



# MUNICIPAL DISTRICT OF GREENVIEW No. 16

## REGULAR COUNCIL MEETING AGENDA

January 26, 2021

9:00 AM

Administration Building  
Valleyview, AB

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#1	CALL TO ORDER	
#2	ADOPTION OF AGENDA	1
#3	MINUTES	
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#11	ADJOURNMENT	

Minutes of a  
**REGULAR COUNCIL MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
Greenview Administration Building,  
Valleyview, Alberta on Tuesday, January 12, 2021

**#1  
CALL TO ORDER**

Reeve Dale Smith called the meeting to order at 9:00 a.m.

**Present**

Ward 5	Reeve Dale Smith
Ward 8	Deputy Reeve Bill Smith (Virtual)
Ward 1	Councillor Winston Delorme (Virtual)
Ward 2	Councillor Dale Gervais (Virtual)
Ward 3	Councillor Les Urness (Virtual)
Ward 4	Councillor Shawn Acton
Ward 6	Councillor Tom Burton (Virtual)
Ward 7	Councillor Roxie Chapman
Ward 9	Councillor Duane Didow
Ward 9	Councillor Tyler Olsen

**ATTENDING**

Chief Administrative Officer	Denise Thompson
Deputy Chief Administrative Officer	Stacey Wabick (Virtual)
Director Infrastructure & Planning	Roger Autio
Interim Director, Community Services	Dennis Mueller
Marketing & Communication Manager	Stacey Sevilla (Virtual)
Recording Secretary	Wendy Holscher

**ABSENT**

Chief Financial Officer, Aleks Nelson

**#2  
AGENDA**

MOTION: 21.01.001 Moved by: COUNCILLOR TYLER OLSEN  
That Council adopt the January 12, 2021 Regular Council Meeting Agenda as amended.

- 9.1 Disclosure Harmful to Intergovernmental Relations (FOIPP, Section 21)

CARRIED

**#3  
MINUTES**

MOTION: 21.01.002. Moved by: COUNCILLOR TYLER OLSEN  
That Council adopt the minutes of the Regular Council Meeting held on Monday December 14, 2020 as amended.

CARRIED

**#3.1  
BUSINESS ARISING  
FROM THE MINUTES**

**3.1 BUSINESS ARISING FROM MINUTES**

- Public Hearing in Grovedale regarding rezoning of lots will be going ahead at the January 26, 2021 Regular Council Meeting
- Road licensing information will be brought to a future Council Meeting

#4

#### **4.0 PUBLIC HEARING**

##### **4.1 BYLAW 20-852**

Chair Dale Smith opened the Public Hearing regarding Bylaw 20-852 at 9:29 a.m.

#### **IN ATTENDANCE**

Development Officer  
Applicant

Leona Dixon (Virtual)  
Darel Klassen (Virtual)

#### **REFERRAL AGENCY & ADJACENT LANDOWNER COMMENTS**

Development Officer, Leona Dixon, provided a summary of the responses from referral agencies.

#### **APPLICANT BACKGROUND INFORMATION**

In accordance with legislation, notification of the proposed road closure was circulated to internal and external referral agencies and Telus responded that they would require a right-of-way agreement for the telephone line if the portion of road plan were closed. No further comments were received. Administration feels that the closure does not, nor will it in the future, cause undue hardship for the road network in this location. Access exists to the parcel from the service road and the creek to the east would hinder future construction of the service road.

#### **QUESTIONS FROM COUNCIL**

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

#### **IN FAVOUR**

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

#### **OPPOSED**

The Chair requested that anyone opposed of the application come forward.  
None were heard.

#### **QUESTIONS FROM THE APPLICANT OR PRESENTER**

The Chair called for any questions form the Applicant or those that had spoke in favour or against the application.  
None were heard.

#### **FAIR & IMPARTIAL HEARING**

The Chair asked the Applicant if they had a fair and impartial hearing.  
Applicant did not respond.

#### **CLOSING BYLAW**

Chair Dale Smith closed the Public Hearing regarding Bylaw 20-852 at 9:29 a.m.



**#5  
DELEGATIONS**

**5.0 DELEGATIONS**

There were no presentations from delegates.

**#6  
BYLAWS**

**6.0 BYLAWS**

There were no bylaws presented.

**#7  
BUSINESS**

**7.0 BUSINESS**

**7.1 LANDRY HEIGHTS HOMEOWNERS ASSOCIATION**

**LANDRY HEIGHTS  
HOMEOWNERS  
ASSOCIATION**

MOTION: 21.01.003. Moved by: DEPUTY REEVE BILL SMITH  
That Council authorize administration to enter into an agreement with the Landry Heights Homeowners Association for the purpose of operating a community park within the municipal reserve located at SE-15-70-6 W6M

CARRIED

**7.2 2021 GRANT REQUESTS**

**2021 GRANT REQUESTS**

MOTION: 21.01.004. Moved by: COUNCILLOR ROXIE CHAPMAN  
That Council authorize funding to the grant recipients in the amount of \$637,200.62, with funds to come from the Community Service Miscellaneous Grant Budget.

CARRIED

**7.3 MAKE-A-WISH SPONSORSHIP REQUEST**

**MAKE-A-WISH  
SPONSORSHIP REQUEST**

MOTION: 21.01.005 Moved by: COUNCILLOR DUANE DIDOW  
That Council approve sponsorship in the amount of \$1000.00 to Make-A-Wish Northern Alberta, with funds to come from Community Services Miscellaneous Grant.

CARRIED

**7.4 XPLORNET LETTER OF SUPPORT**

**XPLORNET LETTER OF  
SUPPORT**

MOTION: 21.01.006. Moved by: COUNCILLOR WINSTON DELORME  
That Council authorize Administration to provide a Letter of Support for Xplornet's application to the Universal Broadband Fund.

CARRIED

## **7.5 EMS BUILDING – 2021 COST SHARING PROPOSAL**

### **EMS BUILDING – 2021 COST SHARING PROPOSAL**

MOTION: 21.01.007. Moved by: COUNCILLOR TYLER OLSEN  
That Council accept the correspondence dated December 16, 2020 from the Town of Valleyview regarding a new proposed Emergency Medical Services (EMS) Building for the Ambulance Authority as information.

CARRIED

### **EMS BUILDING – 2021 COST SHARING PROPOSAL**

MOTION: 21.01.008. Moved by: COUNCILLOR TOM BURTON  
That Council direct Administration to prepare a detailed report on the proposed new EMS building for the Ambulance Authority in Valleyview, Alberta.

CARRIED

## **7.6 DEBOLT OPERATIONS BUILDING UPDATE**

### **DEBOLT OPERATIONS BUILDING UPDATE**

MOTION: 21.01.009. Moved by: COUNCILLOR ROXIE CHAPMAN  
That Council accept the update on the DeBolt Operations Building for information, as presented.

CARRIED

## **7.7 ALBERTA COMMUNITY PARTNERSHIP GRANT**

### **ACP GRANT**

MOTION: 21.01.010 Moved by: COUNCILLOR WINSTON DELORME  
That Council direct Administration to enter into a partnership with Woodlands County and Thorhild County for the Alberta Community Partnership Grant (ACP) to fund a “Regional Rural Road Study” project.

CARRIED

Reeve Dale Smith recessed meeting at 10:03 a.m.  
Reeve Dale Smith reconvened meeting at 10:14 a.m.

## **7.8 PAVED ROAD SPEED ASSESSMENT**

### **SPEED ASSESSMENT**

MOTION: 21.01.011. Moved by: REEVE DALE SMITH  
That Council direct Administration to update the speed limits where safe to do so within Greenview jurisdictions, as amended.

- Greenview boundaries was amended to Greenview jurisdictions.

CARRIED

## **7.9 MD OF GREENVIEW LIBRARY BOARD APPOINTMENT**

### **MD OF GREENVIEW LIBRARY BOARD APPOINTMENT**

MOTION: 21.01.012. Moved by: COUNCILLOR TOM BURTON  
That Council appoint Josefin B. Stoness to the MD of Greenview Library Board as a member at large for a two-year term, as amended.

- Added “as a member at large for a two-year term” to the original motion.

CARRIED

## **7.10 MANAGER REPORTS**

### **MANAGER REPORTS**

MOTION: 21.01.013. Moved by: COUNCILLOR ROXIE CHAPMAN  
That Council accept the information as presented.

CARRIED

### **#9 CLOSED SESSION**

## **9.0 CLOSED SESSION**

MOTION: 21.01.014. Moved by: COUNCILLOR ROXIE CHAPMAN  
That the meeting go to Closed Session, at 11:19 a.m., pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information and Protection Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regards to the Closed Session.

CARRIED

## **9.1 DISCLOSURE HARMFUL TO INTERGOVERNMENTAL RELATIONS (FOIPP; Section 21)**

### **OPEN SESSION**

MOTION: 21.01.015. Moved by: COUNCILLOR DALE GERVAIS  
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come into Open Session at 11:38 a.m.

CARRIED

**#8  
NOTICE OF MOTION**

**8.0 NOTICE OF MOTION**

Reeve Dale Smith requested a Notice of Motion that Administration draft a strongly worded letter to the Manager of the Northern District for Alberta Health Services in efforts to form a more collaborative working relationship between the municipalities and AHS, including but not limited to working on a solution for high-speed internet in our clinic from the hospital's fibre optic source to aid in our doctors having the tools required to conduct business effectively. Please include to cc MLA's the Minister, Susan Smith. Request the Town of Valleyview to send a similar letter as a means of a collective call to action.

Councillor Winston Delorme requested a Notice of Motion that Administration bring back a report on the water wells that the Municipal District of Greenview capped on the Co-ops and Enterprises between 2017-2019. Administration to bring back a report by end of February.

**#10  
MEMBER REPORTS &  
EXPENSE CLAIMS**

**11.0 MEMBERS BUSINESS**

**WARD 1**

**COUNCILLOR WINSTON DELORME** updated Council on his recent activities, which include;

- December 14, 2020 Regular Council Meeting
- Municipal Planning Commission Meeting
- December 21, 2020 Committee of the Whole Meeting

**WARD 2**

**COUNCILLOR DALE GERVAIS** submitted his update to Council on his recent activities, which include;

- December 14, 2020 Regular Council Meeting
- Municipal Planning Commission Meeting
- December 21, 2020 Committee of the Whole Meeting

**WARD 3**

**COUNCILLOR LES URNESS**

- No members business submitted

**WARD 4**

**COUNCILLOR SHAWN ACTON** submitted his update to Council on his recent activities, which include;

- December 14, 2020 Regular Council Meeting
- Municipal Planning Commission Meeting
- Greenview Regional Waste Commission Meeting
- December 21, 2020 Committee of the Whole

**WARD 5**

**REEVE DALE SMITH** submitted his update to Council on his recent activities, which include;

- December 14, 2020 Regular Council Meeting
- Municipal Planning Commission Meeting
- December 21, 2020 Committee of the Whole Meeting
- Little Smoky Ski Hill Meeting
- Mayor of Valleyview Meeting
- Met with Grande Prairie County Reeve

**WARD 6**

**COUNCILLOR TOM BURTON** submitted his update to Council on his recent activities, which include;

- Municipal Planning Commission Meeting
- Policy Review Committee Meeting
- December 21, 2020 Committee of the Whole
- MD of Greenview Library Board Meetings

**WARD 7**

**COUNCILLOR ROXIE CHAPMAN** submitted her update to Council on her recent activities, which include;

- December 14, 2020 Regular Council Meeting
- Municipal Planning Commission Meeting
- December 21, 2020 Committee of the Whole

**WARD 8**

**DEPUTY REEVE BILL SMITH** submitted his update to Council on his recent activities, which include;

- December 14, 2020 Regular Council Meeting
- December 21, 2020 Committee of the Whole Meeting

**Ward 9**

**COUNCILLOR DUANE DIDOW** submitted his update to Council on his recent activities, which include;

- Municipal Planning Commission Meeting
- December 24, 2020 Committee of the Whole Meeting

**Ward 9**

**COUNCILLOR TYLER OLSEN** submitted his update to Council on his recent activities, which include;

- MD of Greenview Library Board Meeting
- Municipal Planning Commission Meeting
- Grande Prairie Regional Tourism Meeting
- December 21, 2020 Committee of the Whole
- Nitehawk Ski Recreation Board Meeting

**MEMBERS BUSINESS**

**MOTION: 21.01.016.** Moved by: **DEPUTY REEVE BILL SMITH**  
That Council accept the Members Business Reports as presented.

**CARRIED**

**#11  
ADJOURNMENT**

**12.0 ADJOURNMENT**

MOTION: 21.01.017. Moved by: COUNCILLOR ROXIE CHAPMAN  
That Council adjourn this Regular Council Meeting at 12:10 pm  
CARRIED

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CHIEF ADMINISTRATIVE OFFICER

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REEVE



January 26, 2021  
Bylaw No. 20-859 Public Hearing  
Background Information

## **PROPOSAL**

The application for land use amendment A20-006 has been submitted by Beirsto & Associates Engineering Ltd. on behalf of R.B. Curry Auto Transport Ltd. (Curry), to re-designate a 4.86-hectare  $\pm$  (12.0-acre) portion of the 71.12 acre parcel from Agricultural Two (A-2) District to Industrial Light (M-1) District within Plan 102 4120 Block 1 Lot 1, SW-05-70-06-W6. The proposal is located approximately 1.0 kilometre west of the Hamlet of Grovedale via Highway 666, with access from Range Road 64A.

## **BACKGROUND AND DISCUSSION**

On the same quarter, there are four lots zoned Country Residential One (CR-1) each being approximately 10.0 acres in size. Also, a 37.82-acre property zoned Agriculture (A-2) District, with a manufactured home and a shop is located to the north of the CR-1 lots. A Major Home Occupation by Daylight Lease Maintenance (vegetation maintenance business) is being operated from that lot.

Previously, a development permit was issued in 2010 for a small-scale industrial use by the Municipal Planning Commission (MPC) to Friesen (High Grove Holdings) for Residence, Repair Shop & Firewood Sales on a vacant agricultural zoned property. At that time, it was considered a Small-Scale Industrial Pursuit as a discretionary use, which required to be supplementary to agricultural uses.

With subsequent amendments to the Land Use Bylaw, small scale industrial uses were removed from Agricultural District. Mr. Friesen applied to rezone to industrial, however, Council did not approve the rezoning application.

In 2012, enforcement proceedings commenced as the property became unsightly and the approved use was not confined to a 10-acre area. Enforcement action was taken but contraventions continued until the property was eventually sold.

Later, Paradox acquired the property. They did not obtain a new Development Permit despite the change in use (outdoor storage of rig mats) that resulted in enforcement action. Paradox

applied for a Development Permit to operate a satellite business as a Major Home Occupation (a discretionary use), including renting and storage of access mats, road building material and equipment. The Development Permit was denied by the MPC on January 14, 2019. The MPC's decision was appealed to the SDAB and the SDAB upheld the MPC decision on March 7, 2019 stating the proposed use did not fit within a Major Home Occupation. Major Home Occupation is not an industrial use and is required to be conducted within the principal dwelling unit and allowed one accessory building, though limited outside storage is permitted. Paradox continued use despite the issuance of a Stop Order.

Paradox inquired about rezoning the property and as with the Curry's application, planning staff could not recommend rezoning approval to Council being the industrial proposal was not a compatible use due to the close proximity to the existing country residential subdivision. Further, the industrial development proposed did not meet the guidelines of the Grovedale Area Structure Plan (GASP), which identifies where industrial type development should be located. Paradox was advised they could apply for an amendment however, there was an outstanding enforcement matter that needed to be addressed such as re-locating the rig mats within the fenced compound. They were also informed; it was unlikely the rezoning would be granted by Council, as a result of past concerns from neighbouring residents of heavy traffic generation, noise, road damage along with the requirements already outlined in the GASP. The Land Use Amendment application was provided in an email on December 17, 2018 with the guidelines of the amendment process and an approximate timeline of 3 to 4 months. Paradox did not submit an amendment application.

Paradox sold the property at Ritchie Brother's Auction. Ritchie Brother's was provided the current zoning of A-2 District, including a list of all the permitted and discretionary uses for that District. Inquiry could easily have been made to Greenview by Curry requesting the uses allowed prior to acquiring the property for the purpose of an industrial use.

The proposed use for Curry does not comply with the original Development Permit as the legal non-conforming use has discontinued for a period of more than 6 months and therefore, has ended. The legal non-conforming use provisions do not apply, as the Development Permit that was issued to Mr. Friesen was for a Residence, Repair Shop and Firewood Sales and specifically prohibited any commercial ventures other than log truck repair shop and firewood sales. There is no existing Development Permit in place for any activity on the property and any new use will require an application for a Development Permit.

The current Land Use Bylaw, A-2 District does not include any industrial permitted or discretionary uses and the proposed use (trucking operations) does not fit within Major Home Occupation.

Although, there is a 7,200 square foot metal clad shop on the property, industrial uses are not permitted while the zoning remains A-2. Over several years, Greenview administration has taken enforcement actions and has been working with the landowners to bring the property into compliance. Regardless, enforcement of the municipal planning regulations is within the



discretion of Greenview, based on its priorities and resources, and the fact light industrial uses may have been permitted to continue in the past, this does not stop or prevent Greenview from requiring compliance at this point in time.

Curry applied for a re-zoning application and has recognized that amendment to the GASP was also needed. Amendments are subject to Council's decision. Curry was advised that Greenview's legislation does not support industrial development in this location. Further, the proximity to the country residential lots is a significant concern from a land use planning perspective as it is seen as mixed-use development and subject to input from the public at the public hearing stage.

Curry was advised that there was no certainty Council would approve the amendment applications to the Land Use Bylaw and the GASP and a subsequent application for a Development permit would also be required as the use is discretionary. Curry was adamant they proceed regardless of the outcome. Curry's representative did voiced willingness to upgrade Township Road 64A to an industrial standard and provide a screening and landscaping buffer between the neighbouring country residential properties.

Greenview administration has not agreed to allow Curry's to operate their trucking operation, furthermore, they were advised to discontinue immediately, failing which Greenview reserved the right to take enforcement proceedings. To date, Curry's has further cleaned up the site, and has not proceeded with any industrial activity on their property.

Amendments to the Land Use Bylaw and GASP are required to permit a Light Industrial development to utilize the existing shop and property.

## **STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT**

On September 29, 2020, a copy of the application was circulated to Greenview's internal departments. No concerns were received.

On September 29, 2020, a copy of the application was circulated to the following referral agencies: Alberta Culture and Tourism, Alberta Energy Regulator, Alberta Environment and Parks – Water Approvals, Alberta Environment and Parks – Jack McNaughton, Alberta Environment and Parks – Marsha Trites-Russel, Alberta Environment and Parks – Nils Anderson, Alberta Municipal Affairs – David Dobson, Alberta Transportation, ATCO Electric, ATCO Gas, ATCO Pipeline, Peace Wapiti School Division, Canadian Western Bank. No comments or concerns were received except from Alberta Transportation. Alberta Transportation commented that they do not generally support isolated industrial development due to the potential traffic generated from the industrial development.

