeting where the application received first reading and further Council scheduled the Public Hearing for February 10, 2015. The proposed quarter section also has a 7.5 acre parcel removed in the name of her Majesty the Queen in the Right of Alberta.

The **Municipal Development Plan (MDP)** identifies future land use and growth patterns and the need for industry to locate adjacent to primary highways and caters to the needs of agriculture, forestry, or natural resource extraction on comparatively large land bases with consideration given for access, impacts on the local road network, and site suitability.

Section 6.2 of the MD's MDP supports Industry:

a) With comparatively large land requirements;
b) Those that are not suited to an urban area;
c) Do not conflict with adjacent land use in terms of appearance, emissions, noise or traffic generation, unless suitable buffers are provided; and
d) Have minimal service requirements which is the case of this application.

The proposal is located immediately adjacent to a major 4-lane highway and just minutes west of the Town of Valleyview. It should be noted that the proposed parcel includes the existing office, shop, work camp and storage areas. There is an existing residential yard site immediately adjacent to the proposal and other acreage developments within the neighbourhood.

The proposed would be considered Better Agricultural Land (>35%) with a Rural Farmland Assessment rating of: 39.7 % on 70.80 acres; .41.5% on 47.20 acres; 6% on 20 acres; and 0.0% on 2.24 acres indicating a seasonal intermittent watercourse is located on a portion of the property.

In accordance with the Section 3.3.3 Municipal Development Plan, where ever possible developments are encouraged to locate on portions of Better Agricultural Lands which are physically fragmented not unlike the subject property that contains a seasonal drainage. A Fragmented Parcel is defined in the Land Use Bylaw as a parcel of land that is separated from the quarter by a watercourse, railway, road or highway, embankment or other physical or manmade features making it impractical, in the opinion of the development authority, to farm the fragmented parcel.

When considering an Amendment Application, the MD's planning documents must include the Land Use Bylaw to ensure appropriate zoning is in place prior to the development commencing. At this time, the Rezoning Application is a major consideration whether Industrial uses as described in the Land Use Bylaw would be appropriate zoning for the proposed parcel for this Application.

The applicant has been operating their existing business as a Small Scale Industrial Pursuit in the Agricultural District of the MD's Land Use Bylaw and now due to the increased number of employees must rezone to Industrial District. Attached Schedule 'E' defines Small Scale Industrial Pursuit (see exert from Land Use Bylaw) as well as the Agricultural District and uses allowing the applicant to operate up until this point and then please refer to the Industrial District in which is now appropriate for the applicant to continue his operation.

At this time, it is staff's understanding that there is to be no new development on the site. However, if in the future there was to be any new development on this site it would be brought forward for consideration prior to the commencement.

The application has been received at the request of the Planning Authority to ensure the existing business complies with the Land Use Bylaw, as previously stated there is no new development. However, do to the growth of the business and the number of employees it no longer can be permitted under the Agricultural District of the Land Use Bylaw.

There are several other existing mixed uses within the immediate area of the proposal being: residential housing on adjacent quarters; and across the four-lane highway a rural commercial – towing business; industrial – proposed truck shop; and existing mobile home trailer park. All of these existing mixed uses are already exposed to the existing highway traffic.

The **2009 Valleyview Intermunicipal Development Plan (VIDP)** was adopted by the two municipal Councils each passing a separate Bylaw. The VIDP provides a planning framework for future land use to promote growth in the Valleyview area with a specific goal of the Plan to inspire rural industrial development to locate in the Valleyview area.

The Valleyview Intermunicipal Development Plan does not limit Industrial development to a specific location although it suggests that Rural Industrial uses are most compatible south and east of Valleyview.

As shown on Map 1 of the VIDP (attached as Schedule 'F') the subject parcel is located in the Agricultural area outside of any future annexation areas. Under Section **4.4 Agriculture** –industrial uses may be allowed on lands identified as Agriculture as provided for in accordance with **Section 6 Industrial Development**.

The Applicant, Mr. Gordon is proposing to continue with the existing operation with minimal servicing being more appropriate in a rural setting. This is specifically noted in the Valleyview Intermunicipal Development Plan - **Section 6.0 Industrial Development** whereby "*Certain industries requiring large storage areas with few employees on site, are more appropriate in rural areas.*" **Section 6.5** states that "*Types of industry which may be supported in all parts of the Plan area are non-labour intensive industries requiring large areas of land and have a minimal requirement for on-site improvements and municipal services.*" Again, there are no requirements for industry to locate in a certain area of the Plan. In accordance with the Future Land Use Map, the map identified only the Town of Valleyview's Future Annexation area and included the Town's Future Uses within that said annexation area, which includes a variety of uses such as residential, urban industrial, and commercial. This does not restrict and/or hamper any development on Agriculture lands for future development within the Plan area located in the MD. It was only noted within the Plan to identify the areas that the Town would expand for their future annexation purposes.

If there was a dispute over the interpretation or administration between the two municipalities, is it necessary to hold a Joint Dispute Resolution meeting. There is no contravention because **Section 6.5** of the 2009 VIDMP states: "*The types of industry which may be supported in all parts of the Plan area, including Rural Industrial and Industrial Reserve areas***"** are noted under **Section 6.5** *"(d) Non-labour intensive industries requiring large areas of land and have minimal requirement for on-site improvements and municipal services*". Further **Section 6.6** "*Rural industrial uses should be directed away from future annexation areas*."

Therefore as outlined above, the current municipal legislation permits the continued industrial business operation at the present location.

OPTIONS - BENEFITS / DISADVANTAGES:

Option 1 – That Council give 2nd and 3rd Readings: to Bylaw No. 14-737, re-designate the proposed 13.68 hectare ± (33.80 acre) area as proposed within NE 17-70-22-W5M from Agriculture (A) District to Industrial (I) District.

Option 2 – That Council table the application pending further information.

Option 3 – That Council defeat the motion to give it Second and Third readings at this time (whereby refusing to give the Bylaw Second & Third readings).

Benefits – Industrial development provides diversification, economic development, and employment opportunities and supports the continued growth and development of smaller urban centers.

Disadvantages – Creating Industrial opportunities adjacent to residential may increase the chance for mixed use conflicts.

COSTS / SOURCE OF FUNDING:

The application has been endorsed by the landowner(s), and the applicable fees have been received on Receipt Number 0125922.

ATTACHMENT(S):

- Schedule ‘A’ – Application
- Schedule ‘B’ – Site Plan & Location Map
- Schedule ‘C’ – Referral Comments
- Schedule ‘D’ – RC Minutes of 01.13.15
- Schedule ‘E’ – Small Scale Industrial Pursuit
- Schedule ‘F’ – Map 1 - Valleyview Intermunicipal Development Plan
- Schedule ‘G’ – Bylaw 14-737

Schedule 'A' – Application

LAND USE AMENDMENT APPLICATION – FORM A

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

FOR ADMINISTRATIVE USE

LUB MAP NO.	BYLAW NO.
# 20	
APPLICATION NO. AM-014	
RECEIPT NO. 0125988	
ROLL NO. 31797	
NPR RATING 36 +/-	

NAME OF APPLICANT(S)		
Law Impact Inc.		
ADDRESS Box 547		
Valleyview, AB		
POSTAL CODE	TELEPHONE (Res.)	(Bus.)
T0H 3N0	780 524-9898	524-4200

Complete if Different from Applicant

NAME OF REGISTERED LANDOWNER(S)		
Troy Gordon Liz Gordon		
ADDRESS Box 547 Box 396		
Valleyview, AB Valleyview, AB		
POSTAL CODE	TELEPHONE (Res.) ~~Troy~~	(Bus.) Liz
T0H 3N0	780 524-9881	780 524-9901

Legal description of the land affected by the proposed amendment

QTR./L.S.	SEC	TWP.	RG.	M.	OR	REGISTRATION PLAN NO.	BLOCK	LOT
NE	17	70	22	5				

Land Use Classification for Amendment Proposed:

FROM:	TO:
Agriculture	Industrial

Reasons Supporting Proposed Amendment:

To accomidate existing development onsite and growth of bussiness

Physical Characteristics:

Describe Topography:	Vegetation:	Soil:

Water Services:

Existing Source: Dugout / MD Water	Proposed Water Source: —

Sewage Services:

Existing Disposal: Holding Tanks	Proposed Disposal: —

Approach(s) Information:

Existing: Approach in place off of MD Road	Proposed: —

☑ We have enclosed the required Application Fee of $ 800.00.

Date: Sept 3, 2014 Applicant(s): T. C

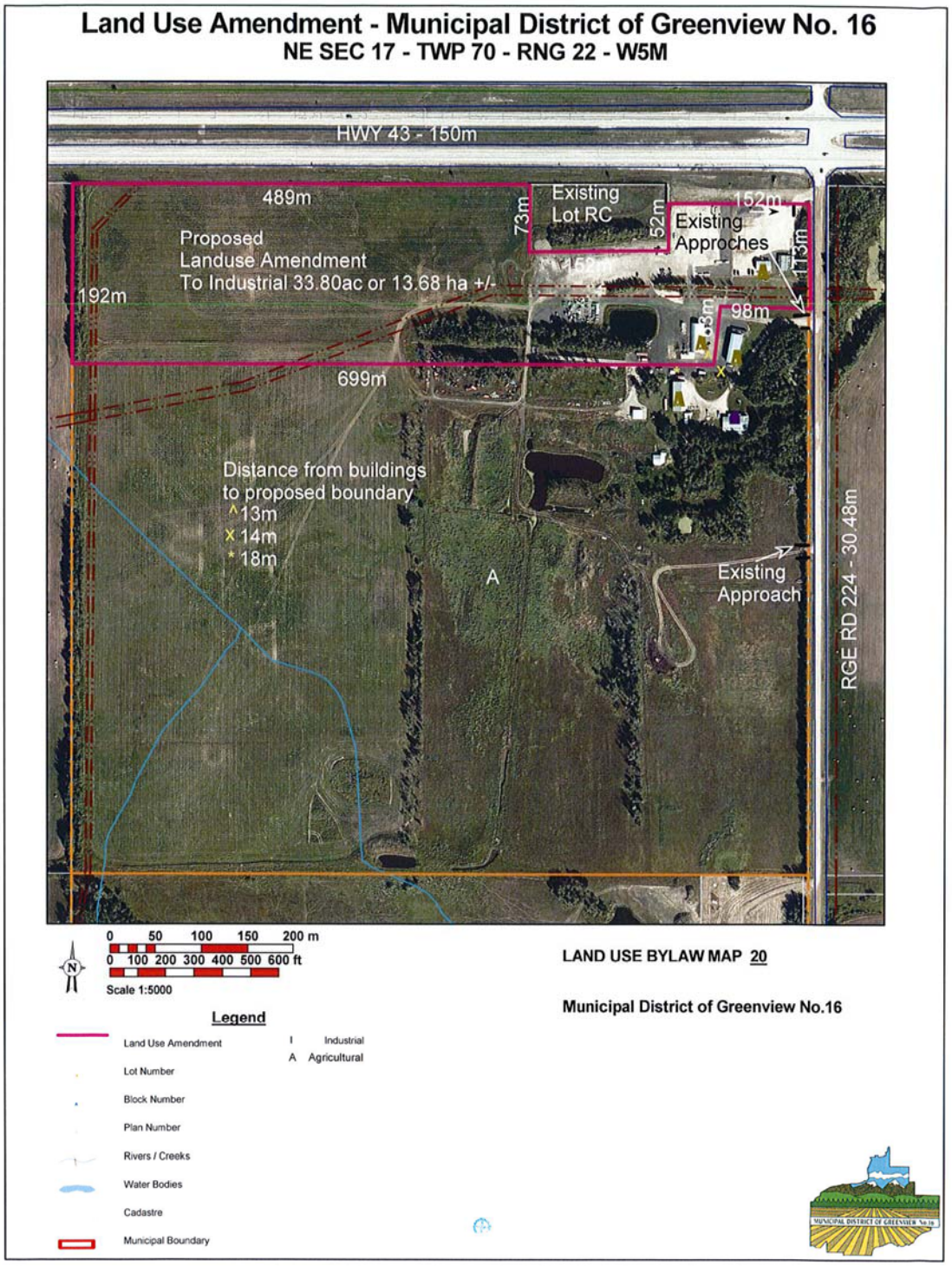
Date: Sept 3, 2014 Registered Landowner(s): T. C

x R. Gordon

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

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

Schedule 'A' – Application



Schedule 'A' – Application

LAND LOCATION MAP

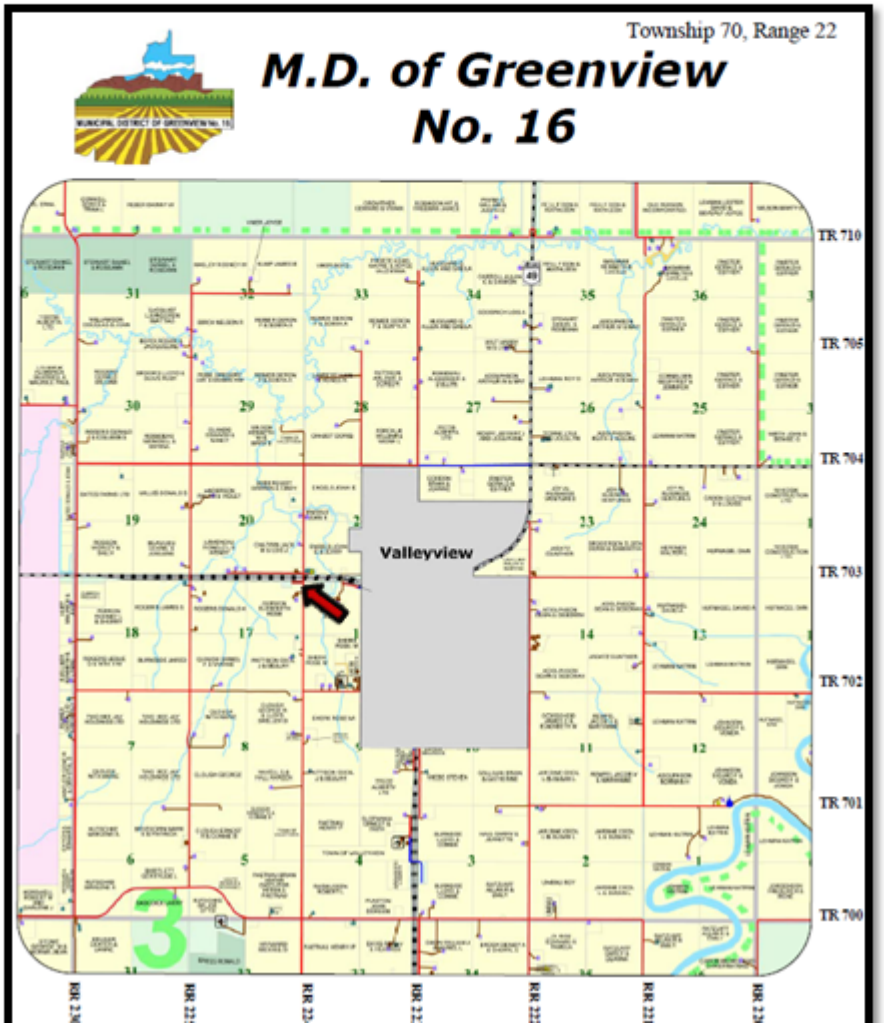
APPLICATION A14-014 – NE-17-70-22-W5M

APPLICANT: LOW IMPACT INC.

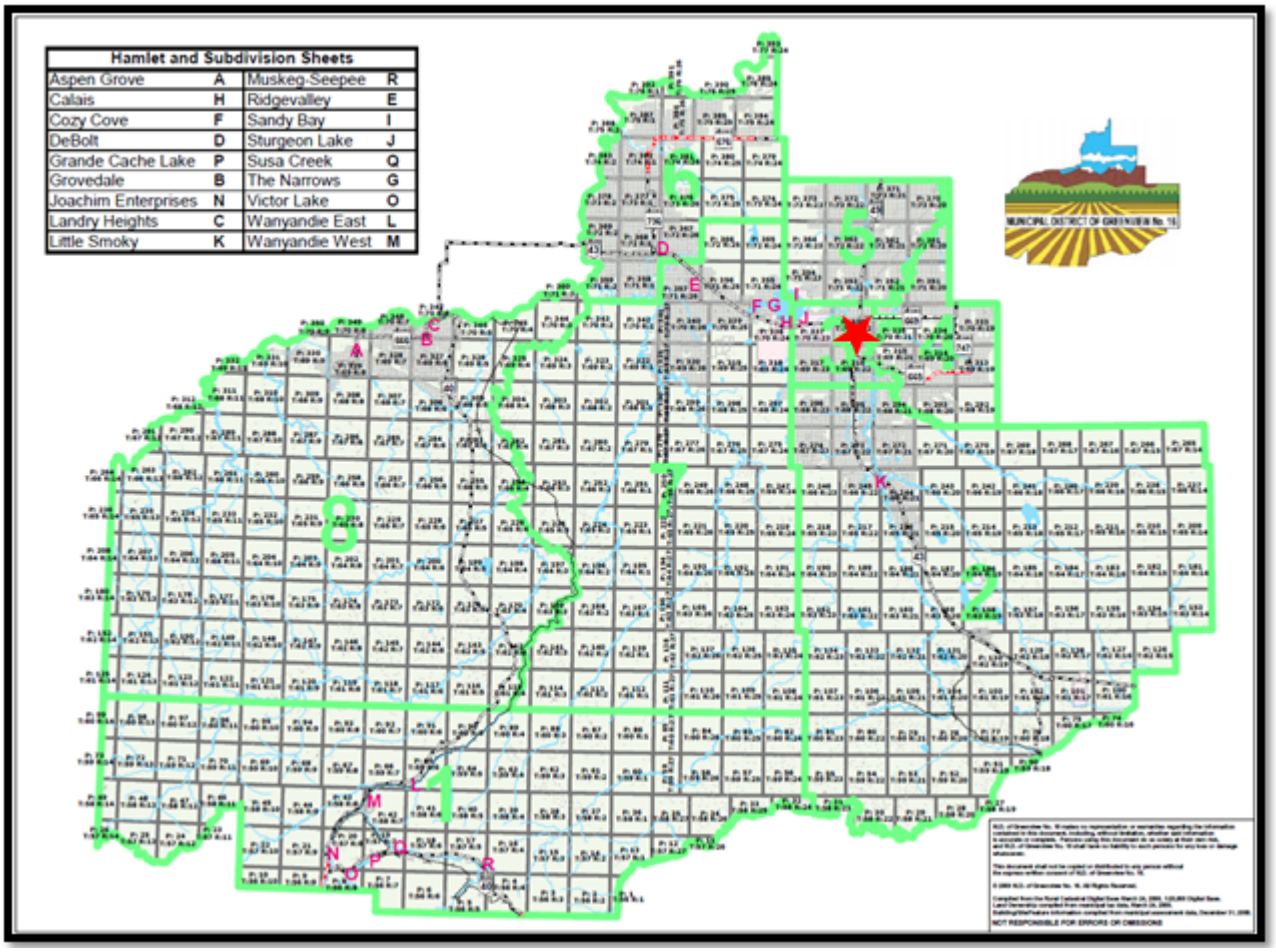
LANDOWNER: TROY AND LIZ GORDON

PROPOSED AMENDMENT OF AGRICULTURAL TO INDUSTRIAL

13.68 hectares ± (33.80 acres)



Schedule 'A' – Application



Schedule 'A' – Application

PROPOSED LAND USE AMENDMENT
FARMLAND REPORT & MAP
FILE NO. A14-014 NE-17-70-22-W5
APPLICANT: LOW IMAPCT INC.
LANDOWNER: TROY & LIZ GORDON

Farmland Calculation Report

Year of General Assessment: 2013

Roll: 37797 Alt. Key: VALLEYVIEW 2 miles 94%
Legal: NE-17-70-22-5 Access: 100%
Agroclimatic Zone: 21 2H-PR Photo: 70224 Type: Net Location: 94%

No: 1 70.80 Acres Soil: 3 Bk t- Dryland Arable Adjusted Rating: 52.0%

%Fld				Group	Surface		Subsoil		Texture	NPR
60	RYFT-	11	RYCROFT BK0-	Bk 70	AP0-1	-1	HC	-15	SIL	0 54.0
40	RYFT-	32	RYCROFT BK0-	Bk 70	AP1-2	-6	HC	-15	SILCL	0 49.0

Adjusted Rating: 52.0

			%Fld	NPR	ICP
44	Poorly Drained	1 PG-P1 (avg)	50	40%	-1.6 0.0
44	Poorly Drained	2 P1	50	12%	-1.0 0.0
64	Flooding	1 FD1	50	60%	-1.8 0.0
64	Flooding	2 FD2	50	40%	-2.4 0.0
71	Topography	3 L-GU	50	100%	0.0 0.0
72	Stone Cover	21 S0-S1 (avg)	50	100%	0.0 -1.5
73	Miscellaneous	1 Obstacles	2	100%	0.0 -2.0
73	Miscellaneous	2 Irreg. / Size	2	100%	0.0 -2.0
					-6.8 -5.5

Group ID: 138029734 70.80 Acres x 350.0 Acres x 1.0000 x 39.7 % =

No: 2 47.20 Acres Soil: 42 DG Dryland Arable Adjusted Rating: 50.0%

%Fld				Group	Surface		Subsoil		Texture	NPR
50	VVW	12	VALLEYVIEW DG	DG 70	AP0-1	-2	HC	-15	SILL	-2 51.0
50	VVW	33	VALLEYVIEW DG	DG 70	AP1-2	-6	HC	-15	SIL	0 49.0

Adjusted Rating: 50.0

			%Fld	NPR	ICP
64	Flooding	1 FD1	50	100%	-3.0 0.0
71	Topography	4 GU	50	100%	0.0 0.0
72	Stone Cover	21 S0-S1 (avg)	50	100%	0.0 -1.5
73	Miscellaneous	1 Obstacles	2	100%	0.0 -2.0
73	Miscellaneous	2 Irreg. / Size	2	100%	0.0 -2.0
					-3.0 -5.5

Group ID: 138029734 47.20 Acres x 350.0 Acres x 1.0000 x 41.5 % =
Group Summary: 118.00 Acres 40.4 %

No: 3 20.00 Acres Soil: 80 Pasture Dryland Pasture

			%Fld	NPR	ICP
81	Native	60 60 Ac/AU	50	100%	6.0 0.0
99	Description	9 Trees	50	100%	0.0 0.0
					6.0 0.0

Group ID: 138029735 20.00 Acres x 350.0 Acres x 1.0000 x 6.0 % =

No: 4 2.24 Acres Soil: 90 Waste Waste

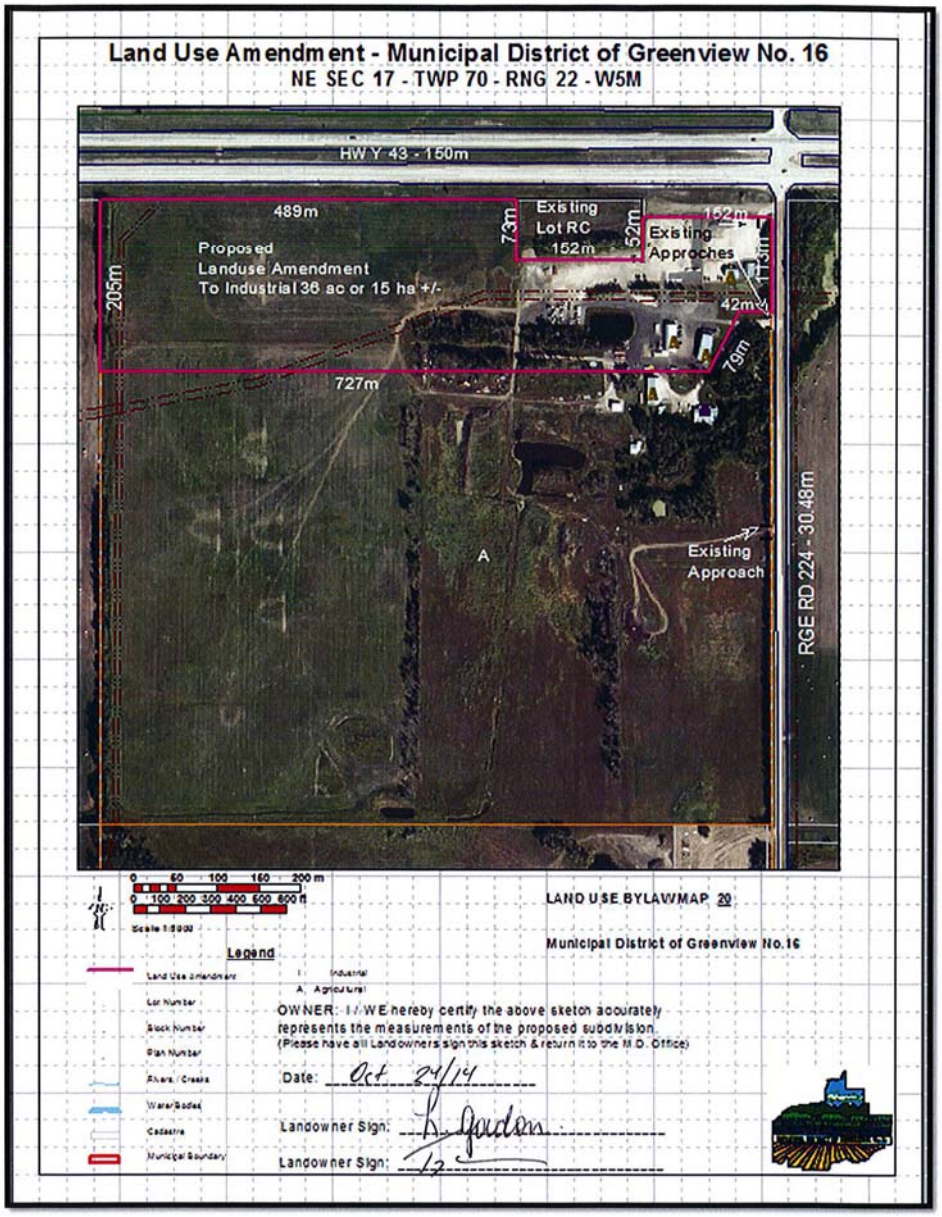
			%Fld
99	Description	2 Perm. Sta.	50 100%

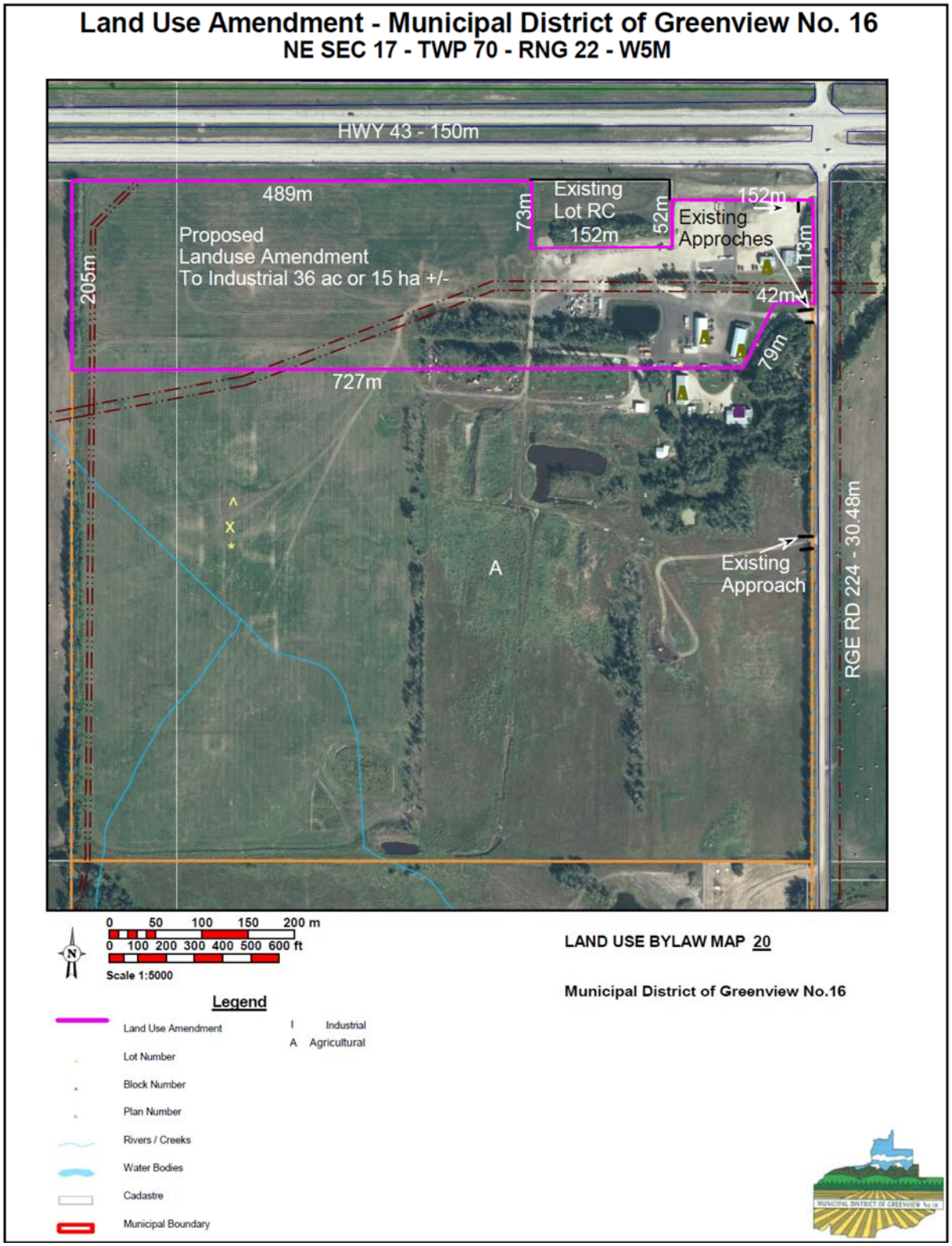
Group ID: 138029736 2.24 Acres x 0.0 Acres x 0.0000 x 0.0 % =

