

REGULAR COUNCIL MEETING AGENDA

The Municipal Council will hold a Regular Council Meeting on Wednesday, July 13, 2022, at 9:00 a.m., in the Council Chamber, 10-1408 Twp. Rd. 320, Didsbury, AB

- 1. Call to Order
- AGENDA
 - 2.1 Adoption of Agenda
- ADOPTION OF MINUTES
 - 3.1 Regular Council Meeting Minutes of June 22, 2022
- 4. BUSINESS ARISING
 - 4.1 Kevin Heppler Service Award Presentation 9:00 a.m.
 - 4.2 Direct Control District DP PLDP20220223
- 5. PUBLIC HEARINGS
 - 5.1 Bylaw No. LU 17/22 NW 15-30-4-5
 - 5.2 Bylaw No. LU 20/22 Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5
 - 5.3 Bylaw No. LU 22/22 NW 7-32-4-5
 - 5.4 Bylaw No. LU 23/22 NW 25-32-5-5
 - 5.5 Bylaw No. LU 24/22 NE 18-29-1-5
- DELEGATIONS

Nil

- 7. BYLAWS
 - 7.1 Bylaw No. LU 19/22 SW 24-32-4-5
 - 7.2 Bylaw No. LU 21/22 NW 3-32-5-5
 - 7.3 Bylaw No. LU 25/22 SE 2-34-6-5
 - 7.4 Bylaw No. LU 26/22 SE 14-29-27-4
 - 7.5 Bylaw No. LU 27/22 NE 21-30-2-5
 - 7.6 Bylaw No. 12/22 Road Closure of Plan 051 1358 Amendment
- 8. DIRECTIVES
 - 8.1 Directives
- 9. OLD BUSINESS

Nil

- NEW BUSINESS
 - 10.1 Sundre Wellness Committee Draft Resolutions Sundre Mayor Richard Warnock, Chair of the Sundre Wellness Committee, to attend at 1:00 p.m.
 - 10.2 Office closure for staff event
 - 10.3 2022 Alberta Municipalities Convention
 - 10.4 Renewable Energy Development on Agricultural Lands
 - 10.5 Economic Development Strategy 2022-2027
 - 10.6 Sundre Fire Department Quad and Accessories

- 10.7 Regional Policing Model
- 10.8 Emergency Livestock Handling Equipment Trailer
- 11. COUNCILLOR REPORTS
 - 11.1 Councillor Reports Verbal
- 12. CORRESPONDENCE
 - 12.1 Information Items
 - a. 2022-06-17 Contact Newsletter
 - b. 2022-06-24 Contact Newsletter
 - c. 2022-06-01 response letter received from the RCMP
 - d. Fortis Alberta Customer Event, July 20, 2022
 - e. 2022-06-30 Contact Newsletter
 - f. 2022-06-20 ASB Minutes
- 13. CONFIDENTIAL ITEMS
 - 13.1 Airports, FOIP Act Section 24
 - 13.2 Regional Policing Model, FOIP Act Section 24
 - 13.3 CAO Report, FOIP Act Section 24
- 14. ADJOURNMENT

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, June 22, 2022, in the Council Chamber, 1408 Twp Rd. 320, Didsbury,

AB.

PRESENT: Reeve A. Aalbers

Deputy Reeve Councillor G. Harris

Councillor A. Miller Councillor D. Fulton Councillor J. Lutz Councillor P. Johnson

ABSENT: Councillor G. Krebs

IN ATTENDANCE: J. Holmes, Chief Administrative Officer

C. Atchison, Director, Legislative, Community, and Agricultural

Services

L. Marshall, Director, Corporate Services

M. Bloem, Director, Planning and Development Services

R. Morrison, Director, Operational Services A. Wild, Communications Coordinator L McMillan, Executive Assistant

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

Reeve Aalbers introduced Council and staff.

AGENDA Moved by Councillor Harris

RC22-336 That Council adopt the agenda of the Regular Council Meeting of

June 22, 2022.

Carried.

MINUTES Councillor Johnson suggested the recording be reviewed for the

wording in motion RC22-327.

Reeve Aalbers recommended deferring this item until after a break,

allowing administration time to listen to the recording.

Moved by Councillor Miller

RC22-337 That Council defer the Minutes of the Regular Council Meeting of

June 8, 2022, to later in the meeting.

Carried.

PUBLIC HEARINGS

5. 1 - Bylaw #LU 16/22

SW 7-32-4-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU

16/22 and read the Bylaw.

The application for redesignation of the SW 7-32-4-5, was introduced by D. Gonzalez, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- For subdivision first parcel out from previously unsubdivided quarter section.
- Division 4

The Planning and Development Department recommended that Bylaw #LU 16/22 be given second reading.

The Planning and Development Department advised that all correspondence received was provided to Council.

The Owner provided an additional picture to the Planning and Development Department after the Agenda cut off. This document was presented to Council.

Micheline Maes, Owner, spoke to the neighbors' concerns with grizzly tracks. Ms. Maes met with the neighbor and hired a grizzly expert for 1 full year to monitor grizzly tracking and to ensure where the house is built is in line with helping local wildlife move without threats. The grizzly expert spent 3 days on the property and provided a preliminary map showing hair deposits along the fence line. Currently, there are no hair deposits near the proposed 5-acre subdivision. Ms. Maes advised the well site is formally abandoned and set to be reclaimed this year.

Council questions resulted in the following information:

- There is no food source on property other than natural berries and weeds.
- There is no evidence the bears are staying on the property. It appears they are travelling through the property.
- On the property, it is clear where the lowlands are. Although they are not always underwater, they would need to be filled in to build. Land further to the east would be less affected.

Reeve Aalbers asked if there were any comments from the gallery. No one came forward.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

The Owner was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Fulton

RC22-338 That Council give second reading to Bylaw No. LU 16/22 redesignating the lands within the SW 7-32-4-5.

Moved by Councillor Fulton

RC22-339 That Council give third reading to Bylaw No. LU 16/22 redesignating the lands within the SW 7-32-4-5.

Carried.

5. 2 - Bylaw #LU 18/22 NW 4-32-5-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 18/22 and read the Bylaw.

The application for redesignation of the NW 4-32-5-5, was introduced by R. Pohl, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To create a new residential parcel surrounding an existing dwelling site for his daughter and her family. The applicant is constructing a new dwelling within the balance of the quarter, south of the proposed parcel.
- Division 4

The Planning and Development Department recommended that Bylaw #LU 18/22 be given second reading.

The Planning and Development Department advised that all correspondence received was provided to Council.

James Wrayton, Owner, stated their family has been farming for 3 generations and this proposal is to help further succession planning.

Reeve Aalbers asked if there were any comments from the gallery. No one came forward.

Council questions resulted in the following information:

- As this proposal is 2.33 acres, Country Residential 1 District would be the appropriate zoning.
- The Applicant considered the existing development but wanted to make sure the farm development would be on the balance. Subject to approval, an RPR would be required as a condition of subdivision and if it is found that any of the development doesn't meet the setback, a setback relaxation can be requested.
- All portions of septic system is within proposal boundaries. Subject to approval, the subdivision requires the septic system be inspected to ensure it meets the current codes. It is up to the inspector to determine if it meets the current codes. If it doesn't, it would need to be updated.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

UNADOPTED

The Owner was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Harris

RC22-340 That Council give second reading to Bylaw No. LU 18/22 redesignating the lands within the NW 4-32-5-5.

Carried.

Moved by Councillor Harris

RC22-341 That Council give third reading to Bylaw No. LU 18/22 redesignating the lands within the NW 4-32-5-5.

Carried.

BYLAWS

7.1 - Bylaw #LU 17/22 NW 15-30-4-5

Moved by Councillor Fulton

RC22-342 That Council give first reading to Bylaw No. LU 17/22 redesignating the lands within the NW 15-30-4-5 as contained in the agenda package.

Carried.

Moved by Councillor Fulton

RC22-343 That Council set the Public Hearing for Bylaw No. LU 17/22 redesignating the lands within the NW 15-30-4-5 for July 13, 2022, at or after 9:00 a.m.

Carried.

7.2 - Bylaw #LU 20/22 Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5

Moved by Councillor Lutz

RC22-344 That Council give first reading to Bylaw No. LU 20/22 redesignating the lands within Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5 as contained in the agenda package.

Carried.

Moved by Councillor Lutz

RC22-345 That Council set the Public Hearing for Bylaw No. LU 20/22 redesignating the lands within Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5 for July 13, 2022, at or after 9:00 a.m.

Carried.

7.3 - Bylaw #LU 22/22 NW 7-32-4-5

Councillor Johnson declared there may be a perception of Conflict of Interest under Mountain View County Bylaw No. 09/22 at 9:45 a.m. and left the room.

Moved by Councillor Harris

RC22-346 That Council give first reading to Bylaw No. LU 22/22 redesignating the lands within the NW 7-32-4-5 as contained in the agenda package.

Carried.

Moved by Councillor Harris

RC22-347 That Council set the Public Hearing for Bylaw No. LU 22/22 redesignating the lands within the NW 7-32-4-5 for July 13, 2022, at or after 9:00 a.m.

Councillor Johnson rejoined the table at 9:47 a.m.

7.4 - Bylaw #LU 23/22 NW 25-32-5-5

Moved by Councillor Miller

RC22-348 That Council give first reading to Bylaw No. LU 23/22 redesignating

the lands within the NW 25-32-5-5 as contained in the agenda

package.

Carried.

Moved by Councillor Miller

RC22-349 That Council set the Public Hearing for Bylaw No. LU 23/22

redesignating the lands within the NW 25-32-5-5 for July 13, 2022,

at or after 9:00 a.m.

Carried.

NEW BUSINESS

10.1 – One-Page Ministry Summaries

Councillor Miller stepped away from the table at 9:48 a.m.

Councillor Miller re-joined the table at 9:50 a.m.

Moved by Councillor Harris

RC22-350 That the Reeve, on behalf of Council, send a letter of concern to the

Minister of Agriculture and Forestry, regarding the potential loss of

agricultural land for renewable energy projects.

Carried.

Moved by Councillor Harris

RC22-351 That the Reeve, on behalf of Council, send a letter to the Minister

of Energy, highlighting concerns on the lack of reclamation strategies and security deposits required for renewable energy

projects on private land.

Carried.

Moved by Councillor Johnson

RC22-352 That Council accept the One-Page Ministry Summaries as

presented and request that they be sent to the applicable

Ministries, as amended.

Carried.

OLD BUSINESS

9.1 – Lone Pine Clay Target Club Tax Relief Request

Joe Vasek, Treasurer of the Lone Pine Clay Target Club, was present in Council. A Question-and-Answer session was held regarding his

request.

Reeve Aalbers thanked Mr. Vasek for his attendance.

Moved by Councillor Harris

RC22-353 That Council authorize Administration to grant tax relief to the Lone

Pine Clay Target Club in the amount of \$515.79.

Carried.

RECESS AND RECONVENE: Reeve Aalbers recessed the meeting at 10:20 a.m. and reconvened

at 10:30 a.m.

DELEGATION

6.1 -STARS

Glenda Farnden, Sr. Municipal Relations Liaison, STARS Foundation, introduced herself. She provided an update on the

organization.

A Question-and-Answer session was held.

Reeve Aalbers thanked Ms. Farnden for her presentation.

Councillor Lutz read in a letter on behalf of Division 7 resident, Hilary Lutz, detailing their experience with STARS and thanking them for their service.

Moved by Councillor Lutz

RC22-354 That Council receive the delegation from STARS as information.

Carried.

Moved by Councillor Harris

RC22-355 That Council direct Administration to bring back the STARS project

sheet with a view to examining our yearly contribution to STARS for

the 2023 budget.

Carried.

10.2 – 2022 Hard Road Surface Repair Plan

Councillor Lutz stepped away from the table at 11:08 a.m.

Councillor Lutz re-joined the table at 11:11 a.m.

Moved by Councillor Fulton

RC22-356 That Council accept the 2022 Hard Road Surface Repair Plan as

information.

Carried.

10.3 – Twp 322 Overlay and Asphalt Long Patching

Moved by Councillor Harris

RC22-357 That Council accept the tender results of Township 322 Overlay and

Asphalt Long Patching Program as information.

Carried.

10.4 - North Olds Golf Course Subdivision Road

Moved by Councillor Fulton

RC22-358 That Council approve \$177,950 from the tax rate stabilization

reserve to fund the additional repairs on the North Olds Golf Course

Subdivision Road Project.

Carried.

MINUTES CONT.

Deputy Reeve Harris, being the Chair of the June 8, 2022 Regular Council Meeting, clarified that the Meeting Minutes, regarding motion RC-327 specifically, reflect the intent of Council and there

is no amendments to the minutes required.

Moved by Councillor Lutz

RC22-359 That Council adopt the Minutes of the Regular Council Meeting of

June 8, 2022.

Carried.

June 22, 2022

COUNCILLOR REPORTS

Council discussed the following:

- MAP Meeting
- National Indigenous Peoples Day celebrations in Olds
- Eagle Valley Cemetery Clean Up and Annual General Meeting
- Sundre Wellness Advocacy Meeting
- Virtual RDRWA Annual General Meeting
- CLIP Meeting
- Sundre Hospitals Futures Board Meeting
- Concerned Landowner Phone Calls Regarding Proposed Solar Sites
- Concerned Resident Meetings Regarding Potential Subdivisions
- Didsbury Lions Appreciation Supper
- Didsbury High School Graduation Ceremonies
- 2022 version of the Mountain View Tractor Rodeo Society
- South McDougal Flats ASP
- MPC Meeting
- Joseph Canaday was elected to the Village of Cremona Council, in their by-election.
- Carstairs Library Board Meeting
- Mountain View Senior Housing Board Meeting
- Ag Service Board Meeting
- Carstairs Graduation Ceremony
- SRD Meeting
- · RMA Dinner Meeting
- Lunch Meeting with MP Earl Dreeshen
- Article regarding Didsbury changing their access rates for their recreation and culture facilities to be different between local vs non-local residents
- Century Farm award to be presented to the Dalgetty family

Moved by Councillor Fulton

RC22-360 That Council receive the verbal Councillor Reports as information.

Carried.

INFORMATION ITEMS

Moved by Councillor Lutz

RC22-361 That Council receive the following items as information:

- a. 2022-06-03 Contact Newsletter
- b. Letter from Ottawa dated June 2022
- c. 2022-06-10 Contact Newsletter
- d. 2022-06-14 Letter regarding Alberta Rising Cost of Utility Fees

Carried.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 11:57 p.m. and reconvened at 12:35 p.m.

IN CAMERA

Moved by Councillor Miller

RC22-362

That the Regular Council Meeting of June 22, 2022, go into closed meeting at 12:35 p.m. to deal with items relative to the FOIP Act, Section 24 and 25.

Carried.

Moved by Councillor Johnson

RC22-363

That the Regular Council Meeting of June 22, 2022, return to the open meeting at 3:04 p.m.

13.1 - Aviation Advisory Committee Short Term Development Recommendations

Moved by Councillor Lutz

RC22-364 That Council accept the recommendation from the Aviation Advisory Committee to sell Lots 48 and 49 at the Olds Didsbury

Airport by means of public auction.

Carried.

Moved by Councillor Fulton

RC22-365 That Council direct Administration to review options for consolidation and subsequent subdivision of lots 39, 40 and 41 to provide two equal size parcels that both have groundside and airside access.

carried.

Moved by Councillor Fulton

RC22-366 That Council direct Administration to review options for boundary adjustment or instrument registration to solve encroachment

issues currently present on lot 63.

Carried.

Moved by Councillor Harris

RC22-367 That Council authorize Administration to proceed with a subdivision application for Block 3; Lot 2 at the Sundre Airport.

Carried.

Moved by Reeve Aalbers

RC22-368 That Council direct Administration to look for applicable provincial and/or federal grants to support financial development of taxiways and roadways associated with Block 3 Lot 2 at the Sundre Airport.

Carried.

13.4 - CAO Report

Moved by Councillor Miller

RC22-369 That Council direct Administration to prepare a report on renewable energy developments on agricultural lands for the July 13, 2022,

Regular Council Meeting.

Carried.

ADJOURNMENT

Reeve Aalbers adjourned the Regular Council Meeting of June 22, 2022 at 3:09 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer



Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0 T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcounty.com

SUBJECT: Development Permit Application REVIEWED AND APPROVED FOR SUBMISSION

SUBMISSION TO: Council CAO: MANAGER:
MEETING DATE: July 13, 2022 DIRECTOR: MB PREPARER: PEG

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW:
FILE NO.: PLDP20220223 FINANCIAL REVIEW:

LEGAL: NW 1-32-2-5

ADMINISTRATIVE POSITION:

Supports Approval

That Council approve the proposed Overnight Camping - 40 Units in accordance with Land Use Bylaw No. 21/21 and the submitted application, within NW 1-32-2-5, submitted by CARPENTER, James Edward & Rhonalyn Rhei, Development Permit No. PLDP20220223, subject to the following conditions:

CONDITIONS:

The works outlined in this application are subject to the following conditions:

Standard Conditions:

- 1. The provisions of the Land Use Bylaw No. 21/21.
- 2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
- 3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.
- 4. If the development authorized by a Development Permit is not complete within twenty-four (24) months from the effective date of the Permit, such Permit approval ceases and the Permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.

Standard Conditions if Applicable:

- 5. Landowners shall be responsible for dust control on the County road adjacent to their property.
- 6. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
- 7. N/A
- 8. N/A
- 9. N/A
- 10. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
- 11. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

Permits Associated with Building Construction:

- 12. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regards to building, electrical, gas, plumbing, and private sewage disposal systems. Prior to construction required permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.
- 4 2 RFD Direct Control District DP PLDP20220223 (ID 591271)

Additional Conditions:

- 13. Development Permit approval is conditional to information supplied on the application form for Overnight Camping 40 Units for seasonal, un-serviced sites as indicated within the submitted application and Direct Control District 17.21. Additional uses listed within the Direct Control District will require issuance of a new Development Permit.
- 14. All camping activities shall be contained within the area identified on the Site Sketch within the 5.04 ha (12.46 ac) Direct Control 17.21 area.
- 15. The applicant, landowner and/or operator shall ensure all Provincial and Federal approvals are obtained for the proposed campground prior to proceeding with the development.
- 16. The applicant, landowner and/or operator shall ensure all communications related to accessing the Event Facility and camping area, including all employees and customers visiting the site, are directed to utilize Range Road 21 to Township Road 320.
- 17. Parking shall be contained within a specified area, as indicated within the applicant's site plan. No parking of vehicles shall be permitted on any County road allowances at any time.
- 18. The applicant, landowner and/or operator shall ensure that all occupants of the campground sites enter into an agreement to ensure Campground Regulations and Rules are followed.
- 19. There shall be an Identification Sign at the entrance of the campground on the subject property along Range Road 20. This sign must be legible and shall include the contact information, emergency contact information, the legal and rural address, and hours of operation as well as a diagram of the lot layout of the campground.
- 20. The operation of campgrounds shall be conducted in a fashion which protects public health and safety, minimizes fire hazards, does not create a nuisance to adjacent areas and will not contaminate ground or surface water off-site.
- 21. Overnight Camping with a maximum of two nights use will only be permitted from April 1 to November 31, in conjunction with Events scheduled on the subject property.
- 22. No serviced sites have been approved with this permit. All campsites must be un-serviced, including but not limited to, power, water, and septic services.
- 23. The applicant, landowner and/or operator shall provide an updated Onsite Fire Protection Plan to include the additional overnight camping sites, to the satisfaction of Mountain View County, that includes notification to the local Fire Department.
- 24. A detailed spill contingency plan, outlining the procedure to mitigate potential ground contamination from vehicle fluids, shall be created and form part of the Emergency Response Plan supplied to the Didsbury Fire Department.
- 25. That Development Permit PLDP20210421 for an "Event Facility, Accessory Building Tent and Parking Facility", issued on December 23, 2021 remains valid and continued compliance must be maintained including the requirements of the Road Use Agreement, signed December 21, 2021.

BACKGROUND / PROPOSAL:

Facts:

Legal Location:	NW 1-32-2-5
Directions:	Located approximately ½ of a mile north of Township Road 320
	(Bergen Road) on the east side of Range Road 21.
Division:	3
Rural Community/Urban Centre:	Rosebud
Owner:	CARPENTER, James Edward & Rhonalyn Rhei
Applicant:	CARPENTER, James Edward & Rhonalyn Rhei
Proposed Development:	Overnight Camping - 40 Units
Discretionary Use:	Yes - Overnight Camping is a discretionary in the DC 17.21 District
Zoning:	Agricultural (2) District (A(2)) and Direct Control District (DC 17.21)
Parcel Size:	26.90 acres: Agricultural (2) District - 14.44 acres
	Direct Control 17.21 District - 12.46 acres
Project Value:	\$0.00

Proposed Building Size:	No structures proposed	
Setback Relaxations/Variances:	LUB Setback Requirement:	N/A
	Setback Requested:	N/A

Key Dates, Communications, and Information:

Application Submitted	May 18, 2022
Application Circulated	Yes to 19 adjacent landowners within ½ of a mile of the subject parcel
	as well as the County's Operations Department
Circulation Dates	June 9 to June 30, 2022
Supportive Information Requested/Submitted	Applicant was requested to provide the Business Supplemental Form
	to provide additional information regarding the campground
Application Revised from Submission	Not required
Communications Received from referrals	Operations Department comment: "I reviewed the above circulation.
	With the traffic that is generated by this development and with the
	proposed overnight camping, I would respectfully ask that the
	designated route from the Bergen Road north on Range Road 21 be
	dust controlled to the entrance to the development".
	No comments were received from the adjacent landowner circulation.
Objections Received and Addressed	N/A

Appeal Authority:

None	There is no appeal provision for Direct Control District decisions when
	Council is the Approving Authority.

Applicable Directions, Policy and Regulations:

Intermunicipal Development Plan	Not located within an IDP area
Growth Centre	
Urban Referral/Fringe Area	
Municipal Development Plan	Section 5.0 Economic Development Land Use Policies
Bylaw No. 20/20	
Area Structure Plan	Not within an ASP area
Land Use Bylaw No. 21/21	Section 3.1 Council
	 Pursuant to Section 641 of the Act, Council is the Approving Authority to decide on Development Permit applications in Direct Control Districts as provided for in Section 17 of this Bylaw. Section 8.2 Procedure for Development Permit, Subdivision, and Stop Order Appeals No Appeal may be made in respect of a decision of Council of a Development Permit in a Direct Control District in accordance with the Act. Section 17.21 Direct Control District Regulations – NW 1-32-2-5
	Discretionary Use: Overnight Camping
Policy and Procedures	N/A

Land Use and Development

Predominant development on property	The Direct Control area of the subject property contains an Event Facility and associated uses. The remainder of the parcel includes a dwelling, detached garage, warehouses, greenhouses, tree nursery, market garden, garden centre and tea house/gift shop.
Oil and gas facilities on property/adjacent	None
Abandoned Oil Well	None - verified May 18, 2022
Surrounding land uses	The parcel is surrounded predominately by Agricultural land with the exception of a Country Residential parcel removed from the balance of the quarter section.

Physical and Natural Features

ESAs and Classifications	Not within any ESA's
Topographical constraints on property	Slight sloping - no concerns
Waterbodies and wetlands on property	No waterbodies or wetlands
Potential for Flooding	Low risk

Planning and Development History

Prior RD/SD/DP/BP Applications	LP93-074 - Residence DP94-052 - 1st Residence/Move In & Garage DP03-008 - Ancillary Buildings: Barn, Greenhouses, Dugout and Setback Relaxations: 80 ft for dugout and 100 ft for barn DP04-027 - Addition to Dwelling Unit and Ancillary Building (Barn) DP06-029 - Agriculture - Supply & Service: Tea House, Gift Shop Market Garden, Garden Centre, 2-3' x 6' Signs DP08-009 - Agriculture - Supply & Service: Expansion with Ancillary Buildings (Barn and Greenhouse) and Setback Relaxations: northerly for existing structures (greenhouses, garage shop, dwelling unit, store/tea house) PLDP20140049 - Dwelling, Secondary Detached (Manufacture Home) PLDP20150374 - Addition to Existing Dwelling with Northerly Setback Relaxation PLDP20210421 - Event Facility, Accessory Building - Tent and Parking Facility SD92-081 - created an agricultural parcel of ±26.90 ac. PLRD20180300 - RD: A to DC and A to A(2) PLRD20210145 - RD: A to DC 27 acres (to combine entire operation under one zoning rather than having the parcels with 2 zonings - Closed REFUSED)
Encumbrances on title affecting application	None

Servicing and Improvements Proposed/Existing

Water Services	No improvements proposed
Sewer Services	No improvements proposed
Storm water/Drainage Improvements	No improvements proposed
Solid Waste Disposal	No improvements proposed

Suitability Assessment

Land suitable for intended use	Yes
Compatible with surrounding land uses	Yes
Appropriate legal and physical access	Yes

The applicant is requesting consideration for Overnight Camping - 40 Units within the 12.46 acre area zoned Direct Control (DC 17.21) District. The Direct Control area is part of a larger parcel with a total area of 26.9 acres, where the remainder of the parcel is zoned Agricultural (2) District.

This proposal is to provide an additional amenity to the previously approved Development Permit PLDP20210421 which was issued for an Event Facility, Accessory Building - Tent and Parking Facility in December 2021. The Event Facility is a post and beam structure, 3,864 sq ft in size. It has obtained an Assembly Occupancy Building Permit with an occupancy of up to 150 people. The building is under construction and should be completed this summer.

DC 17.21 identifies Overnight Camping, as a discretionary use. The 40 sites will be un-serviced and all recreational vehicle types including tents will be allowed. The Overnight Camping is in conjunction with events hosted in the Event Facility, for up to two nights. The camping area will be located south of the Event Centre, utilizing the southerly entrance into the property. Although the camping area is located further south and east compared to Concept Plan that is Schedule "C" of the Direct Control District, the location takes into account the approved location of the Event Facility and existing landscaping on site.

The Campground Rules and Regulations was submitted which identifies Quiet Hours of 11:30 p.m. until 7:00 a.m., which is acceptable as the hours of the Event Centre are restricted to 7:00 a.m. until 1:00 a.m.

At the time of writing the report, Administration received no comments as a result of the circulation to surrounding landowners.

Conclusion

Administration has reviewed the application and can support the application for the following reasons:

- Overnight Camping is a use that can be considered within the Direct Control District Section 17.21 of the Land Use Bylaw.
- The recommended conditions assist in ensuring the development is considerate of the potential adjacent landowner impacts.

OPTIONS/BENEFITS/DISADVANTAGES

Options:

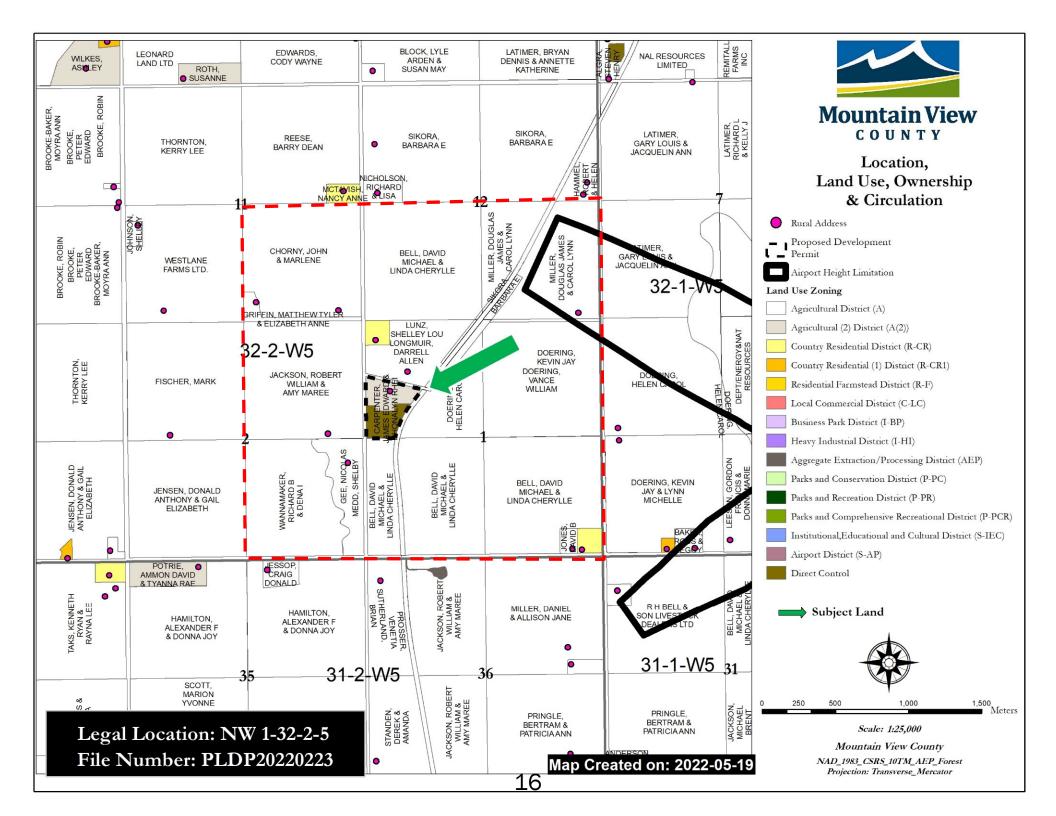
The options before Council are to:

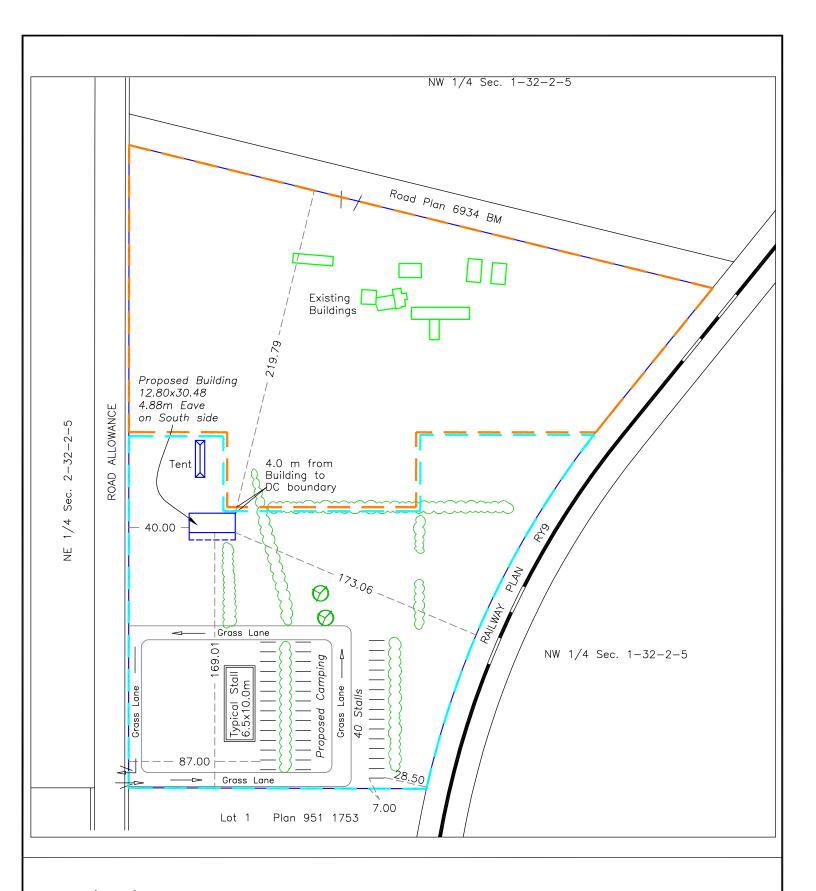
- 1. Approve the proposed development with the conditions as listed/attached;
- 2. Approve the proposed development with amended conditions;
- 3. Defer the proposed development and request additional information;
- 4. Refuse the proposed development.

ATTACHMENT(S):

- 01 Location, Land Use and Ownership Map
- 02 Site Sketch
- 03 Environmental Map
- 04 Aerial Map
- 05 Direct Control District 17.21
- 06 Application Package
- 07 Campground Rules and Regulations
- 08 DP Presentation

Note: The complete file is available for Council to review if required.

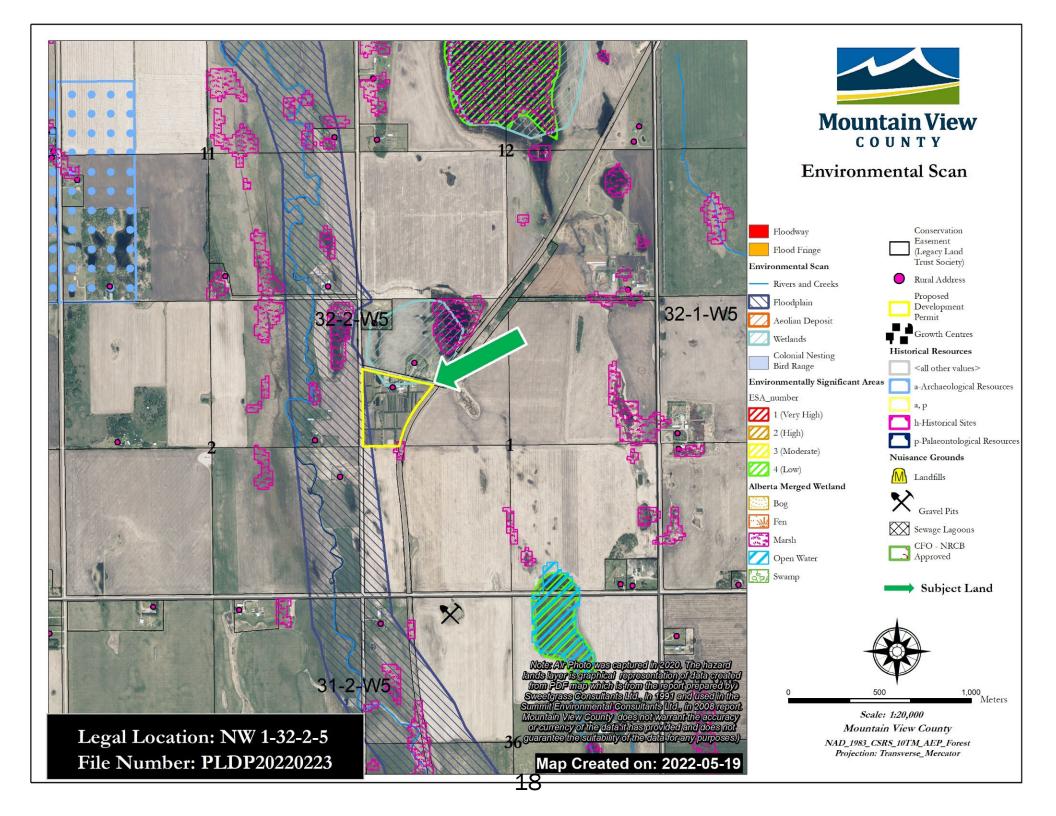


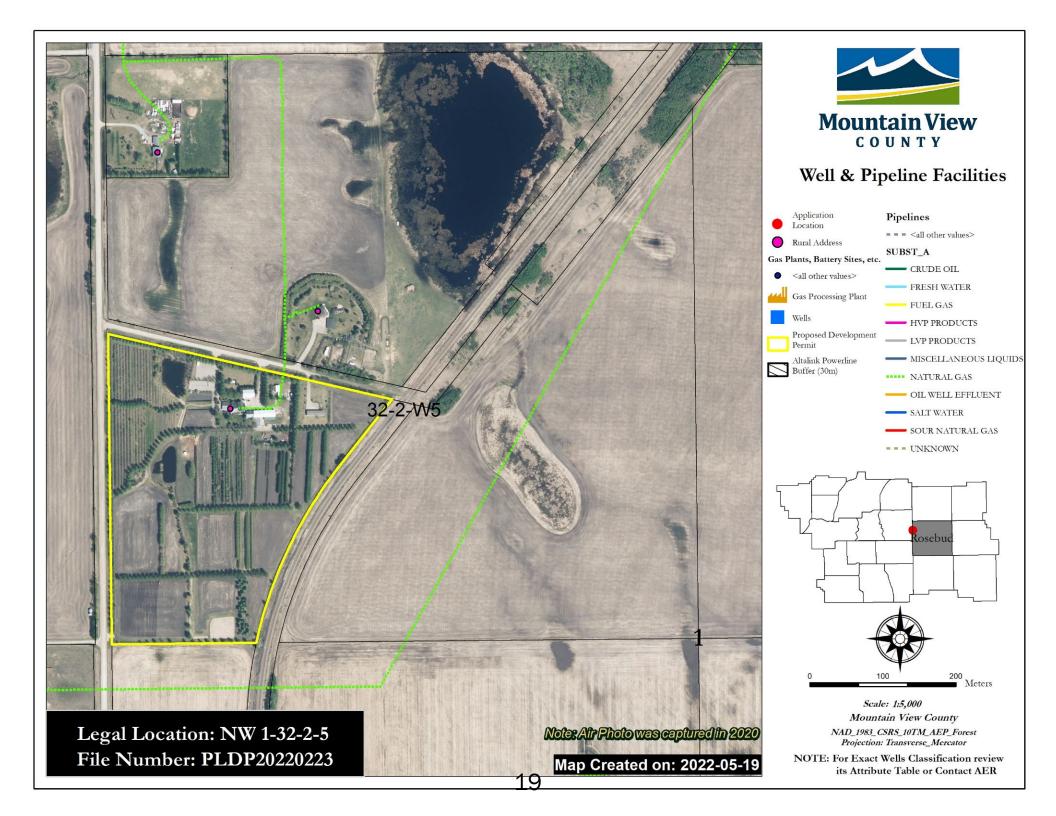


Sketch showing Site Improvements within Ptn. NW 1/4 Sec. 1-32-2-W5



Scale 1:2500 Date June 02, 2022





Bylaw No. 01/19 Direct Control District Regulations Schedule "A"

17.21 Direct Control District Regulations – NW 1-32-2-5

1. Purpose

The purpose of this district is to allow for the development of an event facility with associated and supporting uses.

2. Application

These regulations shall apply to an approximate ± 12.46 acres (± 5.04 ha) site within NW 1-32-2-5 as outlined on Schedule "B"

3. Definitions – unique to this District, all other definitions can be found within Section 2.5 of the Land Use Bylaw:

EVENT FACILITY means a facility that accommodate events held inside building(s) or outdoors. Events may include gatherings, weddings, celebrations, or similar type of activities.

OVERNIGHT CAMPING means development of land of no more than 40 un-serviced sites, which has been planned for a maximum two (2) night use for holiday trailers, motor homes, tents, campers and similar recreational vehicles.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Building 9 Hoe less than 10.0 m2 (40.7.6.ft2)	Accessory Building and Use
Accessory Building & Use, less than 10.0 m² (107.6 ft²)	Agriculture Extensive
	Agriculture Processing
	Dwelling, Security Suite
	Eating Establishment, Indoor
	Eating Establishment, Outdoor
	Event Facility
	Office
	Overnight Camping
	Park
	Religious Assembly
	Sign, On-Site Commercial
	Parking Facility

5. Site Regulations

SITE AREA	±12.46 acres (±5.04 ha)	
Minimum 40.0 m (131.2 ft) from the property line from any gravel Count		
FRONT YARD	allowance	
REAR YARD	Minimum 17.0 m (55.8 ft)	
SIDE YARD	Minimum 17.0 m (55.8 ft)	
OTHER SETBACKS	Pipeline and Oil and Gas Facilities: Consistent with current provincial regulations.	

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	Railways: As determined by the current authority's regulations.
FENCES, GATES, SIGNS	On the property line for fences, gates, or other means of enclosure, and signs
MAXIMUM HEIGHT	Maximum 12.2 m (40.02 ft) or as determined by the Approving Authority

Other Development Regulations

- a) Approved Support Documents:
 - i. The approved Development Concept submitted in accordance with Appendix A of the Land Use Bylaw as part of the Direct Control District redesignation application, shall be used as guiding documents to evaluate Development Permit applications(s).
- b) Restrictions that Apply to the Direct Control District Area Shown in Schedule "B" and "C":
 - i. No subdivisions shall be allowed as a result of approval of this Direct Control District.
 - ii. At the Development Permit stage, any proposed development outside the scope of the approved Development Concept shall require amendment to the Development Concept and this Direct Control District.
- c) Hours of Operation:
 - i. The hours of operation of the Event Facility and associated uses shall be restricted between the hours of 7:00 am until 1:00 am or at the discretion of the Approving Authority, to minimize the impacts in the surrounding area.
- d) Development Permit Requirements:
 - i. In accordance with Appendix A of the Land Use Bylaw, the following studies/reports shall be submitted at the Development Permit stage and at the discretion of the Approving Authority:
 - 1. A Stormwater Management Plan
 - 2. A Site Servicing Plan
 - 3. A Landscape Plan
 - ii. Engineering Plans and Specifications/Construction Drawings shall be submitted at the Development Permit stage and at the discretion of the Approving Authority, as a condition of development, to establish the parameters for the construction and improvements associated with the proposed development. Engineering Plans and Specifications must be completed by a qualified professional Engineer accredited by APEGA and include the following:
 - Cover Sheet(s);
 - 2. Clearing: Grading Drawings; Erosion and Sedimentation Control;
 - 3. Roads, Lanes and Walkway Drawings;
 - 4. Signage Drawings;
 - 5. Water Distribution Drawings;
 - Stormwater Drawings;
 - 7. Landscape Drawings.
 - iii. An on-site Fire Protection Plan shall be submitted to Mountain View County and the local Fire Department for notification as part of Development Permit application(s).

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- iv. A Road Use Agreement in coordination with Mountain View County shall be submitted respecting dust control in conjunction with a Development Permit application(s).
- v. The Direct Control District boundaries shall be permanently delineated (i.e., corner posts at each boundary corner). In the event that the north Direct Control District boundary proves to not be sufficiently delineated, the Approving Authority has the discretion to require perimeter fencing of the northerly boundary of the Direct Control District Area. Direct Control District uses are not permitted outside of the defined area.

e) Development Conditions:

- i. A Development Agreement pursuant to the Municipal Government Act, may be required as a condition of Development Permit(s).
- ii. An Easement for the purposes of Drainage may be required to be registered on the affected land(s) prior to issuance of a Development Permit.
- iii. An Easement for the purposes of Emergency Access may be required to be registered on the affected land(s) prior to issuance of a Development Permit.

Schedule "B" Bylaw No. 01/19

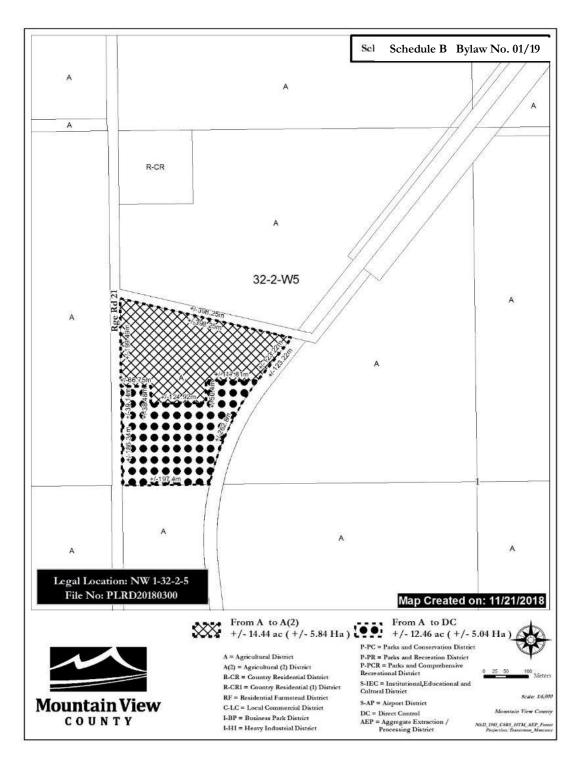
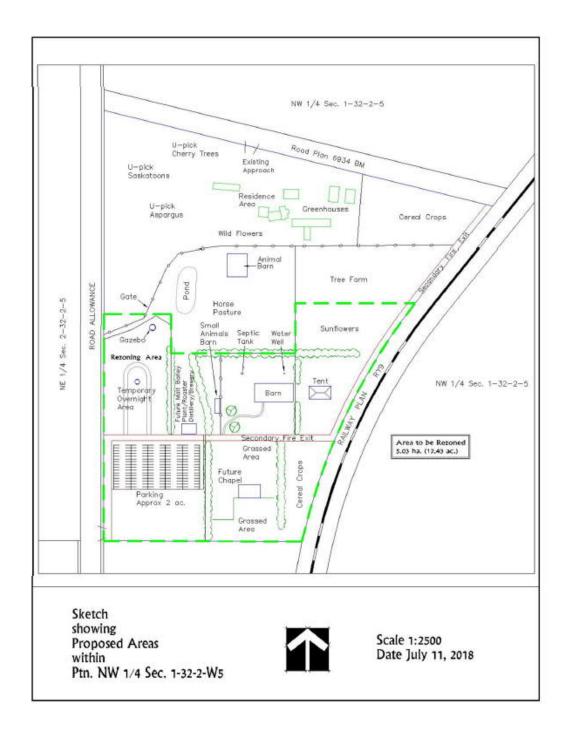


FIGURE 4: Proposed Concept Plan

Cork & Crate Farms Ltd. - Ptn. of NW ¼ Sec. 1-32-2-W5 (Mountain View County)





DEVELOPMENT PERMITAPPLICATION

10-1408 Twp. Rd. 320, Postal Bag 100, Didsbury, AB Canada TOM 0W0 T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcounty.com

	PLDP 20220223	
Application Date: MAY 18th 3000	Discretionary Permitted	
Submission Re	equirements	
Application form	Abandoned Oil/Gas Well Information from AER	
Development Permit fees	Applicant's signature	
Certificate of Title - current within 30 days Site	Registered Landowner's signature(s) (if required)	
Plan (site plans on aerials not accepted)	Supplemental Forms - for Secondary Dwellings or Business Uses (if required)	
Contac	ct Details	
NAME OF APPLICANT(s): James + hanalyn Address: Phone #: Email:	Town/City: Postal Code: Alternate Pho #:	
LANDOWNER(s) (if applicant is not the landowner):		
Address:	Town/City: Postal Code:	
Phone #:	Alternate Phone #:	
Email:		
Site Information &	Development Details	
RURAL ADDRESS: RRAISITE 10-3200	<u></u>	
LEGAL: NW Section: O 1 Township: 33 Range:	West of Sth Meridian	
Plan: Block: Lot	: Parcel Size:	
Is property adjacent to a developed County or Provincial Ro	ad? Ves	
Existing BUILDINGS: 5		
Number of Existing DWELLINGS:		
PROPOSED DEVELOPMENT: CAMPING FOR What are you applying for) - Dry CKMPING - Event specific	40 units overnight 2 nights ic	
Proposed and	Existing Setbacks	
Indicate distance from Property Lines:	Feet	
Front: (west) [Setback is 87.00m] Rear: (East) [Setback is 28,50m]		
Side: (South) Set back is 7.00m	Side:	

Proposed Construction Details
Type of STRUCTURE: N/A If Dwelling, what type: PU. TENT
If Other, describe: Foundation/Basement:
Square Footage: Building Height:
*If Mobile Home: Year: Size: Model:
Serial Number: Name/Make of Unit:
*If "Move-On" Home: - submit photographs of the dwelling Year Built:
Name of Mover: Present Location of Dwelling:
Abandoned Oil/Gas Well Information
 Have you contacted the AER (Website) to determine if you have an abandoned oil and/or gas well? Ves Is there an abandoned oil/gas well on the property? NO If yes, identify it on your site sketch and provide the Name of Licensee: We require a printout of the mapping from the AER Website. To get this information go to the following website: https://extmapviewer.aer.ca/AERAbandonedWells/Index.html
Other Details
Are any of the following uses within one (1) mile of the proposed development: • Gas Facilities/Pipelines □ □ □ □ □ □ □ □ □ □ □ □ □
Sewage System: N/A Type: If other:
Water Supply: N/A Type: If other:
Has proposed development started? NO Estimated start date: MAY 30th 2022 Estimated completion date: MAY 30th 2022 Estimated cost of project: ZERO
Right of Entry Agreement

<u>Please note:</u> there may be additional forms required for your proposal. Once your proposal has been reviewed by County staff, you may receive an email requesting more information.

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection:

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DEVELOPMENT PERMIT APPLICATION BUSINESS USES

10-1408 Twp. Rd. 320, Postal Bag 100, Didsbury, AB Canada TOM 0W0 T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcounty.com

Date: June 8th 2022	
Contact Details	
NAME OF APPLICANT(s): James + Rhonalyn Carpenter	
Address: Town/City: Postal Code:	
Phone #: Alternate Phone #:	
Email:	
LANDOWNER(s) (if applicant is not the landowner):	
Address: Postal Code:	
Phone #: Alternate Phone #:	
Email:	
Site Information	
RURAL ADDRESS: RR 21 - Site 10 - 32061	
LEGAL: NW Section: (Township: 32 Range: 2 West of 5th Meridian	
Plan: Block: Lot: Parcel Size:	
Nature of the Business	
Name of Business:	
lature of Business - describe the nature of the business including services provided, products manufactured, items epaired, and goods offered for sale. If necessary, use additional pages:	
OVER NIBHT CAMP Stay for RU'S and TENTS For Event	
specific Activities such as WEDDINGS, Anniversaries, Celebrations.	
Corporate functions, Retreats, AG Tourism Events.	
Expected use is 10-20 times per year in Anoptomistic severio, but very likely 10 times or less.	
Complete the following checklist:	
1. Will any clients visit the home or property?	
2. Will there be an potential for exterior impacts such as noise, smoke, dust, fumes? \sqrt{e}	
3. Will there be any outside signage related to the business?	
4. How many employees in addition to the permanent residents?	
5. How many business related vehicles will be on the property?	

then your business is not considered a Home Office and **requires** a Development Permit and the completion of the this form.

If you have answered **NO** to the questions your business may be considered a Home Office and completion

If you have answered **NO** to the questions your business may be considered a Home Office and completion this page and the signature page is only required if your require confirmation from Mountain View County.

BUSINESS DETAILS

The following questions explain the details of your proposed business.

You may include supplement information such as Website address, Brochures, Business Plans, Marketing Info, etc.

Will there be existing or new buildings used for the business? Indicate all structures and uses on Site Sketch.
WE will use the Building know as the "Vine and Courtyard"
What is the area which will be occupied for the proposed business? Indicate building area occupied by the proposed business on the site plan. DC LAND.
How many people will be employed, including yourself: 3-4 Number of customers during an Average Day: 40 Hours of Operation: 24 HRS.
Days of Operation: M - friday Months of Operation: MAR/April -> October/NOV. Vehicles used for the business. Describe number, size, and type (ie. commercial vehicles, cars, trucks, etc.) SIDE BY Side OF GOLF CART. - 1/2 TON Truck
Where will parking be provided for employees/clients/customers and delivery trucks? Indicate parking area(s) on the site plan: Site plan Sent.
What outdoor/indoor storage will be on the property related to the Business: None.
Will there be Signs for the business? Indicate size and the location of the proposed signs below and on the site plan ALL Signs will be within our property should we Decide to display one, Currently no plan to do So.

<u>Please note</u>: if your proposal is not for a Home Office Business, a Development Permit application package must also be completed and submitted along with this form for business uses.

Cork & Crate Farms

Site 10-32061 / RR2 Site 15 Box 9 Olds, AB T4H 1P3 Phone: 1-403-415-5030

CAMPGROUND RULES and REGULATIONS

Rules and regulations of camping (also noted as campers) are in order to protect each client's interest while camping. The behavior and responsibility of campers using the camping services are regulated, with the proper and safe use of appliances and devices while camping.

CAMPERS CHECK IN AND CHECK OUT

- Check In Time: After 2:00 PM
 - All campers must sign in at reception
 - Driver's license and credit card information must be provided
 - License plate number must be provided
 - o All names of attending campers must be registered
- Check Out Time: Before 12:00 PM
 - o All campers are obligated to clean their site
 - o All campers must sign out at reception, make full payment including services and taxes
 - o Payments can be settled from 8:00 am to 12.00 pm for departures on the same day
 - o Any late check outs are charged a day rate fee, chargeable to the credit card on file
- Non-registered campers are not allowed
- Access of visitors to the camping can be allowed exclusively by the camping reception staff
- Quiet time between 11:30 pm and 7:00 am, no noise or disturbance of other campers allowed during this time

USE OF CAMPING AREAS

- The areas for camping equipment and vehicle parking is regulated exclusively reception staff, according to the camping units' availability or within the unmarked areas within the camp site
- Camping is permitted only within the areas provided for this purpose
- Campers can not change their designated camping area on their own initiative without reception staff permission

USE OF APPLIANCES AND DEVICES

- Campers have the obligation to use all devices and equipment in a proper and safe manner in its intended purpose
- It is forbidden to wash cars, to change motor-oils and similar while at our campsite

PERSONAL BELONGINGS SAFETY AND RESPONSIBILITY

- The camper has the obligation to take care of their own belongings, we are not responsible for any lost, stolen or damaged property while camping at out campsite
- We are not liable for any loss, injury or death resulting from camper(s) own negligence or behaviours

GREEN AREAS, PUBLIC ORDER, NOISE, GARBAGE

- Campers are responsible to dispose of their waste in the appropriate bins and locations
- Campers are not allowed to use any trees or branches from the property or to cause damage to them
- The campers have the obligation to respect the public order and noise
- The driving speed within is limited to 2 km per hour, please watch for children and other campers

FIRE SAFETY

- The camping is equipped with the fire-extinguishing appliances and devices to be used by all campers in case of need
- All campers must strictly follow fire bans when in place
- It is forbidden to take easily inflammable combustibles, explosive devices and similar into the campsite
- In case of fire in the camping or in its extreme proximity, it is a duty of all campers to cooperate in an organized fire extinguishing.

OTHER RULES

- Within the campsite and surrounding area, dogs must be kept on the leash and have to be supervised by their owners
- Damages, any disregard for the rules, any disrespect of these Rules or complaints during your stay must be reported to reception staff by any camper

CONSEQUENCES OF THE DISRESPECT OF THE RULES OF ORDER IN THE CAMPING

- Campers have the obligation to all rules and regulations
- Any disregard for rules and regulations results in cancellation of your camping privileges and costs will be charged to the credit card on file
- Canceling your reservation is reimbursable with minimum 2 days notice, less than 2 days notice full day is charged to the credit
 card on file



PLDP20220223

Peggy Grochmal
Development Officer
July 13, 2022



APPLICANT: CARPENTER, James Edward & Rhonalyn Rhei

LANDOWNER: CARPENTER, James Edward & Rhonalyn Rhei

LEGAL: NW 1-32-2-5

DIVISION: 3

ZONING: Agricultural (2) District (A(2)) and Direct Control

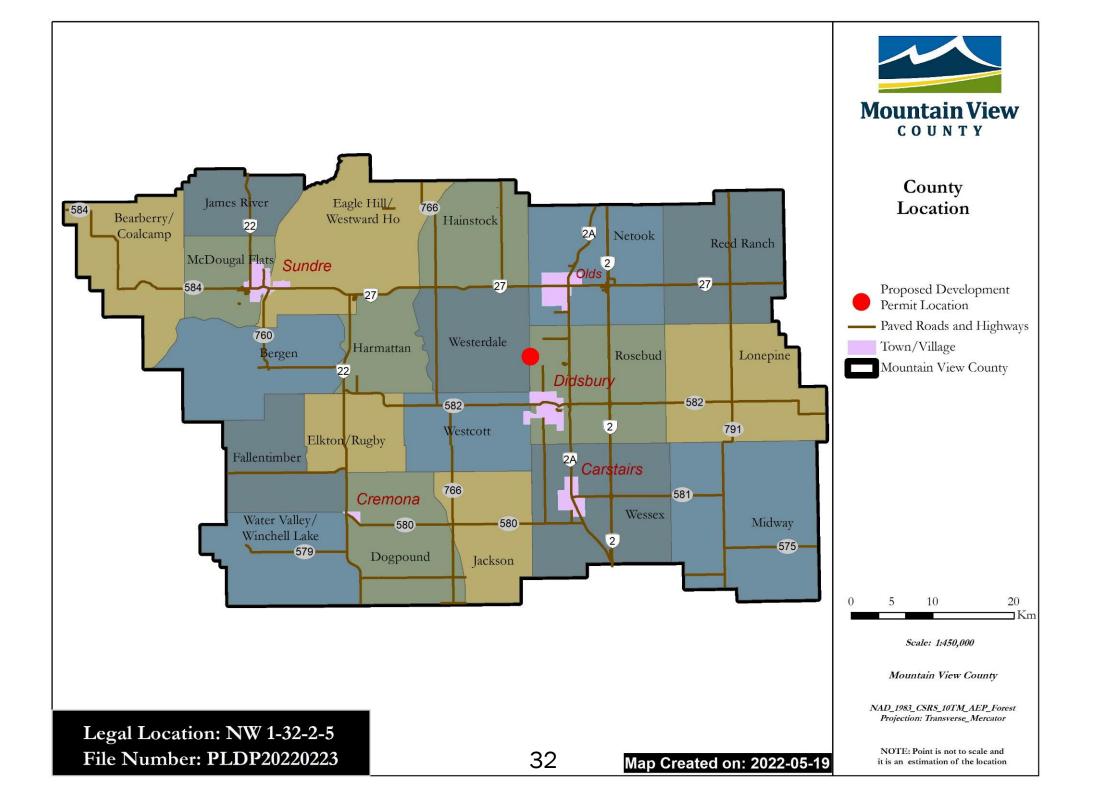
District (**DC** 17.21)

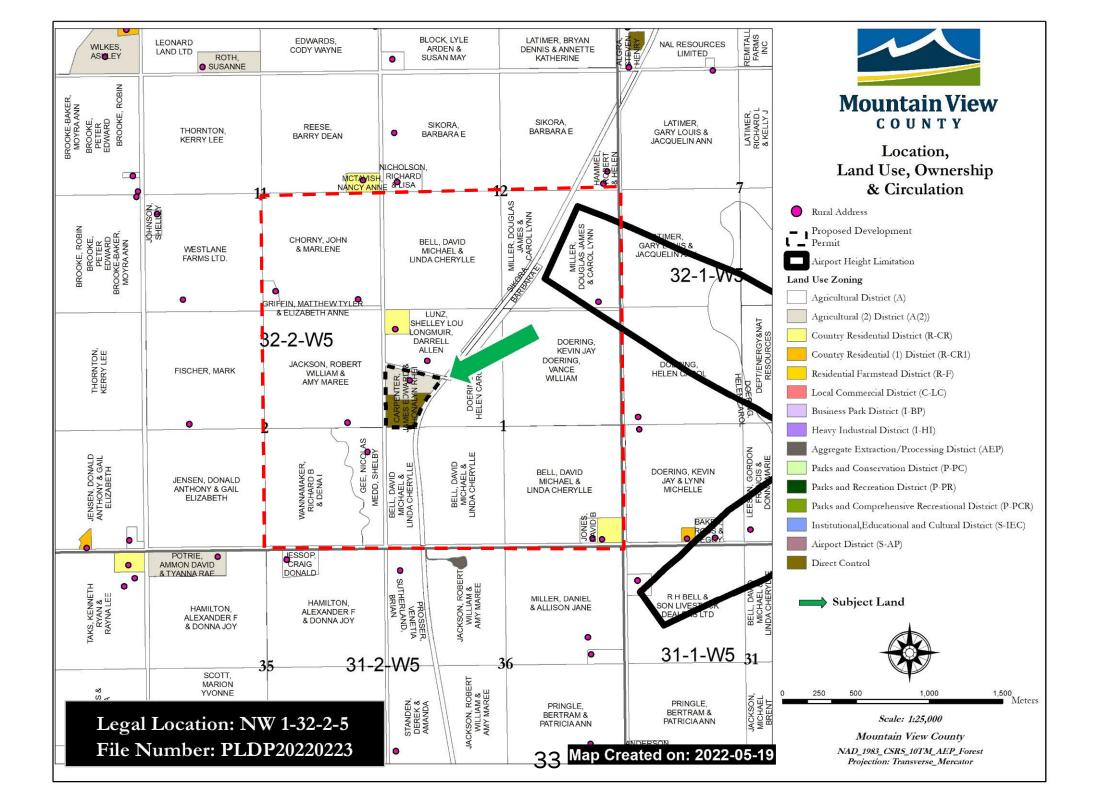
ACRES: 26.90 acres: A(2) at 14.44 ac & DC 17.21 at 12.46 ac

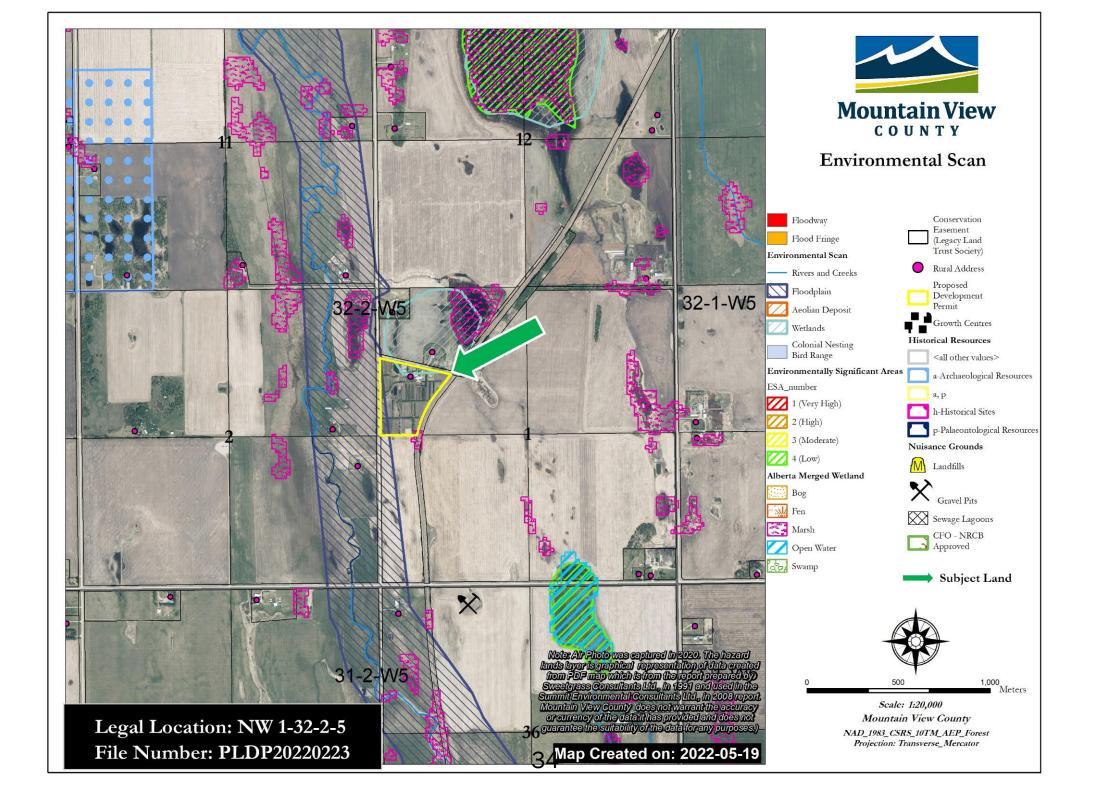
PROPOSED DEVELOPMENT:

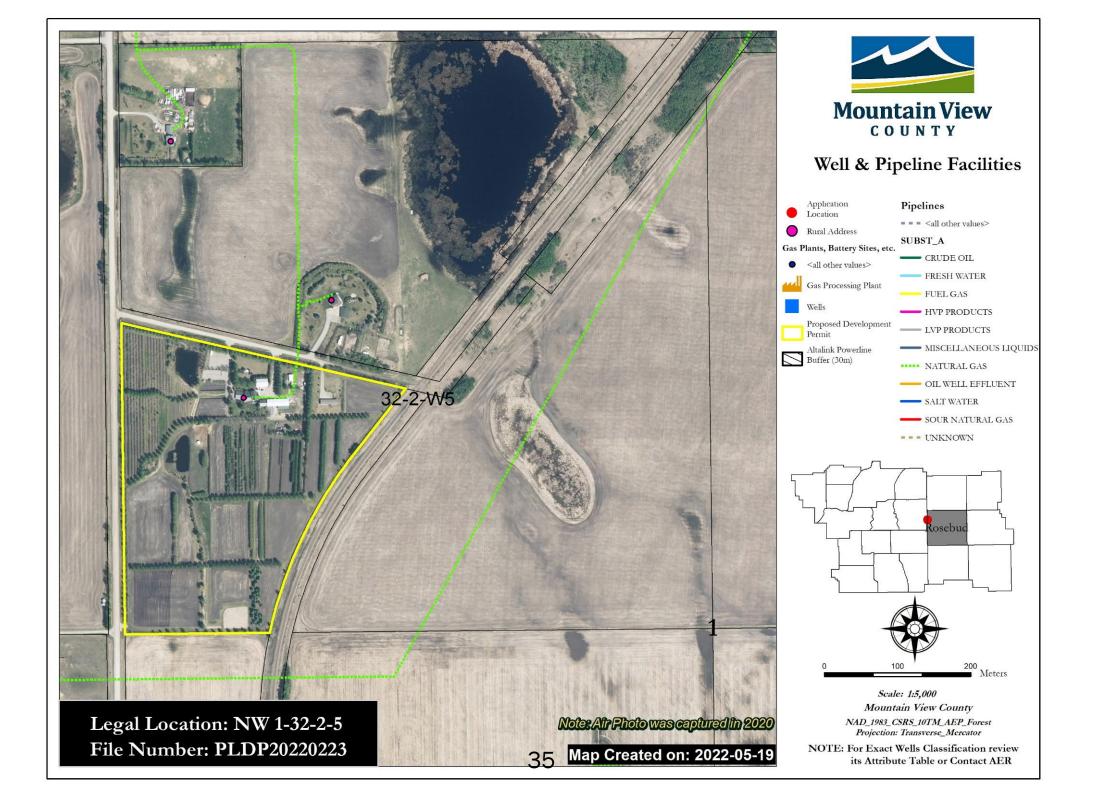
Overnight Camping - 40 Units

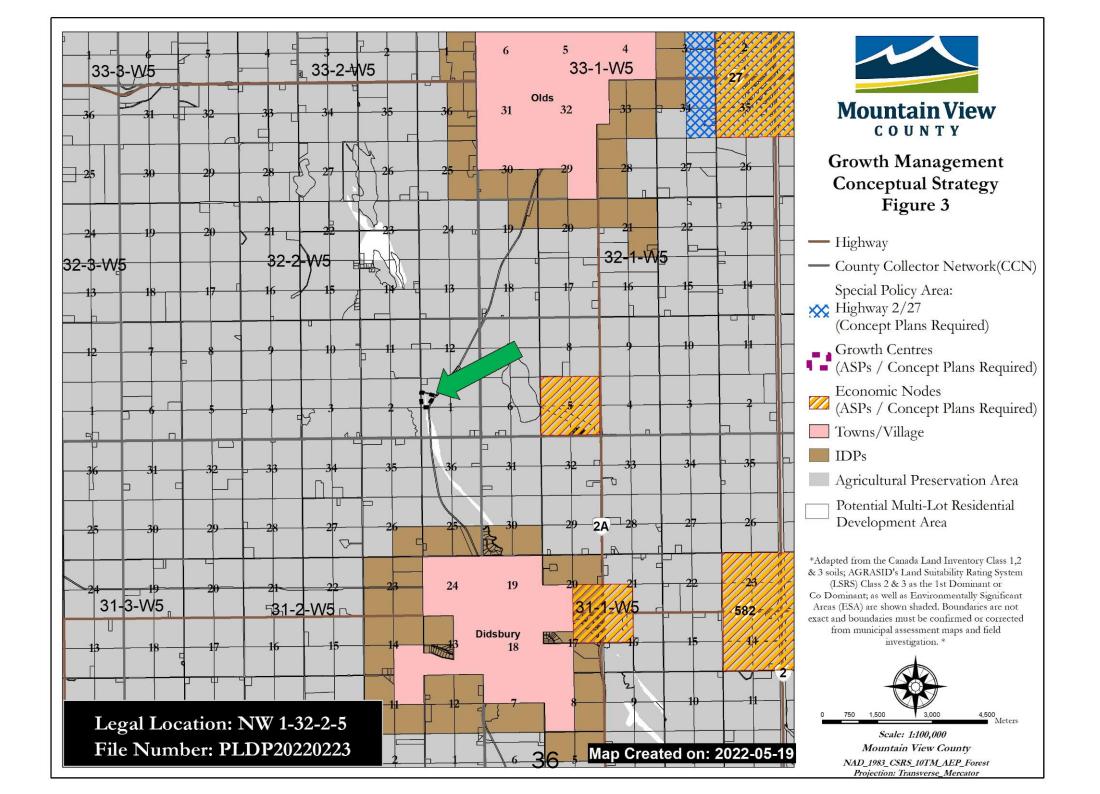




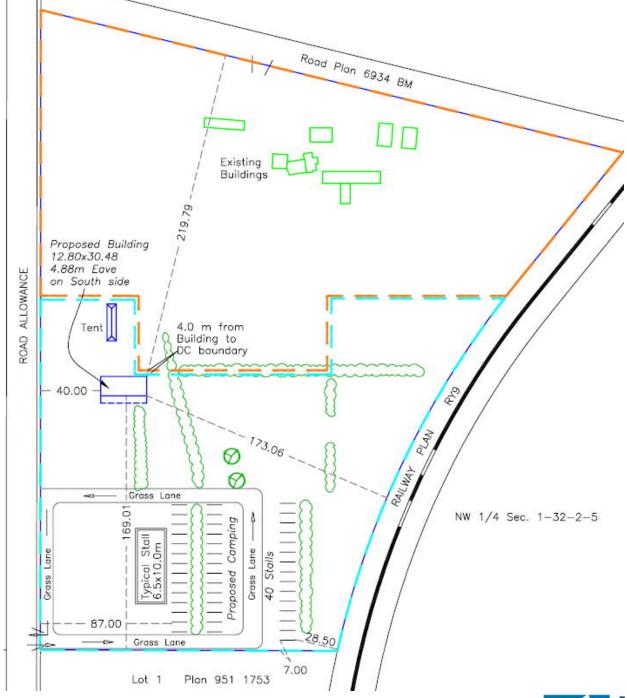






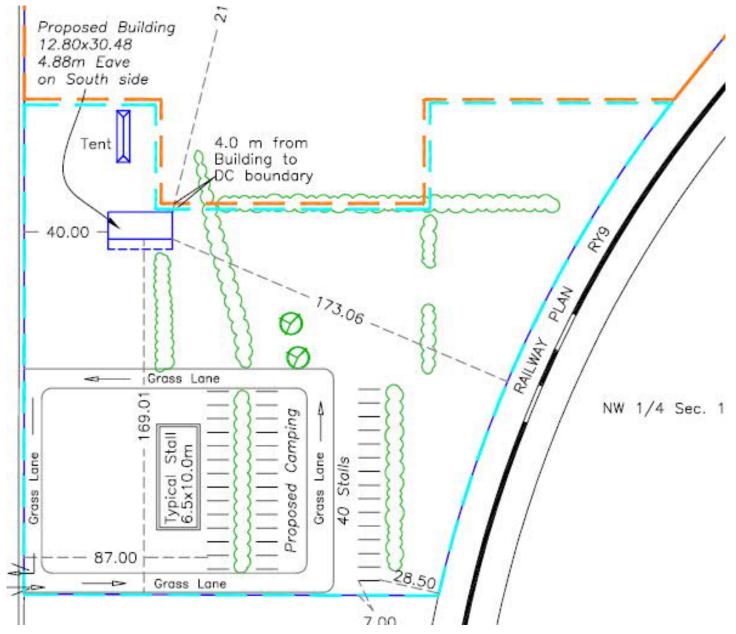


SITE PLAN





SITE PLAN DC Area





SITE PHOTO PLDP20220223



Event Facility Under Construction



South Side of Property



SITE PHOTO PLDP20220223



Event Facility Parking Area with Campsites in Background



ADMINISTRATIVE POSITION

Supports Approval

That Council approve the proposed Overnight Camping - 40 Units in accordance with Land Use Bylaw No. 21/21 and the submitted application, within NW 1-32-2-5, submitted by CARPENTER, James Edward & Rhonalyn Rhei, Development Permit No. PLDP20220223, subject to the following conditions:

Standard Conditions:

- 1. The provisions of the Land Use Bylaw No. 21/21.
- Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
- 3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.
- 4. If the development authorized by a Development Permit is not complete within twenty-four (24) months from the effective date of the Permit, such Permit approval ceases and the Permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.