On December 15, 2020, a copy of the application and notice of the public hearing was circulated to adjacent landowners within 804.0 metres of the property. Concerns were received opposing the rezoning and are included in this package. Referral agencies were also notified of the public hearing with no concerns received. As well, an advertisement of

the Public Hearing was published on Greenview's website, Facebook, and Twitter pages for the duration between December 15 and the Public Hearing Date.



## Proposed Land Use Amendment

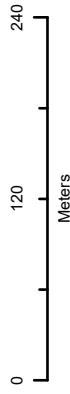
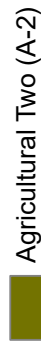
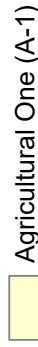
Long Legal: SW-5-70-6-6

Short Legal: L1 B1 P102 4120

15



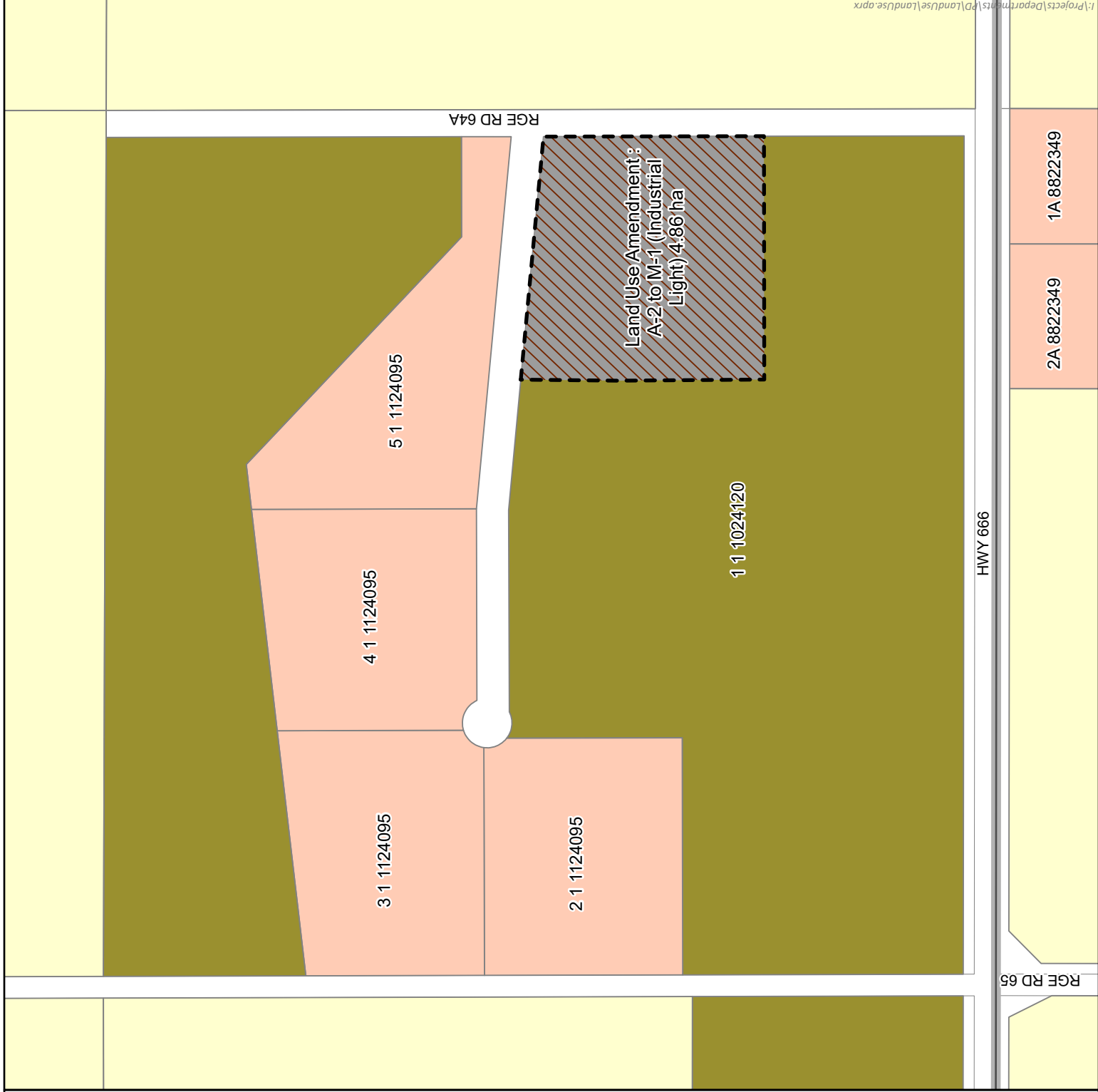
### Zoning Type



**Produced:** September, 2020  
**Projection:** UTM Zone 11N NAD 83  
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HWY 666

RGE RD 65

RGE RD 64A

Land Use Amendment:  
A-2 to M-1 (Industrial  
Light) 4.86 ha

1 1 1024120

3 1 1124095

4 1 1124095

5 1 1124095

2 1 1124095

2A 8822349

1A 8822349






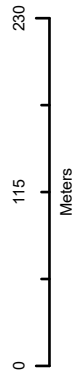
## Proposed Land Use Amendment

Long Legal: SW-5-70-6-6

Short Legal: L1 B1 P102 4120

16

 Proposed Amendment



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**Projection:** UTM Zone 11N NAD 83  
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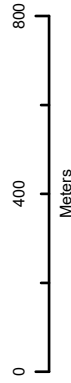
## Proposed Land Use Amendment

Long Legal: SW-5-70-6-6  
Short Legal: L1 B1 P102 4120



### Zoning Type

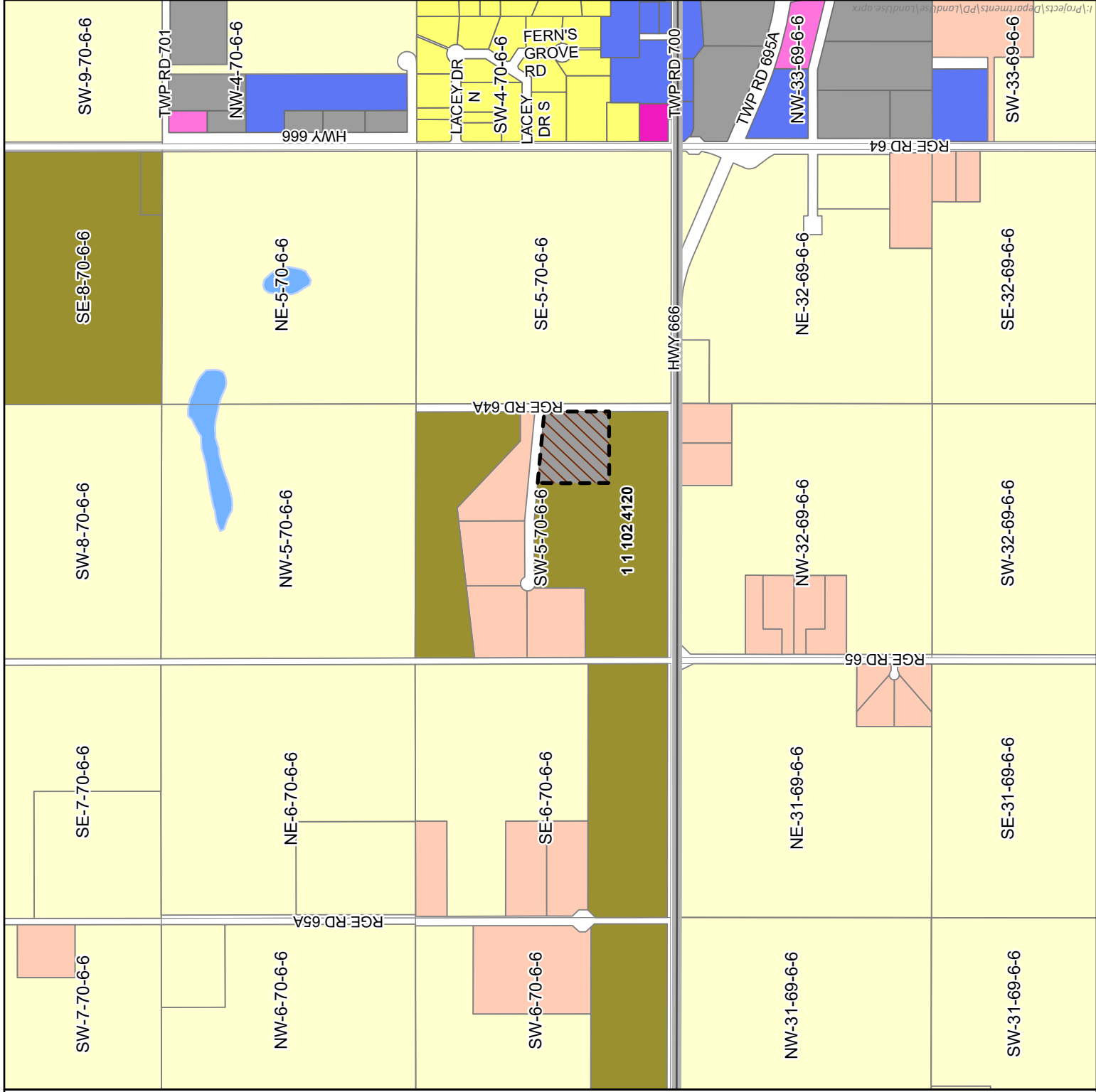
- Agricultural One (A-1)
- Agricultural Two (A-2)
- Country Residential One CR-1)
- Hamlet Commercial (HC)
- Hamlet Residential (HR)
- Industrial Light (M-1)
- Institutional (INS)
- Rural Commercial (RC)
- Rural Settlement (RS)



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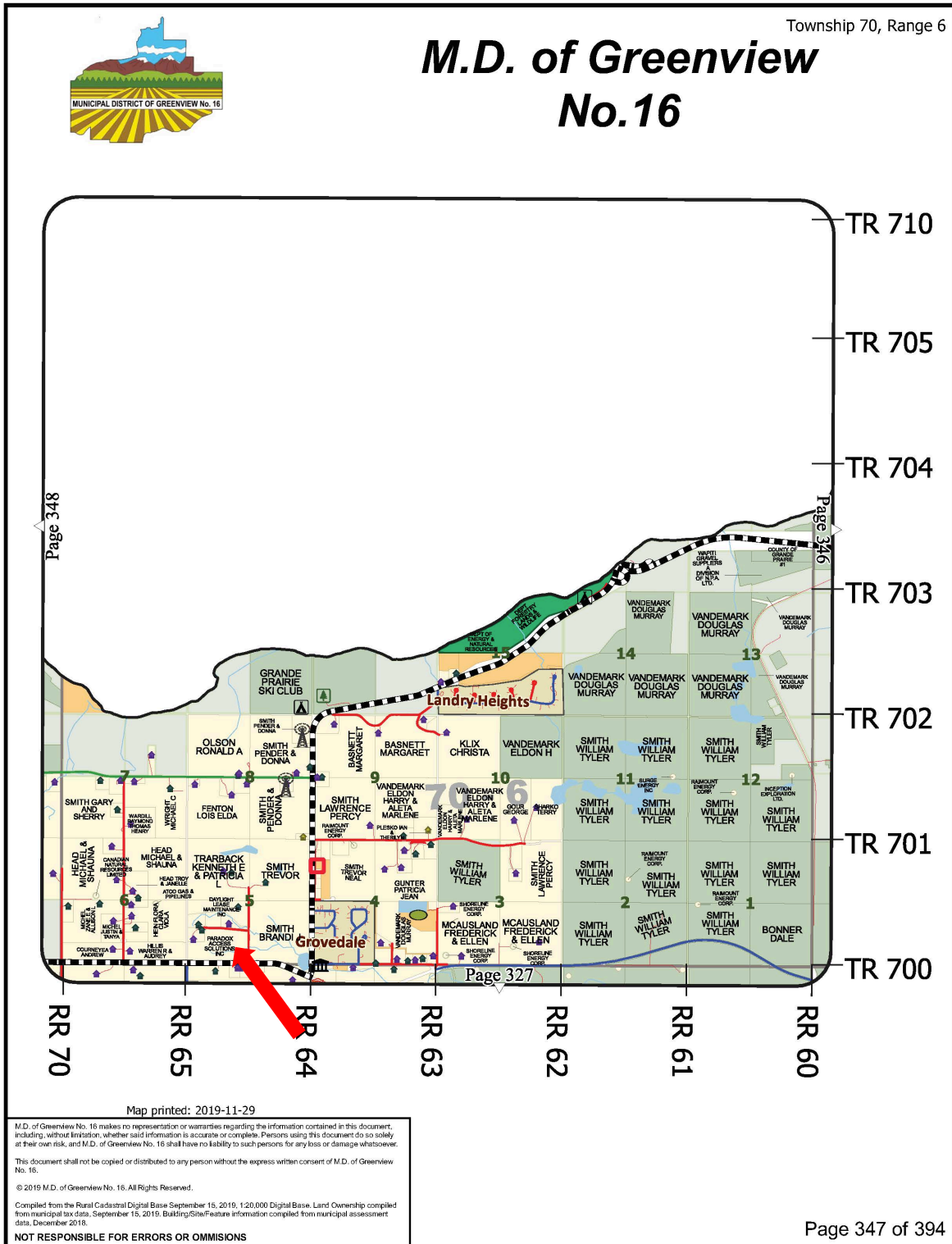
## OWNER LOCATION MAP

FILE NO. A20-006

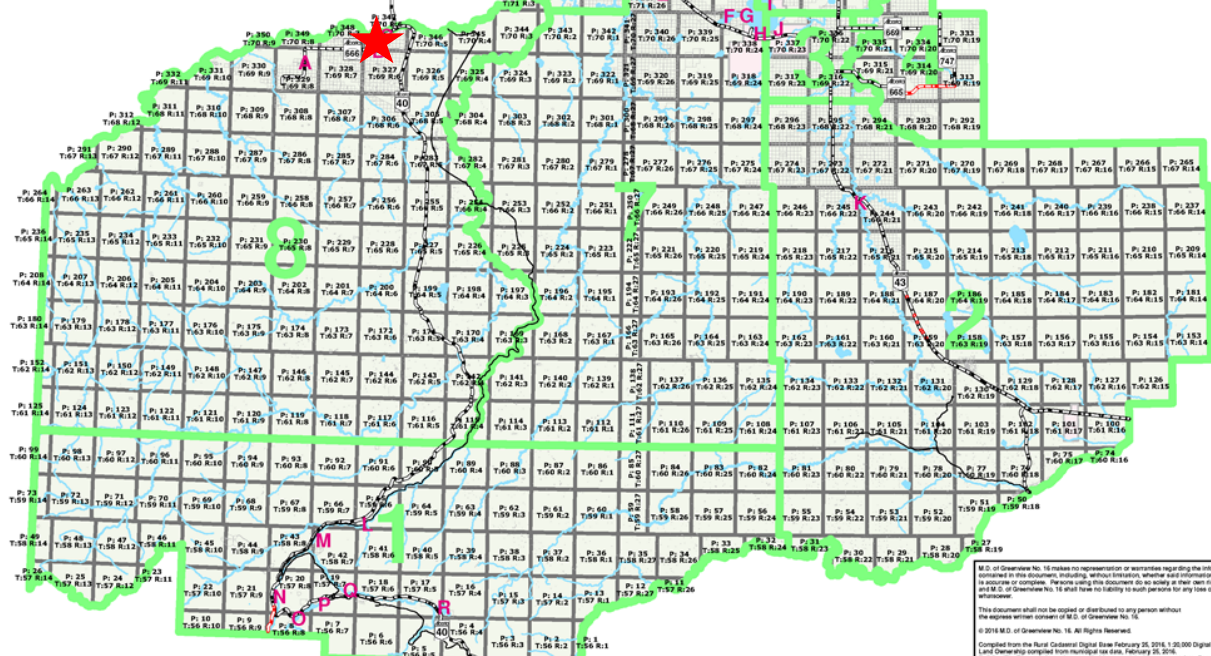
APPLICANT: BEAIRSTO & ASSOCIATES

LEGAL LOCATION: SW-05-70-06-W6, PLAN 1024120-01-01

LANDOWNER: R.B. CURRY AUTO TRANSPORT LTD.



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



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Compiled from the Rural Cadastre Digital Base February 25, 2016, 1:50,000 Digital Base. Land Ownership compiled from municipal tax data, February 25, 2016. Building Footprint information compiled from municipal assessment data, December 31, 2015.

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

**From:** [Wade H](#)  
**To:** [Celine Chuppa](#)  
**Subject:** application no. a20-006 / Bylaw no. 20-859  
**Date:** January-10-21 9:37:29 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello ,

I am writing in opposition to the change of SW-5-70-6-W6 Lot1, Block 1, Plan1024120 from A-2 to M-1.

I feel that the increased truck traffic turning in and out of 64A will affect the peaceful enjoyment of my property.

As this appears to be a towing company , the traffic would be at any hour of the day or night. Judging from the trailers (belly dumps) and scrap loaded into other trailers at their Clairmont yard , I also believe that this yard will get used for a lot more than "Auto Transport" Please find attached 2 photos

We already have a substantial amount of truck traffic on 666.

The trucks seem to think the use of a Jake brake is required on flat ground.

Gearing up and down for a corner onto 64a or from a full stop at the stop sign onto 666 will definitely increase the noise from the increased traffic to and from the proposed site.

This may also affect the value of my property .

Also, there may be runoff from this operation that may go thru the culvert on 64a onto that farmers cow pasture and into the swamp near the post office.

As you would be aware (that culvert washed out this spring)

If you should decide to pass this change into effect , I respectfully ask that you put in some restrictions on the use of engine retarder brakes , signage to that effect and are prepared to enforce it.

As the last users of that property cause undue amounts of noise at night and early morning, and were pretty well let run as they pleased...

Please forward me a link to the meeting at this email address, so that it might be possible to attend if I can get time off work to do so

Thank you  
Wade Horte







Ken & Patricia Trarback  
[REDACTED]  
[REDACTED]

January 10, 2021

Municipal District of Greenview #16  
Box 1079  
Valleyview, Alberta T0H 3N0

**RE:     Application No: A20-006 / Bylaw No: 20-859**  
**Legal Land Description: SW-5-70-6-W6; Lot 1, Block 1, Plan 1024120**  
**Applicant: R.B Curry Auto Transport Ltd. c/o Beirsto & Asso**

Attn: Municipal Planning Commission

We are in receipt of the application for rezoning and subsequent subdivision on the above described land.