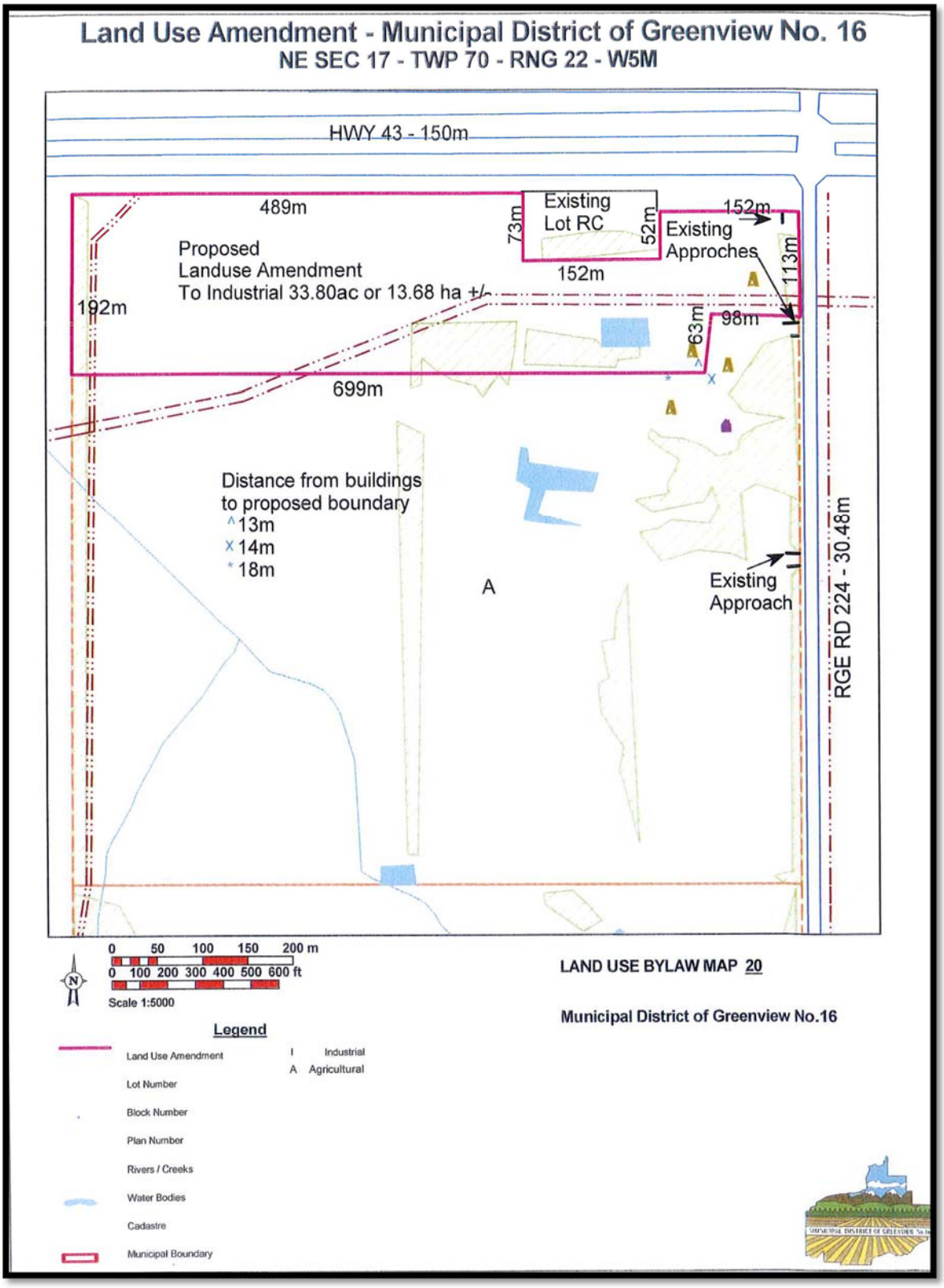
Areas	Asmt Code		Areas	A.U.V.	
Parcel: 143.24	300	100%	Arable Dry:	118.00	Total: A.U.V.
@ F/L Rates: 140.24			Arable Irr:	0.00	x
			Pasture Dry:	20.00	F.A.V.
			Pasture Irr:	0.00	
			Waste:	2.24	

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

Schedule 'B'
Site Plan and Location Map

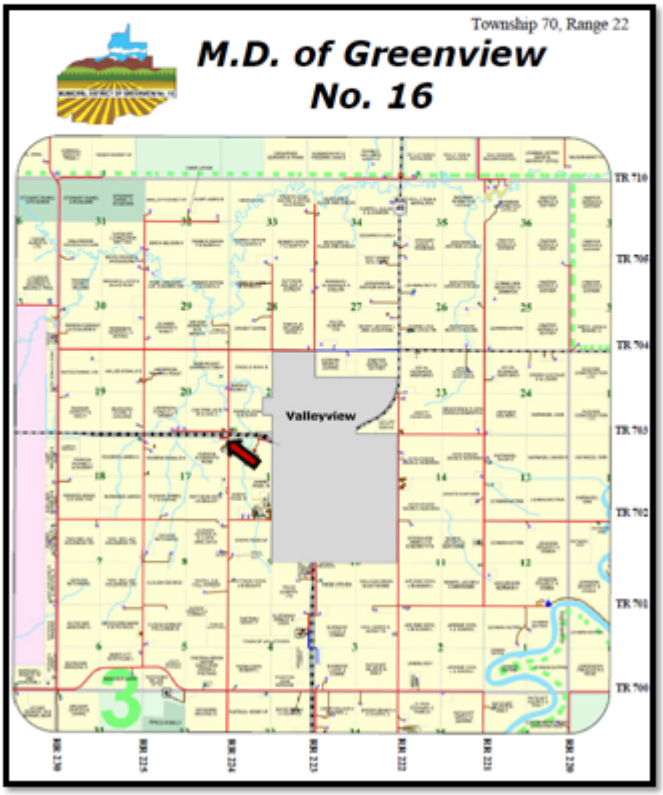


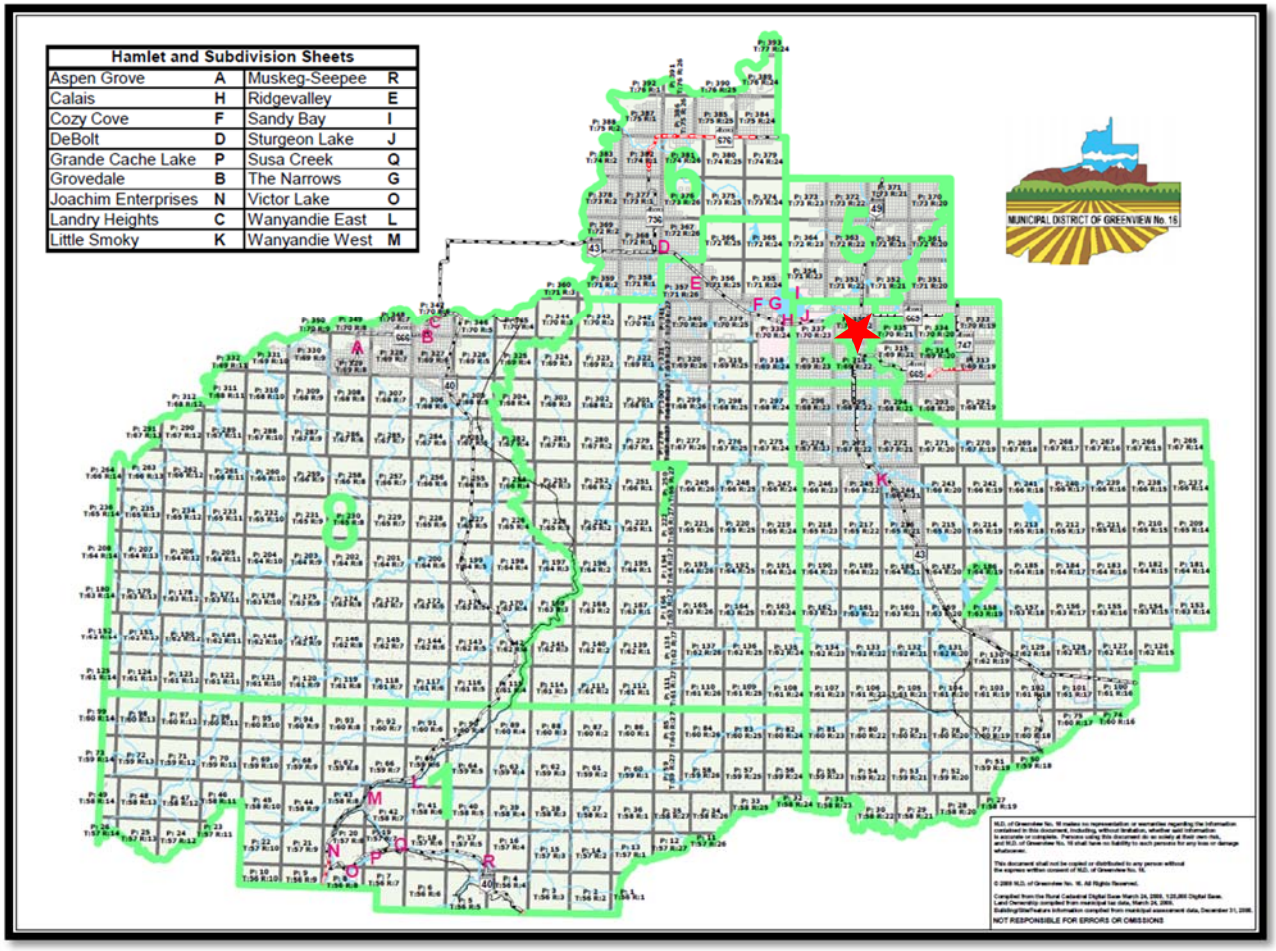

Land Use Amendment - Municipal District of Greenview No. 16
NE SEC 17 - TWP 70 - RNG 22 - W5M
HWY 43 - 150m
489m
Proposed
Landuse Amendment
To Industrial 36 ac or 15 ha +/-
205m
727m
73m
Existing
Lot RC
152m
52m
152m
Existing
Approches
113m
42m
79m
RGE RD 224 - 30.48m
Existing
Approach
A
0 50 100 150 200 m
0 100 200 300 400 500 600 ft
Scale 1:5000
Legend
Land Use Amendment
Lot Number
Block Number
Plan Number
Rivers / Creeks
Water Bodies
Cadastre
Municipal Boundary
I Industrial
A Agricultural
LAND USE BYLAW MAP 20
Municipal District of Greenview No.16


Land Use Amendment - Municipal District of Greenview No. 16
NE SEC 17 - TWP 70 - RNG 22 - W5M
HWY 43 - 150m
489m
Existing
Lot RC
73m
52m
152m
Existing
Approches
113m
Proposed
Landuse Amendment
To Industrial 33.80ac or 13.68 ha +/-
192m
152m
63m
98m
699m
Distance from buildings
to proposed boundary
^13m
X 14m
* 18m
A
Existing
Approach
RGE RD 224 - 30.48m
0 50 100 150 200 m
0 100 200 300 400 500 600 ft
Scale 1:5000
LAND USE BYLAW MAP 20
Municipal District of Greenview No.16
Legend
Land Use Amendment
I Industrial
A Agricultural
Lot Number
Block Number
Plan Number
Rivers / Creeks
Water Bodies
Cadastre
Municipal Boundary

Schedule 'B'
Site Plan and Location Map

LAND LOCATION MAP
APPLICATION A14-014 – NE-17-70-22-W5M
APPLICANT: LOW IMPACT INC.
LANDOWNER: TROY AND LIZ GORDON
PROPOSED AMENDMENT OF AGRICULTURAL TO INDUSTRIAL
13.68 hectares ± (33.80 acres)




Hamlet and Subdivision Sheets
Aspen Grove A
Calais H
Cozy Cove F
DeBolt D
Grande Cache Lake P
Grovedale B
Joachim Enterprises N
Landry Heights C
Little Smoky K
Muskeg-Seepee R
Ridgevalley E
Sandy Bay I
Sturgeon Lake J
Susa Creek Q
The Narrows G
Victor Lake O
Wanyandie East L
Wanyandie West M
MUNICIPAL DISTRICT OF GREENVIEW No. 16
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

Schedule 'C'
Referral Comments

Alberta Transportation

Rm 1401, 10320 - 99 St
GRANDE PRAIRIE, AB T8V 6J4
Phone: (780) 538-5310
Fax: (780) 538-5384

September 30, 2014 Our File: 70-22-5

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

Re: Proposed land use amendment A to I and Subsequent Subdivision
Part of the NE 17-70-22-W6M, Highway 43
Gordon, Elesebeth Rose and Gordon, Troy
File: A14-014

Regarding the proposed land use amendment from agricultural to industrial, the department does not typically support isolated industrial development preferring instead to have development industrial in nature occur within established industrial parks or other urban industrial/commercial areas where existing highway and municipal road networks could safely and efficiently support traffic generated from industrial developments. The municipality should be aware of possible consequences associated with the proposed land use amendment. A Traffic Impact Assessment (TIA) may be required prior to development. Any improvements to the highway infrastructure to accommodate proposed development and the TIA shall be completed at no cost to the department.

If and when the department receives a subdivision application the department will comment further. However the proposed subdivision does not meet the requirements of Section 14 of the Subdivision and Development Regulation. Section 15 of the regulation does not apply as access to the proposed parcel is by means other than a provincial highway.

Further land use amendment or future subdivision within the NE 17-70-22-W6M may require the development of an Area Structure Plan.

Sincerely,

Gerry Benoit
Development and Planning Technologist

GB/gb

Schedule 'C'
Referral Comments

From: Morissette, Chris
Sent: Monday, September 29, 2014 2:39 PM
To: @ Electric Land Inquiries
Subject: RE: AEL2014-1152 Notice to Referral Agencies A14-014

ATCO Electric has no concerns or comments related to this proposed subdivision

Chris Morissette C.S.T.
Survey Plan Supervisor | Engineering and Construction
ATCO Electric | Distribution Division
104 Birch Road NE | Slave Lake, AB T0G 2A0
T. 780.849.7634
C. 780.843.6830
E. chris.morissette@atcoelectric.com
www.atcoelectric.com

Schedule 'C'
Referral Comments

2014-09-24 11:46 EASTSMOKYGASCOOP 1780957254 >> 780 524-4307 P 6/7

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, 2014**	**File No.:**	**A14-014**
Legal Description:	**NE-17-70-22-W5**		
Applicant:	**GORDON ELESEBETH ROSE**	**GORDON TROY**	

PROPOSED LAND USE AMENDMENT: Agriculture - A to Industrial - I

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 on October 1, 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 and Development, at the number provided.

COMMENTS: No Concerns

NAME (PLEASE PRINT) Bill Harder **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 Resources Development - James Proudfoot - Fax: - Email: James.Proudfoot@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 - Rita Klasson, Land Administrator - Fax: - Email: LandInquiries@atcoelectric.com
- ☑ East Smoky Gas Co-op - Bill Harder - Fax: (780) 957-2544 - Email: bill@esgas.ca
- ☐ M.D. Road Manager - Norm Patterson - Fax: (780) 524-5237 - Email: Norm.Patterson@mdgreenview.ab.ca
- ☐ Northern Gateway Reg. Div. No. 10 - Michael Gramatovich - Fax: (780) 778-6719 - Email: mike.gramatovich@ngrd.ab.ca
- ☐ Telus Communications Inc. - Barry Erhardt - Fax: (780) 538-8632 - Email: cell: 780-962-7129
- ☐ Town of Valleyview - Gary Peterson - Fax: (780) 524-2727 - Email: gpeterson@valleyview.ca

Schedule 'C'
Referral Comments

15-01-18 07:39 EASTSMOKYGASCOOP 1780957254 >> 780 524-4307 P 1/3

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 - PUBLIC HEARING

OWNER: GORDON ELESEBETH ROSE
APPLICANT: GORDON ELESEBETH ROSE, GORDON TROY
LEGAL: NE-17-70-22-W5

FILE NO. A14-014
FAXED: January 15, 2015

PROPOSED LAND USE AMENDMENT: A - Agriculture District to I - Industrial District

Please be advised that a Public Hearing has been scheduled for the above-mentioned Land Use Bylaw. The purpose of the application is to rezone from Agriculture (A) to Industrial (I). The Hearing is scheduled for:

10:00 a.m. on February 10, 2015,
in the Council Chambers, M.D. Administration Office, Valleyview, Alberta.

If you wish to attend the Public Hearing or have any concerns with the application, please notify me **prior to noon on February 03, 2015. Your previous comments will be reviewed at the Public Hearing.**

If you have any questions or concerns, please call Sally Ann Rosson at the number provided.

Additional Comments: GAS SERVICE TO THIS LOCATION IS PROVIDED BY THE TOWN OF VALLEYVIEW. WE HOWEVER HAVE NO CONCERNS

NOTE: Comments received may be deemed public information.
NAME (PLEASE PRINT) BILL HARDER **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 Resources Development - James Proudfoot - Fax: - Email: James.Proudfoot@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 - Rick Klasson, Land Administrator - Fax: - Email: LandInquiries@atcoelectric.com
- ● East Smoky Gas Co-op - Bill Harder - Fax: (780) 957-2544 - Email: bill@esgas.ca
- ☐ M.D. Road Manager - Norm Patterson - Fax: (780) 524-5237 - Email: Norm.Patterson@mdgreenview.ab.ca
- ☐ Northern Gateway Reg. Div. No. 10 - Michael Gramatovich - Fax: (780) 778-6719 - Email: mike.gramatovich@ngrd.ab.ca
- ☐ TELUS COMMUNICATIONS INC. - EVAN MACE - Fax: - Email: Evan.Mace@telus.com
- ☐ TELUS COMMUNICATIONS INC. - RAVI MOHAMMED - Fax: - Email: Ravi.Mohammed@telus.com
- ☐ Town of Valleyview - Marty Paradine - Fax: (780) 524-2727 - Email: mparadine@valleyview.ca

of Greenview No. 16
plication Number: A14-014

Page 1 of 1

Schedule 'C'
Referral Comments

Notification went to the Town of Valleyview September 17, 2014 when application was received. Notice of the Public hearing went to the new Town Manager January 15, 2015. The below email was also sent January 29, 2015.

From: Marty Paradine [mailto:mparadine@valleyview.ca]
Sent: Tuesday, February 03, 2015 9:57 AM
To: Sally Rosson
Cc: Shari Taylor
Subject: RE: Valleyview IDP

Hi Sally;
I apologize but I did get some last minute comments from council:
They do not objective to the Gordon Elesebeth Rose, Gordon Troy application for NE-17-70-22-W5 based on the fact that it is an existing business applying for rezoning to accommodate growth of the same business. With that said, Council does voice concerns regarding the clarity of language in the Intermunicipal Plan (IDP) and the IDPs implementation, of which this development pertains. Council would like to revisit the IDP to address these concerns going forward to ensure the IDP is still acting in the best interest of the Town and the MD of Greenview, since the last update in 2009.

Thanks,
Marty

To 'Marty Paradine'
Cc Sally Rosson; Jenny Cornelsen
Message A14-014.pdf (1 MB)

Good Morning Mr. Paradine,

I will take a moment to introduce myself, you met with Sally the other day I work with her in the Planning department. So if you require information on any development within the MD you can contact us or if there is new development in the Town we would appreciate working together.

The application in question is for Low Impact just outside of the Town. It is an existing location and there is to be no new development on site at this time. However due to the growth of the business and number of employees this Business must rezone to Industrial to comply as per the MD of Greenview's Land Use Bylaw.

Attached is the referral sent to the Town of Valleyview January 15, 2015. Making them aware of the Public Hearing for this Bylaw amendment (as well as the add in the local paper). Previously a referral was also sent to the Town September 17, 2014 for their review (it was faxed and sent to gpetterson@valleyview.ca) when the application was received and prepared by the MD. To date there has been no comment received from the Town, and I just want to ensure that you have had an opportunity to add any relevant comments for Council to consider.

Please let me know if you have questions, require further information or comments,

Thank You in advance for your time and cooperation, and welcome to the community.

Respectfully,

From: Marty Paradine [mailto:mparadine@valleyview.ca]
Sent: Thursday, January 29, 2015 8:26 AM

Schedule 'C'
Adjacent Landowner Comments

February 3, 2015

ATN: Sally Ann Rosson

Re: Gordon Land Use Amendment Application No. A14-014 on NE-17-70-22-W5

The MD Administration has stated that Section 6.5 of the Intermunicipal Development Plan ('IDP') proves that the MD is entitled to approve Agricultural to Industrial rezoning applications without Town approval because this section states that certain industrial uses may be supported in all parts of the Plan area. The phrase in this Section which the MD Administration has misinterpreted is that "certain types of industry ***may*** be supported in all parts of the Plan area". The word **may** necessarily implies that *there can exist situations or conditions which would not support these same types of industry in all parts of the Plan area*. In other words, it is just as accurate for the MD Administration to state that "the industry types in section 6.5 ***may not*** be supported in all parts of the plan area" as it is to state that these same types may be supported.

Documentation which has been submitted to the MD (see Jan. 10, 2014, Mar. 10, 2014, Mar. 19, 2014, and Jan. 16, 2015 letters) confirms, in detail, why the IDP cannot support the Gordon application unless amendment to the IDP is carried out. The Gordon application, just as the Marik application before it, presents a situation where approval must be contingent on the Town consenting to the application. And Section 6.5 of the IDP makes allowance for the Town's rejection of an application by using the word 'may' instead of 'shall'. For MD Administration to state that this section 6.5 of the IDP grants the MD full authority to place an industrial use wherever on Map 1 that it wants to, without Town consent, is an exceedingly narrow, and patently prejudiced, interpretation of this clause.

As has been stated to the MD before via Jan. 16, 2015 correspondence, the MD has incorrectly interpreted seven clauses in the Intermunicipal Plan by giving no regard to *all the other sections* of the Intermunicipal Plan; without this regard being given the true, overarching intent and purposes of the Intermunicipal Plan are kept hidden. Any attempt to interpret a clause in the Intermunicipal Plan must first start with the overarching intent and purposes of the Intermunicipal Plan. Until this is clearly understood, the individual clauses mean very little.

The overarching intent and purposes of the Intermunicipal Plan can be found in the Intermunicipal Plan itself. The MD must detach itself from any impartial agendas it has in this matter, and consider the IDP as it is meant to be considered. The IDP is to be considered as a balanced bylaw that preserves the rights and privileges of, not only MD Administration, but both the MD and the Town, as well as the citizens that have elected both these governments.

Respectfully,

Robert Wirth

For: Al and Anne Wirth

Schedule 'C'
Continued . . . Adjacent Landowner Comments

January 16, 2015

ATN: Municipal District ('MD') of Greenview Reeve and Council Members

Re: The MD's Actions Surrounding the Mar-Rik Land Use Amendment Application west of Valleyview

Back on May 1, 2014 the MD (Mike Gau) committed via email to having the MD keep me aware of the Marik application process, and on Dec. 10, 2014 the MD (Sally Rosson) called to let me know that on Jan. 27, 2015 the Marik application (i.e. application to amend the Agricultural land in question to Industrial) would be tabled for second and third reading. According to the Dec. 10 conversation, the meeting will not be advertised in the local paper.

In the May 1, 2014 email the MD stated that the MD planned to meet with the Town to consult with the Town as per the Intermunicipal Plan ('IDP'). In talking with Sally Rosson on Dec. 10, and as per an email from Sally on January 12, 2015, apparently the MD and Town have met since May 1, 2014; however, the Town's position on the Marik application has not changed (they still do not support the application).

No True 'Meeting of the Minds' with the Town

In light of the fact that the Town is still not supportive of the Marik application, I am very surprised that the MD is moving forward with plans to table 2nd and 3rd readings for this rezoning application. Below are my reasons for being surprised.

The only time that consultation is expressly called up in the IDP is in section 14.12; that section encourages consultation between the Town and MD when minor variations to the IDP are being considered. If that was indeed the MD's reason for consulting with the Town on this matter, then it was the wrong reason.

The reason for meeting with the Town via section 14.12 (i.e. to consult over minor variations to the Plan) is not the same reason for meeting with the Town that was put forth at the March 25, 2014 public meeting. On March 25 the reason for meeting with the Town was to attempt to resolve a dispute between the two municipalities over interpretation/administration of the IDP (as per section 14.7 of the IDP). This is as per the MD's own comments provided in the March 25 meeting's documentation package: *"in accordance with Valleyview Intermunicipal Development Plan, Policy 14.7, a joint meeting be necessary to resolve 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."*

While the MD's choice of words here was unfortunate (in that the words imply that the Town is wrong in its interpretation and the MD is right, before any meeting was even held with the Town to hear the Town out), my point is that in this situation we have a dispute over what constitutes a minor variation to the IDP. It appears that the MD thinks that approving the Marik proposal would be a minor variation to the IDP, and therefore Town approval is not required (i.e. the MD feels that it ought to consult with the

Town on this matter, as per 14.12, but that is all: at the end of the day the MD feels that it can do whatever it chooses to do in this matter). On the other hand, the Town believes that the Marik proposal is not a minor variation; and that its approval would go against the very foundation of the IDP by violating several of its express and implied terms. This is my family's view as well (which has been substantiated by legal counsel) and, looking at the Municipal Government Act, is also the province's point of view.

In light of the above, the MD's March 25 requirement to meet with the Town to attempt to resolve this difference in interpretation ought to have been the primary reason for meeting with the Town (not just to consult with the Town on something that the MD has misrepresented to be a minor variation to the IDP). The two purposes in meeting with the Town are very different and follow two very different processes.

I have been involved in municipal work where municipalities worked through the consultation process in word only. In other words, they met with the stakeholders that they were required to meet with (they checked off those boxes that they were to check off as per the legislation); however, they did not take the time to truly understand the concerns of those stakeholders, and those concerns never ended up being truly considered in the municipality's decisions. Now my experiences have been with other municipalities, not the MD of Greenview, and I'm not accusing Greenview of taking the above approach in this Marik issue. However, I mention the above because the MD's decision to move forward with 2nd and 3rd reading, even though the MD has not reconciled its differences with the Town, questions the MD's commitment to transparent accountability, and implies a willingness within the MD to brush off its duty of care to the affected stakeholders. I acknowledge that it is often tempting for municipalities to go this route and sometimes take the path of least resistance without really getting into the real issues at stake, but that doesn't make it right. All that that does is further obscure the truth of the matter.

As things pertains to this Marik situation, if the MD would truly take the time to understand the concerns of the stakeholders as those concerns have been made known to the MD time and time again, the MD would come to understand that there already exists both MD and Town lands that are designated for proposed industrial developments such as Marik's. And, even if the legislation did entitle the MD to be the sole decision-maker regarding the zoning of this Marik parcel to industrial lands, there are other principled and moral reasons on why it should not be so zoned (as has been previously made known to the MD repeatedly).

Government bodies and decision-makers are under a duty of care which is owed to the public, and owed to the other parties that it must work with, to ensure that reasonable care has been exercised in fulfilling their statutory obligations. This duty of care cannot be just ignored; governments must discharge their responsibilities and perform their functions diligently, and act as a cautious, observant and prudent person would act in the situation. To the extent that a government does not follow this course, to that same extent will that government be exposed to a breach of its obligations under the Municipal Government Act.

<u>MD Appears to be Operating with Prejudice and not in Good Faith</u>

In light of this news that 2nd and 3rd readings are being tabled January 27, 2015, I am very concerned that the MD appears to be operating in a discriminatory, prejudicial, and negligent manner regarding this whole Marik issue. It is difficult to understand the MD's decision-making process on this issue, as it is

not apparent that open and fair consideration has been given to the MD's own statutory obligations, and/or the concerns of the stakeholders. Our concerns stem from how the MD has handled itself in the matter; for example:

- On January 14, 2014 the MD prepares documentation to table 2nd and 3rd reading of the Marik proposal; however, on February 22, 2014 the MD passes 1st reading, as they had discovered that no formal documentation existed of first reading ever being passed.
- Numerous errors exist in the January 14, 2014 documentation package prepared by the MD, rendering the documentation package a blend of half-truths, non-truths, and nonsense (the details of which have been made known in previous letters by Mr. Armeneau and myself).
- Maps prepared by the MD conceal the location of the residential lands that border this proposed industrial development, creating the impression that the MD is not giving proper consideration to these residential properties in advancing the proposal.
- The Town's letter dated January 13, 2014, which objects to the proposed rezoning application, is not read by the MD at the January 14, 2014 public meeting.
- Portions of the bylaws have been issued to us from the MD, with those portions modified freehand without formal amendment.
- In spite of the wealth of concerns put forward by various members of the public (formally via letters and at the public hearings), the MD has not taken the time to directly address ***any*** of those concerns with these members. Yes, generalities have been spoken by the MD at the public hearings, but none of these have come close to addressing the facts.
- In spite of the concerns put forward by the Town, the MD has not put forth an acceptable amount of effort to fully resolve those concerns with the Town.
- The MD is proceeding with 2nd and 3rd readings in the absence of formal public advertisement of the same.

<u>21 Questions</u>

Now that the MD has stated its intention to proceed with 2nd and 3rd readings in the absence of public notification or engaged participation, I urge you to make sure the following questions are considered before confirming the Jan. 27 meeting. Not considering them may very well lead to seriously damaging the reputation of Greenview, and also exposing it to further challenges.

1. Regarding the Marik situation, why is it necessary to infringe upon the rights of the impacted individuals, and the rights of the Town, to this degree? May not the public interest be served in a greater measure, and with less infringement upon individuals, by directing the Marik business to other already-designated lands?
2. In light of the fact that Mr. Seward was originally planning to develop other lands for his business, what reasons now exist for why Mr. Seward cannot be encouraged to use those same lands to grow his business?
3. Why is it that other, already-designated, industrial lands (either within the Town or MD jurisdictions) cannot be used for the Marik business?
4. Is it not reasonable to conclude that the rezoning would materially affect the enjoyment and/or value of the neighboring parcels of land?