Standard Conditions if Applicable:

- 5. Landowners shall be responsible for dust control on the County road adjacent to their property.
- 6. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
- 7. N/A
- 8. N/A
- 9. N/A
- 10. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
- 11. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

Permits Associated with Building Construction:

12. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regards to building, electrical, gas, plumbing, and private sewage disposal systems. Prior to construction required permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.

Additional Conditions (13 to 25):

- 13. Development Permit approval is conditional to information supplied on the application form for Overnight Camping 40 Units for seasonal, un-serviced sites as indicated within the submitted application and Direct Control District 17.21. Additional uses listed within the Direct Control District will require issuance of a new Development Permit.
- 14. All camping activities shall be contained within the area identified on the Site Sketch within the 5.04 ha (12.46 ac) Direct Control 17.21 area.
- 15. The applicant, landowner and/or operator shall ensure all Provincial and Federal approvals are obtained for the proposed campground prior to proceeding with the development.
- 16. The applicant, landowner and/or operator shall ensure all communications related to accessing the Event Facility and camping area, including all employees and customers visiting the site, are directed to utilize Range Road 21 to Township Road 320.
- 17. Parking shall be contained within a specified area, as indicated within the applicant's site plan. No parking of vehicles shall be permitted on any County road allowances at any time.
- 18. The applicant, landowner and/or operator shall ensure that all occupants of the campground sites enter into an agreement to ensure Campground Regulations and Rules are followed.



- 19. There shall be an Identification Sign at the entrance of the campground on the subject property along Range Road 20. This sign must be legible and shall include the contact information, emergency contact information, the legal and rural address, and hours of operation as well as a diagram of the lot layout of the campground.
- 20. The operation of campgrounds shall be conducted in a fashion which protects public health and safety, minimizes fire hazards, does not create a nuisance to adjacent areas and will not contaminate ground or surface water off-site.
- 21. Overnight Camping with a maximum of two nights use will only be permitted from April 1 to November 31, in conjunction with Events scheduled on the subject property.
- 22. No serviced sites have been approved with this permit. All campsites must be un-serviced, including but not limited to, power, water, and septic services.
- 23. The applicant, landowner and/or operator shall provide an updated Onsite Fire Protection Plan to include the additional overnight camping sites, to the satisfaction of Mountain View County, that includes notification to the local Fire Department.
- 24. A detailed spill contingency plan, outlining the procedure to mitigate potential ground contamination from vehicle fluids, shall be created and form part of the Emergency Response Plan supplied to the Didsbury Fire Department.
- 25. That Development Permit PLDP20210421 for an "Event Facility, Accessory Building Tent and Parking Facility", issued on December 23, 2021 remains valid and continued compliance must be maintained including the requirements of the Road Use Agreement, signed December 21, 2021.





Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0 T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcountv.com

SUBJECT: Bylaw No. LU 17/22 REVIEWED AND APPROVED FOR SUBMISSION

SUBMISSION TO: Council Meeting CAO: MANAGER:

MEETING DATE: July 13, 2022 DIRECTOR: MB PREPARER: DMG

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW: FILE NO.: PLRDSD20220078 FINANCIAL REVIEW:

LEGAL: NW 15-30-4-5

ADMINISTRATIVE POSITION:

Administration supports a Council resolution based on Option One.

BACKGROUND / PROPOSAL:

Council is being asked to consider second and third readings of Bylaw No. LU 17/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate eight point one eight (8.18) acres within NW 15-30-4-5 from Agricultural District (A) to Residential Farmstead District (R-F).

Application Overview

Application everylew	
Applicant	James B. Wilde, Barrister & Solicitor
Property Owner	SCHULTZ, Harold Stanley and SCHULTZ, James Max -
	Administrators for the Estate of SCHULTZ, Irene Beth
Title Transfer Date	October 14, 2021
Existing Parcel Size	155.08 acres
Purpose of redesignation	For subdivision – first parcel out, for farmstead purposes, from
	previously unsubdivided quarter section.
Division	2
Rural Neighbourhood/Urban Centre	The subject property is in the rural community of Dogpound,
	north from the Village of Cremona
Bylaw given first reading	June 22, 2022
Bylaw advertised on	June 28, 2022, and July 05, 2022

Key Dates, Communications and Information

Application Submitted	February 24, 2022
Application Circulation Period	From March 21, 2022, to April 21, 2022
Supportive Information Requested/Submitted	The applicant submitted additional information, as attached, in support of the farmstead proposal.
Application Revised from Submission	No
Communications Received from Referrals	NRCB: No position with respect to subdivision and land use zone redesignations as these are under municipal jurisdiction under the land use bylaw and municipal development plan. The minimum distance separation for a 75 sows (farrow to finish) hog operation is:
	 Category 1 327 metres Category 2 435 metres Category 3 544 metres Category 4 871 metres

	 Alberta Transportation (Revised): AT offers the following: If the proposal complies with the Land Use Bylaw, then Section 14 of the Regulations have been met. Highway 22 is a major two-lane highway. Pursuant to Section 16 of the Regulation, AT can vary the requirements of Section 15 at this time, to accommodate the proposed subdivision. No additional highway access will be considered as a result of this subdivision. Access to the remnant title must be from Twp Rd 303. The existing access at the NW corner of the subject quarter, off Twp. RD 303 should meet all access management guidelines: Access not permitted within 400 m of a public road or another access, Any appeal of this subdivision be referred to the Land and Property Rights Tribunal. Fortis Alberta Inc.: No easement is required Telus Communications Inc.: No objection
Objections Received and Addressed	No letters of objection/concern were received

Applicable Directions, Policy and Regulations	
Intermunicipal Development Plan (IDP)	The subject property is not within an IDP area
Municipal Development Plan (MDP) Bylaw No. 20/20	In accordance with <i>Figure 3: Growth Management Conceptual Strategy</i> , as attached, the proposal is in the Agricultural Preservation Area, which policies may support first parcel out proposal subject to an appropriate land use designation in accordance with the Land use Bylaw.
	The interpretation of applicable policies against this application is in the Policy Analysis part of this report.
Area Structure Plan (ASP)	The subject property is not within an approved ASP
Land Use Bylaw No. 21/21	12.3 Residential Farmstead District (R-F) Purpose: To accommodate a single residential parcel of land containing the farmstead from an unsubdivided quarter section. Agricultural uses may be accessory to the residential use.
	Parcel Area: Minimum 0.8 ha (2.0 ac) – Maximum area deemed necessary to accommodate the farmstead.
	11.2 Agricultural District (A) Purpose: To accommodate and promote agricultural land uses on larger parcels while having regard for the rural, agricultural character of the area.
	Parcel Area: Minimum 32.37 ha (80.0 ac) or the area in title at the time of passage of this Bylaw.
	9.6 Confined Feeding Operations 1 c) Notwithstanding any other provision under this Bylaw that requires a minimum setback, the minimum distance of separation between a dwelling unit and a confined feeding operation, allowed under the Agricultural Operation Practices Act, shall be equivalent to the required distance of separation between a proposed confined feeding

	operation from an existing dwelling unit as determined by the Natural Resources Conservation Board.
Policy and Procedures	N/A

Land Use and Development

Predominant land use on property	The subject property holds an Agricultural District (A) land use designation.
Predominant development on property	Development on this property is the subject of this application, corresponding to a farmyard consisting of a dwelling unit, quonset/shop, and shed and other infrastructure in connection to the farmstead. The remainder of the area is cultivated.
Oil and gas facilities on property/adjacent	Oil and gas activity within this property and vicinity relates to natural gas lines. Other pipelines in the vicinity includes HVP product line to the east and a few oil well effluent lines toot he west.
Surrounding land uses	The surrounding area is predominantly agricultural with Agricultural District (A) designations. There is a CFO identified in the adjacent quarter to the northeast, in SE 22-30-4-5. NRCB records indicate that the CFO received County's approval, DP083-96 for an Intensive Livestock Operation. Information from the DP indicates that this was to expand CFO from 30 sows (farrow to feeder) to 75 sows (farrow to feeder). Based on NRCB's response, as attached, the applicable MDS for this operation is Category 2: 435 metres.
Proximity to utilities	The proposal consists of a developed yard with services in the form of a water well and private sewage treatment system. Cochrane Lake is the gas provider in the area.

Physical and Natural Features

Thysical and Natural Leatures	
Waterbodies and wetlands on property	In accordance with Policy 6012 there is a seasonal/unnamed stream in the south/central area and exiting the property in the southeast. No wetlands were identified.
Topographical constraints on property	There are no topographical constraints as the terrain is relatively flat with slight slopes from the southeast to the northwest direction.
ESA areas and classifications	No ESAs were identified. Within the subject property, specifically on LSD (Legal Subdivision Description) 12 & 13, Historical Resources classifies it as an "a" (archaeological) potential, with a HRV (Historical Resources Value) of 5. The department of Historical Resources, was circulated to provide comments and no response was received.
Drainage and Soil Characteristics	Natural drainage is in a southeast to northwest direction. Ditches are in an east/west direction along Township Road 303. Soils are described as grey woodland with CLI Class 3 and AGRASID's Land Suitability Rating System of 4HT(10).
Potential for Flooding	There is no historical evidence or records of potential for flooding.

Planning and Development History

Prior RD/SD/DP Applications	RD064-96: a bare 10.0 acre proposal for residential purposes
	was defeated by Council on August 21. 1996.
	DP04-018: permit issued on March 17, 2004, for Contractor's
	Business - Construction of Picnic Tables.
Encumbrances on title affecting application	No unique encumbrances on title

Servicing and Improvements Proposed

Water Services	Private - existing water well
Sewer Services	Private - existing septic field
Stormwater/Drainage Improvements	None required for this application
Solid Waste Disposal	N/A

Suitability Assessment

Land suitable for intended use	Yes
Compatible with surrounding land uses	Yes
Appropriate legal and physical access	Yes
Complies with MDP/ASP/LUB requirements	Yes

DISCUSSION:

The application proposes to redesignate the existing developed yard site in NW 15-30-4-5 of approximately eight point one eight (8.18) acres to Residential Farmstead District (R-F), in order to create a separate title, first parcel out. The application meets the policies for farmstead proposal compliant with the Municipal Development Plan and the regulations of the Land Use Bylaw.

BACKGROUND:

The subject property is located in the rural community of Dogpound, approximately two (2.0) miles north of the Village of Cremona, at the southeast intersection between Highway 22 and Township Road 303. This area of the County is characterized by large Agricultural District (A) parcels although the adjacent quarters to the north and east from this proposal have previously been subdivided for the purposes of separating the farmstead. Within the vicinity, in SE 22-30-4-5 there is a CFO with NRCB approval for an Intensive Livestock Operation (Ref: DP083-96 – Expansion of an intensive hog operation to a maximum of 75 sow (breeding to feeder)). Based on County's policies the proposal for farmstead is within the CFO 800 metre radius.

The topography in the area is hummocky with moderate slopes in a northwest direction and also in a southeast direction. Soils in the area are CLI Class 3 and AGRASID's Land Suitability Rating System of 4HT(10), described as hummocky over bedrock and medium relief landform with a limiting slope of 9%.

The Environmental Scan Map, as attached, identifies the western half of the subject property as an (archaeological) potential with an HRV of 5. The Historical Resources Act mandates that when subject lands are identified as HRV 5, Historical Resources Act approval must be obtained unless the Land Use Procedures Bulleting Subdivision Historical Resources Act Compliance identifies that no approval is required for first parcel out; 80-acre split; boundary adjustment; or a parcel consolidation. The proposal will be the first parcel out to be created, as such no approval from Historical Resources Act is required. Nevertheless, the application was circulated to the department of Historical Resources, AEP, and no response was received. Oil and gas activity within this property includes natural gas lines and within this area it also includes HVP products line to the east and oil well effluent pipelines to the west. There are no concerns with the proposal in relation to oil and gas activity.

PROPOSED AREA & REMAINDER OF THE QUARTER SECTION:

The proposed area of approximately 8.18 acres in size consists of a dwelling unit, detached garage, quonset and corral areas. As explained by the applicant, the proposal extends to the most northwest corner (triangle portion) to include the water well and shelterbelts, which area could be used for pasture land. The proposed area is currently accessed directly off Township Road 303, a chip sealed surface road and serviced by means of a water well and private sewage treatment system. A technical review of the proposal demonstrates that the proposed area has no topographical constraints, and it does not have environmental features.

The remainder of the quarter section will consist of approximately 146.90 acres of farmland. This area has a low lying system with an unclassified stream, for drainage that divides the area into two (2) main fields. The remainder area abuts Highway 22 to the west and also Township Road 303 to the north.

Subject to Council approval, the existing approach to the remainder is too close to the intersection with Highway 22 and does not meet current standards, as such a new approach to the remainder will be required as a condition of subdivision approval that meets current County standards.

CIRCULATIONS:

The proposal was circulated from March 21, 2022, to April 21, 2022, to adjacent landowners and referral agencies to provide comments. From this process no letters of objection/concern were received. Of importance to highlight is the following:

- Alberta Transportation provided the following comments:
 - o If the proposal complies with the Land Use Bylaw, the requirements of Section 14 of the Regulation have been met as a single parcel of land from an unsubdivided quarter section to accommodate an existing residence and related improvements.
 - o No additional highway access will be considered as a result of this subdivision application.
 - o Access to the remnant title must be from Twp 303.
 - The existing field access at the NW corner of the quarter section, off TWP 303, should meet all access management guidelines: Access not permitted within 400 m of a public road or another access.
- NRCB takes no position with respect to subdivisions and land zoning redesignations for residential purposes as these as under municipal jurisdiction. The applicable minimum distance separation (MDS) for a 75 sow (farrow to finish) hog operation are:
 - o Category 1 327 metres
 - o Category 2 435 metres
 - o Category 3 544 metres
 - o Category 4 871 metres

Based on the above recommended MDS setback from NRCB, the MDS for Category 2 – 435 metres will apply for this proposal.

POLICY & REGULATION ANALYSIS:

Municipal Development Plan Bylaw No. 20/20

The subject property is in the Agricultural Preservation Area, which policies may allow for the consideration of one (1) parcel to be created from a previously unsubdivided quarter section. The proposal for the consideration of first parcel out for farmstead purposes has been reviewed under the policies of Section 3.0 as follows:

- Policy 3.3.5 "(a) The "first parcel out" of a previously unsubdivided quarter section may only be supported by the County for the creation of one additional parcel, subject to redesignation and subdivision application and the provisions of the Land Use Bylaw and the MDP.
 - (b) A first parcel out subdivision within the Agricultural Preservation Area or the Potential Multi-Lot Residential Development Area shall be evaluated in accordance with section 3.0 of the MDP."
 - ➤ The proposal is for the consideration of a first parcel out, specifically a farmstead proposal, that is from a previously unsubdivided quarter section.
 - > The applicant is seeking redesignation approval to Residential Farmstead District compliant with the regulations of the Land Use Bylaw.
- Policy 3.3.6 "The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section."
 - > The proposal would be the second parcel, first parcel out, that is in the Agricultural Preservation Area.
- Policy 3.3.8 "All new titles created in an agricultural district for non-agricultural use, shall require a redesignation to the appropriate land use district and a concurrent subdivision application."
 - ➤ The application proposes to redesignate the developed yard site to Residential Farmstead District compliant with the regulations of Section 12.3 of the LUB.
- Policy 3.3.10 "A farmstead separation, considered a non-agricultural use, may be subdivided from a previously unsubdivided quarter section, where the farmstead has been in existence for a minimum of 10 years or more at the time of application."
 - As indicated in the Additional Information in Support of Application, as attached, this yard site has been established since the 1950s, which makes this yard more than 10 years old.

- Policy 3.3.11 "The maximum parcel size for farmstead separations should be 9 acres (3.64 ha) with a minimum parcel size of two (2) acres (0.81 ha). Larger lot sizes may be permitted when required for shelter belts, ancillary buildings, physical characteristics and land required to provide physical access."
 - ➤ The proposal is limited in size to approximately 8.18 acres, encompassing all the buildings associated with the farmstead, dwelling, shelterbelts, access approach and services (water well and private sewage treatment system).
- Policy 3.3.12 "Farmstead separation applications shall be considered a non-agricultural subdivision and therefore shall require redesignation to an appropriate land use district, and will be reviewed in accordance with the following criteria:
 - (i) Demonstration that the Farmstead satisfies the definition of a Farmstead as contained in the Plan;
 - (ii) The proposed parcel is a single parcel created from a previously unsubdivided quarter section;
 - (iii) The proposed parcel is compact and limited in size to the original Farmstead as defined by physical characteristics, vegetation and shelter belts and such other land as required to provide physical access to the site and does not include cultivated farmland, pasture land or lands suitable for agricultural production as part of the remainder unless included within a shelter belt and the physically defined area of the farmstead. Fencing alone shall not constitute a physical defined area of the farmstead:
 - (iv) Access to the proposed parcel is available via direct access or easement or panhandle road to a developed public roadway acceptable to the Municipality;
 - (v) The balance of the quarter section is maintained as an agricultural land use; and
 - (vi) Where two (2) detached dwelling units exist on the proposed farmstead separation parcel, the County may consider redesignation and subdivision approval. At the Subdivision stage, the Approving Authority (Municipal Planning Commission or Administrative Subdivision and Development Approving Authority) may deem the additional dwelling legally non-conforming."

<u>Appendix A Glossary – Farmstead Definition</u>: "An established residential site that previously contained or currently contains a dwelling and other improvements used in connection with the raising of production of crops, livestock or poultry, situated on the same land used in connection with eh farming operations."

- > The proposal meets the "Farmstead" definition as it contains development used in connection to the farming operation occurring on site. The farmstead was established many decades ago, with only one (1) dwelling along with accessory buildings and services. The site is accessible via Township Road 303. The remainder area is to remain as Agricultural District (A) and will continue to be used for agricultural purposes.
- Policy 3.3.15 "Development of new Confined Feeding Operations (CFOs) shall not be supported within 1.6 km (1 mile) of any identified growth centre or an IDP with adjacent urban municipalities. Notwithstanding Figure 3's identification of the Agricultural Preservation Area and Potential Multi-Lot Residential Development Area and applicable policies, redesignation and subdivision within an 800 metres radius surrounding a quarter section where an approved CFO is located may be considered and shall be limited to one (1) parcel out of a previously unsubdivided quarter section as a farmstead separation or an agricultural parcel. New subdivision shall not be supported on the quarter section where an approved CFO is located.
 - > The proposal is within the 800 metres radius from an approved CFO. This application can be considered as the applicant is proposing a farmstead separation.

Land Use Bylaw No. 21/21

The LUB in Section 12.3, has established that a Residential Farmstead District parcel should be minimum 2.0 acres to the maximum area required to accommodate the farmstead. In this instance the applicant is proposing an approximate 8.18 acres, which is the area necessary to accommodate this developed yard site. Further the remainder of the quarter section of 146.90 acres will continue to remain in agricultural use with an Agricultural District (A) land use zoning, aligned with the provisions of Section 11.1. Moreover, subject to Council approval, and as required in Section 9.8.c) future development, specifically a dwelling unit on the remainder, will require to meet the required setback distance of the MDS as determined by NRCB.

CONCLUSION:

The Municipal Development Plan supports the proposed farmstead application, which would be considered the first parcel out, from a previously unsubdivided quarter section that meets all the required criteria. In addition, the proposal meets the requirements of the Land Use Bylaw and the proposal is deemed suitable for the proposed land use as Residential Farmstead District. There are no technical outstanding matters; therefore, Planning and Development can support a Council resolution based on Option One.

OPTIONS / BENEFITS / DISADVANTAGES:

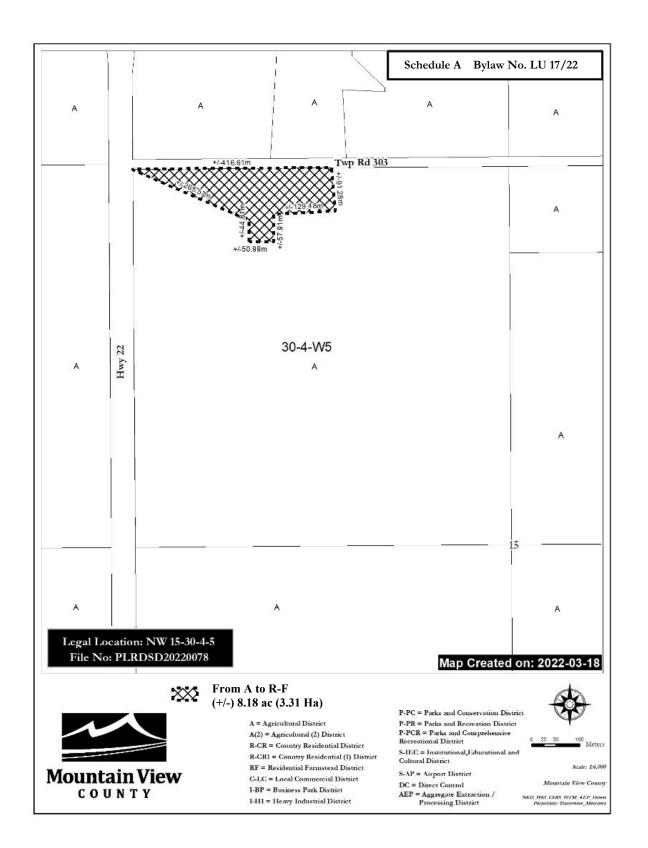
Option One:	That the Reeve open and close the Public Hearing.
This motion indicates support	That Council give second reading to Bylaw No. LU 17/22 redesignating the lands within the NW 15-30-4-5. (Approval)
	That Council give third reading to Bylaw No. LU 17/22 redesignating the lands within the NW 15-30-4-5. (Approval)
Option Two:	That Council defer Bylaw No. LU 17/22 to
This motion indicates additional information required to render a decision on application	
Option Three:	That the Reeve open and close the Public Hearing.
This motion indicates that the application is not deemed suitable	That Council give second reading to Bylaw No. LU 17/22 redesignating the lands within the NW 15-30-4-5. (Refusal)
	That Council give third reading to Bylaw No. LU 17/22 redesignating the lands within the NW 15-30-4-5. (Refusal)

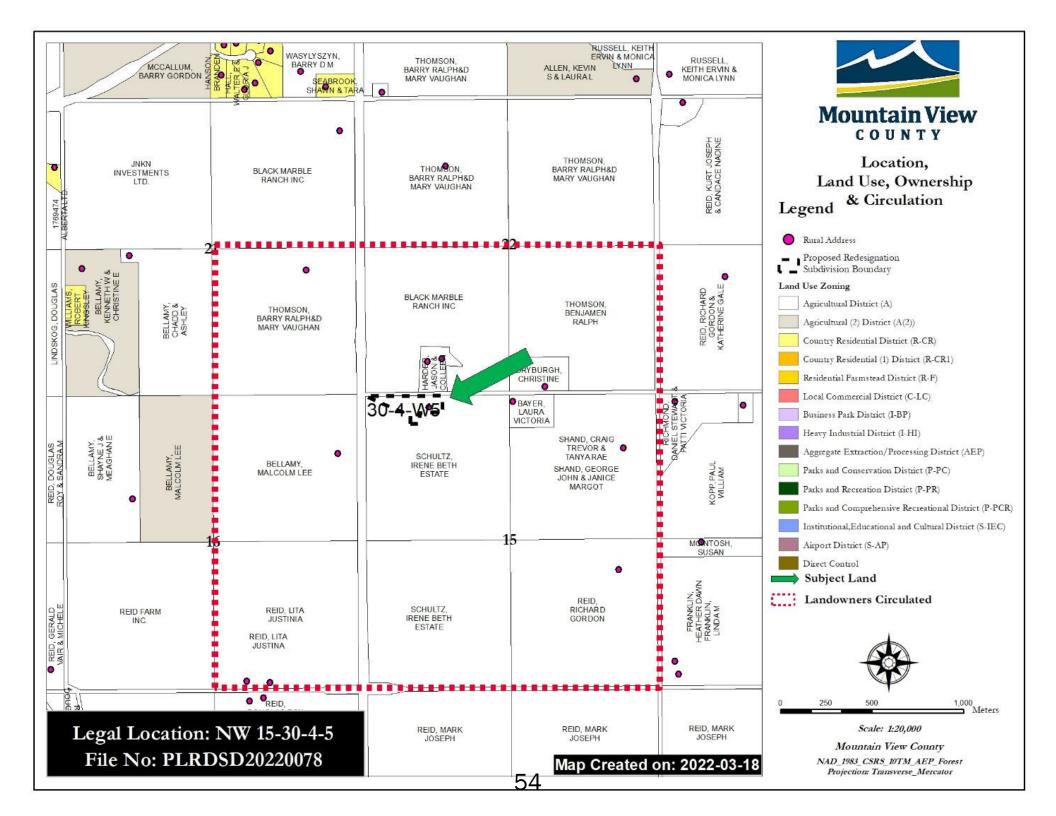
ATTACHMENT(S):

- 01 Bylaw No. LU 17/22 and Schedule "A"
- 02 Location, Land Use and Ownership Map
- 03 Proposed Redesignation Sketch
- 04 Environmental Scan Maps
- 05 Aerial Photographs
- 06 Figure 3 MDP
- 07 Additional Information in Support of Application
- 08 Confined Feeding Operations Map
- 09 NRCB Comments
- 10 CFO MDS Map
- 11 Presentation to Council

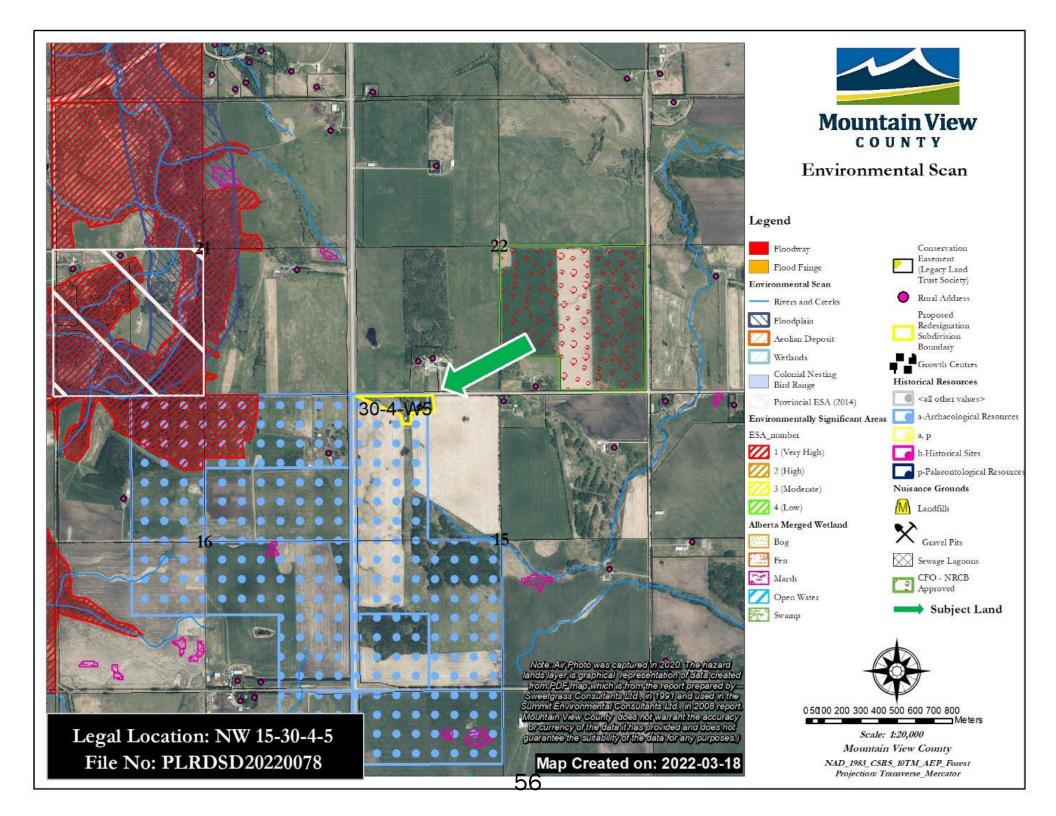
BYLAW NO. LU 17/22

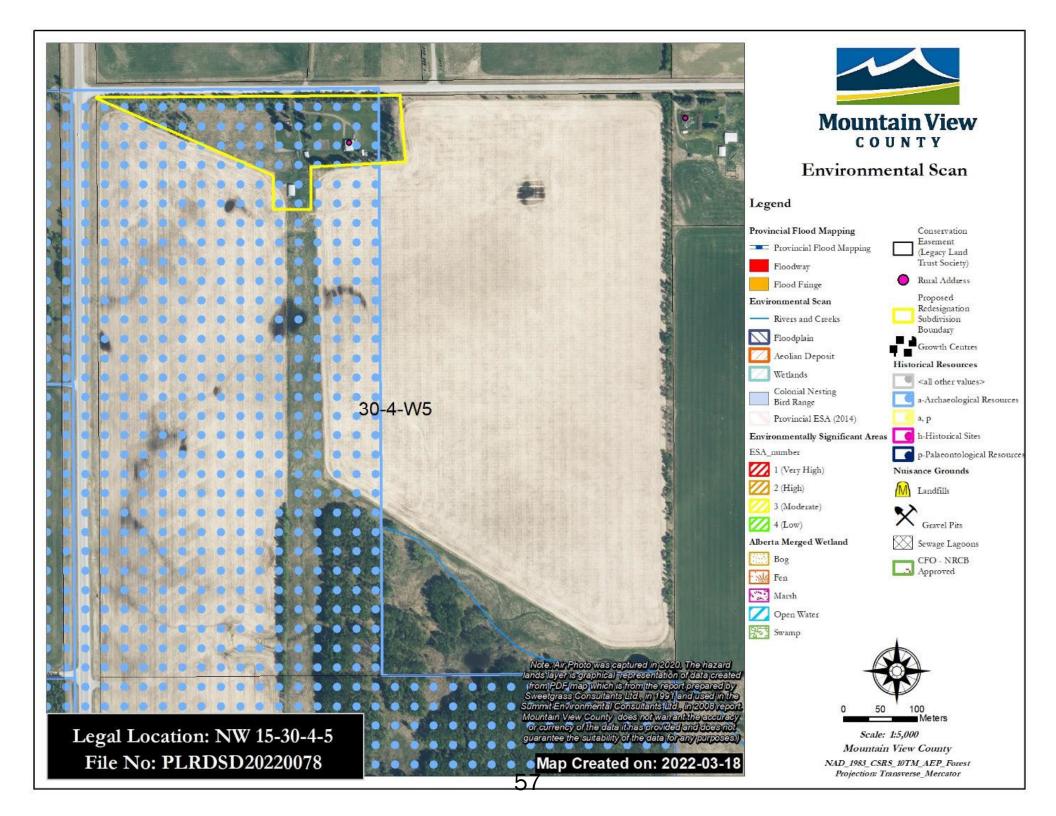
Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NW 15-30-4-5 pursuant to the Municipal Government Act.	
The Council of Mountain View County, duly assen	nbled, enacts that Bylaw No. 21/21 be amended as
follows:	
eight point one eight (8.18) acres (3.31 hectare	esidential Farmstead District (R-F) an approximate s) in the Northwest (NW) Quarter of Section fifteer of the fifth (5th) Meridian, as outlined on Schedule
Described first weeding laws 00,000	
Received first reading June 22, 2022	
Received second reading	
Received third reading	
Reeve	Chief Administrative Officer
Date of Signing	

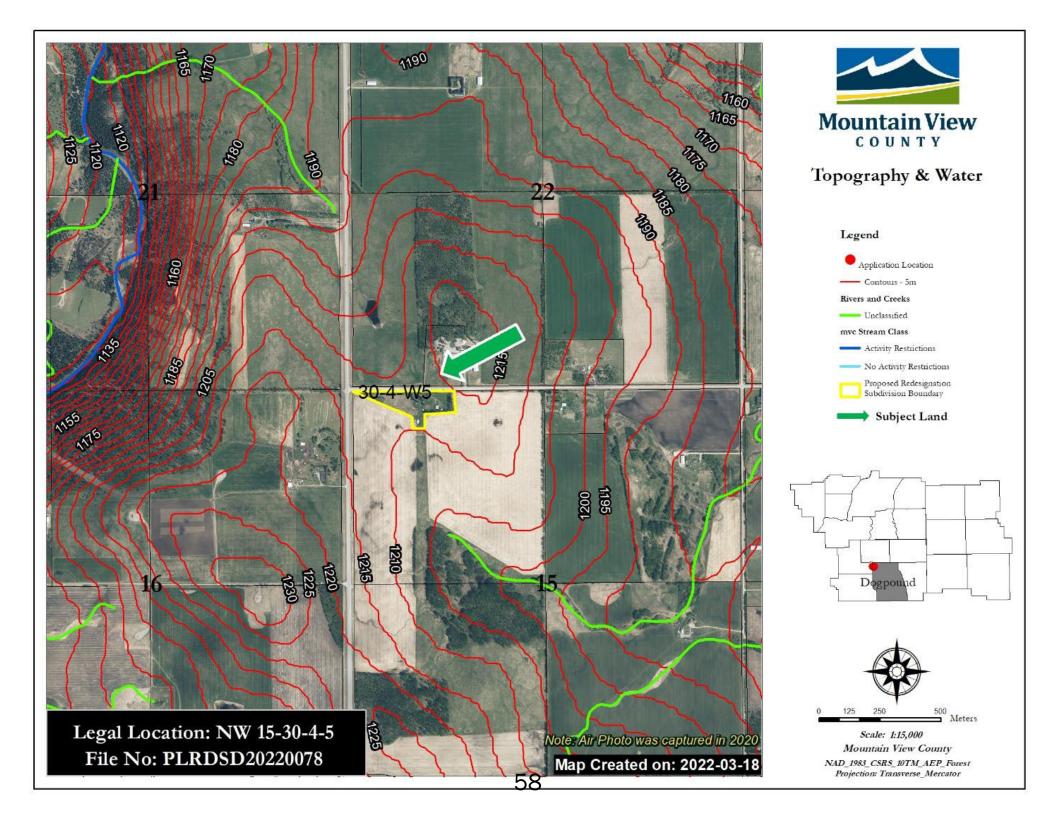


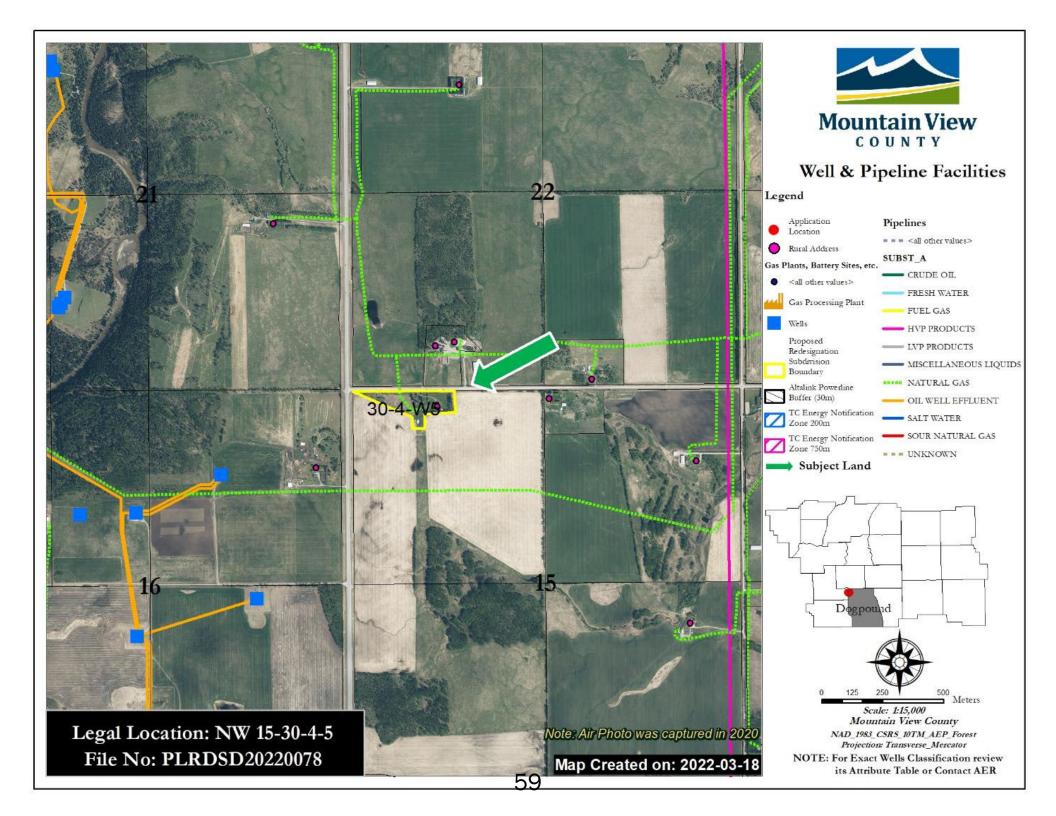


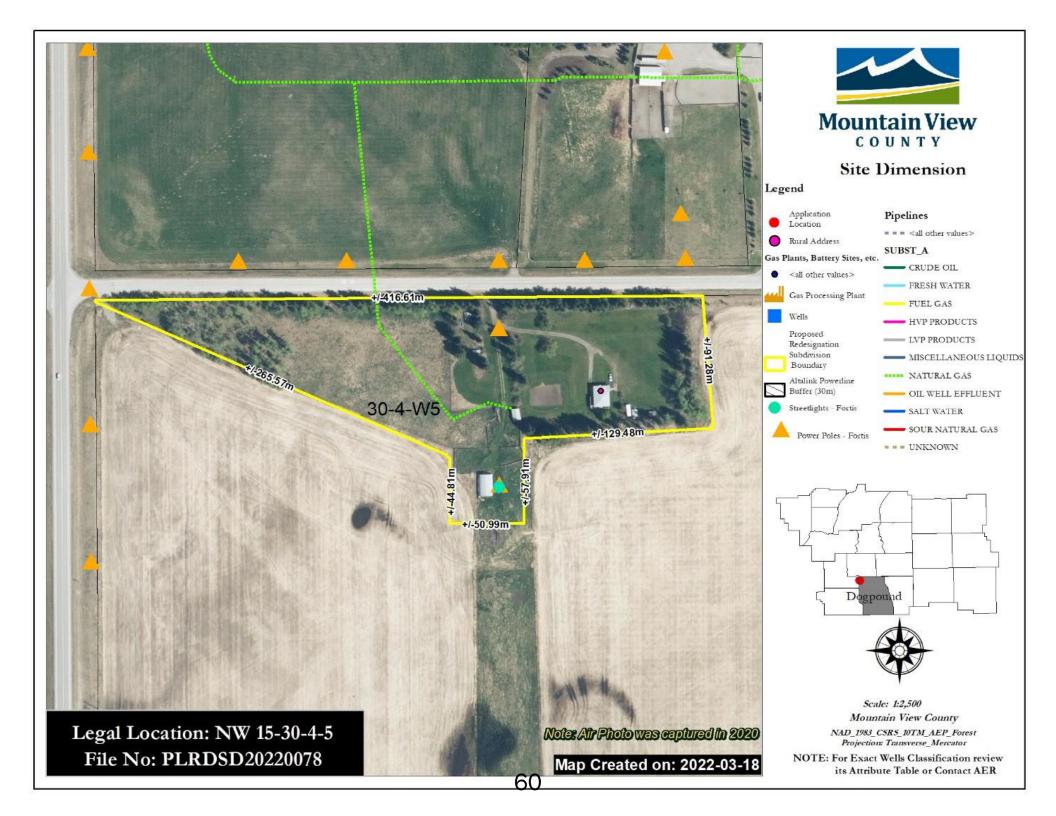


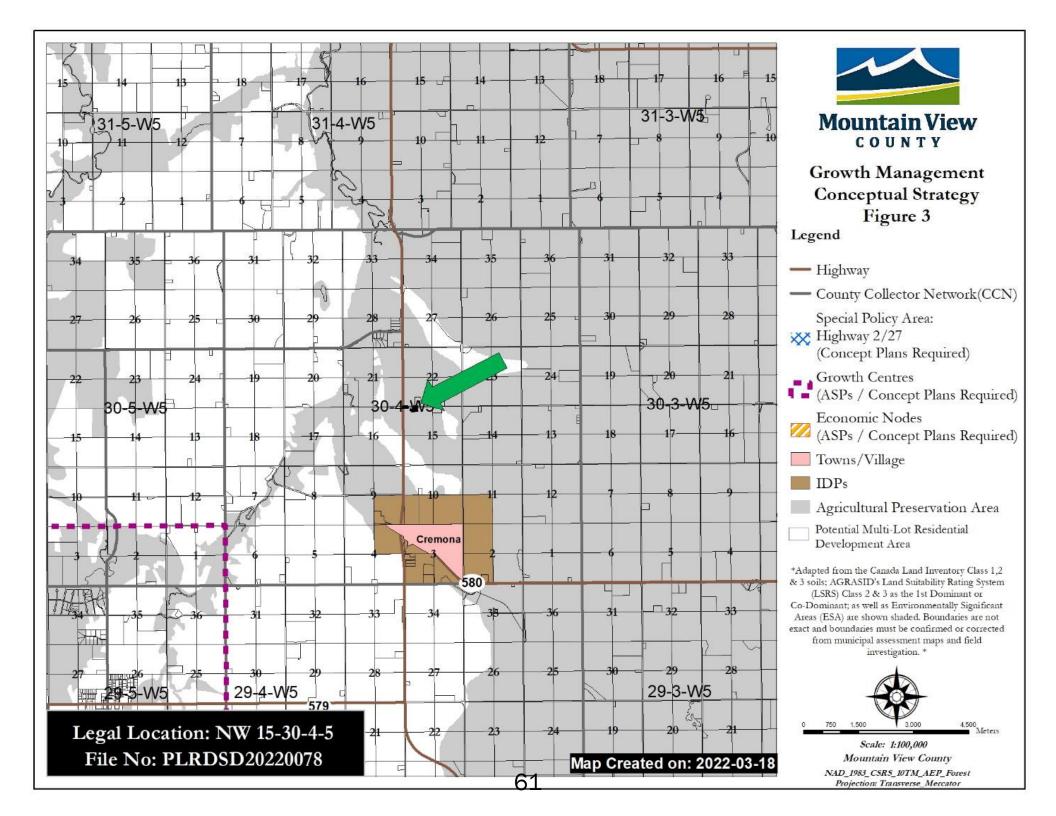












NEILSON WILDE LAW

Linda J. Neilson, B.Sc., J.D. James B. Wilde, B.A., M.A., L.L.B. Barristers, Solicitors & Notaries Box 95, 411 - 10th Avenue Carstairs, Alberta T0M 0N0 Telephone: (403) 337-3105 Fax: (403) 337-3077

Fax: Email: Email:

linda@wildelaw.ca james@wildelaw.ca

OUR FILE: 226793

February 23,2022

County of Mountain View Bag 100 Didsbury, Alberta T0M 0W0

ATTN: PLANNING DEPARTMENT

Dear Sir/Madame:

RE: Redesignation and Subdivision Application NW-15-30-4-W5

I represent the owners and enclose herewith the Application for creation of a Residential Farmstead. Attached as separate documents are two maps of the proposed subdivision, one showing the dimensions and one showing the area. The exact location of the boundaries would be established by the Surveyors.

I submit the following additional comments with respect to paragraph #4 on the reasons for subdivision and location of the boundary lines.

The extension of the acreage to the NorthWest corner of the quarter section in a trianglular shape is to accommodate the water well that provides water to the residence and also delineates the historical and logical use of the land. The well is approximately 90' south of twp Rd 302 and then the diagonal distance to the NW corner of the quarter section is approximately 400'. The presently cultivated lands follow the SE diagonal line with the trees, bush, buildings and grass areas on the north side.

Besides the residence and outbuildings the area included in the proposed Residential Farmstead has been used for multiple purposes since the 1950s. This includes recreational use (backstop for baseball diamond), sometimes as pasture land and for keeping smaller animals. The triangle shaped portion of the parcel extending to the west that could be used for pasture is small and would not support any commercial enterprise. Also, with the existing water well and trees, extending the cultivated fields into this area would be difficult given the size of machinery used for the large fields.

Access to the cultivated areas, besides through the farmstead is off Highway 22 on the SW quarter also owned by the applicants adjacent to the boundary line between the two

quarter sections. An access agreement could be put in place to secure access.

We feel that the area set out in the proposed parcel is very suitable for a subdivision in the Cremona area as it could accommodate a few horses, possibly a couple of 4H steers, small animals, gardens, shrubs and other uses that are appropriate in Residential Farmstead.

We also note that several nearby subdivisions have boundary lines incorporating cultivated farm lands.

Thank you for your consideration of this matter. I will deliver the cheque for payment along with an additional copy of this letter to your office.

Yours truly,

James B./Wilde

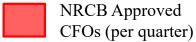
Barrister and Solicitor

Enclosure

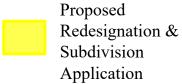




Confined Feeding Operations









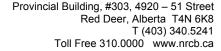


Scale: 1:2,500

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER





April 26, 2021

Dolu Mary Gonzalez Planner Planning and Development Services Mountain View County 1408 Twp Rd 320, Postal Bag 100 Didsbury, Alberta TOM 0W0

Sent via email at: dgonzalez@mvcounty.com

Re: Proposed Redesignation and Subdivision – Schultz, Harold and Wilde James – NW 15-30-4 W5M

Dear Dolu:

Thank you for the referral to the NRCB dated March 21, 2022, requesting comments and recommendations regarding this application for redesignation from an Agricultural District (A) to Residential Farmstead District (R-F).

The NRCB takes no position with respect to subdivisions and land zoning redesignations for residential purposes, as these are clearly under municipal jurisdiction under their land use bylaw and municipal development plan.

Additionally, as requested by you, I am providing the applicable minimum distance separation (MDS) for a 75 sows (farrow to finish) hog operation:

Category 1	327 metres
Category 2	435 metres
Category 3	544 metres
Category 4	871 metres

As defined in Schedule 1 of the AOPA Standards and Administration Regulation, AR 267/2001, these distances are from the closest manure collection area of a dairy operation to the outside walls of the nearest residence in each of the four land use categories. Under section 4 of Schedule 1, those land use categories consist of:

Category 1 - Land zoned for agricultural purposes (e.g. farmstead, acreages)

Category 2 - Land zoned for non agricultural purposes (e.g. Country residential, rural commercial businesses)

Category 3 - Land zoned for high use recreational or commercial purposes

Category 4 - Land zoned for large scale country residential, rural hamlet, village, town or city.

Please note that these MDS distances are calculated based on a mathematical formula prescribed in Schedule 1 of the regulations. The purpose of that formula is for the NRCB to determine whether the maximum setbacks in AOPA have been met, for proposed new "confined feeding operations" (CFOs) and for proposed expansions to existing CFOs.

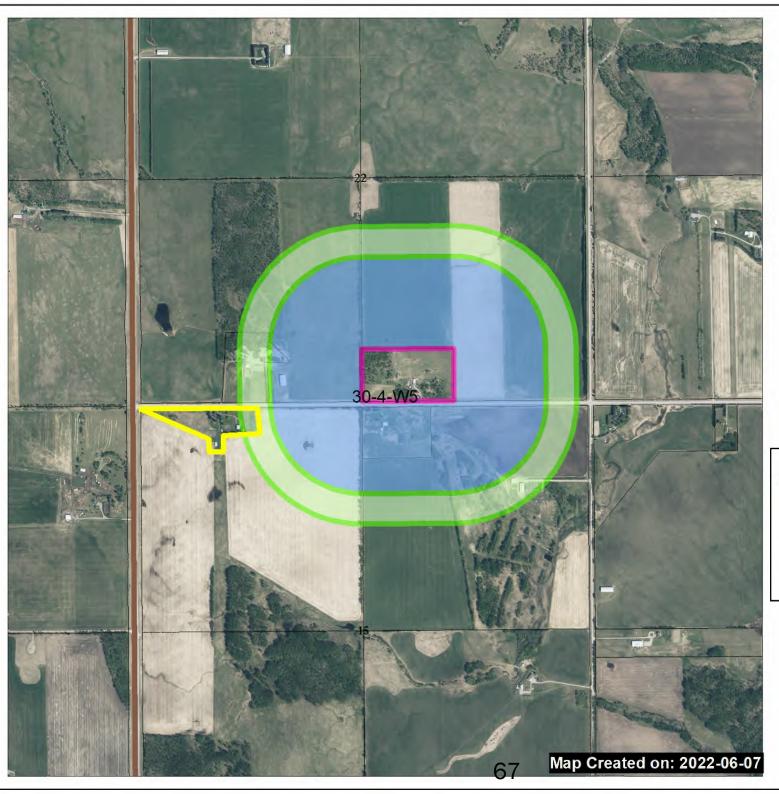
We are also willing to calculate the MDS for existing operations at Counties' request. However, the NRCB takes no position on how or whether these MDS numbers are relevant to the County's own land use bylaws, plans, or other County development requirements.

If you have any questions, please contact me.

Sincerely,

Francisco Echegaray, P. Ag.

Approval Officer



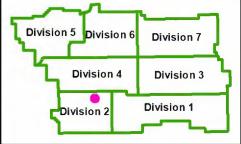


Mountain View

CFO Minimum Distance Separation

Legend

- Highway
- 🔼 Proposal
- NRCB Approved CFO
- Category 1 (327m)
- Category 2 (435m)





Scale: 1:13,416

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

PLRDSD20220078 – Bylaw No. LU 17/22

By: Dolu Mary Gonzalez, Planner

July 13, 2022

APPLICANT: James B. Wilde, Barrister & Solicitor

LANDOWNER: SCHULTZ, Harold Stanley and SCHULTZ, James Max.

Administrators for the Estate of SCHULTZ, Irene Beth

LEGAL: NW 15-30-4-W5M

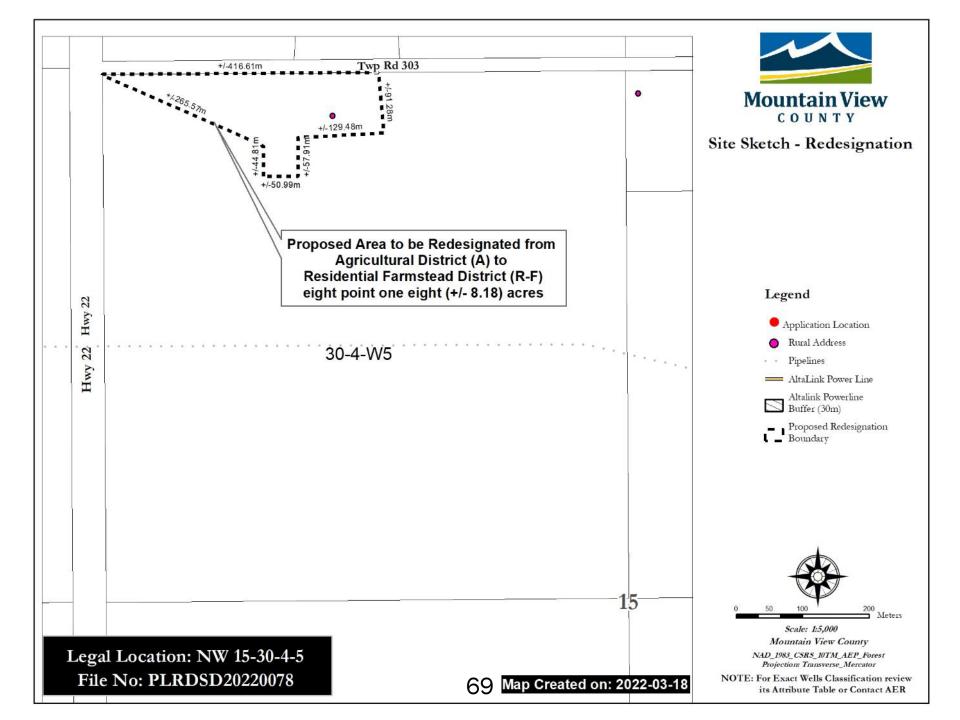
DIVISION: 2

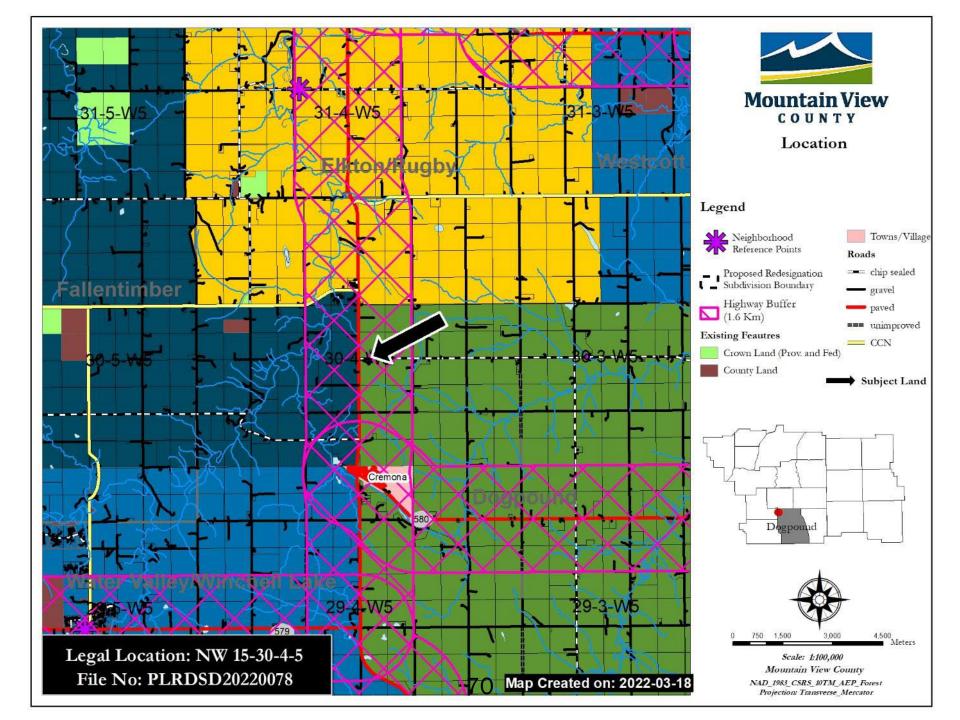
ACRES: 155.08 ac.

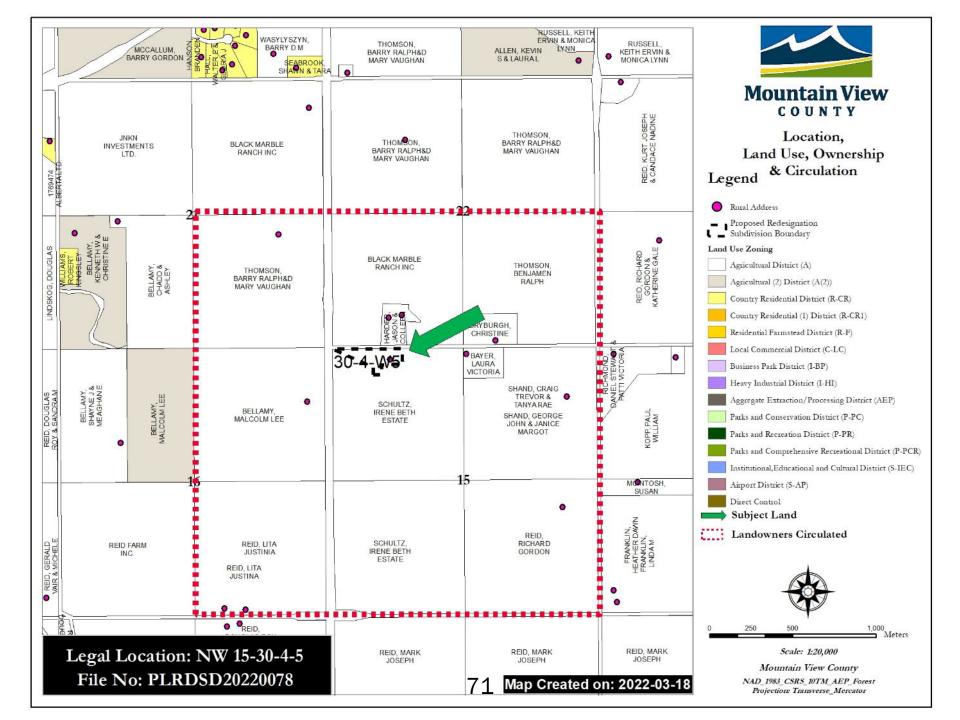
PROPOSED REDESIGNATION:

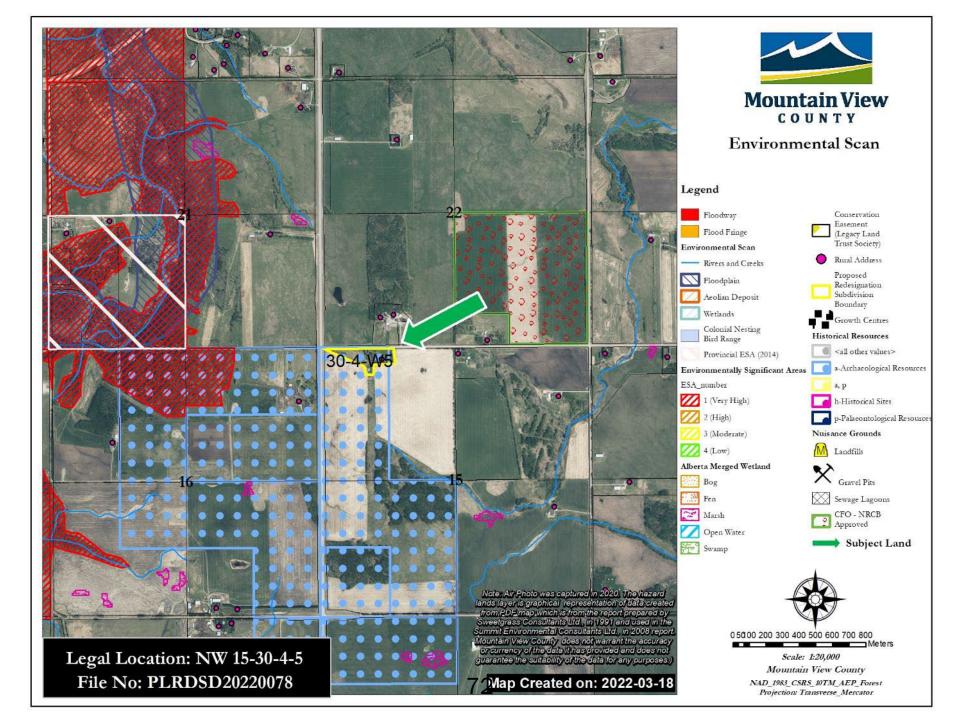
To Redesignate from Agricultural District (A) to Residential Farmstead District (R-F) an approximate eight point one eight (8.18) acres within an existing 155.08 acre parcel.

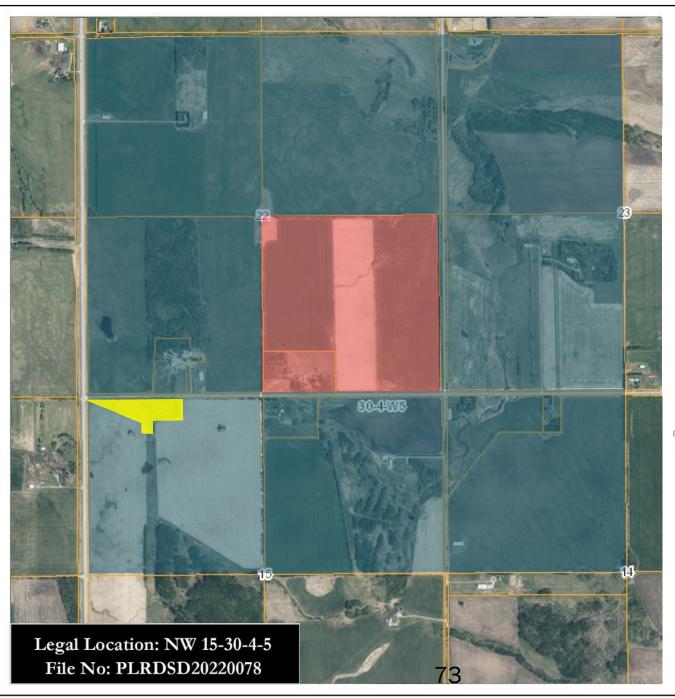






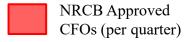


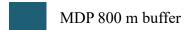


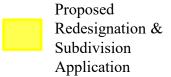




Confined Feeding Operations





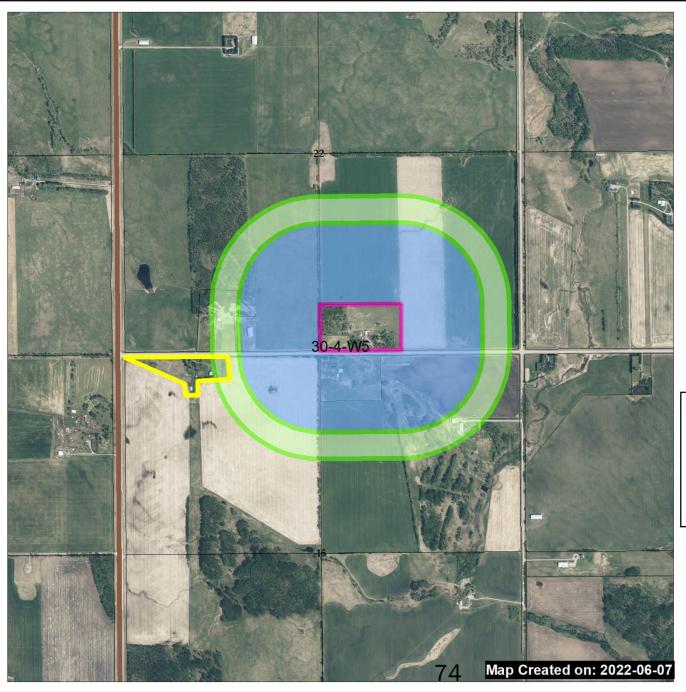






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Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER

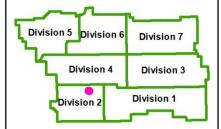




CFO Minimum Distance Separation

Legend

- Highway
- 🗀 Proposal
- NRCB Approved CFO
- Category 1 (327m)
- Category 2 (435m)



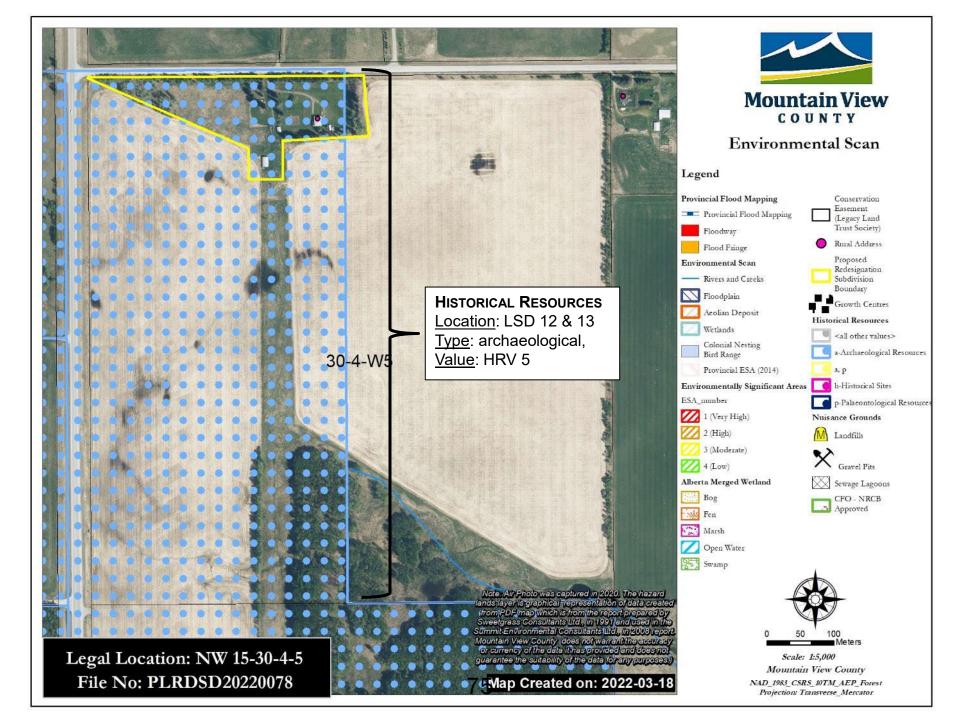


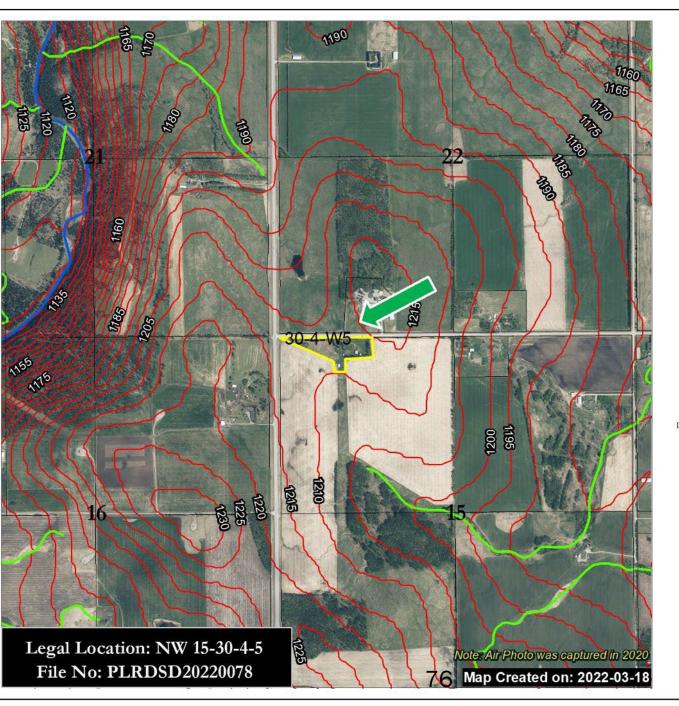
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Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

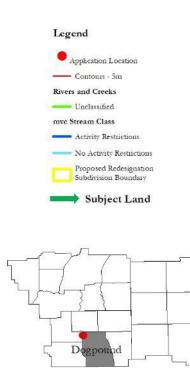
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Topography & Water

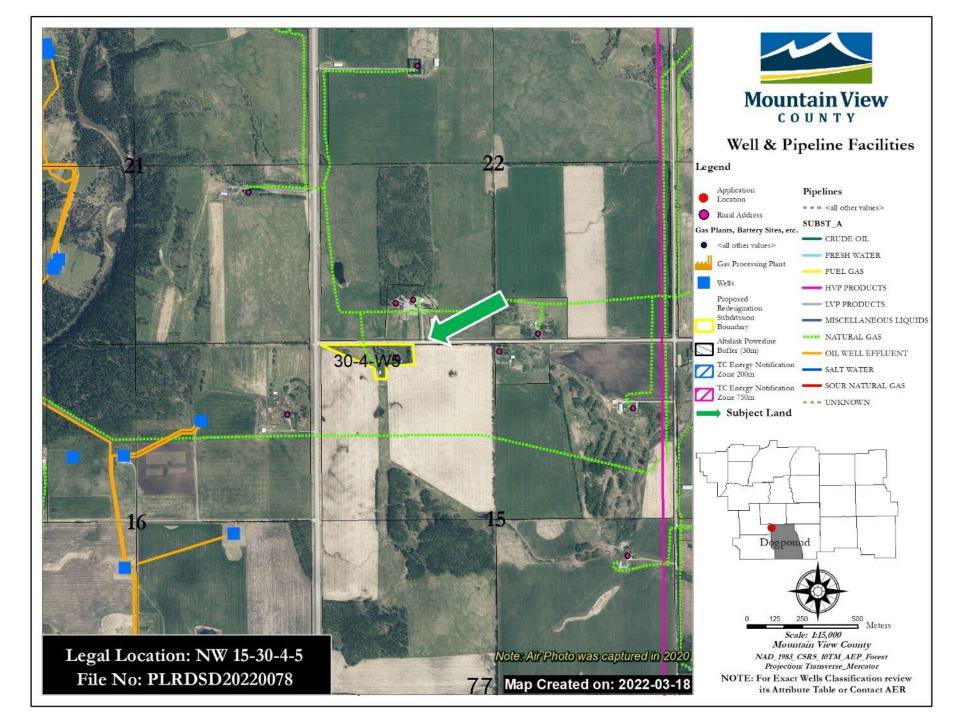


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Mountain View County

NAD 1983 CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

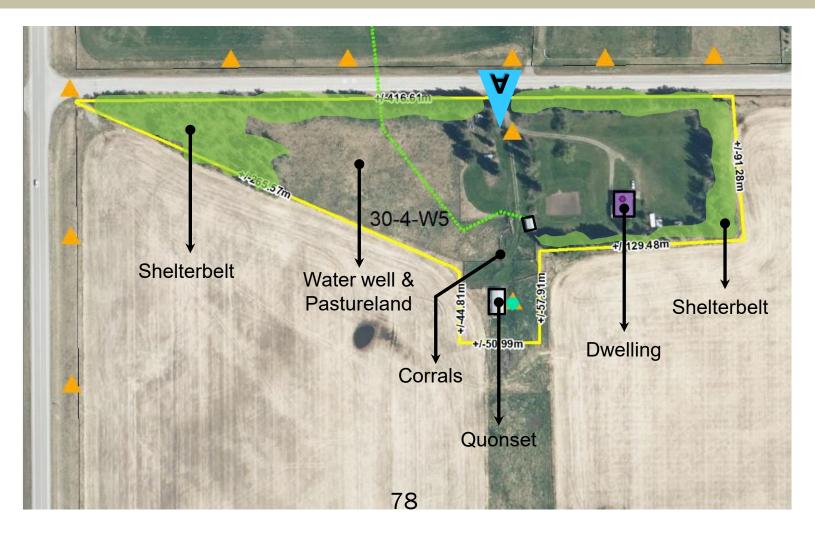


Proposal: Residential Farmstead District

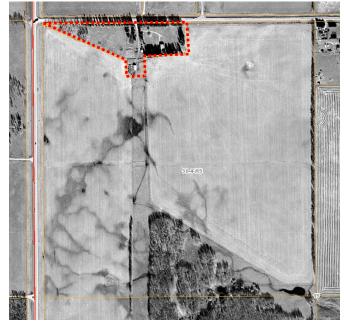
REASON:

"The Farmstead has existed more than 10 years. The proposal is less than 9 acres. The triangle shape portion (location of water well) can be used for pastureland and keeping small animals."