We would like to formally voice our concerns with this application. As we have stated in numerous other Business License Applications and Development Permit Applications, for this particular parcel of land, we still do not agree to a business running off this property. We object to the rezoning of this land from Agricultural Two (A-2) to Industrial Light (M-1) and subsequent subdivision application for the following reasons:

- the road not holding up and requiring more upkeep by the MD (which is paid out of our tax dollars); this includes his approach being too narrow for large trucks, therefore pushing out the road on Rge Rd 64A;
- during each spring and fall, Rge Rd 64A already has issues with being too soft (most recently washing out culverts and subsequent replacement of said culverts in 2020); heavy traffic will definitely add to these issues;
- commercial business being conducted on Agriculture zoned land;
- the heavy traffic at all hours;
- the bright lights shining in residents homes;
- the noise of the trucks;
- the depreciation of the property in the area;
- the lack of respect for neighbouring residents;
- when this quarter was originally subdivided, we were assured that it could not be further subdivided in the future.

We are also opposed to the rezoning application for the following reasons:

- commercial business conducted next to a residential subdivision;
- Energy Crane Services (located on TWP RD 695A – across from Sureway Logging) is also on M-1 zoned land. If this rezoning application is approved to M-1 (Industrial Light) the owners would



have the ability to operate a business of the same magnitude as Energy Crane Services next to a residential subdivision, which is unacceptable. The front windows of the homes in this subdivision look directly at this proposed rezoning parcel.

Also, on the Subdivision Application – Form A,

- 4 c. asks: *Does the proposed parcel contain or is it bounded by a river, stream, lake, or other body of water or by a drainage ditch or canal? And the answer is: Yes.* What are they referring to here? The original quarter was deemed to have a creek (physical severance) running east/west through the quarter and therefore was allowed to divide a separate section off at the creek. This creek is not on the proposed parcel, it is north of the subdivision road. So, can you explain why this question was answered “yes”?
- 5 a. asks: *Existing use of land, the answer says “AG/INDUSTRIAL”* – isn’t this zoned as A-2 (Agricultural Two)?

Therefore, we will continue to **strongly** oppose to this type of business being conducted in this area as well as opposing to the rezoning of this particular piece of property. Isn’t there property designated for commercial use on the east side of highway 666? The area we are referring to is where the new Fire Department building is and where Sureway Loggers are located. As well as the area where Grovedale MD office/shop and Jayelle’s are located. It appears that newcomers to the area do not respect the commercial zoning already set in place and hope the area residents will not oppose to them starting businesses up on agricultural land.

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Although we encourage commercial growth in Grovedale, we ask that it be located in what is already approved as commercial property.

Thanking you in advance for hopefully denying these applications and we hope this will be the last time we will have to object to commercial businesses on this quarter.

If you have any questions please feel free to contact us.

Sincerely,



Ken & Patricia Trarback

Notice of Public Hearing  
A20-006 / 20-859

Jan 5, 2021

RB Curry Auto Transport wTb / % Bearsto Assoc

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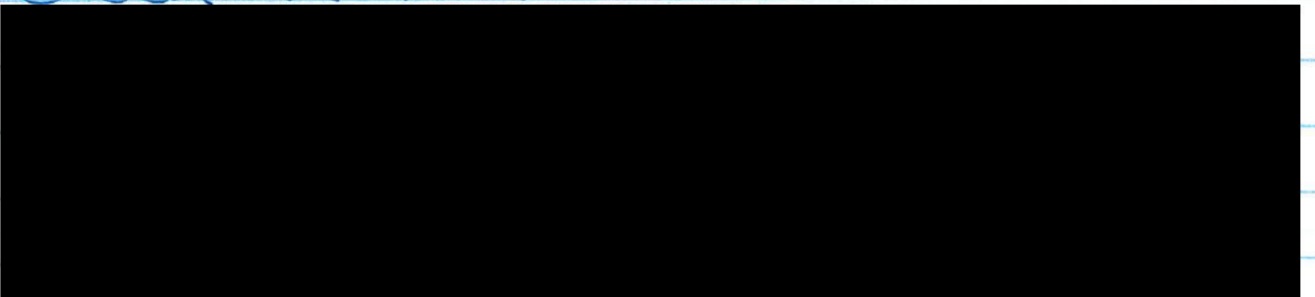


pg 2

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So please do not rezone this land to put a business in the property.

Thank you  
Gwen Thetrault



January 12, 2021

To whom it may concern,

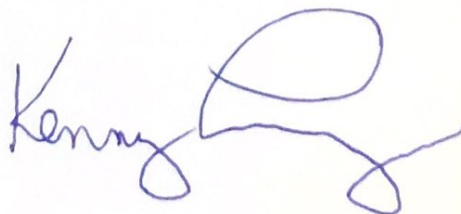
I'm writing this letter to inform local government (MD of Greenview) that I do not support re-zoning of the property East of my acreage here at the Meadow Creek sub-division. (RR64A Grovedale).

I do however, support the new owners of the property to conduct business like the other neighbours do here in the sub-division. (Light traffic use type business).

The new owners of the property have displayed a commitment to excellence on developing the property into a professional, appealing property that makes a good impression when entering the subdivision. Continued communication with neighbours is key when business and residential occupants share the same sub-division.

In closing, I thank everyone for being upfront and transparent in moving forward in the decision making in our sub-division.

Regards,

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Kenny Long.

January 12, 2021

I am writing this response in respect to:

Application # A20-006/BYLAWS # 20-859

Legal Location: SW-5-70-6-W6 Lot 1 Block 1 Plan 1024120

Applicant RB Curry Auto Transport LTD.

With the application to Re Zone in our sub division Meadow Creek from Agriculture 2 (A-2) to Industrial Light (M-1) District, I am NOT in support.

Our newest neighbor Curry Auto Transport have done wonderful work on cleaning up their yard showing professionalism and respect to their neighbors. My concern is what can happen if it were re zoned. I am a direct neighbor that believes in the re zoning to Industrial Light will create a drop in property value. My wife and I bought this property to have a peaceful and quiet environment.

May not be an issue with current owner; however, the next prospect can have a range of opportunities outlined in permitted uses set in By Law 18-800 section 8.15.2 table 8-29.

Again, I am not in support of the rezoning from Agriculture to Light Industrial.

Regards,

John Kreiser



---

**Trevor & Sheila Smith**



January 12th, 2021

**MD of Greenview**

Grovedale, AB

RE: Application No. A20-006/ Bylaw No. 20-859

Legal Location: SW-5-70-6-W6, Block 1, Plan 1024012

Applicant: R.B. Curry Auto Transport Ltd. % Beairsto & Assoc

Development Office: Celine Chuppa

Attn: Municipal Planning Commission

Myself & my family live on NE-5-70-6W6 quarter section, I would like to express my concerns against the rezoning of the acreage to light industrial due to the fact the landowners then could turn around and resell to a company where there is a lack of control of what type of business that would be ran out of the rezoned location.

The current landowners exhibit great intentions and I appreciate the clean up they have done with the acreage. I have no trouble with them running a small business that falls in the A-2 classifications as long as it is kept neat and not a burden and inconvenience on our RGE RD 64A that can not handle a lot of heavy traffic.

Sincerely,

Trevor & Sheila Smith



January 26, 2021  
Bylaw No. 20-863 Public Hearing  
Background Information

## **PROPOSAL**

The application to amend the Grovedale Area Structure Plan (GASP), specifically Figure 5: Development Concept, and Figure 6: Development Concept – Centralized Living, has been submitted by Beairsto & Associates Engineering Ltd. on behalf of R.B. Curry Auto Transport Ltd. (Curry). The proposed amendment would re-designate a 4.86-hectare± (12.0-acre) parcel within Lot 1 Block 1 Plan 102 4120, SW-05-70-06-W6, from Agricultural to Light Industrial in the GASP. The amendment would permit application for subdivision and a development permit application to operate a trucking business on the parcel. This bylaw must be processed concurrent with Bylaw 20-859 that requests to rezone the same lands from Agricultural Two (A-2) District to Industrial Light (M-1) District in Greenview's Land Use Bylaw.

## **BACKGROUND AND DISCUSSION**

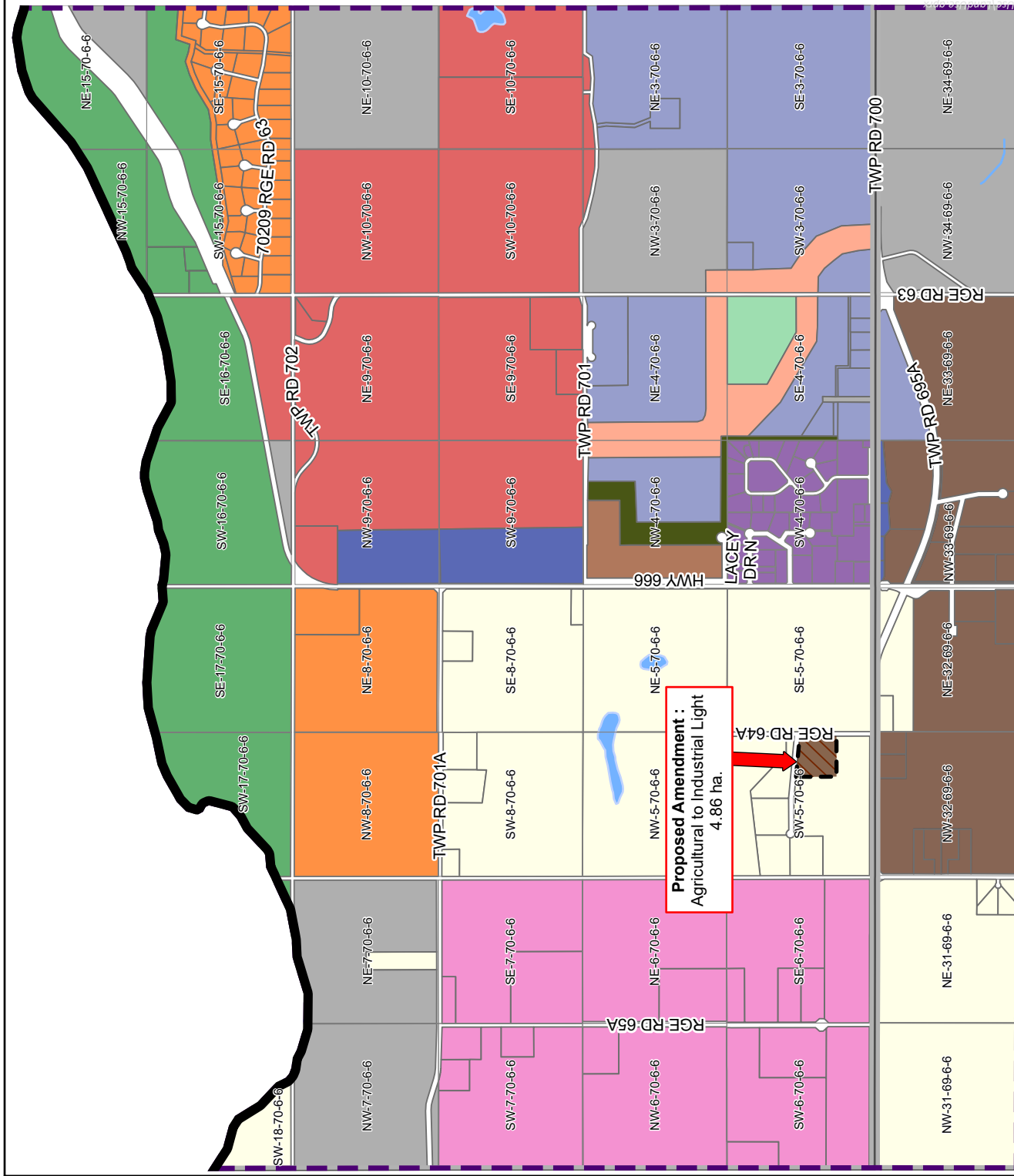
The proposal is located approximately 1.0 kilometer west of the Hamlet of Grovedale, gaining access from Range Road 64A. The proposal is located within the Centralized Living area of the Grovedale Area Structure Plan (GASP), where the lands are designated for Agricultural. Four Country Residential One (CR-1) District lots and an internal subdivision road are located immediately to the north of the proposed lot, and two additional residences on agricultural quarters are located at the end of Range Road 64A. The quarter across Highway 666 from the proposal is designated Light Industrial in the GASP, along with three additional quarter sections to the east. S. 4.5.1 Agriculture and s. 4.5.5. Light Industry of the GASP does not permit industrial use on Agriculture lands and discourage it outside of industrial park area designated by the GASP.

## **STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT**

On September 29, 2020, a copy of the application was circulated to Greenview's internal departments. No concerns were received.

On September 29, 2020, a copy of the application was circulated to the following referral agencies: Alberta Culture and Tourism, Alberta Energy Regulator, Alberta Environment and Parks – Water Approvals, Alberta Environment and Parks – Jack McNaughton, Alberta Environment and Parks – Marsha Trites-Russel, Alberta Environment and Parks – Nils Anderson, Alberta Municipal Affairs – David Dobson, Alberta Transportation, ATCO Electric, ATCO Gas, ATCO Pipeline, Peace Wapiti School Division, Canadian Western Bank. No comments or concerns received.

On December 15, 2020, a copy of the application and notice of the public hearing was circulated to adjacent landowners within 804.0 metres of the property. Concerns were received opposing the rezoning and are included in this package. Referral agencies were also notified of the public hearing with no concerns received. As well, an advertisement of the Public Hearing was published on Greenview's website, Facebook, and Twitter pages for the duration between December 15 and the Public Hearing Date.



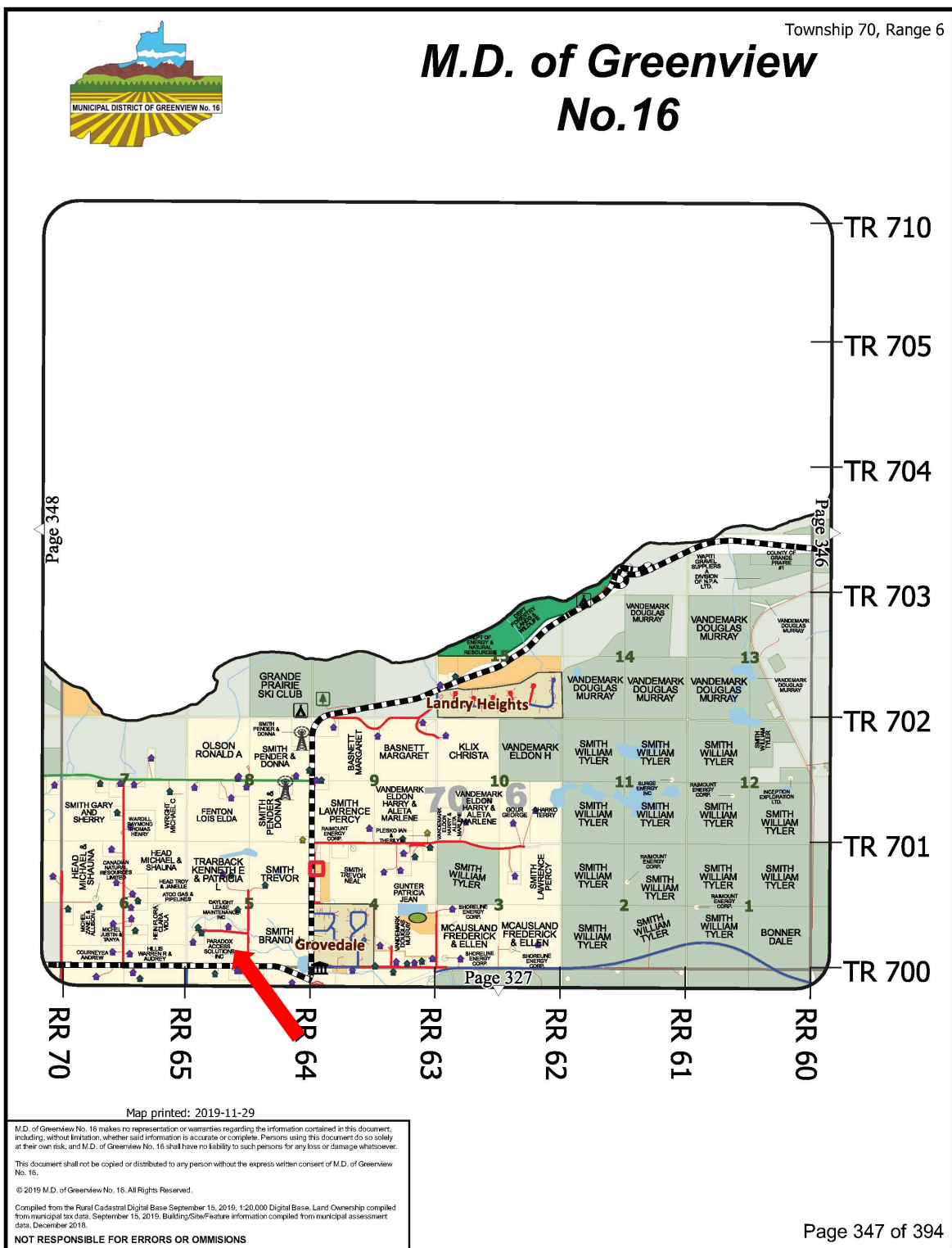
# OWNER LOCATION MAP

FILE NO. A20-006

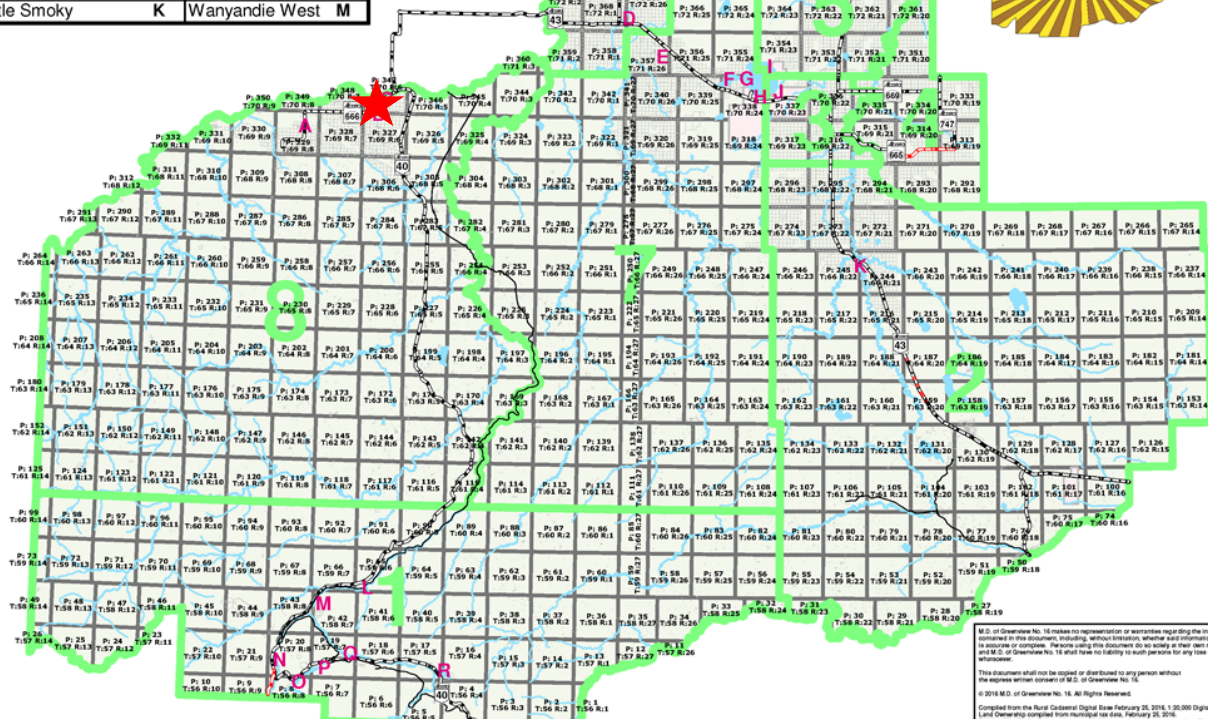
APPLICANT: BEAIRSTO & ASSOCIATES

LEGAL LOCATION: SW-05-70-06-W6, PLAN 1024120-01-01

LANDOWNER: R.B. CURRY AUTO TRANSPORT LTD.