5. How do adjacent residential homeowners recoup the lost value of the properties due to situations such as this?
6. How has the MD demonstrated a reasonable level of care to ensure that the interests and concerns of all affected landowners and governments have been fairly and equitably considered?
7. How has the MD confirmed that this proposed land use is compatible with the adjacent land uses?
8. How can this proposed land use be approved without the Town's support?
9. How has the MD directly addressed the concerns of the stakeholders?
10. Why is this land use application being proposed when it is so much opposed to the vision, direction, and policy of the Intermunicipal Plan?
11. Has the MD taken the time to truly understand its obligations as per the IDP framework? If so, why isn't the MD doing what it has said it will do as per the IDP framework?
12. For this application to even be considered, is there not a requirement for the MD and the Town to first update the IDP through a transparent consultation process with the public?
13. Is it not probable that allowing contaminated tanker trucks on these lands will be a direct legal violation of the Land Use Bylaw respecting the proximity of stored dangerous goods relative to residential lands?
14. In light of the fact that other, already-designated, industrial lands are being ignored by the MD in this Marik application, how does the Marik application contribute to the orderly development of land and human settlement?
15. How does rezoning the agricultural land to industrial use maintain or improve the quality of the human environment that surrounds this parcel of land?
16. Regardless of the fact that the MD forwarded some information to Alberta Transportation, has Alberta Transportation been made fully aware of the detailed scope and complete implications of this intended development (over 20 tanker trunks, plus an indeterminate amount of heavy public traffic, with plans for expansion and growth)?
17. On what grounds did the MD have the right to informally modify (freehand) portions of the land application, and bylaws, without formal amendment?
18. Why was the Town's letter not read at the Jan. 14, 2014 public hearing?
19. Why were the country residential parcels (adjacent to the proposed development) concealed on the MD's map showing the location of the proposed development?
20. How is it that 2nd and 3rd hearings were planned for Jan. 14, 2014 when a 1st hearing had not yet been confirmed?
21. How is it that the MD has not once made contact with the concerned public stakeholders to discuss this situation in detail?

Detailed Response to MD's March 25 Statements

After the March 25, 2014 meeting, I had thought that the MD would reject the Marik application after meeting to discuss things with the Town; for that reason I did not bother to respond to the MD's statements made in the March 25, 2014 public hearing documentation. But, with the Dec. 10 update from the MD, I now know that the MD and Town did not reconcile on anything, and I am therefore

attaching my detailed response to the MD's March 25 statements. In going through them you will see that the MD has said nothing to convince us in this matter. The initial concerns that we have had all along still remain, and we are still very much persuaded that we are on solid ground in this matter.

I have also attached previous correspondence provided to the MD as follows:

- January 10, 2014 letter (R. Wirth)
- March 10, 2014 letter (R. Wirth)
- March 19, 2014 letter (H. Meldrum, Surface Rights Law Office)

The other correspondence received from the Town and other stakeholders, such as Ron Armeneau, I trust you still have in your possession.

In closing, I am requesting that, after you have thoughtfully reviewed and considered all the attached documentation surrounding this issue, please confirm by January 21, 2015 whether the MD still plans to hold 2nd and 3rd readings on January 27, 2015.

Please be advised that I would appreciate an opportunity to meet with the MD to discuss my concerns and to address any questions or concerns that the MD may have.

Respectfully,

Robert Wirth

For: Al and Anne Wirth

January 16, 2015

ATN: Municipal District ('MD') of Greenview Reeve, Council, and Administration

Re: Detailed Response to the MD's comments in the March 25, 2014 Public Hearing Documentation Package (Pertaining to the Mar-Rik Land Use Amendment Application west of Valleyview)

We have taken the time to respond to the MD's PLANNING AND DEVELOPMENT RESPONSE ('Response') as laid out in the March 25, 2014 Public Hearing documentation package. We earnestly desire that the MD consider what is detailed below in determining its future course of action with regards to the Marik Land Use Application.

1. In the first paragraph of the MD's Response the following is stated, *"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."*

    a. It is a fact that the applicant applied for a land use amendment application on March 13, 2013; this application was for his business to be located on property approximately 8km from the land referenced in the current application. When asked about why the applicant changed his mind on where to relocate his business, the answer was that he believed the business would grow better in the revised location (this discussion took place during the March 25 public hearing).

        i. Does a reputable trucking company need to relocate 8km to a highway in order to grow its business? Will not that reputable trucking company do just as well, by its solid track record and reputation, and his advertising efforts (advertising which could be established on highway frontage if so desired), regardless of where his truck shop is located?
        ii. Considering the reasons that have been brought against this proposal, is one man's apparent "need" to earn more profit the best reason why this proposal ought to be approved (I remind the MD that this is the only reason given by the applicant for choosing to reverse his decision to develop land 8km away)? Is it a better reason than the numerous reasons put forth, by concerned MD taxpayers and the Town of Valleyview, against the proposal?

2. In the second paragraph of the MD's Response the following is stated, *"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."*

a. The parcel referenced here is an old service station that was shut down in the 1970's. Our understanding is that this parcel is still deemed to be a contaminated site which has been very difficult to capture the interest of potential buyers.
    i. It is a very lamentable fact that, while the presence of this contaminated parcel was deemed worthy by MD Planning for further consideration in supporting the Marik proposal, the presence of the *country residential parcel immediately west* of the Marik proposal has almost been completely ignored by the MD Planning group. Arrows have covered up this CR lot in mapping, photos taken have not clearly shown the proximity of the CR residence to the Marik proposal, and the MD has scarcely mentioned or acknowledged the potential threats to this parcel (or any of the adjacent parcels) due to the Marik proposal. All of which causes us to question whether MD Planning has carried out an impartial, professional assessment in this matter.
    ii. The inference by the MD that this contaminated parcel supports the Marik application cannot be acknowledged in any way. Any such considerations are irrelevant to the matter at hand. Any such considerations are purely speculative, and the presence of this contaminated parcel adjacent to the Marik application generates more reasons against the Marik application than for it.

3. The MD's Response references Section 6.2 of the Municipal Development Plan, which outlines the types of industry that may be supported in the MD. The section is fairly straight-forward, and we have never questioned its content. We also confirm that this Section does nothing to answer any of the previous concerns that we have raised regarding the Marik application. In fact, this Section supports our assertion that industrial development cannot be allowed to conflict with adjacent uses in terms of appearance, emissions, noise or traffic generation (as has been previously iterated to the MD in the previous two public hearings and via previous letters).

4. The MD's Response references Section 6.3 of the Municipal Development Plan, which states that *"the MD supports the development of highway **commercial** and local **commercial** developments at appropriate locations."* We acknowledge this statement as also aligning with the Intermunicipal Development Plan, as the Map that forms part of that plan clearly shows future lands along the highways reserved for ***commercial*** use. We also confirm that, as this Section is silent with respect to the development of highway ***industrial*** development, the Section cannot be used to support the Marik proposal. Any attempt to do so destroys and distorts the true language of the Municipal Development Plan.

5. The MD's Response references the Land Use Bylaw and states that *"the Industrial District allows the proposed Trucking Operation as a Discretionary Use under the MD's current Land Use Bylaw."* We acknowledge this statement and add that, along with Trucking Operations, the Land Use Bylaw also allows Industrial Landfills, Oil and Gas Processing Plants, Oil field waste disposal, and Petrochemical processing plants, all as Discretionary Uses.

a. This statement by the MD that *"the Industrial District allows the proposed Trucking Operation as a Discretionary Use under the MD's current Land Use Bylaw"* is made to sound as if the only thing that must be known regarding this matter is that, because the Marik proposal is permitted as a Discretionary Use, it is therefore permissible to be approved under the Land Use Bylaw. This logic completely disregards clause 9.5 of the Land Use Bylaw, which expressly states that *any development involved in the storage of dangerous goods must be at least 1,000 meters from any CR development*.

b. Would the MD permit an Industrial Landfill, Oil and Gas Processing Plant, Oil field waste disposal, or Petrochemical processing plant on the lands in question? I would think at some point clause 9.5 of the Land Use Bylaw would be raised against such development. And the fact of the matter is, unless Marik is willing to fully wash out the internals of all its transportation vessels prior to entering the lands in question (something that trucking companies very rarely, if ever, are willing to do because of the costs involved), **the *Marik operation will involve storage of dangerous goods on the site***. These dangerous goods will be the same ones that are found in industrial landfills, and oil and gas processing plants, and oil field waste disposal areas, and petrochemical processing plants. One can try to ignore this fact by saying that 'not *all* Marik trucks will be hauling dangerous goods', or that '*full* loads will not come onto the property' (statements that were put forth by Marik at the second public hearing), but these statements are nothing but willful misrepresentations; they do nothing to change the reality that the MD is looking squarely in the face of an application which will involve the storage of dangerous goods within its fleet of tanker trucks. And the only real response by the MD to that reality, that we can see, is found in the MD's Response *"From our discussion with the Owner/Operator; Marik Trucking does not propose to store any dangerous goods on site, and is intended to be used as a trucking shop and office."* But the *reality* of the situation is very different than what MD Planning would like us to believe; any court of law would cut to the root of this ignorant thinking very quickly.

6. The MD's Response states the following:
   - *"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."*
   - *"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."*

   a. While the above information provided by the MD is factual, it is presented in a way that tries to absolve the MD of its responsibility to enforce *its own* statutes. It is important to know the rules of other governmental authorities, but it is *imperative* that a governmental authority fully understands, and enforces, *its own* rules. Just because the MD references some other statutes on the subject, can the MD pretend that the 1,000 meter buffer between residential development and sites containing dangerous goods

does not matter? Of course not; clause 9.5 stands clearly against the Marik proposal, and no amount of deflection or distraction regarding other bylaws will change that fact. The MD cannot escape its own statutes; its efforts to do so are a very large source of frustration with us.

7. The MD's Response quotes the Intermunicipal Plan Section 6.10: "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*." The MD Response then goes on to state that a resolution from Valleyview Council is *not* needed in support of the Marik proposal in order for the proposal to be permitted. The MD's reasoning here is that the industrial use proposed within the Intermunicipal Plan boundary is allowed by the Intermunicipal Plan, therefore resolution from Valleyview is not required. The MD's arguments that are intended to show why the Marik proposal is allowed by the Intermunicipal Plan are as follows:

    a. As per Section 6.5 of the Intermunicipal Plan ('IDP'), certain types of industry may be supported in all parts of the Plan area such as agricultural industries, commercial retail sales, natural resource extractive industries, and non-labor intensive industries requiring large areas of land such as outdoor storage and handling of pipe and drilling equipment.
    b. As per Section 4.4. of the IDP, industrial development may be allowed on lands identified as Agriculture.
    c. As per Section 6.0 of the IDP, 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.
    d. As per Section 3.1 of the IDP, it is a goal of the Plan to continue to diversify the Valleyview area's economy by encouraging industrial uses to locate in the Valleyview area.
    e. As per Section 6.1 of the IDP, the Town and MD shall play an active role in promoting industries to locate in the Valleyview area.
    f. As per Section 6.8 of the IDP, rural industrial uses shall locate along a well-developed road capable of handling industrial-type traffic unless the Town, MD, and industry concerned can come to an agreement to upgrade necessary roadways to an acceptable standard.
    g. The MD states that Section 14.8 of the IDP does not apply. This section states that any amendment to this Plan must receive the agreement of both municipalities following a joint Public Hearing; however, according to the MD, the Marik proposal does not warrant an amendment to the Intermunicipal Plan.
    h. The MD's states that "Land Use Amendment mapping has been provided to give additional examples of other Industrial and Commercial zoned properties within the immediate area."

8. The above arguments (i.e. 7a to 7h) all seek to drive home the MD's position, which can be summarized several different ways:
    a. The Marik proposal is allowed by the Intermunicipal Plan, and therefore does not require Town approval.
    b. The Marik proposal is a minor variation to the Intermunicipal Plan, and therefore does not require Town approval.
    c. The Marik proposal will not require an amendment to the Intermunicipal Plan, and therefore does not require Town approval.

9. The MD's position that the Marik proposal is allowed by the Intermunicipal Plan (and therefore does not require Intermunicipal Plan (IDP) amendment or Town approval) is fundamentally flawed as per the below considerations:

    a. The MD incorrectly interprets seven clauses in the Intermunicipal Plan by giving no regard to *the other sections* of the Intermunicipal Plan; without this regard being given the true, overarching intent and purposes of the Intermunicipal Plan are kept hidden.

        i. Any attempt to interpret a clause in the Intermunicipal Plan must first start with the overarching intent and purposes of the Intermunicipal Plan. Until this is cleary understood, the individual clauses mean very little.

        ii. The overarching intent and purposes of the Intermunicipal Plan can be found in the Intermunicipal Plan itself. The objectives of the plan, among other things, are as follows:
            1. Promotion of ***cooperation*** and ***communication*** between the Town and MD on planning matters in the Valleyview area (page 1 IDP).
            2. ***Establish a growth strategy*** for both the urban and rural area (page 1 IDP).
            3. ***Provide alternative locations*** and land use types to urban development (page 1 IDP).
            4. Create an atmosphere of ***mutual cooperation and compatibility*** (page 1 IDP).
            5. ***Strike a reasonable balance in accommodating growth*** between the urban and rural areas (page 1 IDP).
            6. Guide the administration of the MD for the lands around Valleyview that have the ***greatest immediate impact*** on the Town of Valleyview (page 2 IDP).
            7. Set general guidelines for the ***orderly and economic development*** of the Valleyview area (page 2 IDP).
            8. Describe land uses proposed for the municipalities and the ***manner of future development*** (page 2 IDP).

iii. To help focus these objectives, a Plan area that frames the boundaries of the Intermunicipal Plan was created; this area was selected "*because subdivision and development within these boundaries would have the greatest immediate impact on the Town of Valleyview*" (page 2 of IDP).

iv. The Plan area of the IDP was divided into a number of future land use areas *"that correspond to the **long-term predominant land use directions intended for specific areas**. The extent of these areas is shown on the Future Land Use Map (Map 1)" (page 2 IDP)* that accompanies the IDP. From the language used here in the IDP, it is evident that Map 1 is an important document, for it "corresponds to the ***long-term predominant land use directions intended for specific areas***." This is not to say that the contents of Map 1 cannot be redrawn, but it does mean that possible revision to Map 1 must be carefully carried out so that the "*long-term predominant land use directions intended for specific areas*" are ***preserved.*** Now again, this is not to say that the *long-term predominant land use directions* intended cannot change over time if the governing bodies so choose, but such a change would require the consent of both the Town and MD municipalities. Implementing such a change to the ***long-term predominant land use direction*** within the boundaries of the IDP without full consent from both the Town and MD would destroy nearly all of the objectives of the IDP, including those of mutual cooperation and communication between the two municipalities, the joint establishment of the growth strategy for the IDP Plan area, the joint agreement on alternative locations for future land use, and the alignment between the two parties regarding the manner of future development in specific areas. Without this full consent from both parties, the IDP is a useless document that fails in its objectives.

v. Within the IDP Plan Area, Map 1 shows both Industrial Reserve lands (i.e. those areas that are intended to be developed for urban industrial purposes – see page 3 IDP) and Rural Industrial lands (i.e. those areas that are intended to be used for industrial land use but remain on MD lands – see page 3 IDP). Further clarification with respect to the location of Rural Industrial lands is provided on page 8 of the IDP:

   1. "This plan accommodates rural industrial development and ***suggests that rural industrial uses be directed to the south and east of the Town of Valleyview.***" Page 8, IDP
   2. ***"A Rural Industrial Park has been established in the location as located on Map 1 – Future Land Use. Other locations for future industrial parks may be considered provided they are not located in an annexation area and do not have negative impacts on the Town." – page 8, IDP***

The Marik proposal does not fall into either one of the designated Map 1 areas intended for urban and rural industrial use.

vi. Map 1 shows only future ***commercial*** lands adjacent to all three primary highways; this strategy is explained in the Municipal Development Plan *("the MD supports the development of highway **commercial and local commercial** developments at appropriate locations."* Page 14 MDP). When it comes to industrial lands; however, the bylaws nowhere state that the MD or the Town support industrial development along the highways. And Map 1 makes no allowance for industrial development along the main highways.

Considering what has been put forth above regarding the objectives of the IDP (see section 9a, paragraphs ii. through vi.), and the detailed creation of a Map to help facilitate alignment between all parties in the pursuit of those objectives, it is clear that the Marik land proposal is not a small variation to the IDP. It is not a proposal that can be approved by the MD without approval from the Town. It is not a proposal that can be approved without IDP amendment due to the following:

a. The Marik lands are west of town, not south or east where the IDP suggests future industrial uses are to be developed.
b. The future rural industrial lands shown on Map 1 have been ignored. Instead of directing Marik to the use of these lands, the Map 1 future rural industrial lands have evidently been completely ignored by the MD in this matter.
c. The Marik proposal sits within the IDP Plan boundaries and proposes 24 acres of industrial use adjacent to a primary highway; this is something which was not contemplated in Map 1 nor anywhere else in the IDP.

Should the MD incorrectly assume the Marik proposal to be a minor variation to the IDP (and therefore incorrectly assume that neither IDP amendment nor Town approval is required), the following objectives of the IDP will have failed to be met:

a. *Promotion of **cooperation** and **communication** between the Town and MD on planning matters in the Valleyview area* – this proposal will have been approved without the mutual cooperation called for in the IDP.
b. ***Establish a growth strategy** for both the urban and rural area* – this proposal will have been approved contrary to the growth strategy currently laid out in the IDP (the strategy of which I have summarized in section 9a, paragraphs iii. through vi.).

c. ***Provide alternative locations*** and land use types to urban development – this proposal will have been approved contrary to the alternative locations put forth in the IDP (the locations of which I have summarized in section 9a, paragraph v.).
d. Create an atmosphere of ***mutual cooperation and compatibility*** – this proposal will have been approved without the Town's support and without confirming the compatibility of the Marik lands to the lands adjacent to the Marik proposal (all of which lie with the IDP boundaries).
e. ***Strike a reasonable balance in accommodating growth*** between the urban and rural areas – this proposal will have been approved without adhering to the balance of growth that the IDP has established.
f. Guide the administration of the MD for the lands around Valleyview that have the ***greatest immediate impact*** on the Town of Valleyview - this proposal will have been approved with the MD failing to follow the guidelines set forth in the IDP.
g. Set general guidelines for the ***orderly and economic development*** of the Valleyview area – this proposal will have been approved contrary to the orderly and economic plans set forth in the IDP.
h. Describe land uses proposed for the municipalities and the ***manner of future development.*** – This proposal will have been approved contrary to the manner of future development set forth in the IDP.

It is clear from the Land Use Bylaw and Municipal Development Plan that the Marik land proposal is situated much too close to non-compatible land uses to be a valid proposal. However, even if these bylaws allowed the Marik proposal, the proposal could not be allowed without the Town's consent. The proposal lies within the IDP boundaries, and ***the proposal constitutes a fundamental shift from the current IDP planning framework.*** Any approval of the Marik proposal, without jointly amending the IDP and obtaining the Town's full support, will render the IDP a very useless statutory plan that is not accomplishing anything that it was created for.

b. The MD distorts the true interpretation of its own bylaws, by misinterpreting the intent of these sections.

The above position is more clearly seen now that the overall intent of the IDP has been established (as per section 9a, paragraphs i. through vi. above). All that remains is to review each of the seven clauses referenced by the MD (See 7 above) and explain how the MD's interpretation of these clauses is distorted.

i. The MD states that Section 6.5 of the IDP (see section 7a above) proves that the MD is entitled to approve the Marik proposal without Town approval because this section states that certain industrial uses may be supported in all parts of the Plan area. The key phrase in this Section is that "*certain types of industry **may** be supported in all parts of the Plan area*". The word **may** necessarily implies that there can exist situations or conditions which would not support these same types of industry in all parts of the Plan area. In other words, it is just as accurate to state that "the industry types in section 6.5 ***may not*** be supported in all parts of the plan area" as it is to state that these same types may be supported.

   Section 9a above confirms why the IDP cannot support the Marik application unless amendment to the IDP is carried out. And previous documentation has been submitted to the MD (see Jan. 10, 2014, Mar. 10, 2014, and Mar. 19, 2014 letters) which clearly states why the Land Use Bylaw ('LUB') and Municipal Development Plan ('MDP') do not allow this proposal. Negative financial and health-related impacts to the surrounding residences have also been tabled. These things, taken as a whole, all serve to show that the Marik proposal presents conditions and a situation which does not permit an industrial use on the lands applied for in the Marik application. And Section 6.5 makes allowance for such situations by using the word 'may' instead of 'shall'. For the MD to state that this section 6.5 grants the MD full authority to place an industrial use wherever on Map 1 that it wants to, without Town consent, is an exceedingly narrow, and patently prejudiced, interpretation of this clause.

ii. The MD states that Section 4.4 of the IDP (see section 7b above) proves that the MD is entitled to approve the Marik proposal without Town approval because this section states that industrial uses "**may** be allowed on lands identified as Agriculture". Similar to Section 6.5, the word ***may*** is used to clearly indicate that, in certain specific situations, those same industrial uses ***may not*** be allowed on lands identified as Agriculture. The ***may*** used in this section allows the Marik proposal subject to the following conditions:

   1. Subject to meeting the general intent and guidelines of the IDP, which has not been accomplished, as has already been proven in section 9a above.
   2. Subject to a revision of the IDP and associated Map.
   3. Subject to the Marik proposal meeting the requirements of the LUB and MDP, which has not been accomplished, as has already been proven in previous correspondence with the MD.
   4. Subject to the Marik proposal not putting an unreasonable financial, health-related, or quality-related burden on the surrounding residences.

But none of these conditions have been met to date; therefore, it is again very unjust to accept the interpretation that the MD has made with this clause, and the clause does nothing to prove that the MD has the authority to approve the Marik proposal without Town consent.

iii. The MD believes that Section 6.0 of the IDP (see section 7c above) proves that the MD is entitled to approve the Marik proposal without Town approval because this section states that "certain industries such as gas plants and gravel extraction operations, and industries requiring large storage areas with few employees on site, are more appropriate in rural areas". Our response to this is below:

1. According to the MD's interpretation of this clause, even a gas plant may be located anywhere on MD lands within the IDP Plan boundaries (right by the highway, etc), even immediately adjacent to the town limits, without requiring Town approval. Does that interpretation sound reasonable? Doing such a thing would be a violation of the objectives of the IDP. Clearly the MD's interpretation here is lacking, and is again a discriminatory interpretation of one sentence in the IDP, without acknowledging the objectives and intent of the IDP as a whole.
2. At the March 25 public hearing Mr. Soderquist raised valid reasons for why the Marik operation cannot be considered to be a non-labour intensive industry that involves few employees on site.
3. The argument that 24 acres of land are required for a truck company running 17 trucks is foolish. A parcel of land one-fifth the size would be sufficient; we acknowledge the 24 acres of land constitutes a large area, but this is not due to the actual Marik operational requirements. Section 6.0 of the Plan is speaking to industries ***requiring*** large storage areas, not to industries ***requesting*** large areas that they have no valid reason to request.
4. As far as I'm aware, no one has disagreed that the Marik proposal should be located in a rural area. Our main argument is that the Marik proposal cannot be approved because it is in contravention of the various bylaws (LUB, MDP); it cannot be located on lands that lie immediately adjacent to residential homes; it cannot be located in an area within the IDP Plan boundaries that does not envision such development. The MD has yet to acknowledge the validity of these concerns, but those concerns will remain until they are addressed. Resting on the language in Section 6.0 of the IDP to justify the Marik proposal not needing Town consent, while ignoring all the other numerous concerns present in this application, is no way to interpret Section 6.0, yet this is what the MD appears to be doing when the MD

points to this section to state that the IDP "accommodates this type of rural industrial development."

We confirm the true interpretation of clause 6.0 is that the IDP accommodates the types of industries mentioned in Section 6.0 *subject to a specific case-by-case analysis and assessment being performed that confirms each application is aligned with the IDP planning strategy, MDP, and LUB bylaws.* But to simply state that this Section gives the MD authority to approve the Marik proposal anywhere on MD property situated within the IDP Plan area (e.g. next to environmentally sensitive areas, next to the primary highways, etc), without Town approval, cannot be a proper interpretation of this clause. If so, then there is no need for the IDP or any of the other planning bylaws; they all might as well be thrown away because the governing bodies are only paying them lip service and not giving them proper regard.

iv. The MD states that Sections 3.1 and 6.1 of the IDP (see sections 7d and 7e above) entitle the MD to approve the Marik proposal without Town approval because these sections state that diversification of the economy in the Valleyview area, and the promotion of industries to locate in the Valleyview area, are requirements of the IDP. We agree with these clauses provided that they align with the other sections of the various land planning bylaws, but we cannot agree with the MD's narrow conclusions from these clauses. The true intent of these clauses is that both the MD and Town ought to support economic diversification in the Valleyview area ***provided that such development aligns with the various land planning bylaws in effect.*** Surely the MD does not interpret these clauses to mean that the Town is forced to accept *any* industrial development on *any* MD land that falls within the IDP Plan boundaries (regardless of whether that development is allowed by the IDP or not). The IDP Plan and associated boundaries were created, among other things, to give the Town an authoritative spot at the table when it came to developing lands that will have the greatest impact on the Town. Is it not evident that that spot at the table is completely removed by the MD's position that Town consent is not needed to approve the Marik proposal? These clauses 3.1 and 6.1 of the IDP simply state that the Town and MD both have an interest in economically developing the Valleyview area; they do not say that the Town must support such development even if it contravenes the intent and guidelines of the IDP. Such a strained and prejudiced interpretation of these clauses cannot be accepted.

v. As per Section 6.8 of the IDP (see section 7f above), rural industrial uses shall locate along a well-developed road capable of handling industrial-type traffic

unless the Town, MD, and industry concerned can come to an agreement to upgrade necessary roadways to an acceptable standard. The MD states that "it is not necessarily a requirement that a development be refused if the road is currently unable to serve the proposed use."

The MD's position here is incorrect and heavily diverges from the intent of Section 6.8 of the IDP. A careful review of this section makes it clear that, before any rural industrial use is approved, either A) the adjacent road must be well developed and capable of handling industrial-type traffic, or B) the Town, MD, and industry concerned come to an agreement to upgrade necessary roadways to an acceptable standard. But neither condition A nor B have been met (the road is a dead-end road which doesn't meet full width requirements, and there has been no agreement to upgrade the road). Therefore, without any assurance that the road will be upgraded to allow the rural industrial use, why would the MD think it prudent and acceptable to approve the rural industrial use? Section 6.8 of the IDP is written the way it is precisely to avoid such costly and backwards blunders (i.e. changing a land use only to discover that that land use cannot be developed because no agreement can be reached on road upgrades). The MD seems to think that the land can be designated as industrial use without any guarantee that the land will ever actually be utilized as an industrial use - how does that make any sense at all?

vi. The MD states that Section 14.8 of the IDP (see section 7g above) does not apply. This section states that any amendment to this Plan must receive the agreement of both municipalities following a joint Public Hearing; however, according to the MD, the Marik proposal does not warrant an amendment to the Intermunicipal Plan.

The many reasons why the MD's logic here is flawed has been detailed in the above sections 9a and 9b. The Marik proposal constitutes a fundamental revision to the IDP and associated Map 1 that cannot be approved without formally amending the Intermunicipal Plan.

vii. The MD's states that "Land Use Amendment mapping has been provided to give additional examples of other Industrial and Commercial zoned properties within the immediate area."

The MD believes that it can dismiss Map 1 by saying that the Map is "just showing *examples* of land use within the IDP area". But the true intent of Map 1 as it relates to the IDP has been shown forth in section 9a, paragraphs iii. through vi.; it is a key document that clearly shows the ***long-term predominant land use directions intended for specific areas.*** Redrawing Map 1 with the Marik

proposal would be a fundamental change to the IDP. The MD may consider this Map to be nothing more than an afterthought to the IDP, but any impartial government body would see things in a much different light.

10. To those who might think that this letter is taking too much of an accusatory tone, our response is this: despite three previous letters written to the MD with repeated requests to meet for consultation, despite calls from other stakeholders to the MD with similar requests, and despite two public hearings, the MD Planning group has not formally acknowledged that even one of our many concerns with the Marik proposal hold weight. Instead, we have sat by while the MD Planning group has made every effort to discredit our arguments, and support the Marik proposal with no questions asked. That just isn't right. I realize the MD has a mandate, but surely that mandate does not involve being prejudiced in its assessment of these types of applications that are put forth. Yet we feel that the MD Planning assessment has not been objective at all; the applicant has sat back and put forward minimal efforts to justify his application, while MD Planning has seemingly fought for the applicant free of charge (with the taxpayers money). We, on the other hand, have spent considerable resources to prove objectively, from the bylaws and according to sound judgement, why the Marik operation must be encouraged to relocate to one of the other MD or Town-owned lands reserved for industrial development. And, if the MD is not willing to sit with us to discuss our concerns, we take that as a very discriminatory sign from the MD. And prejudice always obscures the truth of a matter.

    While we apologize for the possible offense this may cause, we do ask that the MD look beyond the emotion of the situation and ***objectively look*** at what has been said against this proposal to date. The path forward after such a reasonable and impartial assessment will be quite clear to the MD; the proposal is not lawful or appropriate, and therefore cannot be approved.

Please be advised that we would appreciate an opportunity to meet with the MD to discuss our concerns and to address any questions or concerns that the MD may have.

Respectfully,

Robert Wirth

For Al and Anne Wirth

Surface Rights Law Office

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 Al 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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"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 Site.

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 <u>at appropriate locations</u>" (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 it.

Sincerely,

Heidi Meldrum

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

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:

SECTION 1 - 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.*

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:

Al and Anne Wirth

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

Schedule 'D'
RC Minutes 01.13.15

Motions of the Regular Council Minutes from January 13, 2015, where Bylaw 14-737 received first reading and Council scheduled the Public Hearing.