(Application Package, pg. 3 & Additional Information Ref: Att 07)



Historical Aerial Photographs



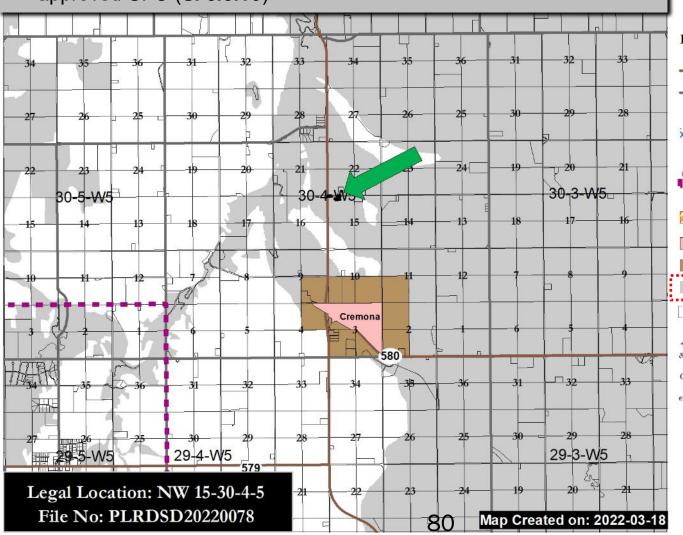






Agricultural Preservation Area

- Consideration for first parcel out subject to redesignation (S. 3.3.5)
- Farmstead Separation between 2 to 9 acres supported if meeting criteria (S. 3.3.10, 3.3.11 & 3.3.12)
- Farmstead may be considered when located within 800m from approved CFO (S. 3.3.15)





Growth Management Conceptual Strategy Figure 3

Legend

- Highway
- County Collector Network(CCN)

Special Policy Area:

- Highway 2/27 (Concept Plans Required)
- Growth Centres
 (ASPs / Concept Plans Required)

Economic Nodes

(ASPs / Concept Plans Required)

Towns/Village

IDPs

Agricultural Preservation Area

Potential Multi-Lot Residential Development Area

*Adapted from the Canada Land Inventory Class 1,2 & 3 soils; AGRASID's Land Suitability Rating System (LSRS) Class 2 & 3 as the 1st Dominant or Co-Dominant; as well as Environmentally Significant Areas (ESA) are shown shaded. Boundaries are not exact and boundaries must be confirmed or corrected from municipal assessment maps and field investigation. *



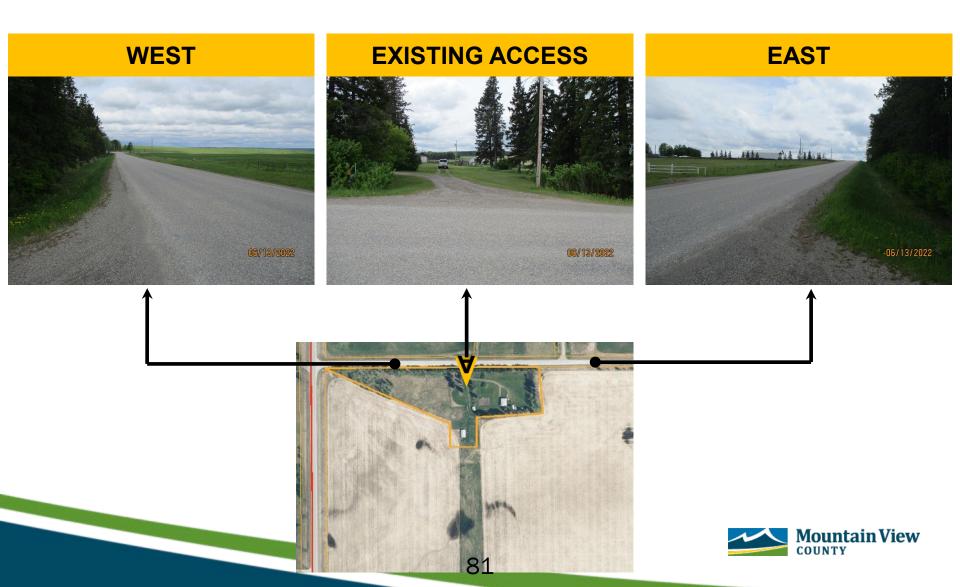
Scale: 1:100,000 Mountain View County

4,500 Meters

NAD 1983 CSRS 10TM AEP Forest Projection: Transverse Mercator

Road and Access: Proposal

Twp. Rd 303



Proposal: Existing Development







3. Garage/Shed







Looking Northeast - Most Northwest Corner





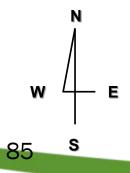
Looking West – Triangle Area







Looking East – Front Yard and Garden Area







Looking West – Southern Area: Corrals





Administrative Position

The Planning and Development Department supports Approval for PLRDSD20220078, within the NW 15-30-4 W5M for the following reasons:

- Proposal complies with the policies of the Municipal Development Plan.
- The land is developed and suitable for the intended use as Residential Farmstead District, compliant with the regulations of the Land Use Bylaw.
- 3. There are no technical outstanding matters.
- The proposal will not negatively impact the surrounding agricultural community.





Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0 T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcountv.com

SUBJECT: Bylaw No. LU 20/22 REVIEWED AND APPROVED FOR SUBMISSION

SUBMISSION TO: Council Meeting CAO: MANAGER:

MEETING DATE: July 13, 2022 DIRECTOR: MB PREPARER: DMG

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW: FILE NO.: PLRDSD20220116 FINANCIAL REVIEW:

LEGAL: Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5

ADMINISTRATIVE POSITION:

Administration supports a Council resolution based on Option Three.

BACKGROUND / PROPOSAL:

Council is being asked to consider second and third readings of Bylaw No. LU 20/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate fourteen point five eight (14.58) acres from Agricultural (2) District (A(2)) to Agricultural District (A); to redesignate an approximate thirteen point eight four (13.84) acres from Agricultural District (A) to Agricultural (2) District (A(2)) and to redesignate an approximate twenty point three zero (20.30) acres from Agricultural District (A) to Residential Farmstead District (R-F)

Application Overview:

Applicant	MATTSON, Brett
Property Owner	FORD, Ivan Herbert and Linda Carol
Title Transfer Date	Plan 1912539 Block 2 Lot 1 (Descriptive): December 23, 2019 SE 10-33-2-5: March 29, 1995
Existing Parcel Size	Plan 1912539 Block 2 Lot 1 (Descriptive): 41.27 acres SE 10-33-2-5: 118.73 acres
Purpose of redesignation	For subdivision – to create a third parcel from a previously subdivided quarter section.
Division	7
Rural Neighbourhood/Urban Centre	The subject property is in the rural community of Hainstock, approximately two point five (2.5) miles west from the Town of Olds on Rage Road 22.
Bylaw given first reading	June 22, 2022
Bylaw advertised on	June 28, 2022 and July 05, 2022

Key Dates, Communications and Information:

Application Submitted	March 22, 2022
Application Circulation Period	From April 05, 2022 to May 05, 2022
Supportive Information Requested/Submitted	Prior to submitting an application the applicant and landowner met with Planning and Development to discuss their proposal and understand County's policies. The applicant provided a letter in support of the proposal as attached to this report.
Application Revised from Submission	No
Communications Received from Referrals	Fortis Alberta Inc.: no easement is required Foothills Natural Gas Co-op Limited: no objections Telus Communications Inc.: no objection
Objections Received and Addressed	No letters of objection/concern were received

Applicable Directions, Policy and Regulations:

Applicable Directions, Policy and Regulations:	
Intermunicipal Development Plan (IDP)	The subject property is not within an IDP area
Municipal Development Plan (MDP)	In accordance with Figure 3: Growth Management Conceptual
Bylaw No. 20/20	Strategy, as attached, the subject property is in the Agricultural
	Preservation Area, which policy may support for only one (1)
	parcel to be subdivided from a previously unsubdivided quarter
	section. The application is contrary to this land use policy.
	The interpretation of applicable policies against this proposal is
	provide in the Policy Analysis part of this report.
Area Structure Plan (ASP)	The property is not within an approved ASP
Land Use Bylaw No. 21/21	11.1. Agricultural District (A)
	Purpose: To accommodate and promote agriculture land uses
	on larger parcels while having regard for the rural, agricultural
	character of the area.
	Parcel Area: Minimum 32.37 ha (80.0 ac) or the area in title at
	the time of passage of this Bylaw.
	, and the process of
	11.2. Agricultural (2) District (A(2))
	Purpose: To accommodate smaller parcels of agricultural land
	and fragmented parcels physically separated by permanent or
	man-made features for agricultural uses. Residential uses are
	accessory to the agricultural use.
	Parcel Area: Minimum 16.16 ha (40.0 acres) or a smaller area
	redesignated by Council; Maximum 32.33 ha (79.9 ac) or the
	area in title at the time of passage of this Bylaw.
	, and the second
	12.3. Residential Farmstead District (R-F)
	Purpose: To accommodate a single residential parcel of land
	containing the farmstead from an unsubdivided quarter section.
	Agricultural uses may be accessory to the residential use.
	Parcel Area: Minimum 0.8 ha (2.0 ac) - Maximum area deemed
	necessary to accommodate the farmstead
Policy and Procedures	N/A
	1 ,

Land Use and Development:

Land use and Development:	
Predominant Land Use on property	The subject property is a previously subdivided quarter section with an Agricultural (2) District bare parcel of 41.27 acres. The remainder of the property of 118.73 acres has an Agricultural District (A) zoning.
Predominant development on property	The A(2) District parcel is bare; however, the Development Authority approved a Dwelling on April 12, 2022. Move In/Relocation; Dwelling, Secondary Suite (within basement of Dwelling); and Accessory Building. The remainder of the quarter section has a developed yard, the farmstead, consisting of two (2) dwellings, garage, barn, quonset, grain bins and other related accessory buildings; surrounded by farmland.
Oil and gas facilities on property/adjacent	There are three (3) pipelines: a discontinued fuel gas pipeline, a discontinued sour natural gas pipeline and a natural gas line. The application was circulated to AER; however, no comments were received.
Surrounding land uses	Surrounding land uses are predominantly agricultural in the form of large- and small-scale agricultural parcels. In addition,

	there is a multi-lot residential development northwest from this property and single residential development to the east and south from this property.
Proximity to utilities	The subject property is developed and serviced. Foothills is the gas provider in the area.

Physical and Natural Features:

Waterbodies and wetlands on property	In accordance with Policy 6012 no waterbodies and no wetlands were identified on this property. The Olds Creek, a Class D waterbody runs farther east, and an unclassified seasonal waterbody runs through the adjacent properties southwest from this property. In addition, The Alberta Merged Wetland Data identifies several marsh areas in this part of the County; prevalent around the Olds Creek.
Topographical constraints on property	The land presents slight sloping up from east to west direction
ESA areas and classifications	No ESAs identified
Drainage and Soil Characteristics	The west area of the property naturally drains in a west direction, while the east area naturally drains in an east and northeast direction. Soils have a CLI Class 2 with AGRASID's Land Suitability Rating System Class 3 as 1st dominant: 3H(7) - 4(2) - 5W(1) for eastern area and 3H(9) - 5W(1) for remainder of the quarter section.
Potential for Flooding	There are no records or history associated with potential risk for flooding on this property.

Planning and Development History:

Prior RD/SD/DP Applications	File History for SE 10-33-2-5
, , , , ,	DP09-041: On May 12, 2009, the Development Approving
	Authority approved a Dwelling Unit Addition &
	Ancillary Building Detached Garage with Westerly Front Yard Setback Relaxations.
	PLRDSD20190098: On July 10, 2019, Council approved the redesignation to Agricultural (2) District and subsequently on August 27, 2019, the Subdivision Authority approved the subdivision to create one (1) parcel of 41.21 acres. The approval required a Road Widening Agreement and an inspection report for the existing septic system for the existing farmyard.
	File History for Plan 1912539 Block 2 Lot 1
	PLDP20220124: On April 12, 2022, the Development
	Approving Authority approved a Dwelling, Move In/Relocation;
	Dwelling, Secondary Suite (within basement of Dwelling); and
	Accessory Building.
Encumbrances on title affecting application	Instrument 191 260 651 - Re: Acquisition of Land by Caveat by
	Mountain View County for future road improvements along
	Range Road 22.

Servicing and Improvements Proposed:

Water Services	The existing farmyard is serviced by water well. Development
	within the agricultural parcel will be serviced by water well.
Sewer Services	The existing farmyard is serviced by a buried open discharge (PRPS20190593). Development within the agricultural parcel
	will be serviced by private sewage treatment system.

Stormwater/Drainage Improvements	Not required for this application
Solid Waste Disposal	N/A

Suitability Assessment:

Land suitable for intended use	No.
Compatible with surrounding land uses	No
Appropriate legal and physical access	Yes.
Complies with MDP/ASP/LUB requirements	No.

DISCUSSION:

The purpose of this application is to create a second parcel of twenty point three zero (20.30) acres for farmstead purposes, from a previously subdivided quarter section that is found within the Agricultural Preservation Area that will result in a total of three (3) titles. The applicant and the landowners are aware and have been advised that the proposal is contrary to the Agricultural Preservation Land Use Policy as the existing Agricultural (2) District parcel of 40.00 acres created in 2019 is considered the first parcel out. There are no policy provisions in the Municipal Development Plan that supports additional subdivision proposals beyond the first parcel out in the Agricultural Preservation Area. The applicant has instructed Planning and Development to proceed with the application as summitted with the understanding that the application does not meet the County's statutory plan.

BACKGROUND:

The subject property is in the rural community of Hainstock, northwest from the Town of Olds, approximately 1.0 mile north of Highway 27 on Range Road 22. This area of the County is characterized by large and small scale agricultural operations with the majority of the adjacent properties previously been subdivided once, to create first parcel out, with the exception of a multi-lot residential development in the adjacent quarter section northwest from this application.

The topography in the area presents gently slope in an easterly direction and also the area slight sloping in a west direction. Soils have a Canada Land Inventory Class 2 with AGRASID's Land Suitability Rating System Class 3 as 1st dominant. Other than the Olds Creek flowing farther east, there are no other significant water bodies. In addition, no Environmentally Significant Areas were identified in this area; however, there are several marshes identified in the Alberta Merged Wetland inventory.

Most of the oil and gas activity in the area relates to natural gas pipelines, servicing residences, as well as fuel gas lines and sour natural gas line.

HISTORY & PROPOSAL:

Prior to submitting an application, on February 22, 2022, the applicant and landowners met with Planning and Development to discuss the subdivision plans and how the proposal will be reviewed against County's statutory plans as well as the planning process. At the time, the option for subdivision were different (compared to the application) as they were contemplating consolidation of portions of the two (2) quarter sections (NE 10-33-2-5 & SE 10-33-2-5) and one (1) subdivision within each quarter, which would result in a total of four (4) titles, that would not exceed the combined maximum of two (2) titles per quarter section.

The application submitted on March 17, 2022, is different to what was originally discussed. The intent of the submitted application is to create a separate title, for agricultural purposes of 99.09 acres of land, in order to continue with and expand the tree farm operation in the adjacent quarter to the north. To accommodate this, the applicant and landowners want to amend the layout/configuration of an existing Agricultural (2) District parcel created in 2019, from a rectangular shape to an "L" shape. In addition, as the applicant only wants the land without any buildings, the application also proposes to create a third title, by subdividing 20.30 acres for farmstead purposes. The following provides a summary, as explained by the applicant on the additional information, as attached:

Proposed Agricultural (2) District parcel: this would be a "a property line amendment" in which "the current 40
acres that is subdivided out is allowed to wrap around the backside of the homestead rather than having it go
from East property line to West property line...The existing well site with all access roads will be on this property".

Note that the 2020 aerial photographs depicts this area as undeveloped; however, on April 12, 2022, the Development Approving Authority approved a Dwelling, Move In/Relocation; Dwelling, Secondary Suite (within

basement of Dwelling); and Accessory Building (Ref: PLDP20220124). If Council approves the redesignation the Development Permit will meet the proposed setbacks.

Proposed Residential Farmstead District parcel: "..will allow for both Linda and Ivan to remain in their home until
they are no longer able to live on their own. The septic field is located behind the property to the west so we
require more land to the west to ensure all utilities and septic fields are properly accounted for as per county
regulations."

Note that this proposed area consists of two dwellings each serviced and with individual access approach from Range Road 22.

- Proposed Agricultural District remainder area: this proposed area would be adjacent to the quarter to the north and as such:
 - o Reducing amount of equipment traffic on Range Road 22.
 - o Continuous farming which will allow us to stay more efficient in our planting operation.
 - o All tree production acreages are together allowing for proper management of the crop growth.
 - o Allow for the remaining 100 acres in SE10-033-02W5 to stay as agriculture land for many years to come.

Note that if the third title is approved there is no condition that shall require the expansion of the tree farm on the remainder.

FILE HISTORY:

- Council approved the redesignation to Agricultural (2) District and subsequently the Subdivision Authority approved the subdivision to create one (1) parcel of 41.21 acres. The review and approval of this A(2) district parcel was under MDP Bylaw No. 09/12, Section 3.0 Agricultural Land Use Policy Area, which allowed for only one (1) parcel to be subdivided from a previously unsubdivided quarter section.
- 2020 County Council adopts Municipal Development Plan No. 20/20. The subject quarter section and vicinity is identified in the Agricultural Preservation Area because the subject property and surrounding area have a Canada Land Inventory Class 2 and AGRASID Class 3 as 1st Dominant. The Agricultural Preservation Area allows a maximum parcel density of two (2) title lots inclusive of the balance of the quarter. The subject property has previously been subdivided with an Agricultural (2) District parcel, which is the first parcel out, created in 2019 and therefore there is no policy provisions that support additional subdivisions.
- The applicant requested a meeting with P&D to discuss plans for subdivision. The applicant proceeded to submit an application different to what was discussed with P&D. A letter was provided to the applicant which outlines the non-policy compliance of the application. The applicant instructed P&D to proceed with the application.

CIRCULATIONS:

The application was circulated from May 05, 2022, to April 05, 2022, to adjacent landowners and referral agencies to provide comments. No letters of objection/concern were received and referral agencies such as Fortis, Foothills and Telus provided the standard response of no objections. In communications with the pipeline operator of the fuel gas line and the sour natural gas line, Persist Oil and Gas Inc., they indicated that if the subdivision is approved then new agreements will be required to split out the lease.

POLICY & REGULATION ANALYSIS:

Municipal Development Plan Bylaw No. 20/20

In accordance with Figure 3, as attached, the subject quarter section is in the Agricultural Preservation Area, and the policies of Section 3.0 Agricultural Land Use Policies were used to evaluate the application. The application is contrary to Policy 3.3.5, 3.3.6, 3.3.10, 3.3.11 and 3.3.12.

- Policy 3.3.5 "(a) The "first parcel out" of a previously unsubdivided quarter section may only be supported by the County for the creation of one additional parcel, subject to redesignation and subdivision application and the provisions of the Land Use Bylaw and the MDP.
 - (b) A first parcel out subdivision within the Agricultural Preservation Area or the Potential Multi-Lot Residential Development Area shall be evaluated in accordance with section 3.0 of the MDP."
 - > The proposal is for the second parcel out and will result in the third title and does not meet Policy 3.3.5.
- 5 2 RFD Bylaw No LU 20 22 PH (ID 601343)

- Policy 3.3.6 "The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section."
 - > The proposal will exceed the maximum number of titles allowed in the Agricultural Preservation Area. The applicant provided additional information in support of the application.
- Policy 3.3.10 "A farmstead separation, considered a non-agricultural use, may be subdivided from a previously unsubdivided quarter section, where the farmstead has been in existence for a minimum of 10 years or more at the time of application."
 - The proposal for a farmstead separation is not from a previously unsubdivided quarter section as there is already an Agricultural (2) District parcel.
- Policy 3.3.11 "The maximum parcel size for farmstead separations should be 9 acres (3.64 ha) with a minimum parcel size of two (2) acres (0.81 ha). Larger lot sizes may be permitted when required for shelter belts, ancillary buildings, physical characteristics and land required to provide physical access."
 - ➤ The application proposes a 20.30 acre farmstead proposal, which area exceeds the maximum allowed area for farmstead proposals. The applicant indicates that the proposal extends to the west in order to accommodate the septic system. The applicant indicated that proposed agricultural parcel for the tree farm expansion should exclude buildings is an additional reason why the applicant is proposing a 20.30 acres as farmstead.
- Policy 3.3.12 "Farmstead separation applications shall be considered a non-agricultural subdivision and therefore shall require redesignation to an appropriate land use district, and will be reviewed in accordance with the following criteria:
 - (i) Demonstration that the Farmstead satisfies the definition of a Farmstead as contained in the Plan;
 - (ii) The proposed parcel is a single parcel created from a previously unsubdivided quarter section;
 - (iii) The proposed parcel is compact and limited in size to the original Farmstead as defined by physical characteristics, vegetation and shelter belts and such other land as required to provide physical access to the site and does not include cultivated farmland, pasture land or lands suitable for agricultural production as part of the remainder unless included within a shelter belt and the physically defined area of the farmstead. Fencing alone shall not constitute a physical defined area of the farmstead;
 - (iv) Access to the proposed parcel is available via direct access or easement or panhandle road to a developed public roadway acceptable to the Municipality;
 - (v) The balance of the quarter section is maintained as an agricultural land use; and
 - (vi) Where two (2) detached dwelling units exist on the proposed farmstead separation parcel, the County may consider redesignation and subdivision approval. At the Subdivision stage, the Approving Authority (Municipal Planning Commission or Administrative Subdivision and Development Approving Authority) may deem the additional dwelling legally nonconforming."

<u>Appendix A Glossary – Farmstead</u>: "An established residential site that previously contained or currently contains a dwelling and other improvements used in connection with the raising or production of crops, livestock or poultry, situated on the same land used in connection with the farming operations."

Appendix A Glossary – First Parcel Out: "A single lot/parcel created from a previously unsubdivided quarter section and includes quarter sections where fragmented parcels may have been removed prior to consideration for a first parcel out subdivision. Municipal Reserve dedication shall be required in accordance with the Municipal Government Act, including when the first parcel has been subdivided from a quarter section and the MDP identifies the remaining parcel as an unsubdivided quarter section."

➤ The applicant did not provide additional supporting information as to how the proposed farmstead meets the above guidelines for the consideration of his application.

Land Use Bylaw No. 21/21

The application is proposing a Residential Farmstead District (R-F) redesignation of 20.30 acres that is not compliant with Section 12.3 of the Land Use Bylaw as the proposal does not meet the purpose of the District as the farmstead is not from an unsubdivided quarter section.

The current dwelling density on the quarter section is three (3), two on the remainder and one (1) on the first parcel out. If the third parcel is approved, there will only be provision for one (1) dwelling in future on the remainder as the maximum dwelling density of 4 would be met.

If the third parcel is approved from the quarter section, the Subdivision Approving Authority will consider that a condition of subdivision requires Municipal Reserve (MR) as cash in lieu for the Farmstead parcel.

CONCLUSION:

Planning and Development cannot support this proposal for the consideration of a third parcel in the Agricultural Preservation Area, as it is contrary to polices within Section 3.0 of the Municipal Development Plan. In addition, the application to redesignate 20.30 acres to R-F is not compliant with MDP Policy or Section 12.3 of the Land Use Bylaw. Based on County's statutory plan and the LUB, Planning and Development supports a resolution of Council based on Option Three.

OPTIONS / BENEFITS / DISADVANTAGES:

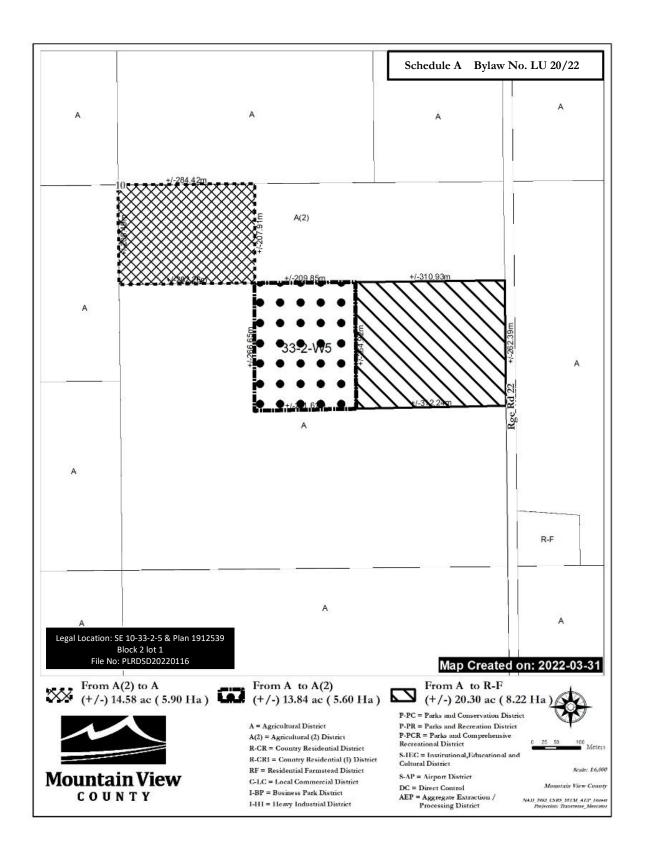
OPTIONS / BENEFITS / DISAL	WANTAGES.
Option One:	That the Reeve open and close the Public Hearing.
This motion indicates support	That Council amend Bylaw No. LU 20/22 to include the word "in" as part of the legal description as shown on attachment 02. (Approval)
	That Council give second reading to Bylaw No. LU 20/22 redesignating the lands within Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5. (Approval)
	That Council give third reading to Bylaw No. LU 20/22 redesignating the lands within Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5. (Approval)
Option Two:	That Council defer Bylaw No. LU 20/22 to
This motion indicates additional information required to render a decision on application	
Option Three:	That the Reeve open and close the Public Hearing.
This motion indicates that the application is not deemed suitable	That Council amend Bylaw No. LU 20/22 to include the word "in" as part of the legal description as shown on attachment 02. (Approval)
	That Council give second reading to Bylaw No. LU 20/22 redesignating the lands within Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5. (Refusal)
	That Council give third reading to Bylaw No. LU 20/22 redesignating the lands within Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5. (Refusal)

ATTACHMENT(S):

- 01 Bylaw No. LU 20/22 and Schedule "A"
- 02 Amended Bylaw No. LU 20/22 and Schedule "A"
- 03 Location, Land Use and Ownership Map
- 04 Proposed Site Sketch
- 05 Environmental Scan Maps
- 06 Aerial Photographs
- 07 Figure 3 MDP
- 08 Additional Information in Support of Application
- 09 Letter of Policy Non-Support
- 10 Presentation to Council

BYLAW NO. LU 20/22

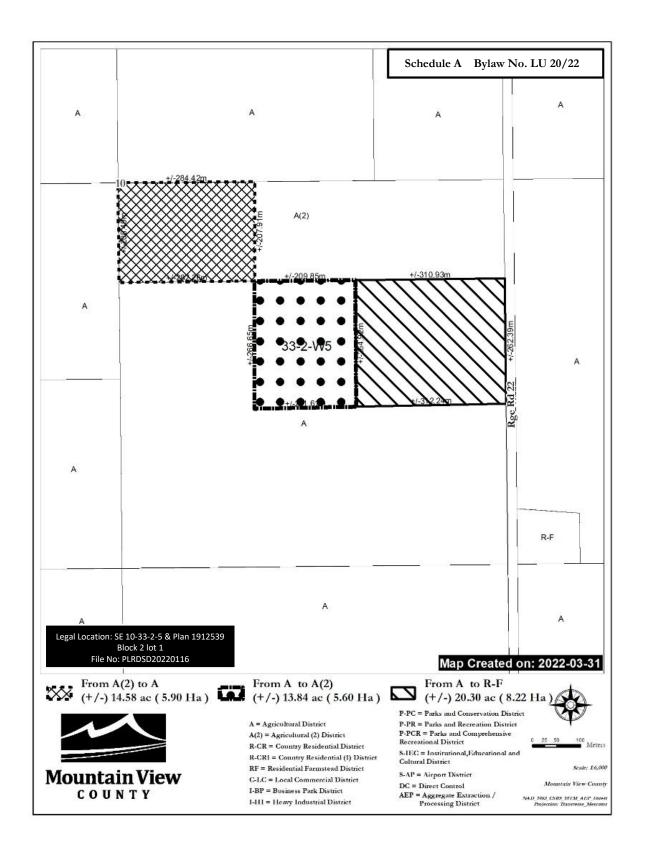
	the Province of Alberta to amend Land Use Bylaw No. t 1 and SE 10-33-2-5 pursuant to the Municipal
The Council of Mountain View County, duly follows:	assembled, enacts that Bylaw No. 21/21 be amended as
point five eight (14.58) acres (5.90 hectare Agricultural District (A) to Agricultural (2) Di (13.84) acres (5.60 hectares) the Southea three(33), Range two (2), West of the fifth ((A) to Residential Farmstead District (R-F) a	t (A(2)) to Agricultural District (A) an approximate fourteen es) in Plan 1912539 Block 2 Lot 1; to redesignate from strict (A(2)) an approximate thirteen point eight four st (SE) Quarter of Section ten (10), Township thirty-(5 th) Meridian; and to redesignate from Agricultural District an approximate twenty point three zero (20.30) acres ter of Section ten (10), Township thirty-three(33), Range putlined on Schedule "A" attached hereto.
Received first reading June 22, 2022,	
Received second reading,	
Received third reading,	
Reeve	Chief Administrative Officer
Date of Signing	

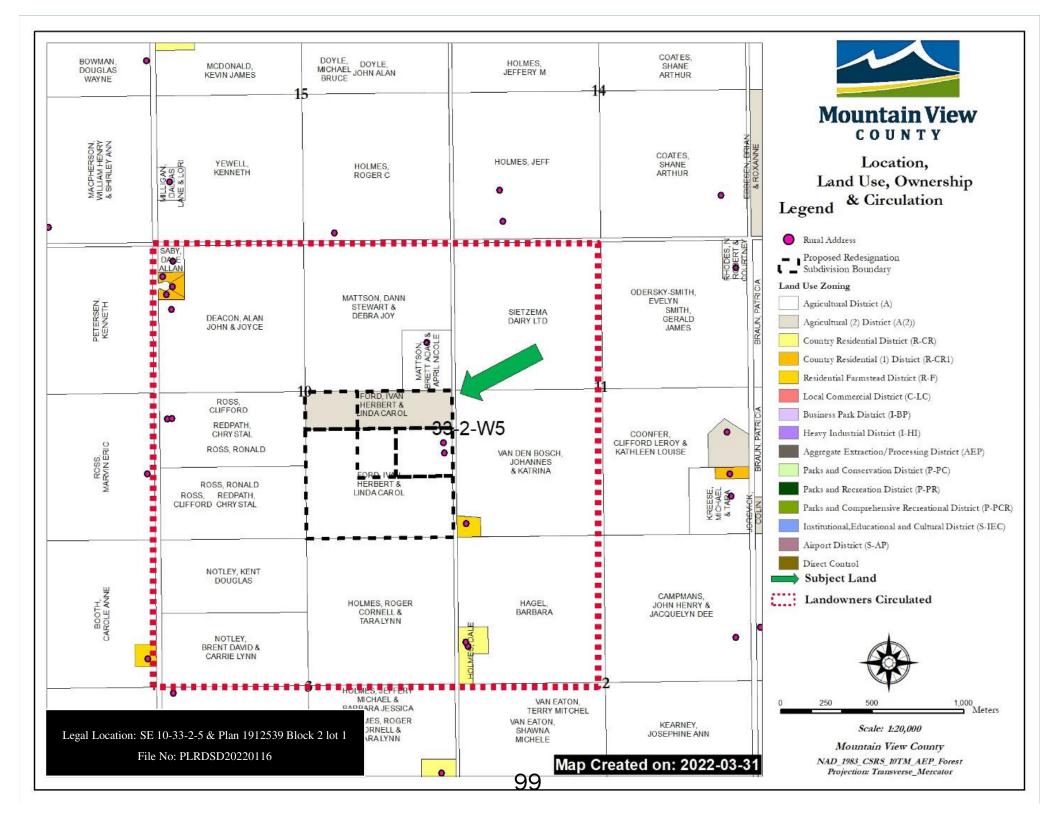


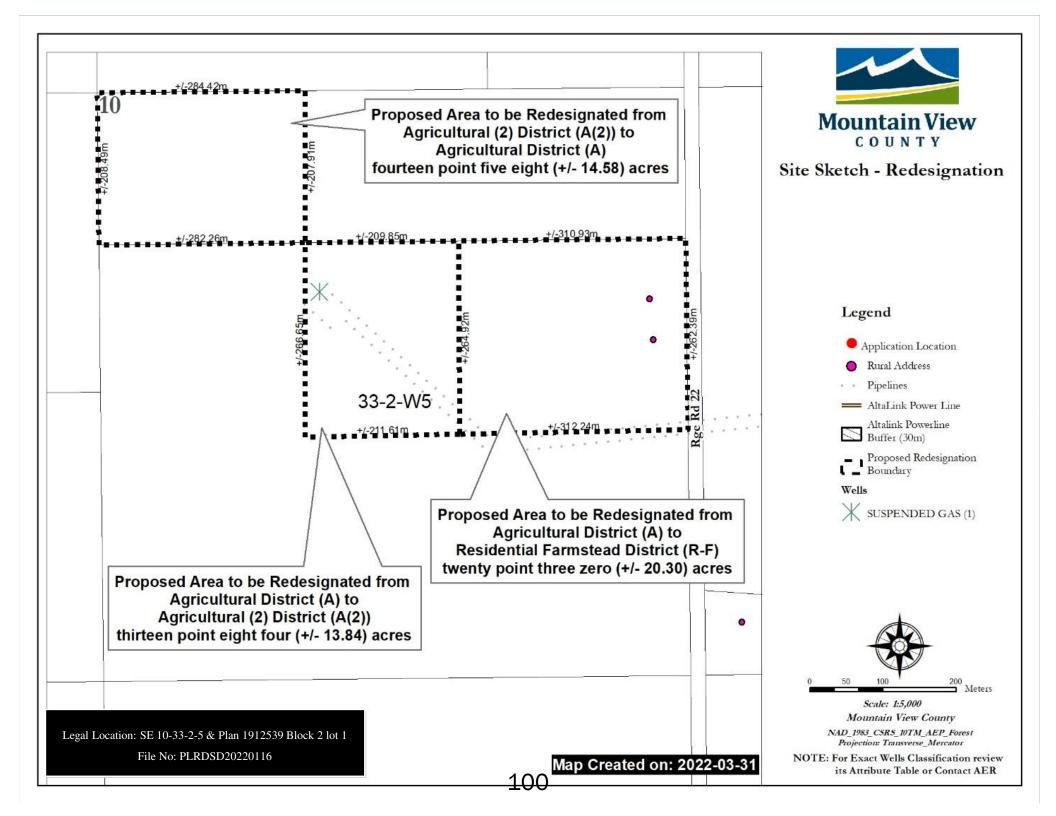
BYLAW NO. LU 20/22

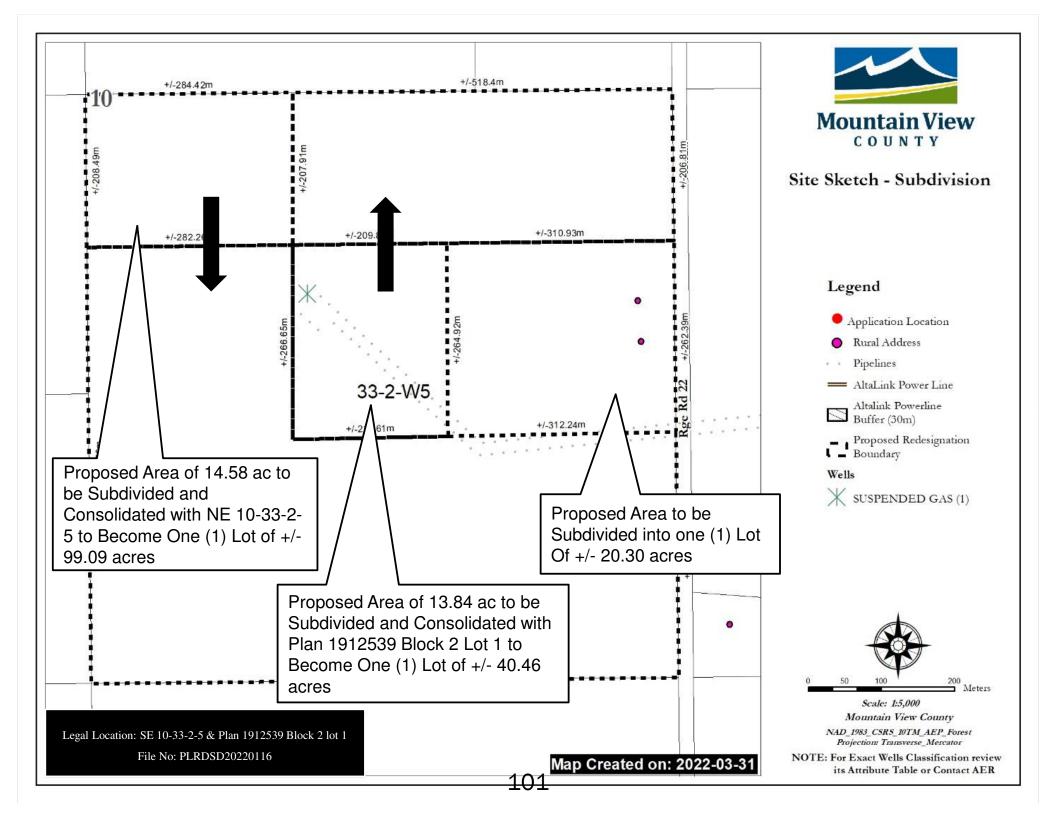
Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5 pursuant to the Municipal Government Act.	
The Council of Mountain View County, duly assembl follows:	ed, enacts that Bylaw No. 21/21 be amended as
To redesignate from Agricultural (2) District (A(2)) to point five eight (14.58) acres (5.90 hectares) in Plar Agricultural District (A) to Agricultural (2) District (A(2 (13.84) acres (5.60 hectares) in the Southeast (SE) three(33), Range two (2), West of the fifth (5 th) Meric (A) to Residential Farmstead District (R-F) an approx (8.22 hectares) in the Southeast (SE) Quarter of Section (2), West of the fifth (5 th) Meridian, as outlined of	n 1912539 Block 2 Lot 1; to redesignate from (2) an approximate thirteen point eight four Quarter of Section ten (10), Township thirtydian; and to redesignate from Agricultural Districtionate twenty point three zero (20.30) acres (20.30), Township thirty-three(33), Range
Received first reading June 22, 2022,	
Received second reading,	
Received third reading	
Reeve	Chief Administrative Officer

Date of Signing

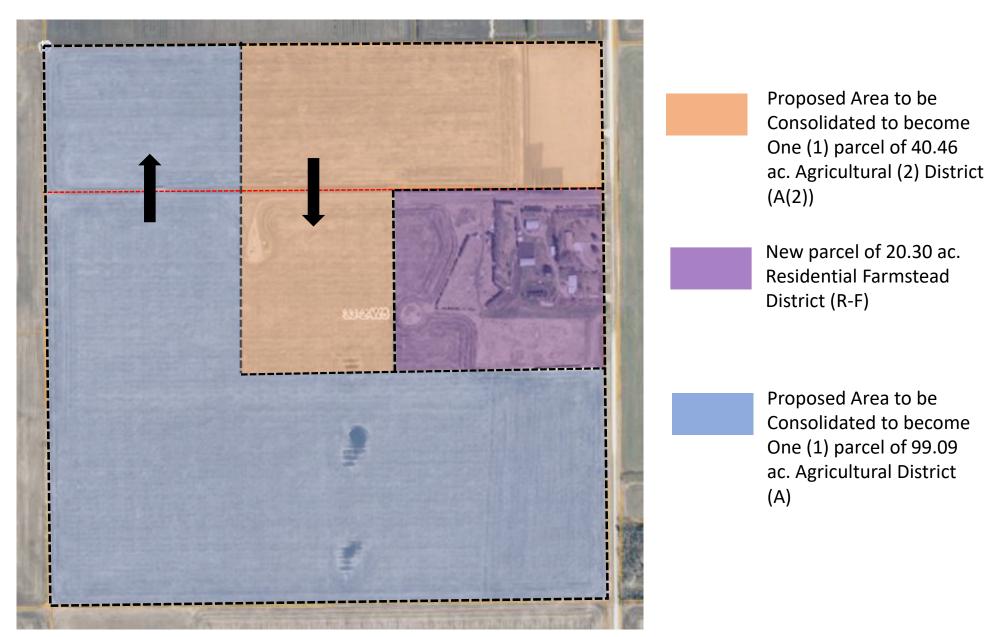


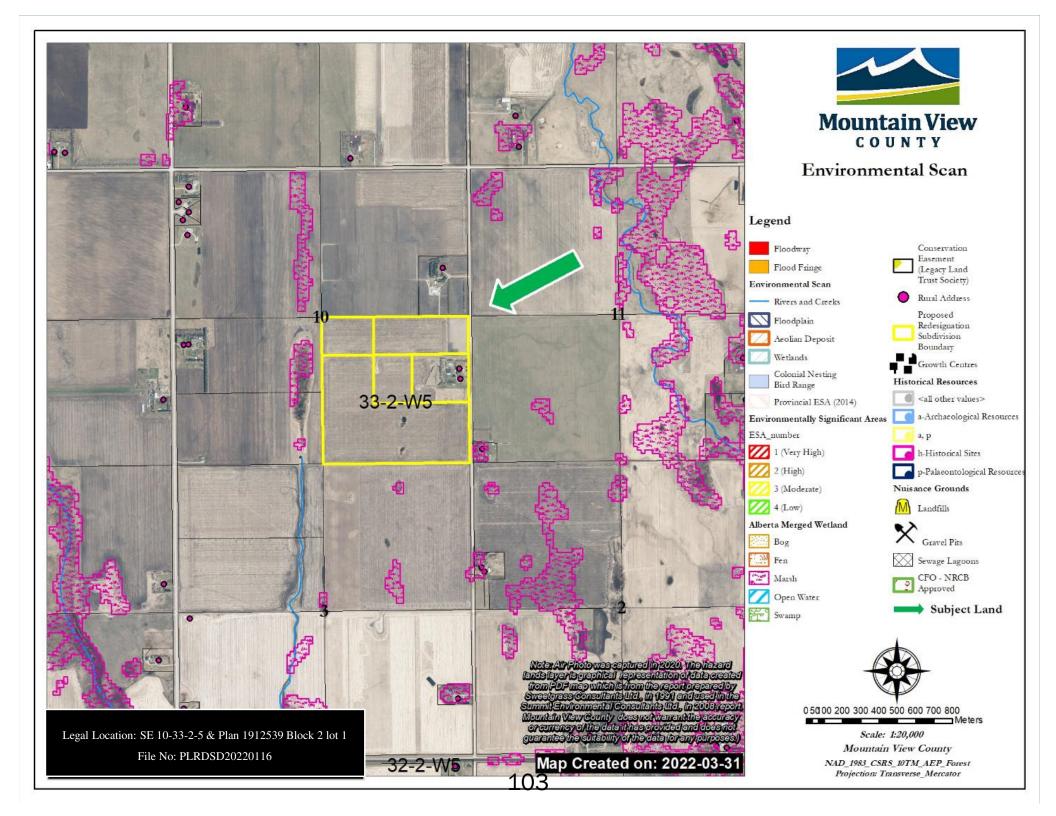


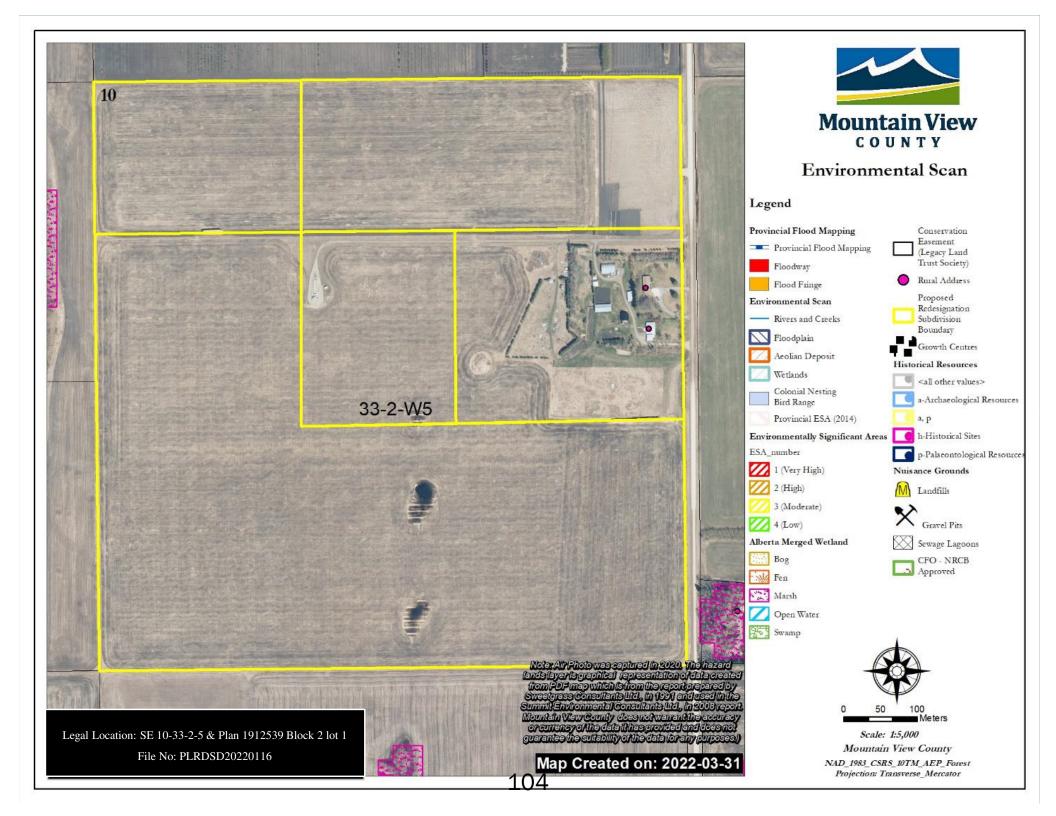


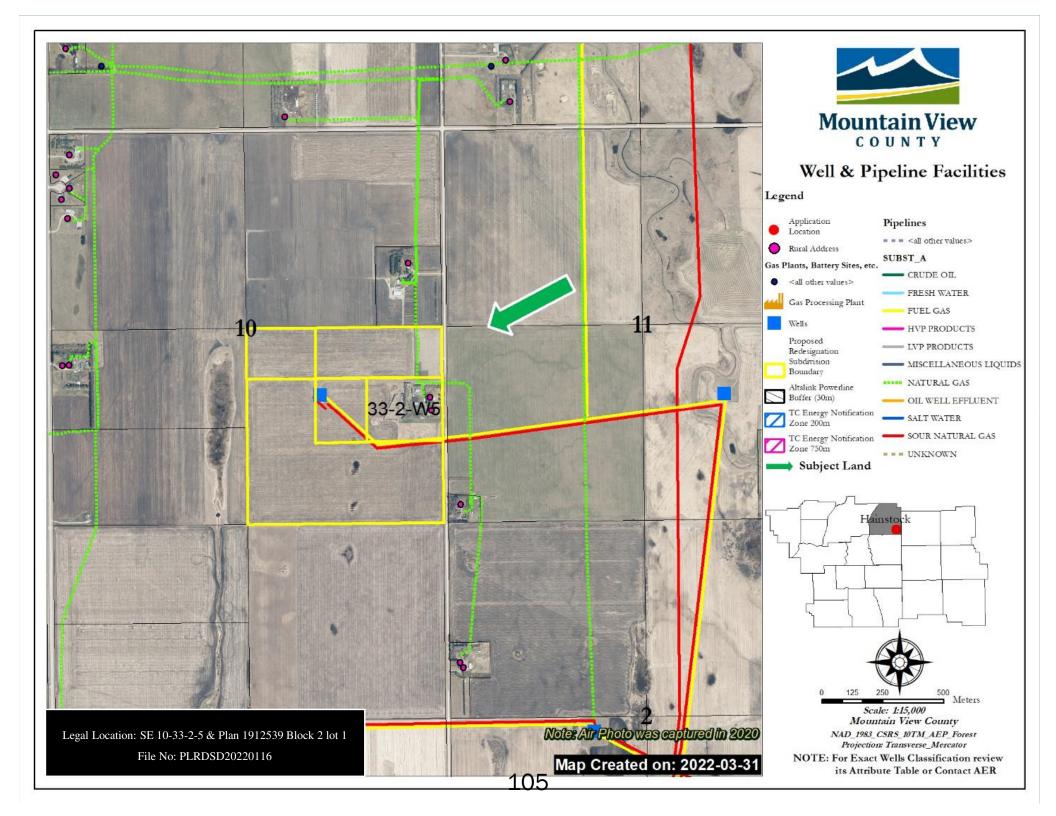


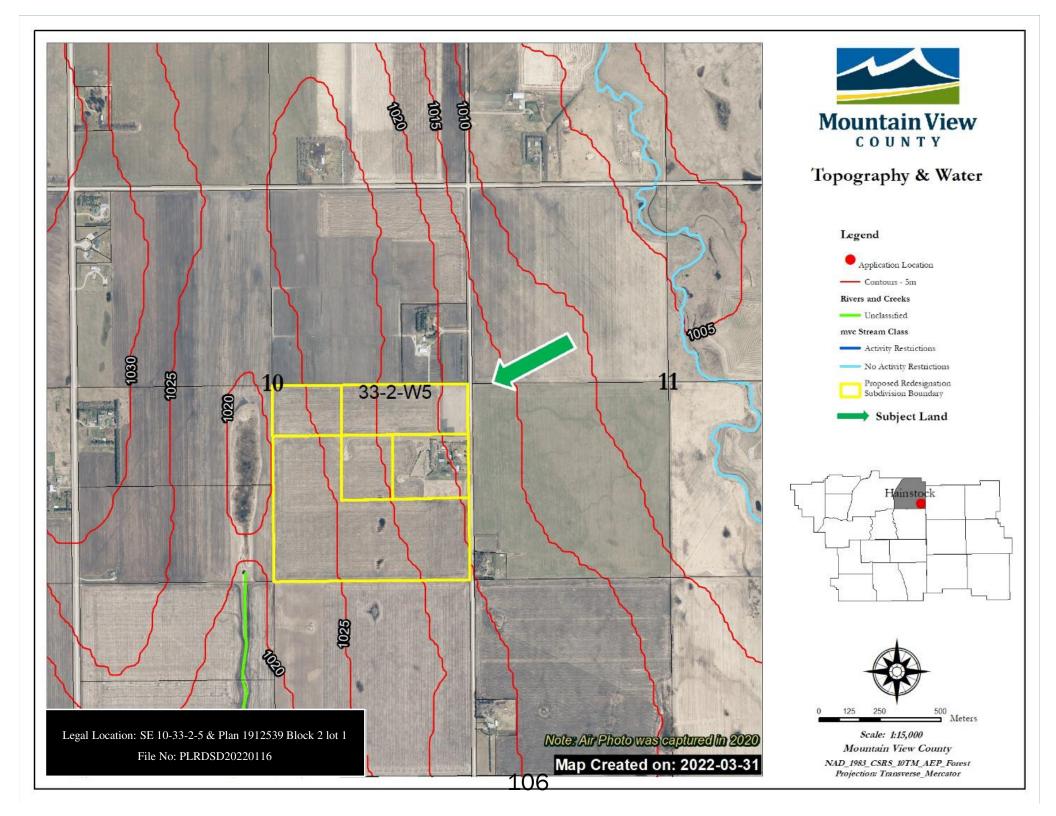
PROPOSED APPLICATION IN SE 10-33-2 W5M FILE No. PLRDSD20220116

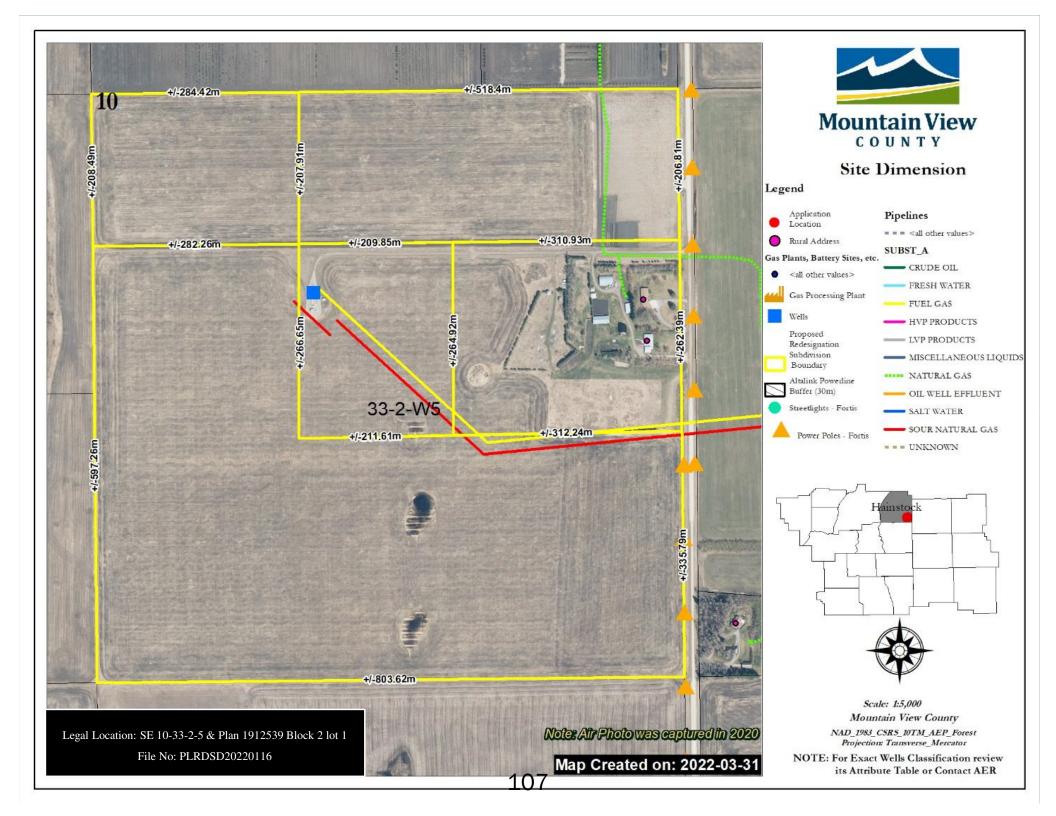


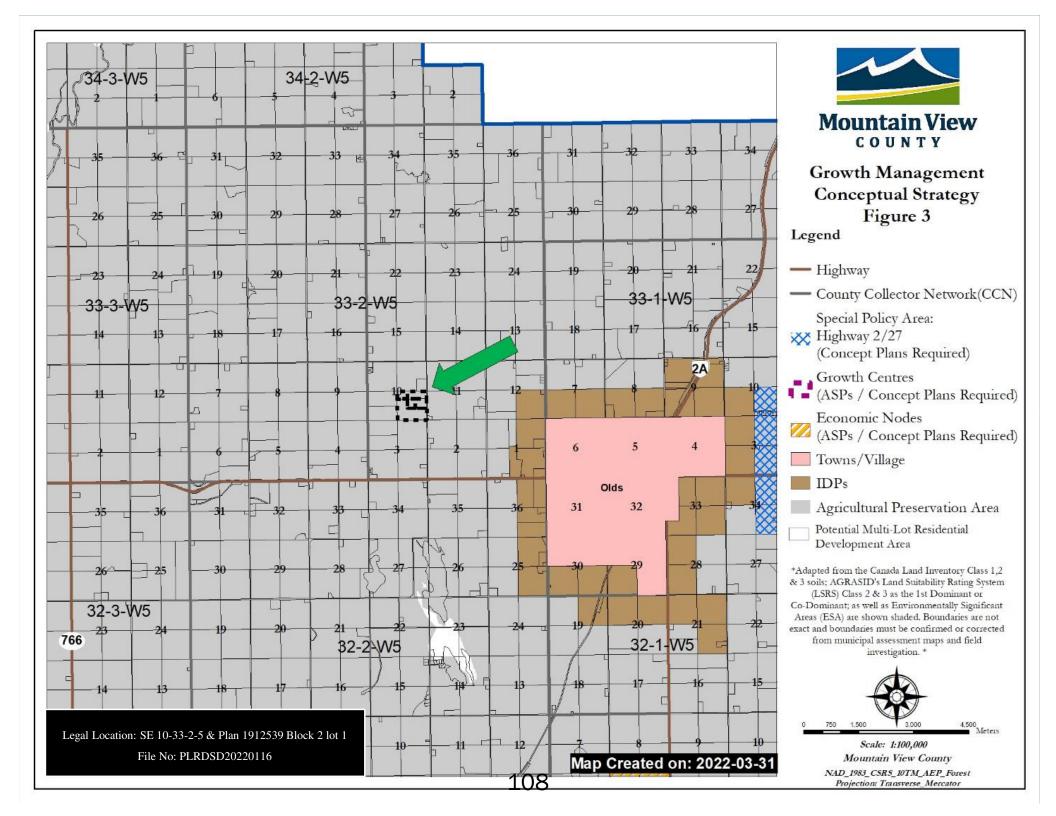












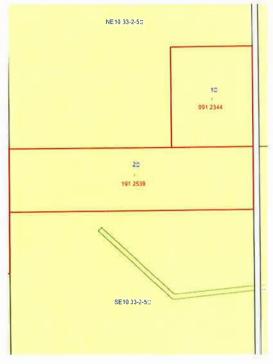
Box 19 Site 1 RR2 Olds, AB T4H 1P3

March 10, 2022

Mountain View County PO Bag 100 Didsbury, AB TOM OWO

To whom it may concern:

This letter is to explain why another subdivision is required for SE-10-033-02W5 parcel. In 2019, 40 acres was subdivided out of this quarter section and is labelled as Lot 1 Block 2 Plan 1912539. The original plan was to have this subdivision run along the property line of both NE-10-033-02W5 and Lot 1 Block 1 Plan 0912344. See graphic below to help illustrate. We are hoping to change the current configuration which will benefit both the new landowner and the county.



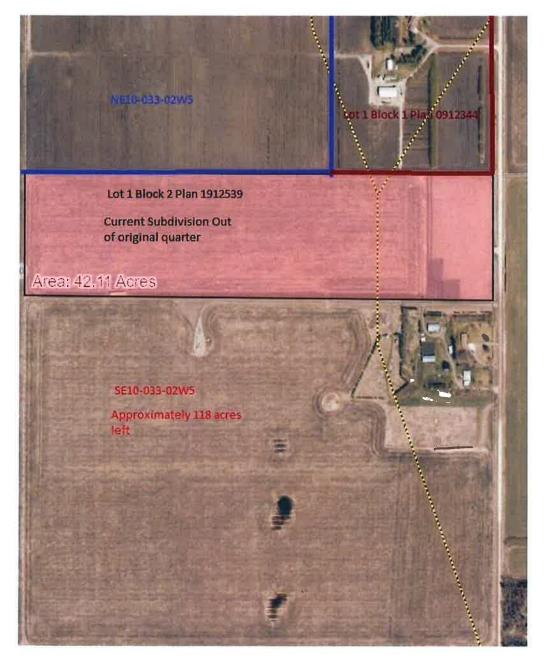
farmed.

The remaining 118 acres (represented by SE10-33-2W5) is owned by Ivan and Linda Ford which currently has around 100 acres of cultivable land, 10 acres of pastureland and the balance utilized for the homestead which has 2 houses and 3 outbuildings on it. The 100 cultivable acres is currently being rented out. Brett and April (own Lot 1 Block 1 Plan 0912344) have approached them about the remaining 100 acres to see if they are open to selling this farmable land to us directly with some modifications to the current subdivision. Brett and April cannot afford to rent the current farmland because:

- The commodity we are growing will take anywhere from 4 to 12 years to fully grow into a saleable size. If we do not own the land than we do not own the product we are growing.
- 2) Unique agriculture business so we need to be in control of how the land around our product is being

The following images highlight the proposed subdivision of the land including the re-designation of Lot 1 Block 2 Plan 1912539. The current infrastructure on the 40 acre subdivision will not be affected by this change and has been agreed upon by both the current and future landowners.

Current layout of Lot 1 Block 2 Plan 1912539



The above picture highlights the current configuration of the quarter section SE-10-033-02W5. In order to make the land more suitable for the purchaser and make it more appealing to the county, we are suggesting that the current configuration is allowed to have a property line amendment. This means the current 40 acres that is subdivided out is allowed to wrap around the backside of the homestead rather than having it go from East property line to West property line. The next segment will have a detailed drawing showcasing our request.

Christine & Blaine Subdivision (Change to layout of Lot 1 Block 2 Plan 1912539)



The 40 acre parcel is already in production with an organic flower farm and producing bee hives along range road 22. Plan is to utilize this land and expand their small acreage farming operation which already has an organic flower farm currently in operation. The existing well site with all access roads will be on this property. This configuration has been approved by both the current landowner (Linda & Ivan) and the soon to be new owners (Christine & Blaine)

Linda & Ivan Ford Subdivision (Proposed 20 acre Agriculture A2 subdivision)



This current subdivision will allow for both Linda and Ivan to remain in their home until they are no longer able to live on their own. The septic field is located behind the property to the west so we require more land to the west to ensure all utilities and septic fields are properly accounted for as per county regulations.

100 acre Subdivision Purchase by Brett & April Mattson (Owners of Lot 1 Block 1 Plan 0912344)



This proposed 100 acre parcel out is connected to the existing 140 acres of NE-10-033-02W5 because it will help with:

- 1) Reducing amount of equipment traffic on Range Road 22.
- 2) Continuous farming which will allow us to stay more efficient in our planting operation.
- 3) All tree production acreages are together allowing for proper management of the crop growth.
- 4) Allow for the remaining 100 acres in SE10-033-02W5 to stay as agriculture land for many years to come.

5) Our crop needs to be protected from wildlife entering and destroying it, so a high game fence will have to be built around the perimeter of subdivided land.

The proposed 100 acre subdivision will be purchased by Brett & April Mattson directly so there's no option of having this 100 acres absorbed into NE10-033-02W5 at this time.

How does the Subdivision support the Municipal Development Plan?

- 1) Build the County from Within Brett Mattson was born and raised at the house he purchased from his parents in 2013. The tree farm at the time was a hobby farm started by his dad Dann Mattson once he sold Field Tech. His former position was to work with crop farmers across the County to come up with proper spray and fertilizing programs to aid in the highest yielding crop. The current land base was sufficient to start a small business on but now with opportunities to expand, a larger land base is required.
- 2) Expect Return on County Investments Our operation is able to work as is with minimal requirements from any county investments. If we do pull something from the county, we do pay a fair market price for the asset. One asset is the tree planter that county has, we have been renting this religiously from the county and any maintenance that is required on it, we take care of it without bothering the county (ie new tires, hydraulic hose, etc). By having this parcel of land tied to our current operation, we can also help reduce the amount of equipment and people traffic we have on the county roads.
- 3) Policies Clearly Articulate Strategy and Direction We are a high acreage intensity farm operation which means that we spend a lot of input costs (chemicals, fertilizer, and labour hours) per acre than a normal farmer but require much less acreage to be a successful business at it. Since we have to focus that much more per acre, having our land all close together is very important to our operation so our farm can be properly managed to ensure the highest level of success is achieved. Also, we are unable to purchase hail insurance for our commodity so being able to have more land spanding North to South is very important since it seems like hail moves more west to east than north to south. Also, we have been living in this area for the last 37 years and are fortunate that the degree of hail storms in our acreage is usually minimum in strength so our product can heal and move on from it. Summer 2020 has been the first time since inception where a hail storm was strong enough to cause a large amount of fatality in our product.
- 4) High Alignment on Social and Environmental Issues The product we are producing main purpose is to sequester carbon dioxide and create oxygen which is good for the environment and the people living in it. Having someone in the county that is creating a product to reduce our carbon footprint is a huge win for the County of Mountainview and by helping us to grow, we are only producing more and more of these amazing machines. Also, once this product is utilized in landscapes throughout North America, it will help to reduce carbon footprints of the home or business that it surrounds since it offers cooling shade, blocks cold winter winds, prevent soil erosion, and help to clean our water. By supporting this land subdivision, you would allow us to produce more trees that will benefit the county as they are growing.

The vision of the Mountain View County is:

"An engaged rural and agricultural community inspired by the unique and diverse quality of our people and environment."

Looking at the agriculture sector within the county, I am the only solely focused nursery producer in the county which definitely makes me a unique part of your agricultural businesses. I still fall under the agricultural world but it allows for the county to diverse themselves from the traditional agriculture sectors that makes up a large portion of the county.

The Goal for the Agricultural portion of the county is:

"Support traditional, innovative and value-added agriculture industry."

Our operation is not apart of the traditional part of the agriculture goal, however, we are very innovative and generate value both financially and to the environment we operate in.

By supporting this land subdivision, the county is backing a young farmer to expand his operation and continue to produce a product that is good for the environment. It will allow for the remaining 100 acres to stay as farmable land and be maintained in a manner that both the owner and county can be proud of.

Sincerely,

Brett Mattson Nursery Manager



May 18, 2022 File No.: PLRDSD20220116

Sent via email: info@mattsontreefarm.com

MATTSON, Brett Box 19, Site 1, RR 2 Olds, AB T4H 1P3

Dear Mr. Mattson:

RE: Proposed Redesignation/Subdivision Legal: SE 10-33-2-5 & Plan 1912539 Block 2 Lot 1

Please be advised that as explained to you and the landowner in a meeting on February 22, 2022, the subject property is in the Agricultural Preservation Area land use policy of the Municipal Development Plan. This land use policy area may support the creation of only one (1) parcel from a previously unsubdivided quarter section. Your application as submitted, to create third parcel, deviates from the Agricultural Preservation Area as it does not meet the following policies:

Municipal Development Plan Bylaw No. 20/20

- Policy 3.3.5 "(a) The "first parcel out" of a previously unsubdivided quarter section may only be supported by the County for the creation of one additional parcel, subject Municipal Development Plan Bylaw No. 20/20 Page 14 to redesignation and subdivision application and the provisions of the Land Use Bylaw and the MDP.
 - (b) A first parcel out subdivision within the Agricultural Preservation Area or the Potential Multi-Lot Residential Development Area shall be evaluated in accordance with section 3.0 of the MDP."
- Policy 3.3.6 "The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section."
- Policy 3.3.10 "A farmstead separation, considered a non-agricultural use, may be subdivided from a previously unsubdivided quarter section, where the farmstead has been in existence for a minimum of 10 years or more at the time of application."
- Policy 3.3.11 "The maximum parcel size for farmstead separations should be 9 acres (3.64 ha) with a minimum parcel size of two (2) acres (0.81 ha). Larger lot sizes may be permitted when required for shelter helts, ancillary buildings, physical characteristics and land required to provide physical access."
- Policy 3.3.12 "Farmstead separation applications shall be considered a non-agricultural subdivision and therefore shall require redesignation to an appropriate land use district, and will be reviewed in accordance with the following criteria:

T 403.335.3311 1.877.264.9754 F 403.335.9207 1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM OWO www.mountainviewcounty.com

Building Rural Better

- (i) Demonstration that the Farmstead satisfies the definition of a Farmstead as contained in the Plan;
- (ii) The proposed parcel is a single parcel created from a previously unsubdivided quarter section;
- (iii) The proposed parcel is compact and limited in size to the original Farmstead as defined by physical characteristics, vegetation and shelter belts and such other land as required to provide physical access to the site and does not include cultivated farmland, pasture land or lands suitable for agricultural production as part of the remainder unless included within a shelter belt and the physically defined area of the farmstead. Fencing alone shall not constitute a physical defined area of the farmstead;
- (iv) Access to the proposed parcel is available via direct access or easement or panhandle road to a developed public roadway acceptable to the Municipality;
- (v) The balance of the quarter section is maintained as an agricultural land use; and
- (vi) Where two (2) detached dwelling units exist on the proposed farmstead separation parcel, the County may consider redesignation and subdivision approval. At the Subdivision stage, the Approving Authority (Municipal Planning Commission or Administrative Subdivision and Development Approving Authority) may deem the additional dwelling legally non-conforming."

Based on the above referenced policies, Planning and Development cannot support your application as proposed. Please note that this is the recommendation of the Planning and Development Department, but the final decision will be made by County Council.