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







Since 1976



Note: The Development Concept is a conceptual framework intended to guide future land use patterns within the Grovedale ASP area, and is not meant to be interpreted on a site specific basis. Areas are approximate and generalized.

**From:** [Wade H](#)  
**To:** [Celine Chuppa](#)  
**Subject:** application no. a20-006 / Bylaw no. 20-859  
**Date:** January-10-21 9:37:29 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello ,

I am writing in opposition to the change of SW-5-70-6-W6 Lot1, Block 1, Plan1024120 from A-2 to M-1.

I feel that the increased truck traffic turning in and out of 64A will affect the peaceful enjoyment of my property.

As this appears to be a towing company , the traffic would be at any hour of the day or night. Judging from the trailers (belly dumps) and scrap loaded into other trailers at their Clairmont yard , I also believe that this yard will get used for a lot more than "Auto Transport" Please find attached 2 photos

We already have a substantial amount of truck traffic on 666.

The trucks seem to think the use of a Jake brake is required on flat ground.

Gearing up and down for a corner onto 64a or from a full stop at the stop sign onto 666 will definitely increase the noise from the increased traffic to and from the proposed site.

This may also affect the value of my property .

Also, there may be runoff from this operation that may go thru the culvert on 64a onto that farmers cow pasture and into the swamp near the post office.

As you would be aware (that culvert washed out this spring)

If you should decide to pass this change into effect , I respectfully ask that you put in some restrictions on the use of engine retarder brakes , signage to that effect and are prepared to enforce it.

As the last users of that property cause undue amounts of noise at night and early morning, and were pretty well let run as they pleased...

Please forward me a link to the meeting at this email address, so that it might be possible to attend if I can get time off work to do so

Thank you  
Wade Horte







Ken & Patricia Trarback



January 10, 2021

Municipal District of Greenview #16  
Box 1079  
Valleyview, Alberta T0H 3N0

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Notice of Public Hearing  
A20-006 / 20-859

Jan 5, 2021

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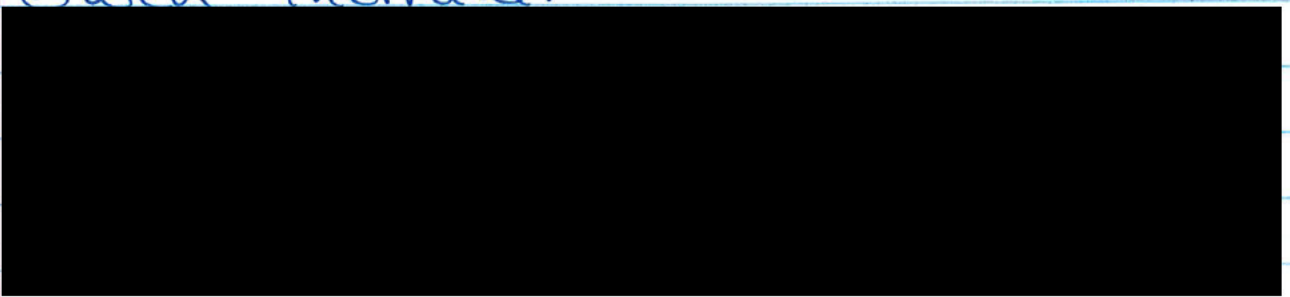
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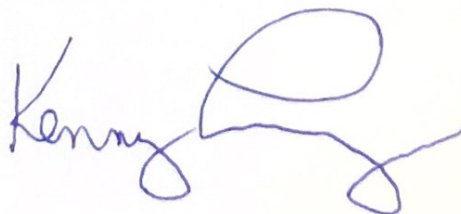
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**Trevor & Sheila Smith**



January 12th, 2021

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Grovedale, AB

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Attn: Municipal Planning Commission

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Sincerely,

Trevor & Sheila Smith





# REQUEST FOR DECISION

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SUBJECT:	<b>Grande Cache Recreation Centre – Combined Heat and Power Cogeneration</b>		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	January 26, 2021	CAO: DT	MANAGER: KG
DEPARTMENT:	RECREATION	GM: DM	PRESENTER: KG
STRATEGIC PLAN:	Infrastructure		

---

## RELEVANT LEGISLATION:

**Provincial** (cite) – Electric Utilities Act, S.A. 2003, c E-5.1, Micro-generation Regulation, A.R. 27/2008

**Council Bylaw/Policy** (cite) N/A

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## RECOMMENDED ACTION:

**MOTION:** That Council approve funding in the amount of \$336,685.00 plus GST for the implementation and installation of a combined heat and power generation system at the Grande Cache Recreation Centre, with funds to come from contingency reserve if required.

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## BACKGROUND/PROPOSAL:

Administration has explored the opportunity to provide a combined heat and power cogeneration system for the Grande Cache Recreation Centre. This Energy Conservation Measure (ECM) consists of installing a Combined Heat and Power (CHP) system to provide electricity generation and supplement heating demand. The generated electricity may be used on-site or exported to the grid whenever the output is higher than the building's need, up to the limit prescribed by the Alberta *Micro-generation Regulation*, which permits the generation of electricity equal to 100% of the facility's annual needs. The recovered heat from the unit can be used to supplement space heating. (See attachment b - ECM-16: Combined Heat and Power Cogeneration).

Greenview had engaged 3D Energy Ltd to perform a detailed energy assessment on the Grande Cache Recreation Centre which would meet the American Society of Heating, Refrigerating, and Air-Conditioning Engineers' (ASHRAE) Level 2 standards. The primary goal was to identify energy conservation measures that would facilitate planning for improved performance resulting in reductions to operating expenses and greenhouse gas emissions. The energy assessment followed the guidelines of an ASHRAE Level 2 energy audit, with the following requirements:

1. A quantitative description of the operation and energy use of the facility in its current state (baseline),
2. A comprehensive list of energy efficiency measures,
3. Estimated energy savings and greenhouse gas emission reductions for each measure and the total for all recommended measures,
4. An assessment of the cost-effectiveness of each measure,
5. A report of assumptions, references, and details of measurement and quantification procedures used for all recommended measures.

Atco Infrastructure Services working in conjunction with Greenview Administration and the Municipal Climate Change Action Centre (MCCAC) undertook and completed an engineering study on historical

consumption data for electricity and natural gas for the Grande Cache Recreation Centre. This data was then submitted to the MCCAC for consideration of grant funding under the Recreation Energy Conservation program. Greenview has recently received notification that it would be eligible for a rebate in the amount of \$657,825.00, however a tentative commitment to proceed with the project is required by January 30, 2021.

*Thank you for your application for a Recreation Energy Conservation Program rebate for your Implementation Project. A total rebate of \$657,825.00 has been pre-approved for your project at the Grande Cache Recreation Centre in Grande Cache, Alberta. Project completion date estimated as January 15, 2022.*

The table below indicates a breakdown of the total project cost:

PROJECT COST	
Engineering Design	\$27,000.00
CHP + Enclosure (engine, heat recovery, exhaust)	\$470,000.00
Labour	
Installation	\$375,000.00
Commissioning	\$32,100.00
<b>TOTAL</b>	<b>\$904,100.00</b>
<b>MCCAC Grant Funding</b>	<b>\$657,825.00</b>
<b>Greenview Contribution (Excluding GST)</b>	<b>\$246,275.00</b>
<b>10% Contingency</b>	<b>\$90,410.00</b>
<b>TOTAL</b>	<b>\$336,685.00</b>

The table below indicates the project economics:

CAPITAL COST (\$ with GST)		ANNUAL COST (\$ / year)		ANNUAL GHG REDUCTION (tonnes CO2e/year)	
CHP Capital Cost	\$949,305	Electricity Cost Savings	\$150,710	Electricity	597
MCCAC Funding	\$657,825	Natural Gas Cost Increase	(\$37,227)	Natural Gas	(307)
<b>Net Capital Cost</b>	<b>\$246,275</b>	Net Energy Cost Savings	\$113,482	<b>Net Reduction</b>	<b>290</b>
		O&M Cost	(\$20,932)		
		<b>Net Operating Cost Savings</b>	<b>\$92,551</b>		
		<b>Simple Payback Years</b>	<b>3.1</b>		

It should be noted that the net reduction of 290 tonnes of CO2e/year i.e. carbon credits would be returned to the Province of Alberta.

Administration, after having reviewed the above-mentioned proposal, is confident that this project will be a valuable asset assisting in the reduction of energy costs at the Grande Cache Recreation Centre.

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**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit of Council accepting the recommended motion is that the Grande Cache Recreation Centre will benefit from reduced energy consumption costs resulting in less operational expenses as well as contributing to the reduction of Green House Gas (GHG) emissions.

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**DISADVANTAGES OF THE RECOMMENDED ACTION:**

1. The disadvantage of Council accepting the recommend motion is that fluctuation in utility markets may negatively influence the projected cost savings, as long-term utility forecasts are not guaranteed.

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**ALTERNATIVES CONSIDERED:**

**Alternative #1:** Council has the alternative to alter or not approve the recommended motion.

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**FINANCIAL IMPLICATION:**

**Direct Costs:** The direct cost is \$246,275.00 plus \$90,460.00 for a total of \$336,685.00 plus GST.

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**STAFFING IMPLICATION:**

There are no staffing implications to the recommended motion.

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**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

If Council approves of the recommended motion, Administration will proceed with the proposed project.

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**ATTACHMENT (S):**

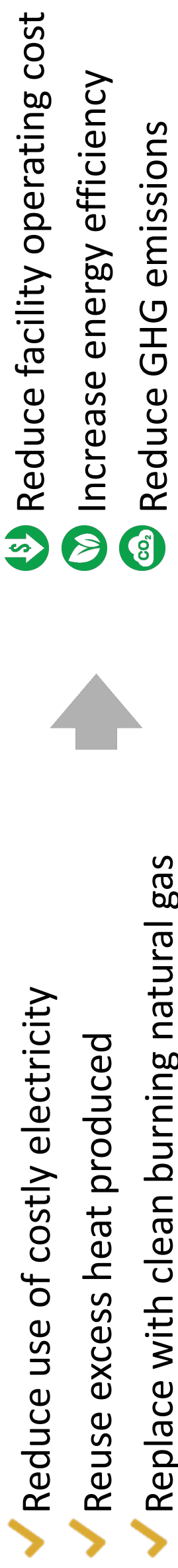
- Power Point – Atco
- ECM – 16 Scoping Audit
- Municipal Climate Change Action Centre rebate
- E05P1 – Electric Utilities Act E-5.1



# What is Cogeneration?

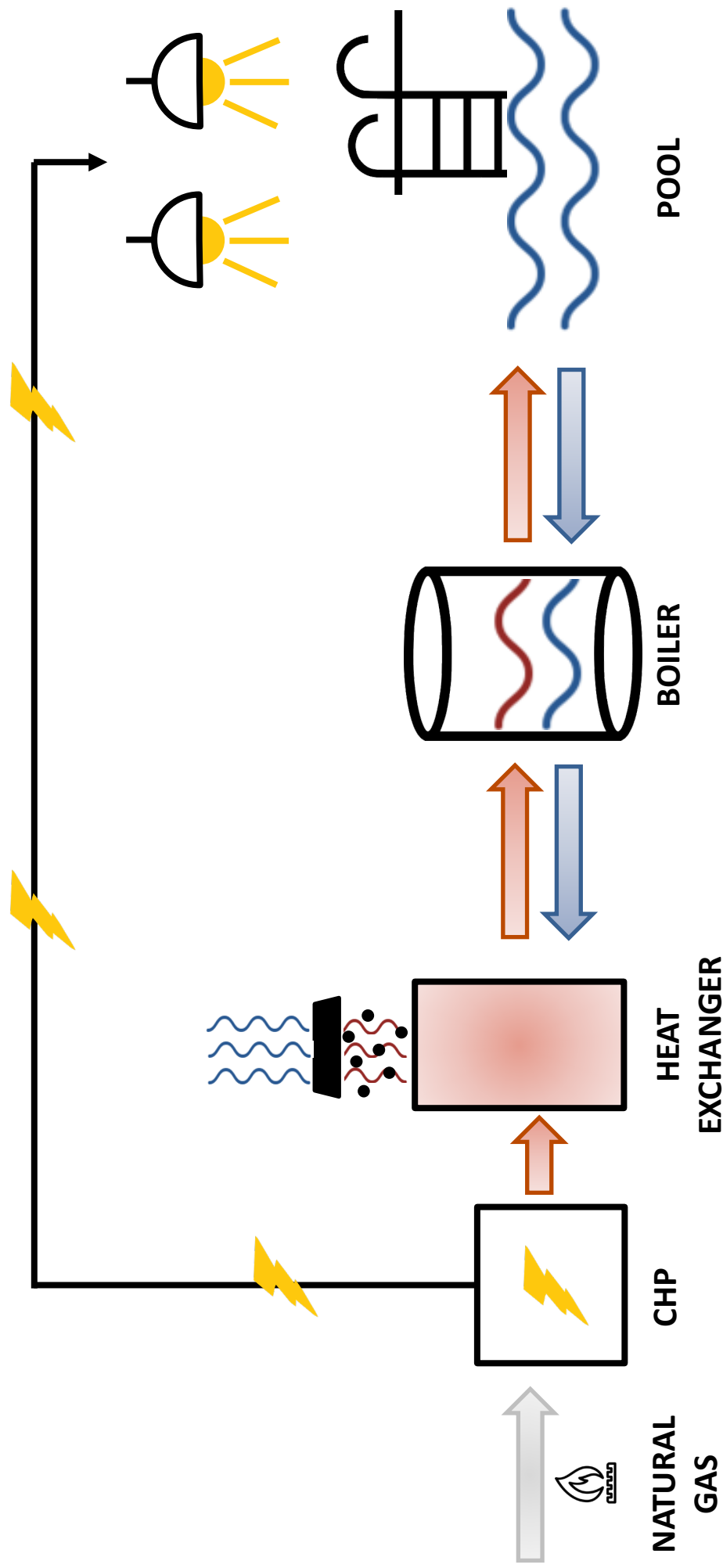
# Why Use Combined Heat & Power

**Combined Heat and Power (CHP)** technology uses low-cost natural gas to generate heat and electricity on-site, capturing and reusing excess thermal energy to produce heat used in the facility.



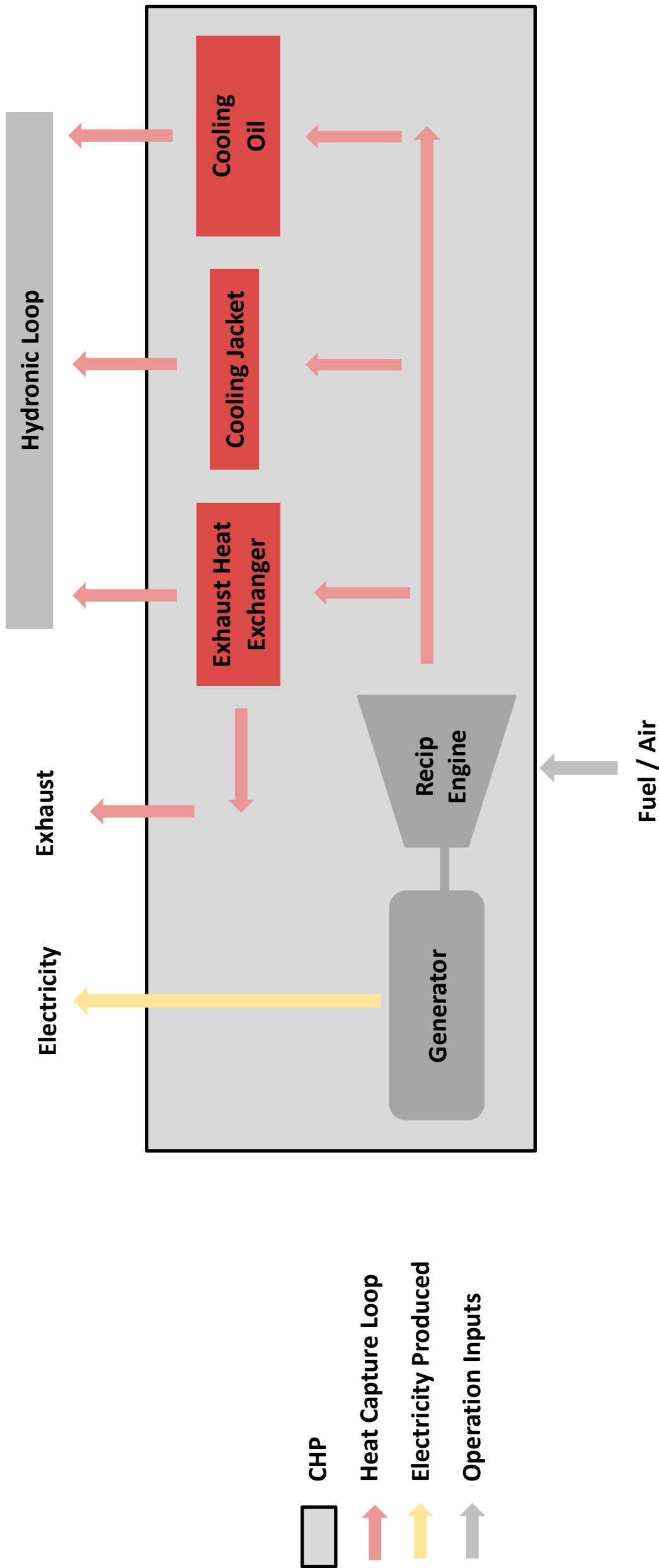


# Facility Integration

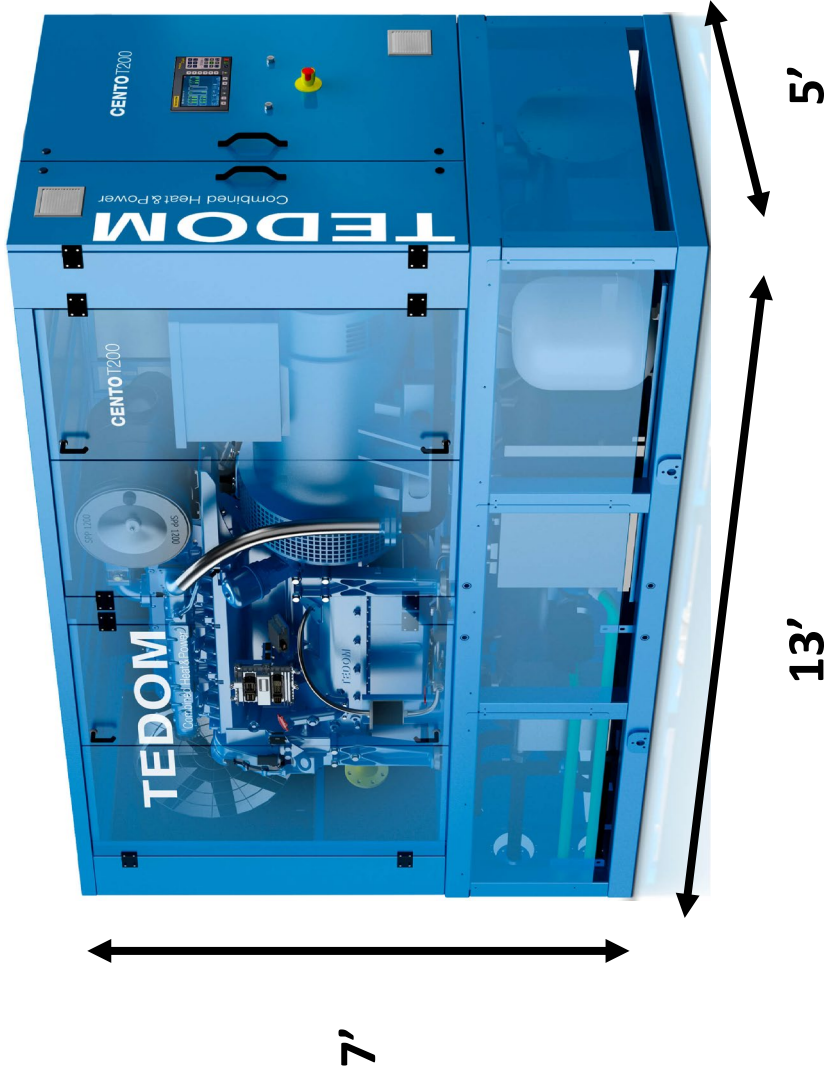


CHP uses natural gas to produce electricity for facility. Exhaust heat produced in process is captured by heat exchanger and used to warm water feeding boiler, improving boiler efficiency. Remaining exhaust is cleansed and released to atmosphere.