6.2 BYLAW 14-737 RE-DESIGNATE FROM AGRICULTURE TO INDUSTRIAL DISTRICT

BYLAW 14-737 1ST READING

MOTION: 15.01.05. Moved by: DEPUTY REEVE TOM BURTON
That Council give First Reading to Bylaw No. 14-737 to re-designate the proposed 13.68 hectare ± (33.80 acre) area as proposed within NE-17-70-22-W5 from Agriculture (A) District to Industrial (I) District.

CARRIED

BYLAW 14-737 PUBLIC HEARING

MOTION: 15.01.06. Moved by: COUNCILLOR DAVE HAY
That Council schedule a Public Hearing for Bylaw No. 14-737 to be held on February 10, 2015, at 10:00 a.m. for the re-designation on the proposed 13.68 hectare ± (33.80 acre) area as proposed within NE-17-70-22-W5 from Agriculture (A) District to Industrial (I) District.

CARRIED

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

Schedule 'E'
Small Scale Industrial Pursuits as per the MD of Greenview Land Use Bylaw

The applicant has been operating there business under the small scale industrial pursuit in the Agricultural district of the Land Use Bylaw and now due to the number of employees must rezone to Industrial. See the below Definition of a small scale industrial pursuit as well as the agricultural district and uses allowing the applicant to operate up until this point and then please refer to the Industrial district in which is now appropriate for the applicant to continue his operation and amend the parcel proposed.

"SMALL SCALE INDUSTRIAL PURSUIT" means the use of land and/or buildings for a non-agricultural industrial operation of limited size, and which is incidental or subordinate to the use of a parcel of land for agricultural purposes, and includes such uses as auto body shops, metal fabrication operations, and the manufacture of finished wood products.

9.9 SMALL SCALE INDUSTRIAL PURSUITS

9.9.1 Small scale industrial pursuits shall be no more than supplementary to the use of a parcel of land for agricultural purposes and shall not:

a) Take place on a parcel of land or portion of a quarter section greater than 4 ha (10 ac) in size;

b) Take place on a parcel used for residential purposes;

c) Employ in excess of ten persons;

d) Create a nuisance by way of dust, noise, smell, smoke or traffic generation.

SECTION 11 DISTRICT RULES

11.1 AGRICULTURE (A) DISTRICT

11.1.1 PURPOSE

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

Permitted Uses	Discretionary Uses
Accessory Buildings and Uses	Agricultural Industries
Agriculture (Extensive)	Agriculture (Intensive)
Dugouts	Airports and Airstrips
Manufactured Homes	Apiaries
Public Uses	Compressor Stations
Public Utilities	Confined Feeding Operations
Single Family Dwellings	Garden Suites
	Home Occupations (Major)
	Home Occupations (Minor)
	Kennels
	Meter Stations
	Recreation (Extensive)
	Removal of Topsoil
	Sand and Gravel Extraction and Stockpiling
	Sawmills
	Signs
	Small Scale Industrial Pursuits
	Solar Collector [1]
	Temporary Outdoor Pipe and Equipment Storage
	Wind Energy Conversion System (Category 1 or 2)[1]

11.1.2 SITE PROVISIONS

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

a) Lot Area:

i)	Farmstead Separation or Country Residential Parcel:	Minimum: 1.2 ha (3 ac) Maximum: 4.0 ha (10 ac), or at the discretion of the Development Authority, based on the need to accommodate related farm buildings and improvements.

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

ii)	Extensive Agriculture:	64.7 ha (160 ac) or at the discretion of the Development Authority.
iii)	All Other Uses:	At the discretion of the Development Authority.
b)	Front Yard (min):	See Section 9.1
c)	Rear Yard (min):	15 m (50 ft)
d)	Side Yard (min):	15 m (50 ft)
e)	Lot Density:	One (1) lot plus the balance of the quarter section.

11.1.3 Additional Requirements: Confined Feeding Operations

All applications for confined feeding operations are to be submitted to the Natural Resources Conservation Board for review and approval in accordance with the Agricultural Operation Practices Act.

11.5 INDUSTRIAL (I) DISTRICT

11.5.1 PURPOSE

The purpose of this District is to provide for industrial uses that require relatively large tracts of unserviced land and are related to natural resource or industrial development.

Permitted Uses	Discretionary Uses
Accessory Buildings and Uses	Agricultural Industries
Agriculture (Extensive)	Auto Body and Paint Shops
Public Uses	Auto Wreckers and Salvage Yards
Public Utilities	Dwelling unit if occupied by business operator or caretaker
	Fuel Depots including Services Stations and Card Locks
	Industrial Landfills
	Large Scale Manufacturing Plants
	Oil and Gas Processing Plants
	Oil field waste disposal such as but not limited to land farms, deep well disposal systems
	Open or covered storage of goods, equipment, vehicles or machinery
	Petrochemical Processing Plants
	Rail Yards
	Sand and gravel stockpiling and processing
	Sawmills
	Signs
	Solar Collector
	Storage, processing or production of dangerous goods
	Trucking Operations or Terminals
	Wind Energy Conversion System (Category 3) [1]
	Wind Farm [1]

11.5.2 SITE PROVISIONS

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

a)	Lot Area (min):	At the discretion of the Development Authority, based on the minimum amount required to accommodate the proposed use.
b)	Front Yard (min):	See Section 9.1
c)	Side Yard (min):	15 m (50 ft). If adjacent to a roadway, Section 9.1 shall apply.
d)	Rear Yard (min):	15 m (50 ft)

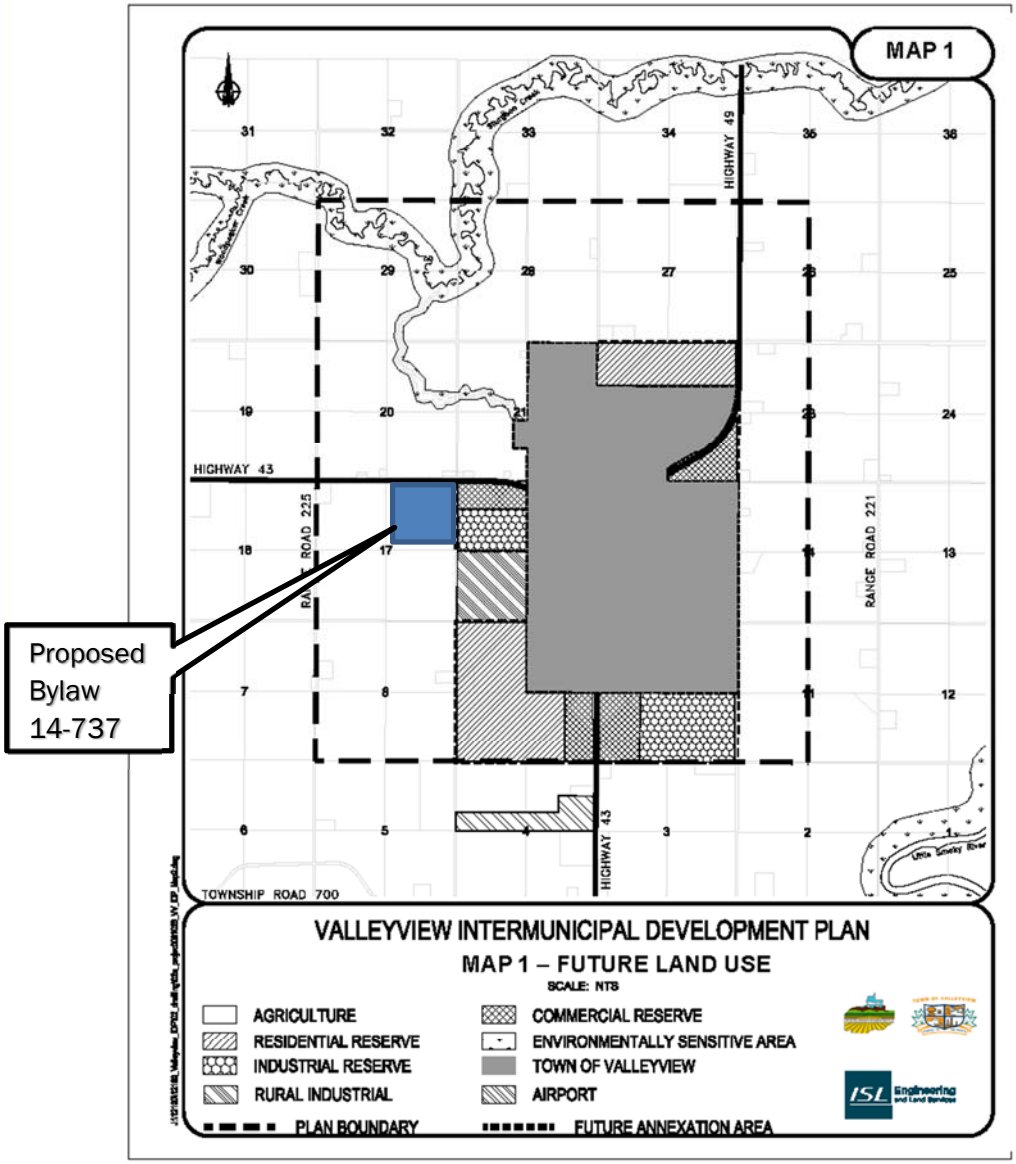
[1] Added by Bylaw No. 10-628 December 15, 2010

11.5.3 ADDITIONAL REQUIREMENTS

a) Developers in this District may be required to demonstrate an adequate water supply exists to provide for fire fighting needs. This may be demonstrated by means of pump tests on wells or through the provision of dugouts or other stored water supplies;

b) Emergency response plans may be required where the development involves the production, storage, or use of materials that may be hazardous.

Schedule 'F'


MAP 1
HIGHWAY 49
HIGHWAY 43
RANGE ROAD 225
RANGE ROAD 221
TOWNSHIP ROAD 700
Proposed Bylaw 14-737
VALLEYVIEW INTERMUNICIPAL DEVELOPMENT PLAN
MAP 1 – FUTURE LAND USE
SCALE: NTS
AGRICULTURE
RESIDENTIAL RESERVE
INDUSTRIAL RESERVE
RURAL INDUSTRIAL
COMMERCIAL RESERVE
ENVIRONMENTALLY SENSITIVE AREA
TOWN OF VALLEYVIEW
AIRPORT
PLAN BOUNDARY
FUTURE ANNEXATION AREA
ISL Engineering

BYLAW NO. 14-737
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. **20** in the Land Use Bylaw, being Bylaw No. 03-396, be added to reclassify the following area:

All that Portion of
the Northeast Quarter of Section Seventeen(17)
Within Township Seventy (70)
Range Twenty-two (22), West of the Fifth Meridian (W5M)
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 _____ 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

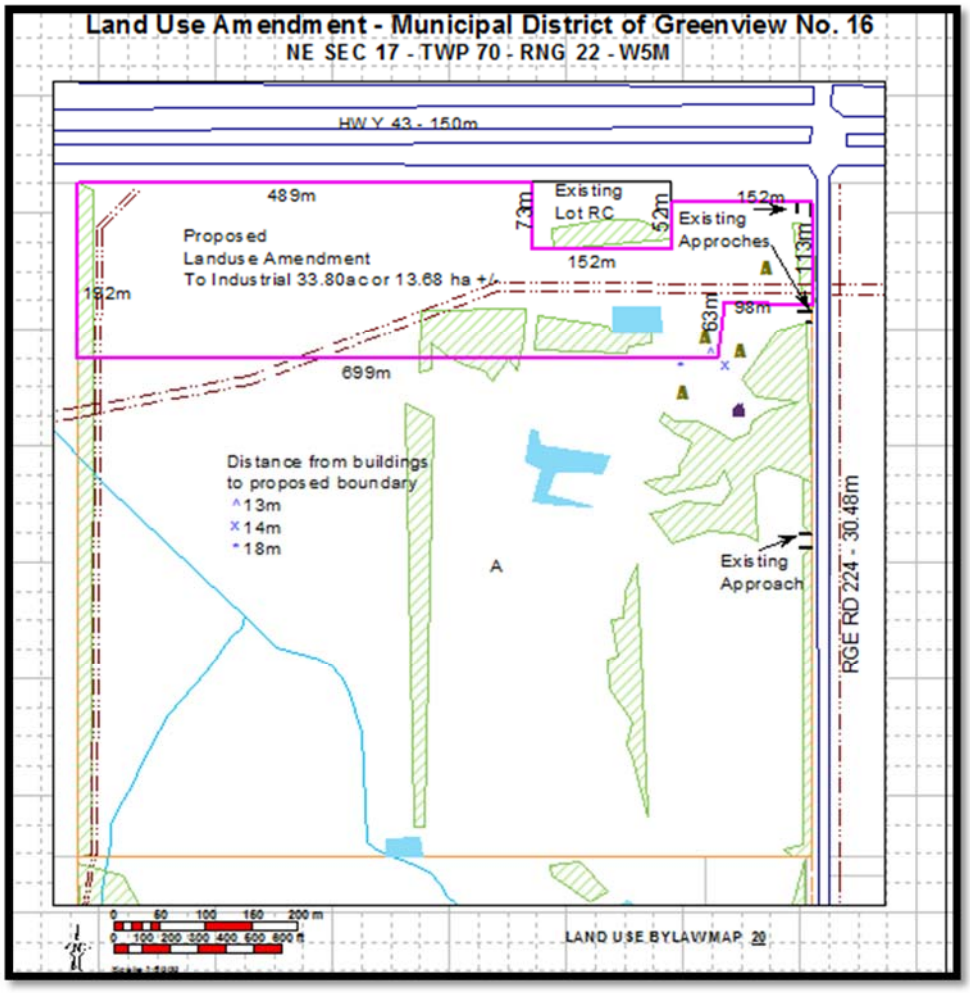
_____
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE “A”

To Bylaw No. 14-737
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All that Portion of
the Northeast Quarter of Section Seventeen(17)
Within Township Seventy (70)
Range Twenty-two (22), West of the Fifth Meridian (W5M)
Is reclassified from Agriculture "A" District to Industrial "I" District,

As identified on Schedule “A” attached,
As identified below:



Request for Decision

SUBJECT:	**Bylaw 14-738, on Plan 082 7469 Block 1, Lot 1 within SW 31-71-26-W5M**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	February 10, 2015	CAO:	MH	MANAGER:	SAR
DEPARTMENT:	Infrastructure & Planning	GM:	INT	PRESENTER:	GC
FILE NO./LEGAL:	**A14-015 / Plan 082 7469, Block , Lot 1 within SW 31-71-26-W5M**			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act, Division 12, Bylaws, Regulations, Planning Bylaws 692 (1) - (9).
In accordance with Section 692 of the Municipal Government Act (MGA), prior to giving Second Reading to a Bylaw, Council must hold a Public Hearing. Section 606 of MGA outlines the requirements for advertising, stating the Notice of the Bylaw must be published at least once a week for two consecutive weeks in at least one newspaper or other publication circulating in the area to which the proposed bylaw relates and at least five days prior to the meeting, or mailed or delivered to every residence in the area to which the proposed Bylaw is to be held.

Council Bylaw / Policy (cite) – MD of Greenview No. 16, Land Use Bylaw 03-396, Section 8, Amending this Bylaw, 8.1 Contents of amendment Application, and 8.2 The Amendment Process.

RECOMMENDED ACTION:

MOTION: That Council give Second Reading to Bylaw No. 14-738, re-designate the proposed Lot One (1) 5.31 hectares or 13.12 acres and Lot Two (2) 7.90 hectares or 19.52 acre area as proposed under Plan 082 7469, Block 1, Lot 1, within SW 31-71-26-W5M from Agriculture (A) District to Country Residential One (CR-1) District.

MOTION: That Council give Third Reading to Bylaw No. 14-738, re-designate the proposed Lot One (1) 5.31 hectares or 13.12 acres and Lot Two (2) 7.90 hectares or 19.52 acre area as proposed under Plan 082 7469 Block 1, Lot 1, within SW 31-71-26-W5M from Agriculture (A) District to Country Residential One (CR-1) District.

PURPOSE:

Land Use Amendment Bylaw 14-738 is required for the re-designation of a proposed Lot One (1) 5.31 hectares or 13.12 acres and Lot Two (2) 7.90 hectares or 19.52 acres within Plan 082 7469, Block 1, Lot 1 from Agriculture (A) District to Country Residential One (CR-1) District to permit future country residential two lot subdivision.

BACKGROUND / PROPOSAL:

The proposal was received from Mr. Beairsto on behalf of the applicant in the DeBolt Ward 6 area. To amend the proposed Lot One (1) 5.31 hectares or 13.12ac +/- and Lot Two (2) 7.90 hectares or 19.52ac +/- area as proposed within Plan 082 7469, Block 1, Lot 1, originally part of SW 31-71-26-W5M from Agriculture (A) District to Country Residential One (CR-1) District. This was an existing first parcel out of SW 31-71-26-W5M. First reading for this Bylaw was received January 13, 2015. Further, Council scheduled the Public Hearing for February 10, 2015 at 10 a.m. to be held in Council Chambers.

The proposal was an existing oversized lot as a First Parcel Out. The parcel had originally encompassed a golf course development. Since, the ownership and development has changed with the site no longer being utilized for recreation. The landowner wishes to split the parcel for the creation of two residential lots.

In accordance with **Section 4.2.5** of the **Municipal Development Plan**, Country Residential Subdivisions and Developments may be supported if the following requirements can be met:

(a) The land had low capability for agricultural use;
(b) The land has demonstrated the ability to accommodate on-site water and sewer services;
(c) The proposal does not conflict with existing surrounding agricultural uses;
(d) The parcel offers suitable building site;
(e) Significant recreational or environmental areas should not be negatively impacted;
(f) The site has access to the satisfaction of the Municipal District; and
(g) The proposed development does not unduly hinder future extraction of known natural areas.

In accordance with the MD's Land Use Bylaw, Country Residential One (CR-1) District allows the required zoning for additional lot development on the outlined proposal. Therefore, the proposal would meet the current municipal legislation requirements as outlined above.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – 1. That Council considered the information from the Public Hearing and grant Second and Third Readings to Bylaw No. 14-738.

2. That Council Table Bylaw No. 14-738, for further discussion or information.

3. That Council consider the information from the Public Hearing and defeat Second Reading to Bylaw No. 14-738.

Benefits – Additional residential opportunities to rate payers within the municipality and offers economic options for the municipality to continue to grow.

Disadvantages - Increased opportunity for conflicts with surrounding Land Uses.

COSTS / SOURCE OF FUNDING:

The application has been endorsed by the landowner(s), and the applicable fees have been received on Receipt Number 0126075.

ATTACHMENT(S):

- Schedule ‘A’ – Application
- Schedule ‘B’ – Site Plan & Location Map
- Schedule ‘C’ – Referral Comments
- Schedule ‘D’ – Bylaw 14-738.

Schedule 'A' – Application

MUNICIPAL DISTRICT OF GREENVIEW No. 16

RECEIVED 2 9 2014 VALLEYVIEW

LAND USE AMENDMENT APPLICATION – FORM A

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

71529 RGE RD 10

FOR ADMINISTRATIVE USE

LUB MAP NO. 233	BYLAW NO. c
APPLICATION NO. A14-015	
RECEIPT NO. 0126075	
ROLL NO. 317333	
RFLA RATING	

NAME OF APPLICANT(S)	BRUCE A. BEAIRSTO, A.L.S.	
ADDRESS	10940 - 92 AVE.	
	GRANDE PRAIRIE, AB.	
POSTAL CODE	TELEPHONE (Res.)	(Bus.)
T8V 6B5	780 532-4919	

Complete if Different from Applicant

NAME OF REGISTERED LANDOWNER(S)	DOUGLAS & SHARLENE KAETLER	
ADDRESS	P.O. BOX 23054	
	GRANDE PRAIRIE, AB.	
POSTAL CODE	TELEPHONE (Res.)	(Bus.)
T8V 6X2	780-897-2044	

Legal description of the land affected by the proposed amendment

QTR./L.S.	SEC	TWP.	RG.	M.	OR	REGISTRATION PLAN NO.	BLOCK	LOT
SW	31	71	26	5		082 7469	1	1

Land Use Classification for Amendment Proposed:

FROM:	AG	TO:	CR-1

Reasons Supporting Proposed Amendment:

TO ACCOMMODATE THE PROPOSED SUBDIVISION

Physical Characteristics:

Describe Topography:	MIXED	Vegetation:	OPEN YARD SITE	Soil:	LOAM & CLAY

Water Services:

Existing Source:	DUGOUT ON LOT 2	Proposed Water Source:	WELL ON LOT 1

Sewage Services:

Existing Disposal:	PUMPOUT ON LOT 2	Proposed Disposal:	PUMPOUT ON LOT 1

Approach(s) Information:

Existing:	SEE TENTATIVE PLAN	Proposed:	

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

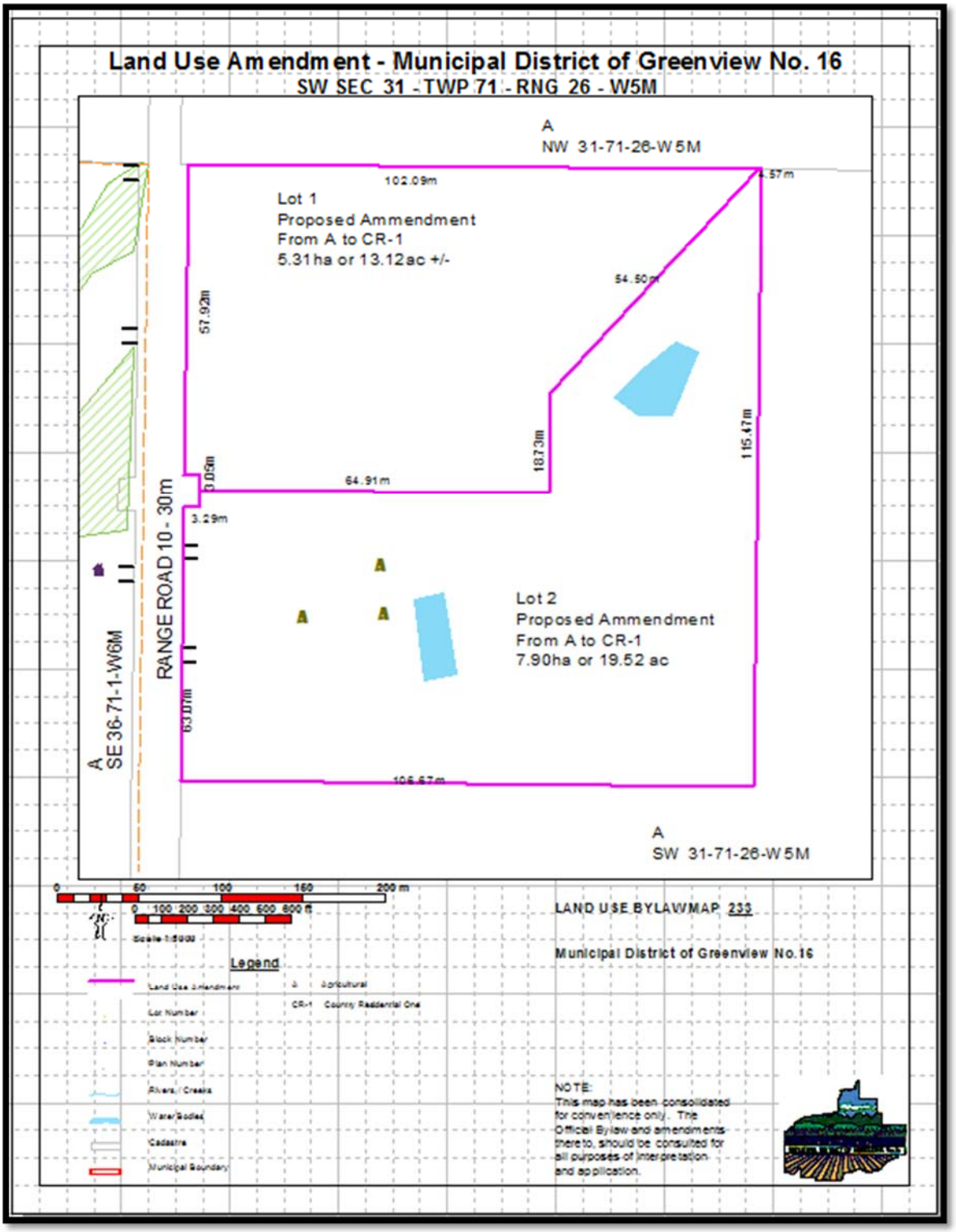
Date: AUGUST 25, 2014 Applicant(s): BRUCE A. BEAIRSTO, A.L.S.

Date: AUGUST 25, 2014 Registered Landowner(s): Doug Kaetler

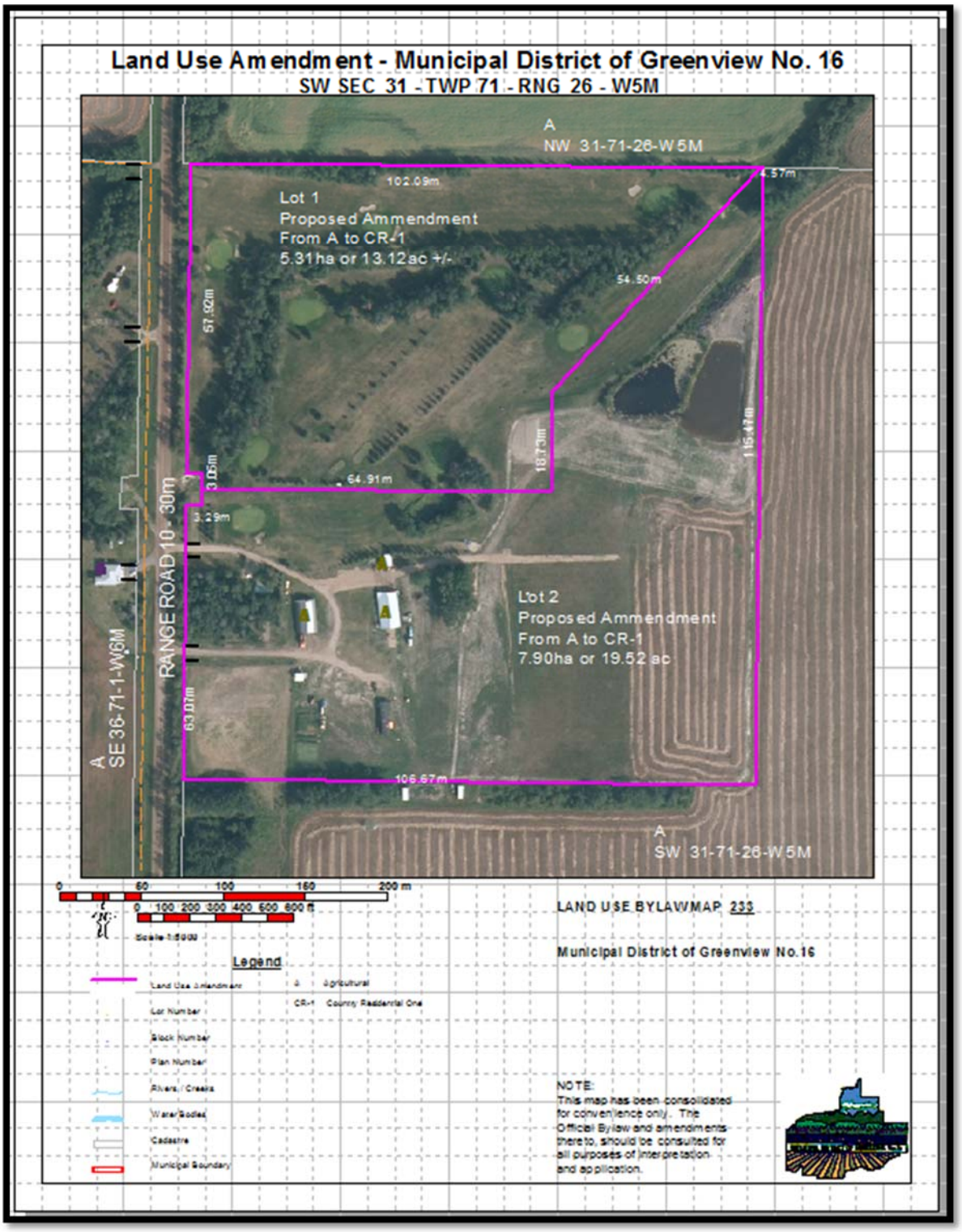
NOTE: Registered Landowner(s) Signatures required if different from Applicant.