Should you have any questions or concerns, please contact me at 403-335-3311 ext. 186 or by email at dgonzalez@mvcounty.com.

Sincerely,

Dota Mary Gonzalez Planner
Planning and Development Services

/ dmg

cc FORD, IVAN HERBERT AND LINDA CAROL

Via Email: lindaford@airenet.com

PLRDSD20220116 – Bylaw No. LU 20/22

By: Dolu Mary Gonzalez, Planner

July 13, 2022

APPLICANT: MATTSON, Brett

LANDOWNER: FORD, Ivan Herbert and Linda Carol

LEGAL: Plan 1912539 Block 2 Lot 1 & SE 10-33-2-W5M

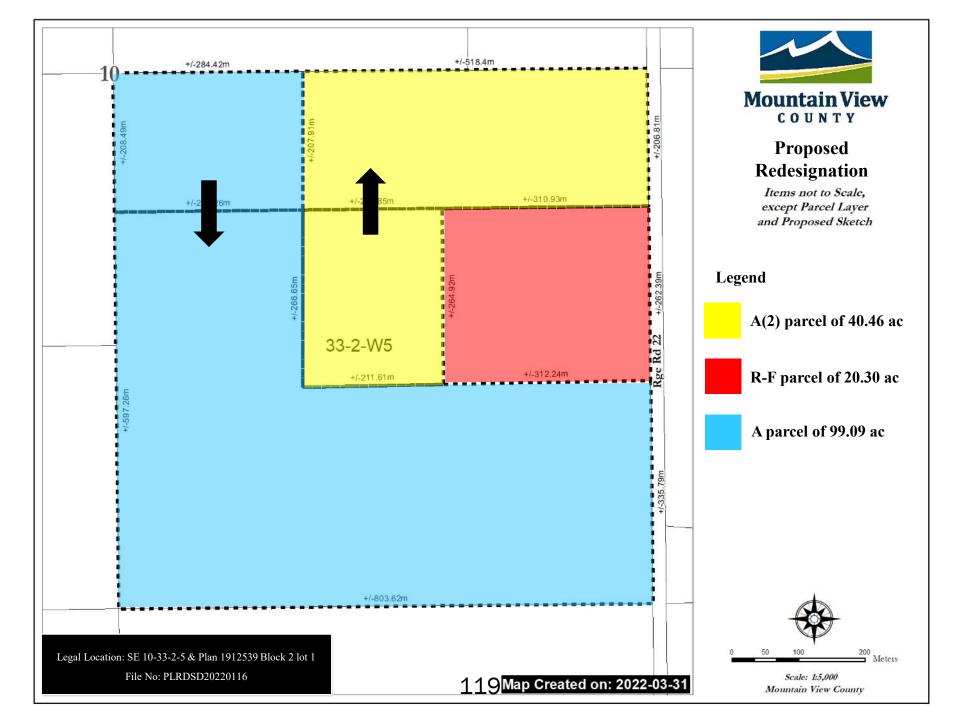
DIVISION: 7

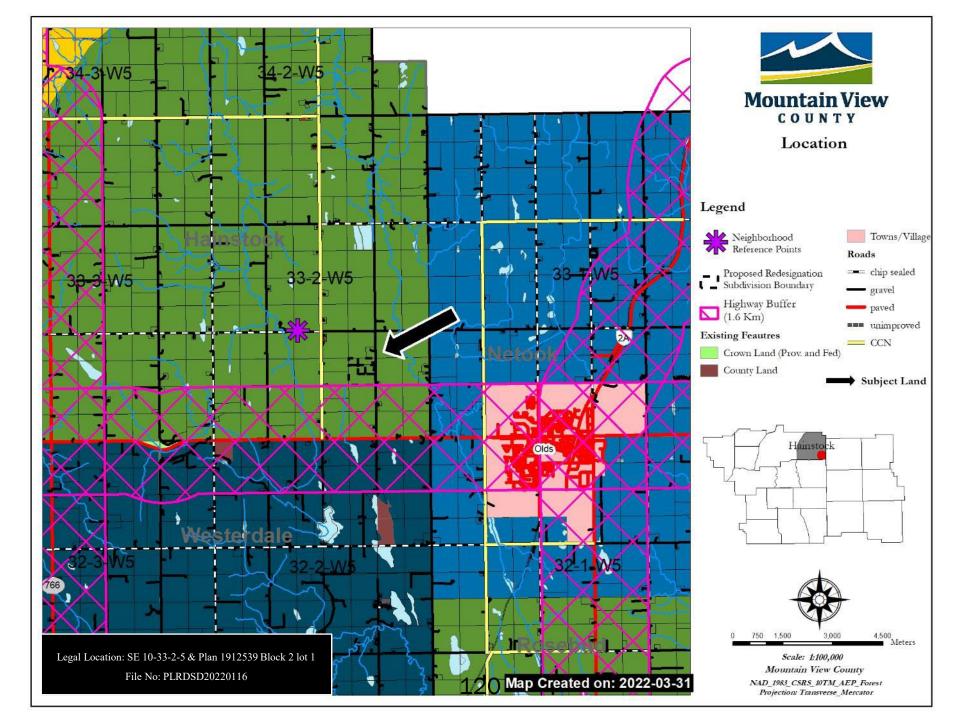
ACRES: 41.27 acres and 118.73 acres

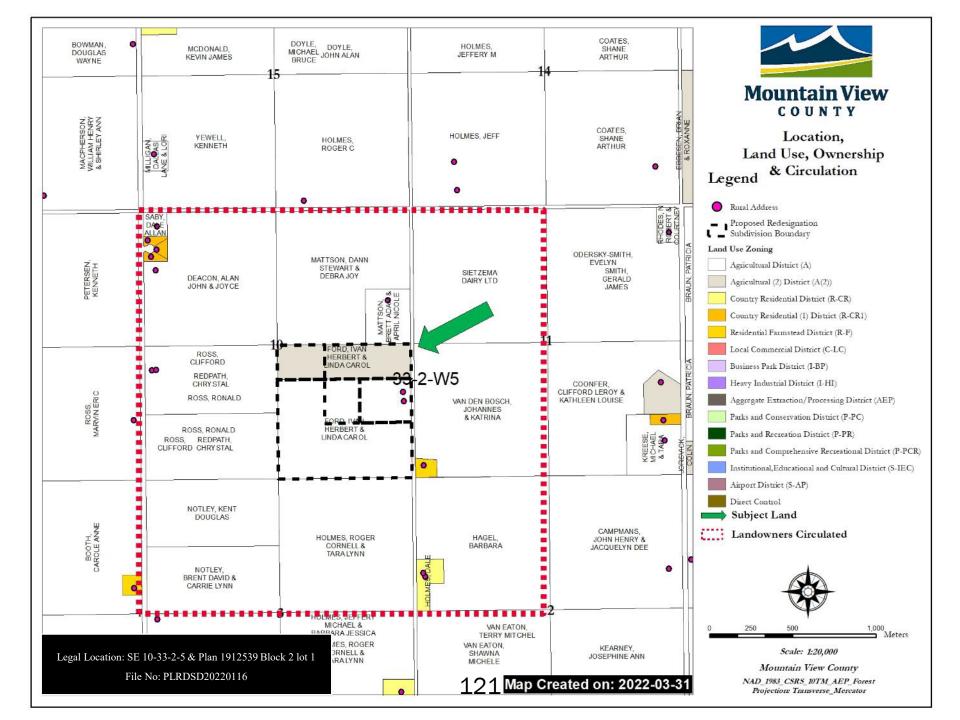
PROPOSED REDESIGNATION:

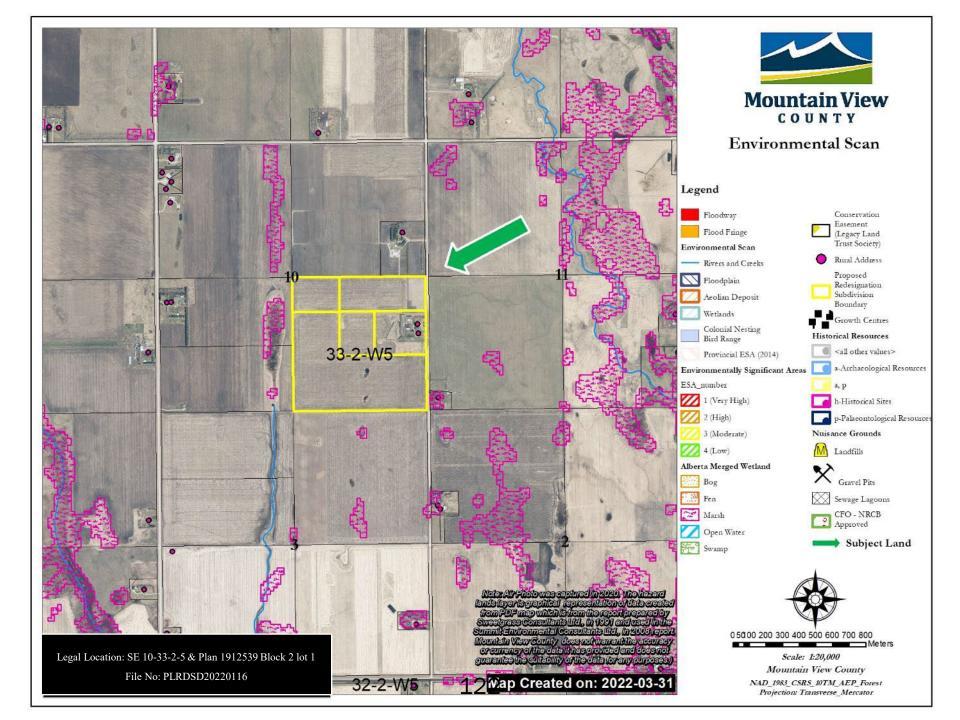
- From Agricultural (2) District (A(2)) to Agricultural District (A): +/- 14.58 acres
- From Agricultural District (A) to Agricultural (2) District (A(2)): +/- 13.84 acres
- From Agricultural District (A) to Residential Farmstead District (R-F): 20.30 acres

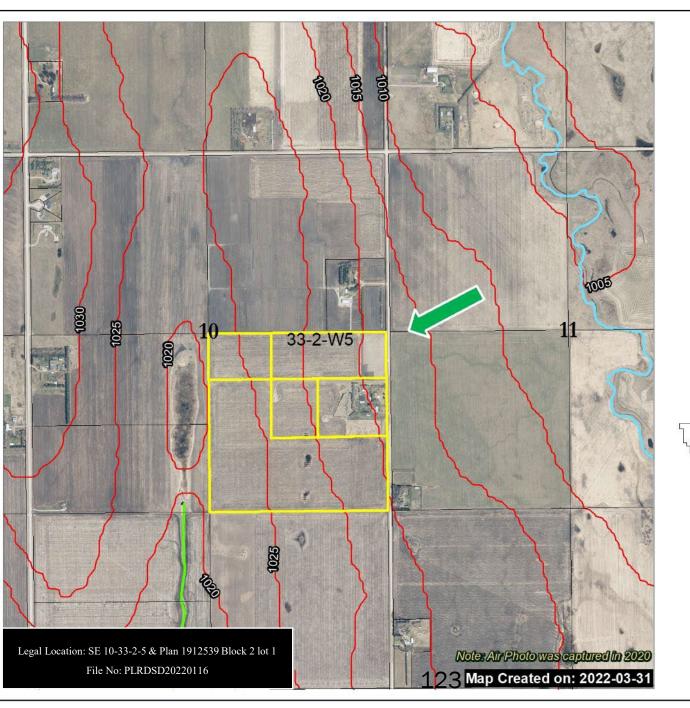














Topography & Water

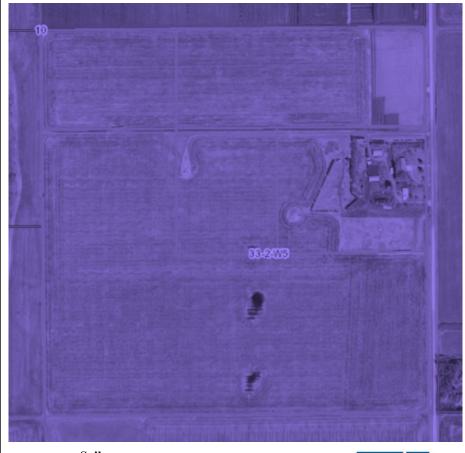


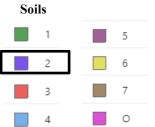
Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Canada Land Inventory

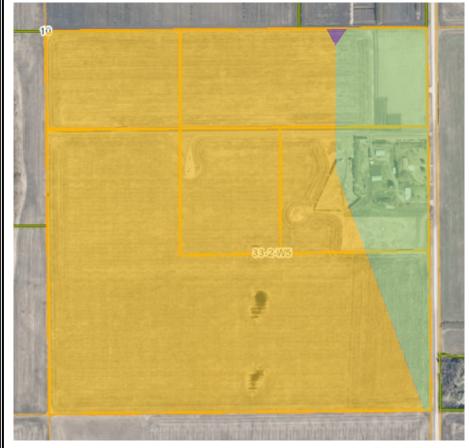








AGRASID Land Suitability Rating System







3H(9) - 5W(1)



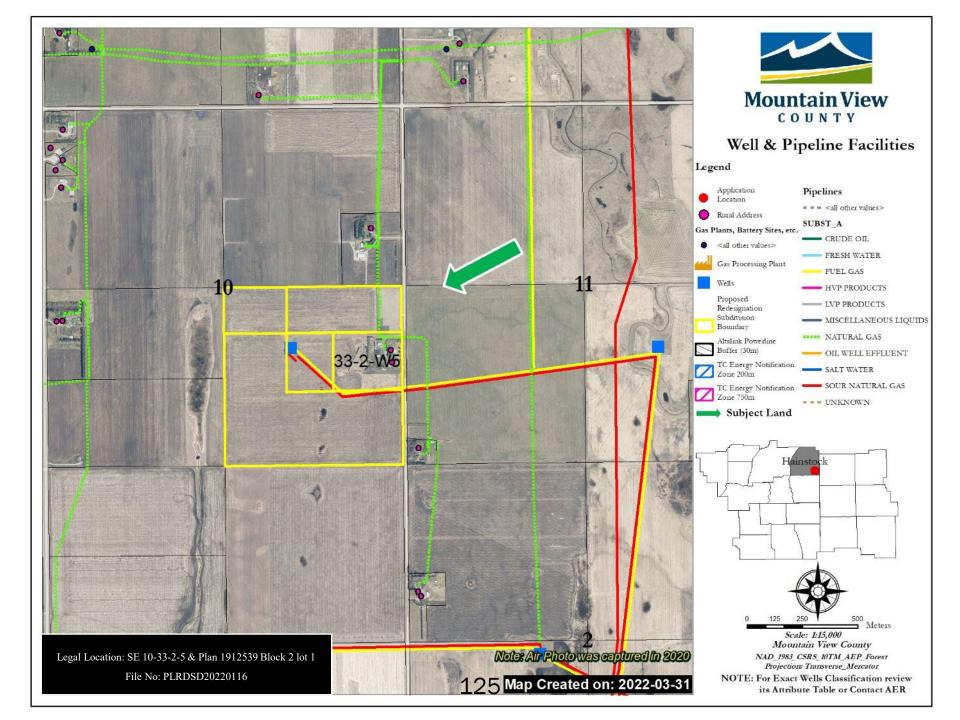
3H(10)



3H(7) - 4(2) - 5W(1)

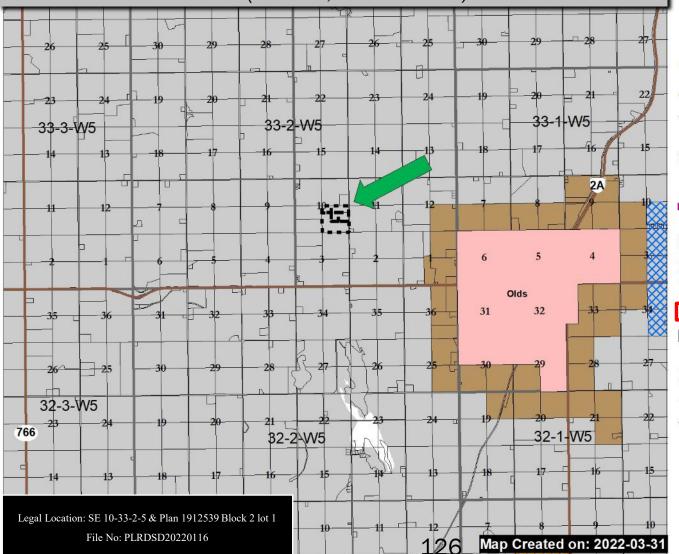






Agricultural Preservation Area

- Allows for the creation of one parcel from unsubdivided quarters (S. 3.3.5)
- Number of lots is two per quarter section (S. 3.3.6)
- Farmstead separation may be supported if it is the first parcel out, meets the definition and criteria (S. 3.3.10, 3.3.11 & 3.3.12)





Growth Management Conceptual Strategy Figure 3

Legend

- Highway
- County Collector Network(CCN) Special Policy Area:
- XX Highway 2/27 (Concept Plans Required)
- Growth Centres
 (ASPs / Concept Plans Required)
- Economic Nodes (ASPs / Concept Plans Required)
- Towns/Village
- IDPs

Agricultural Preservation Area

Potential Multi-Lot Residential Development Area

*Adapted from the Canada Land Inventory Class 1,2 & 3 soils; AGRASID's Land Suitability Rating System (LSRS) Class 2 & 3 as the 1st Dominant or Co-Dominant; as well as Environmentally Significant Areas (ESA) are shown shaded. Boundaries are not exact and boundaries must be confirmed or corrected from municipal assessment maps and field investigation. *



Scale: 1:100,000 Mountain View County

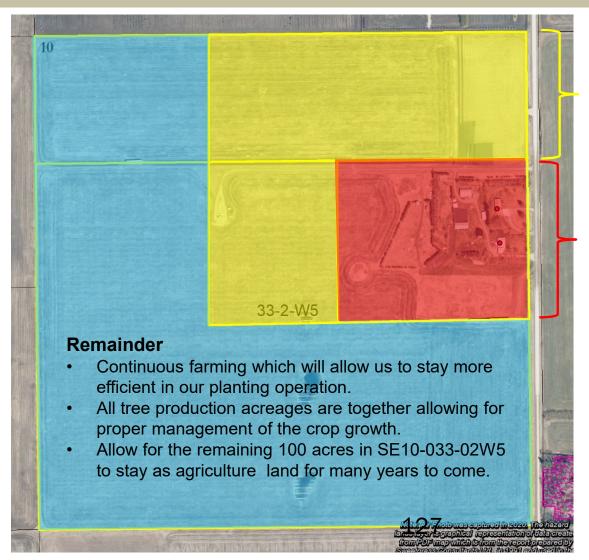
4,500 Meters

NAD 1983 CSRS 10TM AEP Forest Projection: Transverse Mercator

Proposal: Agricultural (2) & Farmstead parcels

PURPOSE:

The intent of the submitted application is to create a separate title, for agricultural purposes of 99.09 acres of land, in order to continue with the tree farm operation he owns and operates in the adjacent quarter to the north.



A(2) Proposal

Property line amendment" in which "the current 40 acres that is subdivided out is allowed to wrap around the backside of the homestead rather than having it go from East property line to West property line.

R-F Proposal

- Will allow Linda and Ivan to remain in their home until they are no longer able to live on their own.
- The septic field is located behind the property to the west so we require more land to the west to ensure all utilities and septic fields are properly accounted for as per county regulations."

Road and Access Agricultural (2) District Proposal

Range Road 22 - Gravel Surface







EXISTING APPROACH



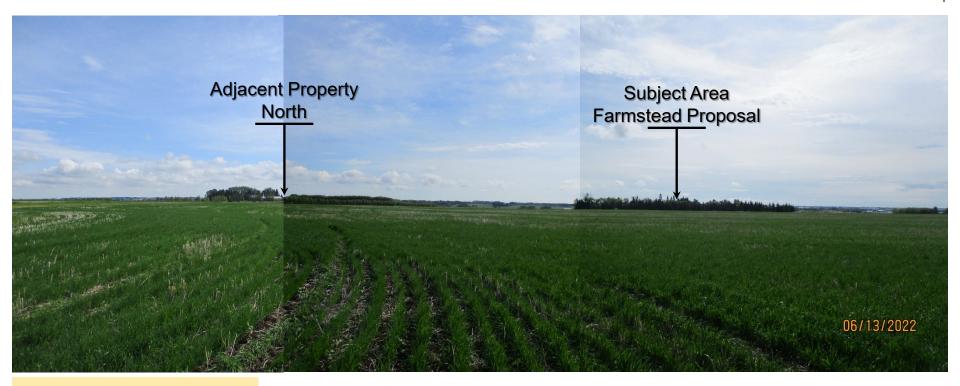
View of Agricultural (2) District



Easterly Front Yard

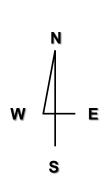


View of Agricultural (2) District



130

Westerly Backyard





Road and Access Residential Farmstead District

Range Road 22 - Gravel Surface







EXISTING APPROACH



Farmstead Existing Development



Farmstead Existing Development









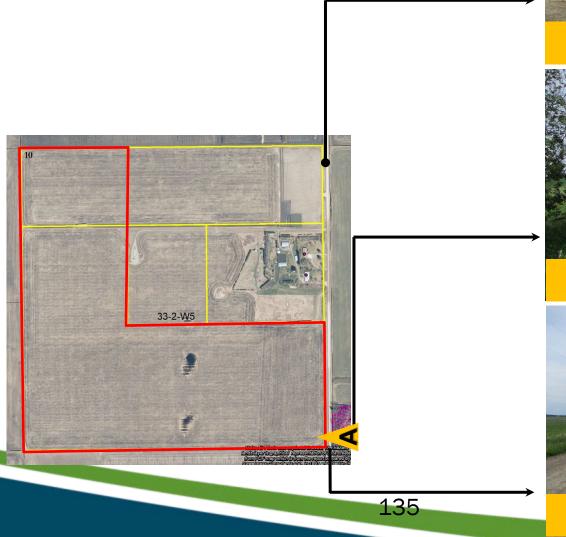
Farmstead Existing Development





Road and Access — Agricultural District

Range Road 22 - Gravel Surface







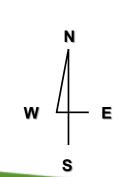
EXISTING APPROACH



View of Agricultural District



Southern Area from SE Corner





View of Agricultural District



Northern & Central Area



Administrative Position

The Planning and Development Department supports Refusal for PLRDSD20220116, within Plan 1912539 Block 2 Lot 1 and the SE 10-33-2 W5M for the following reasons:

- 1. The proposal is contrary to the policies in the Agricultural Preservation Area of the Municipal Development Plan.
- 2. The proposal does not meet the regulations of Section 12.3 of the Land Use Bylaw.





Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0 T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcounty.com

SUBJECT: Bylaw No.LU 22/22 REVIEWED AND APPROVED FOR SUBMISSION

SUBMISSION TO: Council Meeting CAO: MANAGER: MEETING DATE: July 13, 2022 DIRECTOR: MB PREPARER: TC

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW: FILE NO.: PLRDSD20220072 FINANCIAL REVIEW:

LEGAL: NW 7-32-4-5

ADMINISTRATIVE POSITION:

Administration supports a Council resolution based on Option One.

BACKGROUND / PROPOSAL:

Council is being asked to consider second and third readings of Bylaw No. LU 22/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate twenty-four point one six (24.16) acres within NW 7-32-4-5 from Agricultural District (A) to Agricultural (2) District (A(2)).

Application Overview

Application of our rien	
Applicant	BURKE, Raye Laverne
Property Owner	PARKER, William John Estate
Title Transfer Date	March 28/74 - estate Nov. 30/21
Existing Parcel Size	150 acres
Purpose of redesignation	Create a new smaller agricultural parcel
Division	4
Rural Neighbourhood/Urban Centre	Bergen
Bylaw given first reading	June 22, 2022
Bylaw advertised on	June 28, 2022, and July 05, 2022

Key Dates, Communications and Information

<u> </u>	
Application Submitted	March 11, 2022
Application Circulation Period	March 14, 2022, to April 13, 2022
Supportive Information Requested/Submitted	Yes, the applicant was asked to provide an explanation for the
	parcel size. The explanation is attached to this report.
Application Revised from Submission	No
Communications Received from Referrals	<u>Telus Communications</u> – No objections
	Fortis Alberta - No easement is required
	Foothills Natural Gas Co-op - No objections the landowners
	have met all of their conditions
Objections Received and Addressed	No objections received

Applicable Directions, Policy and Regulations

Intermunicipal Development Plan	Not within an IDP area
Municipal Development Plan	According to Figure 3 Growth Management Conceptual Strategy
Bylaw No. 20/20	this property is within the Potential Multi-Lot Residential
	Development Area.
	Section 3 Agricultural Land Use Policies
	3.3.7 The minimum parcel size for a newly proposed or
	existing agricultural parcel that is the subject of a

redesignation and subdivision application, and not a fragmented parcel should be (+/-) 40 acres ((+/-) 16.19 ha). Parcel configuration should reflect the existing conditions and use of the land and shall require redesignation to the appropriate land use district and a concurrent subdivision application. Applications for subdivision of new agricultural parcels shall demonstrate the land being subdivided is being used for agricultural purposes to avoid future fragmentation. Agricultural parcel subdivisions that create more than two titles per quarter section may be considered within the Potential Multi-Lot Residential Development Area.

Section 4 Residential Land Uses Policies

- 4.3.3 Low density residential subdivision/development of up to three (3) titled lots, retaining the balance of the quarter as the fourth (4th) title, including single lot applications beyond the first parcel out, may be supported if the following criteria are met:
 - a. Low density residential subdivision should only be permitted if the landowner has held title to the quarter section for at least five (5) years and the location of new lots should be directed to the least productive site on the quarter section.
 - b. Low density residential subdivision (up to three (3) lots with the balance of the quarter as the fourth lot) should generally occur within the areas identified as Potential Multi-lot Residential Development Areas within Figure 3 Growth Management Conceptual Strategy.
 - c. The subdivision shall not result in more than four (4) titles in the quarter section.
 - d. The maximum total area taken from a quarter section for residential subdivision shall not exceed nine (9) acres (3.64 ha) including agricultural subdivisions smaller than nine (9) acres (3.64 ha). Larger areas may be considered where setbacks, topography and easements prevent the creation of reasonable building envelopes.
 - e. The minimum lot size is two (2) acres (0.81 ha). Parcel sizes should be two (2) to three (3) acres (0.81 to 1.21 ha) however, larger lots may be considered (up to a maximum of five (5) acres (2.02 ha)) where setbacks, topography and easements prevent the creation of reasonable building envelopes.
 - f. New undeveloped lots should be sited on the quarter section in a manner that allows for the most amount of agricultural land to be preserved.
 - g. Lands in the Potential Multi-Lot Residential

		Development Area that are considered high quality forage lands shall not be subdivided for low density residential development. A site assessment will be done on the proposed area of subdivision looking at the permanent limitations to productivity on the property. The evaluation will include consultation with the Canadian Land Inventory (CLI) and Agricultural Regions of Alberta Soil Inventory Database (AGRASID) Land Suitability Rating System (LSRS) Class 2 and 3 soils as the 1st Dominant, or Co Dominant, the farmland assessment records, historical and current on-site management practices to guide the evaluation of land which will not be based on short term limitations.
	h.	The development should be located on the periphery of the quarter section to minimize access roads, to discourage panhandle roads, and to minimize the use of agricultural land for roads.
	i.	Panhandle lots are not to be considered appropriate subdivision design except for a farmstead separation or where existing utilities, topographic or farming practices preclude other design solutions.
	j.	Development of residential lots along coulees or other natural features may be considered, if other provisions of the MDP are satisfied.
	k.	Residential development shall be designed in accordance with the County's access management policy.
	I.	Consultation with adjacent landowners should precede any application to the County when more than one (1) lot is proposed. Written confirmation from the neighbours and/or affected community should be provided to the County.
	m.	The subdivision shall not result in more than the maximum allowable dwelling units per quarter section as set out in the Land Use Bylaw.
	n.	Servicing suitability may be required in support of an application when proposing more than one (1) lot.
Area Structure Plan	The pro	perty is not located within an ASP
Land Use Bylaw No. 21/21	Section Purpose and frag man-ma accesso	11.2 A(2) Agricultural (2) District E: To accommodate smaller parcels of agricultural land gmented parcels physically separated by permanent or ode features for agricultural uses. Residential uses are bry to the agricultural use.
Policy and Procedures	N/A	

DISCUSSION: Land Use and Development

Predominant land Use on property	The quarter is predominantly in agricultural production with a

	developed residential site.
Predominant development on property	The proposed parcel includes a dwelling and accessory buildings as well as pasture divided into separate paddocks.
Oil and gas facilities on property/adjacent	There are natural gas pipelines within the quarter that provide services to the homes within the quarter and the adjacent. There is one well and a saltwater pipeline on the balance of the quarter well removed from this proposal.
Surrounding land uses	Five of the adjacent quarters are unsubdivided two of the quarters have one parcel subdivided and one quarter to the east has four titles. Two of the subdivided parcels to the east are zoned Country Residential District. Council approved a first parcel out redesignation within the quarter section to the immediate south on June 22, 2022, and is reflected in the updated Location, Land Use and Ownership Map attached to this report.
Proximity to utilities	The proposed parcel has a developed residence.

Physical and Natural Features

i nysical and Natural i catalos	
Waterbodies and wetlands on property	There is an unclassified stream that is in the northern portion of the proposed parcel.
Topographical constraints on property	The property is relatively flat there is a small sloping area on the eastern side of the proposed parcel, but no topographical constraints were noted during the site visit.
ESA areas and classifications	There is a small sliver in the southwest side of the proposed parcel that is within a Level 3 ESA, this proposal would not have a negative impact on that area as the trees are intended to remain. The balance of the quarter has an area identified with Historical Resources as Archeological Resources. The area is outside of the proposal and an approval is not required related to Historical Resources.
Drainage and Soil Characteristics	The quarter has two soil classification according to the Canada Land Inventory (CLI) the western side has Class 5 including the area of the proposal and the eastern side has Class 4 soil. According to AGRASID the Land Suitability Rating System (LSRS) for this quarter is 4H(9) – 5W(1)
Potential for Flooding	No risk for flooding was noted during the site visit

Planning and Development History

Prior RD/SD/DP Applications	DP 95-047 – Mobile home 3 rd residence within quarter SD 95-084 – Subdivision approved to create a 10 acres parcel.
	LP 057-99 – Addition and deck existing mobile home.
Encumbrances on title affecting application	951 285 845 – Road Widening Agreement

Servicing and Improvements Proposed

Water Services	Private existing
Sewer Services	Private existing
Stormwater/Drainage Improvements	No improvements proposed
Solid Waste Disposal	No improvements proposed

Suitability Assessment

Land suitable for intended use	Yes
Compatible with surrounding land uses	Yes
Appropriate legal and physical access	Yes
Complies with MDP/LUB requirements	Yes

DISCUSSION:

The applicant proposes to redesignate approximately twenty-four point one six acres from Agricultural (A) District to Agricultural (2) District (A(2))

BACKGROUND:

The property is approximately one (1) mile east and four (4) miles south of the Town of Sundre. The quarter is bordered on the west side by Range Road 50 and an undeveloped road allowance on the north side. There is an existing access to the proposed parcel as well as the remainder.

According to Canada Land Inventory the quarter has two soil classifications, the west side is Class 5 including the area of the proposal and the east side is Class 4. AGRASID's Land Suitability Rating System (LSRS) has identified that this quarter has Class 4H as the dominant soil and Class 5W as the co-dominant. The limiting factors related to these soil types are H – Inadequate heat units for optimal growth and W – Soils in which excess water (not due to inundation) limits production.

PROPOSAL:

This is a proposal for the second parcel to be removed from the quarter. The applicant has chosen a smaller parcel size for this new agricultural parcel as this encompasses an area within the quarter that is managed separately from the balance of the quarter and would have a minimal impact on the agricultural uses on the balance and will remain in agricultural use.

APPLICATION HISTORY:

The applicant did attend a pre-application meeting to gain an understanding of the policies for subdivision within this quarter. The applicant was advised to provide clear justification for a new agricultural parcel that is smaller than the size described in the MDP policy. The applicant's explanation is attached to this report.

CIRCULATIONS:

Thirteen adjacent landowners were circulated, and no objections or concerns were received. There is a CFO that is a little more than a half mile to the east of this proposal and the landowner of the CFO was also within the circulation and did not respond with any concerns. This agricultural proposal would not impact the minimum distance separation for the CFO.

POLICY ANALYSIS:

Municipal Development Plan Bylaw No. 20/20

This agricultural proposal complies with the policies within Section 4 as this proposal has lower soil classifications and will not result in more than four titles within the quarter with minimal impact on the agricultural uses on the balance.

This parcel proposed to be 24 acres is smaller than the minimum size of 40 acres outlined in Policy 3.3.7, but this is an existing agricultural use within the quarter and has a minimal impact on the surrounding agricultural uses on the balance of the quarter. The minimum parcel size "should" be 40 acres and provide opportunity for the consideration of existing conditions and the use of the land. The applicant provided justification for the size of the parcel that includes minimizing impact on good farmland on the remainder and the continued use as pasture.

As the proposal is beyond the 800 metres from the quarter section where a CFO is located, the MDP policy 3.3.15 that address subdivision restriction in proximity to approved CFOs does not apply. In addition, the NRCB's minimum distance separation (MDS) for Category 1 (Agriculture) is well removed from the proposed parcel.

Land Use Bylaw No. 21/21

The proposal complies with the regulations of the LUB as this parcel is intended to be used for agricultural purposes.

CONCLUSION:

Administration can support a resolution of approval for the proposed redesignation. The application complies with MDP policies and LUB regulations.

OPTIONS / BENEFITS / DISADVANTAGES:

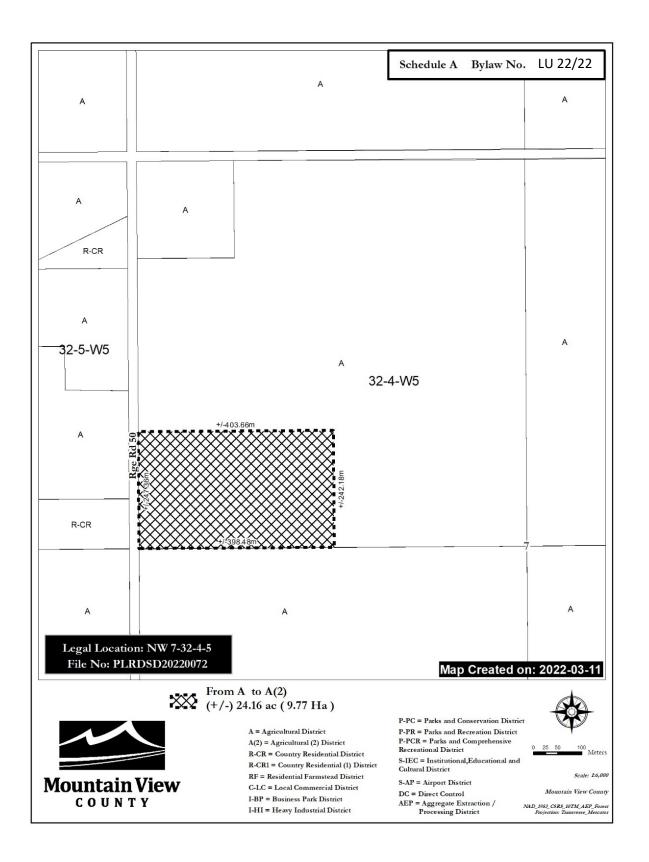
Option One:	That the Reeve open and close the Public Hearing.
This motion indicates support	That Council give second reading to Bylaw No. LU 22/22 redesignating the lands within the NW 7-32-4-5. (Approval)
	That Council give third reading to Bylaw No. LU 22/22 redesignating the lands within the NW 7-32-4-5. (Approval)
Option Two:	That Council defer Bylaw No. LU 22/22 to
This motion indicates additional information required to render a decision on application	
Option Three:	That the Reeve open and close the Public Hearing.
This motion indicates that the application is not deemed suitable	That Council give second reading to Bylaw No. LU 22/22 redesignating the lands within the NW 7-32-4-5. (Refusal)
	That Council give third reading to Bylaw No. LU 22/22 redesignating the lands within the NW 7-32-4-5. (Refusal)

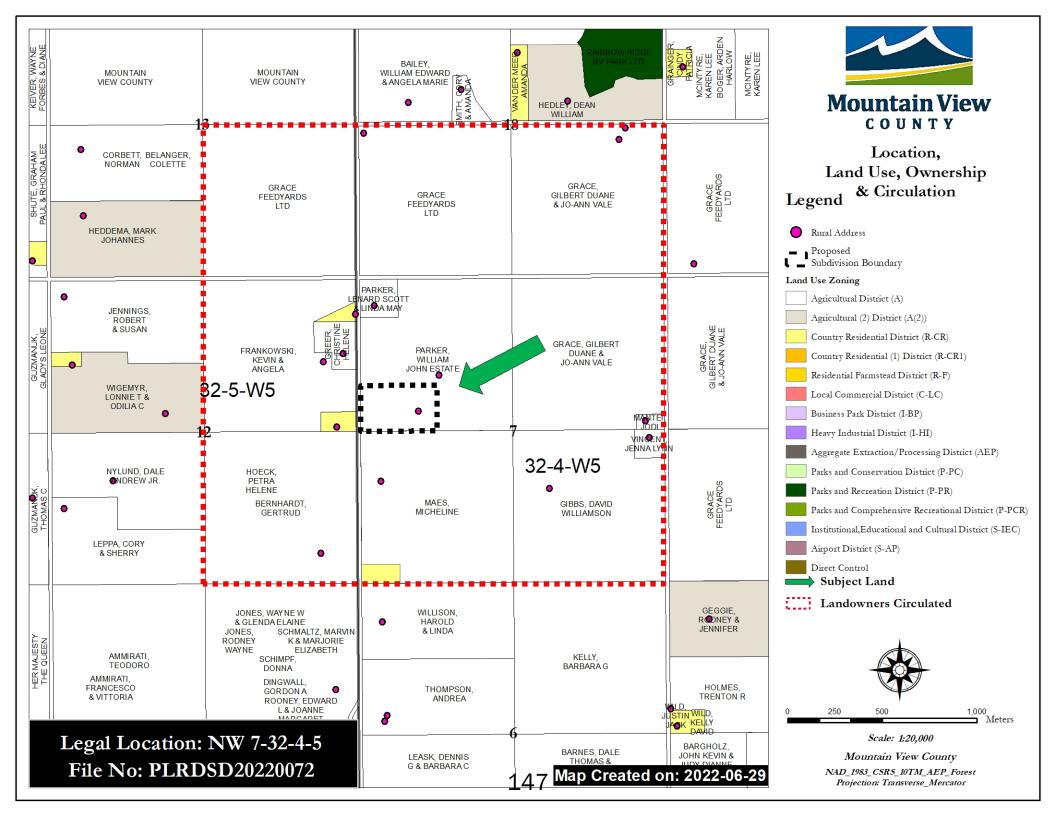
ATTACHMENT(S):

- 01 Bylaw No. LU 22/22 and Schedule "A"
- 02 Location, Land Use and Ownership Map
- 03 Proposed Redesignation Sketch
- 04 Environmental Scan Maps
- 05 Aerial Photograph
- 06 Figure 3 MDP
- 07 Applicants parcel justification
- 08 Council Presentation

BYLAW NO. LU 22/22

21/21 affecting NW 7-32-4-5 pursuant to the	he Province of Alberta to amend Land Use Bylaw No. he Municipal Government Act.
The Council of Mountain View County, duly follows:	assembled, enacts that Bylaw No. 21/21 be amended as
four point one six (24.16) acres (9.77 hecta	to Agricultural (2) District (A(2)) an approximate twentyares) in the Northwest (NW) Quarter of Section seven (7), est of the fifth (5th) Meridian, as outlined on Schedule "A"
Descrived first reading lune 22, 2022	
Received first reading June 22, 2022,	
Received second reading,	
Received third reading,	
Reeve	Chief Administrative Officer
Date of Signing	

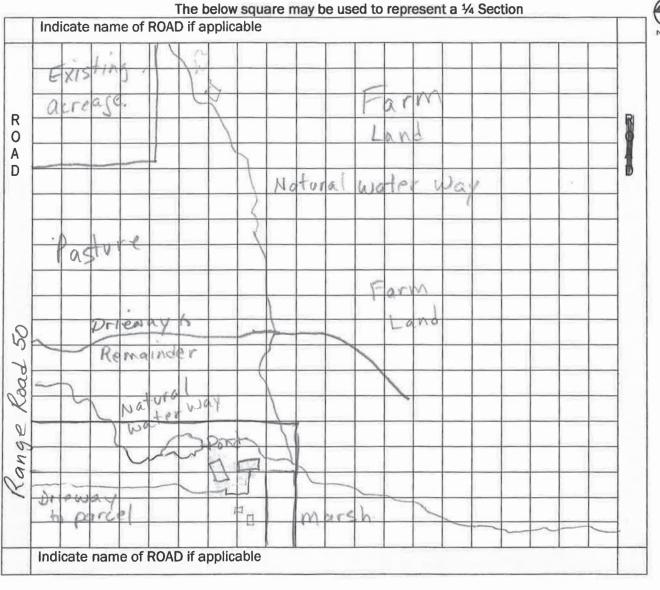




PROPOSED REDESIGNATION/SUBDIVISION SKETCH

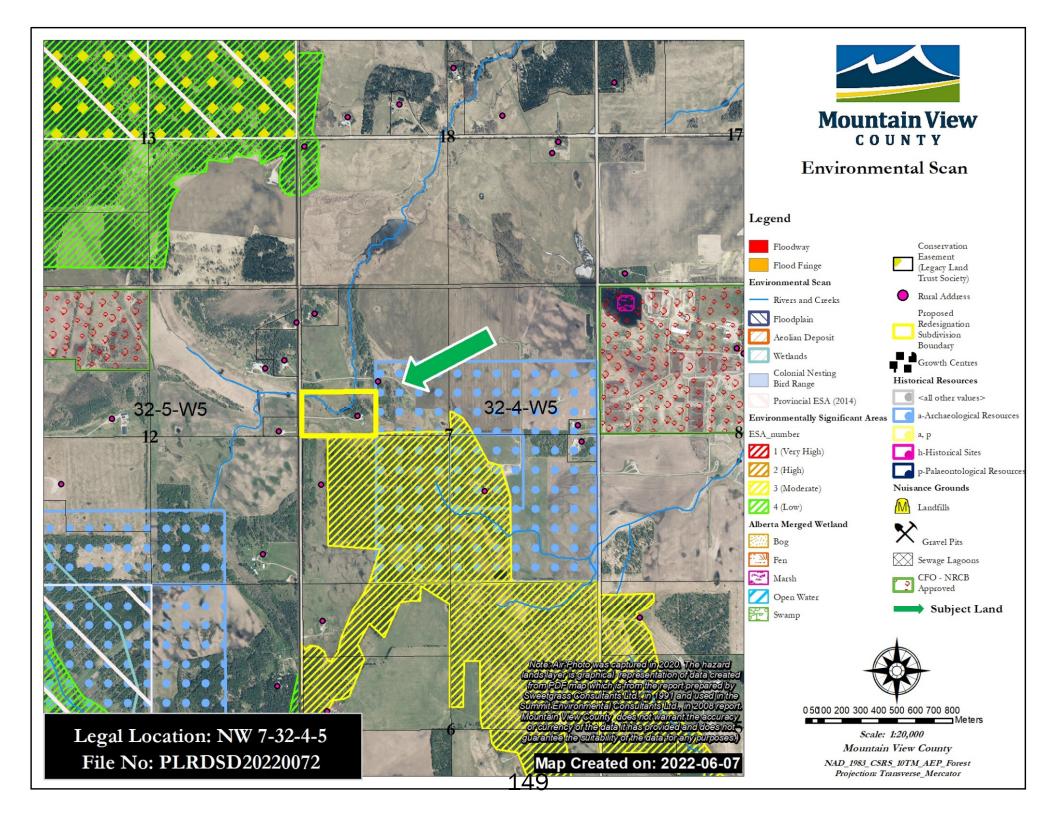
The Site Plan must include all of the following information (if applicable) in order for it to be considered complete: Location, dimensions, and boundaries of the entire property and of the portion of the property to be redesignated/subdivided; Location and dimensions of existing buildings and structures on the property, including distances from property lines. Identify buildings that will be demolished or moved; Location and names of proposed and existing roadways, driveways and road approaches; Location of existing wells and septic systems; \Box Location and description of natural site features such as steep slopes, water bodies or courses, woodlots and shelterbelts: Location and description of man made site features such as drainage ditches, wells and private sewage disposal systems, gravel working, etc.; Location, dimensions and boundaries of proposed lot boundaries and rights-of-way (if applicable).

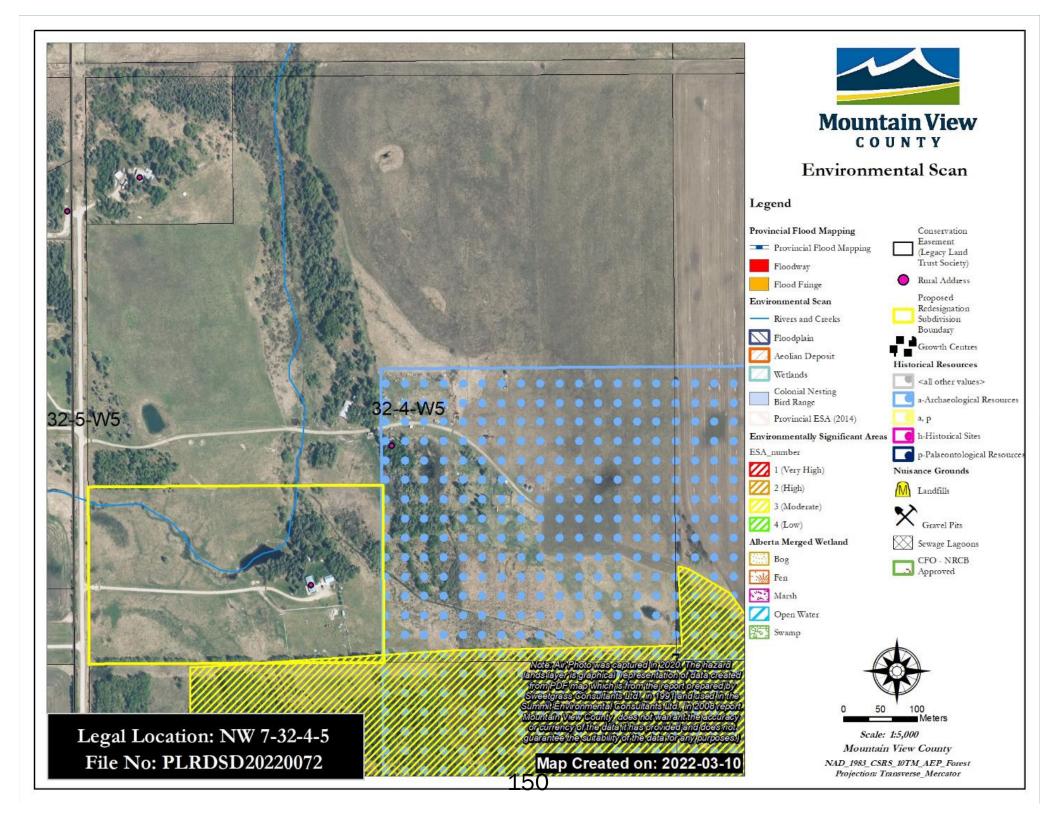


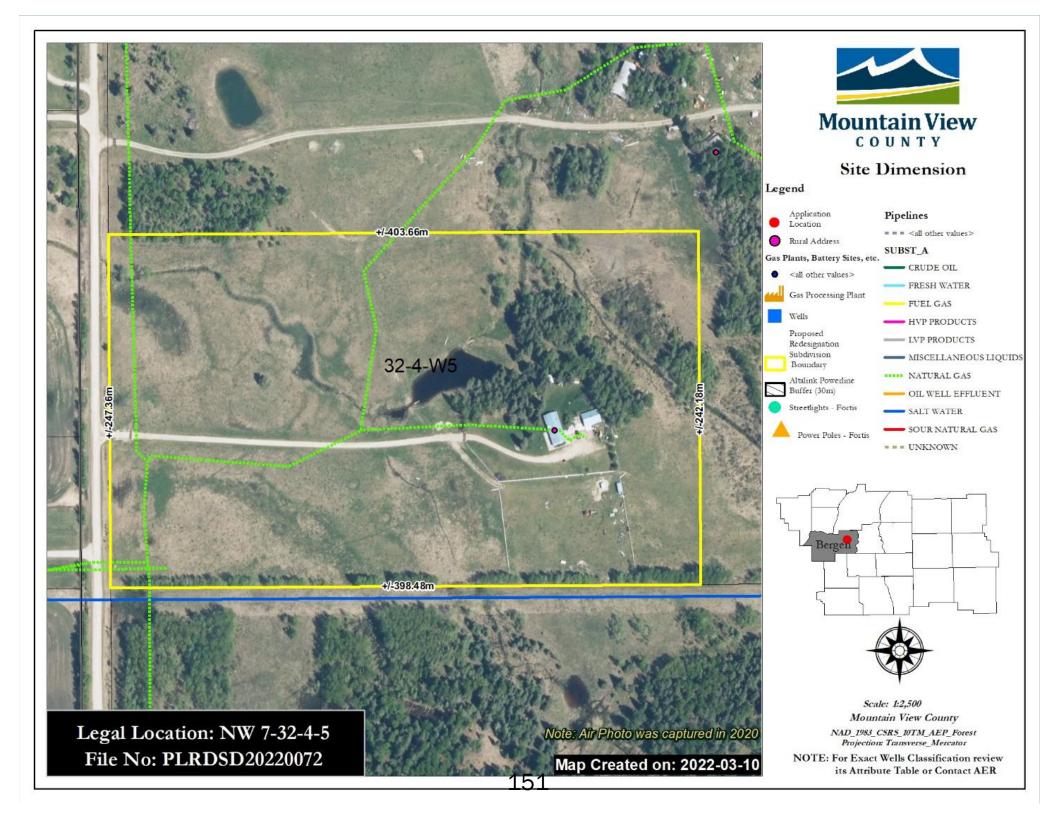


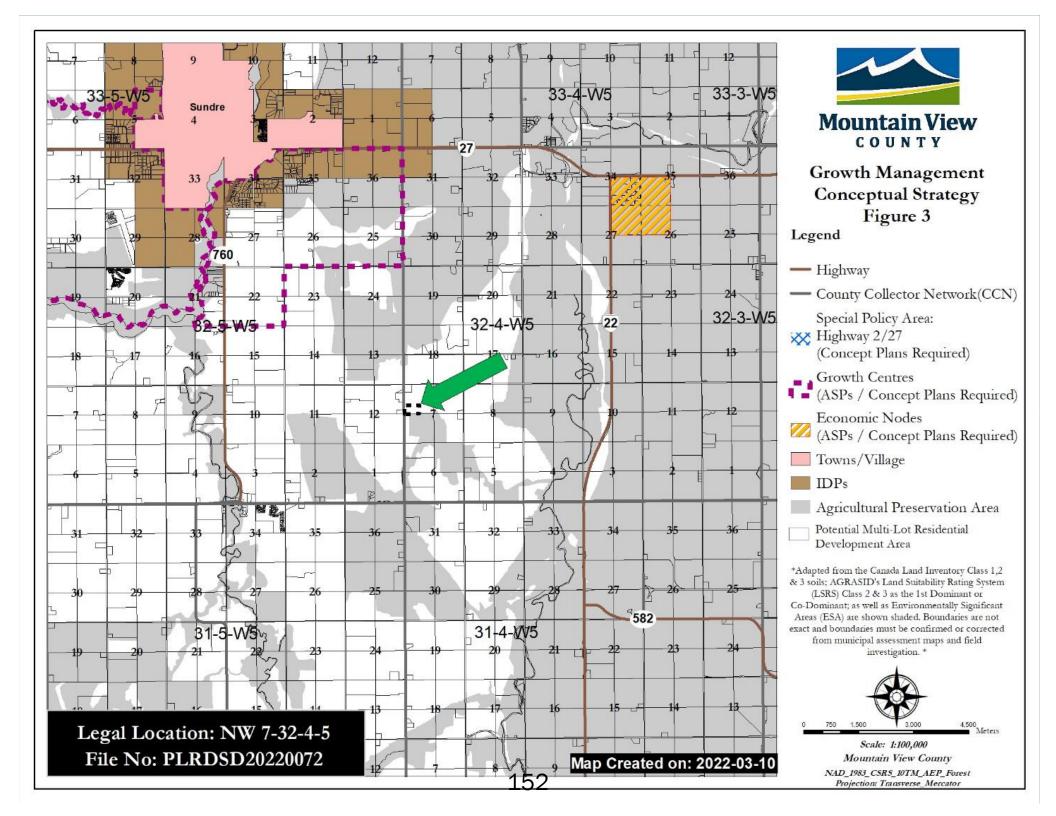
Please see attached Map #1

Dec 24, 2020









May 24,2020

To Tracy Connatty
Mountain View County

Good morning Tracey,

I was requested to write a letter in response to the proposed subdivision. I hope this is what you are looking for.

This land belonged to my father and has a significant emotional attachment to our family, who have a lot of sweat equity in the farm.

When this land was purchased in the early 70's it was not a farm at all but a bare, beaver ridden quarter. We spent the first two years getting rid of the beaver population and then cleaning up their mess. The hard work was still ahead as the land had to be broken up and seeded into barley and hay crops.

My brother and his family own the existing north parcel out. Our intent is to create an additional agriculture parcel that is large enough to support a couple 4H calves, a few milk goats and a garden. We want to create a legacy that is affordable, but not disruptive to the existing farm, for one of my fathers grandchildren or great grand children, if they so choose.

The existing east boundary follows the land on the edge of the wetland. Even though we would be running a fence through that wet land (one already exists, just minor repair) we would not be disturbing it. This is on the boundary to the west of usable farm land. We do not want to disturb any good farmland.

The prosed parcel out has always been pastured and that use will continue as the soil rating is only a 5. The remaining farmland including the wetland has been segmented into pasture and cropland where cultivation is possible.

I hope this explains our intent for the parcel.

Thank You Raye Burke

PLRDSD20220072 Bylaw No. LU 22/22

Tracey Connatty Planner July 13, 2022

APPLICANT: BURKE, Raye Laverne

LANDOWNER: PARKER, William John Estate

LEGAL: NW 7-32-4-W5M

DIVISION: 4

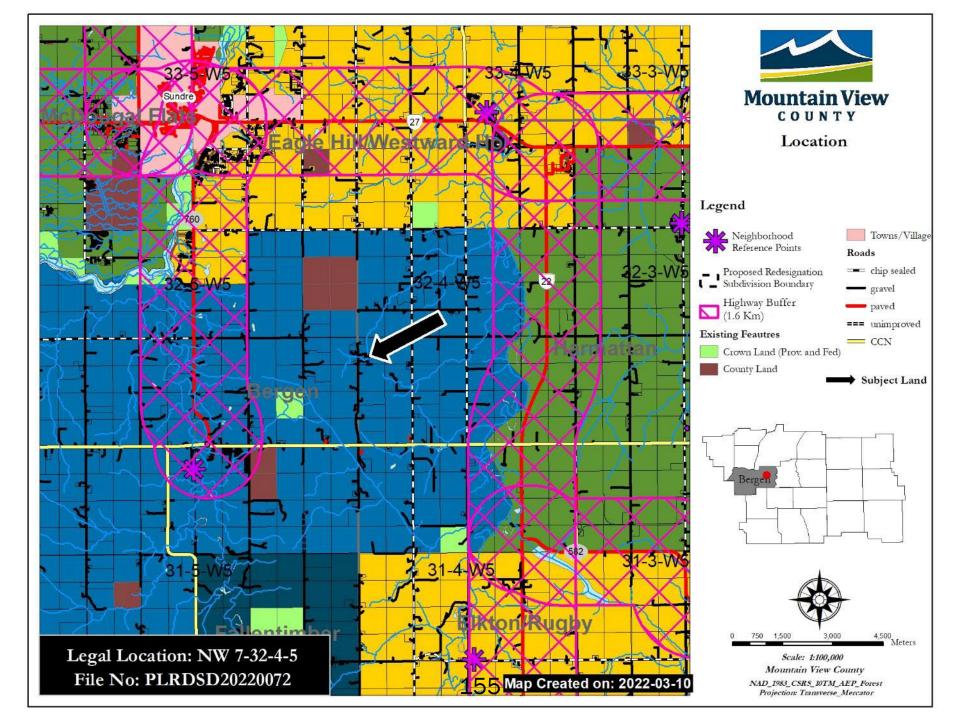
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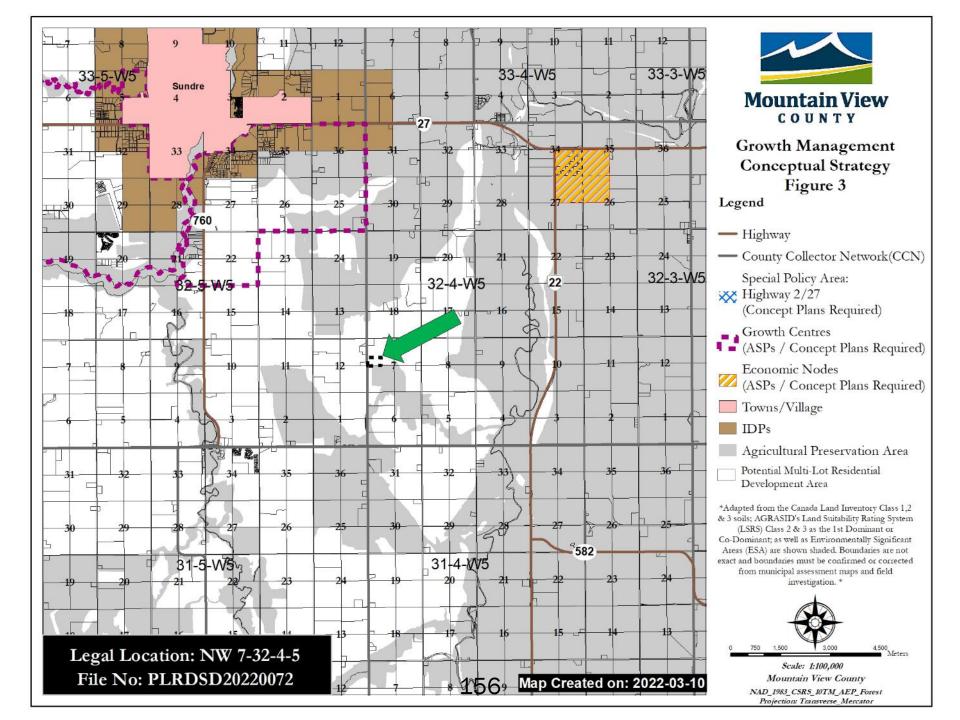
PROPOSED REDESIGNATION:

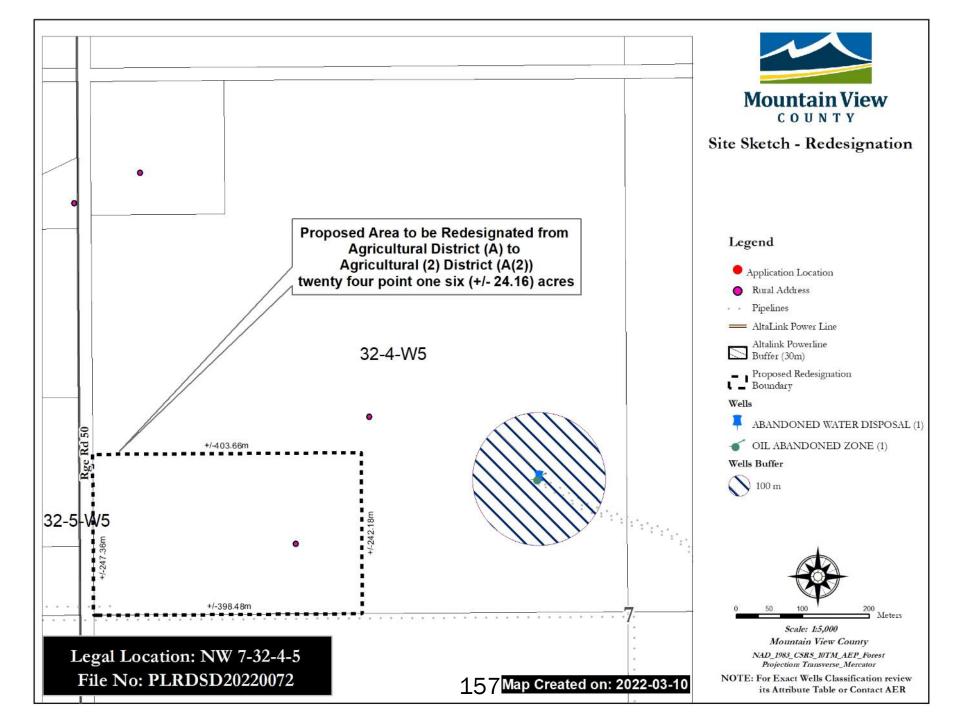
To Redesignate from:

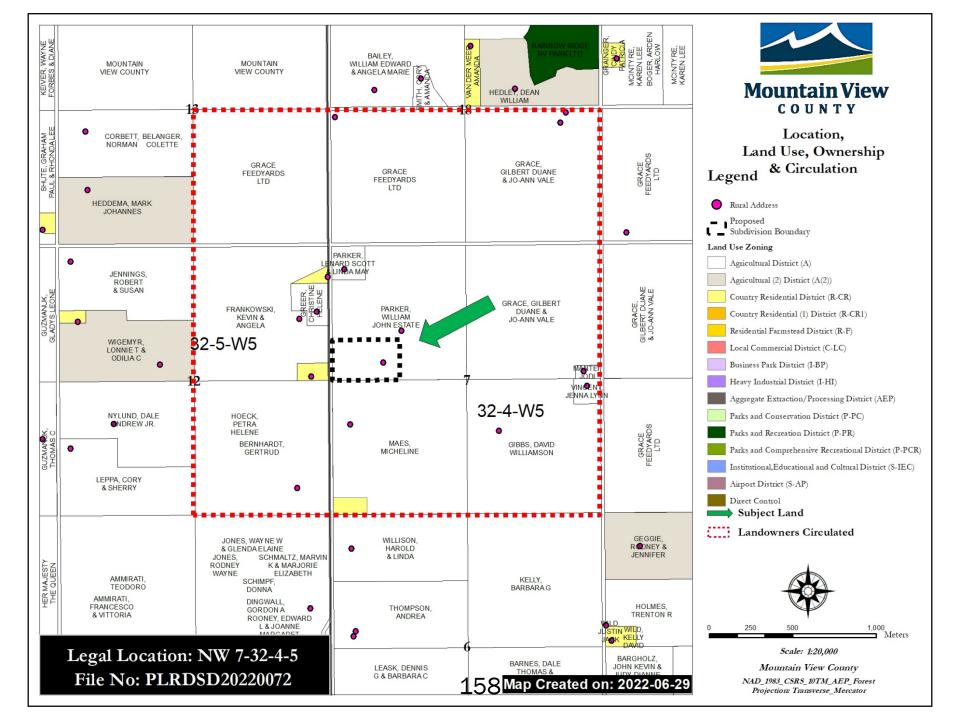
Agricultural District "A" to Agricultural (2) District "A(2)" one (1), twenty-four point one six (24.16) +/- acre parcel within an existing 150.0 acre parcel.