# CHP Operations



# CHP Installation

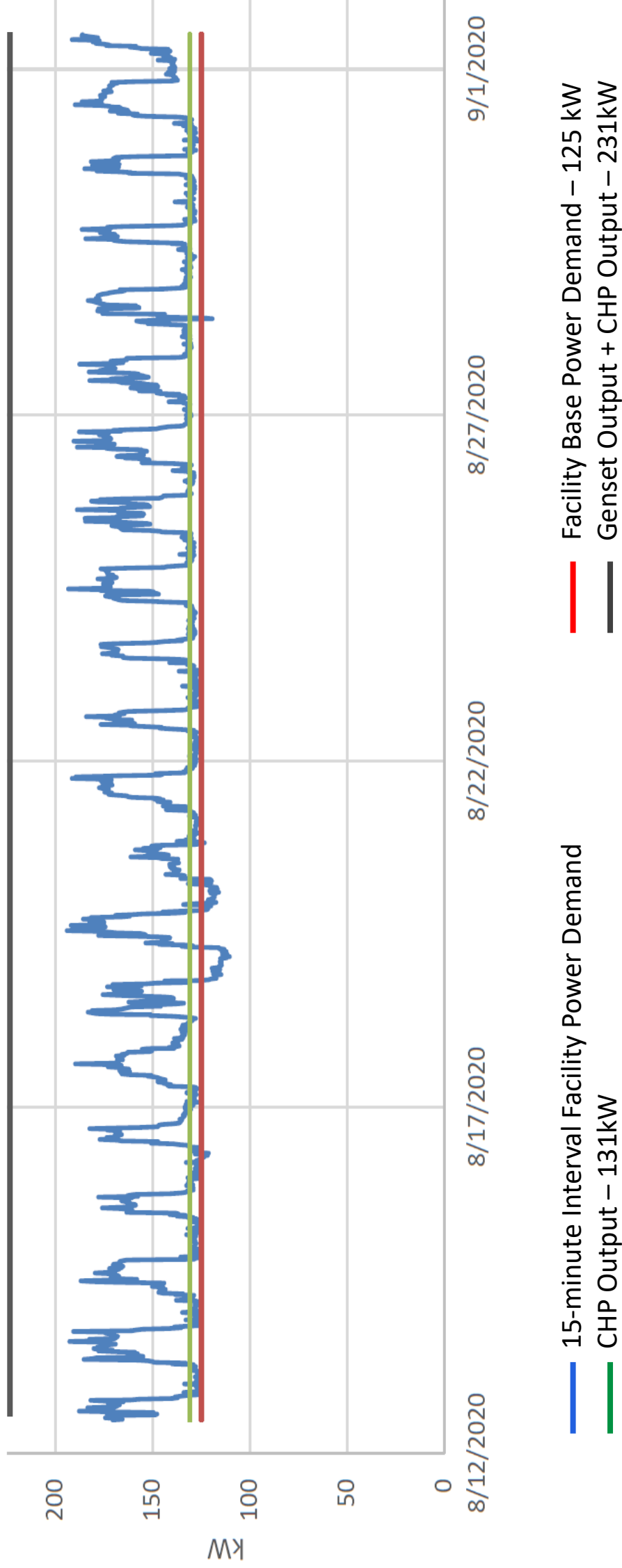


- Inside mechanical room
  - See photo
- Outdoors
  - Unit placed inside Sea Can with sound attenuation
  - On concrete pad

# Project Economics

CAPITAL COST (\$ with GST)		ANNUAL COST (\$ / year)		ANNUAL GHG REDUCTION (tonnes CO2e/year)	
CHP Capital Cost	\$949,305	Electricity Cost Savings	\$150,710	Electricity	597
MCCAC Funding	\$657,825	Natural Gas Cost Increase	(\$37,227)	Natural Gas	(307)
Net Capital Cost	\$246,275	Net Energy Cost Savings	\$113,482	Net Reduction	290
		O&M Cost	(\$20,932)		
		Net Operating Cost Savings	\$92,551		
		Simple Payback Years	3.1		

# Emergency Facility Operation Potential



With a 144kW CHP and existing 100kW Back-Up Genset, the facility could open as a community gathering space for residents in the event of an emergency. There is adequate electricity generation capacity from these 2 systems to provide the basic requirements of heat and lights for the facility.



# Questions.....

---

- Can the CHP be used if the electrical grid goes down?
  - Yes, it will be configured to be able to operate like a Back-Up Generator.
  - Cost included in capital cost
- Will engine sound disrupt neighbors?
  - No, container with sound attenuation will reduce noise to below 57bD at 10 meters.
- What is the cost to maintain CHP?
  - About \$0.02/kW
- What are the risks with the project?
  - If natural gas costs rise and electricity costs remain at current rates or decrease, operational savings may not be achieved.
  - If CHP is down for extended period of time, no operational savings. Mitigate with O&M contract.
- What happens to the electricity produced over facility demand? Can this be sold back to the grid?
  - Yes it can. We need to get the MD set up with a Micro-Generation Agreement. This allows you to produce your own electricity with the CHP for your use and any excess produced can be sold back to the grid at spot market prices. You can only sell the equivalent of what you buy from the grid so there is a cap.

# Call Us Anytime

Carolyn Best

[carolyn.best@atco.com](mailto:carolyn.best@atco.com)

(403) 921 • 3686

Matt Clarke

[matt.clarke@atco.com](mailto:matt.clarke@atco.com)

(587) 223 • 8973



3D ENERGY  
LIMITED

A VITAL GROUP COMPANY

# Detailed Energy Assessment

## Grande Cache Recreational Complex



Adam Trovato



ATrovato@3denenergy.ca



780-416-8336 EXT 313



[www.3DEnergy.ca](http://www.3DEnergy.ca)



2121 Premier Way, Suite 160,

## 6.16 ECM-16: Combined Heat and Power Cogeneration

### 6.16.1 Measure Boundary and Baseline

This ECM consists of installing a Combined Heat and Power (CHP) system to provide electricity generation and supplement heating demand. The generated electricity may be used on-site or exported to the grid whenever the output is higher than the building's need, up to the limit prescribed by the Alberta Micro-Generation Act which permits the generation of electricity equal to 100% of the facility's annual needs. The recovered heat from the unit can be used to supplement space heating.

An inventory of existing equipment can be found in [Table 56](#). The total annual energy consumption before and after implementation along with the total estimated installed cost can be found in [Table 57](#).

### 6.16.2 ECM Description

This ECM proposes the installation of the following equipment:

- One combined heat and power co-generation system. These systems utilize one fuel source to create electricity and thermal energy. CHP units have a total system efficiency of around 92% and cost approximately \$4,368/kW<sub>electrical</sub>; and,
- Necessary heat exchangers, piping, and valves to configure the CHP system to utilize the existing hydronic distribution network.

Combined heat and power systems integrate a natural gas or propane internal combustion engine, an electricity generator, and heat recovery. Mechanical energy is created when fuel is ignited in the cylinders. The mechanical energy rotates a generator, producing electricity. Coolant is circulated through the engine to a radiator, where energy is exchanged to the distribution loop (used for space heat, water heat, etc.) ([Figure 21](#)). Outlet water temperatures can vary from 65°C-90°C, depending on CHP capacity, with a range of electrical outputs.

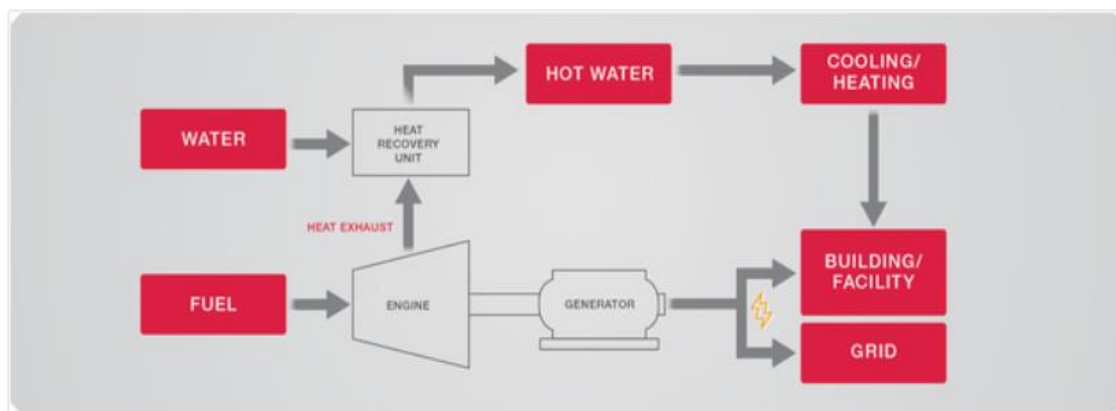


Figure 21: Combined Heat and Power Operating Principle

Electricity generation in Alberta is approximately 33% efficient with typical distribution losses totalling 3%. The typical efficiency of heating equipment can range from 60-95% depending on technology and equipment age. Hence a combined efficiency of heating/electrical systems is between 42-62% efficient. CHP units have an electrical generation efficiency of approximately 35%, with no distribution losses as energy is generated on-site. The thermal efficiency of CHP units ranges around 50%, resulting in a combined system efficiency of approximately 85%.

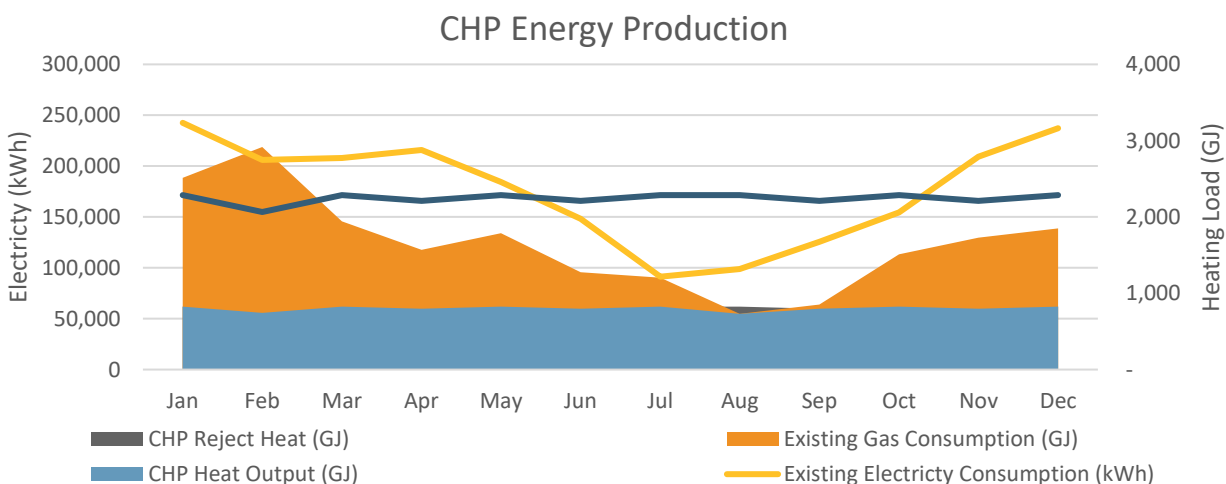
Specifications of existing and proposed equipment are displayed in [Table 56](#).

**Table 56: Combined Heat and Power Cogeneration Specifications**

Description	Proposed Equipment
Type	Combined Heat and Power
Count (#)	1
Heating Capacity (kW)	314
Heating Efficiency (%)	50.3%
Electrical Capacity (kW)	235
Electrical Efficiency (%)	37.7%
Combined System Efficiency (%)	91.9%
Operating Hours	8,592
Fuel Consumption (MBH)	2,903
Life Expectancy	20
Installed Cost (\$)	\$1,026,480

A strict maintenance schedule should be established so maintenance only occurs on the unit during off-peak hours. This allows for the CHP unit to be temporarily shut down without an increase in building peak demand. Failure to maintain the unit during off-peak hours could result in a spike in demand, potentially voiding all demand savings for 12 months due to the ratchet clause within the utility contract. If equipment failure or improper maintenance schedules result in the unit shutting down during on-peak hours and peak demand is present, the utility provider may neglect the spike in demand for one-off spikes; however, consult your utility provider if this issue occurs

Figure 22 displays the operating performance of the CHP unit. The unit will produce a similar electricity output throughout the entire year, which will be consumed by the building when electrical demand is higher than the electrical output of the unit and will be sold to the grid when the CHP demand exceeds the building demand. Thermal energy will also be consumed by the building when heating loads are above the heating output of the unit and will be rejected to the atmosphere during times when CHP output is greater than the building's heating demand.


**Figure 22: CHP Operating Performance**



### 6.16.3 Assumptions and Interactions

The following assumptions were used in the savings calculation of this ECM:

- Proposed CHP run times total 8,592 hours per year, accounting for one week's worth (168 hrs) of annual maintenance.
- Demand charges were simulated to equal 100% of the CHP nameplate electrical capacity, however, demand savings are based on maintaining a strict maintenance schedule, so CHP downtime does not occur during high demand periods.
- An electricity import/export rate of 75/25 was used for financial calculations.
- Physical space limitations were not considered within this ECM.
- Heat rejection equipment was not included within this ECM, as it is assumed all heat will be rejected through the engine radiator.
- A life expectancy of 20 years was simulated for CHP units.
- Maintenance costs were estimated to total \$0.021/kWh produced.
- For the purposes of the REC Program compliance, two simple payback calculations were provided. The REC program compliance calculations (discounted) only include energy savings (electricity, electrical demand, and gas), while the standard simple payback includes all savings (water, material, or maintenance savings).

## 6.16.4 Energy, GHG, and Financial Performance

Table 57: Combined Heat and Power Cogeneration ECM Summary

Description	Electricity	Natural Gas	Demand	Maintenance	Total
Adjusted Baseline Usage	2,177,513 kWh	18,950 GJ	-	-	26,789 GJ
ECM Proposed Usage	158,393 kWh	30,758 GJ	-	-	31,328 GJ
Annual Savings	2,019,120 kWh	-11,808 GJ	235.0 kW	-	-4,539 GJ
Annual Eligible Savings	1,817,208 kWh	-10,627 GJ	211.5 kW	-	-4,086 GJ
Annual Eligible GHG Reduction	1,035.8 tCO <sub>2</sub> e	-538.7 tCO <sub>2</sub> e	-	-	497.1 tCO <sub>2</sub> e
Annual Cost Savings	\$ 140,635	-\$ 90,913	\$ 42,417	-\$ 38,161	\$ 53,978
Lifetime Eligible Savings	36,344,200 kWh	-212,549 GJ	-	-	-81,710 GJ

Description	Total
Equipment Lifetime	20 Years
ECM Total Cost	\$ 1,026,480
REC Simple Payback	11.1 Years
Standard Simple Payback	19.0 Years
ECM NPV	-\$ 399,490
Minimum Code NPV	\$ -
Lifetime Cost Savings	\$ 1,037,140
Lifetime GHG Reductions	9,942.3 tCO <sub>2</sub> e
GHG Abatement Rate	\$ 103/tCO <sub>2</sub> e
Expected Rebate Amount	\$ 750,000
ECM total Cost w/ Rebate	\$ 276,480
ECM REC Simple Payback w/ Rebate	3.0 Years
ECM NPV w/ Rebate	\$ 826,080

## 6.16.5 Recommendation

This ECM is recommended for implementation with available funding. This ECM results in a negative net present value of -\$399,490, however, funding is available that would improve the net present value to \$350,150 (standard payback which includes maintenance costs). With applied funding, capital costs would be reduced to \$276,480, resulting in payback in approximately 5 years. An engineering study is also recommended for this ECM.

## OFFER LETTER

December 23, 2020

Kevin Gramm  
Municipal District of Greenview  
10450 Hoppe Avenue  
Grande Cache, Alberta T0E 0Y0

Subject: Your application for the Recreation Energy Conservation Program – EA-0000003918 (REC-186)

Dear Kevin Gramm:

Thank you for your application for a Recreation Energy Conservation Program rebate for your Implementation Project.

A total rebate of \$657,825.00 has been pre-approved for your project at the Grande Cache Recreation Centre in Grande Cache, Alberta. The schedule of rebate payments is included for your reference in Table 1.0 on the following page. We have the Implementation Project completion date estimated as January 15, 2022. You must notify program representatives if your Implementation Project completion date will be later than this date.