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

Schedule 'A' – Application



Schedule 'A' – Application



Schedule 'A' – Application

LAND LOCATION MAP

APPLICATION A14-015 – SW-31-71-26-W5, Lot 1, Block 1, Plan 0827469

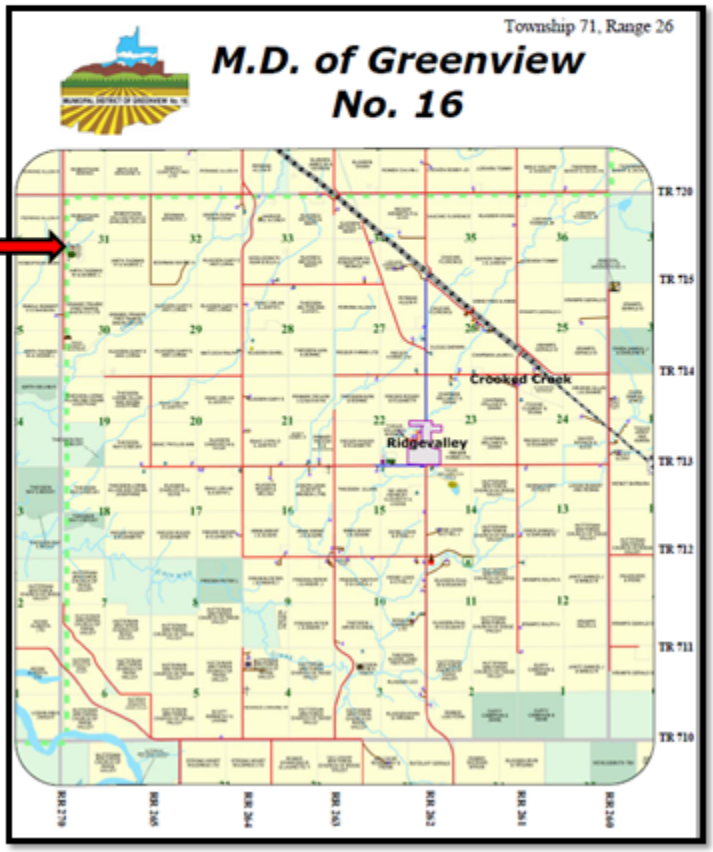
APPLICANT: BRUCE BEAIRSTO, ALS LANDOWNER: DOUGLAS & SHARLENE KAETLE

PROPOSED AMENDMENT OF AGRICULTURAL (A) TO COUNTRY RESIDENTIAL ONE (CR-

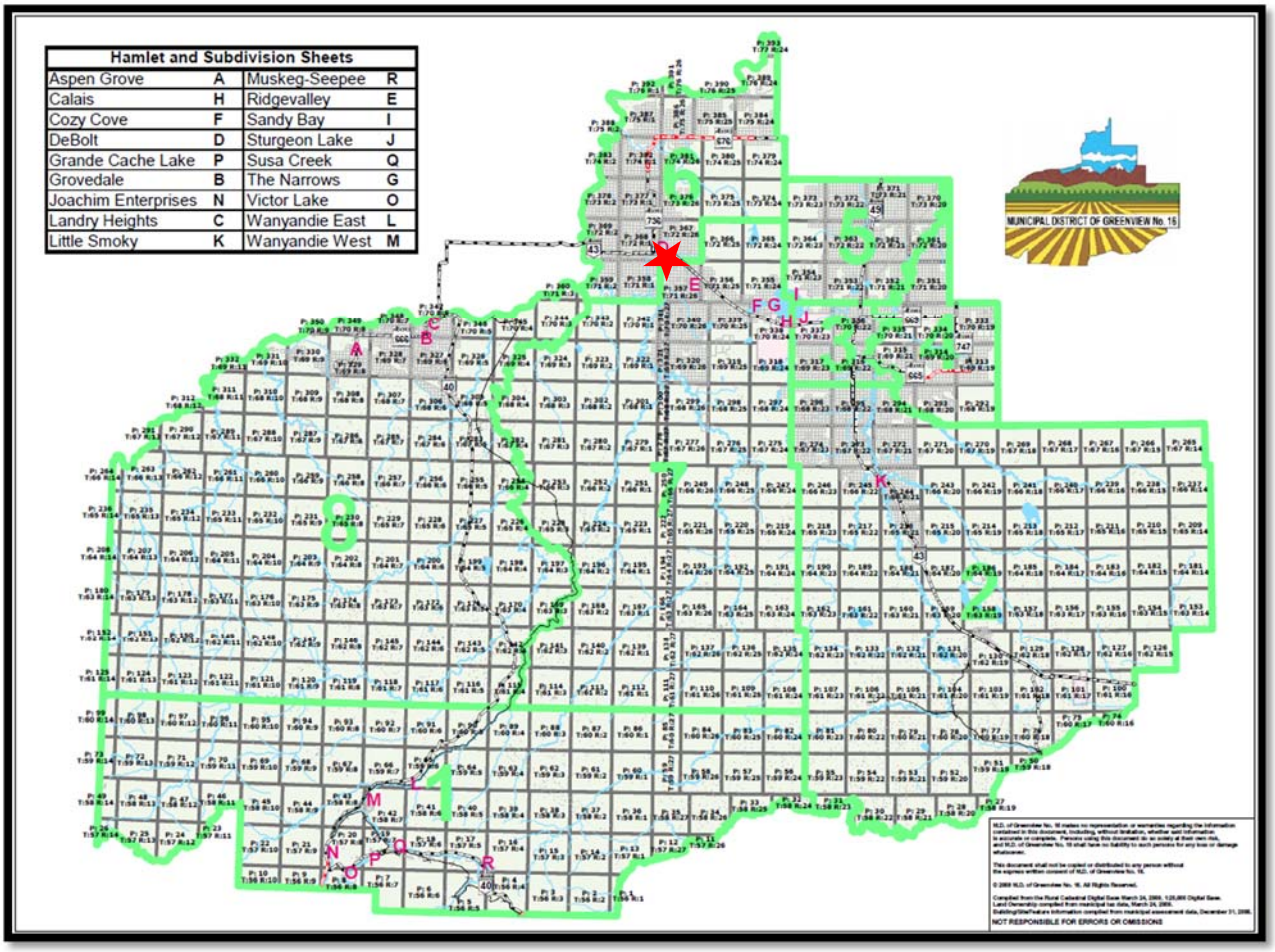
CONSISTS OF TWO LOTS:

LOT 1 = 5.31 hectares ± (13.12 acres) LOT 2 = 7.90 hectares ± (19.52 acres)

TOTAL 13.21 hectares ± (32.62 acres)



Schedule 'A' – Application



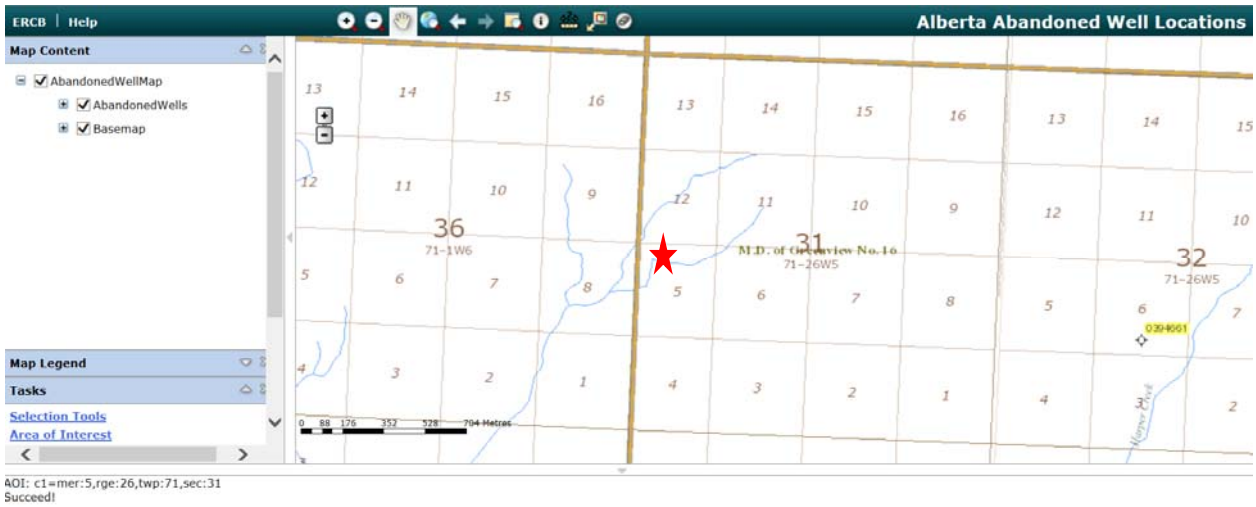
PROPOSED LAND USE AMENDMENT
FARMLAND REPORT & MAP

FILE NO. A14-015 LEGAL LOCATION: SW-31-70-26-W5

APPLICANT: DOUGLAS & SHARLENE KAETLER LANDOWNER: DOUGLAS & SHARLENE KAETLER

Farmland rating report not available on this parcel

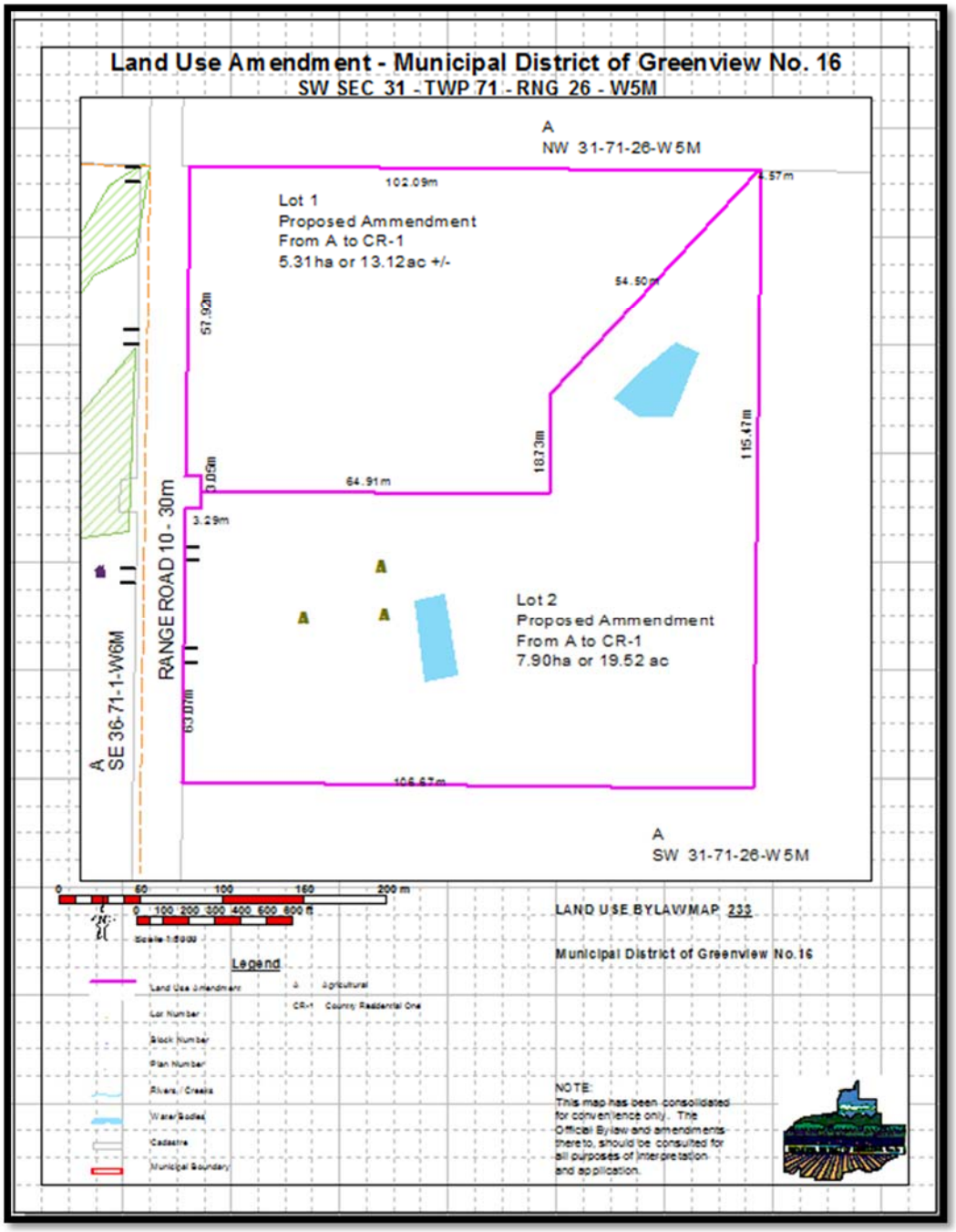
Schedule 'A' – Application

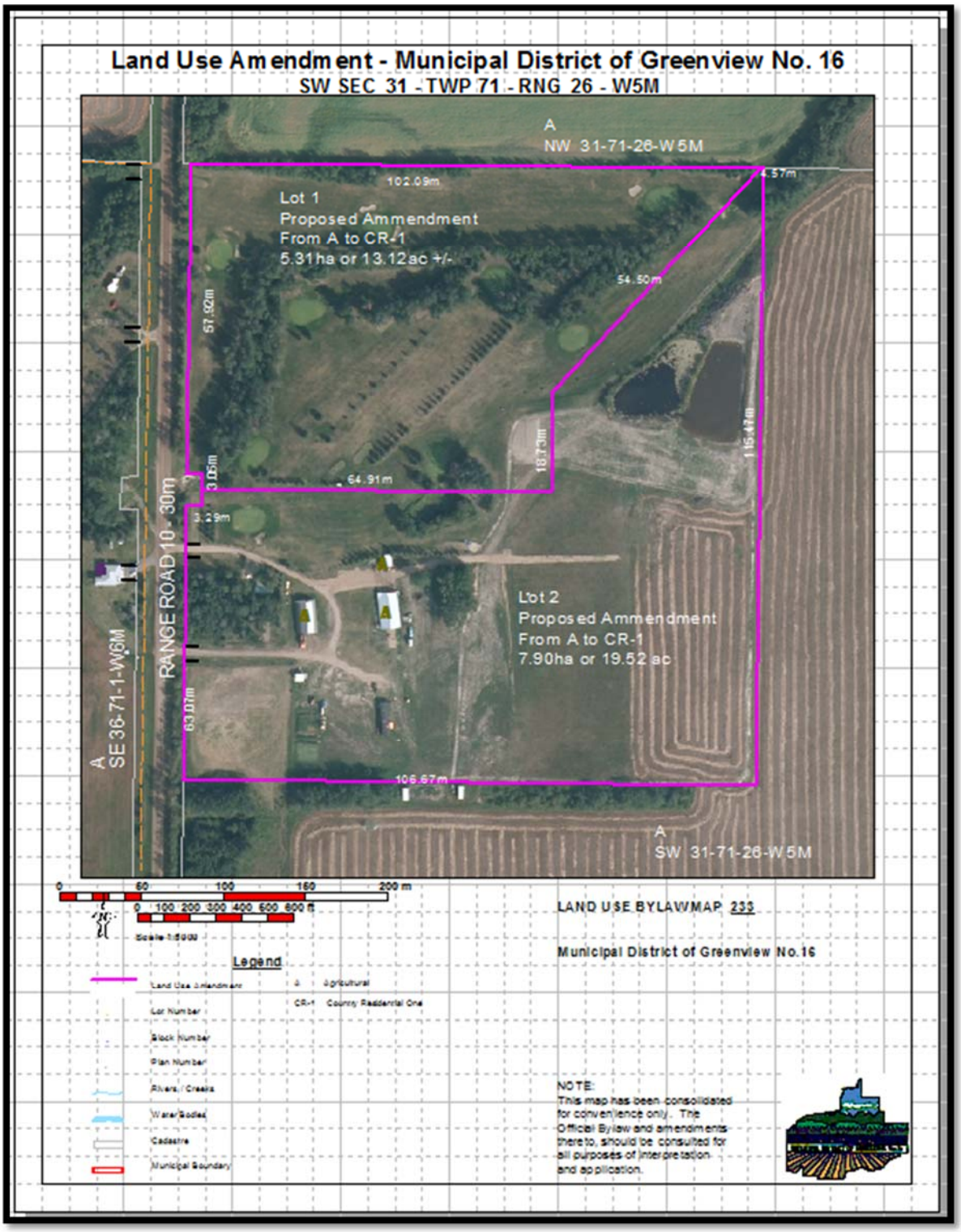


Request for Decision

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

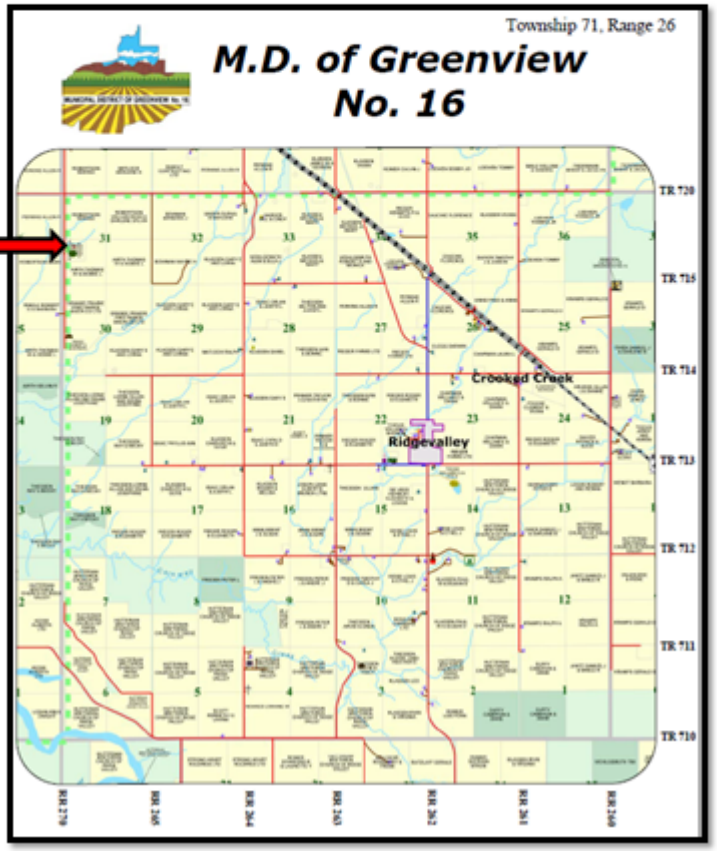
Schedule 'B'
Site Plan and Location Map

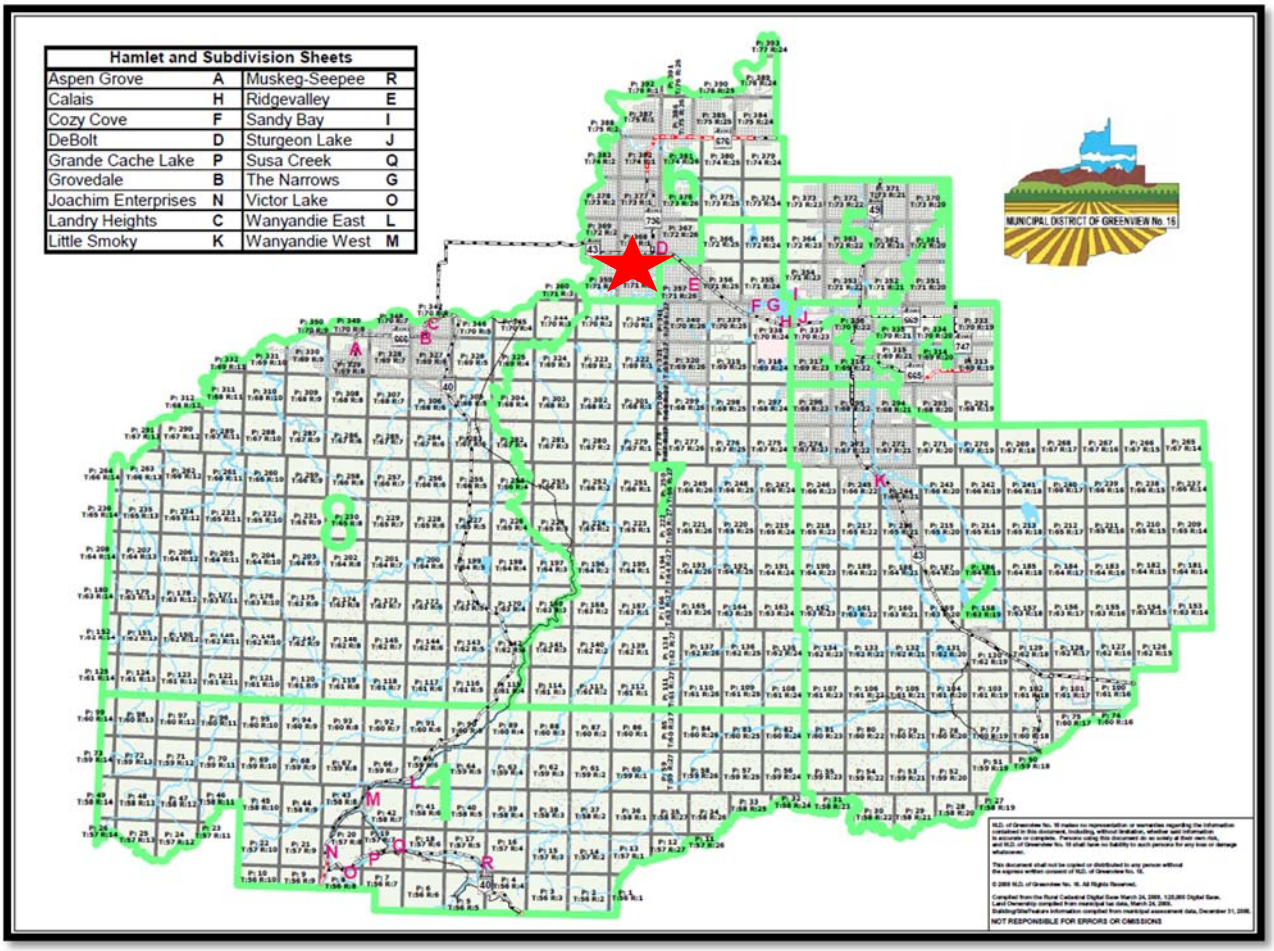



Land Use Amendment - Municipal District of Greenview No. 16
SW SEC 31 - TWP 71 - RNG 26 - W5M
A
NW 31-71-26-W5M
102.09m
4.57m
Lot 1
Proposed Ammendment
From A to CR-1
5.31ha or 13.12ac +/-
54.50m
57.92m
187.3m
115.43m
3.05m
64.91m
3.29m
RANGE ROAD 10 - 30m
A
SE 36-71-1-W6M
Lot 2
Proposed Ammendment
From A to CR-1
7.90ha or 19.52 ac
63.07m
106.67m
A
SW 31-71-26-W5M
0 50 100 150 200 m
0 100 200 300 400 600 800 ft
Legend
Land Use Amendment
Lot Number
Block Number
Plan Number
Rivers / Creeks
Water Bodies
Cadastre
Municipal Boundary
A Agricultural
CR-1 Country Residential One
LAND USE BYLAWMAP 233
Municipal District of Greenview No.16
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.

Schedule 'B'
Site Plan and Location Map

LAND LOCATION MAP
APPLICATION A14-015 – SW-31-71-26-W5, Lot 1, Block 1, Plan 0827469
APPLICANT: BRUCE BEAIRSTO, ALS LANDOWNER: DOUGLAS & SHARLENE KAETLER
PROPOSED AMENDMENT OF AGRICULTURAL (A) TO COUNTRY RESIDENTIAL ONE (CR-1)
CONSISTS OF TWO LOTS:
LOT 1 = 5.31 hectares ± (13.12 acres) LOT 2 = 7.90 hectares ± (19.52 acres)
TOTAL 13.21 hectares ± (32.62 acres)




Hamlet and Subdivision Sheets
Aspen Grove A
Calais H
Cozy Cove F
DeBolt D
Grande Cache Lake P
Grovedale B
Joachim Enterprises N
Landry Heights C
Little Smoky K
Muskeg-Seepee R
Ridgevalley E
Sandy Bay I
Sturgeon Lake J
Susa Creek Q
The Narrows G
Victor Lake O
Wanyandie East L
Wanyandie West M
MUNICIPAL DISTRICT OF GREENVIEW No. 16

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

Schedule 'C'
Referral Comments

From: Warren, William
Sent: Wednesday, October 08, 2014 4:38 PM
To: @ Electric Land Inquiries
Subject: RE: AEL2014-1235 - Notice to Referral Agencies A14-015

Hi Rita,

No IOP is required for this application.

Thanks

William Warren, C.E.T
Survey Plan Supervisor | Engineering and Construction
ATCO Electric | Distribution Division
9602-123 Street | Grande Prairie, AB T8W 0J7
T. 780.830.2938 | C. 780.831.0642
E. william.warren@atcoelectric.com
www.atcoelectric.com

From: @ Electric Land Inquiries
Sent: Wednesday, October 08, 2014 8:35 AM
To: Warren, William
Subject: AEL2014-1235 - Notice to Referral Agencies A14-015

Hi Bill,

For your review and response.

Thanks.

1

Schedule 'C'
Referral Comments

2014-10-13 10:46 EASTSMOKYGASCOOP 1780957254 >> 780 524-4307 P 4/5

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: October 07, 2014 **File No.:** A14-015

Legal Description: SW-31-71-26-W5 Lot 1, Block 1, Plan 0827469

Applicant: BRUCE BEAIRSTO, ALS

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, November 05, 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 and Development, at the number provided.

COMMENTS: No Concerns

NAME (PLEASE PRINT) Bill Harder **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 Resources Development - James Proudfoot - Fax: - Email: James.Proudfoot@gov.ab.ca
- ☐ Alberta Municipal Affairs - Safety Services - Tony Winia - Fax: (780) 833-4326 - Email: Tony.winia@gov.ab.ca
- ☐ ATCO Electric - Rita Klasson, Land Administrator - Fax: - Email: LandInquiries@atcoelectric.com
- ● East Smoky Gas Co-op - Bill Harder - Fax: (780) 957-2544 - Email: bill@esgas.ca
- ☐ M.D. Road Manager - Dennis Loewen - Fax: (780) 539-7711 - Email: Dennis.Loewen@mdgreenview.ab.ca
- ☐ Peace Wapiti School Division - - Fax: (780) 532-4234 - Email:

BYLAW NO. 14-738
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. **233** in the Land Use Bylaw, being Bylaw No. 03-396, be added to reclassify the following area:

All that Portion of
the Southwest Quarter of Section Thirty-one(31)
Within Township Seventy-one (71)
Range Twenty-six (26), West of the Fifth Meridian (W5M)
Plan 082 7469 Block 1, Lot 1
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 13TH day of JANUARY, A.D., 2015.

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

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

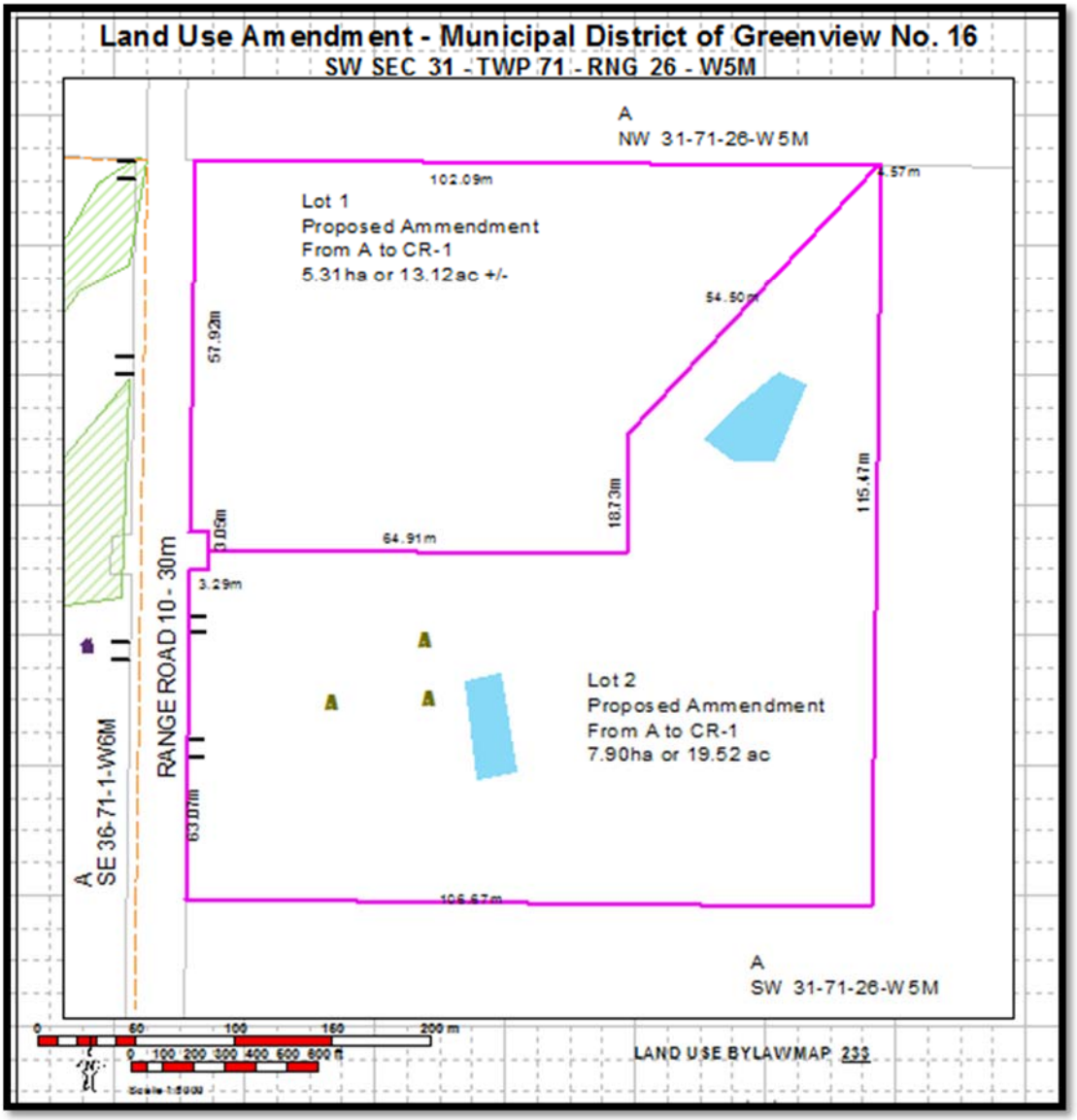
_____
REEVE

_____
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE “A”

To Bylaw No. 14-738
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All that Portion of
the Southwest Quarter of Section Thirty-one(31)
Within Township Seventy-one (71)
Range Twenty-six (26), West of the Fifth Meridian (W5M)
Is reclassified from Agriculture "A" District to Country Residential One "CR-1" District,
Plan 082 7469 Block 1, Lot 1
As identified on Schedule “A” attached,
As identified below:



Request for Decision

SUBJECT:	**2014 Valleyview Policing Stats**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	February 10, 2015	CAO:	MH	MANAGER:	INT
DEPARTMENT:	CAO Services	GM:	INT	PRESENTER:	INT
FILE NO./LEGAL:	N/A			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council accept for information the 2014 Valleyview Policing Stats presentation.

BACKGROUND / PROPOSAL:

Sgt. Bruce Bracken requested to attend a Council Meeting to present the 2014 Valleyview Policing Stats and to ask Council for their policing priorities for the 2015 calendar year.