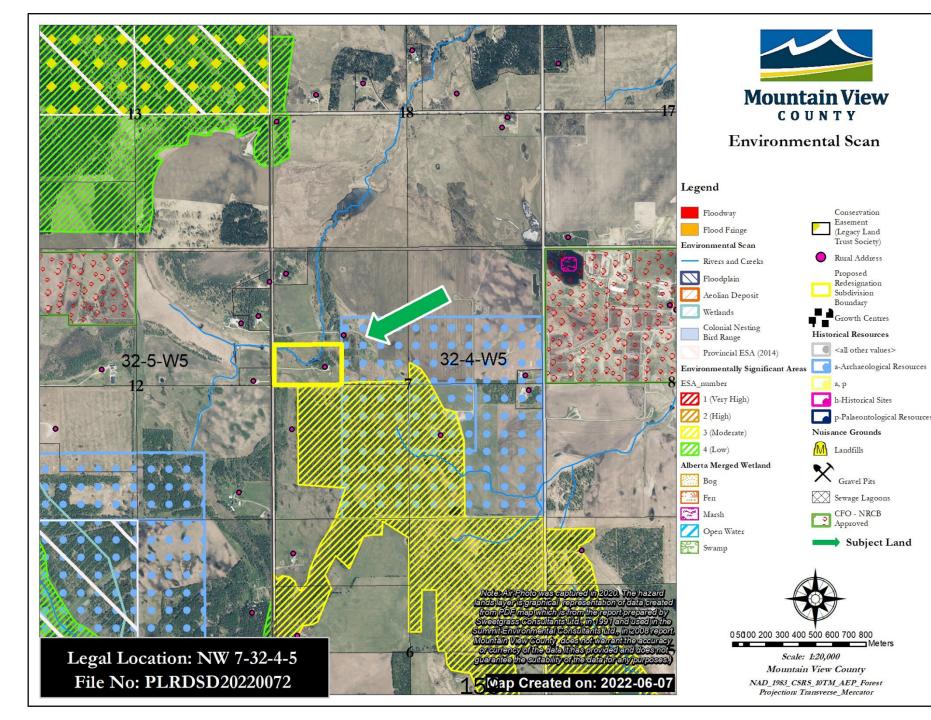


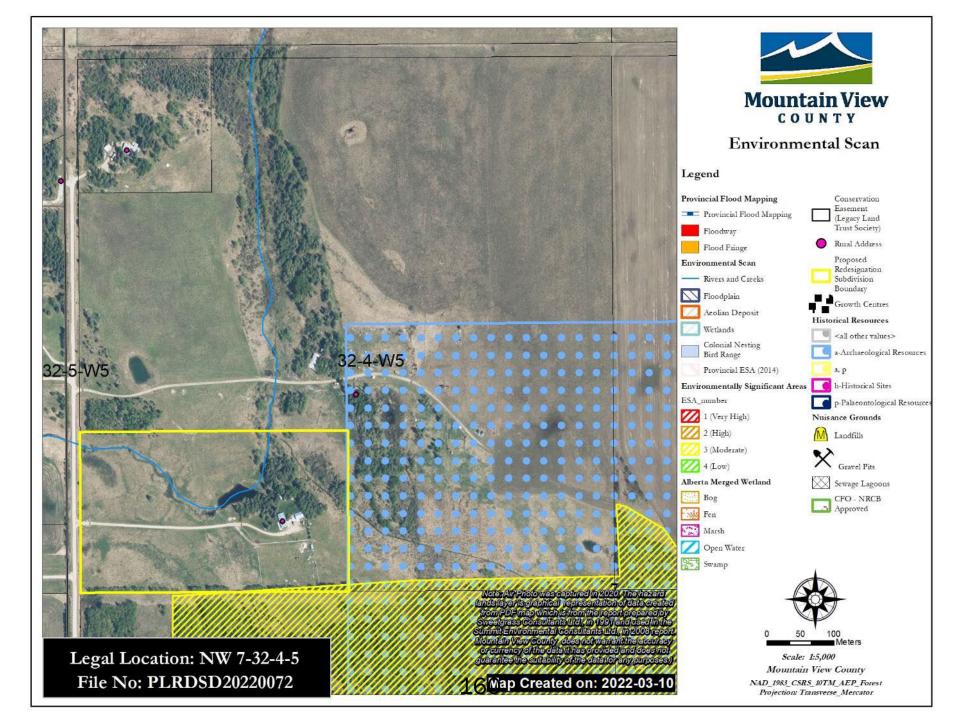


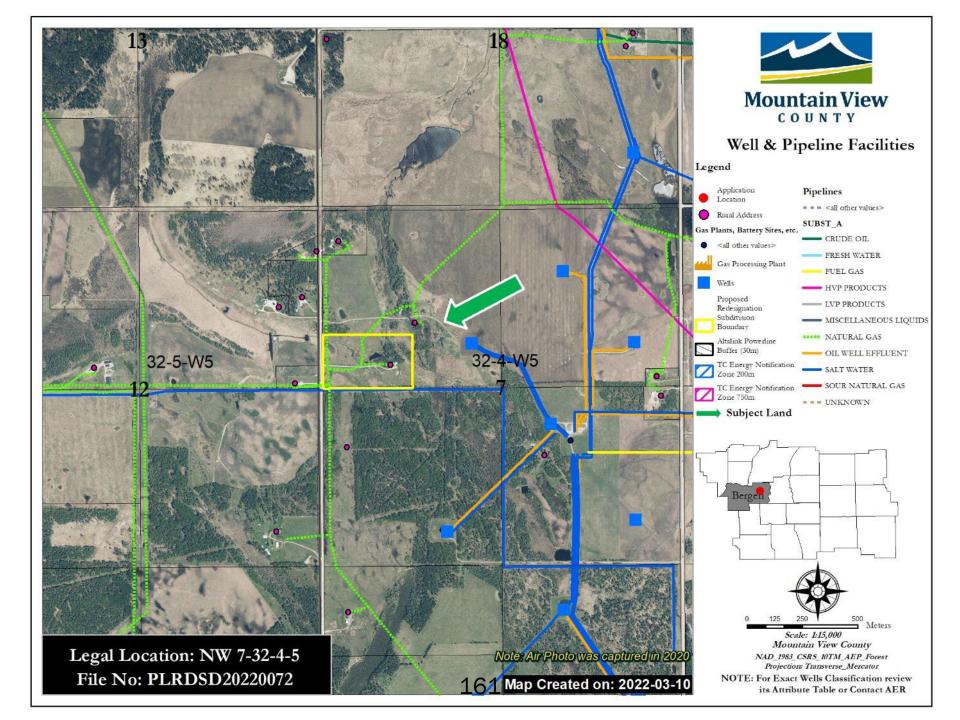


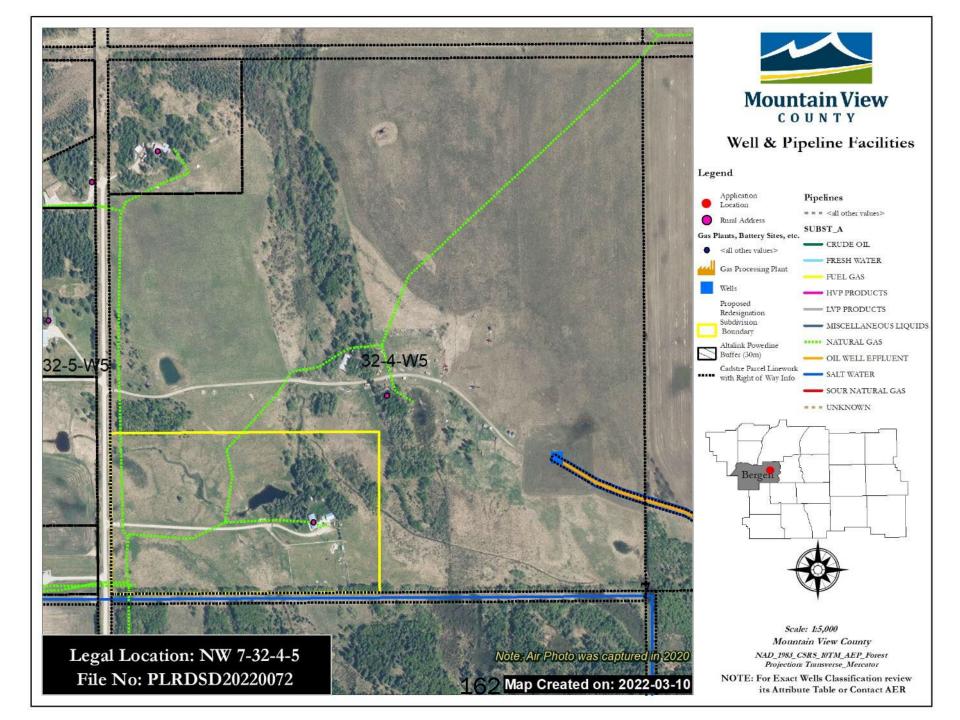


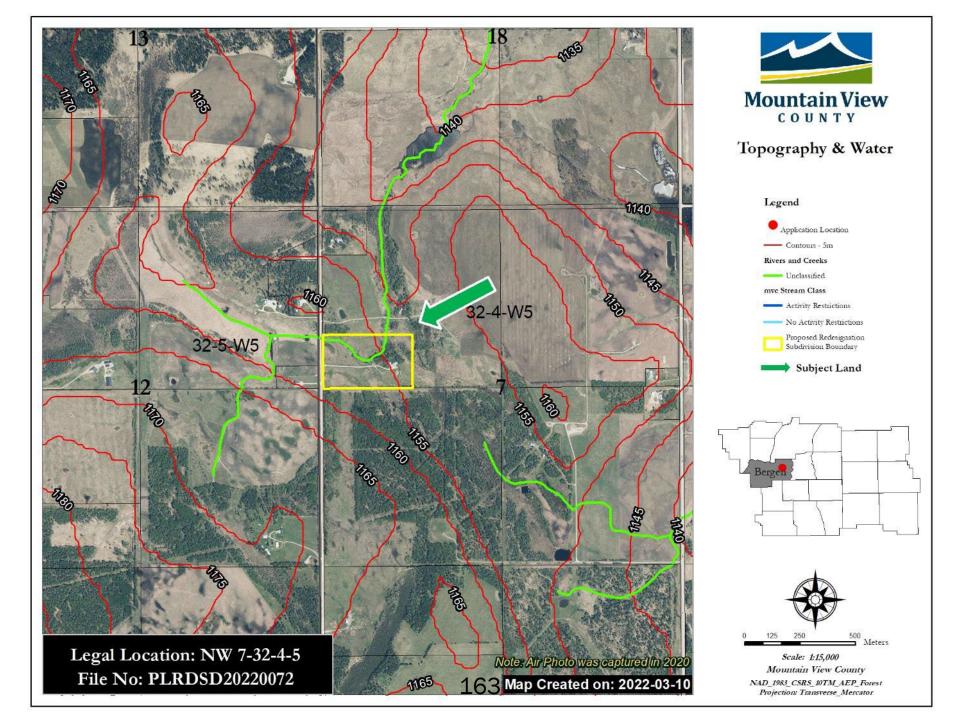


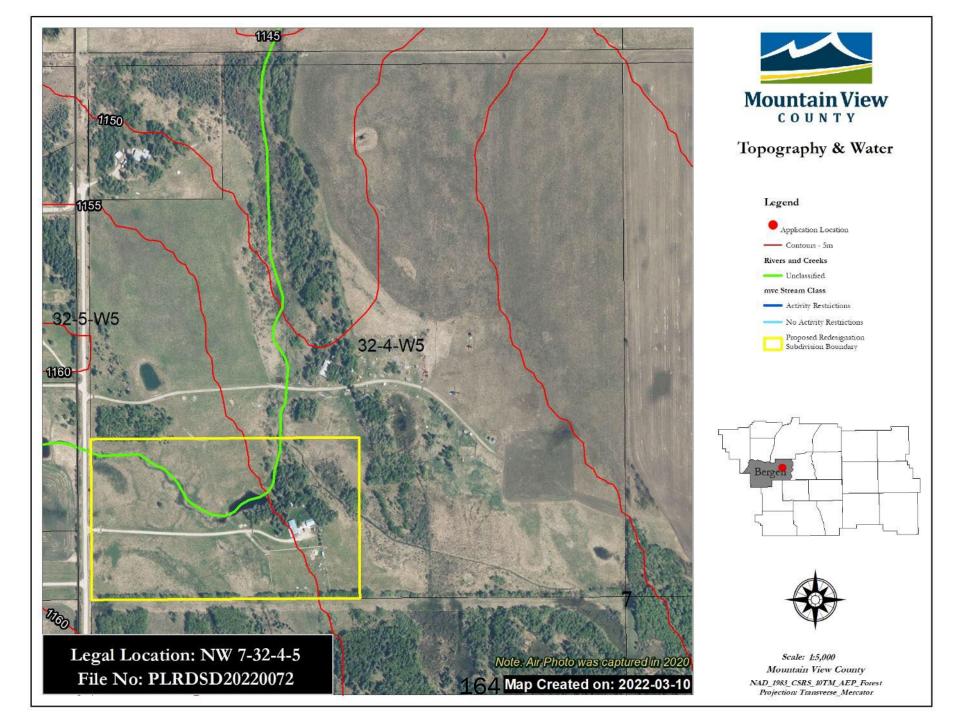


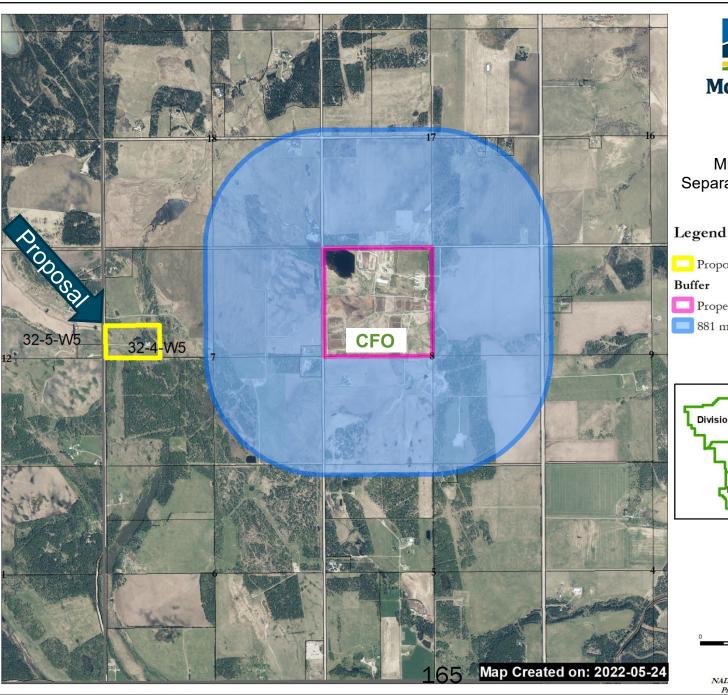












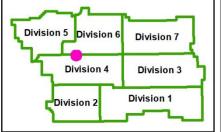


Minimum Distance Separation for NW 8-32-4-5

Proposed Redesignaiton/Subdivision

Property of Interest

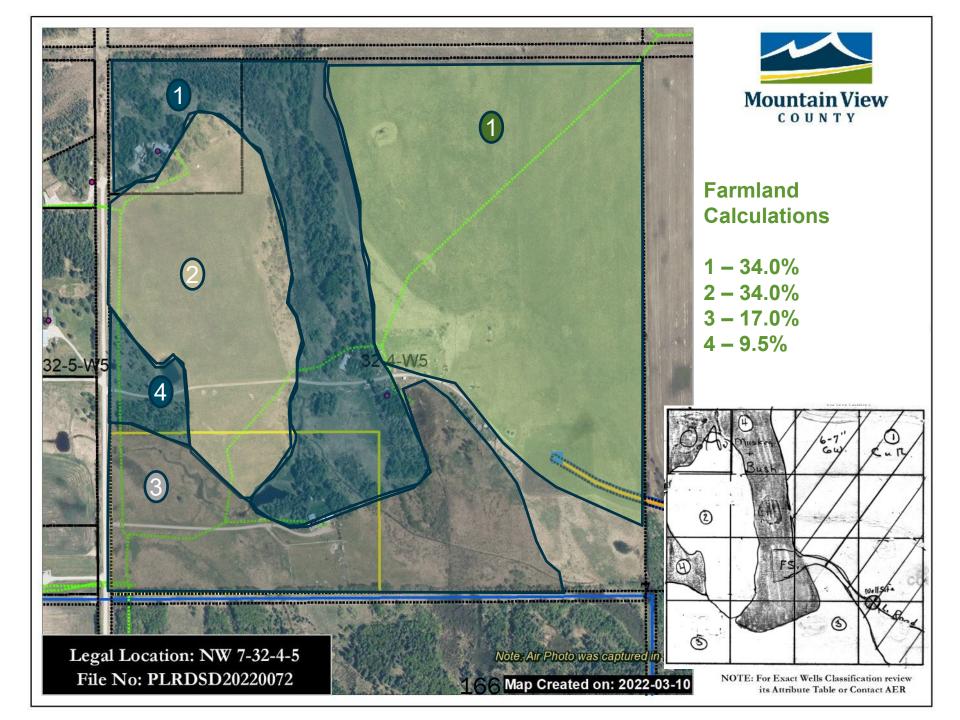


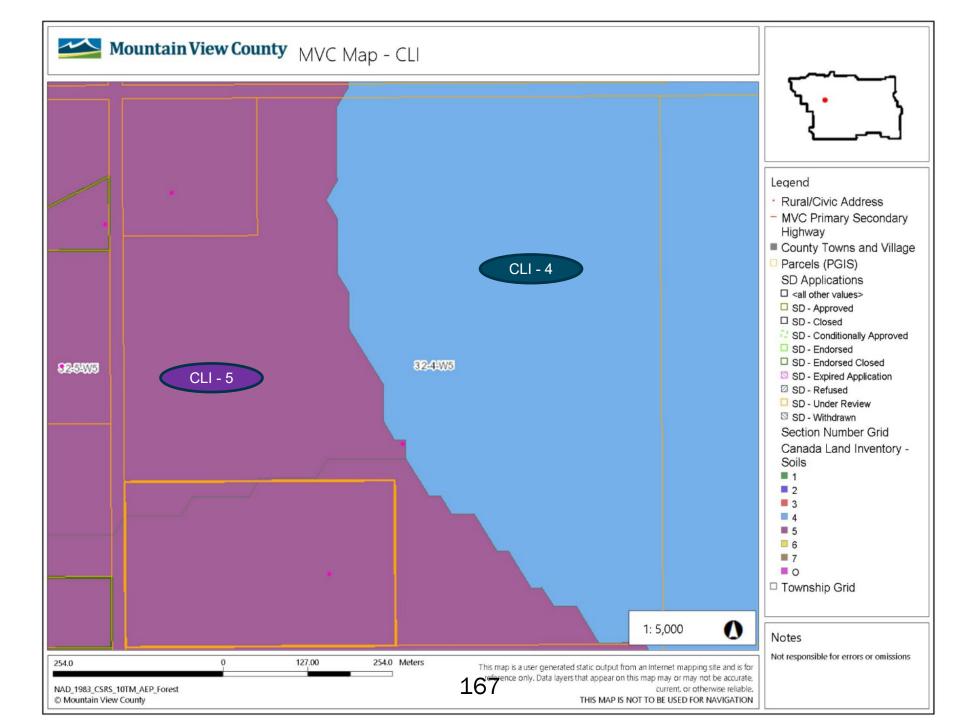




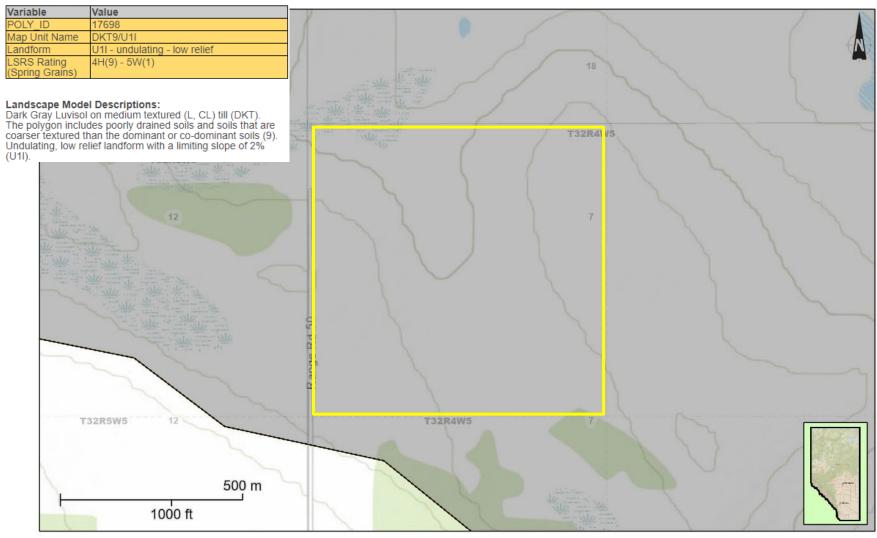
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest Projection: Transverse_Mercator







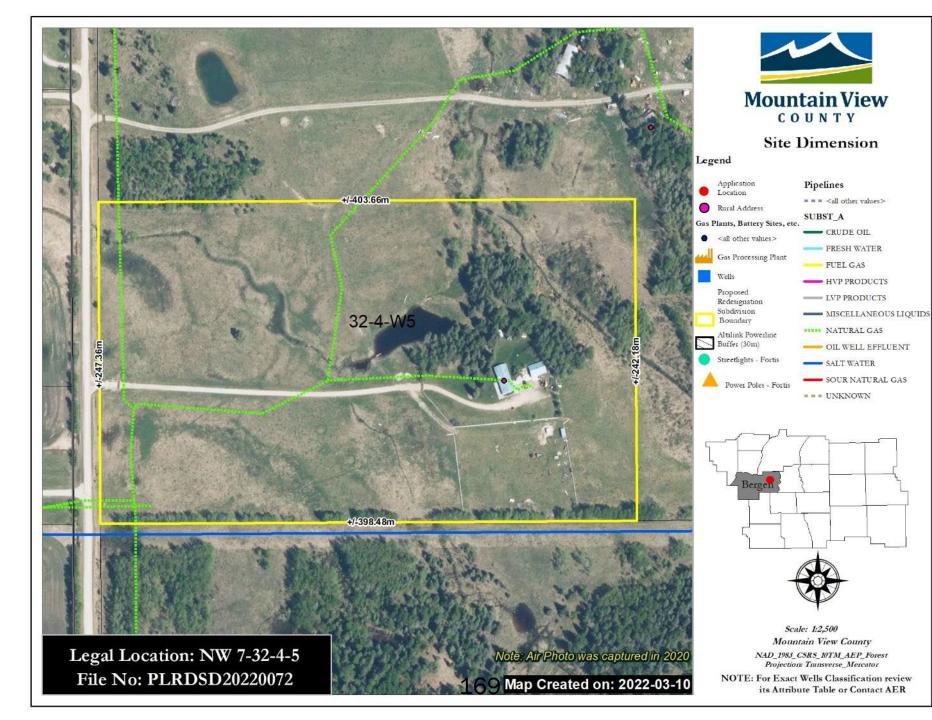


March 21, 2022
Soil Landscape Polygons

Scale 1:9,028 1 inch = 752.33 feet 1 cm = 90.28 metres Map centre at latitude +51.733°N and longitude -114.563°E Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, INPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Alberta Agriculture and Forestry and Agriculture and Agri-Food Canada

Government of Alberta, Alberta Open Government Licence





























05/12/2022





North Pasture area





Administrative Position

The Planning and Development Department supports Approval for PLRDSD20220072, within the NW 7-32-4-W5M for the following reasons:

- 1. The proposal complies with MDP policies and LUB Regulations.
- 2. The land is deemed suitable for the intended use.
- 3. No objections or concerns were received from the referral process.





Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0 T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcounty.com

SUBJECT: Bylaw No.LU 23/22 REVIEWED AND APPROVED FOR SUBMISSION

SUBMISSION TO: Council Meeting CAO: MANAGER: MEETING DATE: July 13, 2022 DIRECTOR: MB PREPARER: TC

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW: FILE NO.: PLRDSD20220120 FINANCIAL REVIEW:

LEGAL: NW 25-32-5-5

ADMINISTRATIVE POSITION:

Administration supports a Council resolution based on Option One.

BACKGROUND / PROPOSAL:

Council is being asked to consider second and third readings of Bylaw No. LU 23/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate three point zero zero (3.00) acres within NW 25-32-5-5 from Agricultural District (A) to Country Residential District (R-CR).

Application Overview

Application of our rien	
Applicant	FARRELL, Charene Ann and DUMAS, Eric Real
Property Owner	FARRELL, Charene Ann and DUMAS, Eric Real
Title Transfer Date	Oct. 31, 2012
Existing Parcel Size	154 acres
Purpose of redesignation	Create a separate parcel for an existing residential site
Division	6
Rural Neighbourhood/Urban Centre	Eagle Hill/Westward Ho
Bylaw given first reading	June 22, 2022
Bylaw advertised on	June 28, 2022 and July 05, 2022

Key Dates, Communications and Information

Application Submitted	April 11, 2022
Application Circulation Period	April 26, 2022, to May 26, 2022
Supportive Information Requested/Submitted	No supportive information was requested
Application Revised from Submission	No
Communications Received from Referrals	<u>Telus Communications</u> – No objections
	Fortis Alberta - No Easement required
	Foothills Natural Gas Response - Conditionally approves the
	subdivision
	<u>EQUS</u> - Easement required. (Landowner has contacted EQUS
	and signed the agreement)
Objections Received and Addressed	No objections received.

Applicable Directions, Policy and Regulations

Intermunicipal Development Plan	The property is not within an IDP area.
Municipal Development Plan Bylaw No. 20/20	According to Figure 3 Growth Management Conceptual Strategy the subject quarter is located within the Growth Centre southeast of the Town of Sundre and the Southeast Sundre Area Structure Plan (ASP) provides policies for growth of higher density residential, commercial and industrial uses.

	10.0 Reserve Lands 10.3.2 The full 10% reserve allowable under the Municipal Government Act will be taken to ensure the recreational and operational needs of the community are met.
	10.3.6 All cash-in-lieu for municipal reserves shall be paid to the County to be held and used for the same purposes as municipal reserve land could be used.
Southeast Sundre Area Structure Plan Bylaw No. 12/13	According to the Future Land Use Map this property is within the Agricultural Policy Area. This area allows for the consideration of a maximum of three titles within a quarter. 5.1.6 Agriculture 6. Subdivision shall be limited to 3 new parcels removed from each quarter section in the area identified as Agricultural as shown on Figure 6.
Land Use Bylaw No. 21/21	Section 12.1 – R-CR Country Residential District Purpose: To accommodate low density, country residential uses on unserviced residential parcels and fragmented parcels by way of natural or man-made features of 1.21 – 2.02 ha (3.0-5.0 acres) in size that meet Municipal and Provincial servicing standards. Parcel size may increase to 6.07 ha (15.0 acres) when in compliance with an approved Area Structure Plan.
Policy and Procedures	N/A

DISCUSSION:

Land Use and Development

Land OSC and Development	
Predominant land Use on property	The proposal contains a residential site, the balance of the quarter also has a developed residential site, and the remainder is used for agricultural.
Predominant development on property	The proposed parcel has a single-family dwelling and an accessory building
Oil and gas facilities on property/adjacent	There is a natural gas pipeline that provides services for the residences within the quarter and adjacent quarters.
Surrounding land uses	The quarter is surrounded predominantly by agricultural uses. Three of the adjacent quarters are unsubdivided and three of the adjacent quarters have two titles and two of the quarters have three titles. There are two country residential parcels on two quarters to the east.
Proximity to utilities	The proposed parcel contains a serviced residential site.

Physical and Natural Features

1 Hysical and Nataral Leatures	
Waterbodies and wetlands on property	No waterbodies within the proposed parcel
Topographical constraints on property	The area of the proposal is relatively flat with no topographical
	constraints noted during the site visit.
ESA areas and classifications	There are no ESA areas identified within the quarter.
Drainage and Soil Characteristics	According to Canada Land Inventory (CLI) the quarter contains Class 0 soils in the southwest corner of the quarter which includes a small part of the southern end of the proposed parcel, the remainder of the quarter has Class 5 Soils. AGRASID Land Suitability Rating System (LSRS) has identified that the quarter is in two polygons both have Class 3 H as the dominant soil.
Potential for Flooding	No flood risk was noted during the site visit.

Planning and Development History

i lanning and bevelopment mistory	
Prior RD/SD/DP Applications	SD91-101 - First Parcel subdivision approved Nov. 21/91 to
	create a 6.0 acre parcel
	LP92-013 - Farm Residence – approved March 4/92
	LP02-075 - Dwelling Unit – Second (Mobile Home) approved
	June 10/92
	RD 00-064 - Proposal to redesignate 10 acres to Country
	Residential for the creation of two lots, application was
	withdrawn. (Previous landowner)
	RD03-057 - Proposal to redesignate 3 acres to Country
	Residential, refused at second reading No. 24/03. (Previous
	landowner)
	RD04-026 - Proposal to redesignate 3 acres to Country
	Residential, refused at second reading June 16/04. (Previous
	landowner)
	RD06-071 - Proposal to redesignate 3 acres to Country
	Residential, application withdrawn. (Previous landowner)
Encumbrances on title affecting application	Road Widening Agreement - Registration # 921 048 771

Servicing and Improvements Proposed

corrients and improvements reposed	
Water Services	Private existing
Sewer Services	Private existing
Stormwater/Drainage Improvements	No improvements proposed
Solid Waste Disposal	No improvements proposed

Suitability Assessment

Land suitable for intended use	Yes
Compatible with surrounding land uses	Yes
Appropriate legal and physical access	Yes
Complies with MDP/LUB requirements	Yes

DISCUSSION:

The applicant proposes to redesignate approximately three acres from Agricultural District (A) to Country Residential District (R-CR). This is consideration for the second parcel out of the quarter.

BACKGROUND:

The property is located approximately one (1) mile south of the eastern boundary of the Town of Sundre. The quarter is bordered on the west side by Range Road 51. There is an existing access from the Range Road for the proposed parcel as well as the balance.

According to Canada Land Inventory (CLI) the quarter is a combination of Class 5 soil with a small portion in the southwest corner that is Class 0. AGRASID Land Suitability Rating System (LSRS) has identified that the quarter is in two polygons both have Class 3 H as the dominant soil. The limiting factor is H – Inadequate heat units for the optimal growth.

PROPOSAL:

The applicant has chosen to create a parcel to encompass an existing residential area within the quarter. There is another residential on the remainder of the quarter.

APPLICATION HISTORY:

The applicants attended to office to discuss subdivision potential within the quarter as they wanted to have the residential site in the southern part of the quarter to be on a separate title.

CIRCULATIONS:

Eighteen adjacent landowners were circulated and one landowner called to indicate they had no problems with the proposal.

5 4 - RFD Bylaw No LU 23 22 PH (ID 591402)

POLICY ANALYSIS:

Municipal Development Plan Bylaw No. 20/20

According to Figure 3 Growth Management Conceptual Strategy the subject quarter is located within the Growth Centre southeast of the Town of Sundre. The property is also within the Southeast Sundre ASP and provides consideration for higher density residential, commercial, and industrial uses. This proposal for a country residential parcel would bring the number of titles within the quarter to three and is a size that complies with the Policy (3.3.13) for new Country Residential parcels that describes the maximum parcel size should be three acres. The proposal complies with the policies of the Municipal Development Plan.

Southeast Sundre Area Structure Plan Bylaw No. 12/13

The property is within the Agricultural Policy area which allows for consideration of up to a maximum of three titles within a quarter.

This proposal complies with the ASP Policy 5.1.6. 6 as this would create the third title within the quarter.

Land Use Bylaw No. 21/21

This parcel is intended to accommodate a residential site that complies with the regulation for parcel size and use.

CONCLUSION:

Administration can support a resolution of approval for the proposed redesignation. The application complies with MDP, Southeast Sundre ASP Policies and LUB regulations. Legal and physical access has been established for the proposal as well as the remainder of the quarter. The parcel will have minimal impact on surrounding agricultural uses.

OPTIONS / BENEFITS / DISADVANTAGES:

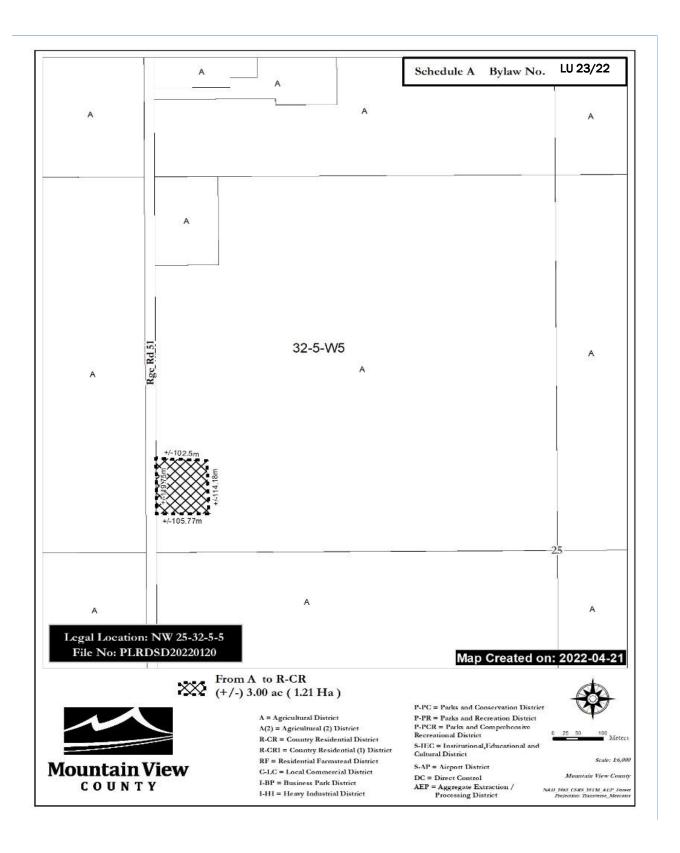
Option One:	That the Reeve open and close the Public Hearing.
This motion indicates support	That Council give second reading to Bylaw No. LU 23/22 redesignating the lands within the NW 25-32-5-5. (Approval)
	That Council give third reading to Bylaw No. LU 23/22 redesignating the lands within the NW 25-32-5-5. (Approval)
Option Two:	That Council defer Bylaw No. LU 23/22 to
This motion indicates additional information required to render a decision on application	
Option Three:	That the Reeve open and close the Public Hearing.
This motion indicates that the application is not deemed suitable	That Council give second reading to Bylaw No. LU 23/22 redesignating the lands within the NW 25-32-5-5. (Refusal)
	That Council give third reading to Bylaw No. LU 23/22 redesignating the lands within the NW 25-32-5-5. (Refusal)

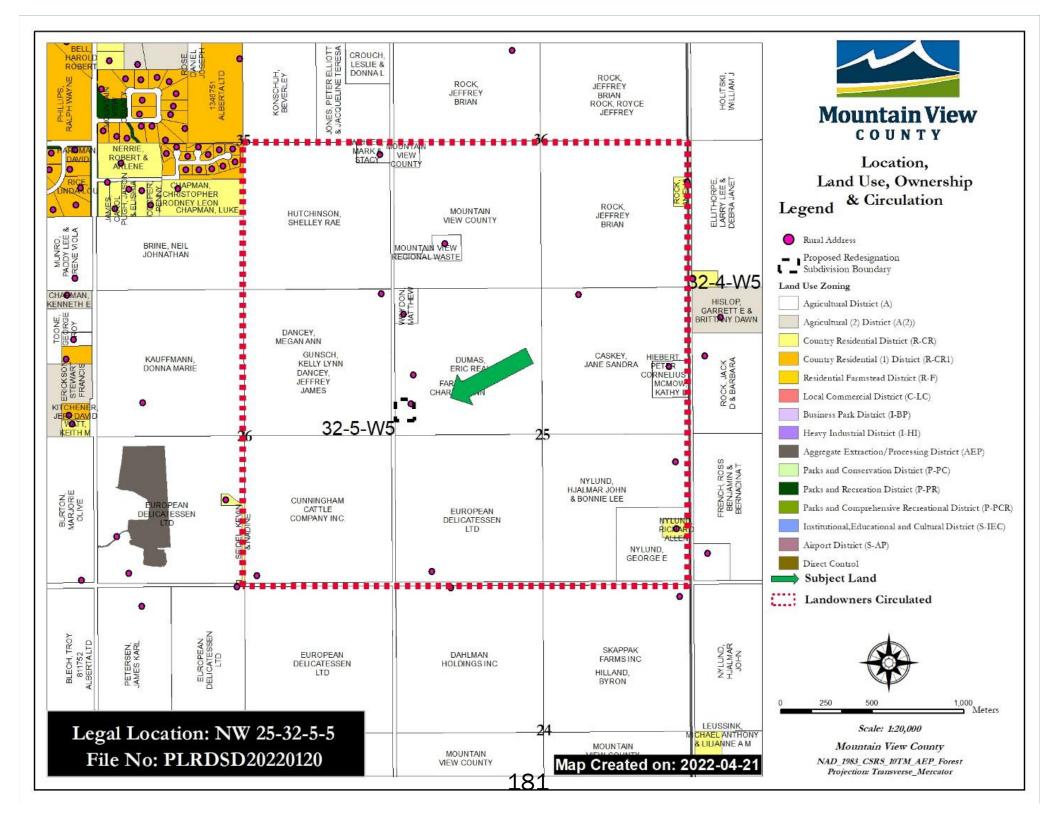
ATTACHMENT(S):

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- 04 Environmental Scan Maps
- 05 Aerial Photograph
- 06 Figure 3 MDP
- 07 Future Land Use Map Southeast Sundre ASP
- 08 Presentation to Council
- 5 4 RFD Bylaw No LU 23 22 PH (ID 591402)

BYLAW NO. LU 23/22

Being a Bylaw of Mountain View County in the 21/21 affecting NW 25-32-5-5 pursuant to	the Municipal Government Act.
The Council of Mountain View County, duly follows:	assembled, enacts that Bylaw No. 21/21 be amended as
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Received second reading,	
Received third reading,	
Reeve	Chief Administrative Officer
Date of Signing	

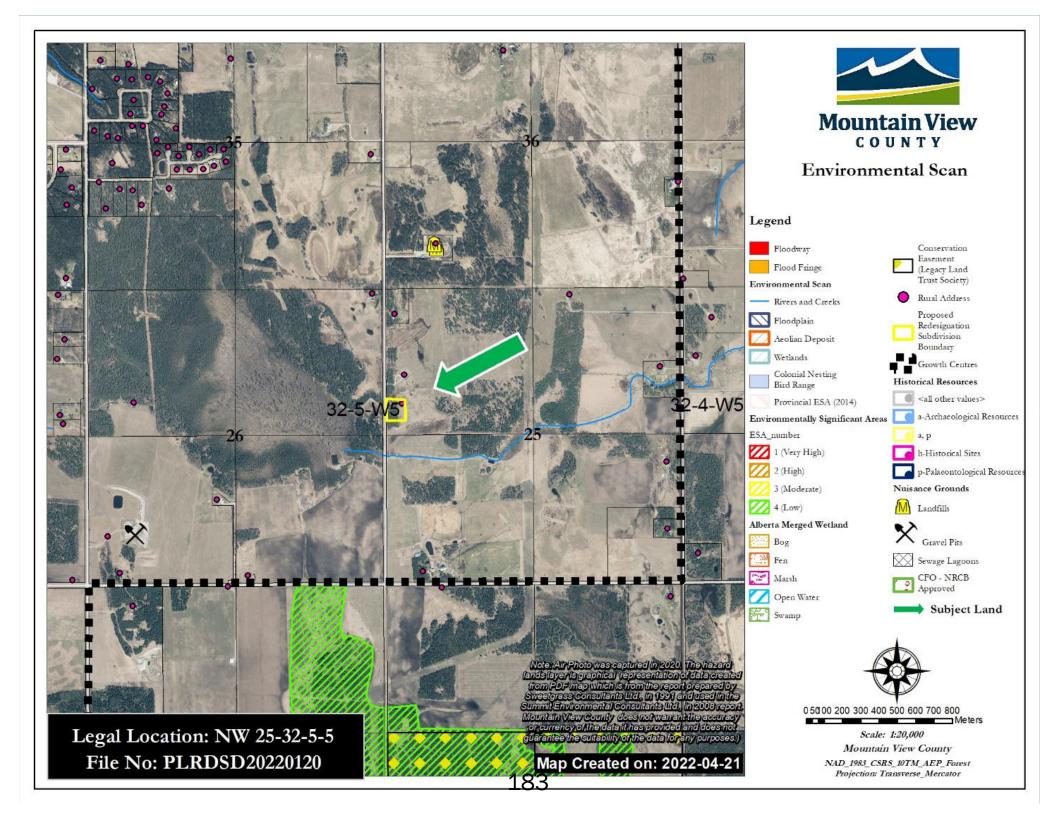


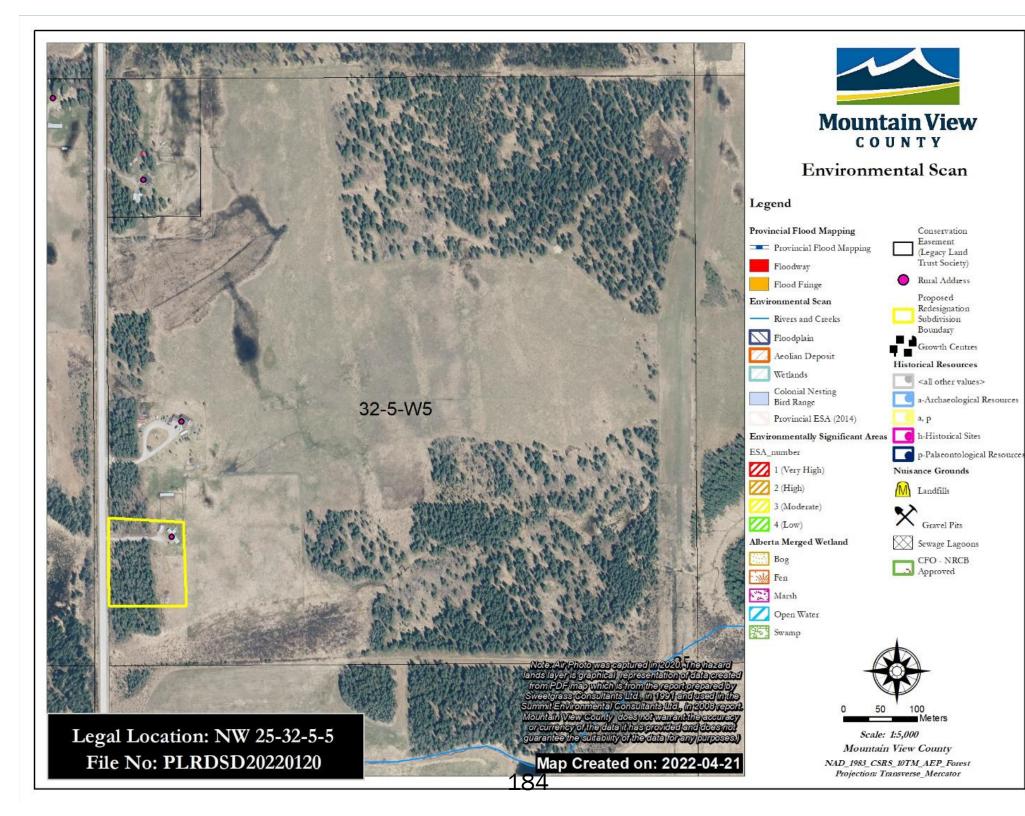


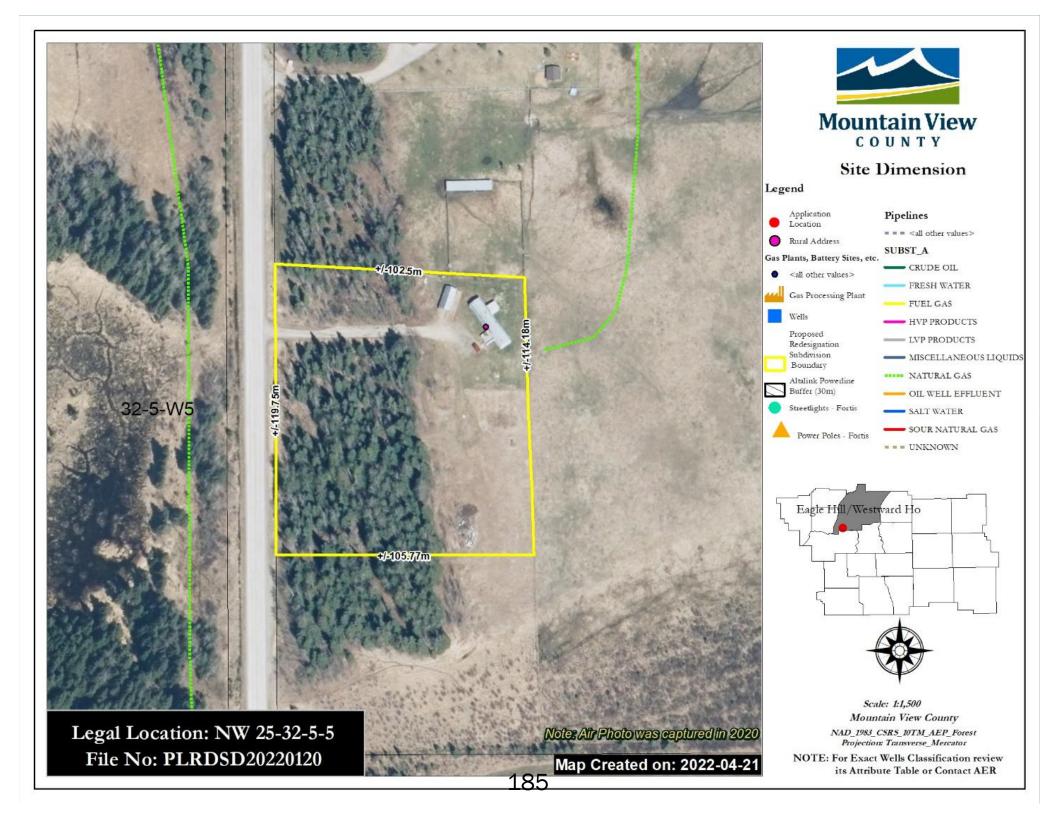
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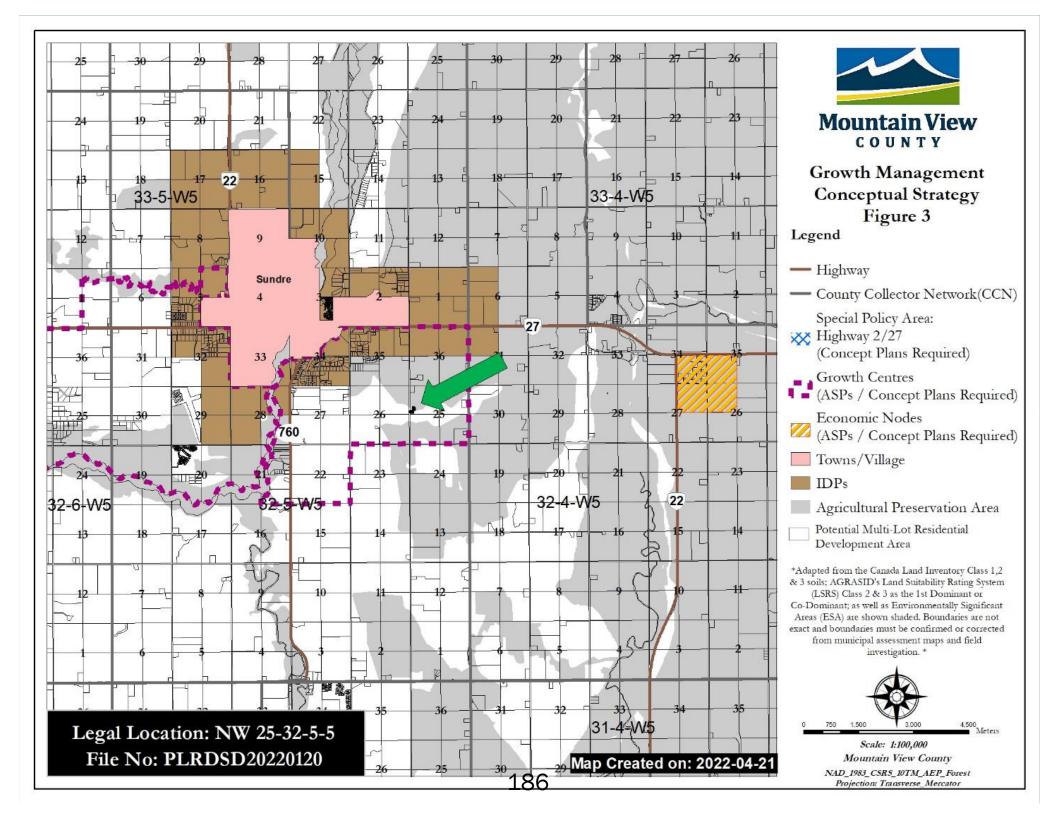
Dec 24, 2020

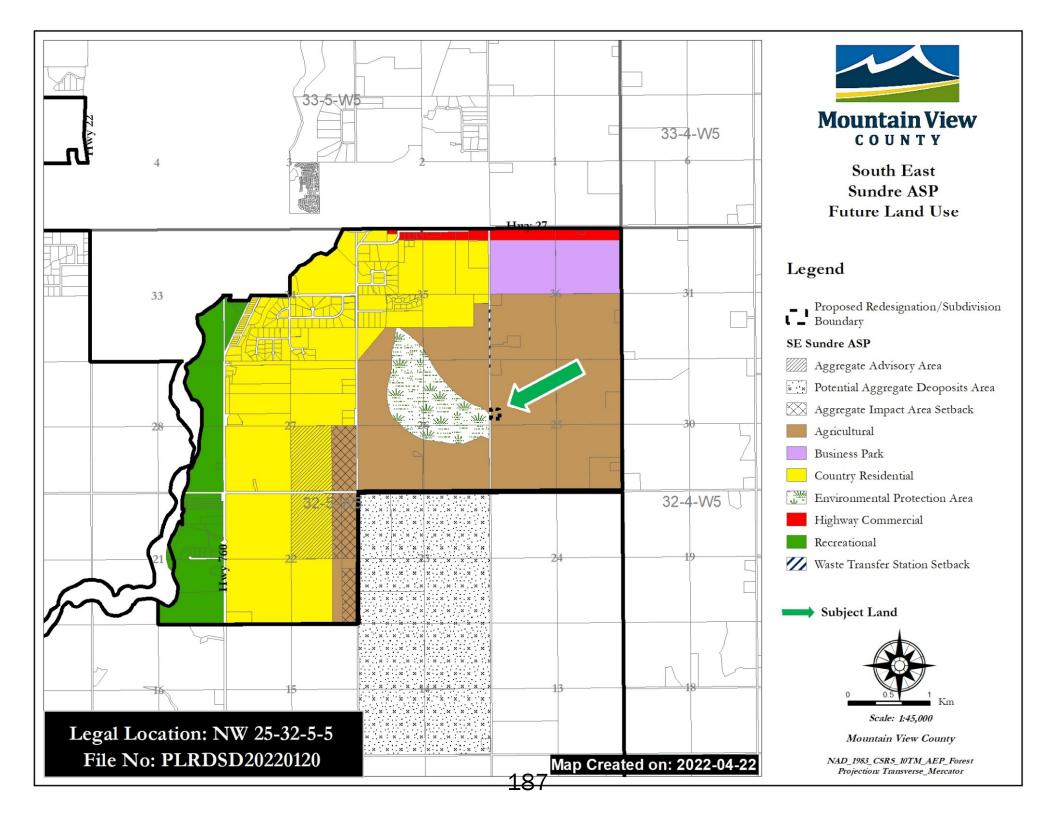
Indicate name of ROAD if applicable











PLRDSD20220120 Bylaw No. LU 23/22

Tracey Connatty Planner July 13, 2022

APPLICANT: FARRELL, Charene Ann and DUMAS, Eric Real

LANDOWNER: FARRELL, Charene Ann and DUMAS, Eric Real

LEGAL: NW 25-32-5-W5M

DIVISION: 6

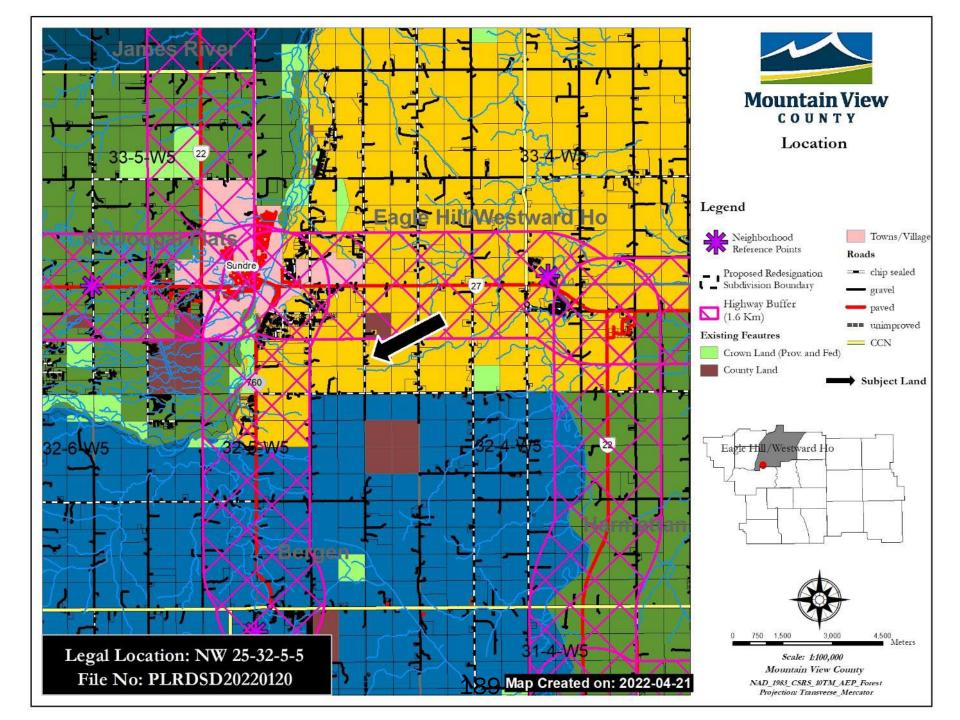
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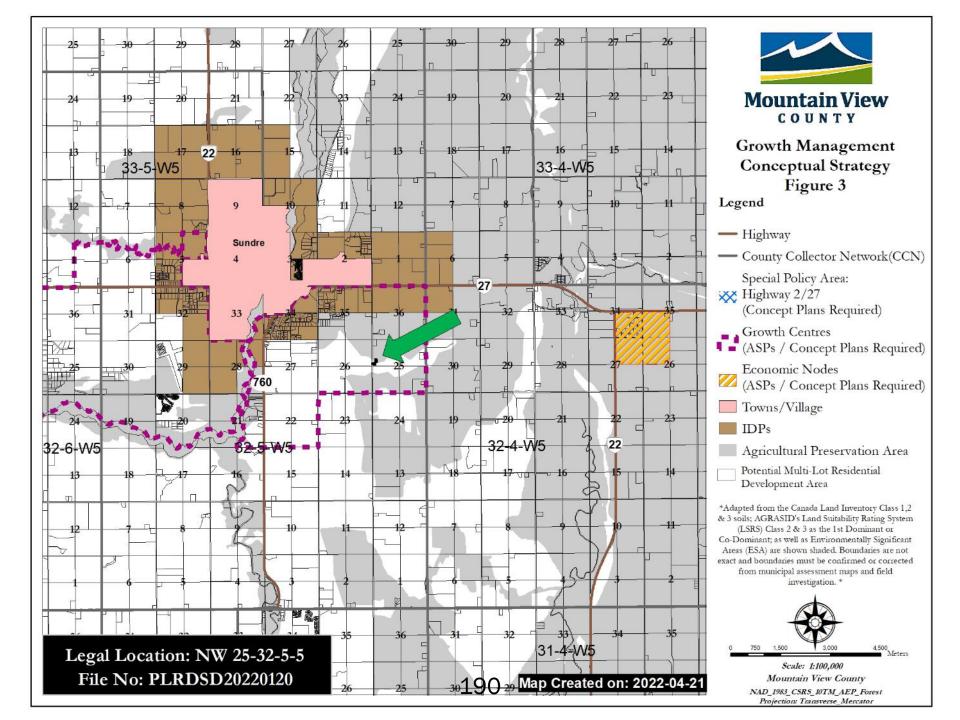
PROPOSED REDESIGNATION:

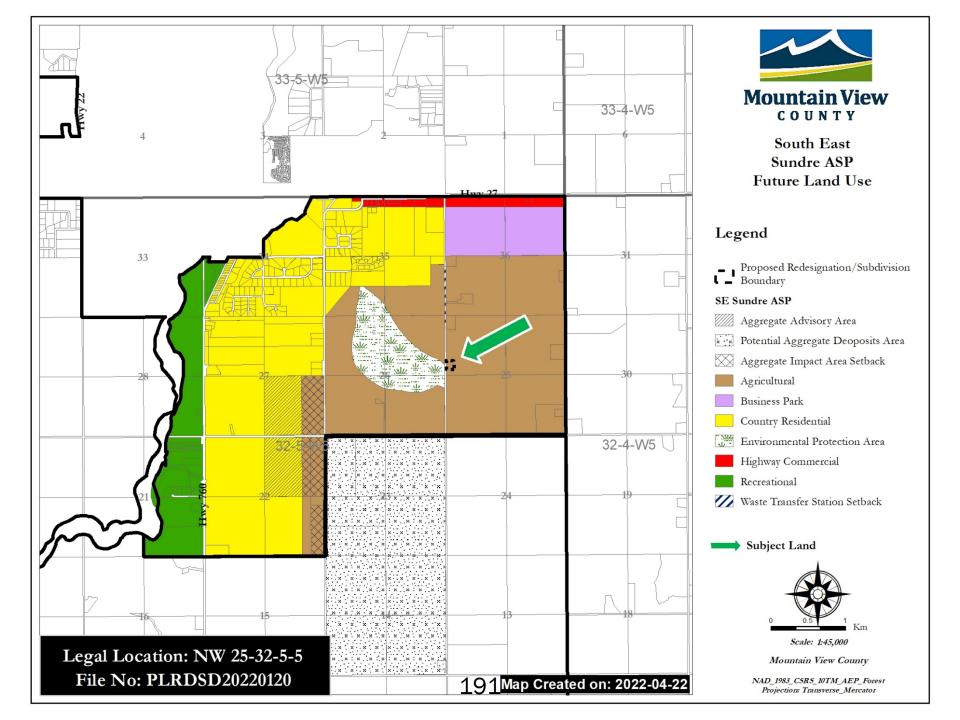
To Redesignate from:

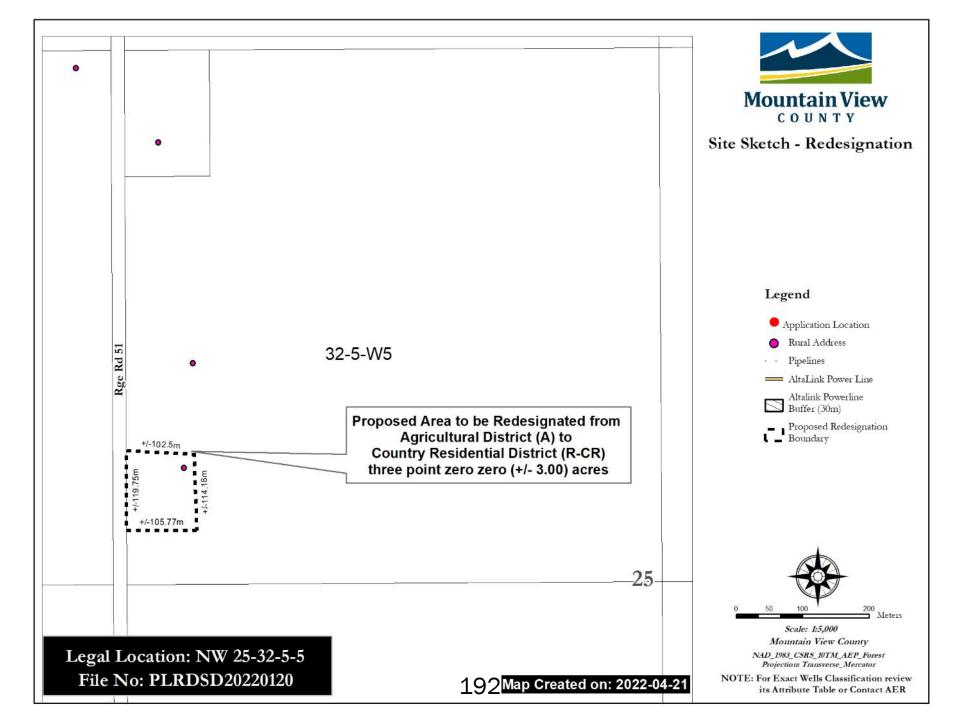
Agricultural District "A" to Country Residential District "R-CR" one (1), three point zero zero (3.00) +/- acre parcel within an existing 154.0 acre parcel.

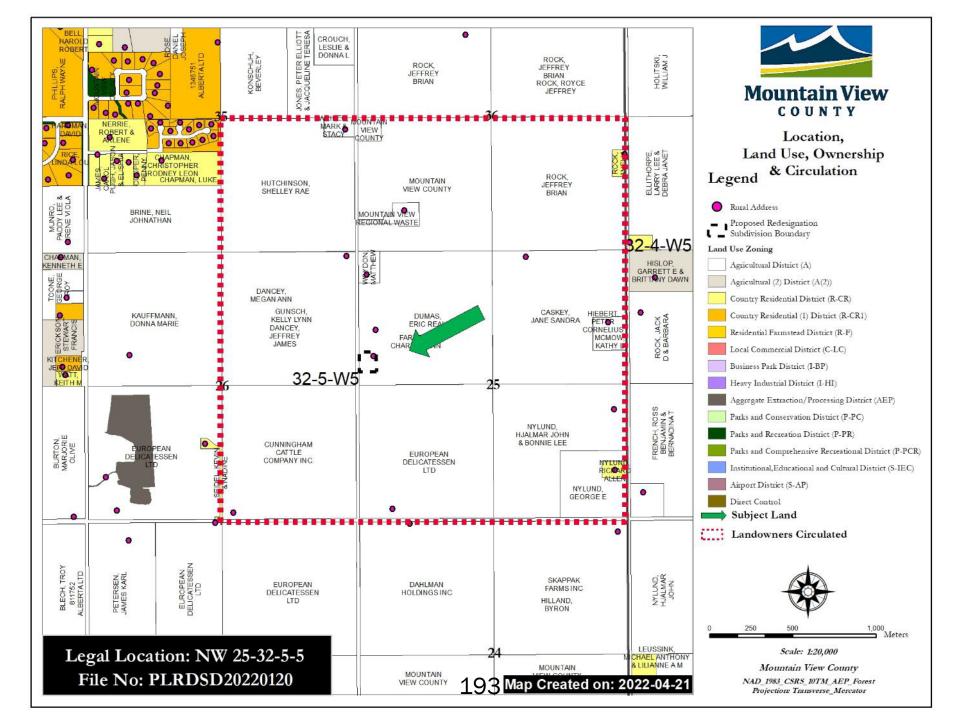


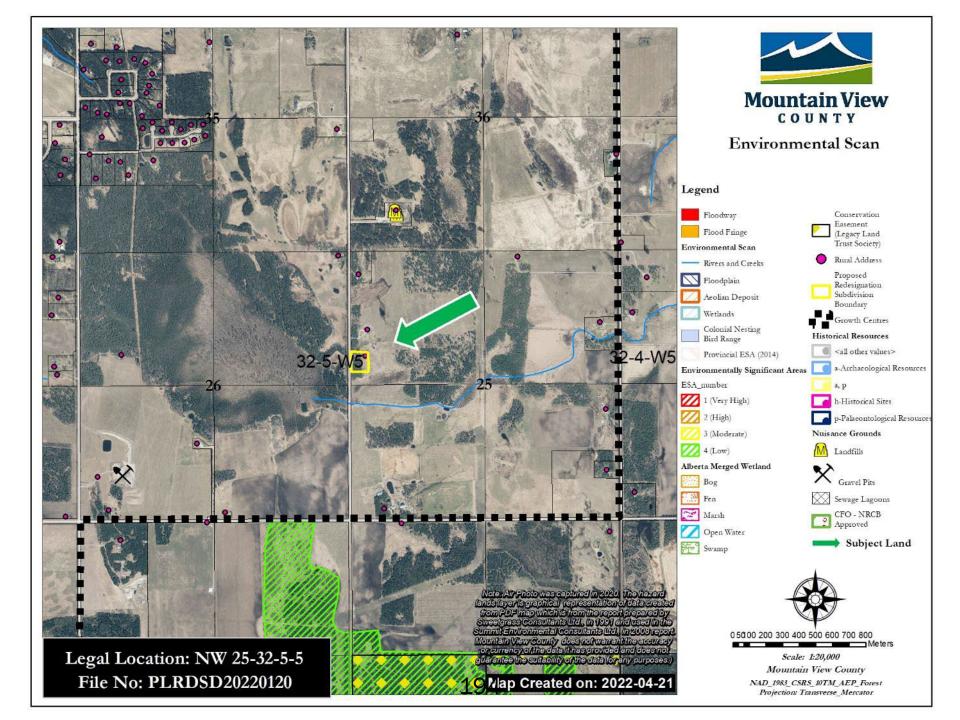


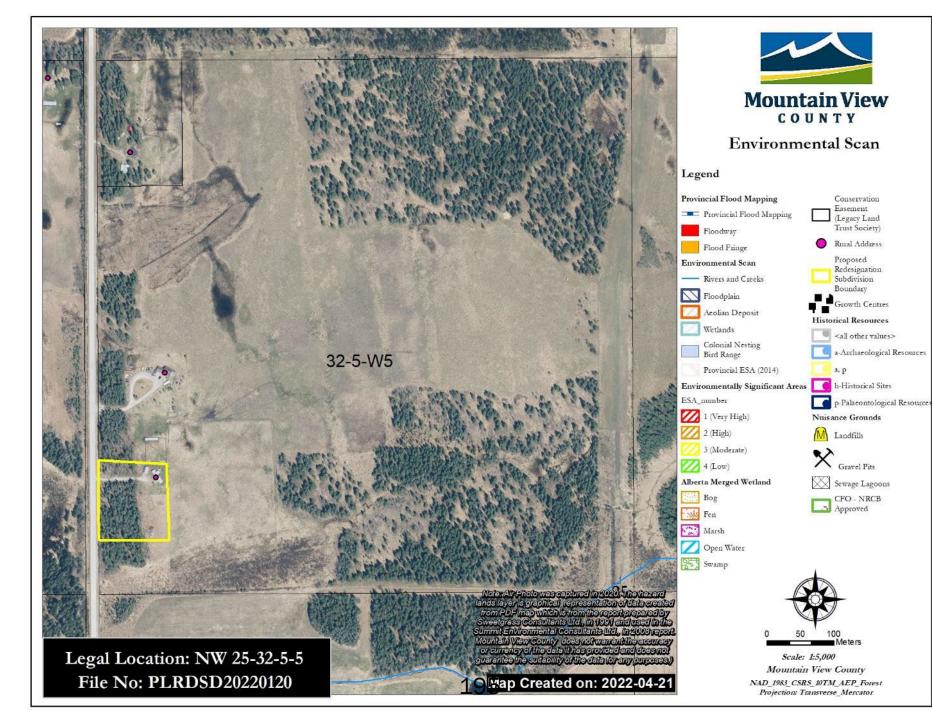


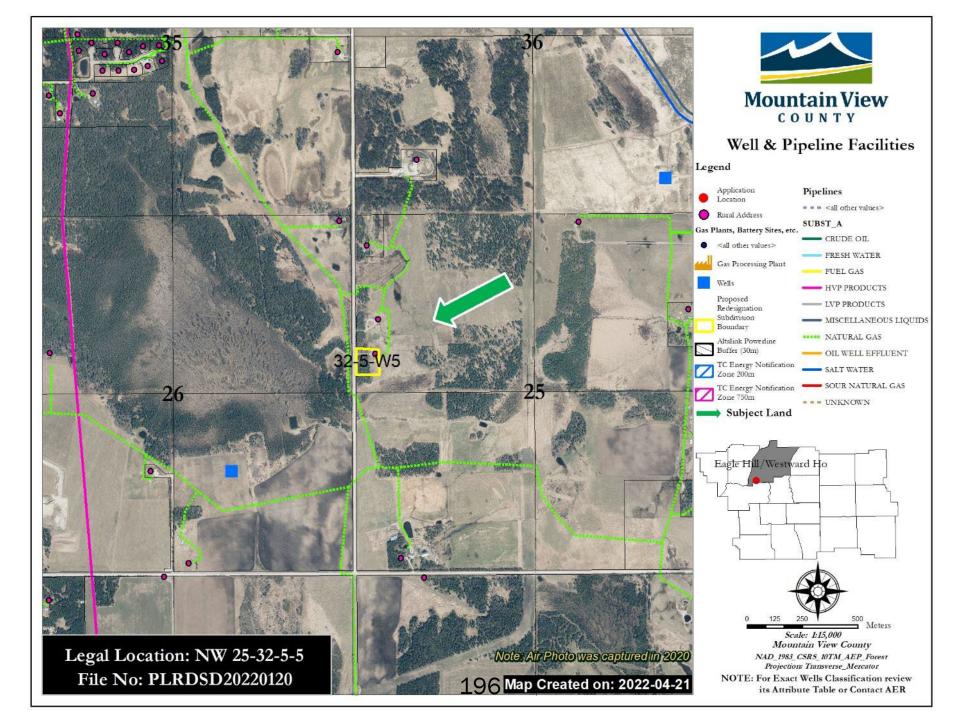


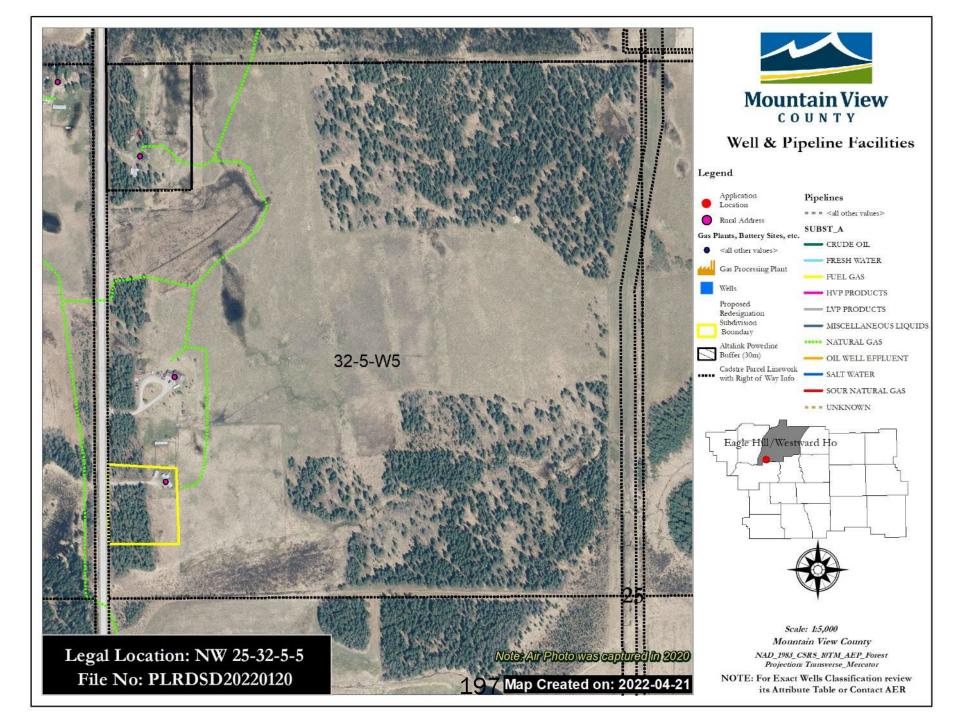


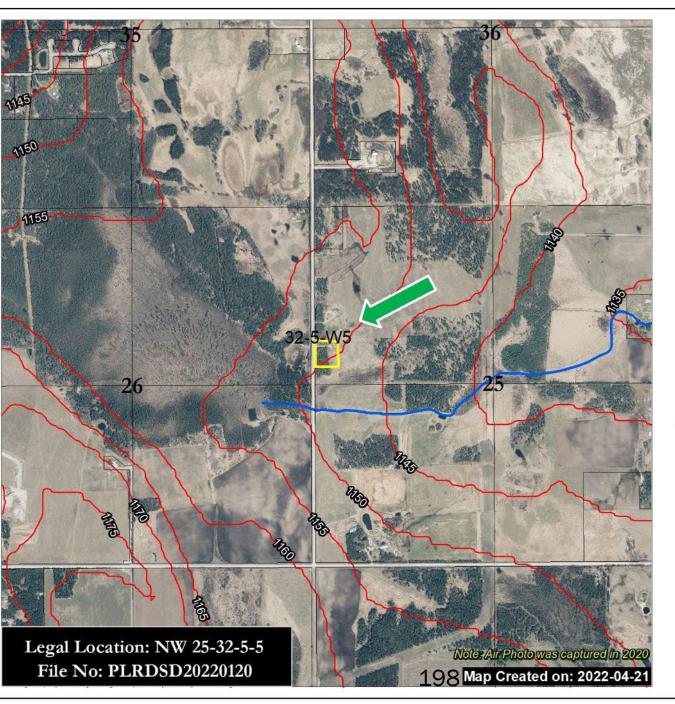














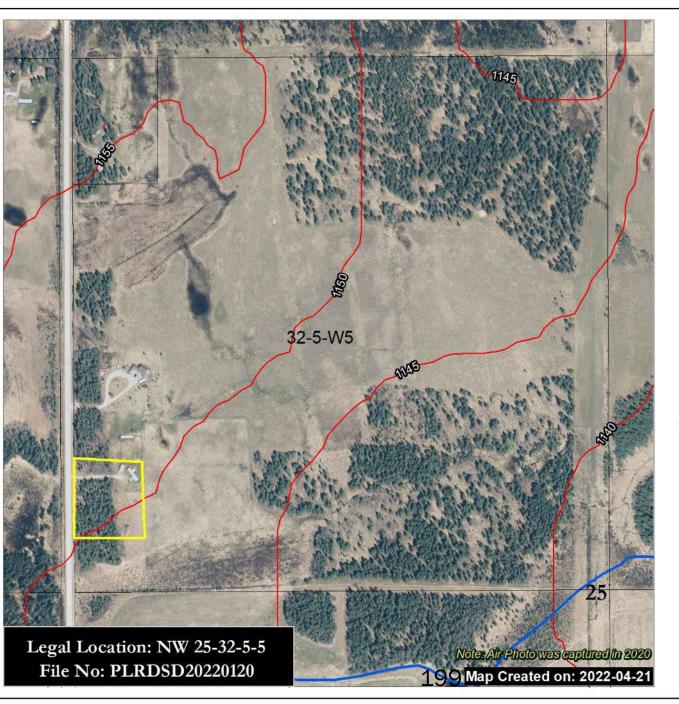
Topography & Water



Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Topography & Water



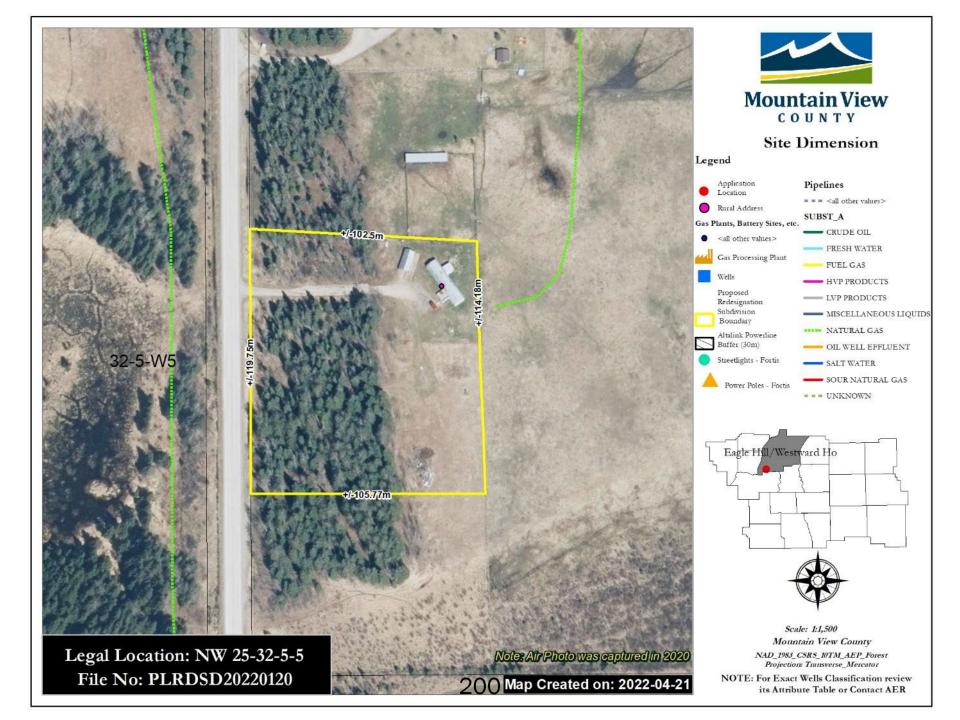




Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



1		
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Variable	Value
POLY_ID	17589
Map Unit Name	ZOR1/O1
Landform	O1 - level organic
LSRS Rating	3H(10)
(Spring Grains)	

Landscape Model Descriptions:

Miscellaneous organic soils (ZOR).
The polygon may include soils that are not strongly contrasting from the dominant or co-dominant soils (1).
Level organic landform with a limiting slope of 1% (O1).