## NEXT STEPS

- 1) Offer Acceptance: Acknowledge and accept this Offer Letter via your application portal dashboard or complete and sign the form on page two of this letter and email it to [REC@clearesult.com](mailto:REC@clearesult.com).
- 2) Complete Implementation Project: Please notify program representatives of changes to your completion timeline by adjusting the expected installation date listed on your offer acceptance.
- 3) Submit all required documentation: After completing the Implementation Project, submit a payment request for the rebate via your application portal dashboard, or complete the form on page three, and email it to [REC@clearesult.com](mailto:REC@clearesult.com).
- 4) Complete public engagement and profiling activities: Submit proof of completion of the activities listed in the REC Guidebook to [contact@mccac.ca](mailto:contact@mccac.ca).
- 5) Final review and inspection by program representatives: By submitting a completed payment request, your Implementation Project may be subject to a post-installation inspection. If you are selected for an inspection, you will be contacted separately. Please review program terms and conditions for more details.

We look forward to working with you on this and future energy efficiency projects. Please contact me if you have any questions. Please reach out via email to [REC@clearesult.com](mailto:REC@clearesult.com) or call (587) 319 2889 if you have any questions.

Sincerely,  
Program Manager

*Municipal Climate Change Action Centre's Recreation Energy Conservation Program is proudly delivered by our program implementer, CLEAResult. [www.clearesult.com](http://www.clearesult.com)*

Municipal District of Greenview - Rebate Offer Letter – December 23, 2020

**OFFER ACCEPTANCE** – EA-0000003918 (REC-186)

**A response to this rebate offer is requested within 30 days of issue. By signing this Offer Letter, the municipality acknowledges and agrees to the attached Recreation Energy Conservation Program Terms and Conditions. The municipality is responsible for ensuring their Project, and all associated Work (including public engagement) is completed within 13 months from the signing date below.**

- ☐ We are proceeding with the Implementation Project as outlined in the initial Application and accept the rebate listed in Table 1.0.

Expected Implementation Project start date: \_\_\_\_\_

Expected Implementation Project completion date: \_\_\_\_\_

- ☐ We are not proceeding with an Implementation Project.

\_\_\_\_\_  
Municipality Name

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**TABLE 1.0 – PRE-APPROVED REBATE DETAILS**

Implementation Project: Energy Conservation Measures	Pre-Approved Rebate Amount <sup>1</sup>
Measure 1: CHP Installation	\$657,825.00
<b>Total</b>	<b>\$657,825.00</b>

<sup>1</sup>Rebates are contingent on the installation of equipment as described in your application and will be adjusted to reflect changes to the scope of the project that may occur during implementation. Implementation Project rebates are paid in a lump sum after the Third-Party Administrator completes the review of Implementation Project completion documentation. In the event of Implementation Projects that receive greater than \$50,000 in rebates, MCCAC reserves the right to hold back up to 10% of the total rebate amount pending completion of site measurement to confirm the associated energy savings and greenhouse gas reductions. In some instances, additional metering may be required of the municipality. The need for a hold back as well as the need for additional metering will be assessed on a case by case basis. Rebate amount is subject to change pending final costs.

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Municipal District of Greenview - Rebate Offer Letter – December 23, 2020

**REBATE PAYMENT REQUEST FORM – EA-0000003918 (REC-186)**

To be submitted by the Municipality or on behalf of the Municipality by the Program Ally upon completion of the Implementation Project. This payment request may be submitted by visiting your application portal dashboard or by completing the Payment Request Checklist section below and emailing it to [REC@clearesult.com](mailto:REC@clearesult.com). Supporting documentation must be submitted with this Payment Request and may include, but is not limited to, equipment purchase dates, installation dates, proof that the equipment is operational, manufacturer specifications, warranty information, ECM layout descriptions, metering, data collection, interviews, utility bill data analysis, final invoices, and proof of payment. Documentation must include sufficient detail to separate the labour and equipment cost from the cost of other services such as repairs and building code compliance. Municipal Climate Change Action Centre reserves the right to request additional supporting documentation necessary to determine measure eligibility and verify that the expected energy savings will occur.

- ☐ Check here if the payee information has changed from the information submitted with the initial project application. Attach a revised payee information form located on page five of this letter.
- ☐ Check here if the implemented project was different from the proposal provided in the original rebate application and attach information regarding the revision. This includes any changes to the type or amount of baseline or high-efficiency equipment, equipment cost or operating hours. Attach revised energy savings calculations, if appropriate.

Pre-Approved Rebate Details		
Energy Conservation Measure	Total Pre-Approved Rebate Amount <sup>1</sup>	Installation Completed
Measure 1: CHP Installation	\$657,825.00	
<b>Total</b>	<b>\$657,825.00</b>	

<sup>1</sup>Rebates are contingent on the installation of equipment as described in your application and will be adjusted to reflect changes to the scope of the project that may occur during implementation.

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Municipal District of Greenview - Rebate Offer Letter – December 23, 2020

### **PAYMENT REQUEST CHECKLIST**

Use the checklist below to ensure you receive payment in a timely manner, please include the following:

- ☐ Provide updated project documentation for any changes to the scope of work.
  - ☐ Customer acknowledgement the project has been completed by signing and dating this page.
  - ☐ Submit the required documentation which may include, but is not limited to, equipment purchase dates, installation dates, proof that the equipment is operational, manufacturer specifications, warranty information, ECM layout descriptions, metering, data collection, utility bill data analysis, final invoices, and proof of payment.
- All Implementation Projects require completion documentation including the following:
- Final itemized invoices with labour and equipment costs distinctly broken out
  - Proof of payment to the Program Ally or contractor
  - Part numbers and serial numbers of equipment, as applicable
  - Post-installation photographs of each unique type of installed equipment
  - Other information as necessary and as requested
- ☐ Documentation includes sufficient detail to separate the labour and equipment cost from the cost of other services such as repairs and building code compliance.
  - ☐ Verify Payee information and address included on the initial project application are correct.

This payment request and corresponding supporting documents complete your application for final review. By signing below, the Municipality acknowledges the Implementation Project has been performed and is completed.

\_\_\_\_\_  
Municipality Name

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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Municipal District of Greenview - Rebate Offer Letter – December 23, 2020

### PAYEE INFORMATION

Optional: This section only needs to be completed if the payee information has changed from the information submitted on the initial project application. This information may be updated on your application portal dashboard or by completing the form below and emailing it to [REC@clearesult.com](mailto:REC@clearesult.com)

Payment Information (Required)		
Municipality Name (as shown on federal income tax return):		
Mailing Address		
City	Province	Postal Code
Payee Tax ID # of Municipality Name Above:		

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# REQUEST FOR DECISION

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SUBJECT: **Policy 4023 Licensing Undeveloped Road Allowances**  
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION  
MEETING DATE: January 26, 2021 CAO: DT MANAGER:  
DEPARTMENT: INFRASTRUCTURE & PLANNING GM: RA PRESENTER: DL  
STRATEGIC PLAN: Level of Service

---

## RELEVANT LEGISLATION:

**Provincial** (cite) –Traffic Safety Act, R.S.A. 2000, Chapter T-6, Public Lands Act, R.S.A. 2000, Chapter P-40, Forests Act, R.S.A. 2000, Chapter F-22.

**Council Bylaw/Policy** (cite) –N/A

---

## RECOMMENDED ACTION:

**MOTION: That Council approve Policy 4023 “Licensing of Undeveloped Road Allowance” as presented.**

---

## BACKGROUND/PROPOSAL:

It has been several years since the road allowance licensing policy has been reviewed. Administration reviewed a number of road allowance license policies from a number of similar municipalities to create a new policy.

The previous policy required Council to adopt a bylaw for each road allowance license. Administration is recommending that this be done administratively following Council’s guidelines in the policy. Administration clarified with legal that this was appropriate. Greenview is not granting exclusive use through a lease agreement, rather we are granting a license that is terminable in 30 days’ notice, and therefore a bylaw is not required.

Policy Review Committee requested that Greenview provide the signs to license holders.

Council requested additional clarity be provided as to the area that the license applies to. Provision 2.3 was added to provide additional clarity. Council also requested clarifying wording to the public access provisions. This was added to 4.2. Council also requested that the license holder own or have a long-term lease or formal agreement in order to be eligible for a license. This was added to 4.3.

Questions were also raised as to the jurisdiction over clearing timber. The Forests Act confirms that approval by AEP is required before timber is removed. A definition was added for Timber and additional clarification was provided that Greenview be notified that approval was granted by AEP before any clearing commences. It was also clarified that the unapproved removal of vegetation would result in the cancellation of all the license holders Road Allowance Licenses in Greenview.

Administration added weed control as an additional term of the license in 4.10. They also added a provision to 4.8 prohibiting the construction of any building or structure on the road allowance.

---

**BENEFITS OF THE RECOMMENDED ACTION:**

1. Greenview will have an updated policy that allows for an expedited process for road allowance licenses that meets the expectations of Council.
- 

**DISADVANTAGES OF THE RECOMMENDED ACTION:**

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

**ALTERNATIVES CONSIDERED:**

**Alternative #1:** Council may make additional recommended changes.

---

**FINANCIAL IMPLICATION:**

There are no financial implications to the recommended motion.

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**STAFFING IMPLICATION:**

There are no staffing implications to the recommended motion.

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**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

---

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

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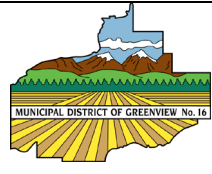
**FOLLOW UP ACTIONS:**

Administration will update the policy register.

---

**ATTACHMENT(S):**

- Policy ES 07
- Policy 4023



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

Section:  
**ENGINEERING &  
ENVIRONMENTAL  
SERVICES**

**POLICY NUMBER: EES 07**

**POLICY TITLE: ROAD ALLOWANCE LICENSING**

**Page 1 of 2**

**Date Adopted by Council / Motion Number:**

**10.04.940**

**PURPOSE:**

To allow ratepayers the opportunity to utilize developed or undeveloped road allowances for agricultural purposes.

**POLICY:**

The Municipality will consider applications for licensing developed or undeveloped road allowances to adjacent landowners, if the road allowance is not an integral part of the Municipality's road network. Applications will only be considered if the applicant owns or has a 3 year lease on the land adjacent to both sides of the road allowance and if there is no obstruction of existing public vehicle passage.

- 1.0 Administration will receive applications for licensing developed or undeveloped road allowances in accordance with the Traffic Safety Act, and the Municipal Government Act.
- 2.0 The Administration will prepare a proposed bylaw allowing the Municipality to license the applicant to use the developed or undeveloped road allowance only if the applicant is the registered owner or has a 3 year lease on the adjacent properties, and is in good standing with the Municipality and the road is not required for public vehicle passage.
- 3.0 Council will consider first reading of the bylaw and, if in order, will advertise the bylaw for public notice a minimum of two times, two weeks apart, and establish a date and time to hear any person who claims to be affected by the bylaw.
- 4.0 After consideration of the hearing, Council may proceed or withdraw the bylaw in accordance with the Municipal Government Act.
- 5.0 Transfer of licenses does not have to be advertised.
- 6.0 Council will annually establish a fee for the licensing of the road allowances in accordance with the Schedule of Fees. The one-time fee, as established by Council, will be non-refundable to offset administrative costs. In addition to the fee, applicants are responsible for all advertising costs.
- 7.0 If a bylaw for licensing of a road allowance is approved by Council, Administration will issue a license to the applicant for a three year term.
- 8.0 If a license is granted for less than a three year term, the license fee will be prorated to the expiry date of all other road allowance licenses.



**POLICY TITLE: ROAD ALLOWANCE LICENSING**

**Page 2 of 2**

**Date Adopted by Council / Motion Number:**

**10.04.940**

- 9.0 At the end of the initial license period, the license may be extended, if all conditions are still being met.
- 10.0 The Municipal District Council may cancel all or any portion of a road allowance licensed under bylaw at any time.
- 11.0 If the Licensee cancels or defaults the license, Administration may hold the license in abeyance for a future application. An adjacent landowner may apply for the same license and Administration may award the license without going to Council, if the applicant meets all criteria.
- 12.0 If Council cancels a road allowance license bylaw, it will be done in accordance with the Municipal Government Act, including advertising.

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REEVE

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C.A.O.

**Title: Licensing of Undeveloped Road Allowance**

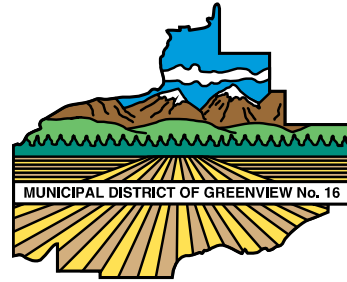
**Policy No: 4023**

**Effective Date:**

**Motion Number:**

**Supersedes Policy No: ES 07**

**Review Date:**



**Purpose:** To establish a fair and consistent policy for the use and occupation of undeveloped road allowances in Greenview, pursuant to Section 18(1) of the Municipal Government Act and the License of Occupation Bylaw.

## 1. DEFINITIONS

- 1.1 **Adjacent Land** means land that is next to or adjoining to the Undeveloped Road Allowance.
- 1.2 **Licenseholder** means a person to whom a license is granted or issued.
- 1.3 **Natural Vegetation** means vegetation existing on site prior to the issuance of the license.
- 1.4 **Timber** means all trees living or dead, of any size or species, and whether standing, fallen, cut, or extracted in accordance with the Forests Act, R.S.A. 2000, Chapter F-22.
- 1.5 **Undeveloped Road Allowance** means any land dedicated as a road right-of-way that has not been fully developed. The right of way may or may not be shown as a road on a plan of survey that has been filed or registered in a land titles office.

## 2. POLICY GENERAL

- 2.1 If an undeveloped road allowance is not needed for road or other municipal purposes it may be licensed to an adjacent landowner. This licensing policy does not apply to developed road allowances or road right-of-ways.
- 2.2 An Undeveloped Road Allowance Licence is required for the use of the road allowance for agricultural purposes.
- 2.3 A license applies to a continuous piece of undeveloped road allowance abutting the licenseholder's property or properties, or until the road allowance meets developed infrastructure.
- 2.4 The Undeveloped Road Allowance Licence does not supersede the Alberta Traffic Safety Act.

## 3. UNDEVELOPED ROAD ALLOWANCE PRIORITIES

3.1 The following general uses are acceptable to occur within a road allowance, in this priority order:

A) **Permanent Road or Temporary Road/Trail**

The primary purpose of a road allowance is to allow for the movement of goods and people and provide access to property. If expansion of Greenview's road network is required and serves this municipal purpose, permission will be granted to undertake the required work (subject to additional conditions within this, and other Greenview policies and bylaws).

B) **Treed Shelterbelt**

If a road allowance is not required to form part of the municipal road network, the intent is for road allowances to remain treed in order to create windbreaks and regulate drainage flow rates. If the existing trees on a road allowance are older and likely to create an ongoing safety and maintenance challenge, it is acceptable to clear the offending trees. No stumping or other disturbance of the topsoil is permitted.

C) **Animal Grazing**

The road allowance may be utilized for grazing purposes if adjacent to existing pasture lands, but the road allowance shall remain primarily treed.

D) **Field Crop Farming**

Field crop farming is only included in this Policy as a use for grandfathered properties that are already in this condition. The use of road allowances for new field crop farming operations is prohibited.

E) **Sale of Road Allowance**

The sale of road allowance will be considered on a case-by-case basis but is a practice that will generally be discouraged.

## 4. UNDEVELOPED ROAD ALLOWANCE LICENSE

4.1 An Undeveloped Road Allowance Licence is required for use of the road allowance for agricultural purposes. The licenseholder will be required to enter into an agreement with Greenview.

4.2 An Undeveloped Road Allowance License grants the holder non-exclusive access to the road allowance. Reasonable access, generally providing for foot access, shall be provided at all times. If there is an existing quad trails, access should remain when the road allowance leads to Crown Land.

4.3 The licenseholder shall own property, or hold a long term lease or legal agreement on both sides of the portion of the road allowance for which the license is being sought.

4.4 All applications for licensing of the undeveloped road allowance shall be made on the form as determined by Greenview and shall be accompanied by the applicable fee, as per Greenview's Schedule of Fees Bylaw.

4.5 The license will apply to the portion of the undeveloped road allowance abutting the licenseholder's property.

- 4.6 The license does not grant the holder the right to clear natural vegetation, including **timber**, on the road allowance. Any request to clear natural vegetation on the road allowance shall be submitted to and approved by Alberta Environment & Parks (AEP). Confirmation of AEP approval for the clearing of natural vegetation shall be submitted to Greenview prior to any work commencing.
- 4.7 The unapproved removal of natural vegetation, shall result in the cancellation of all road allowance licenses with Greenview.
- 4.8 No work, development, improvement, or change to the condition of the Undeveloped Road Allowance is permitted without the prior written authorization from Greenview. **No buildings or structures shall be constructed on the Road Allowance. Fencing will be permitted with prior approval from Greenview.** The Undeveloped Road Allowance may only be used for purposes listed in the licenseholder's license, and for no other use. The licenseholder may not use the Undeveloped Road Allowance in any other manner without the prior written consent of Greenview, which consent may be unreasonably withheld.
- 4.9 Greenview retains the right of entry and control including the right and privilege of cutting or spraying any portion of the road allowance for the purpose of weed control, or for any other purpose at any time in the areas for which this licence has been issued.
- 4.10 In issuing a license, Greenview will impose such terms and conditions determined to be necessary or beneficial, including but not limited to:
- A) The term of the license up to a maximum of five (5) years;
  - B) Insurance requirements;
  - C) Signage requirements;
  - D) Whether obstructions such as fences and gates are permissible;
  - E) Weed control; and**
  - F) The limitations on the licenseholder's access or use.
- 4.11 Greenview may terminate the licenseholder's license for any reason, including convenience, with thirty (30) days written notice to the licenseholder. Refunds will be granted and prorated on a monthly basis.

## 5 RESPONSIBILITIES OF THE LICENSE HOLDER

- 5.1 Fees for the duration of the license term will be invoiced on a lump sum basis at the beginning of the applicable term. The fee shall be paid prior to the license being issued.
- 5.2 The licenseholder shall, at its sole expense, obtain and maintain comprehensive general liability insurance of no less than \$2,000,000 throughout the term of the licence.

- 5.3 The licenseholder shall be responsible for weed control on the undeveloped road allowance to Greenview's satisfaction.
- 5.4 In consideration of Greenview's granting of the licence, the licenseholder agrees to indemnify and save harmless the Municipal District of Greenview of and from any claims or demands arising from the operations on the undeveloped road allowance.
- 5.5 The licenseholder shall not have the right to sublet any portion of the licence.
- 5.6 The licenseholder shall not use the licensed area in such a way to adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment and Parks. **Greenview shall be notified of the approval prior to any work commencing.** Additionally, the licenseholder shall not cause stormwater to drain onto adjoining property.
- 5.7 Upon termination the licenseholder shall, upon Greenview's request, remove all equipment, structures and installations on the road allowance placed for the licenseholder's purposes. If they are not removed within thirty (30) days of such a request, Greenview shall have the right to remove equipment, structures and installations and Greenview shall invoice the licenseholder the actual cost relating thereto.
- 5.8 Upon issuance of the license, the licenseholder shall obtain and erect signage as per the signage requirements outlined in this policy.
- 5.9 Subsequent terms will be subject to application as renewals will not be automatic.