In 2014 the detachment, community partners and organizations focused on:

- Family Violence
- Drug and Alcohol Abuse
- Crime Reduction

OPTIONS - BENEFITS / DISADVANTAGES:

Options – N/A

Benefits – N/A

Disadvantages – N/A

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- Greenview Two Year Comparison - Policing Stats

MD of Greenview - Valleyview Provincial Detachment
Statistical Comparison of Quarter 4 and Year to Date
Year 2013 - 2014

Wednesday, January 07, 2015

	2013		2014		% Change	
CATEGORY	Quarter 4 - 2013	YTD	Quarter 4 - 2014	YTD	Quarter 4	YTD
Homicide	0	0	0	0	0.0%	0.0%
Offences Related to Death	0	0	0	0	0.0%	0.0%
Robbery	0	0	0	3	0.0%	300.0%
Sexual Assaults	0	0	0	1	0.0%	100.0%
Other Sexual Offences	0	0	0	1	0.0%	100.0%
Assault	0	12	4	27	400.0%	125.0%
Kidnapping/Hostage/Abduction	0	0	0	2	0.0%	200.0%
Extortion	0	0	0	0	0.0%	0.0%
Criminal Harassment	0	0	0	1	0.0%	100.0%
Uttering Threats	1	2	1	7	0.0%	250.0%
Other Persons	0	0	0	0	0.0%	0.0%
TOTAL PERSONS	**1**	**14**	**5**	**42**	**400.0%**	**200.0%**
Break & Enter	2	8	11	38	450.0%	375.0%
Theft of Motor Vehicle	3	11	8	25	166.7%	127.3%
Theft Over	1	6	2	8	100.0%	33.3%
Theft Under	3	11	7	27	133.3%	145.5%
Possn Stn Goods	0	2	3	11	300.0%	450.0%
Fraud	1	6	0	3	-100.0%	-50.0%
Arson	0	5	1	4	100.0%	-20.0%
Mischief To Property	4	23	6	31	50.0%	34.8%
TOTAL PROPERTY	**14**	**72**	**38**	**147**	**171.4%**	**104.2%**
Offensive Weapons	1	1	1	12	0.0%	1100.0%
Disturbing the peace	0	5	0	3	0.0%	-40.0%
OTHER CRIMINAL CODE	**0**	**12**	**8**	**38**	**800.0%**	**216.7%**
TOTAL OTHER CRIMINAL CODE	**1**	**18**	**9**	**53**	**800.0%**	**194.4%**
TOTAL CRIMINAL CODE	16	104	52	242	225.0%	132.7%
Drug Enforcement - Production	0	0	1	1	100.0%	100.0%
Drug Enforcement - Possession	1	9	0	13	-100.0%	44.4%
Drug Enforcement - Trafficking	0	2	0	3	0.0%	50.0%
Drug Enforcement - Other	0	0	0	0	0.0%	0.0%
Total Drugs	**1**	**11**	**1**	**17**	**0.0%**	**54.5%**
Federal - General	0	3	0	1	0.0%	-66.7%
TOTAL FEDERAL	**1**	**14**	**1**	**18**	**0.0%**	**28.6%**
Liquor Act	1	28	3	22	200.0%	-21.4%
Other Provincial Stats	6	27	6	29	0.0%	7.4%
Total Provincial Stats	**7**	**55**	**9**	**51**	**28.6%**	**-7.3%**
Municipal By-laws Traffic	0	0	0	0	0.0%	0.0%
Municipal By-laws	0	1	0	0	0.0%	-100.0%
Total Municipal	**0**	**1**	**0**	**0**	**0.0%**	**-100.0%**
Fatals	5	7	0	1	-100.0%	-85.7%
Injury MVAS	4	17	0	10	-100.0%	-41.2%
Property Damage MVAS (Reportable)	73	175	55	155	-24.7%	-11.4%
Property Damage MVAS (Non Reportable)	9	27	4	20	-55.6%	-25.9%
TOTAL MVAS	**91**	**226**	**59**	**186**	**-35.2%**	**-17.7%**
Provincial Traffic	**158**	**703**	**130**	**698**	**-17.7%**	**-0.7%**
Other Traffic	**0**	**4**	**0**	**3**	**0.0%**	**-25.0%**
Criminal Code Traffic	**14**	**70**	**12**	**65**	**-14.3%**	**-7.1%**
Common Police Activities	A	B	C	D	E	F
False Alarms	2	9	6	27	200.0%	200.0%
False/Abandoned 911 Call	16	66	0	47	-100.0%	-28.8%
Prisoners Held	5	29	7	28	40.0%	-3.4%
Written Traffic Warnings	13	48	1	29	-92.3%	-39.6%
Index Checks	0	0	0	0	0.0%	0.0%
Fingerprints taken for Public	0	0	0	0	0.0%	0.0%
Persons Reported Missing	1	3	1	2	0.0%	-33.3%
Request to Locate	2	7	0	2	-100.0%	-71.4%
Abandoned Vehicles	10	18	7	27	-30.0%	50.0%
VSU Accepted	4	12	4	24	0.0%	100.0%
VSU Declined	4	25	25	70	525.0%	180.0%
VSU Requested but not Avail.	0	0	0	0	0.0%	0.0%
VSU Proactive Referral	1	6	3	8	200.0%	33.3%

This Report is generated from the PRIME database and current scoring of files.

MD of Greenview - Valleyview Provincial Detachment
Statistical Comparison of Quarter 4 and Year to Date
Year 2013 - 2014

Quarter 4 Criminal Code Summary

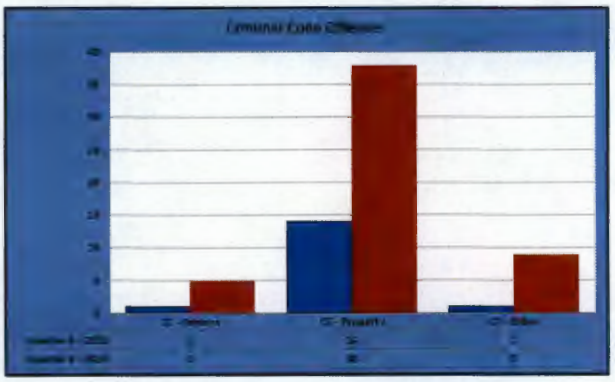
CATEGORY TOTALS	Quarter 4 - 2013	Quarter 4 - 2014	% Change
CC - Persons	1	5	400.0%
CC - Property	14	38	171.4%
CC - Other	1	9	800.0%
TOTAL CRIMINAL CODE	16	52	225.0%

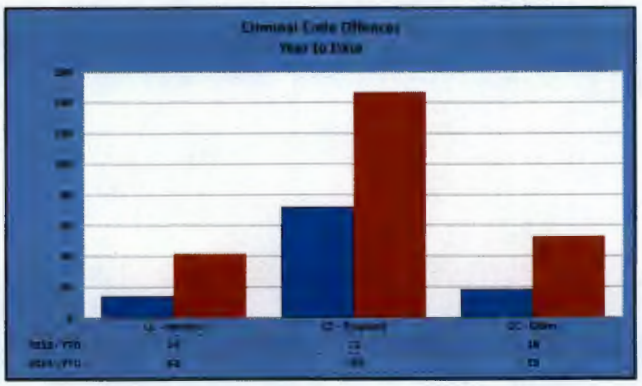
CLEARANCE RATES	Quarter 4 - 2013	Quarter 4 - 2014
CC - Persons	100%	100%
CC - Property	14%	18%
CC - Other	100%	111%
TOTAL CRIMINAL CODE	25%	42%

YTD Criminal Code Summary

CATEGORY TOTALS	2013 - YTD	2014 - YTD	% Change
CC - Persons	14	42	200.0%
CC - Property	72	147	104.2%
CC - Other	18	53	194.4%
TOTAL CRIMINAL CODE	104	242	132.7%

CLEARANCE RATES	2013 - YTD	2014 - YTD
CC - Persons	93%	86%
CC - Property	26%	27%
CC - Other	89%	89%
TOTAL CRIMINAL CODE	46%	50%





Request for Decision

SUBJECT:	**Little Smoky Cemetery Committee**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	February 10, 2015	CAO:	MH	MANAGER:	INT
DEPARTMENT:	CAO Services	GM:	INT	PRESENTER:	LK
FILE NO./LEGAL:	File Number,Legal or N/A.			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – Bylaw 97-218, 9.1 There is hereby established a Committee which shall consist of: five members at large from the municipality or who may have a vested interest in the cemetery, one of which shall serve as Caretaker; plus one municipal Councillor for the area served, as appointed by resolution of Council from time to time.

RECOMMENDED ACTION:

MOTION: That Council appoint Anne Nichols, Doreen Hebert and Joe Arnault to sit as Members at Large on the Little Smoky Cemetery Committee.

BACKGROUND / PROPOSAL:

Greenview owns four cemeteries within the municipality. Each cemetery is to appoint one (1) Councillor and five (5) Members at Large. Currently Reeve Gervais and two (2) members sit on the Little Smoky Cemetery Committee.

At the last committee meeting Ms. Nichols, Ms. Hebert and Mr. Arnault voiced interest to Reeve Gervais regarding the three (3) empty seats on the Little Smoky Cemetery Committee.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council may choose to not appoint Anne Nichols, Doreen Hebert and Joe Arnault to sit on the committee.

Benefits – The Little Smoky Cemetery Committee will have a full committee.

Disadvantages – There are no perceived disadvantages.

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- Bylaw 97-218

BYLAW NO. 97-218

of the Municipal District of Greenview No. 16

A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, for the purpose of establishing control of cemetery operations, and hereby known as the 'Cemetery Bylaw'.

WHEREAS, the Municipal District of Greenview No. 16 is recognized as the owner of cemeteries, as defined in the *Cemeteries Act*, Chapter C-2;

THEREFORE, the Council for the Municipal District of Greenview No. 16, duly assembled, enacts as follows:

1. PURPOSE:

1.1 The purpose of this bylaw is to establish a bylaw to control the operations of cemeteries owned by the Municipal District of Greenview No. 16.

2. DEFINITIONS:

2.1 **Caretaker** means the person placed in charge of the cemetery by resolution of Committee.

2.2 **Cemetery** means land that is set apart or used as a place for the burial of dead human bodies or other human remains, or in which dead human bodies or other human remains are buried, owned by the Municipal District of Greenview.

2.3 **Committee** means an Advisory Committee that may be formed to advise and recommend to the Council on matters required in the performance of this Bylaw.

2.4 **Fees** means a Schedule of Fees and Charges as established by the Committee.

2.5 **Lot** means a single grave site.

2.6 **Maintenance** means both short and long term care of the cemetery.

2.7 **Memorial Fund** is moneys donated for the purpose of maintenance or beautification of the cemetery. This money is to be transferred to the trust fund unless specified for a certain project by the donor.

2.8 **Monument;** for the purpose of this Bylaw, a monument shall be understood to be any permanent memorial structure.

2.9 **Municipality** means the Municipal District of Greenview No. 16.

2.10 **Plot** means two or more lots shown on a plan and officially recorded with the Committee.

2.11 **Trust Fund** is moneys from the Memorial Fund that are placed in a term deposit or other savings to generate interest for the maintenance and beautification of the cemetery.

3. CONTROL:

3.1 The municipality may delegate its authority to the Committee with respect to the control and maintenance of the cemetery.

3.3 The Committee shall supervise all sales of lots and plots.

3.4 The Committee shall keep a correct account of all revenues and expenditures made in connection with the cemetery.

3.5 Two copies of all burial records (sales of lots or plots) and reservations shall be maintained. One copy of all records shall be forwarded to the municipality prior to June 30th in each year.

4. SALES AND RESERVATIONS:

4.1 The Committee shall from time to time review and recommend to the municipality the prices for all lot and plot sales, the charges for opening and closing of lots, and the maintenance fees.

4.2 Lots in the cemetery shall be sold by the Committee. Should financial hardship be proven, the Committee may make arrangements with the purchaser of a lot as it sees fit.

4.3 Reservation for one or more lot or plot may be made. However, if after 180 days the lots or plots are not paid for, they will be forfeited.

4.4 If approved by the Committee, lots and plots may be transferred for no more than the original purchase cost set by the Committee.

4.5 It is a condition of every sale that the purchaser expressly waives any claim arising by reason of any error or mis-description of any burial plot. The Committee undertakes that it will attempt, insofar as it is reasonably possible, to avoid such errors but its liability shall only extend to refund in case of error, any money paid to the Committee for a lot or lots and it undertakes to make an equivalent quality of lot or lots available.

4.6 Application for interment should be made 36 hours prior to the time established for burial from May to October inclusive, and 48 hours during the months of November to April inclusive, not including weekends.

5. MONUMENTS:

5.1 The owner of each lot shall have the right to erect thereon a monument or headstone subject to the provisions of the Committee on cemetery monuments.

5.2 The caretaker is to approve any headstone or monument prior to placement on the grave.

5.3 It is the lot owner's responsibility to maintain the monument in a manner acceptable to the caretaker.

5.4 No person shall place upon any monument the name of a dealer, supplier or manufacturer.

5.5 Vertical monuments, tombstones or markers placed above the level of the ground will be allowed.

5.6 All memorials must be of granite, marble, limestone or bronze unless approved in writing by the Caretaker. No fixtures of any type such as pictures or ornaments made of breakable materials may be attached or affixed in any manner whatsoever to any part of a memorial.

5.7 The outside back of any monument on any adult grave, whether it be upright or flat, must be placed exactly sixteen inches from the boundary at the head of the lot. On a child's grave, the outside back of any monument must be placed exactly twelve inches from the boundary at the head of the lot.

5.8 The Committee may allow full length grave covers if they are constructed of granite, marble, limestone or bronze and are no more than six inches above ground level.

5.9 All foundations for erecting memorials shall be made of concrete and must extend not less than six inches around the complete base of the memorial and must be level with the surface of the ground.

5.10 No monument work except markers shall be delivered to a cemetery until the foundation is completed and until the contractor is ready to proceed with the work of erection.

5.11 The behavior of all workmen employed by others upon cemetery property shall be subject to the control of the Caretaker. Contractors, masons, and stone cutters shall lay planks on the lots and paths over which heavy materials are to be moved in order to protect them from injury.

6. CARE OF LOTS:

6.1 The owner of each lot shall have the right to improve his lot at his convenience subject to the provisions of this bylaw.

6.2 To ensure neatness, and to preserve the beauty of the cemetery, the caretaker shall approve the placement and removal of:
a) wreaths, flowers and other removable mementos.
b) flowers, shrubs, weeds and grass growing upon graves.

6.3 Any lot owner shall be allowed to place monuments, plant flower beds, or make any improvements on the lot(s), providing such work is in accordance with this Bylaw, in an area extending five (5) feet from the head of the lot and the full width of the lot less six (6) inches from the boundary on each side (on child's grave - forty (40) inches from the head of the lot and the full width of the lot less six (6) inches from the boundary on each side). They may, however, use the entire lot for a period of not longer than 180 days from the date of interment, after which time the Caretaker may level and landscape to Committee standards.

6.4 No person or lot owner shall plant any tree or shrub or any other plant that will attain a height of 18 inches or over in accordance with No. 6.1 above.

6.5 No person other than the Caretaker shall remove any growing plants, flowers, slips, or cuttings from anywhere in the cemetery.

6.6 The Caretaker may remove, after a period of thirty (30) days, from any lot any weeds, grass, funeral design, or floral pieces which may become wilted, or any other article or thing which is in his opinion unsightly.

7. MISCELLANEOUS PROVISIONS:

7.1 The cemetery shall not be used for any purpose other than burial grounds for dead human bodies and human cremated remains.

7.2 All burials are to be made within the confines of a single lot. There must be a minimum of twelve (12) inches of earth between remains buried in adjoining lots. There shall not be more than two burials in a single adult grave space and there shall be a minimum of three (3) feet of earth above the outer shell. Double burial in one lot must be indicated at the time of sale of the lot.

7.3 There shall not be more than six (6) containers of cremated remains permitted per single lot. There must be a minimum of two and one half (2 1/2) feet of earth placed over each container.

7.4 Provisions may be made to inter more than one stillborn body within the confines of one lot. There must be a minimum of one (1) foot of earth between remains buried in such communal graves, with at least three feet of soil over the uppermost casket.

7.5 No person shall drive a vehicle in the cemetery except at a moderate rate and then only upon the roadway provided for the purpose thereof. The caretaker may at his discretion prohibit the entrance of vehicles into the cemetery when the roads are not fit for vehicles. The owner of any motor vehicle shall be responsible for any damages done by such a vehicle within the boundaries of the cemetery.

7.6 No person shall disturb the quiet and good order of the cemetery by noise or any other improper conduct.

7.7 Any person who willfully damages or destroys or removes any tomb, monument, gravestone or any other structure placed in the cemetery or any railing or other work for the protection or ornamentation of the cemetery or burial lot, or willfully damages or destroys any tree, shrub or plant in the cemetery, or any person who in the cemetery discharges firearms (save at military funerals) or commits a nuisance, shall be prosecuted to the fullest extent of the law.

8. MEMORIAL FUND AND TRUST FUND:

8.1 Two separate accounts are to be set up by the Committee including a Memorial Fund and Trust Fund, and operated by the Committee as per this bylaw and any pertinent policy thereto.

8.2 The Committee shall maintain a record of expenditures and revenues relating to all operations of the cemetery, and shall, prior to March 31st of each year, provide to the municipality a financial statement of such expenditures and revenues, signed by two Committee members in good standing.

9. ROLE OF COMMITTEE:

9.1 There is hereby established a Committee which shall consist of: five members at large from the municipality or who may have a vested interest in the cemetery, one of which shall serve as Caretaker; plus one municipal Councilor for the area served, as appointed by resolution of Council from time to time.

9.2 The Committee members term of office shall be for three years, to run concurrently with the municipal election year.

9.3 The positions of Chairman and Treasurer of the Committee shall be elected from within for a one year term.

9.4 The Committee shall operate, maintain and manage the cemetery.

9.5 Subject to the provisions of this bylaw and any policy thereto, the Committee may determine all rules of procedure for the conduct of its meetings, policies, procedures, and the setting of a fee schedule to cover costs for operating and maintaining the cemetery, subject to final approval from the municipality.

10. GENERAL:

10.1 The municipality may enter into agreement with another party for the performance of this bylaw if a Committee is not established.

10.2 This Bylaw may be amended by resolution of Council

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

Read a first time this 13th day of August, A.D., 1997.

Read a second time this 12th day of November, A.D., 1997.

Read a third time and finally passed this 12th day of November, A.D., 1997.

K.P. Mulligan
REEVE

Gordon Trent
MUNICIPAL MANAGER

Request for Decision

SUBJECT:	**John Deere Tractor Tender**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	February 10, 2015	CAO:	MH	MANAGER:	GM
DEPARTMENT:	Infrastructure & Planning/Operations	GM:	GG	PRESENTER:	GM
FILE NO./LEGAL:	N/A			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Council Bylaw / Policy (cite) – Policy No. AD 12 Expenditure Control.

RECOMMENDED ACTION:

MOTION: That Council approve the purchase of two (2) John Deere 6140R Tractors supplied by Prairie Coast Equipment for a total cost of $81,000.00, as per the approved 2015 budget.

BACKGROUND / PROPOSAL:

As a part of the approved 2015 budget the purchase of two John Deere 6140R tractors are needed for mowing, and snow clearing in winter months. One tractor will be located in Valleyview and one in Grovedale.

Based on quotes received by both suppliers if Greenview were to purchase from Martin Deerline in Fahler the distance to complete repair and warranty work would be further from Fahler to Grovedale instead of Grovedale to Grande Prairie and a slightly higher purchase price.

These prices are based on the purchase of two (2) new John Deere tractors.

SUPPLIER	Make	Model	Year	Price per Unit	Less Trade-in	Total Price per Unit	Total Price for 2 Units	Delivery
Prairie Coast Equipment	John Deere	6140R	2015	$132,500	$92,000	$40,500	$81,000	105 days
Martin Deerline	John Deere	6140R	2015	$127,750	$86,400	$41,350	$82,700	147 days

Council may notice that the expenditure for these two tractors are much lower than the funds approved in the 2015 Capital Budget. These units will be included in the Greenview Fixed Asset list at the $132,500.00 purchase value and the trade-in values on units T19 and T20 will be accounted for in the 2015 financial statements as a Disposal of Fixed Assets. Going forward, Administration will endeavour to gather trade-in information from equipment suppliers when developing the annual budgets. This will be reflected in the Capital Purchase Data Sheets as follows: Cost of new unit $132,500.00, trade-in value $92,000.00; net cash required to purchase new unit is $40,500.00.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – To refuse the lowest tender.

Benefits – Utilizing the lowest price for these units. Grande Prairie would be a central service location.

Disadvantages – Administration does not for see any disadvantages with this purchase.

COSTS / SOURCE OF FUNDING:

The costs for the John Deere tractors are captured in the approved 2015 Capital Budget. The original approved budget for each John Deere Tractor was for $155,000.00 each.

ATTACHMENT(S):

- N/A.

Request for Decision

SUBJECT:	**Traffic Impact Assessment Study**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	February 10, 2015	CAO:	MH	MANAGER:	INT
DEPARTMENT:	Infrastructure & Planning	GM:	GG	PRESENTER:	GG
FILE NO./LEGAL:	File Number,Legal or N/A.			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council approve additional funds of $2,800.00 towards the Traffic Impact Assessment Study on 39th Avenue, with funding coming from Engineering-Other Professional Services.

BACKGROUND / PROPOSAL:

On January 20, 2014, Administration received a letter from the Town of Valleyview requesting to share funding costs between Greenview, Town of Valleyview and Minhas Group for a Traffic Impact Assessment on 39th Avenue requested by Alberta Transportation. On February 11, 2014 Council approved $10,000.00 as per the estimate received. On December 31, 2014 administration received an invoice from Town of Valleyview for $12,800.00 for the Traffic Impact Assessment on 39th Avenue for Greenview's 1/3rd cost sharing portion for payment, which is higher than the original estimate by $2,800.00. Currently, Greenview has paid the approved $10,000.00 from the Engineering – Other Professional Services line within the budget.

OPTIONS - BENEFITS / DISADVANTAGES:

Options - Council could deny the request for additional funding and accept for information only.

COSTS / SOURCE OF FUNDING:

Funding to come from Engineering-Other Professional Services.

ATTACHMENT(S):

- NA

Request for Decision

SUBJECT:	**Donation of 100 yd.3 of 4:20 crushed gravel to Valleyview and District Gun Club**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	February 10, 2015	CAO:	MH	MANAGER:	GM
DEPARTMENT:	Infrastructure & Planning/Operations	GM:	INT	PRESENTER:	GM
FILE NO./LEGAL:	n/a			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Council Bylaw / Policy (cite) – Miscellaneous Requests Recreational & Community Facilities Op-31

RECOMMENDED ACTION:

MOTION: That Council approve a donation of 100 cubic yards of 4:40 gravel to the Valleyview and District Gun Club.

BACKGROUND / PROPOSAL:

Previous requests have come in over the years from this organization and others requesting the supply of crushed gravel from Greenview for primary property enhancement purposes. The cost related to 100 cubic yards of 4:20 would be $22.03 per/tonne, totalling $3,031.33. The related cost for loading and hauling would be covered by the Gun Club with materials coming from Valleyview Stockpile.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could deny the recommendation.

Benefits – Council helps improve Greenview rate payer's facilities.

Disadvantages – N/A

COSTS / SOURCE OF FUNDING:

ATTACHMENT(S):

- Policy OP-31
- Request Letter

COPY

Grant Dennis

MUNICIPAL DISTRICT OF GREENVIEW No. 16
RECEIVED
JAN 28 2015
VALLEYVIEW

VALLEYVIEW & DISTRICT GUN CLUB
Box 1696
Valleyview, Alberta
T0H 3N0

Jan 23, 2015

M.D. of Greenview #16
ATTN: Mike Haugen, C.A.O.
4806 – 36 Ave
Box 1079
Valleyview, Alberta
T0H 3N0

Dear Mike:

This letter is a request from the Gun Club for approximately 100 yds of gravel for use at the range. As in other years, we have taken on the payment of transportation of the gravel when the hauling is completed.

Thank you for your attention to this request and we will wait for your approval.

Yours truly,

Maxine Hyatt
Treasurer
Valleyview and District Gun Club
780-524-2570
lmhyatt@telus.net

	M. D. OF GREENVIEW NO. 16	Section:
	POLICY & PROCEDURES MANUAL	OPERATIONS

POLICY NUMBER: OP 31

POLICY TITLE:	**MISCELLANEOUS REQUESTS RECREATIONAL AND COMMUNITY FACILITIES**	**Page 1 of 2**
Date Adopted by Council / Motion Number:		**11.05.292**

PURPOSE:

To establish guidelines under which Recreational and Community facilities, within the jurisdiction of the Municipal District of Greenview, may access municipal services.

POLICY:

To provide support when the Committees are unable to accomplish the work with their own resources. *Reasons must be included in order to have the request considered.*

DEFINITIONS:

For the purpose of this policy the following definitions shall apply:

1. Recreational and Community facilities will include:

   - Community Centers
   - Community Parks and Playgrounds
   - Museums

2. Community Locations/Areas will include:

   - Little Smoky
   - Sunset House/Sweathouse
   - New Fish Creek
   - Crooked Creek/Ridgevalley/Sturgeon Heights
   - DeBolt/Goodwin
   - Puskwaskau
   - Grovedale
   - Grande Cache

POLICY TITLE:	MISCELLANEOUS REQUESTS RECREATIONAL AND COMMUNITY FACILITIES	Page 2 of 2
Date Adopted by Council / Motion Number:		11.05.292

3. Municipal Services may include:

- Snow Removal – as required for special events or extreme snowfall events.
- Grading – as needed for regular maintenance of grounds, to be determined by the Director of Operations or his/her designate.
- Hauling of Landscape Material – as needed for regular maintenance of grounds. Special projects or large quantities will require Council approval.
- Mowing – where accessible by Municipal roadside mowers and when crews are available.
- Sign Installation – installation of directional and facility identification signs as required.
- Weed Control – as determined by the Manager of Agricultural Services or his/her designate.
- Road Gravel – as needed to maintain primary accesses. Special projects or large quantities will require Council approval.

Additional requests for services for special circumstances will be assessed on a case by case basis and may require Council approval.

Access to Municipal services as defined above will be subject to the availability of Municipal staff and equipment. Municipal projects and programs will take priority over miscellaneous requests.

REEVE

C.A.O.

Request for Decision

SUBJECT:	**Valleyview Minor Hockey – Arena Advertising**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	February 10, 2015	CAO:	MH	MANAGER:	INT
DEPARTMENT:	Community Services	GM:	INT	PRESENTER:	DM
FILE NO./LEGAL:	N/A			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council approve annual advertising of the Greenview Sign at the Polar Palace Hockey Arena in Valleyview, with the funds to come from the Community Service Miscellaneous Grant for the 2014/2015 invoice of $400.00 payable to Valleyview Minor Hockey.

BACKGROUND / PROPOSAL:

On October 9, 2012 Greenview authorized support to the Valleyview Jets Hockey Club in the form of a 4 ft. x 8 ft. wall sign in the amount of $500.00 and a 5 game ice time sponsor at $100.00 per game for a total of $1000.00.

Valleyview Minor Hockey will be assuming responsibility for maintaining the advertising boards located on the north wall and on the boards of the Polar Palace. In previous years, the Valleyview Jets obtained sponsorship dollars from sponsors and held the responsibility of placing and maintaining the signage.

Valleyview Minor Hockey is asking if Greenview is interested in maintaining the signage at the Polar Palace with sponsorship funding made payable to Valleyview Minor Hockey.

If Council approves sponsorship in the amount of $400.00 from the 2015 Community Service Miscellaneous Budget the remainder will be $297,869.36.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council has the option to discontinue advertising the Greenview sign or direct Administration to obtain the options available for updating the current sign for Council's consideration.

Benefits - Greenview may benefit from the recognition that the Greenview advertisement sign may provide at this location.

Disadvantages – The disadvantage of approving the annual invoice for advertising the Greenview sign is that this may set a precedence for other arenas within Greenview.

COSTS / SOURCE OF FUNDING:

The $400.00 for the 2014/2015 invoice to advertise the Greenview sign will come from the Community Service Miscellaneous Grant

ATTACHMENT(S):

- Valleyview Minor Hockey Sponsorship Request Letter and Invoice.

Dear Valued Sponsor:

Valleyview Minor Hockey is pleased to announce that with the cooperation of the Valleyview Jets, Valleyview Minor Hockey will be assuming responsibility for maintaining the advertising boards located on the north wall and boards of the Polar Palace.

In previous years, the Valleyview Jets obtained sponsorship dollars from community minded businesses such as yourself in exchange for ensuring your business received advertising at the Polar Palace. Under the organization of the Jets Hockey Club, advertising boards were purchased by local businesses, and the Jets organization placed and maintained the signage. Valleyview Minor Hockey has agreed to take over the organization of this signage and is in the process of contacting and obtaining sponsorships as the Jets had done.

If you are still interested in maintaining your signage at the Polar Palace with a sponsorship to Valleyview Minor Hockey, an invoice is attached for your convenience. Sponsorship amounts are structured as before, with larger and more prominently placed signs requiring a larger donation. If your sign needs updating (ie. company name, phone numbers, etc), please contact Valleyview Minor Hockey to arrange this.

At your convenience, please contact Carmen Viker, Ways and Means Director, at (780) 524-9541 or clviker@gmail.com to confirm your sponsorship or, if you wish to discontinue, inform Valleyview Minor Hockey that your business no longer wishes to have its sponsorship board at the Polar Palace.

Thank you for your continued commitment to sports in our community.

Sincerely,

Valleyview Minor Hockey

Valleyview Minor Hockey Association
PO Box 1841
Valleyview AB T0H 3N0

INVOICE

INVOICE # 2014-2015 SPONSOR
DATE:

TO: MD OF GREENVIEW
BOX 1079
VALLEYVIEW AB
T0H 3N0

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	2014-2015 Board Advertisement	400.00	400.00
		TOTAL DUE	400.00

Make all cheques payable to Valleyview Minor Hockey Association.

Thank you for your continued support of Minor Hockey in Valleyview.
Your contribution is greatly appreciated.