Alberta



May 6, 2022

Scale 1:9,028
1 inch = 752,33 feet
1 cm = 90.28 metres

Map centre at latitude +61,777* Man diongitude -114.586*E

Source Sert, Mauer, Geolija, Earthstar Geographics, CHES/ Arthus DS, USDA, USDS, AeroGRDD, IGII, and the GIS User Community. Service Service Service Service Service Service Service SEL HERSE, Germin, (e) OpenStreeMap contributions, and the GIS user community. Abertal Agriculture and Englishment Levence Covernment of Alberta, Agring 10, 20 Septement Levence Scale 1:9,028 1 inch = 752,33 feet 1 cm = 90.28 metres Map centre at latitude +51.777"N and longitude -114,586°E

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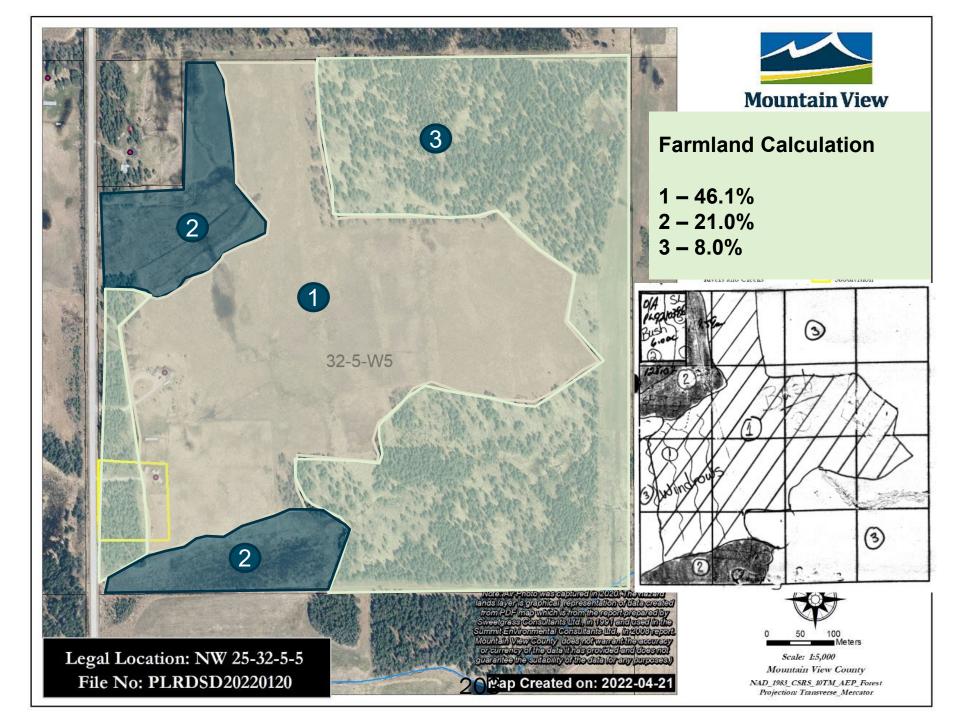
Variable	Value
POLY_ID	17533
Map Unit Name	BEBT1/U1h
Landform	U1h - undulating - high relief
LSRS Rating (Spring Grains)	3H(10)

Landscape Model Descriptions:

Dark Gray Luvisol on medium textured (L, CL) till (BEN). Orthic Gray Luvisol on medium textured (L, CL) till (BTN). The polygon may include soils that are not strongly contrasting from the dominant or co-dominant soils (1). Undulating, high relief landform with a limiting slope of 4% (U1h).



Mountain View County MVC Map Legend MVC Primary Secondary Highway ■ County Towns and Village Parcels (PGIS) SD Applications □ <all other values> ☐ SD - Approved ☐ SD - Closed SD - Conditionally Approved SD - Endorsed □ SD - Endorsed Closed SD - Expired Application 32-5-W5 SD - Refused SD - Under Review SD - Withdrawn Section Number Grid **CLI - 5** Canada Land Inventory -Soils **1 2 3 4 5** 6 **7** O □ Township Grid CLI - 0 1: 5,000 Notes Not responsible for errors or omissions reference only. Data layers that appear on this map may or may not be accurate, 254.0 127.00 254.0 Meters NAD_1983_CSRS_10TM_AEP_Forest THIS MAP IS NOT TO BE USED FOR NAVIGATION @ Mountain View County





Existing Approach





Dwelling and Accessory building on site















Administrative Position

The Planning and Development Department supports Approval for PLRDSD20220120, within the NW 25-32-5 W5M for the following reasons:

- 1. The proposal complies with MDP and ASP policies
- 2. The proposal complies with LUB regulations
- No objections or concerns were received during the referral period





Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0 T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcounty.com

SUBJECT: Bylaw No. LU 24/22 REVIEWED AND APPROVED FOR SUBMISSION

Council Meeting SUBMISSION TO: CAO: MANAGER: MEETING DATE: July 13, 2022 DIRECTOR: MB PREPARER: RP

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW: FINANCIAL REVIEW:

PLRDSD20220141 FILE NO.:

NE 18-29-1-5 LEGAL:

ADMINISTRATIVE POSITION:

Administration supports a Council resolution based on Option One.

BACKGROUND / PROPOSAL:

Council is being asked to consider second and third readings of Bylaw No. LU 24/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate forty-six point two zero (46.20) acres within NE 18-29-1-5 from Agricultural District (A) to Agricultural (2) District (A(2)).

Application Overview

Application everyies	
Applicant	PHILLIPS, Brett & Gail Arlene
Property Owner	PHILLIPS, Brett & Gail Arlene
Title Transfer Date	April 11, 2009
Existing Parcel Size	160 acres
Purpose of redesignation	Applicants would like to create a smaller agricultural parcel to support a cow calf operation. The proposal contains pastureland and approximately 12 acres of cultivated land to be used as a hayfield. The surrounding cultivated land is intended to remain on the remnant title.
Division	1
Rural Neighbourhood/Urban Centre	Wessex
Bylaw given first reading	June 22, 2022
Bylaw advertised on	June 28, 2022 and July 05, 2022

Key Dates, Communications and Information

Application Submitted	April 05, 2022
Application Circulation Period	April 22, 2022 to May 22, 2022
Supportive Information Requested/Submitted	None
Application Revised from Submission	No
Communications Received from Referrals	AltaLink: No response received.
	Chinook's Edge School Division: No response received.
	Environmental Public Health: No response received.
	Fortis Alberta: No easement is required.
	Foothills Natural Gas Co-op Ltd: No response received.
	Carstairs Fire Department: No response received.
	Rockyview Gas Co-op: No response received.
	Cochrane Gas Co-op: No response received.
	<u>Telus Communications</u> : No objections.
	Adjacent Landowners: No response received.
Objections Received and Addressed	N/A

Applicable Directions, Policy and Regulations

Applicable Directions, Policy and Regulations Intermunicipal Development Plan	The proposal is not in an IDP area.
Municipal Development Plan (MDP)	According to Figure 3 Growth Management Conceptual Strategy,
Bylaw No. 20/20	this property is within the Agricultural Preservation Area.
	3.0 Agricultural Land Use Policies
	 3.3.5 (a) The "first parcel out" of a previously unsubdivided quarter section may only be supported by the County for the creation of one additional parcel, subject to redesignation and subdivision application and the provisions of the Land Use Bylaw and the MDP. (b) A first parcel out subdivision within the Agricultural Preservation Area or the Potential Multi-Lot Residential Development Area shall be evaluated in accordance with section 3.0 of the MDP.
	3.3.6 The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section.
	3.3.7 The minimum parcel size for a newly proposed or existing agricultural parcel that is the subject of a redesignation and subdivision application, and not a fragmented parcel should be (+/-) 40 acres ((+/-) 16.19 ha). Parcel configuration should reflect the existing conditions and use of the land and shall require redesignation to the appropriate land use district and a concurrent subdivision application. Applications for subdivision of new agricultural parcels shall demonstrate the land being subdivided is being used for agricultural purposes to avoid future fragmentation. Agricultural parcel subdivisions that create more than two titles per quarter section may be considered within the Potential Multi-Lot Residential Development Area.3.3.9 Non-agricultural uses shall be directed to areas that minimize the impact on agricultural operations.
Area Structure Plan (ASP)	The proposal is not in an area with an adopted ASP.
Land Use Bylaw No. 21/21	11.1 Agricultural District (A) Purpose: To accommodate and promote agriculture land uses on larger parcels while having regard for the rural, agricultural character of the area. Parcel Area: Minimum 80.0 acres.
Deligy and Precedures	11.2 Agricultural (2) District (A(2)) Purpose: To accommodate smaller parcels of agricultural land and fragmented parcels physically separated by permanent or man-made features for agricultural uses. Residential uses are accessory to the agricultural use. Parcel Area: Minimum 40.0 acres or a smaller area redesignated by Council; Maximum 79.9 ac.
Policy and Procedures	N/A

DISCUSSION:

Land Use and Development

Land Coo and Bevelopment									
Predominant Land Use on property	The	predominant	land	use	within	the	subject	quarter	is
	agric	cultural. There i	is also	a de	veloped	resid	dential sit	e.	

Predominant development on property Oil and gas facilities on property/adjacent	The proposal contains a dwelling, an ancillary building, a shed and a playset. The balance of the quarter is bare land. Other than a Foothills Natural Gas Co-op line, which is used to service existing development, there are no oil and gas facilities within the subject quarter.					
	There are a few oil and gas facilities surrounding the subject quarter and are summarized in the table below:					
	Amount Type of Facility Facility Status 2 Development Well 1 Cancelled; 1 Abandoned 1 Oil Well 1 Suspended 2 Battery Site 2 Suspended The closest facilities from the neighbouring quarters are an abandoned development well and suspended battery site located in the quarter to the northwest (SW 19-29-1-5). These facilities are over 730 metres northwest of the proposal.					
Surrounding land uses	The subject quarter is surrounded only by agricultural zoned land. Seven of the neighbouring quarter sections are currently unsubdivided, while the quarter to the south (SE 18-29-1-5) contains two agricultural titles.					
Proximity to utilities	The proposal contains an established residential site with existing utilities.					

Physical and Natural Features

Physical and Natural Features	
Waterbodies and wetlands on property	There is an unclassified creek in the northwest portion of the subject quarter and within the proposal boundaries. This creek appears to be seasonal in nature and naturally drains into the quarter to the north (SE 19-29-1-5). There is also a dugout within the pastureland, near the quarter's northern boundary. No other waterbodies or wetlands have been identified within the subject quarter.
Topographical constraints on property	The south portion of the subject quarter appears more elevated and slopes down to the north and northeast. The proposal area appears to slope down to the northeast.
	According to AGRASID, the landform model for the majority of the quarter, including the proposal area, is <i>hummocky, low relief</i> , while the landform model for the southwest portion of the quarter is considered <i>undulating</i> , <i>high relief</i> .
ESA areas and classifications	According to the Summit Report (2008), there are no identified ESAs within or surrounding the subject quarter. According to the Provincial Fiera Report (2014), the quarter to the southwest (SW 18-29-1-5) has been identified as being environmentally significant as it has ecological integrity and contributes to the water quality and quantity for the area. The Report calculates that the ESA rating for this quarter is 0.2001.
Drainage and Soil Characteristics	According to Canada Land Inventory (CLI) data, the subject quarter contains Class 3 soils.
	According to AGRASID's Land Suitability Rating System (LSRS), the majority of the quarter, including the proposal area, contains soils with an LSRS Rating of 3HT. These soils have only moderate limitations due to a lack of heat units and due to slope. The soils within the southwest portion of the quarter have an LSRS rating of 3H(8) – 5W(2). This means that 80% of the soils here have moderate limitations due to a lack of heat units

	and 20% of the soils have very severe limitations due to drainage.
	According to the Farmland Field Sheet, the subject quarter contains soils with three varying levels of productivity. The majority of the quarter has a Farmland Assessment Rating (FAR) of 79.8%. The southern portion of the quarter has a FAR of 66.9%. The least productive land has a FAR of 30.0% and is the pastureland located within the west portion of the proposal.
Potential for Flooding	The proposal appears to be at no risk for flooding.

Planning and Development History

Prior RD/SD/DP Applications	DP20150265 : Development Permit for Dwelling, Manufactured
	(2004) and Accessory Building – Shop was issued by MVC on
	June 26, 2015.
	PRBC20150501: Building Permit for Mobile Home was issued
	by MVC on July 08, 2015.
	DP20170138: Development Permit for Dwelling, Single
	Detached with Attached Garage to replace Existing
	Manufactured Home was issued by MVC on April 25, 2017.
	BP20170248: Building Permit for New dwelling with basement
	development was issued by MVC on April 28, 2017.
Encumbrances on title affecting application	151 181 043: Utility Right of Way (Rockyview Gas Co-op Ltd)

Servicing and Improvements Proposed

Water Services	The proposal contains an established residential site with an existing water well.
Sewer Services	The proposal contains an established residential site with an existing septic system.
Stormwater/Drainage Improvements	No improvements proposed.
Solid Waste Disposal	No improvements proposed.

Suitability Assessment

Land suitable for intended use	Yes
Compatible with surrounding land uses	Yes
Appropriate legal and physical access	Yes
Complies with MDP/ASP/LUB requirements	Yes

DISCUSSION:

The applicants are proposing to redesignate an approximate forty-six point two zero (46.20) acres from Agricultural District (A) to Agricultural (A) District (A). The subsequent subdivision application is seeking to create the first parcel out from this unsubdivided quarter section.

BACKGROUND:

The subject lands are located in the rural neighbourhood of Wessex, approximately 10 kilometres south of the Town of Carstairs. According to Figure 3 Growth Management Conceptual Strategy of the MDP, the subject quarter is within the Agricultural Preservation Area.

The subject quarter is surrounded only by agricultural zoned land. All of the neighbouring quarter sections are currently unsubdivided, with the exception of the quarter to the south, which contains two agricultural titles. The subject quarter has predominantly been used for agricultural operations but also contains a residential site.

According to Alberta Merged Wetland Inventory data, there may be wetlands to the north and northeast of the subject quarter, but none have been identified within the subject quarter. The Provincial Fiera Report (2014) has identified the quarter to the southwest as being environmentally significant, however the proposal is well removed from this area, being over 400 metres to the north. There are two small unclassified creeks within the west portion of the proposal area. As the manner in which the land is being used is not intended to change, the proposal should have a minimal impact on the surrounding environment.

PROPOSAL:

The applicants are proposing to redesignate an approximate forty-six point two zero (46.20) acres from Agricultural District (A) to Agricultural (2) District (A(2)) to allow for a smaller agricultural parcel. Currently, the majority of the quarter has been used for cultivation, with the exception of the dwelling site and pastureland in the quarter's northwest corner. The proposal is seeking to create a new agricultural parcel surrounding the pastureland in the quarter's northwest corner and a strip of cultivated land that connects the pastureland to the dwelling site and range road. The application states that this will support a cow-calf operation, while leaving the remaining cultivated land as a separate farming operation.

The subject quarter is more elevated in its southwest corner and generally slopes down to the north and northeast. The pastureland in the quarter's northwest corner, and within the proposal boundaries, has a different landform than the surrounding cultivated fields. During the site visit it was noted that the pastureland contains native pasture and has a much more hummocky landform with some low spots. Historical aerial photos also show that this area has never been used with the surrounding cultivated land. Although Canada Land Inventory and AGRASID data shows that the quarter contains productive agricultural land, the Farmland Field Sheet outlines the visible soil limitations of the pastureland, being considered *Fair to Fairly Good Arable*.

Development within the proposal consists of a dwelling, an ancillary building, a shed and a playset. The balance of the quarter is bare land.

Access to the proposal can be made via Range Road 15, a gravel road with good site lines. The balance of the quarter can also be access by Range Road 15, near the quarter's southern boundary. Subject to approval, one Condition of Subdivision will be for the applicant to enter into a road widening agreement along the subject quarter's easterly boundary.

CIRCULATIONS:

During the circulation process Telus Communications responded that they had *no objections*. Fortis Alberta responded that *no easement is required*. No other responses were received from other referral agencies or adjacent landowners.

POLICY ANALYSIS:

The subject lands are not in an area with an adopted Area Structure Plan; as such, this proposal has been evaluated in accordance with the provisions of the Municipal Development Plan (MDP) and the Land Use Bylaw (LUB).

Municipal Development Plan (MDP) Bylaw No. 20/20

As outlined in Policy 3.3.5, the proposal was evaluated under Section 3.0 *Agricultural Land Use Policies*, as the proposal would be considered the first parcel out from an unsubdivided quarter section. The subject lands are located within the Agricultural Preservation Area, which is a Policy Area that can consider a maximum of two titles for a quarter section. The proposal is contemplating the creation of a second title and complies with the MDP's Figure 3 Growth Management Conceptual Strategy and Policy 3.3.6.

According to Policy 3.3.7, the minimum parcel size for newly proposed agricultural parcels should be 40 acres and the boundary configuration should reflect the existing conditions and use of the land. Although the proposed agricultural parcel would be taking in a portion of the cultivated land that has been used as one piece, the proposal also encompasses poorer agricultural land that can only be used for pasture. Given the location of the existing dwelling site and the intent to use the land for a cattle operation, the configuration of the proposed parcel appears suitable.

Should this proposal be approved for redesignation and subdivision, it should have a minimal impact on the existing agricultural operations taking place within the proposed remainder.

Land Use Bylaw No. 21/21

The LUB specifies the parcel size for Agricultural (2) District (A(2)) parcels to be a minimum of 40 acres, which the proposal is able to meet, being forty-six point two zero (46.20) acres. The remaining Agricultural District (A) zoned land shall have a final parcel size of approximately one hundred thirteen point eight zero (113.80) acres, meeting the minimum requirement of 80 acres.

CONCLUSION:

Administration can support a resolution of approval for this proposal that falls within the parameters described in the Municipal Development Plan and the Land Use Bylaw. There were no letters of objection or concern from the circulation of this application and the proposal should have a minimal impact on surrounding land uses. The proposal complies with the policies of the Statutory Plan and the regulations of the Land Use Bylaw.

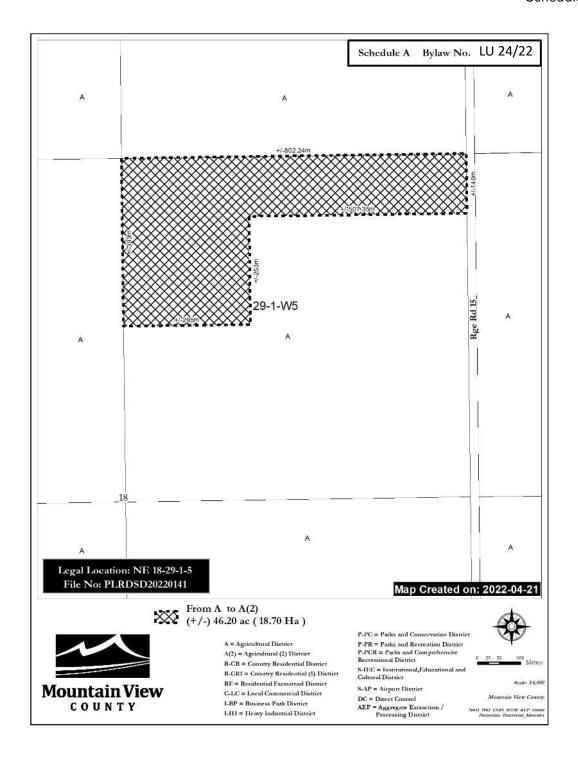
OPTIONS / BENEFITS / DISADVANTAGES:

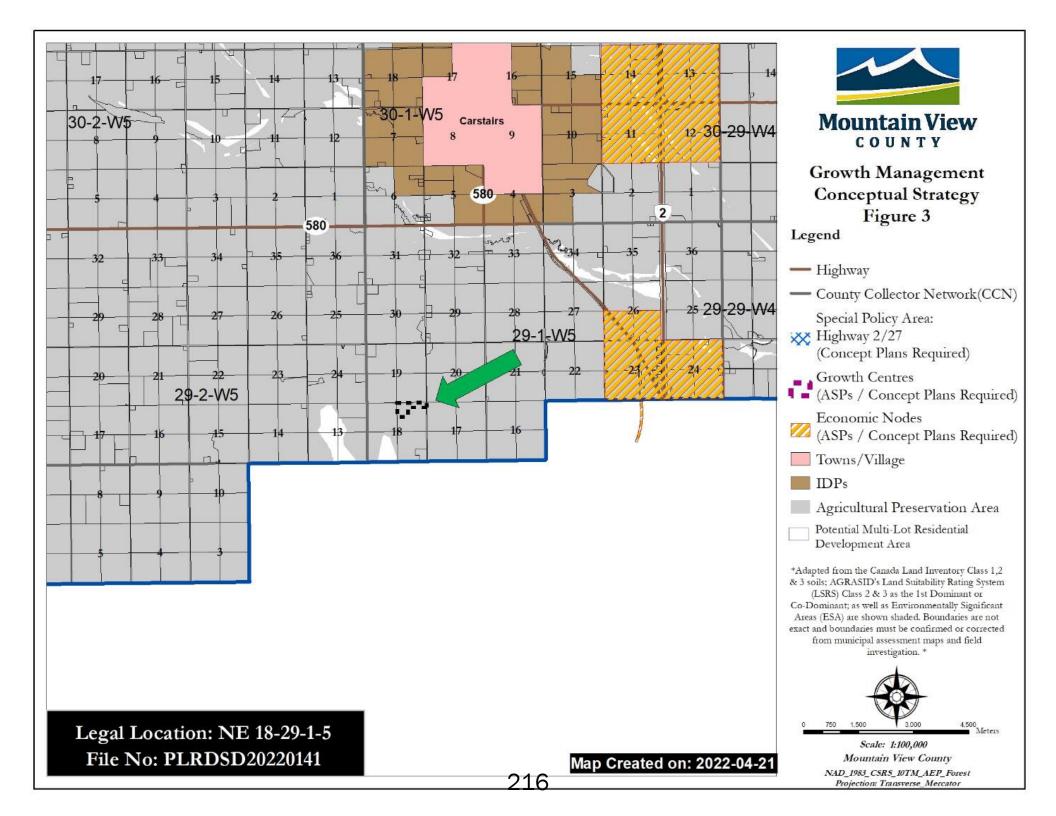
Option One:	That the Reeve open and close the Public Hearing.
This motion indicates support	That Council give second reading to Bylaw No. LU 24/22 redesignating the lands within the NE 18-29-1-5. (Approval)
	That Council give third reading to Bylaw No. LU 24/22 redesignating the lands within the NE 18-29-1-5. (Approval)
Option Two:	That Council defer Bylaw No. LU 24/22 to
This motion indicates additional information required to render a decision on application	
Option Three:	That the Reeve open and close the Public Hearing.
This motion indicates that the application is not deemed suitable	That Council give second reading to Bylaw No. LU 24/22 redesignating the lands within the NE 18-29-1-5. (Refusal)
	That Council give third reading to Bylaw No. LU 24/22 redesignating the lands within the NE 18-29-1-5. (Refusal)

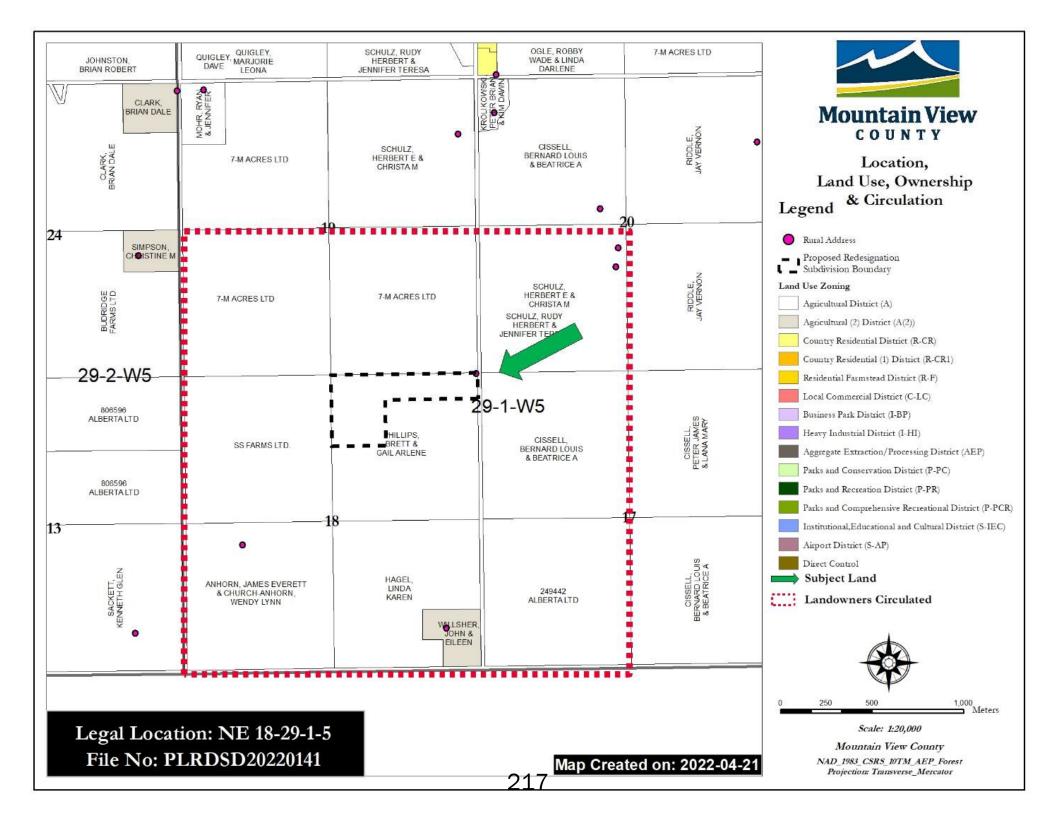
ATTACHMENT(S):

- 01- Bylaw No. LU 24/22 and Schedule "A"
- 02 Growth Management Conceptual Strategy Figure 3
- 03 Location, Land Use, Ownership & Circulation Map
- 04 Application Site Sketch
- 05 Aerial Photographs
- 06-Soils Information Mapping
- 07 Presentation to Council

BYLAW NO. LU 24/22

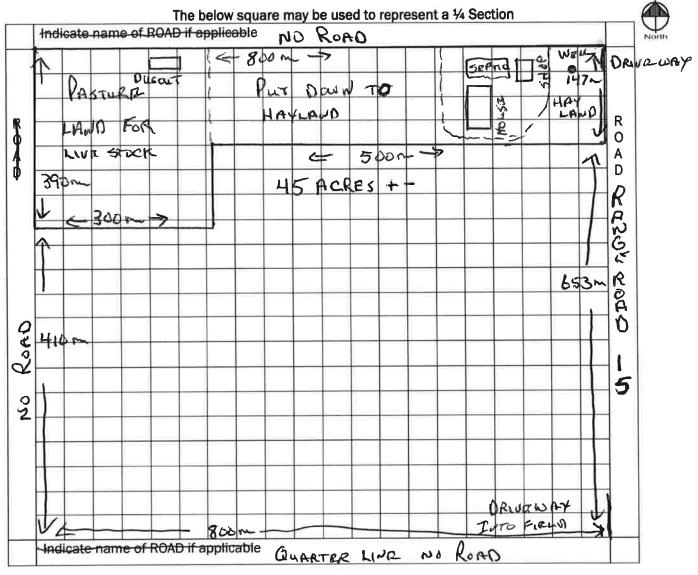


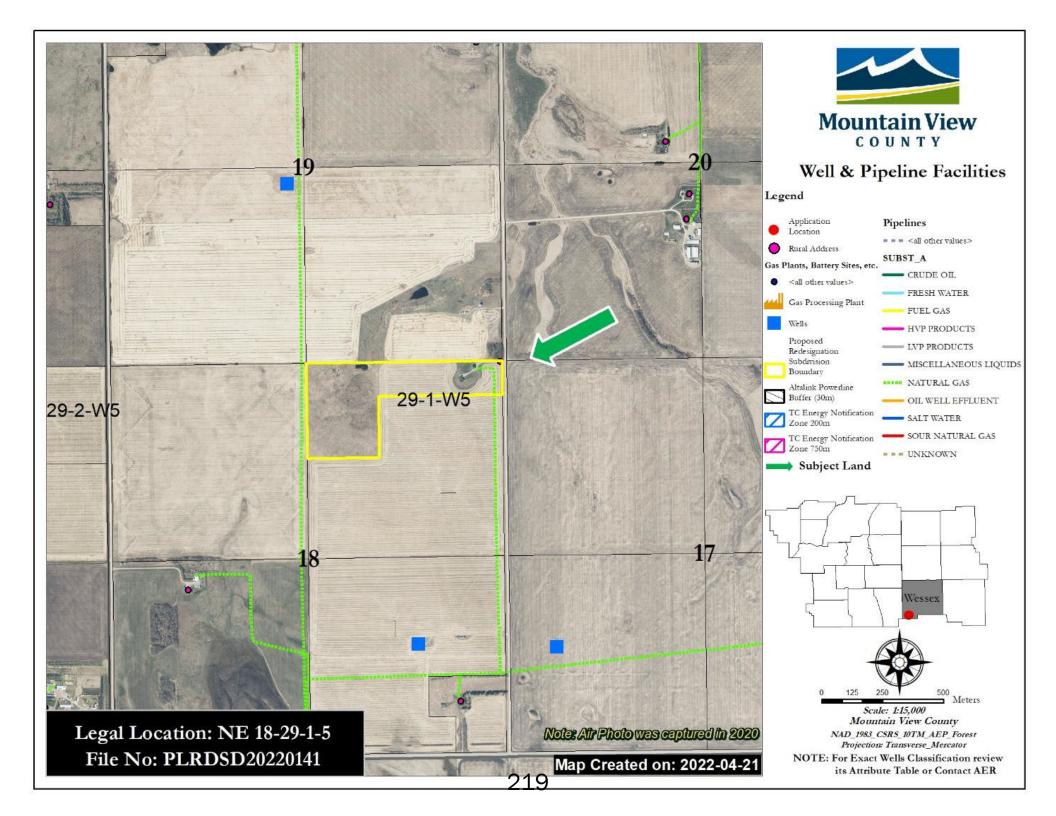


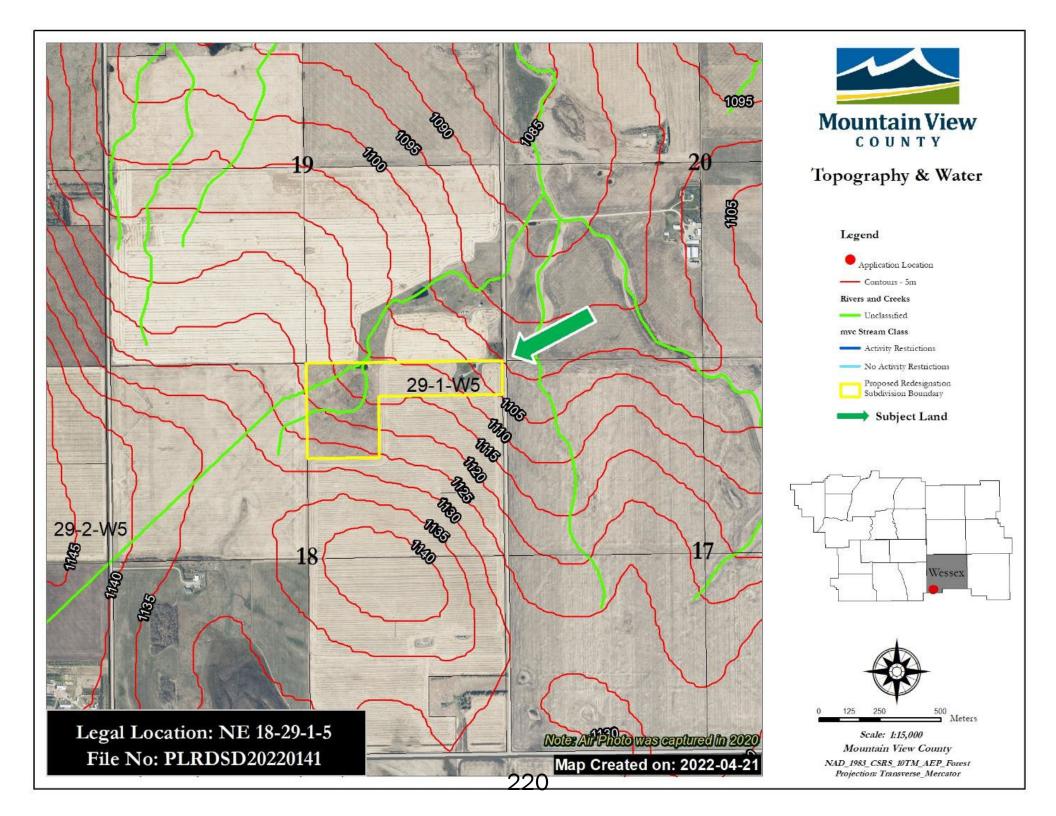


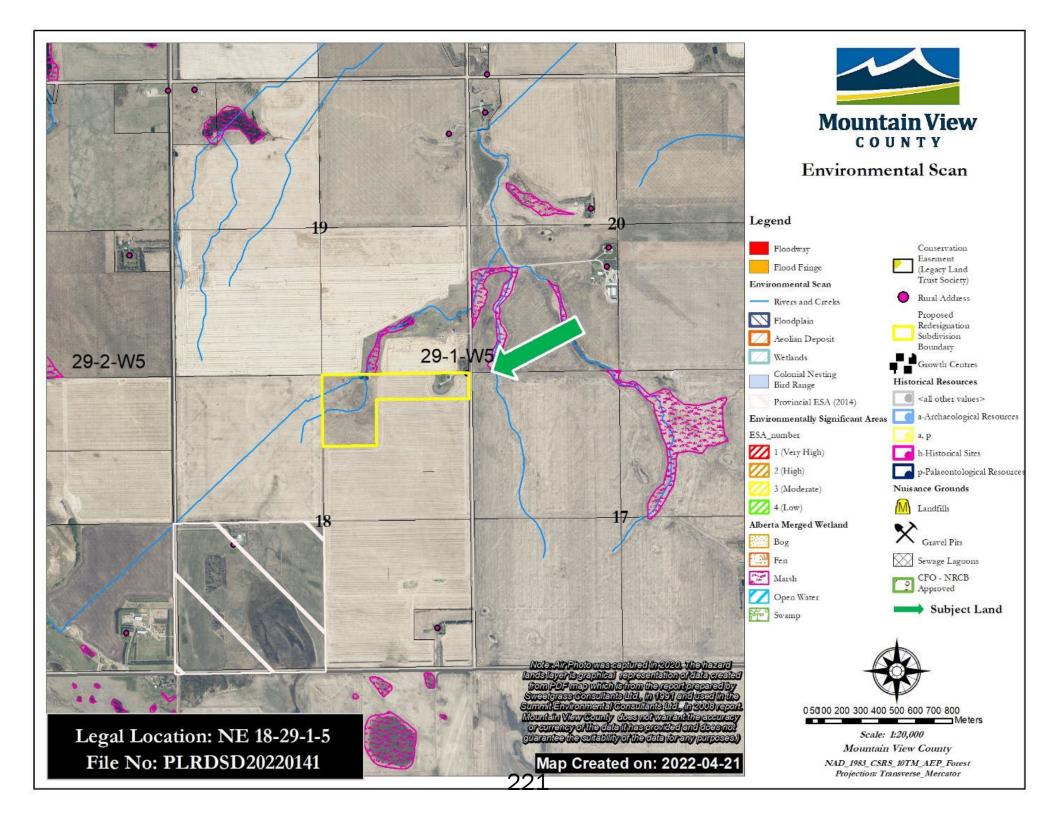
PROPOSED REDESIGNATION/SUBDIVISION SKETCH The Site Plan must include all of the following information (if applicable) in order for it to be considered complete: Location, dimensions, and boundaries of the entire property and of the portion of the property to be redesignated/subdivided; Location and dimensions of existing buildings and structures on the property, including distances from property lines. Identify buildings that will be demolished or moved; Location and names of proposed and existing roadways, driveways and road approaches; Location of existing wells and septic systems; Location and description of natural site features such as steep slopes, water bodies or courses, woodlots and shelterbelts; Location and description of man made site features such as drainage ditches, wells and private sewage disposal systems, gravel working, etc.; Location, dimensions and boundaries of proposed lot boundaries and rights-of-way (if applicable).

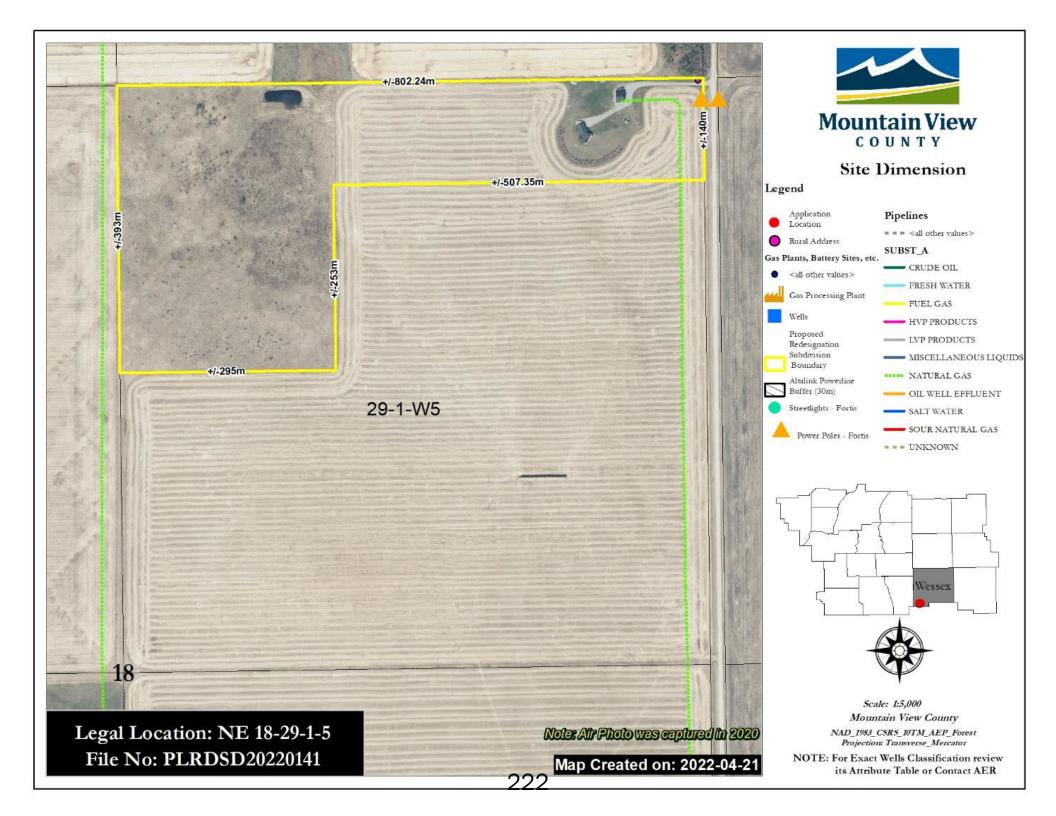




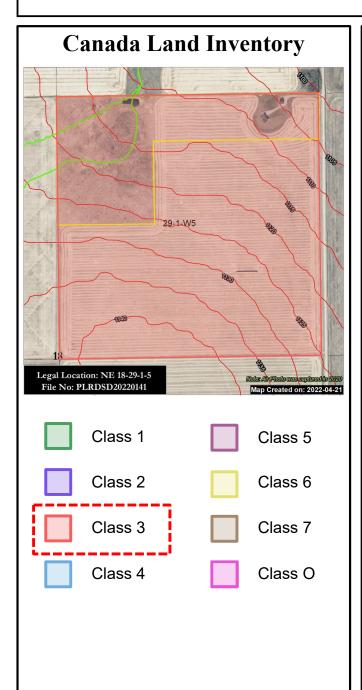


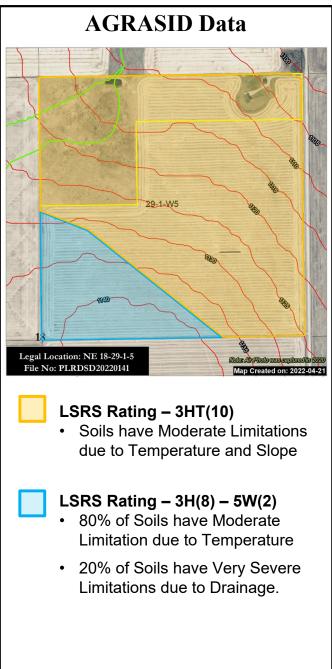


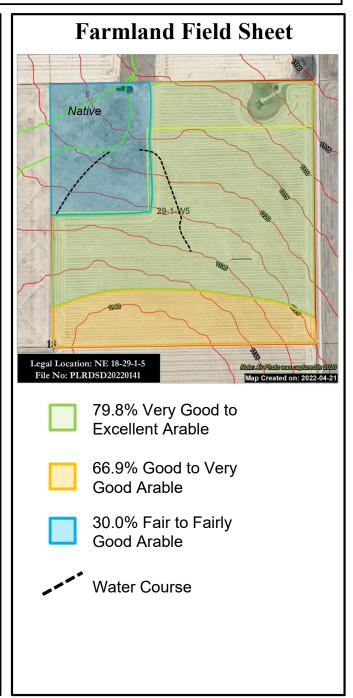




Soil Information Mapping







FILE NUMBER: PLRDSD20220141

Presented by: Réanne Pohl - Planning Technician

APPLICANT: - PHILLIPS, BRETT & Gail Arlene

LANDOWNER: - PHILLIPS, BRETT & Gail Arlene

LEGAL: - NE 18-29-1 W 5M

DIVISION: - 1

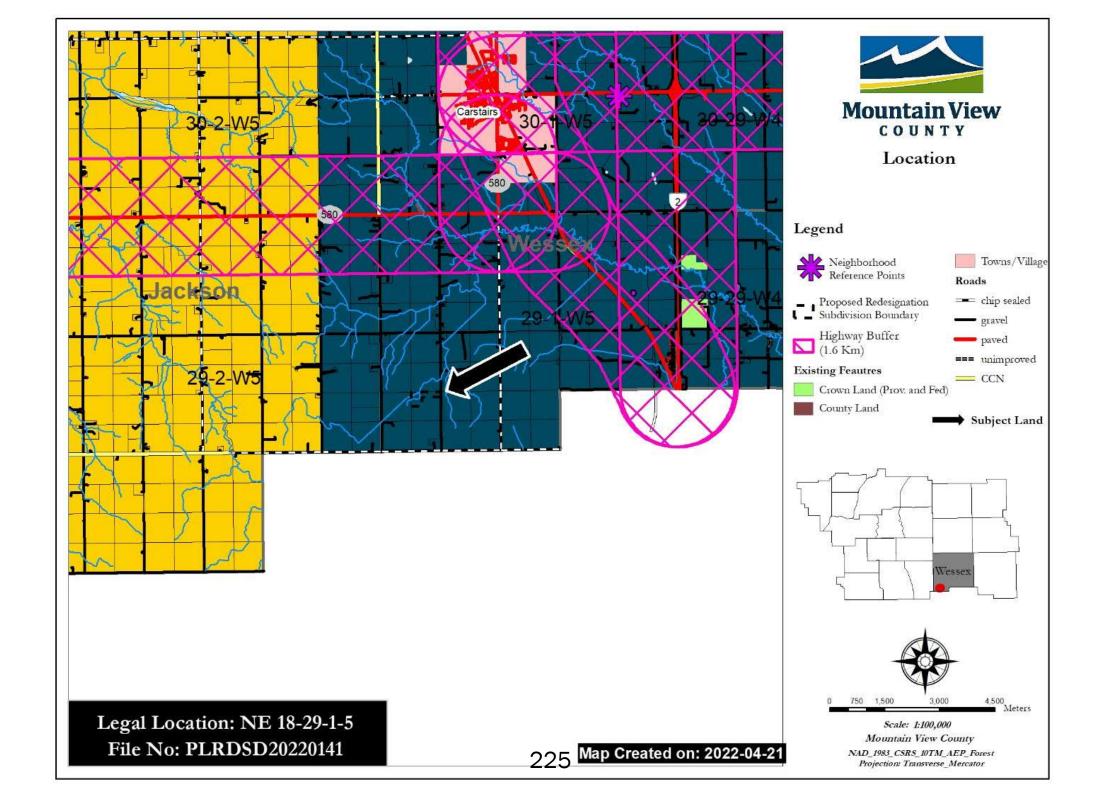
ACRES: -+/- 46.20 ac.

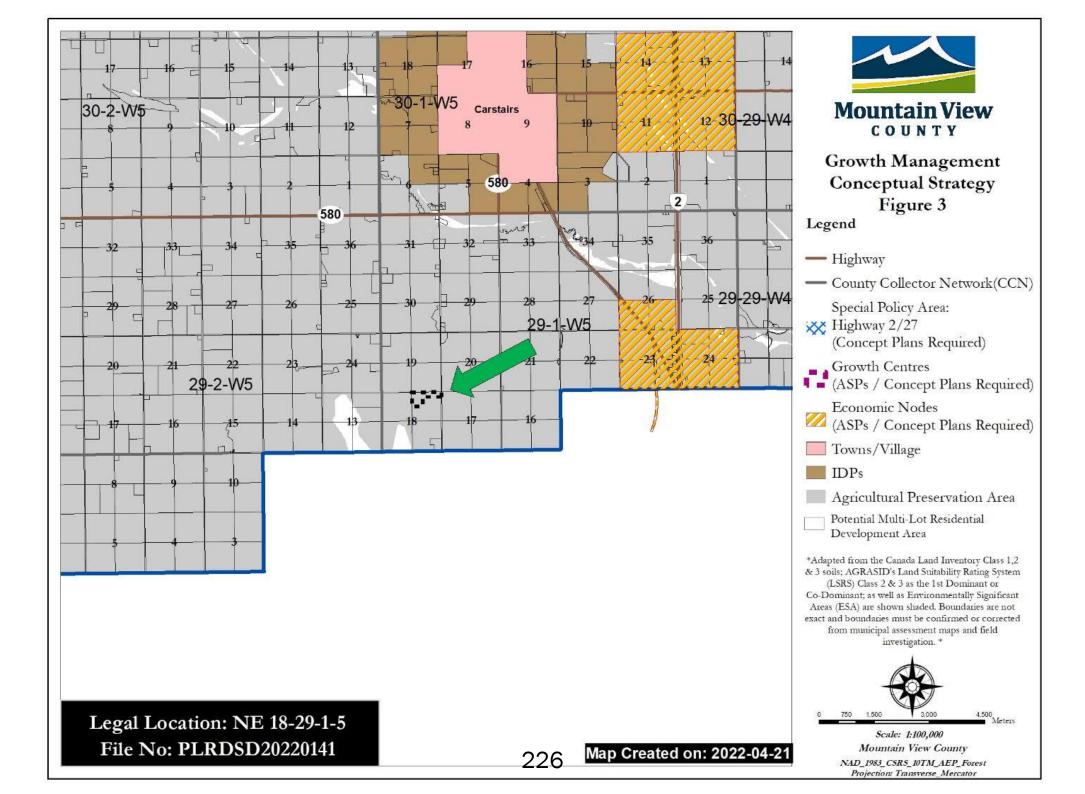
PROPOSED REDESIGNATION:

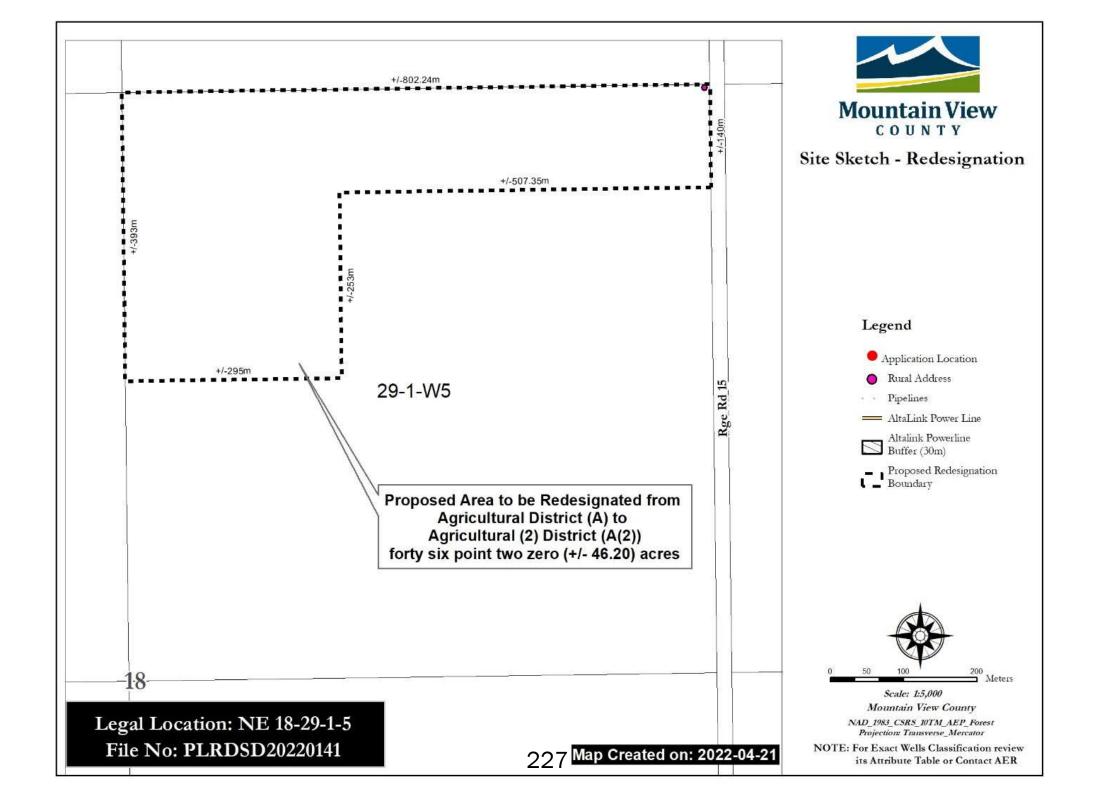
To Redesignate from:

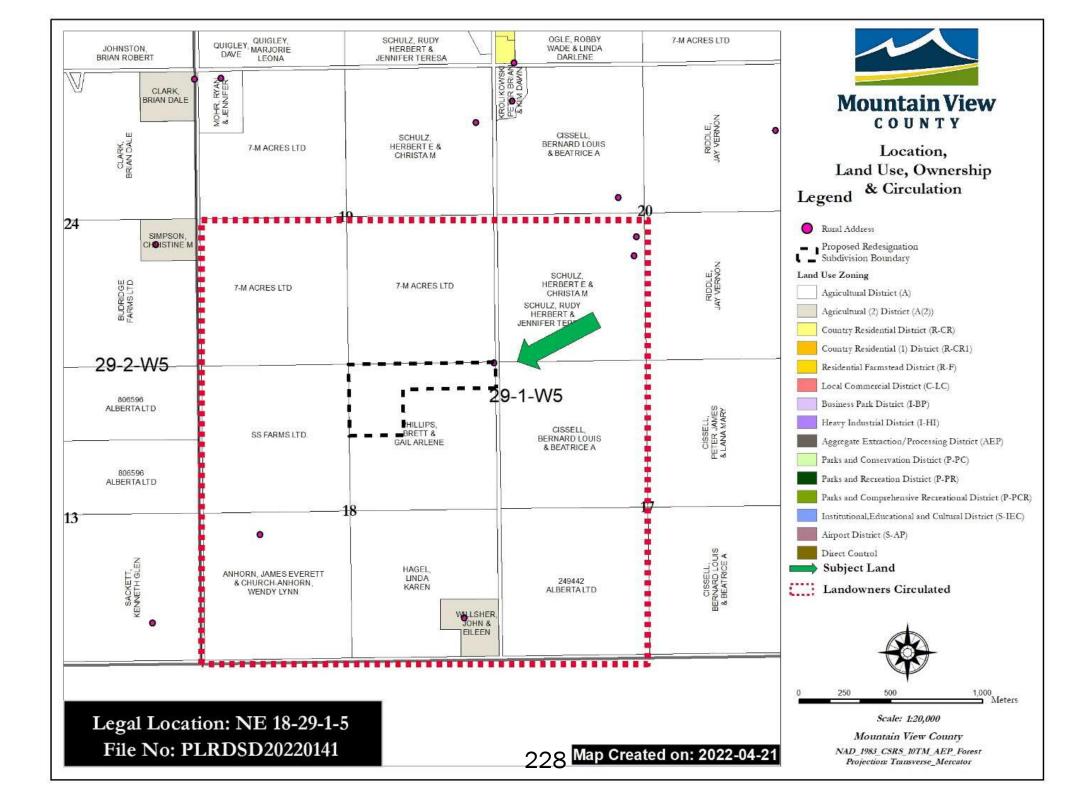
Agricultural District (A) to Agricultural (2) District (A(2)) an approximate forty-six point two zero (46.20) acres from an existing one hundred sixty point zero (160.0) acre parcel.

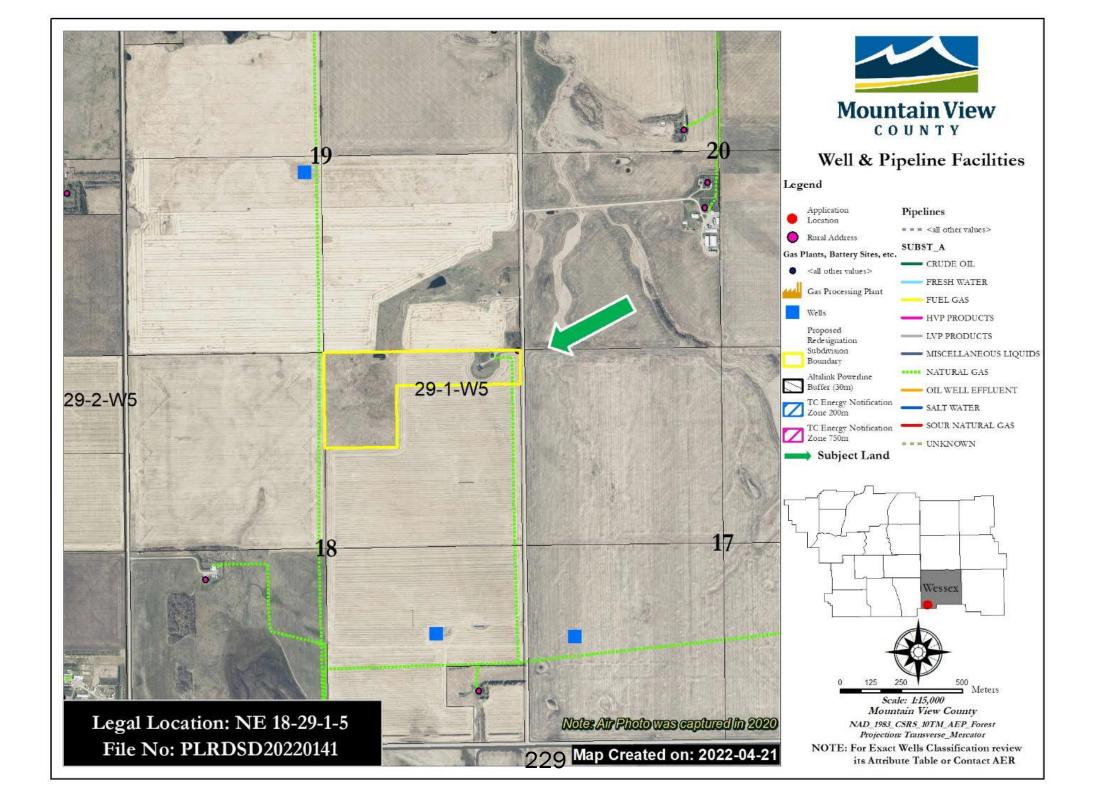


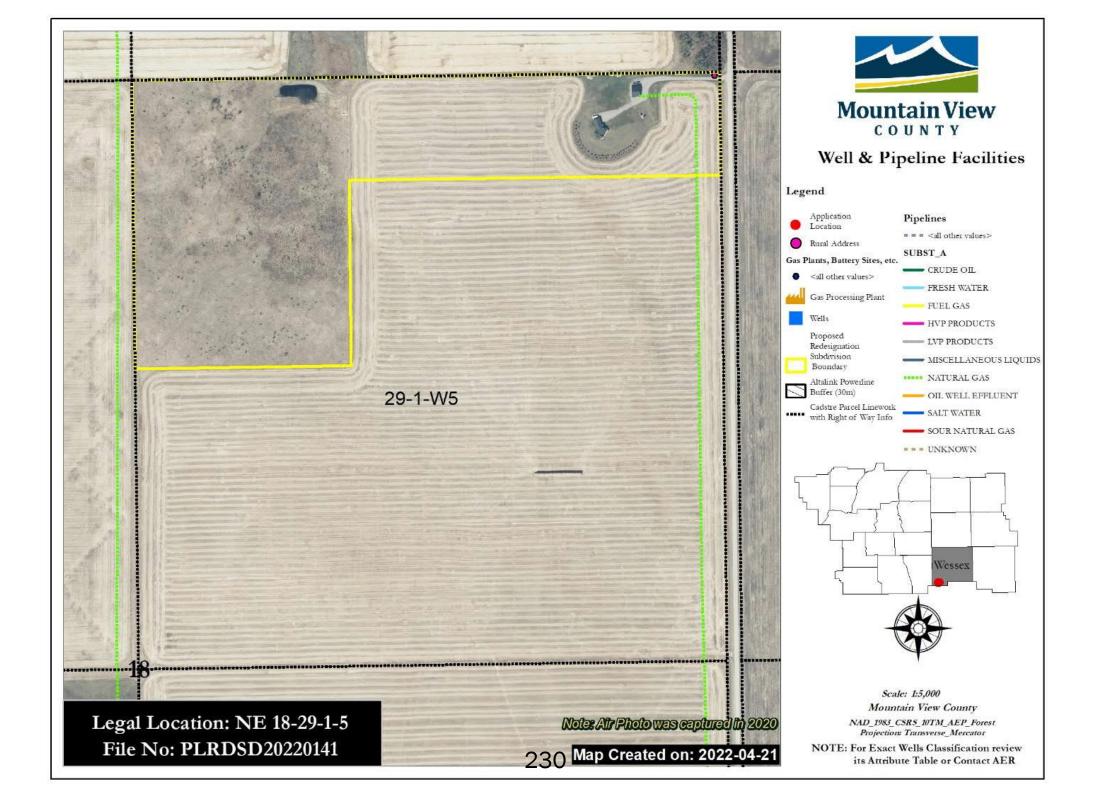


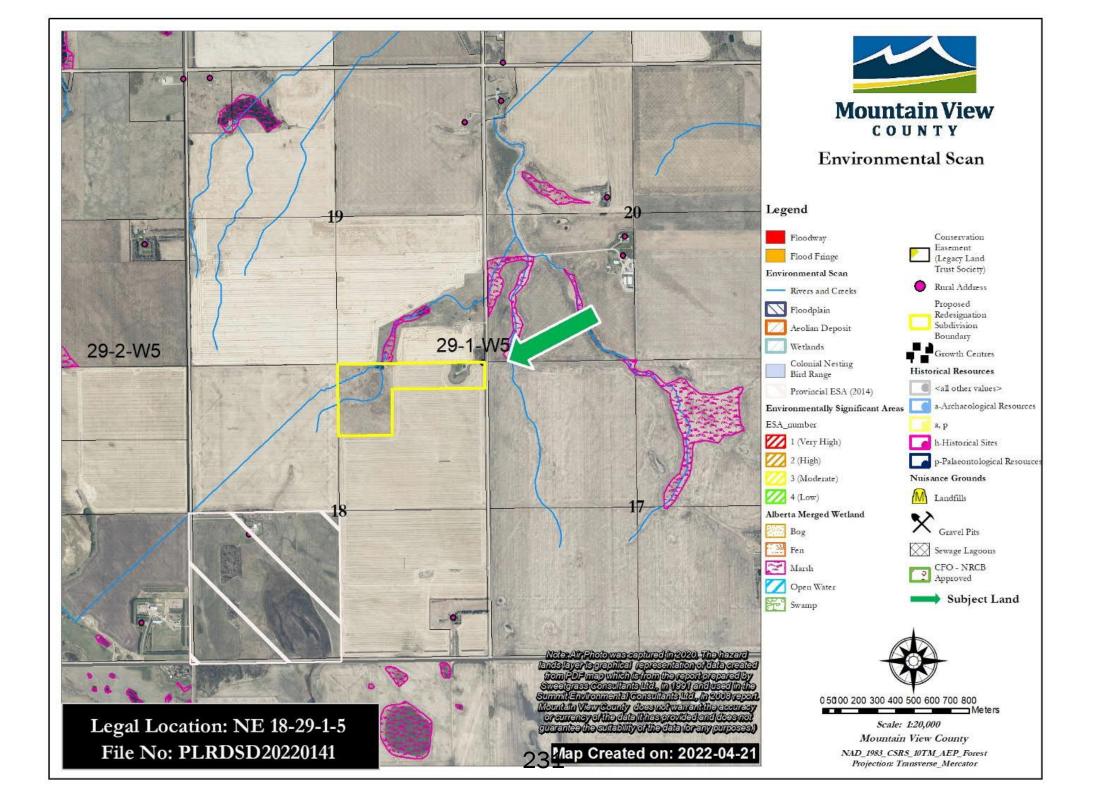


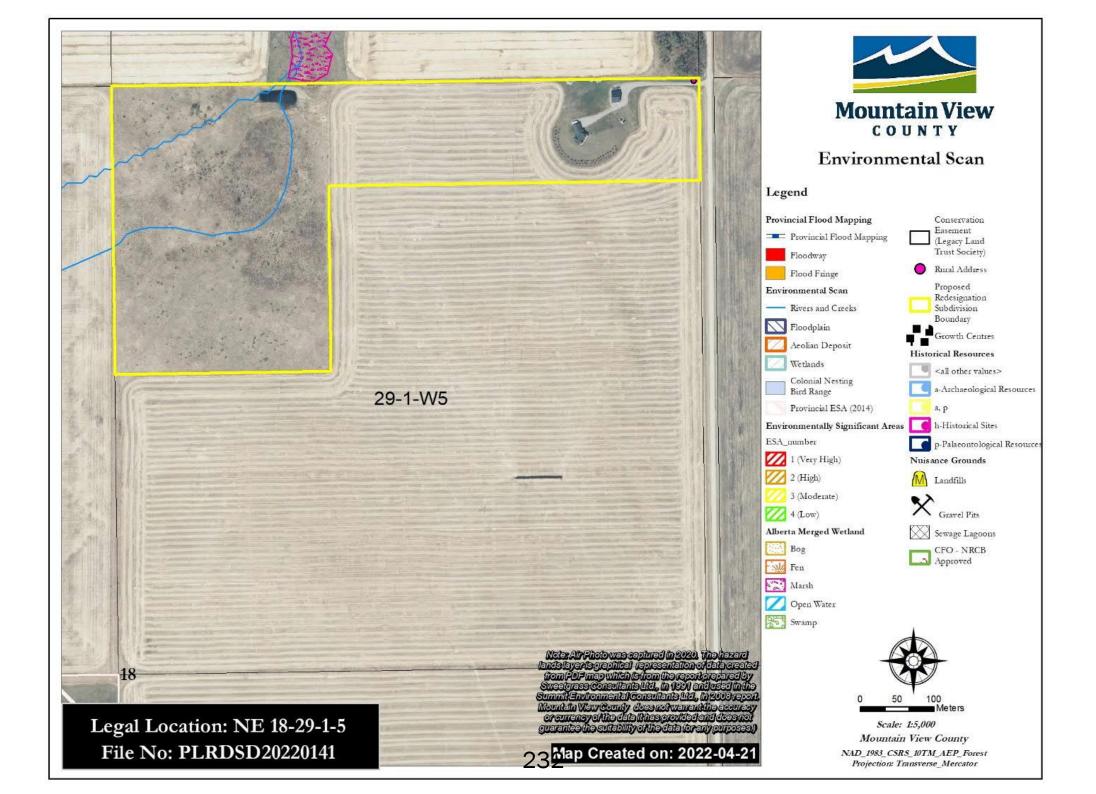


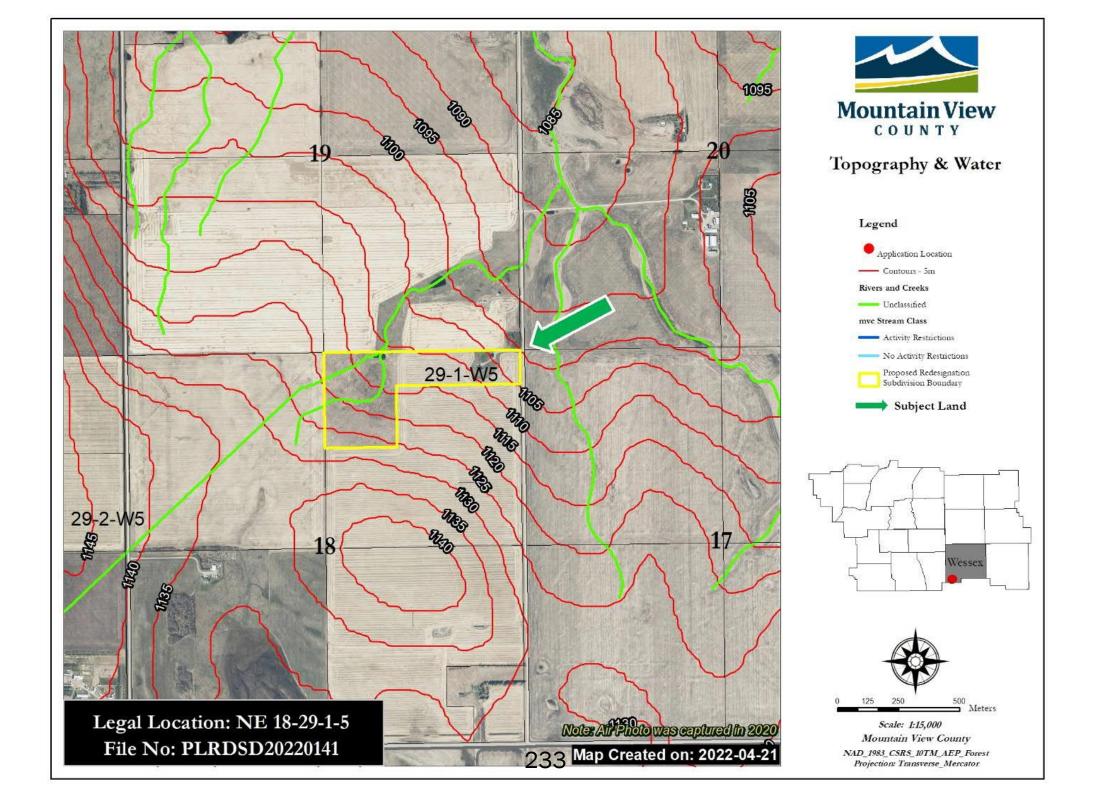


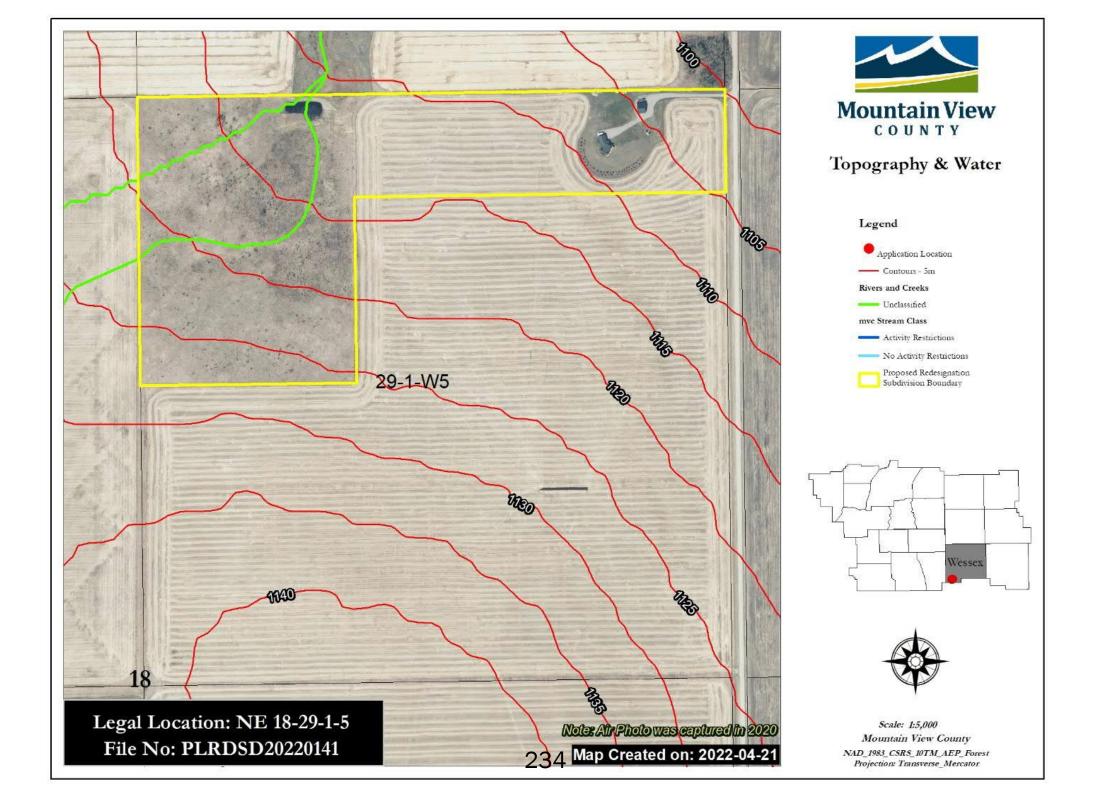




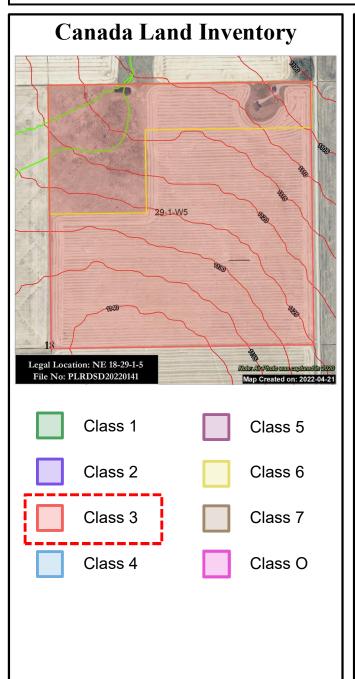


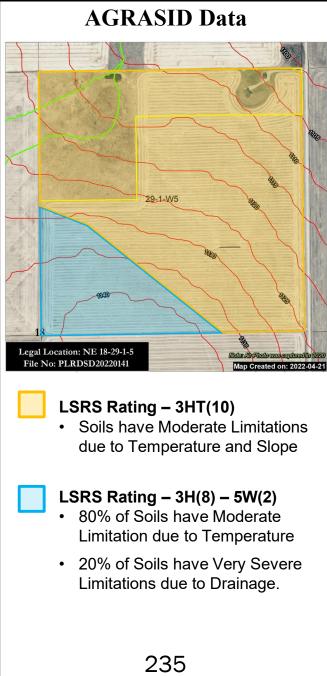


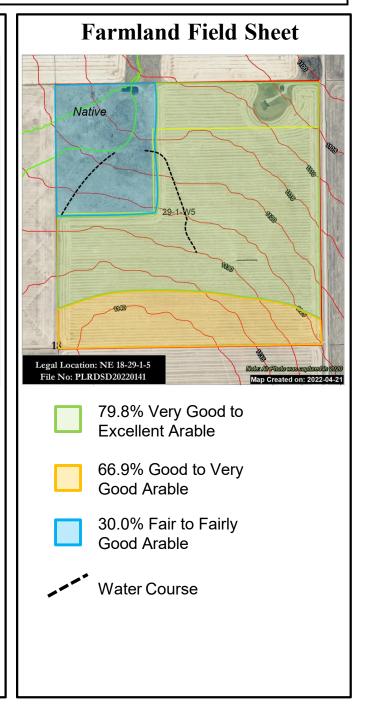




Soil Information Mapping





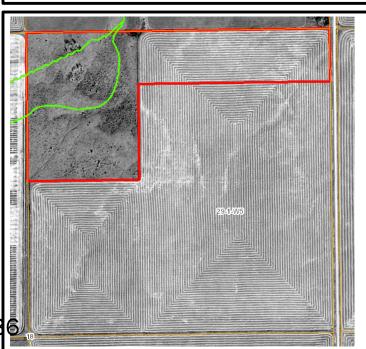


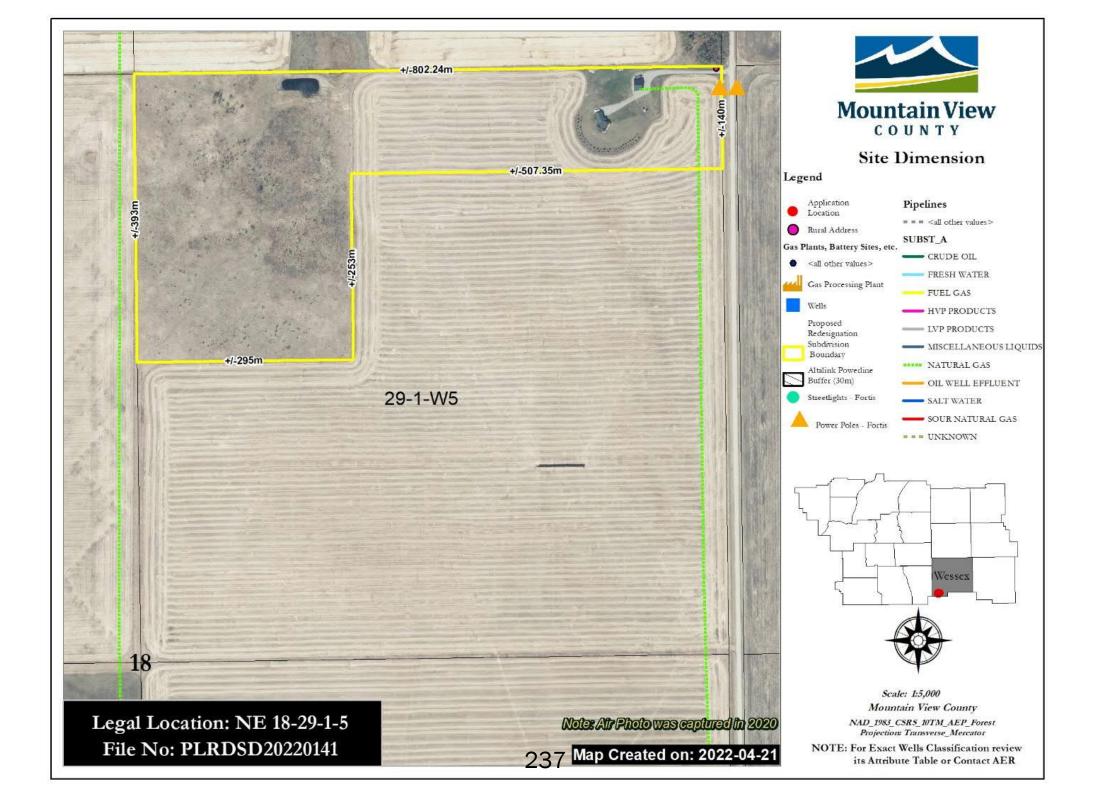
Historical Aerial Photos of NE 18-29-1 W 5M



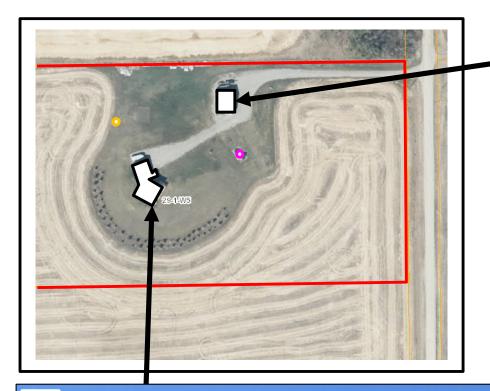








Development Within Proposal









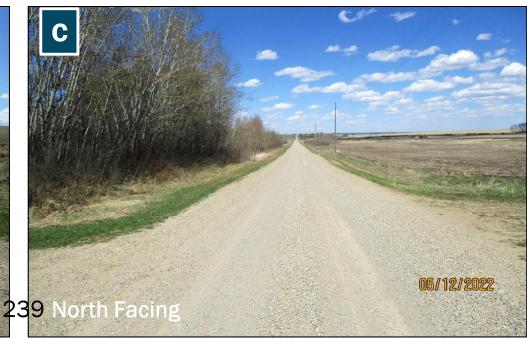


Access & Site Lines to Proposal (RR# 15)









Access & Site Lines to Balance (RR# 15)



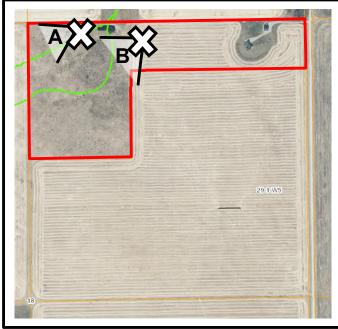






Views of Pastureland

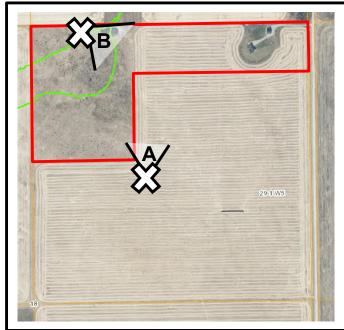


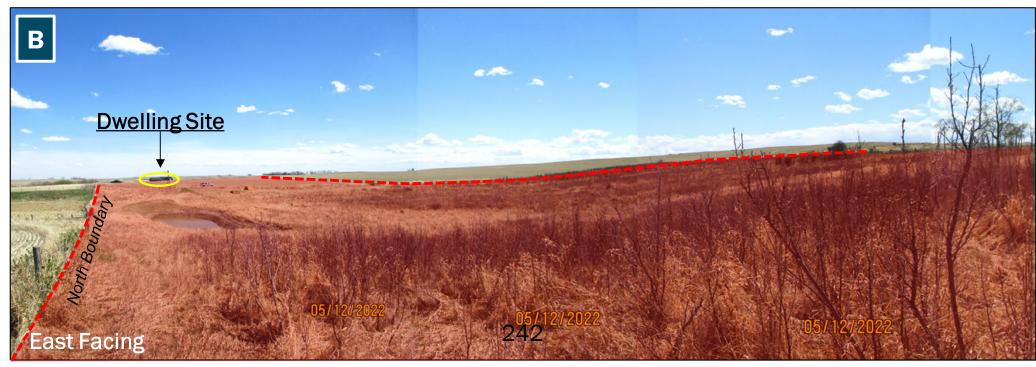




Approximate Location of Proposal Boundaries







Approximate Location of Proposal Boundaries

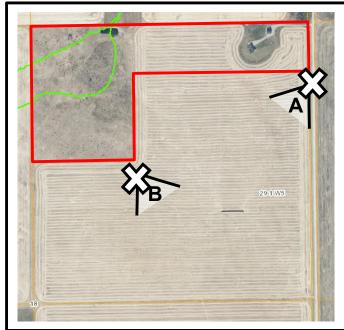






Views of Balance of Quarter







Policy Analysis - Municipal Development Plan Bylaw No. 20/20



Your County. Your Plan.