## 6 SIGNAGE REQUIREMENTS

- 6.1 The licenseholder is required to post the sign which is legible from a distance of 15 metres and maintain the sign in a reasonable condition for the duration of the term.
- 6.2 Signs will be provided by Greenview to the licenseholder.
- 6.3 Signs shall measure 14" by 24".
- 6.4 Signs shall note the license number.
- 6.5 Signs shall be located in the middle of the undeveloped road allowance at the boundary of the adjacent developed roadway.





# REQUEST FOR DECISION

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SUBJECT: **Grovedale Committee of the Whole Meeting Conflict**  
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION  
MEETING DATE: January 26, 2021 CAO: DT MANAGER:  
DEPARTMENT: CAO SERVICES GM: PRESENTER:  
STRATEGIC PLAN: Level of Service

---

RELEVANT LEGISLATION:

**Provincial** (cite) – N/A

**Council Bylaw/Policy** (cite) – N/A

---

RECOMMENDED ACTION:

**MOTION: That Council reschedule the February 16, 2021 Committee of the Whole Meeting to Monday, February 15, 2021.**

---

BACKGROUND/PROPOSAL:

The current meeting date of February 16, 2021 is conflicting with the first day of the virtual Growing the North Conference, of which 8 Councillors are registered to attend.

---

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit to reschedule the meeting to Monday, February 15, is that the meeting will still go ahead, and Council will be able to attend the Growing the North Conference as registered.

---

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

---

ALTERNATIVES CONSIDERED:

**Alternative #1:**

Council has the alternative to cancel the February Meeting or to pick an alternate date of their choosing.

---

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

---

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

---

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

Administration will let the public and staff know of the decision made by Council regarding this meeting.

---

**ATTACHMENT(S):**



# REQUEST FOR DECISION

SUBJECT: **Co-ops' & Enterprises' Capped Wells**

SUBMISSION TO: REGULAR COUNCIL MEETING

MEETING DATE: January 26, 2021

DEPARTMENT: ENVIRONMENTAL SERVICES

STRATEGIC PLAN: Level of Service

REVIEWED AND APPROVED FOR SUBMISSION

CAO: DT

GM: RA

MANAGER:

PRESENTER: RA

---

RELEVANT LEGISLATION:

**Provincial** (cite) – N/A

**Council Bylaw/Policy** (cite) – N/A

---

RECOMMENDED ACTION:

**MOTION:** That Council direct Administration to bring back to the February 23<sup>rd</sup>, 2021 Regular Council Meeting, a report on the water wells capped at the Co-ops' and Enterprise's between 2017-2019.

---

BACKGROUND/PROPOSAL:

At the January 12, 2021 Regular Council meeting, Councillor Winston Delorme made the following Notice of Motion; *Councillor Winston Delorme requested a Notice of Motion that Administration bring back a report on the water wells that the Municipal District of Greenview capped on the Co-ops and Enterprises between 2017-2019. Administration to bring back a report by end of February.*

---

BENEFITS OF THE RECOMMENDED ACTION:

1. Council will be updated on the water wells within the Co-ops and Enterprises.

---

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

---

ALTERNATIVES CONSIDERED:

**Alternative #1:** Council has the alternative to alter or deny the recommended motion.

---

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

---

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

---

**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

Administration will bring forward a report on capped wells within the Co-ops and Enterprises.

---

**ATTACHMENT(S):**

- None



# REQUEST FOR DECISION

---

SUBJECT: **Letter – Alberta Health Services Internet Services**  
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION  
MEETING DATE: January 26, 2021 CAO: DT MANAGER:  
DEPARTMENT: COMMUNITY SERVICES GM: DM PRESENTER: DM  
STRATEGIC PLAN: Quality of Life

---

## RELEVANT LEGISLATION:

**Provincial** (cite) – N/A

**Council Bylaw/Policy** (cite) – N/A

---

## RECOMMENDED ACTION:

**MOTION:** That Council direct Administration to write a letter to the Manager of the Northern District for Alberta Health Services regarding installing a high-speed internet connection from the Valleyview hospital's fibre optic source into the Valleyview and District Medical Clinic.

---

## BACKGROUND/PROPOSAL:

The following "Notice of Motion" was made at the January 12, 2021 Council Meeting:

*NOTICE OF MOTION: Reeve Dale Smith requested a Notice of Motion that Administration draft a strongly worded letter to the Manager of the Northern District for Alberta Health Services in efforts to form a more collaborative working relationship between the municipalities and AHS, including but not limited to working on a solution for high-speed internet in our clinic from the hospital's fibre optic source to aid in our doctors having the tools required to conduct business effectively. Please include to cc MLA's the Minister, Susan Smith. Request the Town of Valleyview to send a similar letter as a means of a collective call to action.*

Administration has reviewed the concept of having Alberta Health Service's supernet connection available at the Valleyview Medical Clinic. Presently, it is Alberta Health Service's (AHS) policy not to install the connection in any facilities that are not provincially owned. In consultation with Greenview's Manager of Information Systems whom has a vast knowledge of the electronic records management system indicated that the physicians at the Medical Clinic just require a standard internet connection, which in turn will enable them to access all electronic medical records. There is no visible advantage for the Valleyview and District Medical Clinic being connected to the AHS supernet unless the physician has other duties associated with diagnostic imaging etc.

Greenview Administration after reviewing the supernet concept is suggesting that the present system in place meets the physician's current needs and no further action may be required.



---

**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit of the recommended action is that Alberta Health Services will be made aware of Greenview's concerns in regards with proposed supernet access to the Valleyview Medical Clinic.

---

**DISADVANTAGES OF THE RECOMMENDED ACTION:**

1. The perceived disadvantage may be AHS deems the present practice is adequate, whereby making Greenview's request redundant.

---

**ALTERNATIVES CONSIDERED:**

**Alternative #1:** Council has the alternative to deny or alter the recommended motion as per Administration's recommendation that the present system in place adequately meets the physician's requirements.

---

**FINANCIAL IMPLICATION:**

There are no financial implications to the recommended motion.

---

**STAFFING IMPLICATION:**

There are no staffing implications to the recommended motion.

---

**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

Administration will proceed in accordance with the direction provided by Council with regards to pursuing internet connection at the Clinic.

---

**ATTACHMENT(S):**

- N/A



# REQUEST FOR DECISION

---

SUBJECT: **Letter of Support – Highway 40X**  
SUBMISSION TO: REGULAR COUNCIL MEETING  
MEETING DATE: January 26, 2021  
DEPARTMENT: INFRASTRUCTURE & PLANNING  
STRATEGIC PLAN: Level of Service

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

---

## RELEVANT LEGISLATION:

**Provincial** (cite) – N/A

**Council Bylaw/Policy** (cite) – N/A

---

## RECOMMENDED ACTION:

**MOTION:** That Council direct Administration to draft a Letter of Support with the County of Grande Prairie to lobby Alberta Transportation to begin construction on Highway 40X Bypass.

---

## BACKGROUND/PROPOSAL:

Administration received a request from the County of Grande Prairie for Greenview to draft a Letter of Support addressed to Alberta Transportation to begin construction on the bypass on Highway 40X.

Highway 40X bypass would provide an alternative route for vehicles travelling through the city besides travelling through the downtown area. A bypass has the potential to reduce traffic congestion within the city and providing through travellers a faster route.

---

## BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is it will provide alternate routes for travellers.

---

## DISADVANTAGES OF THE RECOMMENDED ACTION:

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

---

## ALTERNATIVES CONSIDERED:

**Alternative #1:** Council has the alternative to alter the recommended motion.

**Alternative#2:** Council has the alternative to deny the recommended motion.

---

## FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

---

**STAFFING IMPLICATION:**

There are no staffing implications to the recommended motion.

---

**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

There are no follow up actions to the recommended motion.

---

**ATTACHMENT(S):**

- None



# REQUEST FOR DECISION

---

SUBJECT:	<b>Digital Message Board – Letter of Support</b>		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	January 26, 2021	CAO: DT	MANAGER:
DEPARTMENT:	INFRASTRUCTURE & PLANNING	GM: RA	PRESENTER: RA
STRATEGIC PLAN:	Intergovernmental Relations		

---

## RELEVANT LEGISLATION:

**Provincial** (cite) – N/A

**Council Bylaw/Policy** (cite) – N/A

---

## RECOMMENDED ACTION:

**MOTION:** That Council direct Administration to send a letter to Alberta Transportations Regional Director Ryan Konowalyk; and cc: Honorable Travis Toews MLA Grande Prairie-Wapiti; Mr. Martin Long MLA West Yellowhead and Mr. Todd Loewen MLA Central Peace-Notley regarding digital message board to high traffic bridges, intersections, and highway corridors.

---

## BACKGROUND/PROPOSAL:

At the November 24, 2020 Joint Council meeting with the County of Grande Prairie, the council's discussed sending a letter to AB Transportation regarding placing digital message boards on Highway 40 on either side of the bridge crossing the Wapiti River, on Highway 43 on either side of the Smoky River bridge between Bezanson and DeBolt at the bottom of the Richmond Hill west of Grande Prairie, and the north/south Highway 40 access to the Hamlet of Grande Cache.

These digital boards would forewarn travellers of potential dangers on or near the bridges which are not visible from the crest of the hills and should be placed before chaining up areas.

A draft of the letter to AB Transportation is included in this package, please see attached.

---

## BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of the recommended action will encourage Alberta Transportation to provide electronic warning signs on high traffic bridges, intersections, and highway corridors.

---

## DISADVANTAGES OF THE RECOMMENDED ACTION:

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

---

## ALTERNATIVES CONSIDERED:

**Alternative #1:** Council has the alternative to not send the request to Alberta Transportation.

---

**FINANCIAL IMPLICATION:**

There are no financial implications to the recommended motion.

---

**STAFFING IMPLICATION:**

There are no staffing implications to the recommended motion.

---

**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

Administration will send the attached letter to Alberta Transportation, should Council accept the recommended motion.

---

**ATTACHMENT(S):**

- Draft Letter





## MUNICIPAL DISTRICT OF GREENVIEW No. 16

January 15, 2021

Alberta Transportation  
Ryan Konowalyk, Regional Director  
Bag 900, Box 29  
Peace River, AB, T8S 1T4

**RE: Digital Message Boards on Highway 40 and 43 Bridge Crossings**

As Regional Director for Alberta Transportation, the Municipal District of Greenview (Greenview) would like to bring your attention to the growing safety concerns at the bridge crossings at the Wapiti River on Highway 40 and bridge crossing the Smoky River on Highway 43. We would also like to bring to your attention the concerns at the bottom of the Richmond Hill west of Grande Prairie, and the north/south Highway 40 access to the Hamlet of Grande Cache

Greenview is requesting Alberta Transportation install digital message boards at the crest of both sides of the above mentioned bridges, intersection and highway corridor. These digital boards should forewarn traffic of any potential hazards such as road conditions, construction, and/or accidents.

Greenview would welcome an opportunity to meet with Alberta Transportation to discuss this matter further, please contact Director of Infrastructure & Planning, Roger Autio at 780.524.7600 to arrange a meeting.

Respectfully,

Roger Autio  
Director Infrastructure & Planning

RA/lk

cc: Greenview Council  
County of Grande Prairie  
Honorable Travis Toews, MLA Grande Prairie Wapiti  
Mr. Martin Long, MLA West Yellowhead  
Mr. Todd Loewen, MLA Central Peace-Notley



# REQUEST FOR DECISION

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SUBJECT:	<b>MD of Greenview Library Board Appointment</b>		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	January 126, 2021	CAO: DT	MANAGER:
DEPARTMENT:	CAO SERVICES	GM:	PRESENTER:
STRATEGIC PLAN:	Level of Service		

---

## RELEVANT LEGISLATION:

**Provincial** (cite) – N/A

**Council Bylaw/Policy** (cite) – Bylaw 18-805

---

## RECOMMENDED ACTION:

**MOTION: That Council appoint Beverly Plamondon-Street to the MD of Greenview Library Board as a member at large for a one year term.**

---

## BACKGROUND/PROPOSAL:

The MD of Greenview Library Board was established in 2019 due to the dissolution of Grande Cache. This library board governs the Grande Cache and DeBolt libraries and acts as the primary liaison for the Valleyview, Grande Prairie and Fox Creek Libraries, as well as the Peace Library System.

See application attached.

---

## BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that the MD of Greenview Library Board will be closer to having a full board.
- 

## DISADVANTAGES OF THE RECOMMENDED ACTION:

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

## ALTERNATIVES CONSIDERED:

**Alternative #1:** Council has the alternative to refuse this application however Administration does not recommend this action because they require spots to be filled on the Board.

---

## FINANCIAL IMPLICATION:

As per Policy 1008, honorariums may be incurred. Council honorariums are included in the yearly Operating Budget.

---

**STAFFING IMPLICATION:**

There are no staffing implications to the recommended motion.

---

**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

Administration will inform the applicant of Council's decision.

---

**ATTACHMENT(S):**

- Application



MD OF GREENVIEW

# APPLICATION

Appointment to a Municipal  
Board/Committee

**Please Print**

What Municipal Board or Committee are you interested in serving on? **Please complete a separate form for each board you are applying for.**

MD of Greenview Library Board

Are you a resident of Greenview?

☒ Yes

☐ No

Are you currently serving on a Municipal Board or Committee?

☐ Yes

☒ No

Which Board or Committee are you serving on and when does your term expire?

Have you served on a Municipal Board or Committee in the past?

☐ Yes

☒ No

What Municipal Board or Committee have you served on and what year did you last serve?

## Personal Resume

Name: Beverly Plamondon-Street

Home/Mailing Address: Box 242

City: Valleyview

Postal Code: T0H 3N0

Phone (home): 1-780-524-2361

Phone (work):

Email: bjps1950@gmail.com

Qualifications: Retired licensed practical nurse



MD OF GREENVIEW

# APPLICATION

Appointment to a Municipal  
Board/Committee

Please Print

**Experience:** Have taken many courses to improve + learn new skills while working as an LPN. Attended staff meetings regularly - conferences when able. Secretary Treasurer of former Lioness Club in Tumbler Ridge, BC

**Volunteer Activities you have been involved with:** Minor Hockey fund raising + events. Active participant in planning + carrying out activities in community as a Lioness member.

**How do you feel you could contribute to your chosen Board or Committee?**

Have been a long time library user + an avid reader. Would like to learn more about the inner workings of our library systems. Willing to be an active participant on library board + give back to the community.

B Plamondon-Street

Applicant's Signature

Jan 11/21

Date of Application

Return completed form and all attachments to:

Executive Assistant to Council, MD of Greenview  
4806 – 36<sup>th</sup> Avenue  
PO Box 1079  
Valleyview, AB T0H 3N0  
Email: [Lianne.Kruger@mdgreenview.ab.ca](mailto:Lianne.Kruger@mdgreenview.ab.ca)

The personal information on this form is being collected for the purpose of determining eligibility of an applicant to serve as a member of a Board or Committee of Greenview Council. The information is collected under the authority of section 146 of the Municipal Government Act (MGA) and section 33 of the Freedom of Information and Protection of Privacy Act. The collection of this information can be directed to the Administrative Liaison to the respective Board and to the Board Selection Committee. Names, address and home telephone numbers of successful applications will be provided to the public.



# REQUEST FOR DECISION

SUBJECT: **HWY 40 VIS COSTING**  
SUBMISSION TO: REGULAR COUNCIL MEETING  
MEETING DATE: January 26, 2021  
DEPARTMENT: CAO SERVICES  
STRATEGIC PLAN: Level of Service

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

---

## RELEVANT LEGISLATION:

**Provincial** (cite) – N/A

**Council Bylaw/Policy** (cite) – N/A

---

## RECOMMENDED ACTION:

**MOTION:** That Council accept the total estimated summary costs of the Highway 40 vehicle inspection station for information.

---

## BACKGROUND/PROPOSAL:

At the November 23, 2020 Regular Council meeting, Councillor Shawn Acton made the following Notice of Motion; *Councillor Shawn Acton requested a Notice of Motion for Administration to contact Alberta Transportation to clarify cost of a scale house on highway 40 and bring back for information.*

CAO Denise Thompson followed up with a phone call and an email on January 6, 2021 to Ryan Konowalyk from Alberta Transportation to gather the costing information for this Notice of Motion. The information received from Mr. Konowalyk is provided in the email that is attached to this RFD.

---

## BENEFITS OF THE RECOMMENDED ACTION:

1. Council will have the total estimated summary costs for the design and construction of the weigh scale facility within the HWY 40 upgrade.

---

## DISADVANTAGES OF THE RECOMMENDED ACTION:

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

---

## ALTERNATIVES CONSIDERED:

**Alternative #1:** N/A

---

## FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.



---

**STAFFING IMPLICATION:**

There are no staffing implications to the recommended motion.

---

**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

No follow up actions required.

---

**ATTACHMENT(S):**

- Email String between CAO Denise Thompson and Ryan Konowalyk

**From:** [Ryan Konowalyk](#)  
**To:** [Denise Thompson](#)  
**Subject:** RE: Information Required  
**Date:** January 13, 2021 8:40:19 PM

---

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Denise,

The total cost of the Highway 40 vehicle inspection station is estimated at \$10.5 million, as previously noted this is a preliminary estimate.

---Ryan---

Classification: Protected A

---

**From:** Ryan Konowalyk <[Ryan.Konowalyk@gov.ab.ca](mailto:Ryan.Konowalyk@gov.ab.ca)>  
**Sent:** January 6, 2021 3:11 PM  
**To:** Denise Thompson <[Denise.Thompson@MDGreenview.ab.ca](mailto:Denise.Thompson@MDGreenview.ab.ca)>  
**Subject:** RE: Information Required

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Denise,

The vehicle inspection station (VIS) is not included in the first phase (from the City to Highway 666) and as such it has not been publicly tendered. The reason I mention this is that we would not disclose detailed cost breakdowns for projects that have not been procured yet.

Having noted that, we can provide a total estimated summary cost for the VIS station which would be caveated noting it is a preliminary estimate.

Give me a couple days, thanks and happy new year.

---Ryan---

Classification: Protected A

---

**From:** Denise Thompson <[Denise.Thompson@MDGreenview.ab.ca](mailto:Denise.Thompson@MDGreenview.ab.ca)>  
**Sent:** Wednesday, January 06, 2021 1:23 PM

**To:** Ryan Konowalyk <[Ryan.Konowalyk@gov.ab.ca](mailto:Ryan.Konowalyk@gov.ab.ca)>

**Subject:** Information Required

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Hi Ryan,

Happy New Year! I hope all is well.