Request for Decision

SUBJECT:	**Town of Grande Cache – Arena Advertising**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	February 10, 2015	CAO:	MH	MANAGER:	INT
DEPARTMENT:	Community Services	GM:	INT	PRESENTER:	DM
FILE NO./LEGAL:	N/A			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council approve annual advertising of the Greenview sign at the Grande Cache Arena in Grande Cache in the amount of $375.00 payable to the Town of Grande Cache, with the funds to come from the Community Service Miscellaneous Grant.

BACKGROUND / PROPOSAL:

On November 27, 2012 Greenview authorized the purchase of a 4 ft. x 8 ft. sign containing Greenview's logo to be hung on the arena wall at the Grande Cache Recreation Centre. Additionally, Council approved the cost of $350.00 to advertise on the arena wall at the Grande Cache Recreation Centre for the 2012/2013 season.

The Town of Grande Cache is asking if Greenview is interested in maintaining the signage at the Grande Cache Arena with sponsorship funding made payable to the Town of Grande Cache.

If Council approves sponsorship in the amount of $375.00 from the 2015 Community Service Miscellaneous Budget the remainder will be *$297,494.36.

* This will be the total if the Valleyview Minor Hockey Arena Advertising was approved prior to this request.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council has the option to discontinue advertising the Greenview sign or direct Administration to obtain the options available for updating the current sign for Council's consideration.

Benefits: - Greenview may benefit from the recognition that the Greenview advertisement sign may provide at this location.

Disadvantages – The disadvantage of approving the annual invoice for advertising the Greenview sign is that this may set a precedence for other arenas in the Greenview area.

COSTS / SOURCE OF FUNDING:

The $375.00 for the 2014/2015 invoice to advertise the Greenview sign will come from the Community Service Miscellaneous Grant

ATTACHMENT(S):

- Town of Grande Cache Invoice – Arena Advertising.

TOWN OF GRANDE CACHE
BOX 300
Grande Cache, AB T0E 0Y0
(780) 827-3362

MUNICIPAL DISTRICT OF GREENVIEW NO. 16
RECEIVED
JAN 19 2015
VALLEYVIEW

Invoice #	20140986
GST #	R108126723
Date	2014-Dec-31
P.O. #	
Location	
Account #	70000557

M.D. OF GREENVIEW NO. 16
BOX 1079
VALLEYVIEW, AB T0H 3N0

AR Invoice

Service Provided: 4 X 8 ARENA WALL
Date of Service:

Code	Description	Quantity	Price	Extended	GST
ADV	AKASAKA AVERTISING	1.0000	357.1400	357.14	☑
			Total Extended	357.14	
			Total GST	17.86	
			Invoice Total	375.00	

DENNIS

(AUTHO[illegible])

P.O.#	Fin			W/O No.
				S

Terms : Net 30 Days A rate of 24.00% per annum (2.00% per month) interest will be charged on overdue accounts.

Request for Decision

SUBJECT:	**2014 Audit Planning Letter**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	February 10, 2015	CAO:	MH	MANAGER:	INT
DEPARTMENT:	Corporate Services/Finance	GM:	RO	PRESENTER:	BY
FILE NO./LEGAL:	File Number,Legal or N/A.			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – Section 281(1) requires that an annual audit report be submitted to the Council.

Council Bylaw / Policy (cite) – Motion numbers 13.10.638 and 13.06.387 - Council appointed the Reeve, Deputy Reeve, Councillor D. Smith, CAO, GM of Corporate Services, Manager of Finance and Administration and the Manager of Financial Reporting as the Greenview Audit Committee members.

RECOMMENDED ACTION:

MOTION: That Council accept the 2014 Audit Planning Letter from Hawkings EPP Dumont as information.

MOTION: That Council's Audit Committee representatives set February 23, 2015 at 2pm as the Audit Committee Meeting with the Auditor's.

BACKGROUND / PROPOSAL:

The external audit team will be on site from February 23rd to 27th. Greenview's normal procedure is to have the Audit Committee meet with the external audit team lead at the start of the audit review.

Audit interim work has been ongoing since November 2014 and will continue for approximately 6 weeks from the date that the auditors are onsite this February.

The pre-audit meeting provides Council's Audit Committee members an opportunity to speak to the auditors regarding any concerns that Council may have directed their representative to discuss with the auditors. Should any member of Council have a concern such as suspected fraud or other concern, they should advise the Council's Audit Committee representatives to ensure that their concern is discussed with the external audit team.

Lianne will place hard copies of the letter in each Council member's mailbox.

OPTIONS - BENEFITS / DISADVANTAGES:

Benefits – The pre-audit meeting with the Audit Committee creates a cohesive flow of information to the auditors as well as the Council representatives.

Disadvantages - None

COSTS / SOURCE OF FUNDING:

Funds to cover the Audit Committee meeting are included in the 2015 approved operating budget.

ATTACHMENT(S):

- Hawkings EPP Dumont – 2014 Audit Planning Letter

HAWKINGS EPP DUMONT LLP
CHARTERED ACCOUNTANTS

January 9, 2015

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

Attention: Council Members

Dear Council Members:

Re: 2014 AUDIT PLANNING

A. INTRODUCTION

The objectives of this letter are as follows:

a) To communicate clearly with Council our responsibilities in relation to the financial statement audit, and provide an overview of the planned scope and timing of the audit;

b) To obtain from Council information relevant to the audit;

c) To provide Council with timely observations arising from the audit that are significant and relevant to Council's responsibility to oversee the financial reporting process; and

d) To promote effective two-way communication between the auditor and Council.

Clear two-way communication between the auditor and those charged with governance is an integral part of every audit. After reviewing this letter please advise us whether there are additional areas of concern to Council which we should consider.

This letter should not be distributed without the prior consent of Hawkings Epp Dumont LLP and Hawkings Epp Dumont LLP accepts no responsibility to a third party who uses this communication.

B. SERVICES TO BE PROVIDED

As agreed to in our engagement letter we have been engaged by the MD to perform the following services:

a) Audit services

- Audit of the MD financial statements
- Audit of the MD municipal *Financial Information Return*
- Audit of the MD's compliance with the Local Authorities Pension Plan.

b) Non-audit services

- We have not been engaged to provide any non-audit services.

C. AUDITOR INDEPENDENCE

At the core of the provision of external audit services is the concept of independence. Canadian Auditing Standards (CAS) recommends that we communicate to Council, at least annually, all relationships between our firm and the MD that, in our professional judgment, may reasonably be thought to bear on our independence.

We are currently not aware of any relationships between the MD and ourselves that, in our professional judgment, may reasonably be thought to bear on our independence. We will provide our annual letter confirming our independence up to the date of our report at the conclusion of the audit.

D. AUDITOR RESPONSIBILITIES

It is important for Council to understand the responsibilities that rest with the MD and its management and those that belong to the auditor in relation to the financial statement audit.

Our audit of the MD's financial statements will be performed in accordance with CAS. These standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements present fairly, in all material respects, the financial position, results of operations and cash flows of the MD in accordance with Canadian public sector accounting standards. Accordingly, we will plan and perform our audit to provide reasonable, but not absolute, assurance of detecting fraud and errors that have a material effect on the financial statements taken as a whole, including illegal acts whose consequences have a material effect on the financial statements.

CAS does not require the auditor to design procedures for the purpose of identifying supplementary matters to communicate to Council.

E. MANAGEMENT RESPONSIBILITIES

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

F. PLANNED SCOPE AND TIMING OF THE AUDIT

In gathering our audit evidence we will utilize an approach to the audit of the MD that allows us to issue an audit opinion on the financial statements in the most cost-effective manner, while still obtaining the assurance necessary to support our audit opinion. In performing our audit, our work will be focused on, but not limited to, areas that we believe have a higher risk of being materially misstated.

To assess risk correctly, we will require a clear understanding of the MD's business and the environment it operates in. We will gain this understanding primarily through discussions with management and staff. We welcome any insights Council would like to provide to us on what may perceive to be higher risk areas.

Management Representations

Management's representations are integral to the audit evidence we will gather. Prior to the release of our report, we will require management's representations in writing to support the content of our report.

Audit Strategy

Based on our knowledge of the MD, we anticipate utilizing a combination of tests of relevant internal controls and substantive procedures (analysis of data and obtaining direct evidence as to the validity of the items such as third party confirmation). This type of approach is more appropriate when an entity processes a high volume of transactions and has strong internal controls. By obtaining some of our assurance through tests of controls, we can reduce the substantive procedures that are required.

Materiality

Materiality in an audit is used as a guide for planning the nature and extent of audit procedures and for assessing the sufficiency of audit evidence gathered. It is also used in evaluating the misstatements found (if any) and determining the appropriate audit opinion to express.

We establish an overall materiality for the financial statements as a whole. The planned overall materiality is based on 2% ($1,000,000) of estimated total expenses for the year ending December 31, 2014.

We may update our materiality if actual amounts differ significantly from the estimates or circumstances suggest particular balances, results or disclosures may impact users' decisions.

A misstatement, or the aggregate of all misstatements in financial statements, is considered to be material if, in the light of surrounding circumstances, it is probable that the decision of a person who is relying on the financial statements, and who has a reasonable knowledge of business and economic activities (the user), would be changed or influenced by such misstatement or the aggregate of all misstatements. The materiality decision ultimately is based on the auditors' professional judgment.

Audit Team

The MD needs skilled professionals who have experience working on local government audits. We will provide the following team:

Phil Dirks, CA	Engagement Partner
Curtis Friesen, CA	Concurring Partner
Chris Pan, CA	Manager
Yullian Korataiev, CA	Senior Accountant
Stephen Webber (CA student)	Staff Accountant

Timing of the Audit

Interim audit work was completed in November and December 2014.

The year-end audit fieldwork is tentatively scheduled to take place during the week of February 23, 2015.

We anticipate presenting the audited financial statements to Council at the April 14 or April 28, 2015 meeting.

G. AUDIT FEES

We understand that the MD demands value and we strive to provide the highest quality services while working with the MD to control costs.

We previously (audit proposal dated September 30, 2013) provided the MD with an estimate of our audit fees for the 2014 fiscal year in the amount of $27,800 for the financial statement audit and $1,500 for the Local Authorities Pension Plan audit. These amounts do not include Goods and Services Tax. The above fee estimate, which does not include out-of-pocket expenses, is based on the assumption the MD will provide all necessary supporting working papers and that minimal adjusting journal entries will be required.

H. COMMUNICATION OF THE RESULTS

At the completion of our audit, we will communicate to Council matters arising from the financial statement audit. Our communication will include the following:

- Matters required to be communicated to Council under CAS including possible fraudulent activities, possible illegal acts, significant weaknesses in internal control and certain related party transactions;
- Our views about significant qualitative aspects of the MD's accounting practices, including accounting policies, accounting estimates, and financial statement disclosures;
- Other matters, if any, arising from the audit that, in our professional judgment, are significant to the oversight of the financial reporting process; and
- Any other matters previously agreed to with Council.

I. REQUESTS OF COUNCIL

During the course of your duties as Council, you may become aware of additional areas of concern from an audit perspective that you would like us to address. We welcome discussion on any areas of audit concern that you may have.

Additionally, we request that you inform us (prior to the commencement of our year-end work) whether Council has knowledge of any actual, suspected, or alleged fraud affecting the MD.

J. NEW PUBLIC SECTOR ACCOUNTING BOARD STANDARDS

The following is a summary of recently issued *Public Sector Accounting Board* pronouncements. We encourage the MD's accounting staff to review these to determine the potential impact to the MD.

Effective Fiscal Years Beginning on or After April 1, 2014 (earlier adoption is permitted)

PS 3260 – *Liability for Contaminated Sites (new)*

This Section establishes standards on how to account for and report a liability associated with the remediation of contaminated sites. Specifically, it:

(a) defines which activities would be included in a liability for remediation;
(b) establishes when to recognize and how to measure a liability for remediation; and
(c) provides the related financial statement presentation and disclosure requirements.

Effective Fiscal Years Beginning on or After April 1, 2015 (earlier adoption is permitted)

PS 1201 - *Financial Statement Presentation (new)*

PS 2601 – *Foreign Currency Translation (new)*

PS 3041 – *Portfolio Investments (new)*

PS 3450 – *Financial Instruments (new)*

Effective Fiscal Years Beginning on or After April 1, 2017 (earlier adoption is permitted) (currently Exposure Drafts)

Related Party Disclosures (new)

Inter-Entity Transactions (new)

Assets (new)

Contingent Assets (new)

Contractual Rights (new)

Effective Fiscal Years Beginning on or After April 1, 2018 (earlier adoption is permitted) (currently Exposure Draft)

Restructuring Transactions (new)

We trust this communication will provide you with an update on the current developments within the accounting profession, as well as clarify our responsibility and audit approach.

Please do not hesitate to contact us about any of the above items or other matters of concern to the MD.

Yours very truly,

HAWKINGS EPP DUMONT LLP

Philip J. Dirks, CA
Partner

PJD/law

cc: Mike Haugen, Chief Administrative Officer
Rosemary Offrey, General Manager Corporate Services

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Request for Decision

SUBJECT:	**2014 Capital Budget Carryovers to the 2015 Capital & Operational Budget**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	February 10, 2015	CAO:	MH	MANAGER:	INT
DEPARTMENT:	Corporate Services/Finance	GM:	RO	PRESENTER:	RO
FILE NO./LEGAL:	File Number,Legal or N/A.			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – MGA, RSA 2000, Chapter M-26; Section 248(1) "A municipality may only make an expenditure that is (a) included in an operating budget, interim operating budget or capital budget or otherwise authorized by Council."

MGA, RSA 2000, Chapter M-26; Section 243 (2) "An operating budget must include the estimated amount of each of the following sources of revenue and transfers" (i) "any other source"

Council Bylaw / Policy (cite) – Policy 1016 "Budget Development Process"

RECOMMENDED ACTION:

MOTION: That Council direct Administration to carryover $63,506.00 from the 2014 DeBolt Reverse Osmosis Capital Budget to the 2015 DeBolt Reverse Osmosis Capital Budget.

MOTION: That Council direct Administration to carryover $21,364.00 from the 2014 Wastewater SCADA Capital Budget to the 2015 Environmental Services SCADA Operational Budget.

MOTION: That Council direct Administration to reallocate $28,636.00 from the 2015 Operations Capital Budget – Tractor Replacement Units T19 & T20 to the 2015 Environmental Services SCADA Operational Budget.

MOTION: That Council direct Administration to carryover $28,000.00 from the 2014 Agriculture Services - 500 Gallon Sprayer Capital Budget to the 2015 Agriculture Services - 500 Gallon Sprayer Capital Budget.

BACKGROUND / PROPOSAL:

During the 2015 Budget development three (3) of the 2014 capital budget items were not carried forward into the 2015 operations/capital budget as it was believed that these projects would be completed in 2014.

Administration now understands that the first two (2) projects were near completion at the end of 2014, but there are still expenditures expected for these areas/project in 2015. As such, Administration needs Council's approval to carryover the funds remaining in the 2014 capital budget to ensure that there are sufficient funds allocated in the 2015 operational/capital budget to pay for the 2015 expenditures in relation to these two (2) items. This is reflected by the first and second motions above.

It is also understood that the 2014 SCADA Environmental Services area needs an extra $28,636.00 to cover the expected 2015 expenditures. The General Manager, Infrastructure and Planning is advising that the funding should be reallocated to the Environmental Services Operational Budget instead of the Capital Budget to allow the new Environmental Services Manager to successfully implement the SCADA system. The MGA under section 243 ss (2) (i) does allow Council to transfer funds from any other source to operations. Hence the third motion noted above.

The third 2014 capital project carryover in Agricultural Services is due to the purchase order for the 500 Gallon Sprayer for the Valleyview Rental Equipment Yard being sent in May 2014 and the item still hasn't been received by the department. It is my understanding that the item is now available, but the department manager is ensuring that he has the approved funds to purchase the item before advising the supplier to ship the item. Therefore the department is requesting that Council transfer the funds allocated in the 2014 500 Gallon Sprayer capital budget into the 2015 500 Gallon Sprayer capital budget to allow for the purchase of this item. Thus, the fourth motion noted above.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council may decide not to approve the 2014 capital budget carryovers or approve the extra funds to cover the expected 2015 expenditures for the SCADA capital project. This decision is not recommended due to these projects being near completion and the need to pay the contractors for the work they have completed. Council has some options regarding your proposal. They might not be something you agree with but you will have the opportunity to explain why that option will not be beneficial under the disadvantages.

Benefits – Approving the transfer of these funds from the 2014 capital budget to the 2015 capital budget will allow the projects to be completed with most of the funds coming from 2014 approved funding.

Disadvantages - None.

COSTS / SOURCE OF FUNDING:

If Council carries the motions noted above, the funds will be carried from the 2014 Budget into the 2015 Budget.

ATTACHMENT(S):

- Copies of the 2014 Project Data Sheets (3)

GREENVIEW PROJECT FORM

Department:	Wastewater	**Project #:**	ESSSCADA
Year:	2014	**Project Name:**	SCADA Upgrades for Lift Stations

Project Description & Benefits

SCADA system upgrades for Creeks Crossing, DeBolt and Ridgevalley. Will provide 24/7 monitoring and alarms.

Council Strategy/Goal

Strategy: Greenview will provide cost efficient and encompassing levels of services through its utilities that are responsive to the region's needs. Goal: Develop a Greenview Utility Master Plan that will include long-term utility plans for each population area served.

Project Funding/Costs

Funding Source:

Types of Funding:	*Dollar Amount:*
Grants:	
Reserves:	$76,561.00
Utility Revenue:	
Tax Revenue:	
Total Funding:	**$76,561.00**

Costs:

Type of Cost:	*Dollar Amount:*
2013 SCADA for three Lift Stations Carryover ESSSCADA	$76,561.00
Total Cost:	**$76,561.00**

Schedule

Design Start:	01-01-2014	**Design End:**	31-12-2014
Project Start:	01-01-2014	**Project End:**	31-12-2014

GREENVIEW PROJECT FORM

Department:	Water Supply	**Project #:**	ESWDBPLANT
Year:	2014	**Project Name:**	DeBolt Reverse Osmosis

Project Description & Benefits

To install a reverse osmosis system in the DeBolt Water Treatment Plant as the final stage of filtration, to reduce Total Dissolved Solids (TDS).

Council Strategy/Goal

Strategy: Greenview will provide cost efficient and encompassing levels of services through its utilities that are responsive to the region's needs. Goal: Develop a Greenview Utility Master Plan that will include long-term utility plans for each population area served.

Project Funding/Costs

Funding Source:

Types of Funding:	*Dollar Amount:*
Grants:	
Reserves:	
Utility Revenue:	
Tax Revenue:	$130,000.00
Total Funding:	**$130,000.00**

Costs:

Type of Cost:	*Dollar Amount:*
DeBolt Reverse Osmosis Water Treatment Deficit	($5,620.00)
DeBolt Reverse Osmosis Water Treatment Completion	$135,620.00
Total Cost:	**$130,000.00**

Schedule

Design Start:	01-01-2014	**Design End:**	31-12-2014
Project Start:	01-01-2014	**Project End:**	31-12-2014

GREENVIEW PROJECT FORM

Department:	Agriculture	**Project #:**	
Year:	2014	**Project Name:**	500 Gallon Sprayer

Project Description & Benefits

Replacement of SPRY3121 500 Gallon sprayer in the Valleyview yard. Rental equipment has liability issues which requires the equipment to be in very good condition. Many of the components of sprayers are plastic, and as plastic ages it becomes brittle and unreliable. As sprayers are used to convey and apply pesticide (herbicides), certain potential hazards both personal and ecological are inherent (spillage, operator exposure, etc.). To mitigate the risk of accidental release, replacement is advisable in 2014.

Council Strategy/Goal

Strategy : Greenview will support strong, viable and sustainable rural and urban communities through well defined initiatives and planning. Goal: Support agriculture as our primary long-term industry and fund initiatives that will benefit our agricultural community.

Project Funding/Costs

Funding Source:

Types of Funding:	*Dollar Amount:*
Grants:	
Reserves:	
Utility Revenue:	
Tax Revenue:	$28,000.00
Total Funding:	**$28,000.00**

Costs:

Type of Cost:	*Dollar Amount:*
Replacement of SPRY3121 500 Gallon Sprayer	$28,000.00
Total Cost:	**$28,000.00**

Schedule

Design Start:	01-01-2014	**Design End:**	12-31-2014
Project Start:	01-01-2014	**Project End:**	12-31-2014

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:	**Field Sprayer Purchase**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	May 13, 2014	CAO:	INT	MANAGER:	QB
DEPARTMENT:	Community Services/Agriculture	GM:	INT	PRESENTER:	QB
FILE NO./LEGAL:	File Number,Legal or N/A.			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	INT

RECOMMENDED ACTION:

MOTION: That Council approve the Request for Quote submitted by Douglas Lake Equipment of Grande Prairie for the amount of $22,600.00 for the purchase of one brand new 2014 MS Gregson T500 Field Sprayer, with funds to come from the 2014 Capital Budget.

BACKGROUND / PROPOSAL:

Request for Quotes for this equipment were sent to vendors, with one price quote received. The supplier has estimated a delivery date of 40 days from the time of order.

OPTIONS - BENEFITS / DISADVANTAGES:

Option:
Council could approve the quote as presented or refuse and request new Quote for Prices.

Disadvantage:
A new request for quotes would create an impact on the delivery date and Greenview's operational service.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2014 Capital Budget, with $28,000.00 being the total amount budgeted.

ATTACHMENT(S):

- 2014 equipment pricing.

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

"A Great Place to Live, Work and Play"

COPY

May 13, 2014

Douglas Lake Equipment
Grande Praire, AB
amaude@douglaslake.com

Attention: Alex Maude

Dear Alex:

RE: Tender for MS Gregson T500 Field Sprayer

I am writing this letter to you to confirm our order for the 2014 New MS Gregson T500 Field Sprayer as specified in your quotation dated April 8, 2014 for the price of $22,600.00 + GST. With delivery to Valleyview.

Please use Purchase Order #50360 to complete the transaction.

Thank you,

Sincerely,

Called Alex,
States he doesn't believe it was ever billed or delivered due to order/delivery on their end. For any more info, call him at 780-532-5844.

Quentin Bochar
Manager, Agriculture Services

QB/qb

When he placed the order in May 2014, the equipment did not arrive until later that fall.

Request for Decision

SUBJECT:	**Equipment Registry Listing**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	February 10, 2015	CAO:	MH	MANAGER:	INT
DEPARTMENT:	Infrastructure & Planning/Operations	GM:	INT	PRESENTER:	GM
FILE NO./LEGAL:	File Number,Legal or N/A.			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial – N/A

Council Bylaw / Policy - Equipment Hiring **OP-07**

RECOMMENDED ACTION:

MOTION: That Council direct staff to revise the Equipment Hiring Policy OP-07 to allow administration to apply percentage rates approved by Council from the annual Alberta Roadbuilders & Heavy Construction Association (arhca) to formulate fairness and transparency in the equipment hiring process.

BACKGROUND / PROPOSAL:

Administration would like to simplify and streamline the annual Equipment Registry List (ERL). By utilizing the existing Policy and Equipment Registry Listing, Greenview has historically found the process extremely time consuming for administration and has created inconsistencies with the registry and frustration amongst the bidders.

The ERL is an annual call for contractors to submit hourly prices for their equipment. Greenview staff sorts the information to create a book that allows us to reference contractors and equipment for hire throughout the year. When equipment is needed to complete municipal works Greenview staff uses the book to find contractors, contact information and availability to complete works.

Staff is recommending a change to the process that will allow equipment rates to be set as a percentage of the annual Alberta Roadbuilders & Construction Association (arhca) rental guide. The ERL will follow the annual updated arhca rental guide allowing administration to review and recommend an annual adjustment to the percentage rates for Council approval. Staff believes that this process will allow for apples to apples comparisons between contractors as well as allow Greenview to spread out work among contractors without additional cost to ratepayers. This system would also allow for information to be compiled in a more efficient manner.

If Council agrees to move forward with the recommended changes to the ERL, administration will proceed with the necessary revisions to the current Equipment Hiring Policy OP-07, and submit to the next Policy Review

Committee meeting. If the revised Policy OP-07 is approved by Council, the recommended percentages rates for 2015 will be supplied by administration for Council approval.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – 1. Council could continue using the current Policy and equipment hiring process.
2. Council accept or revise the current recommendation.

Benefits – The Alberta Roadbuilders & Construction Association (arhca) rental guide is annually updated and is created for industry users such as Greenview. Utilizing the annual updated percentage rates set by Council will allow Greenview to follow a provincially recognized manual that has created fairness and transparency throughout the industry in a more efficient manner.

Disadvantages – Some contractors may choose not to make their equipment available to Greenview. As the percentages will largely be based upon historical data Administration does not feel that this will present a large issue.

COSTS / SOURCE OF FUNDING:

N/A.

ATTACHMENT(S):

- Policy OP-07 Equipment hiring

POLICY NUMBER: OP 07

POLICY TITLE: EQUIPMENT HIRING	**Page 1 of 2**
Date Adopted by Council / Motion Number:	**11.04.206**

PURPOSE:

To ensure that the Municipal District utilizes a cost effective method of hourly equipment hiring.

POLICY:

The Municipal District will establish an annual list of hourly equipment available to work for the Municipal District.

1. The Director of Operations Services or his/her designate will advertise annually, for a minimum of two weeks prior to March 15th, for hourly equipment owners to supply their rates per hour per unit type to be effective until April 1st of the following year.

2. The M.D. of Greenview will hire qualified contractors resident within the outer MD boundaries whenever possible provided costs do not exceed 5% of low bid.

3. All submissions received must be sealed and post marked prior to or on the deadline date for submissions.

4. Upon opening of submissions, the Director of Operations Services or his/her designate will ensure that all bidders:

   a) Are in good standing with the Municipal District;
   b) Have supplied proof of a minimum $2,000,000 in liability insurance;
   c) Have supplied proof of W.C.B. coverage; and
   d) Have signed a Contractor's Safety Rule Book.

5. The equipment will be prioritized based on the bid prices.

6. The Municipality will pay haul rates for mobilization and de-mobilization of heavy equipment in accordance with the current rates established by the Alberta Road Builders and Heavy Construction Association.

7. The equipment owner will be responsible for all moves and payments to third party contractors.

8. The annual list will be presented to the C.A.O. for approval.

9. The Director of Operations Services or his/her designate will attempt to contact the lowest bidder (or as per the Municipality's discretion in Clause 10. below) by determining the hourly rate and the haul rate combined and a written record of all contacts will be maintained. .

10. The advertisement and any bid forms used will contain the following statement:

"The Municipal District of Greenview reserves the right to contract any bid other than the lowest bid without stating reasons. By the act of submitting its bid, the Bidder waives any right to contest in any legal proceeding or action the right of the Municipal District of Greenview to award the work to whomever it chooses, in its sole and unfettered discretion, and for whatever reasons the Municipality deems appropriate. Without limiting the generality of the foregoing, the Municipal District of Greenview may consider any other factor besides price and capability to perform the work that it deems in its sole discretion to be relevant to its decision including but not limited to the following:

a) Any past experience with the Bidder, or lack thereof;
b) The results of any reference check done by the Municipal District of Greenview;
c) Information relating to the financial state of the Bidder, however obtained; and
d) Production rates of equipment to be utilized."

(Original signed copy on file) _____
REEVE

C.A.O.

Request for Decision

SUBJECT:	**Elk Quota Hunt Resolution to Alberta Association of Municipal Districts and Counties (AAMDC)**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	February 10, 2015	CAO:	MH	MANAGER:	QB
DEPARTMENT:	Community Services/Agriculture	GM:	INT	PRESENTER:	QB
FILE NO./LEGAL:	File Number,Legal or N/A.			LEGAL/ POLICY REVIEW:	INT
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – Alberta Wildlife Act W-10 and Alberta Wildlife Regulation 143/1997

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council approve the Elk Quota Hunt Resolution for submission to the February 13th, 2015 AAMDC District Meeting.

BACKGROUND / PROPOSAL:

Many municipalities along the Eastern Slopes are having difficulties with the numbers of elk that are depredating crops and stored feed.This resolution proposes establishing a quota hunt on elk to help reduce the numbers of the herds. This resolution was presented to the 2015 Provincial Agriculture Service Board (ASB) Conference and was approved by the conference delegates. Deputy Reeve Burton requested that this resolution be prepared and sent to the AAMDC District Meeting on February 13, 2015.

This resolution was passed at the September Greenview ASB meeting, and due to extremely short timelines had to be presented to the Regional ASB Resolution Committee without being presented to Greenview Council.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – That Council may choose to approve the resolution.

Benefits – Greenview is asking for help in solving a problem that has been steadily growing in the last few years.

Disadvantages – N/A

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- Elk Quota Hunt Resolution to ASB Conference
- Elk Quota Hunt Resolution to AAMDC

Elk Quota Hunt

WHEREAS many Eastern Slopes and Peace Region Municipalities are having difficulties with problem elk populations; and

WHEREAS many Peace Region Municipalities have submitted many resolutions in this regard for these same problems; and

WHEREAS minimal and modest increases have been made to Eastern Slopes and Peace Region Wild Life Management Units (WMU's) harvest limits; and

WHEREAS these increases in tag allocations have not resulted in alleviating or mitigating economic losses sustained by producers; and

THEREFORE BE IT RESOLVED

THAT ALBERTA'S AGRICULTURAL SERVICE BOARDS REQUEST that the Minister of Environment and Sustainable Resources implement an Elk Quota Hunt, based upon the principles of the former Chronic Wasting Disease Quota Hunt.