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 20/20 SCHEDULE A

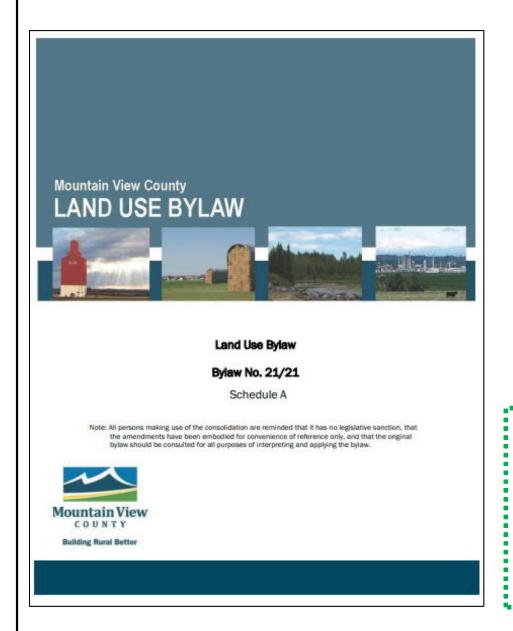
Note: All persons making use of the consolidation are reminded that it has no legislative sanction, that the amendments have been embodied for convenience of reference only, and that the original bylaw should be consulted for all purposes of interpreting and applying the bylaw. According to Figure 3 Growth Management Conceptual Strategy, this property is within the Agricultural Preservation Area.

3.0 Agricultural Land Use Policies

- 3.3.5 (a) The "first parcel out" of a previously unsubdivided quarter section may only be supported by the County for the creation of one additional parcel, subject to redesignation and subdivision application and the provisions of the Land Use Bylaw and the MDP.
 - (b) A first parcel out subdivision within the Agricultural Preservation Area or the Potential Multi-Lot Residential Development Area shall be evaluated in accordance with section 3.0 of the MDP.
- 3.3.6 The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section.
- 3.3.7 The minimum parcel size for a newly proposed or existing agricultural parcel that is the subject of a redesignation and subdivision application, and not a fragmented parcel should be (+/-) 40 acres ((+/-) 16.19 ha). Parcel configuration should reflect the existing conditions and use of the land and shall require redesignation to the appropriate land use district and a concurrent subdivision application. Applications for subdivision of new agricultural parcels shall demonstrate the land being subdivided is being used for agricultural purposes to avoid future fragmentation. Agricultural parcel subdivisions that create more than two titles per quarter section may be considered within the Potential Multi-Lot Residential Development Area.

245

Policy Analysis - Land Use Bylaw No. 21/21



11.1 Agricultural District A



Parcel Area

Minimum 80.0 Acres

Balance Lot: (+/-) 113.80 Acres

11.2 Agricultural (2) District (A(2))

A(2)

Parcel Area

Min 40.0 ac or smaller area redesignated by Council – Maximum 79.9 ac.

Proposed Lot: (+/-) 46.20 Acres

- ✓ The balance of the quarter shall meet the minimum parcel size of 80 acres.
- ✓ The proposal meets the minimum parcel size of 40 acres.

Administrative Position

The Planning and Development Department supports Approval for PLRDSD20220141, within the NE 18-29-1 W 5M for the following reasons:

- 1. The proposal complies with the Municipal Development Plan.
- 2. The land is deemed suitable for its intended use as an Agricultural (2) District (A(2)) parcel in accordance with the regulations of the Land Use Bylaw.
- 3. The proposal should have a minimal impact on surrounding land uses.





Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0 T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcounty.com

SUBJECT: Bylaw No. LU 19/22 REVIEWED AND APPROVED FOR SUBMISSION

SUBMISSION TO: Council Meeting CAO: MANAGER:

MEETING DATE: July 13, 2022 DIRECTOR: MB PREPARER: DMG

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW: FILE NO.: PLRDSD20220082 FINANCIAL REVIEW:

LEGAL: SW 24-32-4-5

ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 19/22 redesignating the lands within the SW 24-32-4-5 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 19/22 redesignating the lands within the SW 24-32-4-5 for August 10, 2022, at or after 9:00 a.m.

BACKGROUND / PROPOSAL:

To redesignate an approximate three point zero zero (3.00) acres from Agricultural District (A) to Country Residential District (R-CR).

Application Overview

Application overview	
Applicant	BARNSDALE, Stephen
Property Owner	BARNSDALE, Alan H and Grace L
	BARNSDALE, Stephen
Title Transfer Date	March 05, 2021
Existing Parcel Size	160 acres
Purpose of redesignation	For subdivision – first parcel out, for residential purposes, from previously unsubdivided quarter section.
Division	6
Rural Neighbourhood/Urban Centre	The subject property is in the rural community of Harmattan, southeast from the Town of Sundre

Key Dates, Communications, and Information

ncy baccs, communications, and information	
Application Submitted	February 28, 2022
Application Circulation Period	March 17, 2022, to April 17, 2022
Supportive Information Requested/Submitted	Nothing at this time
Application Revised from Submission	No
Communications Received from Referrals	MVC – Operational Services: a 2-mile (3.2 km) segment on Range Road 41 from Twp 322 to Twp 324 was inspected and concluded that as the road is being used for several residences and some oil-field facilities, this road is acceptable for this application. Fortis Alberta Inc.: no easement is required
	Foothills Natural Gas Co-op: no objection Telus Communications Inc.: no objection
Objections Received and Addressed	No letters of objection/concern were received

Applicable Directions, Policy, and Regulations

Intermunicipal Development Plan (IDP)	The proposal is not within an IDP area
Municipal Development Plan	In accordance with <i>Figure 3: Growth Management Conceptual</i>
Bylaw No. 20/20	Strategy, as attached, the proposal is in the Agricultural
bylaw 110. 20/ 20	Preservation Area, which policies may allow first parcel out
	proposals subject to redesignation approval.
	proposals subject to redesignation approval.
	The review and interpretation of applicable policies against this
	application will be provided in detail at the Public Hearing stage.
Area Structure Plan	The proposal is not within an approved ASP
Land Use Bylaw No. 21/21	11.1. Agricultural District (A)
Land 000 Dylaw No. 21/21	Purpose: To accommodate and promote agriculture land uses
	on larger parcels while having regard for the rural, agricultural
	character of the area.
	Parcel Area: Minimum 32.27 ha (80.0 ac) or the area in title at
	the time of passage of this Bylaw.
	12.1. Country Residential District (R-CR)
	Purpose: To accommodate low density, country residential uses
	on unserviced residential parcels and fragmented parcels by
	way of natural or man-made features of 1.21 - 2.02 ha (3.0 - 5.0
	acres) in size that meet Municipal and Provincial servicing
	standards. Parcel size may increase to 6.07 ha (15.0 acres)
	when in compliance with an approved Area Structure Plan.
	Parcel Area: Minimum 1.21 ha (3.0 ac) Maximum 2.02 ha (5.0
	ac) unless a larger area was approved as part of the
	redesignation to accommodate setbacks, topography,
	easements, and a suitable building envelope; or the area in title
	at the time of passage of this Bylaw.
Policy and Procedures	N/A

Land Use and Development

Land Use and Development	
Predominant land use on property	The subject property holds an Agricultural District (A) land use
	zoning.
Predominant development on property	The subject property is undeveloped and used as farmland.
Oil and gas facilities on property/adjacent	There are several pipelines in this area. Within this property along there are six (6) salt water lines, about nine (9) oil well effluent lines, two (2) lines with miscellaneous liquids and one (1) fuel gas pipeline. Oil facilities within this property includes seven (7) wells, one (1) abandoned water injector and one (1) abandoned oil development well.
Surrounding land uses	Surrounding land uses are predominantly agricultural with the exception of a multi-lot residential development northeast from this proposal
Proximity to utilities	Although the proposal is undeveloped, there adjacent quarter have developed yards that are serviced. Foothills is the gas provider in the area. Fortis has power poles along the westerly and southerly property lines.

Physical and Natural Features

Waterbodies and wetlands on property	In accordance with Policy 6012 no waterbodies were identified on this property. The Alberta Merged Wetland identifies a few marsh areas along the northerly property line.
Topographical constraints on property	There are no topographical constraints. The terrain slopes from the southwest to the north and northeast direction.
ESA areas and classifications	No ESAs identified
Drainage and Soil Characteristics	Natural drainage in northwest direction. Ditches north/south direction along Range Road 41. CLI Class 3 & 5 (northeast area). AGARAID's Land Suitability Rating System is Class 3 as 1st dominant: 3H(8) – 5W(2) in northwest area & 3H(10) in northeast as well as central and south area.
Potential for Flooding	There is no record nor evidence of potential for flooding

Planning and Development History

Pric	or RD/SD/DP Applications	There are no historical files related to this property
End	cumbrances on title affecting application	No relevant encumbrances on title

Servicing and Improvements Proposed

Water Services	Private - in future at the development and permitting stages
Sewer Services	Private - in future at the development and permitting stages
Stormwater/Drainage Improvements	Not required for this application
Solid Waste Disposal	N/A

Suitability Assessment: Site assessment evaluation to be done at time of Public Hearing.

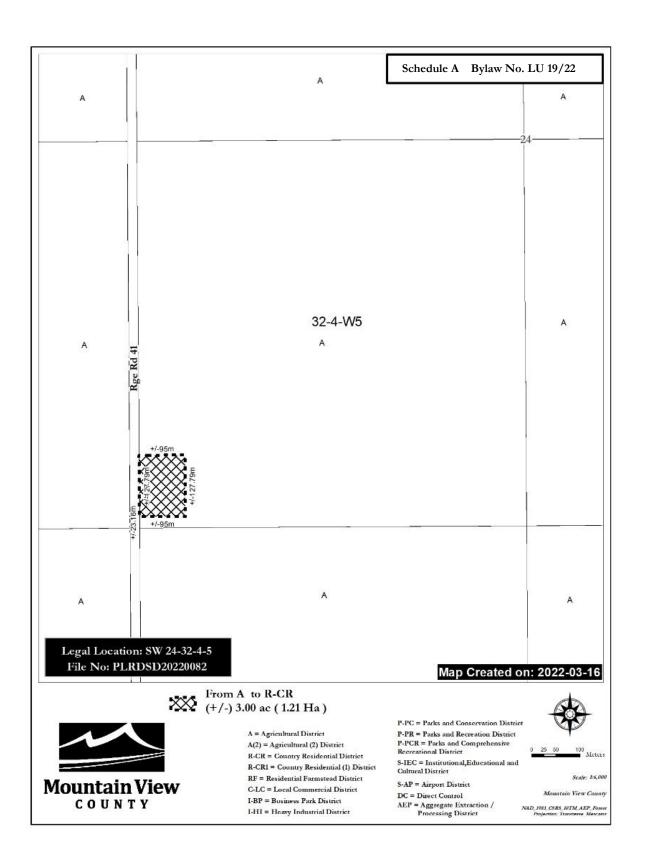
OPTIONS / BENEFITS / DISADVANTAGES: N/A

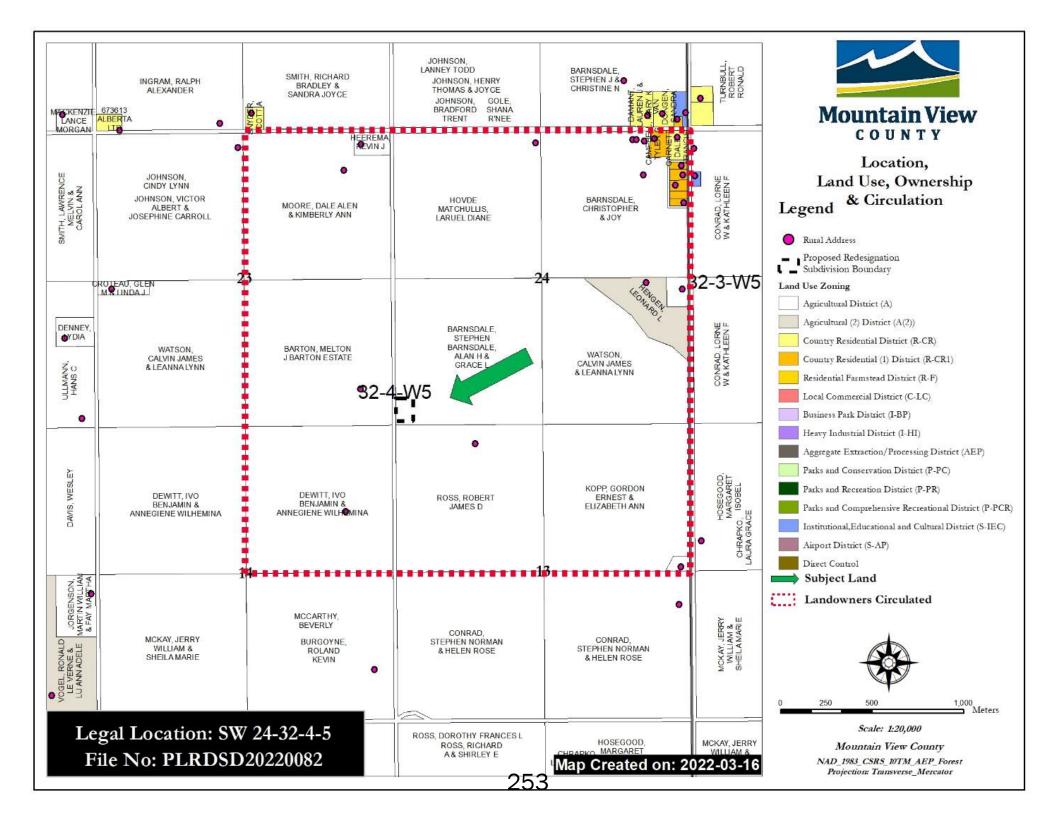
ATTACHMENT(S):

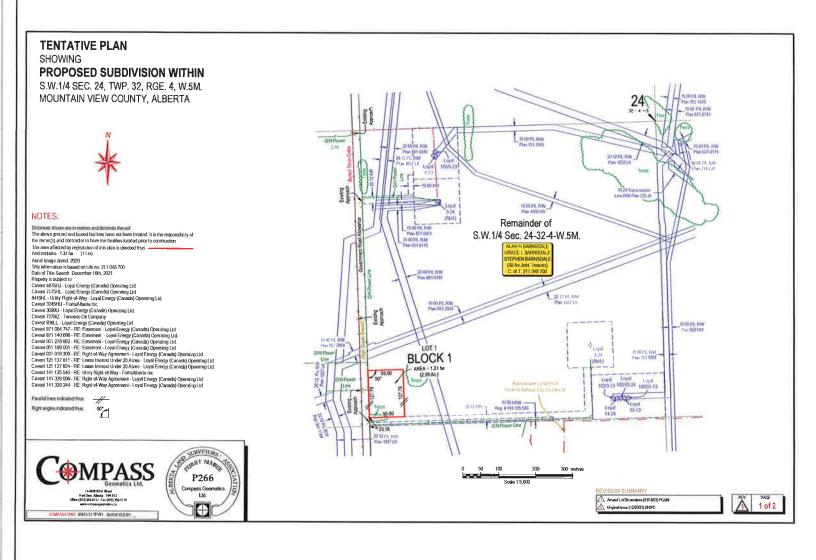
- 01 Bylaw No. LU 19/22 and Schedule "A"
- 02 Location, Land Use and Ownership Map
- 03 Proposed Redesignation Sketch
- 04 Environmental Scan Maps
- 05 Aerial Photographs
- 06 Figure 3 MDP
- 07 Non-Conforming Road Inspection
- 08 Historical Aerial Photographs
- 09 Farm Land Assessment

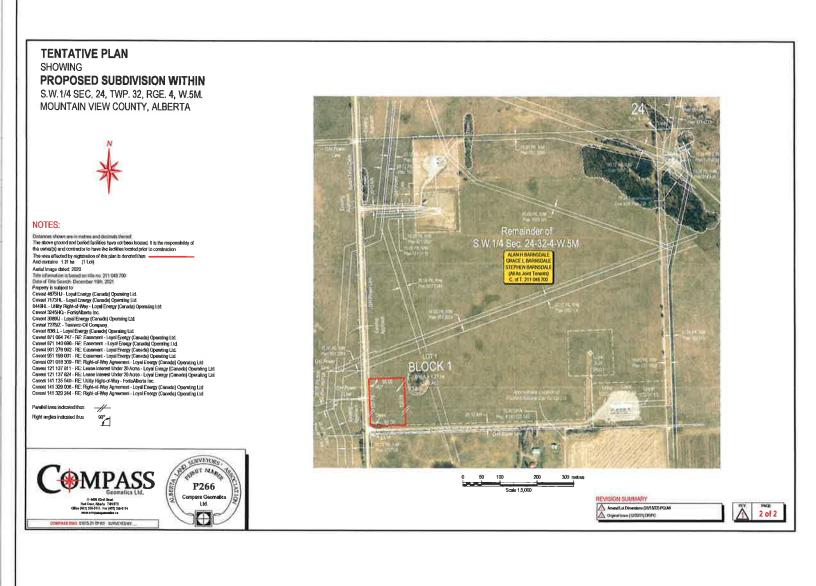
BYLAW NO. LU 19/22

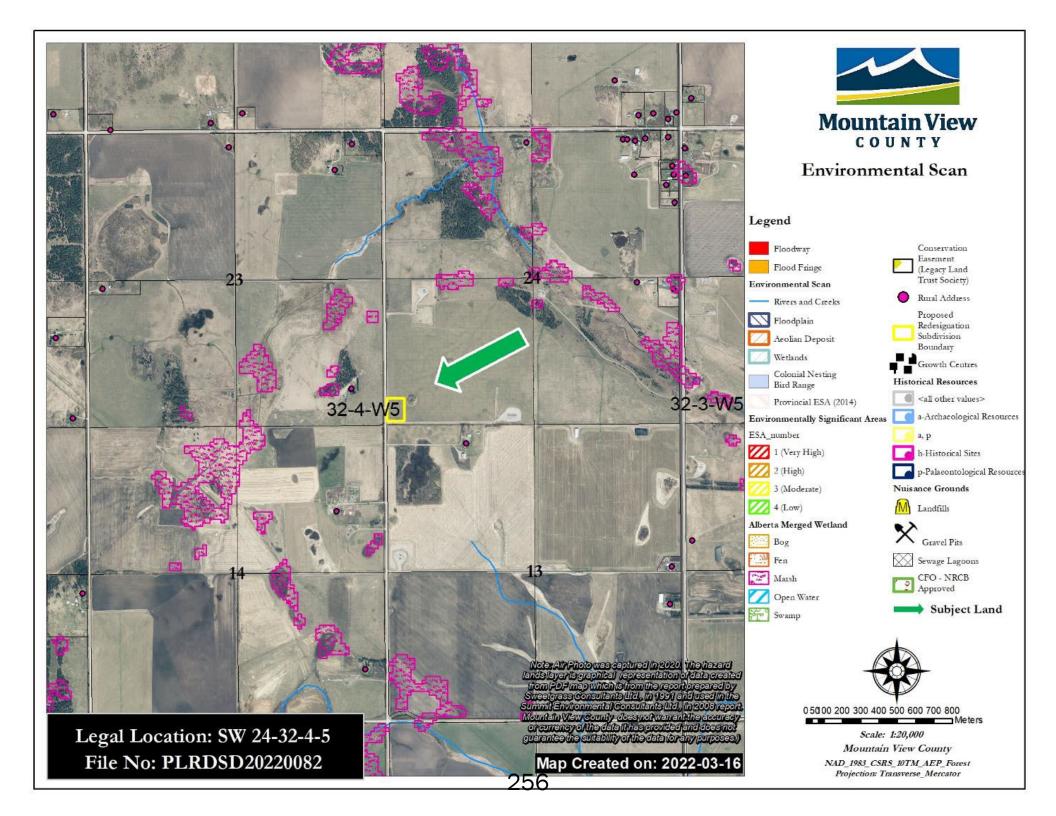
Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SW 24-32-4-5 pursuant to the Municipal Government Act.	
The Council of Mountain View County, duly assenfollows:	nbled, enacts that Bylaw No. 21/21 be amended as
To redesignate from Agricultural District (A) to Cothree point zero zero (3.00) acres (1.21 hectares four (24), Township thirty-two (32), Range four (4 Schedule "A" attached hereto.	s) in the Southwest (SW) Quarter of Section twenty-
Received first reading,	
Reeve	Chief Administrative Officer
Date of Signing	

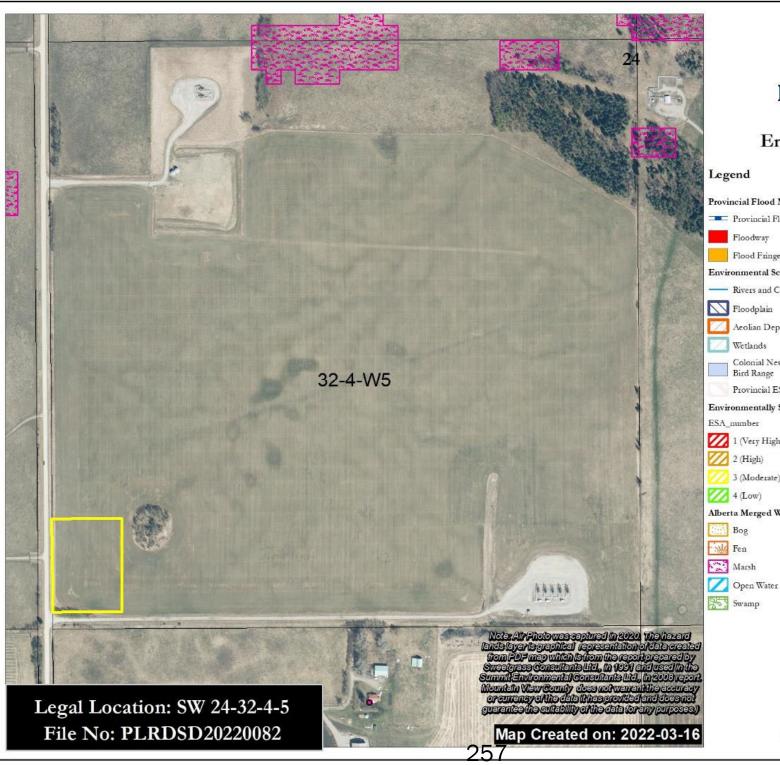














Mountain View COUNTY

Environmental Scan

Legend

Provincial Flood Mapping

Provincial Flood Mapping

Floodway

Flood Fringe

Environmental Scan

Rivers and Creeks

Floodplain

Aeolian Deposit

Wetlands

Colonial Nesting Bird Range

Provincial ESA (2014)

Environmentally Significant Areas | 6 h-Historical Sites

ESA_number

1 (Very High)

2 (High)

3 (Moderate)

4 (Low)

Alberta Merged Wetland

Marsh

Swamp

Conservation Easement

(Legacy Land Trust Society)

Rural Address

Proposed Redesignation Subdivision Boundary

Growth Centres

Historical Resources

<all other values>

a-Archaeological Resources

p-Palaeontological Resources

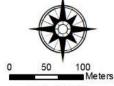
Nuisance Grounds

M Landfills

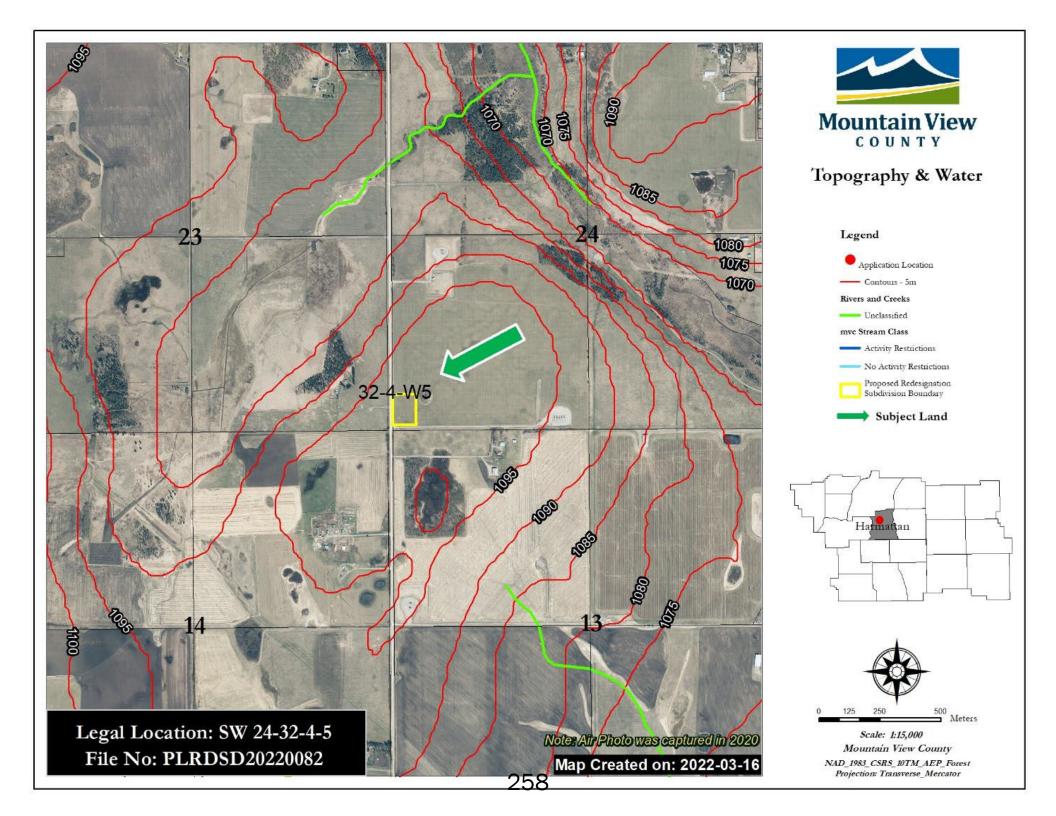
Sewage Lagoons

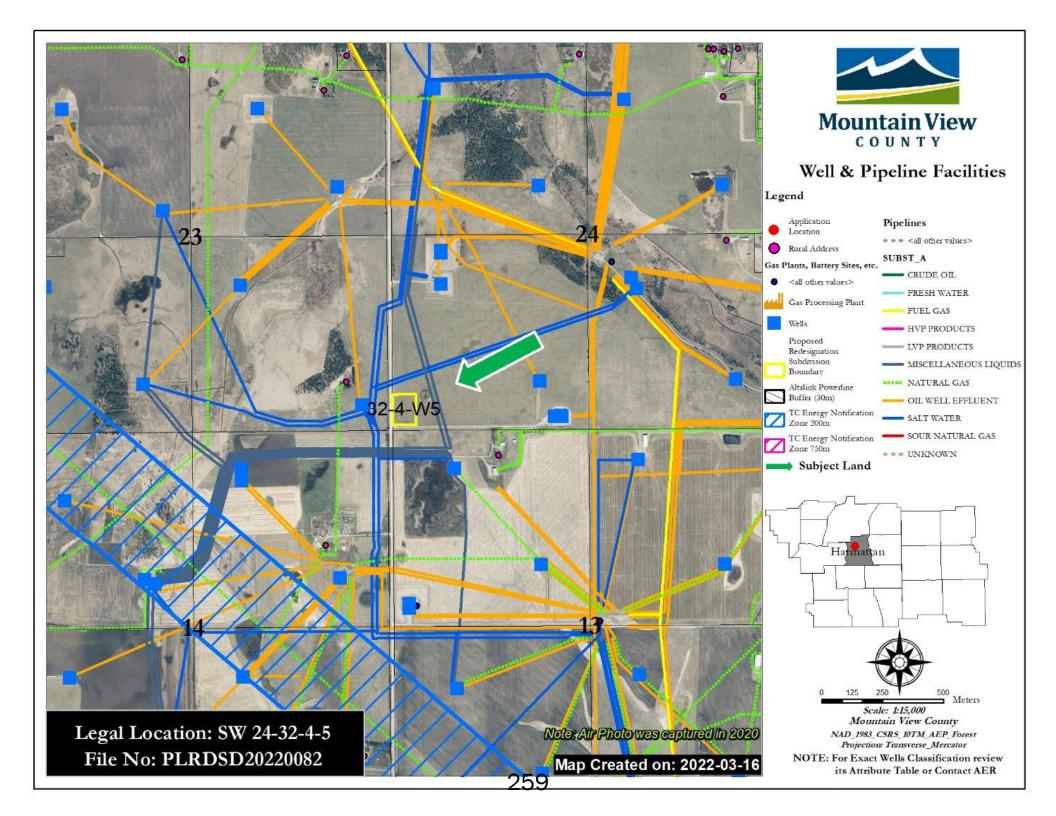
CFO - NRCB

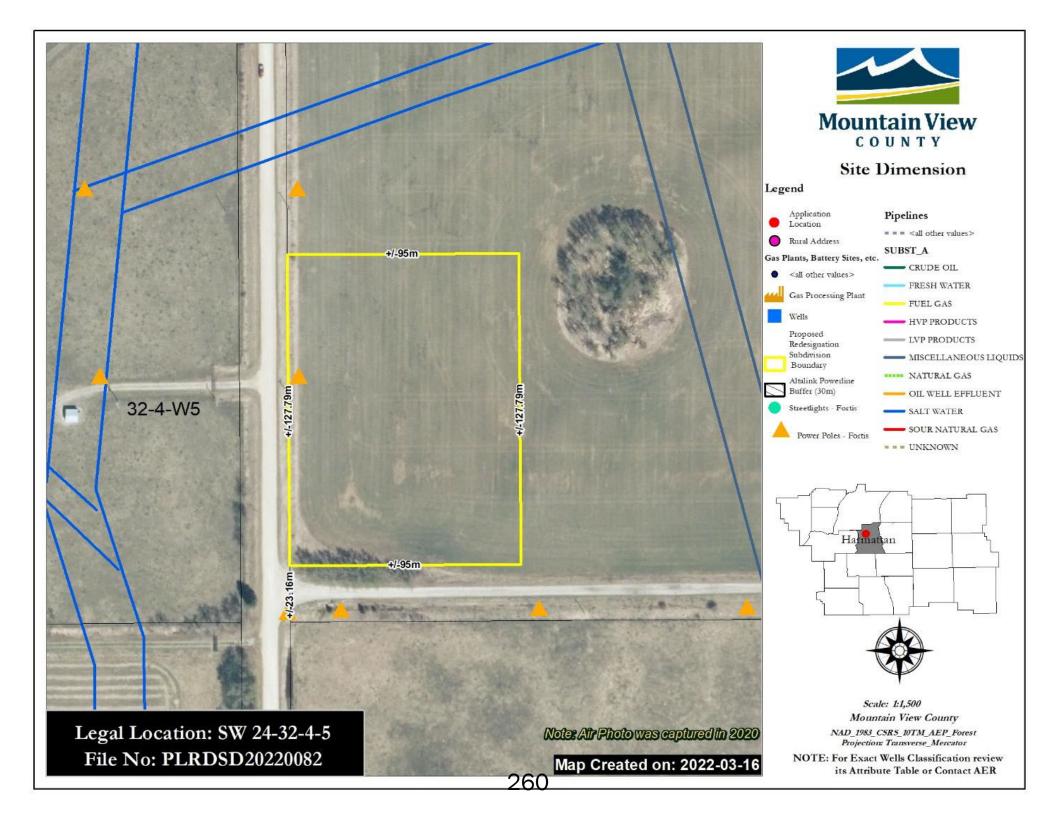
Approved

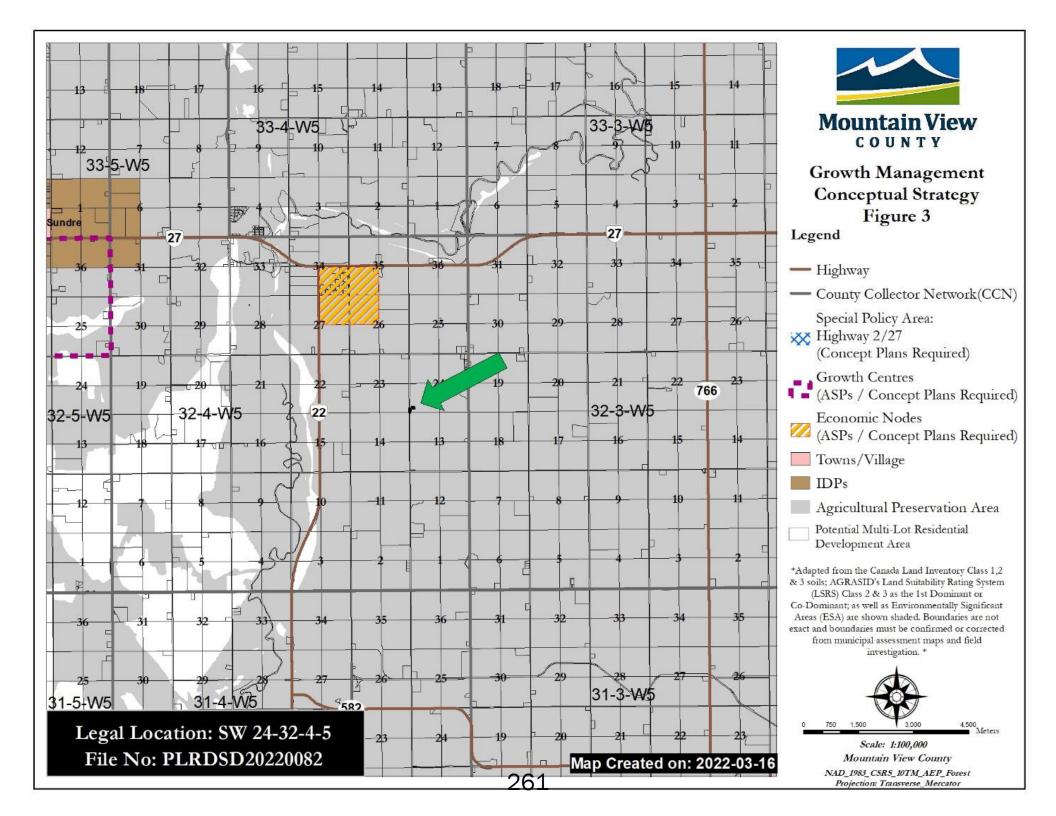


Scale: 1:5,000 Mountain View County NAD_1983_CSRS_10TM_AEP_Forest Projection: Transverse_Mercator







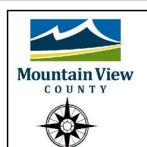




Non-Conforming Road - Inspection

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0 T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcounty.com

	PL PROPOSOSOS	
Application #	PLRDSD20220082	Approved by Ryan Morrison
Legal	SW 24-32-4-W5M	Date March 28, 2022
Inspection Date		
Inspector	Will Jewson	
		-
Location Description	Range Road & Township: RR 41 from TWP 322 to TV Length of Road Inspected: 3.2km (2 miles)	NP 324
Description	Is the width consistent?	
Road Width	✓YES Most Consistent Width □ NO Comments: Roadway fluctuates from 5.8 to 6.1m th leading up to the intersections with the TWP roads to	roughout. The roadway widens to 6.5m in the 100m
Surface Type	Comments: Gravel	
Ditch Condition	✓ Typical County road conditions ☐ Needs Improvement Comments:	
	☐ Well drained	√Typical County road conditions
Drainage	□ Not well drained	☐ Needs Improvement
214	Comments:	
	☐ Close to road	✓ Typical County road conditions
	☐ Excessive trees/brush	Needs Improvement
Brush / Trees		·
	comments: There is some growth in the ditches but	nothing that creates a hazard for the travelling public.
	✓ Regularly Maintained ✓ Regular Snow Removal	
Maintenance	Comments: As a local road, snow removal is within 7	72 hours
	☐ Difficult snow removal☐ Soft Spots	
Maintenance Issues	□ Other	
	Comments: It is a narrow road, when performing sno no room for passing.	ow removal or grading/other activities there would be
	✓VES - Several farm vards share access along RR41	
Nearby Residences No		·····
	✓Through access	
Accessibility	☐ Multiple road access☐ Dead End	
, 1000015111ty	Comments:	
/Accomptable for above conditions		
	✓ Acceptable for above application□ Not acceptable for above application	on
OVERALL	Comments: The roadway is already used to access s	everal residences/farm yards as well as some oil-field
	surface facilities. Increased traffic during a potential the nearby residents.	development of the lot may require dust control for



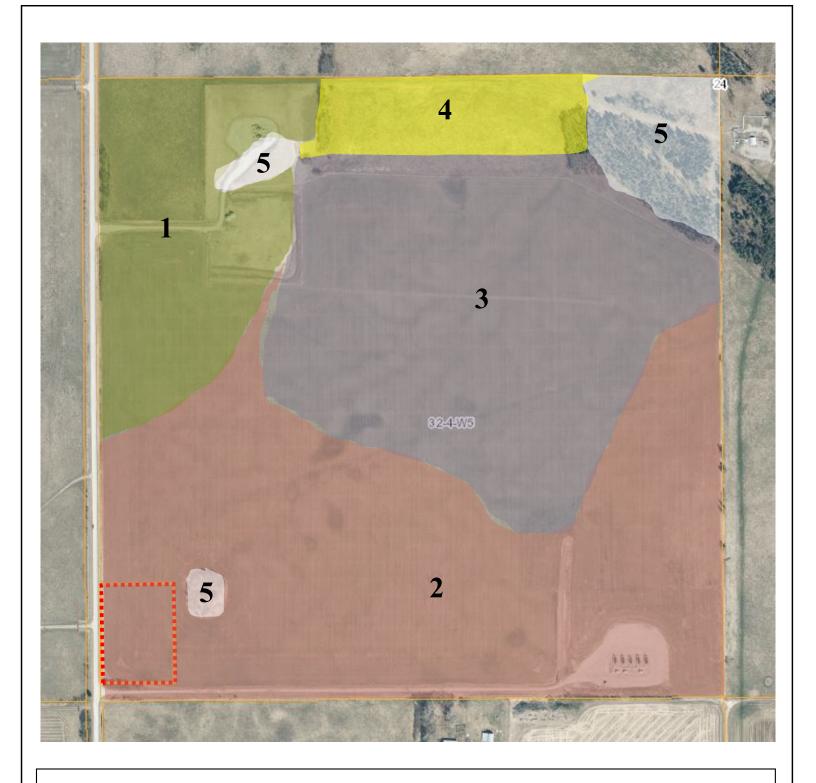
Historical Aerial Photographs SW 24-32-4 W5M















Farm Land Assessment: SW 24-32-4 W5M

Legend

- 1 32.66 ac 74.0% Good to Very Good Arable
- 2 60.34 ac 70.5% Good to Very Good Arable
- 3 50.00 ac 64.8% Good to Very Good Arable
- 4 9.00 ac 61.7% Good to Very Good Arable
- 5 8.00 ac 10.0% Good to Very Good Pasture



Proposal = ± 3.00 ac



Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0 T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcounty.com

SUBJECT: Bylaw No. LU 21/22 REVIEWED AND APPROVED FOR SUBMISSION

SUBMISSION TO: Council Meeting CAO: MANAGER:

MEETING DATE: July 13, 2022 DIRECTOR: MB PREPARER: DMG

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW: FILE NO.: PLRDSD20220121 FINANCIAL REVIEW:

LEGAL: NW 3-32-5-5

ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 21/22 redesignating the lands within the NW 3-32-5-5 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 21/22 redesignating the lands within the NW 3-32-5-5 for August 10, 2022 at or after 9:00 a.m.

BACKGROUND / PROPOSAL:

To redesignate an approximate one hundred forty four point three zero (144.30) acres from Agricultural District (A) to Agricultural (2) District (A(2)).

Application Overview

Application overview	
Applicant	Rosevear Land Services Ltd. (c/o Dallas Rosevear)
Property Owner	GREEN, George S. and WENDELBOE, Linda R.
Title Transfer Date	January 13, 1993
Existing Parcel Size	144.3 acres
Purpose of redesignation	For subdivision – to create a second parcel of 69.38 acres for agricultural purposes from previously subdivided quarter section.
Division	4
Rural Neighbourhood/Urban Centre	The subject property is in the rural community of Bergen, approximately four (4) miles south from the Town of Sundre.

Key Dates, Communications, and Information

Application Submitted	March 23, 2022
Application Circulation Period	From April 06, 2022, to May 06, 2022
Supportive Information Requested/Submitted	Nothing required or submitted at this time
Application Revised from Submission	No
Communications Received from Referrals	Fortis Alberta Inc.: no easement is required
	Foothills Natural Gas Co-op: no objections
	Telus Communications Inc.: no objections
	EQUS: no objections
	Alberta Transportation: provided the following comments:

	 The requirements of Section 18 of the Regulation are met. No service road dedication is required at this time. Hwy 760 is a minor two-lane highway. The existing field access may remain to the new parcel until such time as the intensity of traffic increases due to development. It may continue to be used for agricultural use as long as no issues arise as the field access cannot be relocated to a local road. When/if development occurs on the new parcel, AT will reassess the access safety requirements according to current standards. Currently the existing field access to the new parcel indicates access spacing is at least 200 metres from another direct access and at least 400 metres from a public road access.
Objections Received and Addressed	No letters of objection/concern were received.

Applicable Directions, Policy and Regulations		
Intermunicipal Development Plan (IDP)	The subject property is not within an IDP area	
Municipal Development Plan Bylaw No. 20/20	In accordance with Figure 3: Growth Management Conceptual Strategy, as attached, the proposal is on the Potential Multi-Lot Residential Development Area. The application proposes to create a second parcel for agricultural purposes, as such Section 3.3.7 has been considered in the review of this application. The interpretation of this policy section against this proposal will be provided in detail at the Public Hearing meeting date.	
Bergen Area Structure Plan Bylaw No. 03/15	In accordance with the Land Use Policy Area, as attached, the subject property is in the Agriculture area, which provide policy direction for agricultural proposals in accordance with the MDP. The interpretation of the Bergen ASP policies against this proposal will be provided in detail at the Public Hearing meeting date.	
Land Use Bylaw No. 21/21	11.2. Agricultural District (A(2)) Purpose: To accommodate smaller parcels of agricultural land and fragmented parcels physically separated by permanent or man-made features for agricultural uses. Residential uses are accessory to the agricultural use. Parcel Area: Minimum 16.16 ha (40.0 acres) or a smaller area redesignated by Council; Maximum 32.33 ha (79.9 ac) or the area in title at the time of passage of this Bylaw.	
Policy and Procedures	6012: Guidelines for the Identification of Environmentally Significant Areas	

Land Use and Development

Predominant land Use on property	The subject property holds an Agricultural District (A) land use designation. Within this property there is a parcel of 9.88 acres, also with an (A) land use designation.
Predominant development on property	The property is developed with an existing yard, in the southeast, consisting of a dwelling unit, barn, shop and hayshed. A Dwelling, Secondary (Prefabricated) was recently approved to be located on this yard.
Oil and gas facilities on property/adjacent	Oil and gas activity on this property and vicinity relates to natural gas lines and two (2) wells: an abandoned well; and drilled and

	cased well.
Surrounding land uses	Surrounding land uses are predominantly agricultural. South from this property there is a multi-lot residential development with larger parcels and the former "Bergen store" with a Local Commercial District (C-LC) zoning. Farther south is the Bergen Springs, a condominium recreational development and farther southeast is a County owned gravel pit (ref: Bergen Pit).
Proximity to utilities	The property is developed, and Foothills Gas Co-op services the
	area.

Physical and Natural Features

Waterbodies and wetlands on property	There is an unnamed and unclassified stream on this property, accessing the northwest and exiting in the south/central area. This waterbody appears to be a tributary to the Fallentimber Creek flowing in the adjacent properties to the west. No wetlands identified on this property.
Topographical constraints on property	No topographical constraints on the property. Slight slopes from east to west.
ESA areas and classifications	No ESAs identified; however, the southwest corner (cut-off by the highway) is identified as an ESA Level 2, part of the Fallentimber creek system flowing to the west. In addition the Provincial Fiera 2014 report identifies the adjacent quarters to the west and northeast as ESA of >0.189 significance.
Drainage and Soil Characteristics	Natural drainage in a west direction. Ditches north/south along Highway 760. Soils have a CLI Class 5 and AGRASID's Land Suitability Rating System 4H(10) with a landform inclined and undulating – low relief.
Potential for Flooding	There is no historical evidence nor records of potential for flooding on this property.

Planning and Development History

Prior RD/SD/DP Applications	Files for subject property SD096-92: the Subdivision Authority refused on October 22,
	1992, the proposed 4.4 acre fragmented parcel. LP099-95: this permit was issued on September 08, 1995, for a
	Residence (Dwelling Unit) <u>LP03-036</u> : this permit was issued on April 14, 2003, for a
	Dwelling Unit Addition & Attached Garage PLDP20090000088: this permit was issued on September 17,
	2009, for a Dwelling Unit Addition. The Agricultural parcel (Plan 9212231 Block 1): This parcel
	received subdivision approval in 1991 (SD116-91). Note that redesignation was not required at the time.
	A Development Permit (DP002-96) was issued in 1996 for a Home Occupation – Healthy Choice Pet Treats, intended for cats and dogs.
Encumbrances on title affecting application	No relevant encumbrances on title

Servicing and Improvements Proposed

Water Services	Private - in future, at the development and building stage
Sewer Services	Private - in future, at the development and building stage

Stormwater/Drainage Improvements	Not required for this application
Solid Waste Disposal	N/A

Suitability Assessment: Site assessment evaluation to be done at time of Public Hearing.

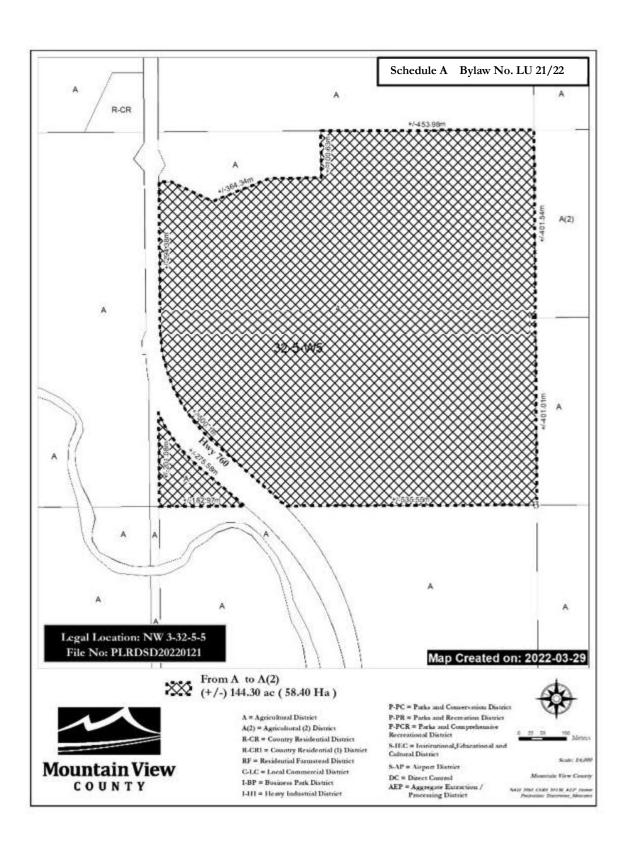
OPTIONS / BENEFITS / DISADVANTAGES: N/A

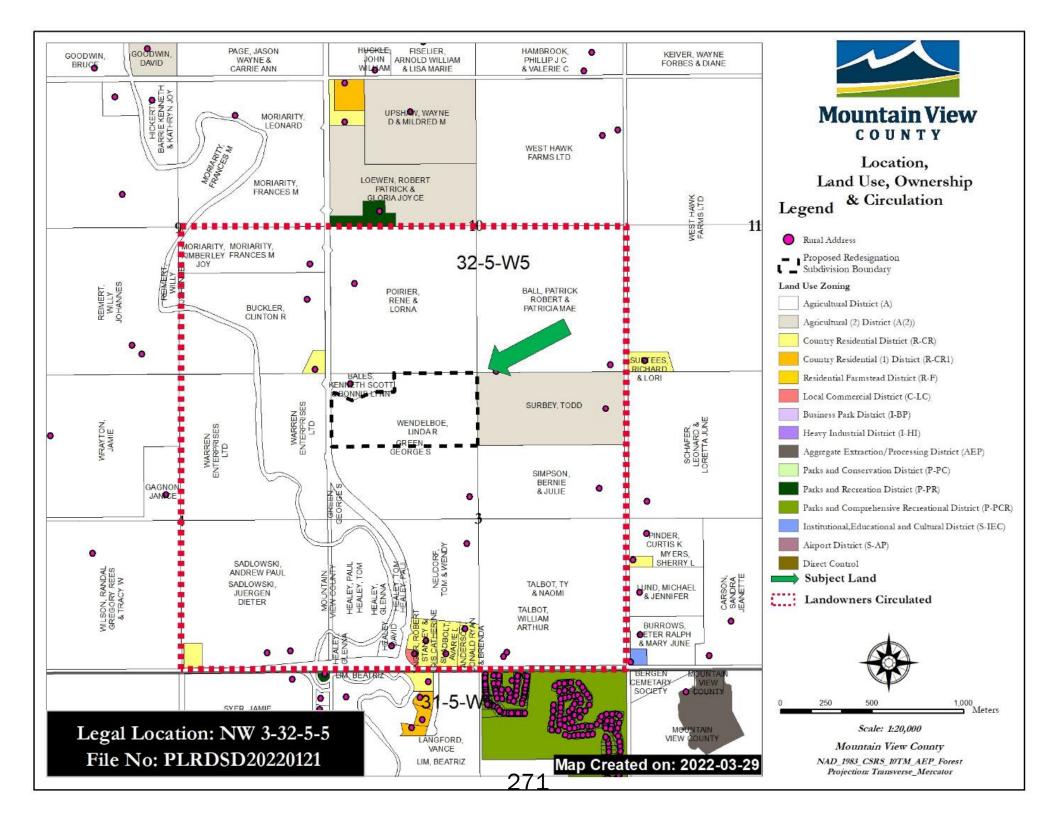
ATTACHMENT(S):

- 01 Bylaw No. LU 21/22 and Schedule "A"
- 02 Location, Land Use and Ownership Map
- 03 Proposed Redesignation Sketch
- 04 Environmental Scan Maps
- 05 Aerial Photographs
- 06 Figure 3 MDP
- 07 Bergen ASP Future Land Use
- 08 Farm Land Assessment
- 09 Historical Aerial Photographs

BYLAW NO. LU 21/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NW 3-32-5-5 pursuant to the Municipal Government Act.		
The Council of Mountain View County, duly a follows:	ssembled, enacts that Bylaw No. 21/21 be amended as	
hundred forty-four point three zero (144.30)	o Agricultural (2) District (A(2)) an approximate one acres (58.40 hectares) in the Northwest (NW) Quarter of ange five (5), West of the fifth (5 th) Meridian, as outlined	
Received first reading		
Reeve	Chief Administrative Officer	
Date of Signing		

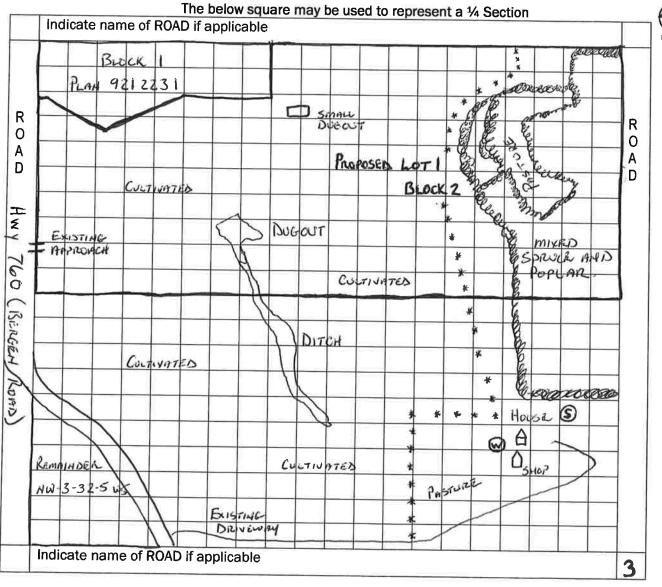




PROPOSED REDESIGNATION/SUBDIVISION SKETCH The Site Plan must include all of the following information (if applicable) in order for it to be considered complete: Location, dimensions, and boundaries of the entire property and of the portion of the property to be redesignated/subdivided; Location and dimensions of existing buildings and structures on the property, including distances from property lines. Identify buildings that will be demolished or moved; Location and names of proposed and existing roadways, driveways and road approaches; Location of existing wells and septic systems; Location and description of natural site features such as steep slopes, water bodies or courses, woodlots and shelterbeits: Location and description of man made site features such as drainage ditches, wells and private sewage disposal systems, gravel working, etc.;

Location, dimensions and boundaries of proposed lot boundaries and rights-of-way (if applicable).





WATER WELL

SEPTIC

* * * FENCING



MOUNTAIN VIEW COUNTY TENTATIVE PLAN

SHOWING

PROPOSED SUBDIVISION

OF PART OF THE

N.W. 1/4 Sec. 3-32-5-5 SCALE = 1:5000

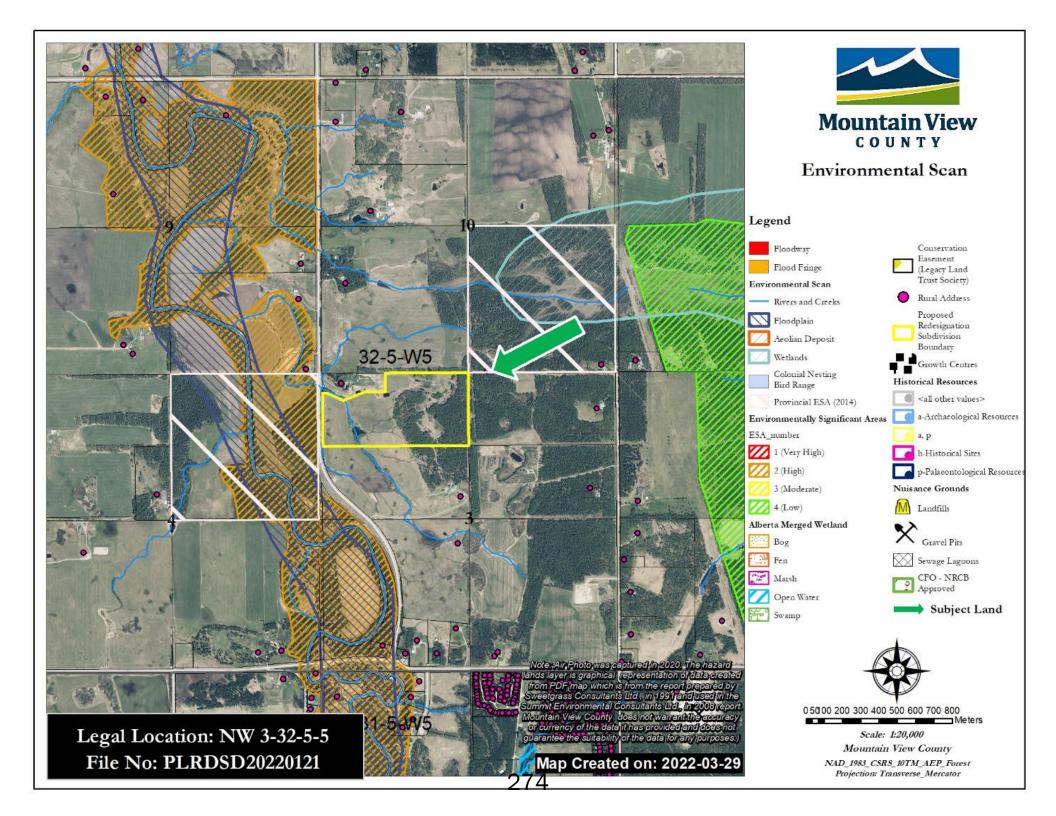
NOTES:

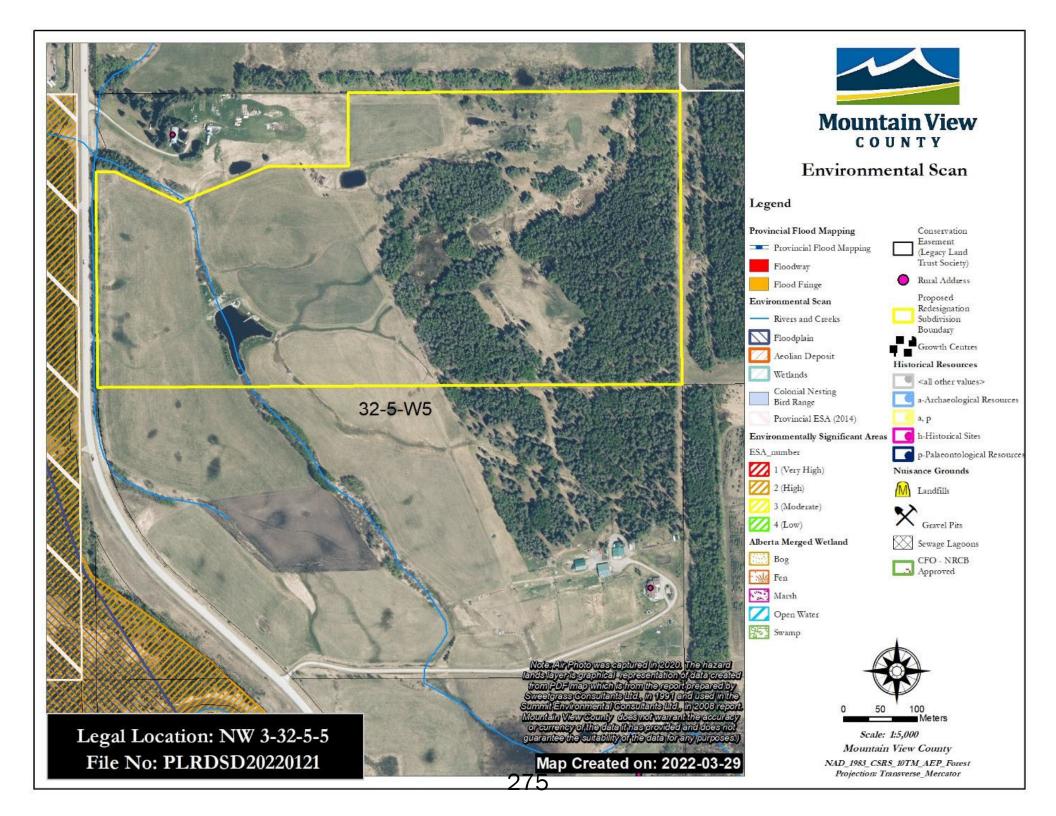
- -Distances shown are in metres.
- -Area dealt with is bounded thus and contains ± 28.1 HA. (± 69.4 AC.)

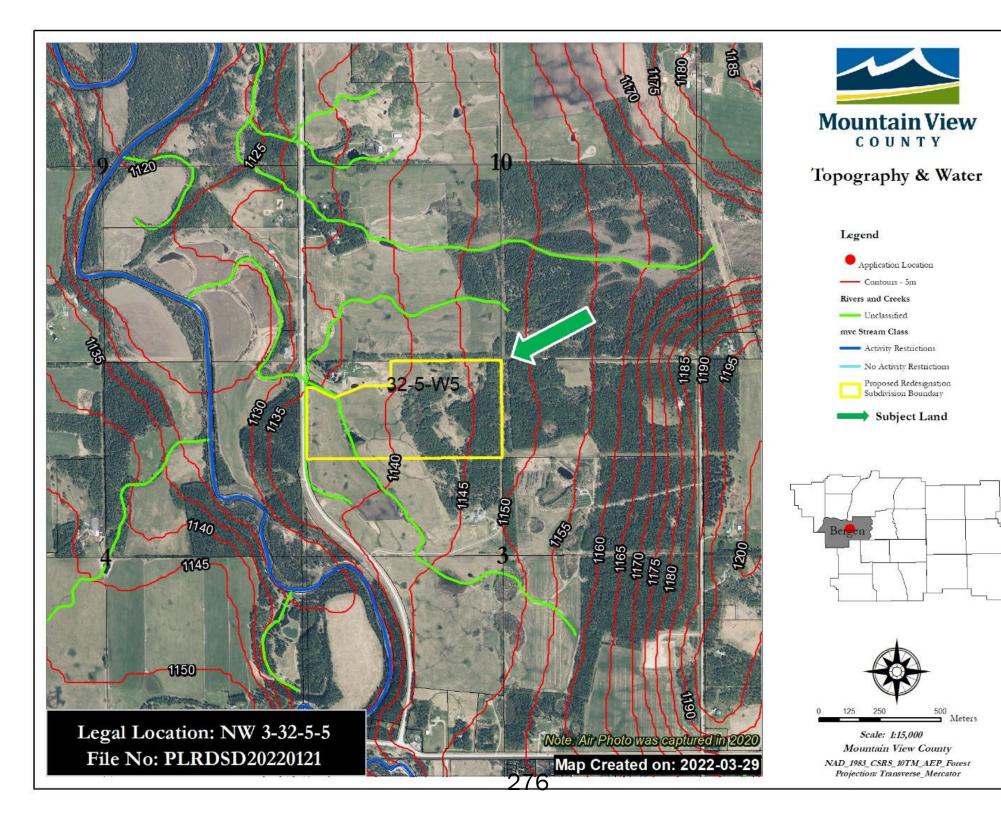
BEMOCO LAND SURVEYING LTD.