I have been given a notice of motion from Council to request from Alberta Transportation what the costs are for the design and construction of the weigh scale facility within the HWY 40 up grade. Can you please provide me with specifics, including the estimates within the project specific to the weigh scales?

Please let me know if and when you can provide that estimate or actual cost and I will advise Council.

Thanks in advance,

Denise

---

## Denise Thompson

CAO

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

Tel: [780-524-7600](tel:780-524-7600) | Fax: [780-524-4307](tel:780-524-4307) | Toll Free: [888-524-7601](tel:888-524-7601) | 24/7 Dispatch: [866-524-](tel:866-524-7608)

[7608](tel:7608) | Direct: [1-780-524-7650](tel:1-780-524-7650)

[mdgreenview.ab.ca](http://mdgreenview.ab.ca) | Follow us on Twitter [@mdofgreenview](https://twitter.com/mdofgreenview)

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Thank you.



# REQUEST FOR DECISION

SUBJECT: **New (2) ATB Bank Accounts**  
SUBMISSION TO: REGULAR COUNCIL MEETING  
MEETING DATE: January 26, 2021  
DEPARTMENT: CORPORATE SERVICES  
STRATEGIC PLAN: Level of Service

REVIEWED AND APPROVED FOR SUBMISSION  
CAO: DT  
GM: AN  
MANAGER:  
PRESENTER: AN

---

## RELEVANT LEGISLATION:

**Provincial** (cite) – Sec 270-Attached

**Council Bylaw/Policy** (cite) – N/A

---

## RECOMMENDED ACTION:

**MOTION: That Administration is authorized to open 2 new bank accounts for Greenview operations and to close the existing bank account.**

---

## BACKGROUND/PROPOSAL:

Recently, a cheque issued by Greenview to a vendor was altered as to the payee and payee address information. The cheque did not clear the bank account, however, to be cautious, the ATB is recommending a new bank account be established and the old bank account closed. Further, the ATB recommends an additional bank account is opened that will be used strictly for non electronic vendor payments (i.e.: cheques). The purpose of the second bank account is to have the ability to more closely scrutinize and segregate payment activity that is non electronic in nature. The second bank account would not be required if Greenview adopted a policy where vendor and other payments are only paid electronically. Administration is supportive of all payments being electronic.

---

## BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that further potential fraud on the existing bank account will be eliminated.

---

## DISADVANTAGES OF THE RECOMMENDED ACTION:

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

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## ALTERNATIVES CONSIDERED:

**Alternative #1:** Greenview could take no action and continue to operate with the existing bank account. A considerable amount of time will be spent in making the change in bank account information as we deal with many payments that are electronic, however, if the change is not made Greenview could be at additional risk.

---

FINANCIAL IMPLICATION:

**Direct Costs:**

Estimated at \$10,000. which includes contractor time to make the required direct deposit and direct debit changes; order of new blank cheques.

**Ongoing / Future Costs:**

There are no ongoing financial implications to the recommended motion.

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STAFFING IMPLICATION:

An experienced municipal/financial professional will be contracted to complete the required work.

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PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

FOLLOW UP ACTIONS:

Bank accounts will be opened; existing account will be eventually closed; required changes to vendors/payers will be made.

---

ATTACHMENT(S):

**Municipal Government Act Section 270**

***Municipal accounts***

***270(1) Only a designated officer or a person authorized by bylaw may open or close the accounts that hold the money of a municipality.***

***(2) A municipality must ensure that all money belonging to or held by the municipality is deposited in a bank, credit union, loan corporation, treasury branch or trust corporation designated by council.***



# REQUEST FOR DECISION

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SUBJECT:	<b>Development Permit Application D20-442</b>		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	January 26, 2021	CAO: DT	MANAGER: SAR
DEPARTMENT:	PLANNING & DEVELOPMENT	GM: RA	PRESENTER: PL
STRATEGIC PLAN:	Development		

---

## RELEVANT LEGISLATION:

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

**Council Bylaw/Policy** (cite) – Grande Cache Land Use Bylaw No. 799

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## RECOMMENDED ACTION:

**MOTION: That Council approve development permit application D20-442 for the placement of a methanol storage tank, on the parcel legally described as NW-34-56-8-W6 Lot 12, Block 38, Plan 0425096 subject to the conditions listed in Appendix 'A'.**

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## BACKGROUND/PROPOSAL:

Greenview has received a development permit application to place a 60,000 litre methanol tank on a 0.16-hectare lot zoned Direct Control (DC) District in the Hamlet of Grande Cache. The purpose of this District is to enable a comprehensively planned development to be reviewed and decided upon directly by the Council. Due to the zoning of the property, Council is the Development Authority.

The property is in the heart of the Highway Corridor Commercial (C-2) and Commercial and Industrial Service (C-3) Districts. Similar tanks can be found on surrounding properties, and Administration would generally recommend this type of development occur in precisely in this area of the Hamlet of Grande Cache. The proposed tank would be located a minimum of 3 metres from property lines and buildings, in accordance with the National Fire Code – Alberta Edition.

Administration supports this development and recommends the following conditions:

1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 799 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
2. All development must conform to the conditions of this development permit and the approved plans and any revisions as required pursuant to this approval. Any subsequent changes, amendments or additions to this development permit shall require a new development permit application, including but not limited to, an expansion or intensification of the use, and the placement of additional tanks.
3. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but



not limited to building, gas, plumbing and electrical permits, in accordance with the Safety Codes Act of Alberta.

4. A permit from Alberta Safety Codes Authority is required all fuel tanks to be located on the site.
5. The applicant shall obtain a roadside development permit from Alberta Transportation for development in proximity to a highway prior to commencing development.

---

**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit of Council accepting the recommended motion is to allow for development to be located in areas conducive its successful operation.

---

**DISADVANTAGES OF THE RECOMMENDED ACTION:**

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

---

**ALTERNATIVES CONSIDERED:**

**Alternative #1:** Council has the alternative table the application for further discussion and revisions.

---

**FINANCIAL IMPLICATION:**

There are no financial implications to the recommended motion.

---

**STAFFING IMPLICATION:**

There are no staffing implications to the recommended motion.

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**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

Following Council's decision, staff will advertise the permit on Greenview website.

---

**ATTACHMENT(S):**

- Development Permit Application D20-442
- Appendix A



# APPLICATION FOR DEVELOPMENT PERMIT

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

www.mdgreenview.ab.ca

RECEIVED  
MUNICIPAL DISTRICT OF  
GREENVIEW NO. 16

DEC 18 2020

VALLEYVIEW

I / We understand that this application will only be processed if submitted in complete form and accompanied by the applicable fee. A completed application includes the forms completely filled out, signatures, plot plan, fees and any other information the development authority deems necessary to make an informed decision.

Roll# 392111

D20-442

## Applicant Information

Name of Applicant(s): 1724953 ALBERTA LTD

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Primary Phone: \_\_\_\_\_

Other Phone: \_\_\_\_\_

Email: \_\_\_\_\_

(By providing email address you authorize Planning and Development Services to contact you via email)

(Complete if different from applicant)

Registered Landowner(s) or Leaseholder(s) \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Primary Phone: \_\_\_\_\_

Other Phone: \_\_\_\_\_

Email: \_\_\_\_\_

(By providing email address you authorize Planning and Development Services to contact you via email)

## Land Information

Legal description of proposed development site: LSD/QTR. \_\_\_\_\_ SEC. \_\_\_\_\_ TWP. \_\_\_\_\_ RGE. \_\_\_\_\_ M. \_\_\_\_\_

Registered plan: Block 0425096 Lot 38 12

MLL/MSL/LEASE NO.: \_\_\_\_\_

Property size: Hectares: \_\_\_\_\_ Acres: \_\_\_\_\_

Description of the existing use of the land:

Shop & STORAGE YARD

The land is adjacent to: ☐ Highway \_\_\_\_\_

☒ District Road HOPPE AVE ☐ LOC# \_\_\_\_\_

How is the site to be accessed? ☒ Existing approach ☐ Proposed approach (please fill out and submit an approach application)

Do you have a rural address? ☐ Yes

Address: 9807 HOPPE AVE Grande Cache ☐ No

## FOR ADMINISTRATIVE USE

☐ PERMITTED USE

☐ VARIANCE

☒ DISCRETIONARY USE

☐ PROHIBITED USE

ROLL NO.: 392111

APPLICATION NO.: D20-442

FEES: \$50.00

DATE PAID: \_\_\_\_\_

RECEIPT NO.: \_\_\_\_\_

DEEMED COMPLETE: \_\_\_\_\_

LAND USE DISTRICT: DC DIRECT CONTROL DIST.

PROPOSED USE: METHANOL STORAGE TANK

COMMENTS: PRICE LEUREBOURG



**APPLICATION FOR DEVELOPMENT PERMIT**  
**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  
www.mdgreenview.ab.ca

**Development Information**

Describe your proposed development: (if additional space is required please attach sheet)

Set and use A Double wall TANK 60 000 Liters  
Will Have Berriers in Place as Required

Size of the proposed development:

Length <sup>10.97</sup>  
36'

☒ metres  
☐ feet

Width <sup>3.0</sup>  
9.9'

☒ metres  
☐ feet

<sup>TANK</sup>  
Building height ☐ metres  
☐ feet

Accessory building:  
(if applicable)

Total Floor area

☐ Sq. metres  
☐ Sq. feet

Height

☐ Metres  
☐ Feet

☐ Attached  
☐ Detached

Secondary suite information:  
(if applicable)

☐ Existing suite ☐ New suite

☐ Attached  
☐ Detached

Total floor area of  
primary residence:

☐ Sq. metres  
☐ Sq. feet

Indicate the proposed setback from the property line:

Front yard ☐ metres  
☐ feet

Rear yard ☒ metres  
1 ☐ feet

Side yard (1) ☒ metres  
1 ☐ feet

Side Yard (2) ☐ metres  
☐ feet

Does this development require a variance?

☐ Yes, explain \_\_\_\_\_ ☐ No (If yes, please submit a Variance Request Form)

Construction Start Date: JAN 2021 End Date: JAN 2021 Completed Project Cost: \$ 5000.00

Has the development commenced?

☐ Yes ☒ No

**Manufactured Home**

Manufacturer: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

**Sewage System**

Type of sewage system: \_\_\_\_\_

**Abandoned Well Information**

**ALL development permit applications require a printout of a map from Alberta Energy Regulator (AER, previously known as ERCB). This can be obtained via website, phone, email, fax or mail.**

Is there an abandoned well or pipeline on the property? ☐ Yes ☐ No (printout must still be provided)  
Licensee name: \_\_\_\_\_

If you require any assistance or do not have access to the internet please contact AER at 1.855.297.8311

The location of all abandoned oil and gas well sites as well as the setback distances in relation to existing or proposed building sites must be shown on all applications. Please note: The Development Authority cannot approve a development application if the lot(s) do(es) not comply with the setback directed by the ERCB Directive 079. Abandoned well site information must be provided by the applicant and can be obtained by contacting Alberta Energy Regulator.





HOPPE AVE

3 PUL

Lot 11

**Lot 12  
Block 38  
Plan 042 5096**

Building

±17.6m

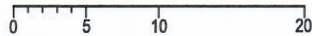
Proposed  
Tank

3m to  
Property Line

3m to  
Property Line

**Utility R/W  
Plan 972 0889**

**SKETCH**  
SCALE = 1:500




## SKETCH

SHOWING TANK LOCATION  
within

**Lot 12 Block 38 Plan 042 5096**

M.D. OF GREENVIEW No. 16

0	Plan Issued	Jan. 19, 2021	KH
REV.	REVISION	DATE	INITIALS
 <div>Grande Prairie Peace River Beaumont</div> <div>Unit 104, 11302 - 98th Avenue, Grande Prairie, AB, T6V 8H4   Ph.: 587-259-8888</div>			
		PAGE 1 of 1	

## **Appendix 'A'**

Recommended conditions for approval:

1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 799 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
2. All development must conform to the conditions of this development permit and the approved plans and any revisions as required pursuant to this approval. Any subsequent changes, amendments or additions to this development permit shall require a new development permit application, including but not limited to, an expansion or intensification of the use, and the placement of additional tanks.
3. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to building, gas, plumbing and electrical permits, in accordance with the Safety Codes Act of Alberta.
4. A permit from Alberta Safety Codes Authority is required all fuel tanks to be located on the site.

The applicant shall obtain a roadside development permit from Alberta Transportation for development in proximity to a highway prior to commencing development.





# REQUEST FOR DECISION

SUBJECT: **Second Crossing on Wapiti River**  
SUBMISSION TO: REGULAR COUNCIL MEETING  
MEETING DATE: January 26, 2021  
DEPARTMENT: INFRASTRUCTURE & PLANNING  
STRATEGIC PLAN: Intergovernmental Relations

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

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## RELEVANT LEGISLATION:

**Provincial** (cite) – N/A

**Council Bylaw/Policy** (cite) – N/A

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## RECOMMENDED ACTION:

**MOTION: That Council take no action on proceeding with a partnership with the County of Grande Prairie on a second crossing at the Wapiti River.**

---

## BACKGROUND/PROPOSAL:

The County of Grande Prairie is considering establishing a second crossing for Wapiti River at ES 12-70-9W-6M. There is a lot of activity happening in the area, and there may be a possibility of partnering with industry, to establish this crossing. The MD of Greenview will be required to build approximately 0.92 km or 3.51km of virgin roadway and rebuild approximately 2km or 6.51km of existing roadway.

There is 0.92 km of virgin ground between the Wapiti River and Twp. Rd 700 and 4.43 km of virgin ground and 2 km of upgrade between the river and where RR 90 ends. The 700 road would require 6.51 km of upgrade as it is a industry road at this time.

The proposed bridge may alleviate some of the traffic stress placed on the bridge south of Grande Prairie on Highway 40 and could benefit both industry, emergency vehicles and the residents on both sides of the river.

The rough estimated costs are as follows;

- New Bridge construction \$12 – 20 million
- Road construction \$4 – 6 million

---

## BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is it will leave the budget open to more suitable requests.

---

## DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

**Alternative #1:** Council has the alternative to direct Administration to further investigate the joint partnership for a second bridge over the Wapiti River.

**Alternative #2:** Council has the alternative to move forward with the joint partnership with the County of Grande Prairie for a second bridge over the Wapiti River.

---

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

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STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

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PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

FOLLOW UP ACTIONS:

Administration will inform the County of Grande Prairie of Council's decision.

---

ATTACHMENT(S):

- None



# MUNICIPAL DISTRICT OF GREENVIEW No. 16

## COUNCIL MEMBERS BUSINESS REPORT

Ward 2 Councillor Dale Gervais		
DATE	BOARD/COMMITTEE	RELEVANT INFORMATION
1/13/2021	Municipal Planning Commission	
1/19/2021	Committee of the Whole	



Council

Claimant	_____	_____	_____
Date	_____	Approved	Date



Employee # : 378  
Department: Council

[illegible]

Approved \_\_\_\_\_ Date \_\_\_\_\_



# MUNICIPAL DISTRICT OF GREENVIEW No. 16

## COUNCIL MEMBERS BUSINESS REPORT

Ward 7 Councillor Roxie Rutt		
DATE	BOARD/COMMITTEE	RELEVANT INFORMATION
1/12/2021	Regular Council Meeting	Minutes posted on the MD Website
1/12/2021	Grande Prairie Public Library Board	<ul style="list-style-type: none"> <li>GPPL Staff placed 2<sup>nd</sup> in North America in a ProQuest Trivia contest!</li> <li>Greenview Library Board minutes to be included in future GPPL Board Packages</li> <li>COLA increase decision put off to April</li> <li>Planning committee working on the Terms of Reference, Collaboration agreement, Strategic Plan and the Advocacy Plan</li> <li>Terms of References for Human Resources and Finance were passed</li> </ul>
1/13/2021	Municipal Planning Commission	Minutes posted on the MD Website
1/15/2021	East Smoky Recreation Board	<ul style="list-style-type: none"> <li>Held Annual General Meeting and elected President, Jennifer Morrison; Vice President, Keeley Flaherty</li> <li>Elected members to fill vacancies from representative areas of Clarkson Valley/Sturgeon Heights, DeBolt, Crooked Creek and Puskwaskau</li> <li>Delivered meals to 28 homes from Dec – Jan and 8 meals per household. Contributions are collected at the DeBolt store</li> <li>Approved amendments to By-Laws</li> </ul>
1/19/2021	Committee of the Whole	Minutes posted on the MD Website
1/19/2021	Community Education Committee	<ul style="list-style-type: none"> <li>Many free online courses and workshops are being offered:               <ul style="list-style-type: none"> <li>-Mental Health Awareness</li> <li>-Conflict Resolution</li> <li>-Dealing with Difficult People</li> <li>-Stress Management and many more</li> </ul> </li> <li>Workshops with Kendal Netmaker</li> </ul>



		<ul style="list-style-type: none"> <li>-Indigenous Entrepreneurship</li> <li>-World class branding</li> <li>-Indigenous Leadership and many more</li> </ul> <p>Check it out on the WebSite</p> <ul style="list-style-type: none"> <li>• CRA is offering free Financial Literacy courses on line and these courses are being added to CALM programs in schools.</li> </ul>
1/20/2021	FCSS	<ul style="list-style-type: none"> <li>• Community Volunteer Income Tax program recorded a record high with 639 returns completed</li> <li>• FCSSAA looking at December 2021 as a possible date for the Provincial Conference</li> <li>• County of Grande Prairie is hosting the Spring Regional meeting</li> <li>• Volunteer Awards will be held in conjunction with the County of Grande Prairie in the form of a drive in movie held in Evergreen Park April 23 and 23</li> <li>• Providing virtual connectivity for Interagency meetings actually increased the number of reps attending!</li> <li>• Our Home Support Program has grown exponentially from 13 to 33 over 2020</li> <li>• Youth Coordinator will connect with schools In January to explore virtual program delivery</li> <li>• Green View FCSS director has instigated all youth Coordinators province wide to attend a 'virtual circle' to network and share new programs, best practices, training opportunities and to share inspiration and support</li> <li>• Board reviewed the Strategic Plan</li> <li>• Board approved policies: General Programing</li> </ul>



Employee # : \_\_\_\_\_  
Department: Council

<b>Claimant</b>	<b>Date</b>	<b>Approved</b>	<b>Date</b>



**Council**

\_\_\_\_\_  
Claimant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Approved

\_\_\_\_\_  
Date



**Council**

		Claimant
	Date _____	
	Approved _____	
	Date _____	



NAME: Duane Didow

---

ADDRESS: Box 810, Grande Cache, AB T0E 0Y0

Employee # :  
Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM	MEALS				LODGING EXPENSES	PER DIEM
						B	L	D	AMOUNT		
11-Jan	16:00	19:00		Travel to VW	305			X	30.00		
12-Jan	8:30	16:00		Regular Council Meeting		X		X	50.00		
13-Jan	8:30	17:00		MPC	305	X	X		40.00		

Date \_\_\_\_\_



Council

\_\_\_\_\_  
Claimant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Approved

\_\_\_\_\_  
Date