Sponsored by: MD of Greenview

Moved by: _____

Seconded by: _____

Carried by: Defeated:

_____ _____

Status: Department:

_____ _____

Elk Quota Hunt Resolution Back ground information:

Peace Region Wildlife Non-Waterfowl Damage

Crop Year	Acres Damaged	Loss
2011	33,608	$3,818,333.68
2012	17,033	$3,104,054.51
Total	**50,641**	**$6,922,388.19**

Average Elk Harvest in 300, 400, and 500 WMU's

300 Series					
2013	**2012**	**2011**	**2010**	**2009**	**5 Yr Average**
12.475%	15.119%	13.709%	15.262%	13.176%	m = 13.95%
400 Series					
2013	**2012**	**2011**	**2010**	**2009**	**5 Yr Average**
11.172%	9.379%	14.270%	7.641%	6.048%	m = 9.7%
500 Series					
2013	**2012**	**2011**	**2010**	**2009**	**5 Yr Average**
12.742%	22.058%	18.750%	15.936%	18.035%	m = 17.50%

Based upon previous statistics crop losses are significant, while hunter harvest success ratios are on average below 20%.

In 2006 the Province implemented a quota hunt to help decrease the numbers of deer in the Chronic Wasting Disease control area. Using the principles of this quota hunt would help Alberta Environment and Sustainable Resources (AESRD) reduce elk herds in the problem areas.

Suggested measures:

To reduce elk densities in known high risk areas (areas of elk crop depredation), increased elk hunting opportunities should be made available in these WMU's. Elk hunt quota licenses for all resident hunters can be made available through the hunting draws process, and the undersubscribed special licenses process. In addition, area landowners or their immediate family could apply for these licenses through local offices of AESRD – similar to existing landowner license approvals.

Three tags should be issued with each elk hunt quota license. The first two tags are valid for two antlerless elk. The third tag can be used for any elk, but is not valid until the heads from the first two elk have been submitted to an AESRD office for verification.

Resolution

Elk Quota Hunt

MD of Greenview No. 16

WHEREAS many Eastern Slopes and Peace Region Municipalities are having difficulties with problem elk populations; and

WHEREAS many Peace Region Municipalities have submitted many resolutions in this regard for these same problems; and

WHEREAS minimal and modest increases have been made to Eastern Slopes and Peace Region Wild Life Management Units (WMU's) harvest limits; and

WHEREAS these increases in tag allocations have not resulted in alleviating or mitigating economic losses sustained by producers;

THEREFORE BE IT RESOLVED

THAT ALBERTA'S AGRICULTURAL SERVICE BOARDS REQUEST that the Minister of Environment and Sustainable Resources Development implement an Elk Quota Hunt, based upon the principles of the former Chronic Wasting Disease Quota Hunt.

Member Background

Peace Region Wildlife Non-Waterfowl Damage

Crop Year	Acres Damaged	Loss
2011	33,608	$3,818,333.68
2012	17,033	$3,104,054.51
Total	**50,641**	**$6,922,388.19**

Source: Agriculture Financial Services Corporation (AFSC)

Average Elk Harvest in 300, 400, and 500 WMU's

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2013	**2012**	**2011**	**2010**	**2009**	**5 Year Average**
12.475%	15.119%	13.709%	15.262%	13.176%	m = 13.95%

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2013	**2012**	**2011**	**2010**	**2009**	**5 Year Average**
12.742%	22.058%	18.750%	15.936%	18.035%	m = 17.50%

Source: Alberta Environment and Sustainable Resource Development (AESRD)

Based upon previous statistics crop losses are significant, while hunter harvest success ratios are on average below 20%.

In 2006 the Province implemented a quota hunt to help decrease the numbers of deer in the Chronic Wasting Disease control area. Using the principles of this quota hunt would help Alberta Environment and Sustainable Resources (AESRD) reduce elk herds in the problem areas.

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Three tags should be issued with each elk hunt quota license. The first two tags are valid for two antlerless elk. The third tag can be used for any elk, but is not valid until the heads from the first two elk have been submitted to an AESRD office for verification.

AAMDC Background

(To be added by AAMDC)

CAO's Report

Function: **CAO**

Date: **February 10th, 2015**

Submitted by: **Mike Haugen**

Grande Cache Audit
This draft continues to be developed as Grande Cache provides additional information regarding their future capital program. The Town has provided Wilde and Co. with the relevant utility information for that portion of the report.

Grande Cache – Water Supply to Surrounding Area
Town of Grande Cache Administration has requested a meeting/discussion about the possibility of the Town supplying water to some or all of the surrounding Co-ops and Enterprises. This has emerged from the inclusion of the Grande Cache water point projects slated for future years within the Capital Budget. If Greenview opted to go down this route there would be an expected buy in to facilitate upgrades of the Grande Cache water treatment system.

Staff understands the rationale behind the request and does see merit in exploring the idea as one option for providing water service in the area. This service level would ultimately have to be determined by Council. There is a push from the Town to move on this quickly, although I believe that Greenview is not yet in a place to meet the timelines that the Town would be looking for as this a fair amount of discussion and detail that would need to go into making this decision and to even explore what options may be available.

Nitehawk
Staff are currently reviewing the Nitehawk business plan as submitted by that group. Given that Nitehawk is into their season it is Staff's intent to have this discussion before Council shortly so that a formal decision may be conveyed to the Nitehawk group. This item will be back in front of Council at the next Regular Council Meeting.

AAMDC – Town of Valleyview
The Town of Valleyview has informed Greenview that no one from their Council is available to attend the Spring AAMDC Convention. The Town also sends their appreciation of the invitation.

AAMDC – RCMP Meeting
S/SGT Bruce Bracken of the Valleyview Detachment has inquired if Greenivew's Reeve and CAO would like to meet with the RCMP Commanding Officer during the Spring Convention. These meetings are for the discussion of issues that cannot be resolved (or are above) the local level. At this point in time Staff do not perceive any issues requiring a meeting with the Commanding Officer. Unless Council directs otherwise, Staff will respectfully decline the invitation.

Medical Recruitment
Staff will be organizing a meeting with the Alberta Medical Association in an attempt to gain further understanding of the current issues and challenges, as well as opportunities regarding the recruitment of doctors to Valleyview. This information is being developed for eventual presentation to the Provincial Minister of Health, Stephen Mandel.

Upcoming Dates:
Growing the North: February 17th – 19th

RMRF Law Seminar: March 13th
AAMDC Spring Convention: March 16th – 18th
Federation of Canadian Municipalities: June 5th – 8th

Manager's Report

Function: **Community Services**

Submitted by: **Dennis Mueller, General Manager**

Community Services General Manager, Dennis Mueller

- The Valleyview Regional Recreation Facility Project Manager Request for Proposal closed on January 23, 2015. The three shortlisted companies will be interviewed by the Valleyview Multiplex Committee.

- The Valleyview Multiplex Committee and Atb Architecture architects toured existing multiplex sites in Edmonton and Southern Alberta. The tour concluded with a visioning session at Atb Architecture to ascertain plans for the multiplex in Valleyview.

- A Medical Clinic Meeting was held on February 2, 2015. The meeting included information regarding the Rural Alberta Health Committee Meeting scheduled for the following day.

- A Tour of Alberta meeting was conducted on February 4, 2015 in Jasper. Regular Tour of Alberta meetings will be held to ensure the committee is prepared for the Fall of 2015 Tour of Alberta event.

- The Community Service Department provided 32 grants for a total dollar amount of $533,566.48 in 2014 from the Community Service Miscellaneous Grant.

- On February 6, 2015 a letter from the International Federation of Parks and Recreation Administration (Ifpra) Academy was submitted to the Greenview Recreation Coordinator awarding the title of a Certified Park Professional (CPP). The award is provided to those demonstrating professionalism and an overall contribution to the recreation field. The letter notes overall proficiency in global best practices making the Greenview Recreation Coordinator uniquely qualified to bring forth change and add continued authority to the profession. This award is reserved for highly qualified individuals. Congratulations to the Greenview Recreation Coordinator for this accomplishment.

Agricultural Services Manager, Quentin Bochar

- Agriculture Services Department is currently researching and preparing Tender and Request for Quote (RFQ) documents to acquire new items for Agriculture Services and for the rental equipment fleet.

- Agriculture Services Administration is currently researching various equipment and gear for the new livestock response trailers for Protective Services.

- Agriculture Services Administration staff attended the annual Provincial Agriculture Service Boards Conference held January 20-23, 2015 in Edmonton.

- Agriculture Services Administration staff attended the annual Farm Tech Conference held January 26-29, 2015 in Edmonton.

- Year End Statistics:

Weed Inspections:	5932 Inspections	1061 properties with weeds	8 notices with 0 enforcements required
Vegetation Management:	2234 km of roadside ditches sprayed	250 km of Brush Control sprayed	
Rental Equipment:	512 Days of rentals: Valleyview 393, Grovedale 36, and Crooked Creek 83	$37,065.00 revenue	
Wolf Harvest Incentive:	48 Wolves	$14,400.00 paid out	
Extension Programming:	7 work shops	Hosted by Greenview	

Green View Family and Community Support Services (FCSS) Manager, Lisa Hannaford

- Green View FCSS, in partnership with the Red Willow Lodge, now delivers meals in our Meals for Wheels program. The community and health care professionals have expressed a need for people to be able to receive high quality affordable meals in their homes. Many people in need cannot utilize the meals provided by the lodge because they are unable to drive and do not have family that can deliver on a regular basis. The lodge prepares the meals, and the role of Green View FCSS is to deliver them to residents in Valleyview. This new partnership was formed in the beginning of January 2015, and we currently have 6 people utilizing the service.

- The Parent Link Center, out of Fox Creek, will begin to offer services to Valleyview as soon as March, 2015. The Town of Fox Creek will be the administrator of the grant, and staff will be employees of the Town of Fox Creek. Valleyview and Fox Creek sites will report as one. Parent Link Centres (PLCs) are a provincial network of family resources centres offering five core services: early childhood development programs, parent education programs (including Triple P-Positive Parenting Program) family support services (such as community kitchens and toy lending libraries), information and referral services to connect families to other resources in each community and developmental screening to screen children for early developmental difficulties.

- FCSS Manager will have a meeting February 5th to discuss space and resource options with the PLC contract manager. If the administrators of the contract are interested in having space at the Green View Community Resource Center, a Request for Decision will be presented to the Green View FCSS Board at the next regular meeting on February 12, 2015. Valleyview and area residents have not received PLC services and programming for over ten years.

- The Green View FCSS Board has approved the Balance Program, a weekly therapeutic Yoga workshop that is suited for seniors, people with disabilities, and post-surgery recovery. This program has been designed for those who are unable to attend a regular fitness class due to cost or availability of a class suitable for their disability. The Balance Program will begin February 2nd, at the Green View Community Resource Center.
- Finding our Voices, a self-esteem workshop for women, will begin February 11, 2015 at the Green View FCSS Community Resource Center.

- Jim Joelson is the new Town of Valleyview Council representative on the Green View FCSS Board. He has taken the place of Warren Stewart, who resigned from the Town of Valleyview Council.

- Year End Statistics:

2014	Individuals Served	**2014**	Individuals Served
Moms Morning Out	**18**	School Liaison Workers	**2**
Big Rigs Tailgate Party	**200**	Grants to Individual Organizations	**7**
Defuse	**15**	CRC Clients	**1921**
Active Parenting of Teens	**6**	Family Facilitator Clients	**30**
Home Support	**82**	Adult/Seniors Programmer Clients	**342**
Older Adult Info Day	**29**	Books for Babies	**125**
KIDO	**153**	SKILLS	**32**
Summer Day Camps	**76**	Better Choices Better Health	**15**
Why Try	**45**	Developmental Play Program	**15**
I Can Handle Anger	**117**	Rainbows-Grief and Loss	**6**
Roots of Empathy	**62**	Finding our Voices-Train the Trainer	**13**
Home Alone	**88**	Boys Council	**4**
Girls Circle	**18**	PrevNet-Train the Trainer	**15**
Red Silhouettes	**28**	Babysitting Courses	**24**
Community Volunteer Income Tax	**201**	Welcome Baskets	**25**
Volunteer Appreciation	**195**	Hands are not for Hitting	**18**
Interagency	**15**	**2014 Total:**	**3949**
Seniors Interagency	**7**	2013 Total:	3523

Protective Services Manager, Jeff Francis

- Working on fire apparatus specifications with the fire departments.

- Sergeant Bracken will provide Council with the 2014 policing statistics and request Council's 2015 priorities. The 2014 report from Grande Prairie Rural has currently not been provided. Arranging for the County of Grande Prairie Enforcement Services to provide Council with their 2014 report.

- Dealing with an incident on Highway 43 & Township 681. The incident involved a collision of 4 tractor trailers resulting in a 17,000 litre diesel spill. Alberta Environment is the lead agency corresponding with the two trucking company's environmental consultants to ensure the spill is adequately contained and cleaned up.

- Pembina had runoff contamination caused by the unseasonal rain and warm temperatures at their site located near the 100 km marker on the Forestry Trunk Road. Vac trucks hauled contaminated water out of the site from January 23rd to January 24th for approximately 36 hours.

- Received confirmation from Grande Prairie Rural RCMP that they investigated the new washroom facilities that were installed in 2014 at the Grovedale Fish Pond after notification was provided that vandals fired firearms at the building. The vandals also attempted to light the building on fire, however they were unsuccessful. The police investigation is ongoing.

- Fire Department 2014 callouts:

2014 Emergency Incident Responses by Greenview Fire Departments				
			Provincial Calls	
Department	**Total Incident Responses**	**Total Incidents in Greenview Area**	**Motor Vehicle Collisions**	**Medical Co-Response**
Grande Cache	111	45	26	0
Fox Creek	196	123	88	4
Valleyview	161	101	43	0
DeBolt	113	113	28	59
Grovedale	196	196	50	106
2014 TOTALS:	**777**	**578**	**235**	**169**

- The annual reviews for Job Hazard Analysis (JHA) are being conducted and 25% have been completed and submitted. JHA's are key to the communication of hazard identification/controls, personal protective equipment selection, training initiatives and to ensure Occupational Health & Safety (OHS) Legislation compliance is maintained. Reviewing the JHA's is one of the requirements in Greenview's Audit Action Plan and a compliance requirement listed in Part 2 of the Occupational Health and Safety Code.

- The approved personal protective equipment (PPE) policy will be sent to all staff after the January 27th, Council minutes are approved. The next steps are setting up the onsite inventory system and conducting applicable training. The inventory systems are expected to be in place by February and training will be ongoing as required.

- OHS Alberta has released the preliminary changes for 2015 in the Alberta OHS Code and Regulations. OHS Alberta is requesting feedback on the proposed changes over the next 3 months. Highlights of the proposed changes include;
    a. Audiometric Hearing Testing to be conducted annually.
        i. The implementation of the hearing conservation program in 2015 will account for this new requirement.
    b. Additions that address mental wellness and bullying and harassment in the workplace.
        i. Adjustments to existing Greenview Policy will take place in 2015.
    c. Revisions to the mining sections Part 36 are being expanded to include gravel pit sites and would impact incident reporting and restricting site access to stockpiles.
    d. Expanding the hazard assessments conducted to include site specific requirements in writing.
        i. In 2015 a web/computer based system will address these requirements.

- Greenview Health and Safety Statistics:

Description	**2014 results**	**2013 results**	**Industry Average 2014**
WCB Lost Time Injury	2	0	2.19 per 100
WCB Medical Aid	3	5	N/A
WCB rate Greenview	0.96 (2015) < industry average. 3% Greenview discount was applied.	1.32 (2014) surcharged	.97 (2015)
WCB rate Industry	0.99 (2015)	1.07 (2014)	0.97 (2015)
PIR Discount (20% max)	20%	19%	N/A
Greenview Incident & Near Miss Reports	21	5	N/A
Safety Audit (80% Minimum Pass)	84%	81%	N/A

Recreation Services Coordinator, Adam Esch

- **2014 Year End Stats:**
  Recreation Inventory/ Sites of Interest:
    - There are currently 165 known sites of interest, 4 of these sites have been entered into the recreation inventory. It is estimated that another 330 to 550 sites of interest remain undiscovered.

Swan Lake Usage Statistics

- Swan Lake had a high usage rate during 2014. Maintenance crews recorded an average of 22 units on site per month over the entire year. A unit was defined as being a vehicle, trailer or camping unit (holding 1-4 people).
- The average number of units on site per month for the pre-season (January – April) was 8, the in-season (May – September) was 43, post-season (October-December) was 6.
- A total of 267 units were recorded.

- **Recreation Zones and Recreation Inventory**
  - The purpose of the Recreation Inventory Program is to provide a strategic document to guide the provision, enhancement and development of facilities, parks and programming in the Municipality.

  - The recreation inventory will commence by first dividing Greenview into seven recreation zones. These recreation zones are the Valleyview, DeBolt, Grovedale, Grande Cache, Highway 40, Highway 43 and remote area zones respectively. Populated recreation zones will be inventoried first, beginning with Grovedale and followed by Valleyview, DeBolt and ending in Grande Cache. Highway corridors will be next starting with Highway 40 and moving to Highway 43. The Inventory will be completed with the inventory of the remote recreation zone.

  - The recreation zones will be further sub-divided into planning areas. Populated planning areas within recreation zones will be inventoried first. Dividing the land base this way will ensure an efficient and organized collection data and therefore provide a smooth transition into the development phase.

- **Recreation zones** and **planning areas** were delineated based on the following criteria:

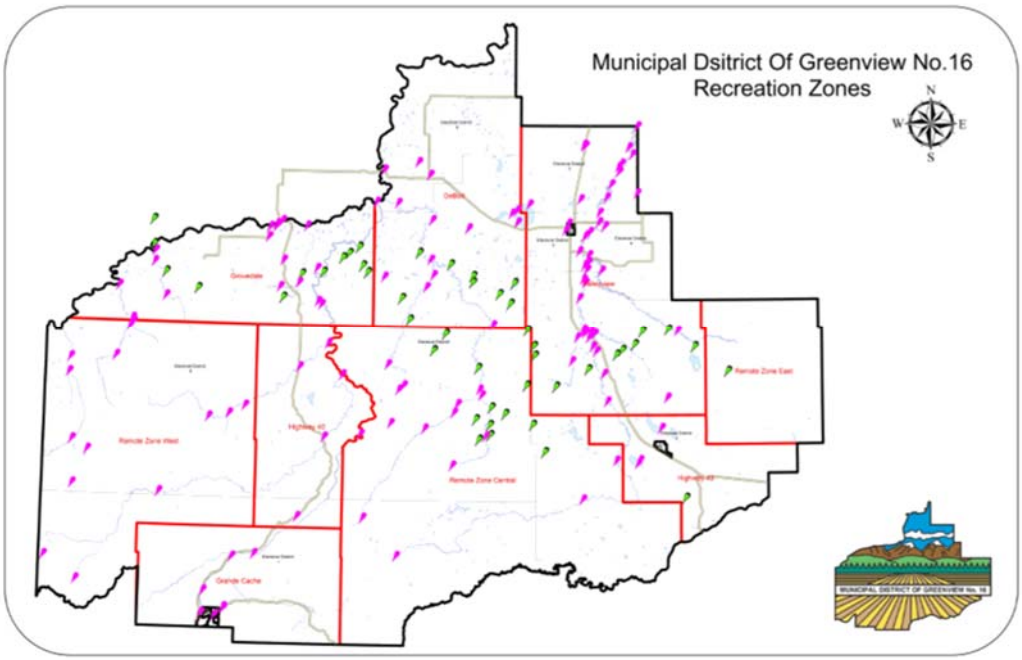
  Recreation Zones:

  - Encompass only zones within the Greenview boundary.
  - Follow easy to identify features such as map boundaries, major roads, rivers, correction lines and township boundaries.
  - Are large enough to provide a substantial variety of recreation facilities.
  - Encompasses residents which are likely to use the facilities within that recreation zone.
  - Have any of the following features:
    - A distinctly populated area.
    - Is a commonly used travel corridor.
    - Is a remote area.

  Planning Areas:

  - Encompass only what is within the recreation zone boundary.
  - Follow easy to identify features such as map boundaries, major roads, and Rivers, Correction lines and township boundaries.
  - Contain and group similar areas of recreation, stakeholders and regional interests.

- Each Recreation Zone contains the following respective Planning Areas:
  - *Recreation Zone —Valleyview*, Planning Areas: North, Central and South
  - *Recreation Zone —DeBolt*, Planning Areas: North, Central and South
  - *Recreation Zone —Grovedale*, Planning Areas: West, Central and East
  - *Recreation Zone —Grande Cache*, Planning Areas: West, Central and East
  - *Recreation Zone —Highway 40 Corridor*, Planning Areas: Northwest, Northeast, Southwest and Southeast
  - *Recreation Zone —Highway 43 Corridor*, Planning Areas: North, South
  - *Remote Recreation Zone —Greenview*, Planning Areas: West, Central and East



- **Hamlet of Little Smoky Update, 2015 Community Enhancement Project-River Day Use Sites**
  Administration attended a second community meeting to discuss the Community Enhancement Project. The community was divided on the Community Enhancement Project. A follow up letter will be sent to the community asking if they would like to continue the project further.

- **Susa Creek Coop – Cabin's on Grande Cache Lake Update**
  Administration spoke with a representative from the Susa Creek Co-op about whether the Co-op was planning on continuing their efforts to establish tourist cabins on Grande Cache Lake. It was established that the Susa Creek Co-op is planning on continuing their efforts. Greenview Administration is assisting the Co-op with planning/design, provincial/federal legislation and demographic targeting. It was emphasized that the project needs to continue to be spearheaded by the Susa Creek Co-op and Greenview will assist the Co-op with administrative expertise and support.

- Investigated the damage to the new washroom facility at the Grovedale Fish Pond. The police were notified, viewed the damage and will continue their investigation. The damage consists of bullet holes in the door, windows shot out, concrete pits from the bullets and scorch marks on the walls from fire damage. The scorch marks should be washable with soap and water. The remaining damage is being assessed and an estimate should be available next week. The following photos were taken at the site:

Manager's Report

Function: **Corporate Services**

Submitted by: **Rosemary Offrey** **Date:** **February 10, 2015**

General Manager Corporate Services

As noted in last month's report, Corporate Services is focused on 2014 Year-End and the new ERP system. With the assistance of Admin Support Staff, we have completely revamped the general ledger codes to ensure that they are all consistent throughout the organization. We have developed Capital Project codes that will allow easier capital project reporting.

The Finance area of the organization will be very busy learning the new system and staying on top of their normal duties. The other areas of the organization will be just as busy learning the new system when we get to the capital project, work order, purchase order and reporting information sessions.

Corporate Services arranged the "How to Become a Better Communicator" workshop on January 15th. The event was attended by 27 staff members, all attendees reported that they thought the workshop was the best that they had ever attended. The facilitator was extremely engaging and kept the group focused throughout the day. We are considering hosting a second workshop to allow those staff who were unable to attend this event to attend the same workshop later this year.

Due to concerns noted during Council meetings regarding a couple of policies, I have revised the Vehicle/Equipment Replacement Policy as well the Employee/Consultant Housing Policy. These will be reviewed by the Policy Review Committee on February 9th. I hope to receive approval from the committee members to bring these two policies forward to the February 24th regular Council meeting to receive Council's approval on the revised policies.

Finance & Administration Manager

Donna as have been working on month-end and year-end information, and she is responsible for coordinating insurance claims. She has attended the ERP implementation meetings. Donna oversees the Finance and Administration staff, this area keeps her busy with the day to day activities.

Financial Reporting Manager

Bill prepared the December monthly department budget to actual reports as well as the GRWMC report and review. He finalized the GRWMC 2015 budget and attended their board meeting. Bill reviewed the November monthly reports with department managers, investigated any budget variances and completed adjusting entries as required.

He has assisted with the development of the capital project codes for the Dynamic GP core financial modules. He attended the WorkTech executive summary and workshop on project account standards. He is working on the WIP reconciliation activities to transfer WIP to fixed assets and is preparing year-end WIP finalization. Currently working with the auditors for the interim 2014 audit work.

Bill with the assistance from Admin Support staff has set up 2015 project budgets in the Bellamy system based on the new WorkTech account structures. He attended the "How to Become a Better Communicator" workshop. He attended the Audit Committee meeting on January 20, and he assisted with the review of the Grande Cache financial status.

Human Resources

The position of Construction Project Supervisor was filled externally last month. Six positions were filled by internal promotions since last report: Agricultural Supervisor Trainee, Administrative Support, Grande Cache, Administrative Support, and Grovedale; Chief Mechanic, Development Officer and FCSS Support Coordinator.

The following positions are currently open: Assistant General Manager, Infrastructure & Planning, Coordinator, Fire Services, Development Officer (1) position, Development Technician, Equipment Operator/Truck Driver – Grovedale, Recreation Inventory Assistant and Recreation Inventory Coordinator and Agricultural Services Seasonal Positions.

Interviews are in progress to fill the following positions: Equipment Operator/Truck Driver – Grovedale and Development Technician, and Assistant General Manager.

One part-time staff member resigned to pursue opportunities in a different industry.

Information Systems

Shane travelled to Grovedale to check on the cell phone booster equipment at the Grovedale Community Hall. The equipment was working correctly after a minor configuration change. He travelled to DeBolt Fire Hall to resolve an internet access issue. He has been testing the Greenview Private Cloud Server which will allow secure remote access to Greenview's network.

Shane attended the "How to Become a Better Communicator" workshop. He set up two (2) new users in the Greenview system. He installed a replacement photocopier for the Agricultural Services Group. He assisted with the install for the new Diamond Financial Server Software, and rolled out to the core project team for testing as soon as the information is delivered by Diamond. He set up and attended the Webpage edition training delivered by New Harvest Media. He is focusing on gathering quotes for the 2015 technology equipment to be purchased as well as his normal IT support tasks.

Manager's Report

Function: **Infrastructure & Planning**

Submitted by: **Grant Gyurkovits General Manager, Infrastructure & Planning**

General Manager, Infrastructure & Planning, Grant Gyurkovits

- Oil Industry Approvals.
- Completed Performance Appraisals with employees.
- Attended meeting regarding Waterpoint Generator Commissioning.
- Attended interviews for Assistant General Manager, Infrastructure & Planning.
- Met with AMEC, Roster, Wheeler, WSP and Opus Stewart Weir to discuss Engineering Services contracts and 2015 projects.

Manager Construction & Maintenance, Kevin Sklapsky

- Reviewing Scope of Work and Change of Scope documents submitted by consultants for 2015 projects. Compared estimates with each consultant's respective 3 Year Engineering Services proposals.
- Aggregating historical information from previous projects to allow us to better estimate budgets and monitor changes in engineering and construction costs over time. Also gives us a tool to compare consultant estimates to previous project estimates.
- Met with Glenn Pitt to go over updates to Greenview Engineering Standards (this project carried over from the previous year).
- Met with consultants regarding 2015 projects. Laid out expectations for submitting proposals (use Greenview Templates) and advised consultants of performance evaluations.
- Project specific meetings with AMEC (Cozy Cove) and WSP (Township Road 690). Site visit to Township road 690.

Supervisor Facility Maintenance, Alfred Lindl

- General Maintenance, complete issues from the Maintenance Task List.
- Winter snow and ice removal on all Facilities.
- Annual check on fire extinguishers.
- Safety signage installed in all Facilities.
- Working on 18 new Water Pump boxes.

Manager Operation, Gord Meaney

- Cladding is being installed and steel roof has arrived at the Grovedale shop.
- Abtec is working on redesign issues and will present with updated cost.
- As a result of the interview for Valleyview truck driver, one person was hired, the Grovedale position remains open. The chief mechanic position has been filled.
- A letter has been sent to Praxis regarding the Airth Pit. The contract is now null and void, and the conditions outlined in letter are requesting the removal of equipment from the pit which has been a slow process.

- Signing of the new snow plow agreements is ongoing.
- RFD's completed for the purchase of Excavator, Tractors, Steam Units, and light trucks.
- Contract has been signed with Wapiti regarding the stock piles at the Smokey Pit and in Grande Cache.
- We are working on improving our services to the rate payers within Greenview.
- We are also striving to improve our in-house operations in regards to filing and getting a better overall understanding of procedures utilized in the past and the requirements for the future.
- Ongoing winter maintenance.

Manager Environmental Services, Gary Couch

- My first month has been very busy getting up to speed on Greenview's water, wastewater, and solid waste systems. I am enjoying the position and have found staff to be very knowledgeable and welcoming.
- The New Fish Creek and Sunsethouse Water points have been put into service in the past two weeks and the Sweathouse Waterpoint is expected to be in service by today (Feb 6, 2015). Other than a couple minor programming glitches, the start-ups have gone very well. Measures have been put in place to ensure we operate the water treatment plants above Alberta Environments Standards.
- I met with Alberta Environment recently to introduce myself and to ensure Greenview is operating to their satisfaction. The meeting went very well and I found that some renewals are in order for some systems that we will complete shortly.
- I have had a couple meetings with Associated Engineering and gathered information for Greenview's upcoming capital projects in the water and waste water areas.
- We have had a couple vandalism events at our transfer stations, with a light being stolen from Little Smoky and the gate being damaged at South Wapiti. Cameras will be set up to help minimize vandalism and theft of Greenview property.

Manager Planning & Development, Sally Rosson

- Public Hearings held on February 10, 2015 for Bylaws 14-736 Chuppa, 14-737 Gordon & 14-738 Kaetler.
- Planning & Development Staff met on February 4, 2015 with Keyera personnel discussed their future expansion plans for the Simonette Plant Site and permitting requirements.
- Handout/PowerPoint provided for reference. Keyera is available to attend future Council meeting if necessary.
- Meeting held with Dave McRae, ISL Engineering and Land Services Ltd and reviewed the Draft Municipal Development Plan (MDP).
  RFD planned with Draft MDP and next steps on February 24th Council Agenda.
- Municipal Planning Commission meeting scheduled for February 11, 2015.
- Require Council attendees for Red Deer Planning Conference and reschedule MPC Meeting for April 2015.
- Future update to the Engineering Design & Construction Standards Manual in works.
- DeBolt Fire Hall – Land Transfer documents were sent to surveyor on January 23, 2015 and surveyor is still waiting landowner's signature.
- Working on additional Land Purchase for Grovedale Shop; sent Permission to Enter to Landowner and then Survey Work could commence. Draft Offer to Purchase Agreement to be finalized; send second time to Legal to review.
- Interviews held for Development Officer and Technician positions.