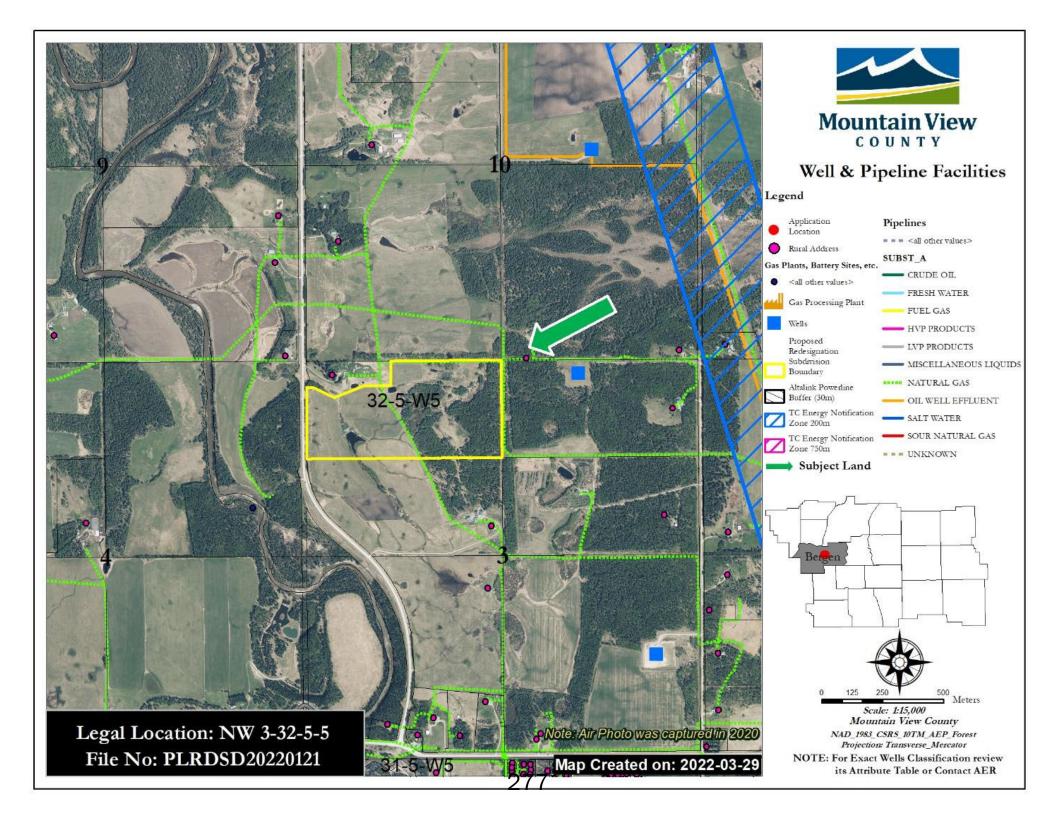
100, 6040-47th AVENUE RED DEER, AB., PH. 403–342–2611 WWW.BEMOCO.COM

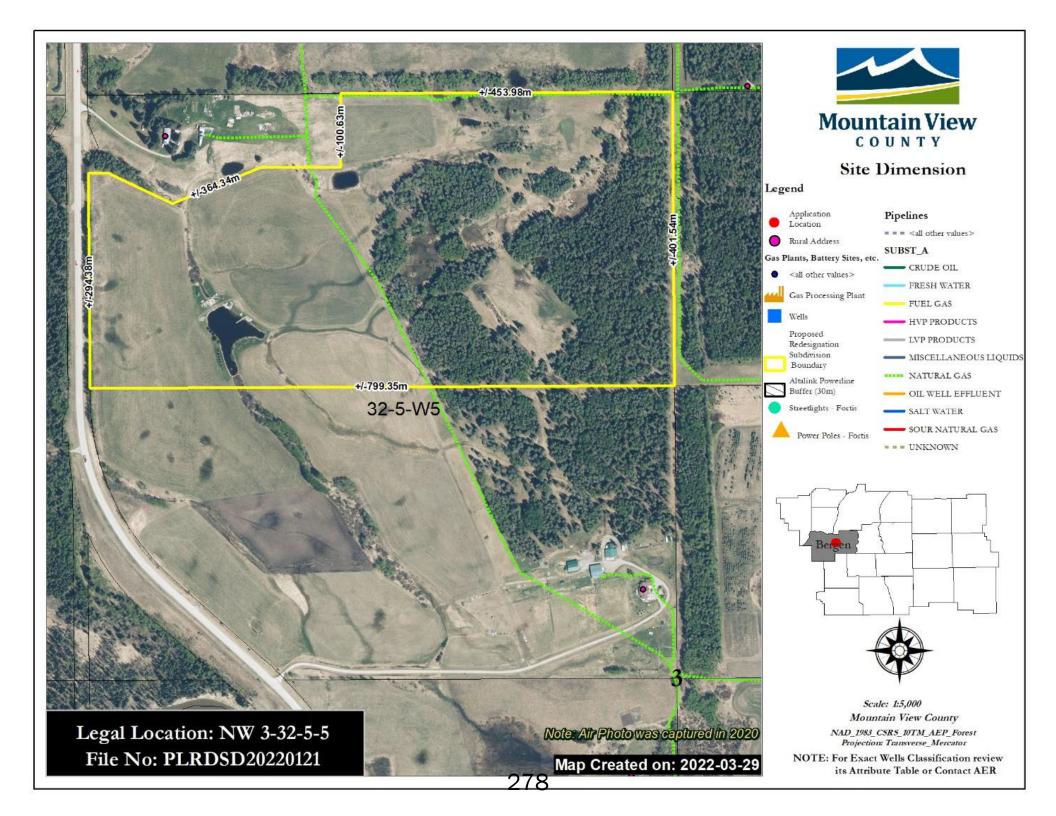
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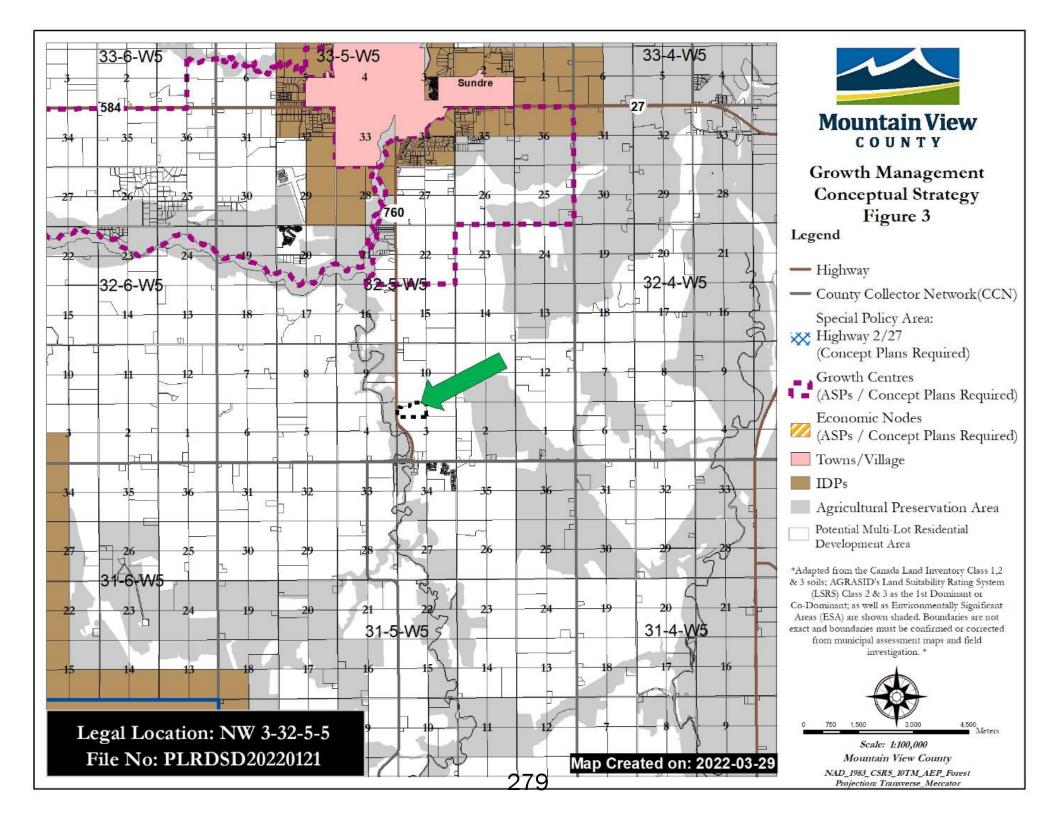


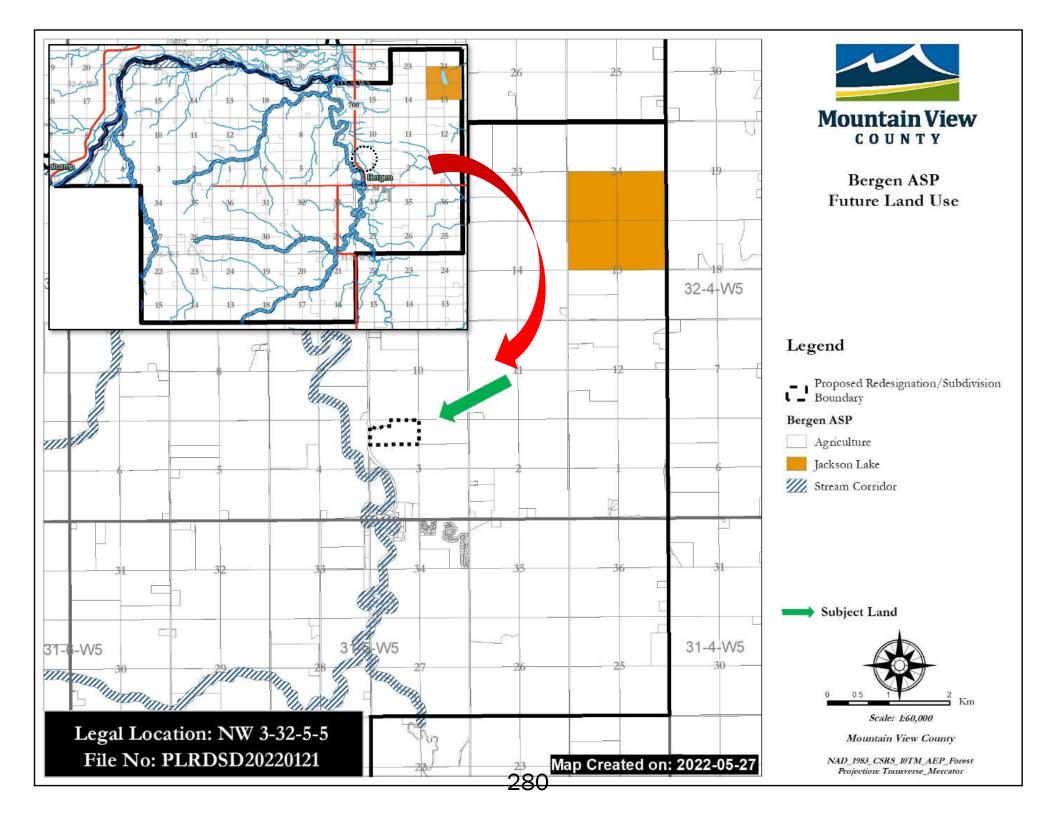


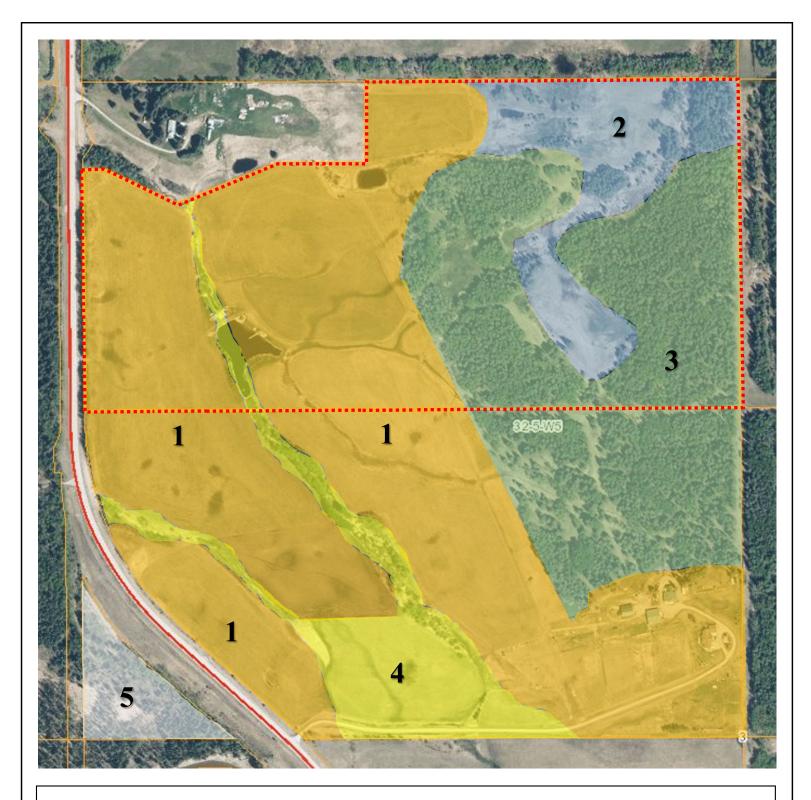














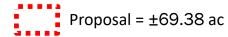


Farm Land Assessment: NW 3-32-5 W5M

Legend

- 1 68.28 ac 39.0% Fair to Fairly Good Arable
- 2 18.00 ac 12.0% Good to Very Good Pasture
- 3 40.00 ac 7.5% Fair to Good Pasture

- 4 11.02 ac 5.0% Fair to Good Pasture
- $5 \begin{array}{l} 4.00 \text{ ac} 0.0\% \\ \text{Poor to Fair Pasture} \end{array}$





Historical Aerial Photographs NW 3-32-5 W5M











Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0 T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcounty.com

SUBJECT: Bylaw No. LU 25/22 REVIEWED AND APPROVED FOR SUBMISSION

SUBMISSION TO: Council Meeting CAO: MANAGER: MEETING DATE: July 13, 2022 DIRECTOR: MB PREPARER: TC

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW: FILE NO.: PLRDSD20220113 FINANCIAL REVIEW:

LEGAL: SE 2-34-6-5

ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 25/22 redesignating the lands within the SE 2-34-6-5 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 25/22 redesignating the lands within the SE 2-34-6-5 for August 10, 2022, at or after 9:00 a.m.

BACKGROUND / PROPOSAL:

To redesignate an approximate twenty two point zero eight (22.08) acres from Agricultural District (A) to Agricultural (2) District (A(2)).

Application Overview:

Applicant	EVANS, Michael David & Tammy Lynn
Property Owner	EVANS, Michael David & Tammy Lynn
Title Transfer Date	October 17, 2007
Existing Parcel Size	160 acres
Purpose of redesignation	Create a new parcel that contains the residential site and
	surrounding area utilized for an existing equestrian operation.
Division	5
Rural Neighbourhood/Urban Centre	James River

Key Dates, Communications, and Information

Application Submitted	March 18, 2022
Application Circulation Period	March 28, 2022, to April 27, 2022
Supportive Information Requested/Submitted	None requested
Application Revised from Submission	No
Communications Received from Referrals	<u>Telus Communications</u> – No objection
	Fortis Alberta - No easement required
	<u>Foothills Natural Gas Co-op</u> – No objections or comments
Objections Received and Addressed	No

Applicable Directions, Policy, and Regulations:

Intermunicipal Development Plan	This property is not within an IDP area
Municipal Development Plan Bylaw No. 20/20	According to Figure 3 Growth Management Conceptual Strategy, the proposal is within the Potential Multi-Lot Residential Development Area. The proposal is for an agricultural first parcel
	out and was evaluated based on Section 3.0

	3.0 Agricultural Land Use Policies
	3.3.5 (a) The "first parcel out" of a previously unsubdivided quarter section may only be supported by the County for the creation of one additional parcel, subject to redesignation and subdivision application and the provisions of the Land Use Bylaw and the MDP.
	(b) A first parcel out subdivision within the Agricultural Preservation Area or the Potential Multi-Lot Residential Development Area shall be evaluated in accordance with section 3.0 of the MDP.
	3.3.7 The minimum parcel size for a newly proposed or existing agricultural parcel that is the subject of a redesignation and subdivision application, and not a fragmented parcel should be (+/-) 40 acres ((+/-) 16.19 ha). Parcel configuration should reflect the existing conditions and use of the land and shall require redesignation to the appropriate land use district and a concurrent subdivision application. Applications for subdivision of new agricultural parcels shall demonstrate the land being subdivided is being used for agricultural purposes to avoid future fragmentation. Agricultural parcel subdivisions that create more than two titles per quarter section may be considered within the Potential Multi-Lot Residential Development Area.
Area Structure Plan	An ASP has not been developed for this area
Land Use Bylaw No. 21/21	Section 11.2 A(2) Agricultural (2) District Purpose: To accommodate smaller parcels of agricultural land and fragmented parcels physically separated by permanent or man-made features for agricultural uses. Residential uses are accessory to the agricultural use.
Policy and Procedures	N/A

DISCUSSION:

Land Use and Development

Land Use and Development	
Predominant land Use on property	The proposed parcel contains a dwelling and agricultural accessory buildings and the balance of the quarter is in agricultural production.
Predominant development on property	The proposed parcel has a dwelling and agricultural accessory buildings, pasture, and an outdoor riding arena.
Oil and gas facilities on property/adjacent	The quarter has two natural gas pipelines and one oil well effluent pipeline. The operators were circulated, and they did not provide any concerns with the proposal. There is a natural gas well on the balance of the quarter.
Surrounding land uses	The quarter is surrounded by agricultural uses, two of the quarters have one subdivision and the remainder are unsubdivided quarters.
Proximity to utilities	The proposed parcel has a serviced residential site.

Physical and Natural Features

Waterbodies and wetlands on property	There is an unclassified stream that crosses the northwest corner of the quarter and another that is north of the proposed parcel.
Topographical constraints on property	The property is relatively flat, no topographical concerns noted during the site visit

ESA areas and classifications	There is an area on the remainder of the quarter outside of the proposed parcel that is a Level 3 ESA. The ESA encompasses the area of a mature stand of trees. ESA description: Diverse habitats, some mature mixed woodland, boreal wetlands and woodlands on upland, beaver pond complexes, Aw, Sw, and Pb AVI polygons, dense forest, fairly undisturbed, stand of stage 5 forest. ESA Criteria 8: Areas that provide linking function and permit movement.
Drainage and Soil Characteristics	The quarter has a combination of agricultural uses, forage and pastureland. According to Canada Land Inventory (CLI) the quarter has a combination of Class 6 soil on the west side and Class 5 on the east side. According to AGRASID the Land Suitability Rating identifies that this quarter is within three soil polygons, all three have the dominant soil as Class 4 and one of the polygons has codominant soil of Class 7.
Potential for Flooding	No flood risk was noted during the site visit.

Planning and Development History

Prior RD/SD/DP Applications	SD 06-073 - proposal for a 4.1-acre parcel approved March
	28/07 - file expired; the parcel was never registered.
	PLRD2010-107 - Dwelling Unit – Mobile home addition
	approved Apr. 12/2010.
Encumbrances on title affecting application	None

Servicing and Improvements Proposed

Water Services	Private existing
Sewer Services	Private existing
Stormwater/Drainage Improvements	No improvements proposed
Solid Waste Disposal	No improvements proposed

Suitability Assessment: Site assessment evaluation to be done at time of Public Hearing.

OPTIONS / BENEFITS / DISADVANTAGES:

ATTACHMENT(S):

01 - Bylaw No. LU 25/22 and Schedule "A"

02 - Location, Land Use and Ownership Map

03 - Proposed Redesignation Sketch

04 - Environmental Scan Maps

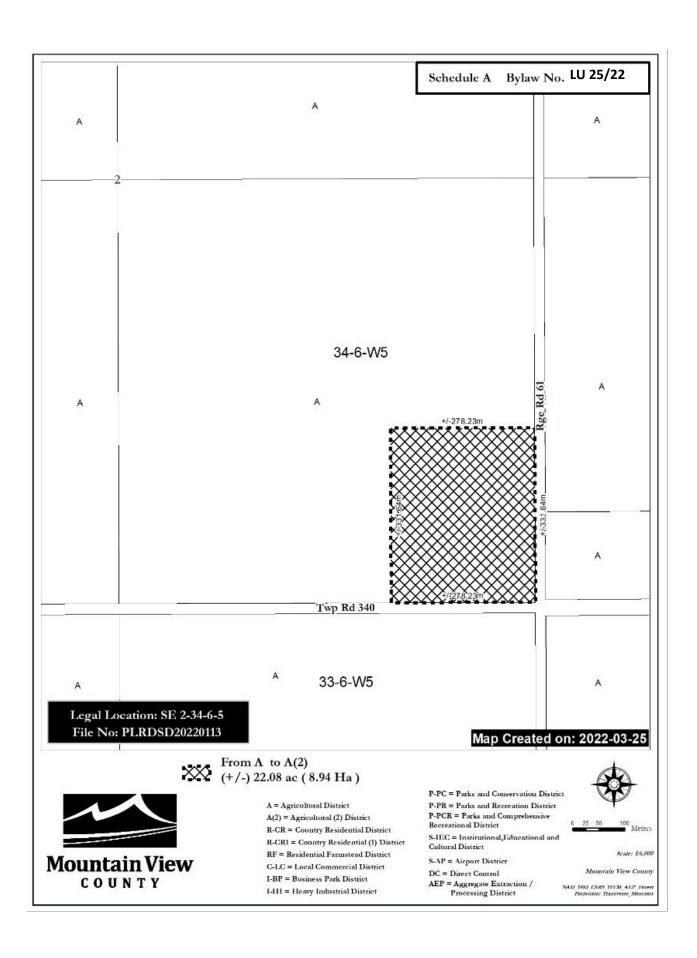
05 - Aerial Photograph

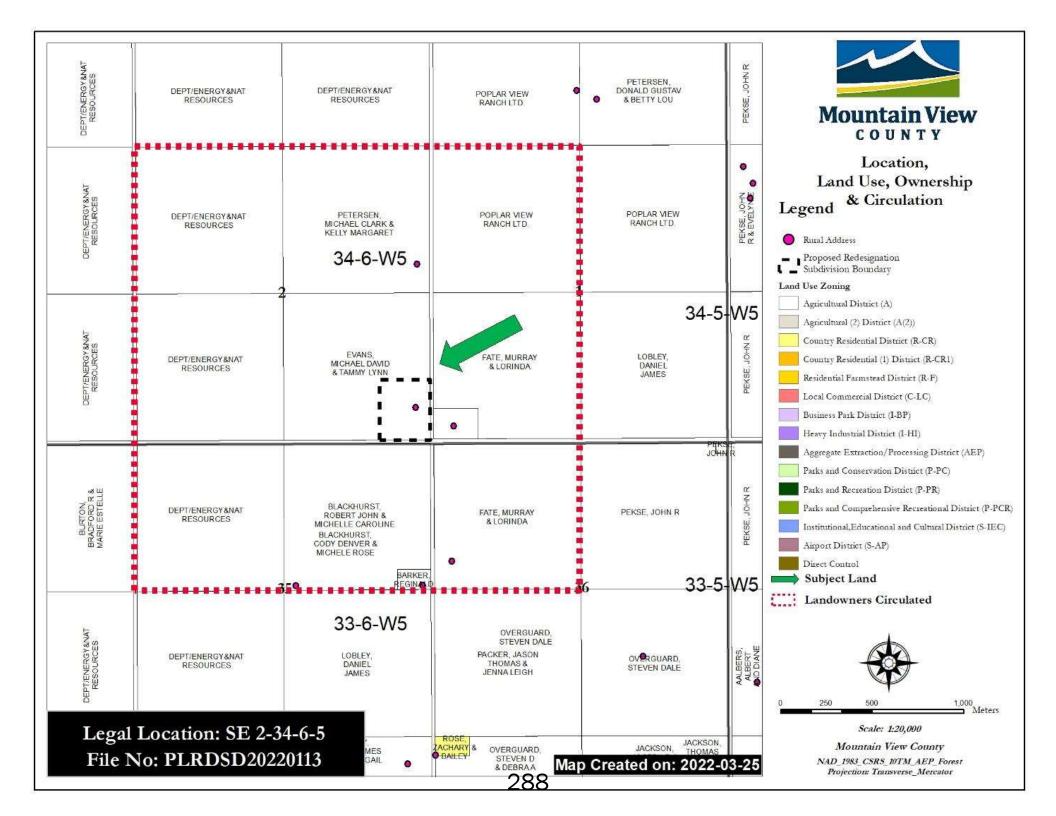
06 - Figure 3 MDP

07 - Applicant's parcel explanation

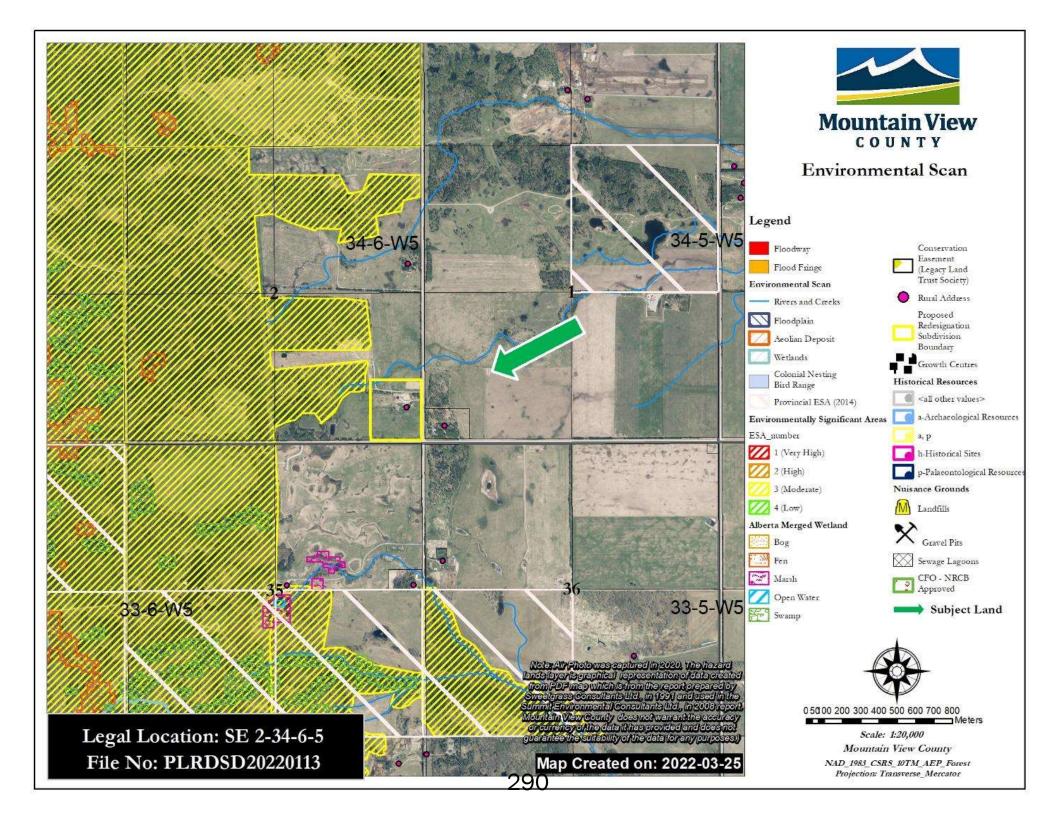
BYLAW NO. LU 25/22

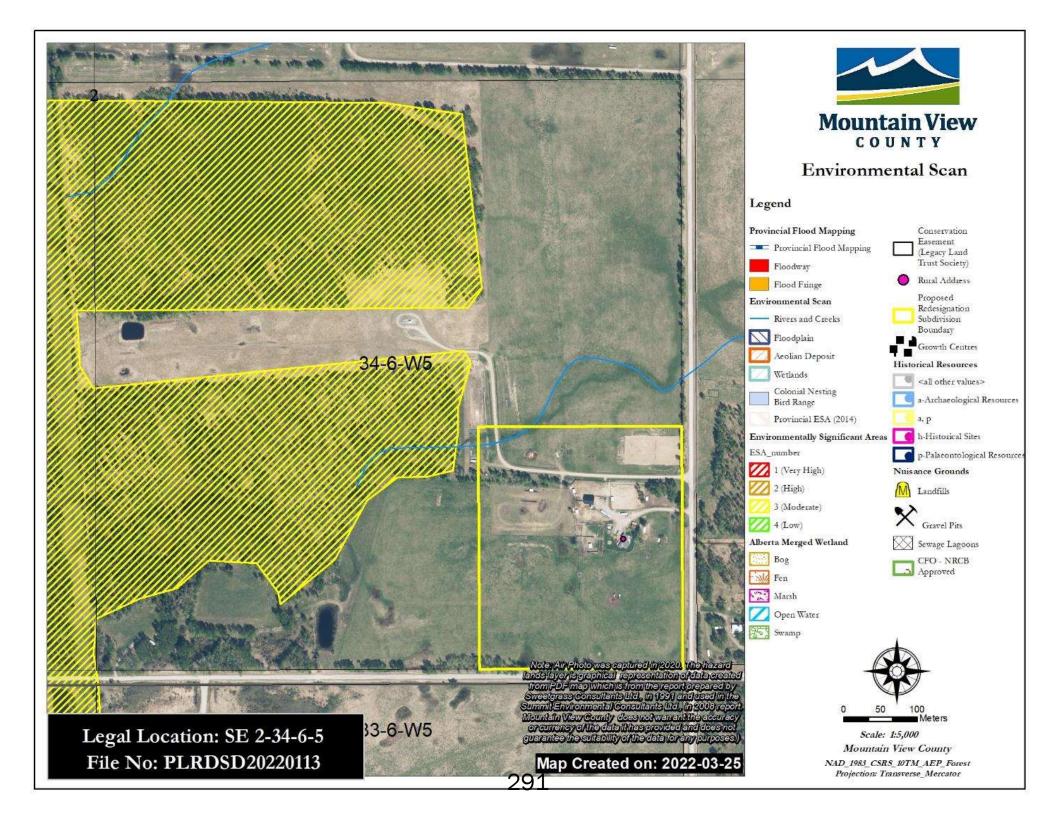
Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SE 2-34-6-5 pursuant to the Municipal Government Act.	
The Council of Mountain View County, duly asset follows:	embled, enacts that Bylaw No. 21/21 be amended as
two point zero eight (22.08) acres (8.94 hectare	gricultural (2) District (A(2)) an approximate twenty es) in the Southeast (SE) Quarter of Section two (2), the fifth (5 th) Meridian, as outlined on Schedule "A"
Received first reading,	
Reeve	Chief Administrative Officer
Date of Signing	

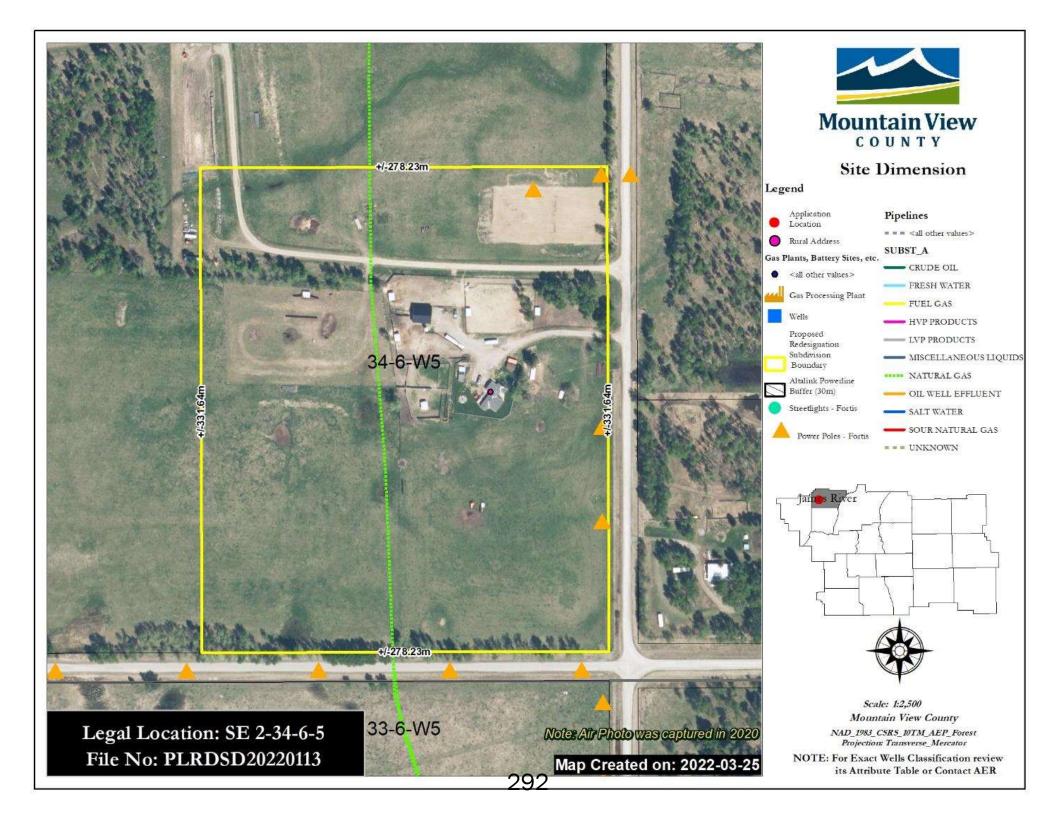


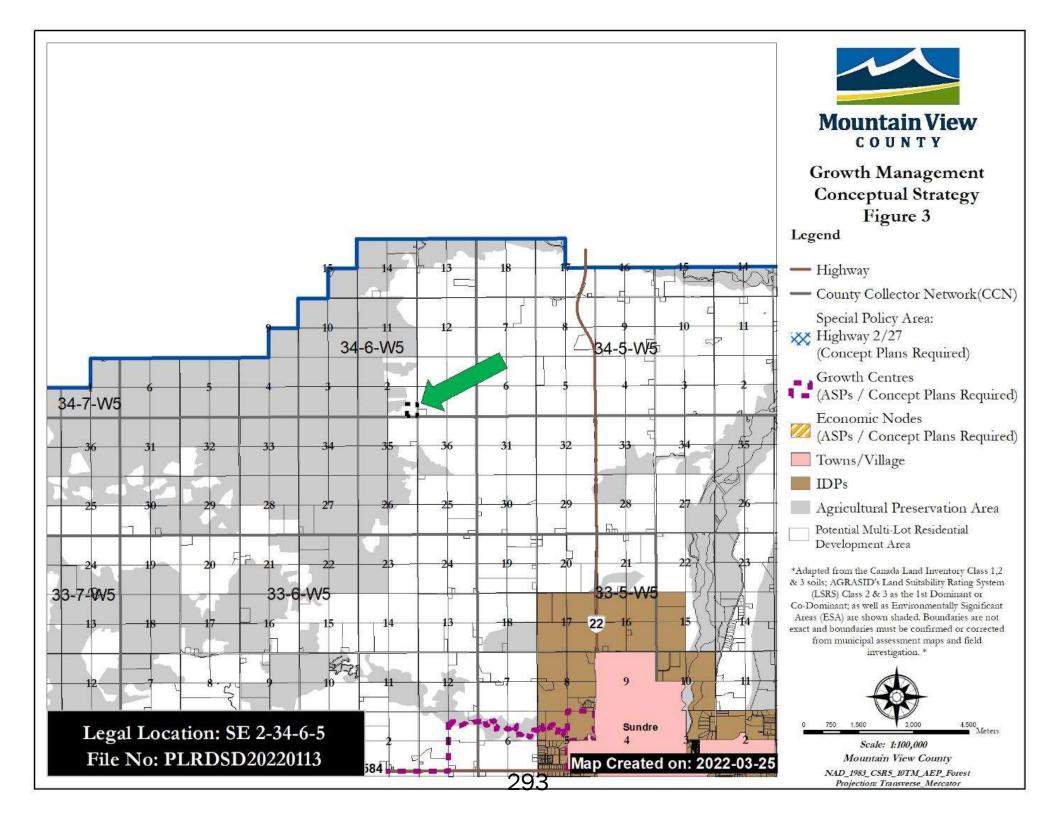


The Site Plan must include all of the following information (if applicable) in order for it to be considered complete: Location, dimensions, and boundaries of the entire property and of the portion of the property to be redesignated/subdivided: Location and dimensions of existing buildings and structures on the property, including distances from property lines, identify buildings that will be demolished or moved: Location and amens of proposed and existing roadways, driveways and road approaches; Location of existing wells and septic systems; Location and description of man made site features such as drainage ditches, wells and private sewage disposs systems; gravel working, etc.; Location, dimensions and boundaries of proposed lot boundaries and rights-of-way (if applicable). The below square may be used to represent a ¼ Section Indicate name of ROAD if applicable Existing Road 34/C 24/2 24/2 24/2 24/2 24/2 24/2 24/2 2				PRO	POSED I	REDESIGN	ATION/SUBDI	VISION SKI	ETCH				
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MOUNTAIN VIEW COUNTY

REDESIGNATION & SUBDIVISION APPLICATION Mike and Tammy Evans SE 2-34-6 W5

Subdivision of a 20 acre parcel from existing 160 acre parcel. First parcel out of ¼ section.

3. REASON FOR REDESIGNATION/SUBDIVISION

When considering our options to do a subdivision of our ¼ section, we wanted to accomplish two things:

1) create a parcel of land that would still support our current needs to have livestock and utilize our property for more equestrian means 2) to ensure the integrity of the remaining acres to be utilized for cattle/livestock operations.

Initially when we plotted out the minimum 40 acre parcel for this subdivision as stipulated by the application, we discovered that the boundaries would impact the layout of the existing land. To the west, the boundary would potentially run through an existing dug out or through vital hay land and to the north the boundary would again impact hay land. It would also require disruption of the existing wood lot by having to cut down trees to create a new boundary.

We then mapped out a 20 acre parcel that would create a nice size agricultural parcel that still had lots of pasture to support our needs while not impeding on the woodlot to the west and would border our existing outdoor arena to the north with very little reduction in the hay land area.

There is also a Bonavista gas well on our property and we were aware of the boundaries and the impact on the facility. The 20 acre parcel afforded no issues with the well facility. The lease road would travel across both parcels of land without any issues.

As a former cattle operator, the quarter of land was set up to have rotational grazing, two dugouts, hay land and ease of moving cattle to different pastures. We wanted to maintain that layout as much as possible for future use. By doing a 20 acre parcel, the remaining land would make for a functional cattle grazing option without having to restructure the existing infrastructure.





Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0 T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcounty.com

SUBJECT: Bylaw No. LU 26/22 REVIEWED AND APPROVED FOR SUBMISSION

SUBMISSION TO: Council Meeting CAO: MANAGER:

MEETING DATE: July 13, 2022 DIRECTOR: MB PREPARER: DMG

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW: FILE NO.: PLRDSD20220171 FINANCIAL REVIEW:

LEGAL: SE 14-29-27-4

ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 26/22 redesignating the lands within the SE 14-29-27-4 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 26/22 redesignating the lands within the SE 14-29-27-4 for August 24, 2022 at or after 9:00 a.m.

BACKGROUND / PROPOSAL:

To redesignate an approximate four point seven four (4.74) acres from Agricultural District (A) to Country Residential District (R-CR).

Application Overview:

Applicant	Odessa Farms Ltd. (c/o Douglas R Miller)
Property Owner	Odessa Farms Ltd. (c/o Douglas R Miller)
Title Transfer Date	May 05, 2010
Existing Parcel Size	158.97 acres
Purpose of redesignation	For subdivision – first parcel out, for residential purposes, from previously unsubdivided quarter section
Division	1
Rural Neighbourhood/Urban Centre	The subject property is in the rural community of Midway, southeast from the Town of Carstairs.

Key Dates, Communications, and Information:

Rey Dates, Communications, and information.	
Application Submitted	April 21, 2022
Application Circulation Period	From May 06, 2022, to June 06, 2022
Supportive Information Requested/Submitted	The applicant submitted additional information, as attached, in support of the application with reasons as to the location and size.
Application Revised from Submission	No
Communications Received from Referrals	Fortis Alberta Inc.: no easement is required. Telus Communications Inc.: no objection. AER: provided the following setbacks: • Wells with known H2S (Level 2) – 100 m from the centre of wellhead • Pipelines with known H2S (Level 1, 2 & 3) – 100 m from the centre of pipeline. AER also encourage to contact the company operator to obtain current setbacks. P & D contacted Whitecap Resources Inc. and operator had indicated that: the landowner was given

	permission to locate the proposal 30 m east from the most
	easterly pipeline (Ref: salt water pipeline).
Objections Received and Addressed	No letters of objection/concern were received

Applicable Directions, Policy and Regulations:

Intermunicipal Development Plan (IDP)	The subject property is not within an IDP area.
Municipal Development Plan Bylaw No. 20/20	In accordance with <i>Figure 3: Growth Management Conceptual Strategy</i> , as attached, the subject property is in the Agricultural Preservation Area, which policies may support first parcel out applications in accordance with Section 3.0 of the MDP. The interpretation of applicable policies against this application will be provided in detail at the Public Hearing stage.
Area Structure Plan	The property is not within an approved ASP.
Land Use Bylaw No. 21/21	11.1 Agricultural District (A) Purpose: To accommodate and promote agriculture land uses on larger parcels while having regard for the rural, agricultural character of the area. Parcel Area: Minimum 32.37 ha (80.0 ac) or the area in title at the time of passage of this Bylaw.
	12.1 Country Residential District (R-CR) Purpose: To accommodate low density, country residential uses on unserviced residential parcels and fragmented parcels by way of natural or man-made features of 1.21 – 2.02 ha (3.0 – 5.0 acres) in size that meet Municipal and Provincial servicing standards. Parcel size may increase to 6.07 ha (15.0 acres) when in compliance with an approved Area Structure Plan. Parcel Area: Minimum 1.21 ha (3.0 ac) Maximum 2.02 ha (5.0 ac) unless a larger area was approved as part of the redesignation to accommodate setbacks, topography, easements, and a suitable building envelope; or the area in title at the time of passage of this Bylaw.
Policy and Procedures	N/A

Land Use and Development:

Land Use and Development:	
Predominant land Use on property	The subject property holds an Agricultural District (A) land use zoning.
Predominant development on property	The property is currently undeveloped and used for agricultural purposes as farmland
Oil and gas facilities on property/adjacent	There are several natural gas lines and related wells. In addition, within this property there are sour natural gas lines, salt water line and fuel gas lines all operated by Whitecap Resources Inc.
Surrounding land uses	Surrounding land uses are predominantly agricultural with the exception of a residential parcel southeast from this application.
Proximity to utilities	Although the proposal is undeveloped, Foothills serviced the area and Fortis has power pole lines abutting this property to the east and south.

Physical and Natural Features:

Waterbodies and wetlands on property	No waterbodies within this property or vicinity. On this property the Alberta Merged Wetland inventory identifies small marshes
	and medium size Open Water feature. None of these features are within the proposal.

Topographical constraints on property	Slight slopes in southwest direction and east direction. There
	are no topographical constraints.
ESA areas and classifications	No ESAs on this property. Adjacent quarters to the northwest
	and north have ESAs Level 4 (Low)
Drainage and Soil Characteristics	Natural drainage in a west and southwest direction. Ditches along Range Road 271 and Township Road 292. Soils in the area have CLI Class 1 & 2 and AGRASID's Land Suitability Rating System Class 2 as 1st Dominant.
Potential for Flooding	There is no historical evidence or file record of risks for flooding.

Planning and Development History:

Prior RD/SD/DP Applications	No file records
Encumbrances on title affecting application	No relevant encumbrances on title

Servicing and Improvements Proposed:

Water Services	Private - in future at the development and building permit stage
Sewer Services	Private - in future at the development and building permit stage
Stormwater/Drainage Improvements	No required for this application
Solid Waste Disposal	N/A.

Suitability Assessment: Site assessment evaluation to be done at time of Public Hearing.

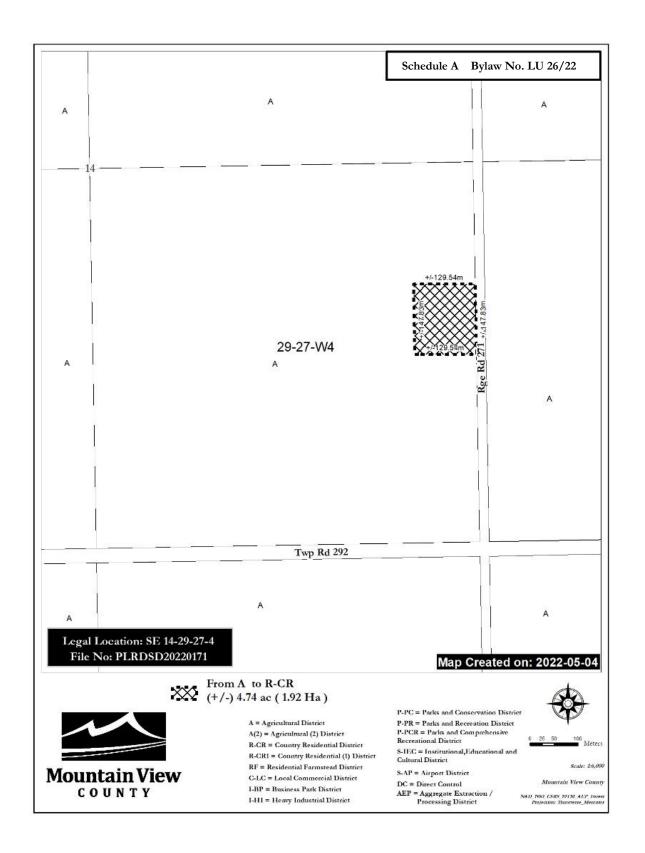
OPTIONS / BENEFITS / DISADVANTAGES: N/A

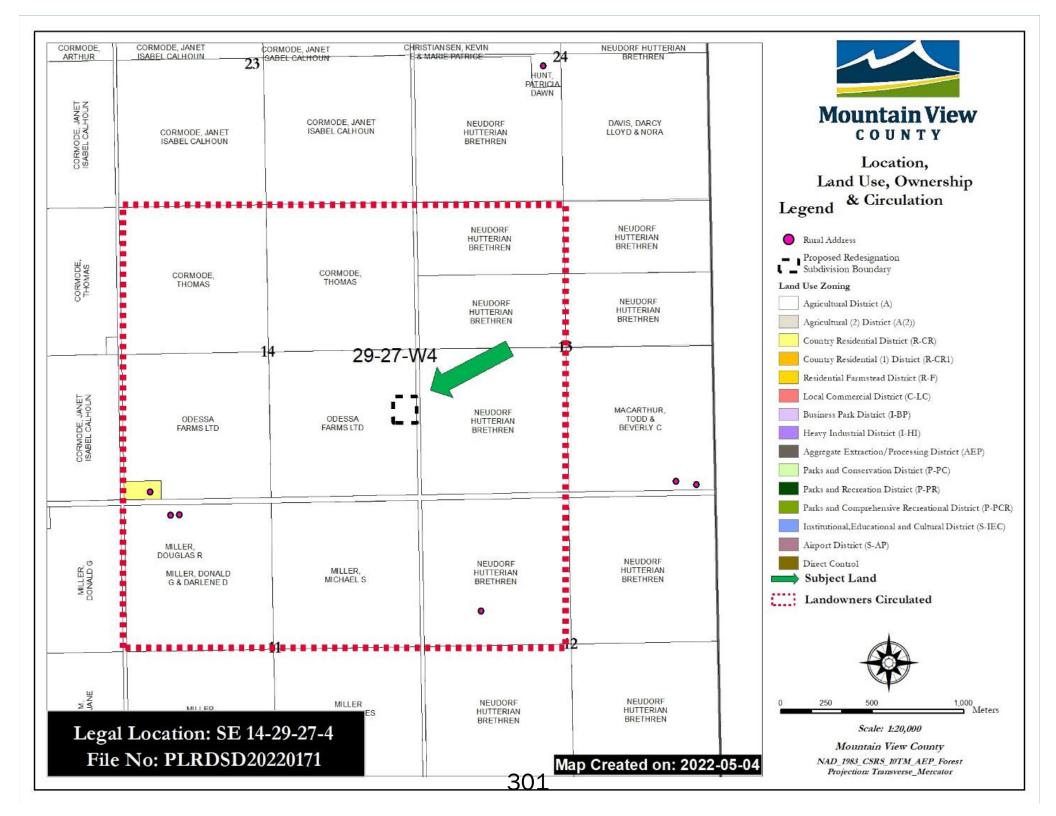
ATTACHMENT(S):

- 01 Bylaw No. LU 26/22 and Schedule "A"
- 02 Location, Land Use and Ownership Map
- 03 Proposed Redesignation Sketch
- 04 Environmental Scan Maps
- 05 Aerial Photographs
- 06 Figure 3 MDP
- 07 Farm Land Assessment
- 08 Historical Aerial Photographs
- 09 Applicant's Additional Information
- 10 Whitecap Resources Setback Information

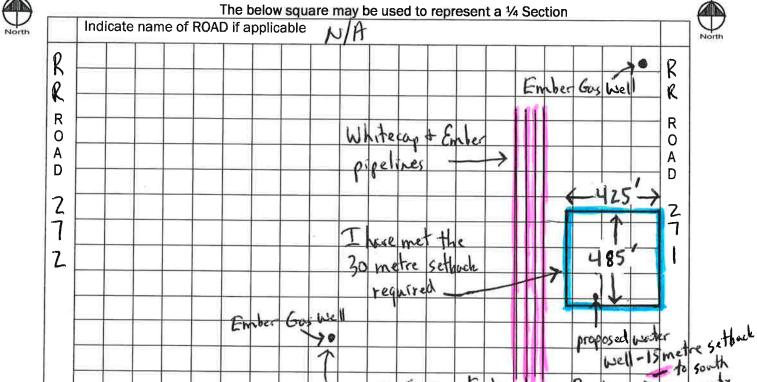
BYLAW NO. LU 26/22

Being a Bylaw of Mountain View County in to 21/21 affecting SE 14-29-27-4 pursuant to	the Province of Alberta to amend Land Use Bylaw No. o the Municipal Government Act.
The Council of Mountain View County, duly follows:	$_{\prime}$ assembled, enacts that Bylaw No. 21/21 be amended as
point seven four (4.74) acres (1.92 hectare) to Country Residential District (R-CR) an approximate four es) in the Southeast (SE) Quarter of Section fourteen (14), seven (27), West of the fourth (4 th) Meridian, as outlined
Received first reading	,
Reeve	Chief Administrative Officer
Date of Signing	

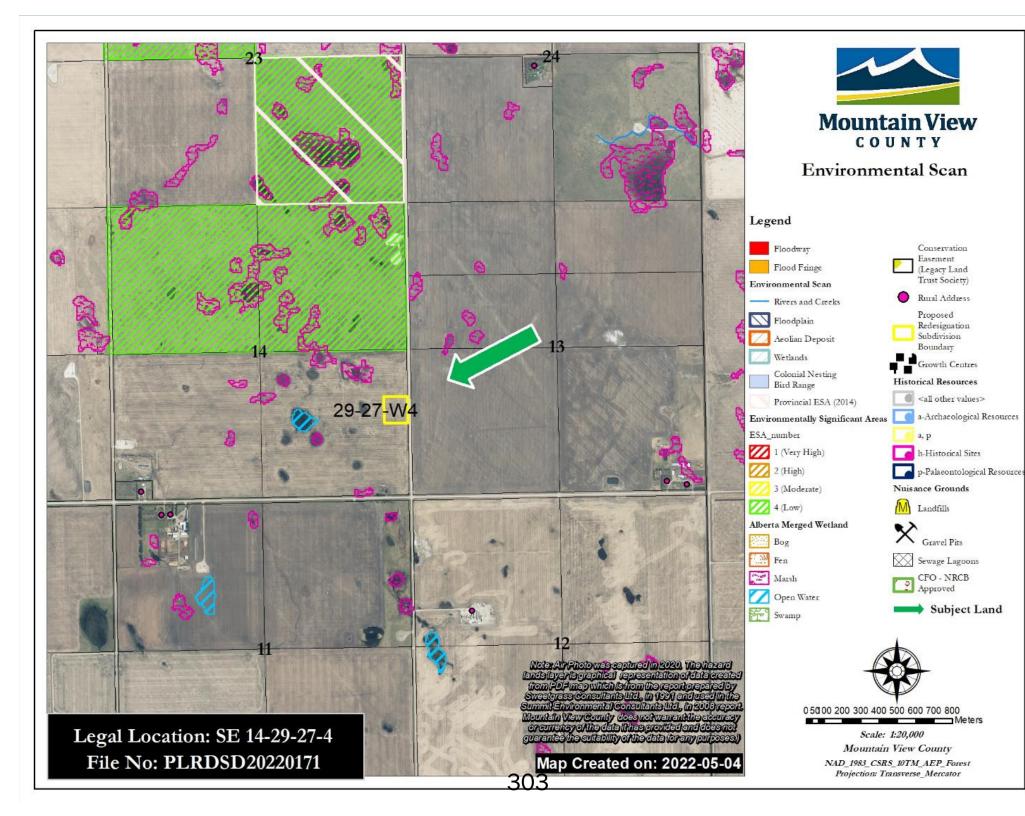


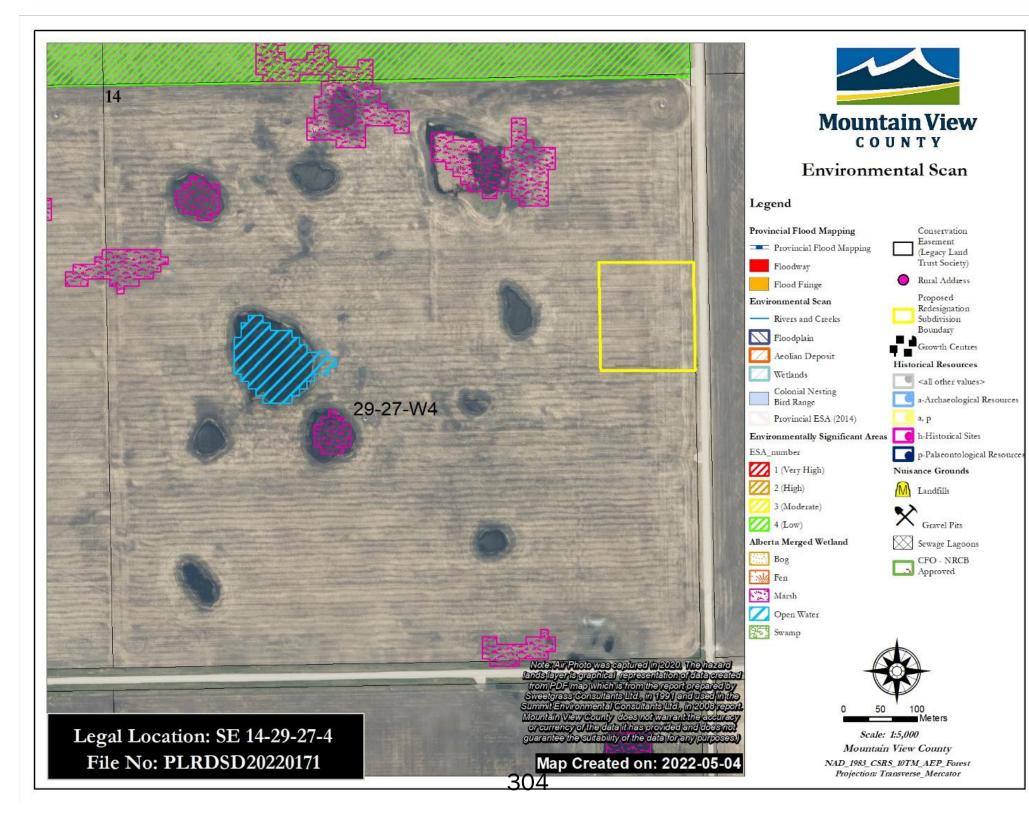


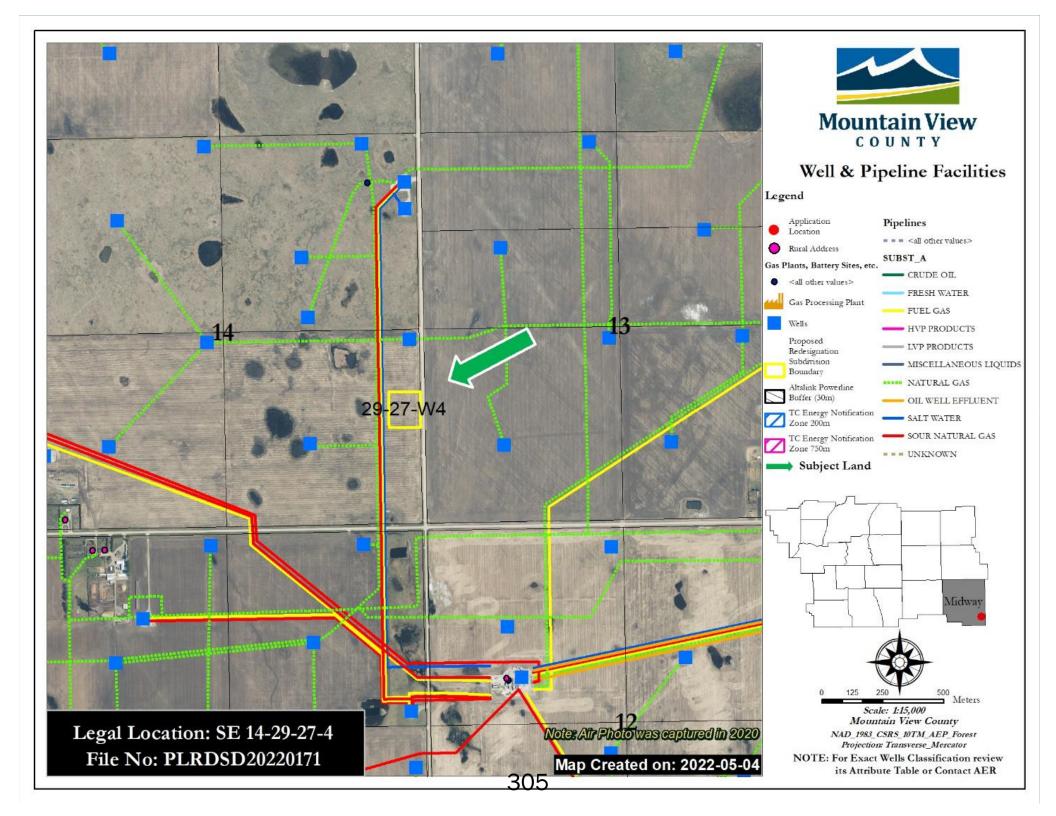
	PROPOSED REDESIGNATION/SUBDIVISION SKETCH	
The Si	te Plan must include all of the following information (if applicable) in order for it to be considered complete:	- 1
	Location, dimensions, and boundaries of the entire property and of the portion of the property to be	
	redesignated/subdivided;	
	Location and dimensions of existing buildings and structures on the property, including distances from prope	rtv
	lines. Identify buildings that will be demolished or moved;	,
	Location and names of proposed and existing roadways, driveways and road approaches;	
	Location of existing wells and septic systems;	
	Location and description of natural site features such as steep slopes, water bodies or courses, woodlots and	4
	shelterbelts;	•
	Location and description of man made site features such as drainage ditches, wells and private sewage disp	neal
	systems, gravel working, etc.;	Jan
	Location, dimensions and boundaries of proposed lot boundaries and rights-of-way (if applicable).	
-20	and rights of-way (if applicable).	
	The state of the s	

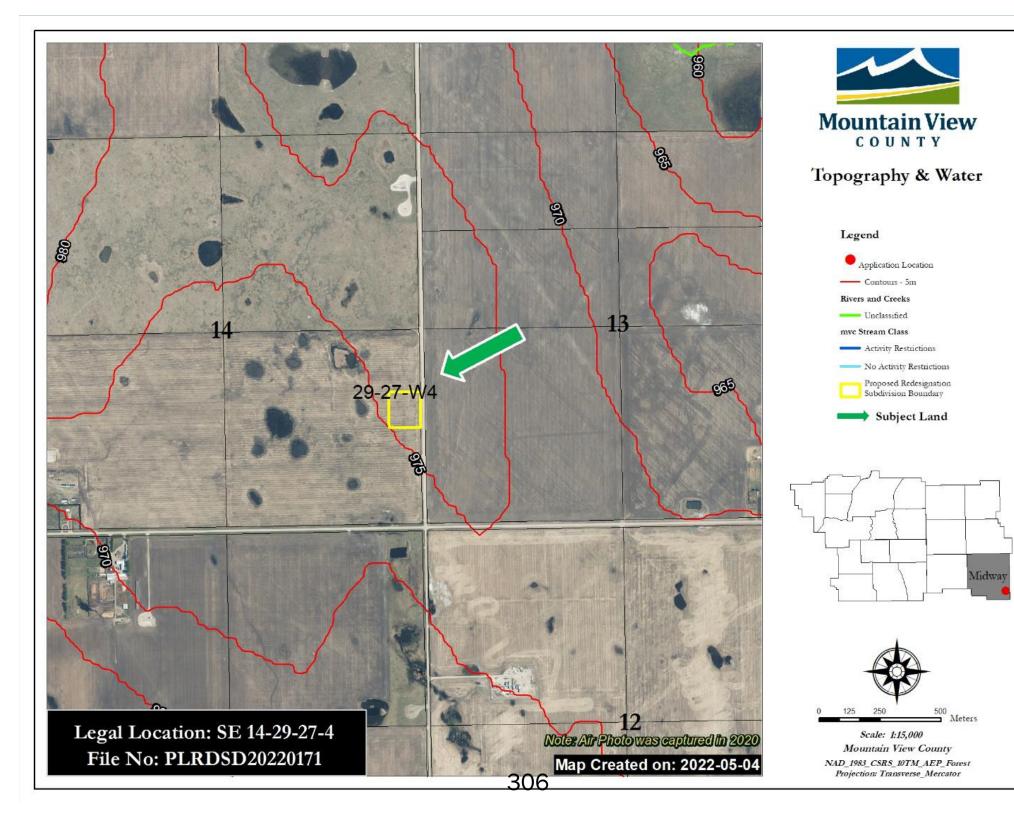


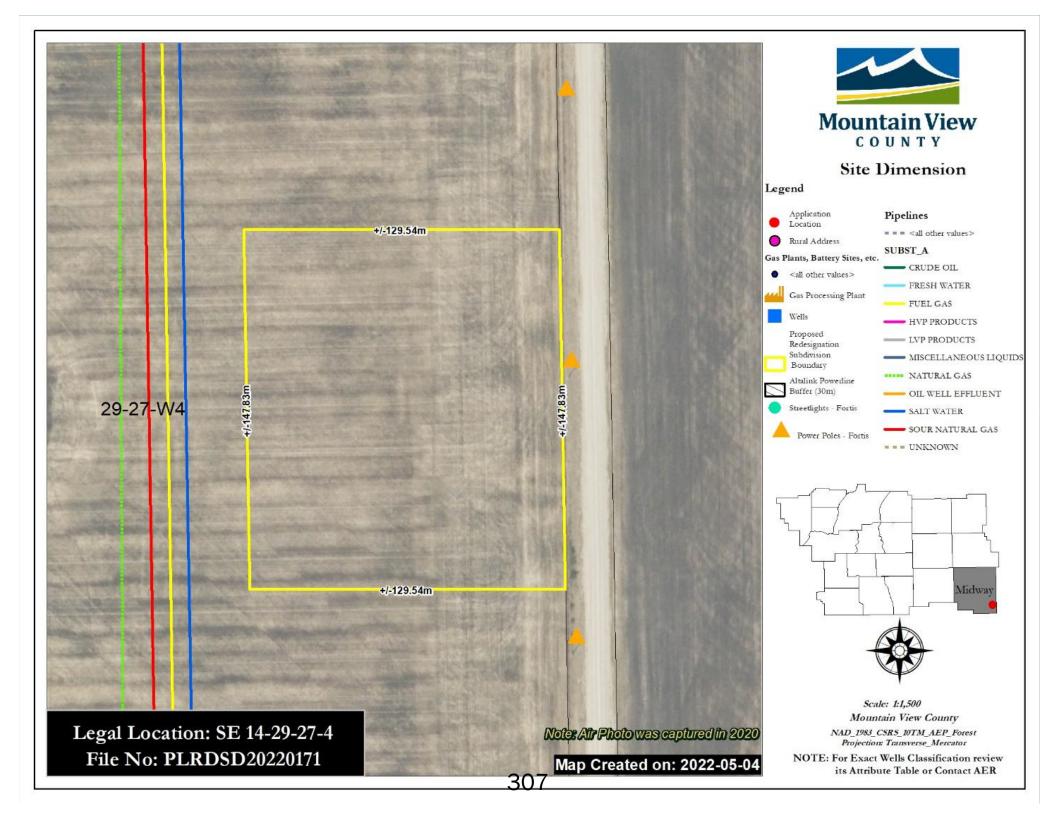
Indicate name of ROAD if applicable The Road 29 %

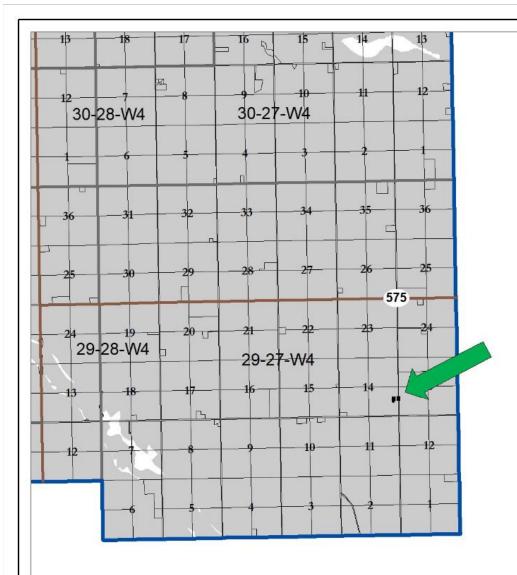












Legal Location: SE 14-29-27-4 File No: PLRDSD20220171



Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

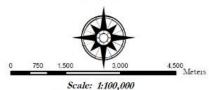
Legend

- Highway
- County Collector Network(CCN)

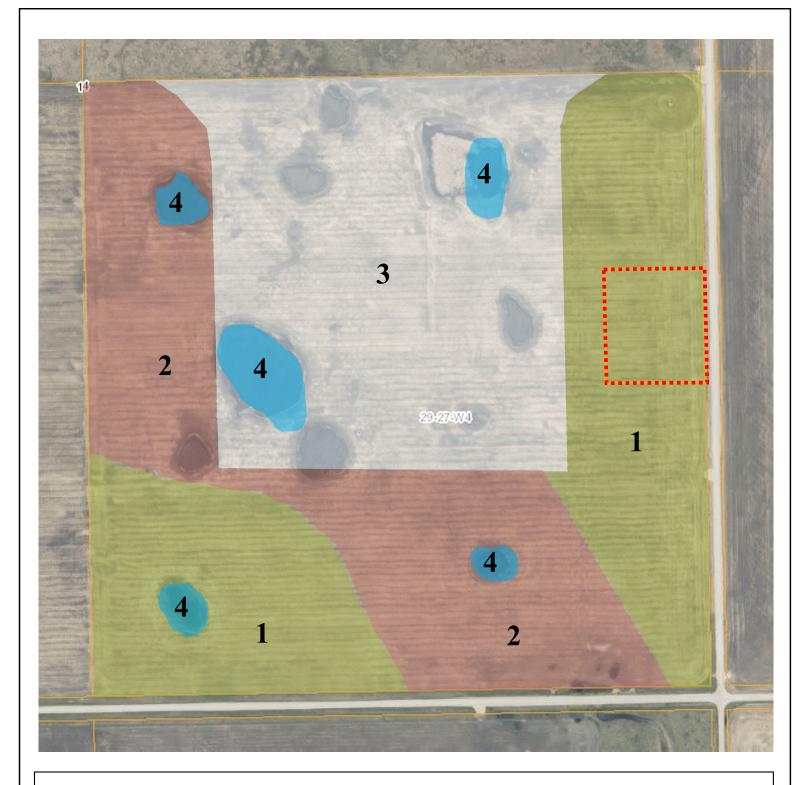
Special Policy Area:

- XX Highway 2/27 (Concept Plans Required)
- Growth Centres
 (ASPs / Concept Plans Required)
- Economic Nodes
- (ASPs / Concept Plans Required)
- Towns/Village
- IDPs
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area

*Adapted from the Canada Land Inventory Class 1,2 & 3 soils; AGRASID's Land Suitability Rating System (LSRS) Class 2 & 3 as the 1st Dominant or Co-Dominant; as well as Environmentally Significant Areas (ESA) are shown shaded, Boundaries are not exact and boundaries must be confirmed or corrected from municipal assessment maps and field investigation. *



Mountain View County NAD_1983_CSRS_10TM_AEP_Forest Projection: Transverse Mercator





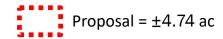


Farm Land Assessment: SE 14-29-27 W4M

Legend

- 1 55.00 ac 77.9% Good to Very Good Arable
- 2 42.00 ac 59.1% Good to Very Good Arable
- 3 57.00 ac 37.0% Fair to Fairly Good Arable

4 4.97 ac – 5.5% Fair to Good Pasture



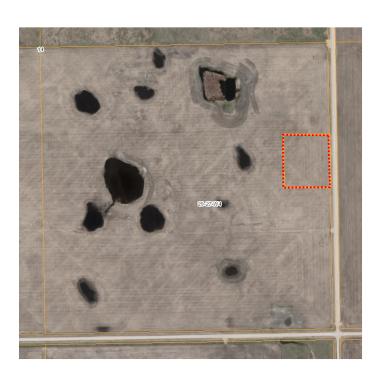


Historical Aerial Photographs SE 14-29-27 W4M









To whom it may concern:

This attached letter is to answer #3. Reason for Redesignation of Farmland in the application.

Our family has farmed in Mountain View County for over 100 years, receiving both the Century Farm Award and BMO Family Farm award within the County. Agriculture is what we do and we are very proud stewards of the land.

This application is part of our farms estate and transfer planning.

I have a son getting married this year and he has come back to the farm to be the next generation farmer on our land. As I am in my late 50's it is time to start to pass the management of the farm to the next generation. With the increased price of farmland and most of my land being held within a corporation. (Odessa Farms Ltd.), the opportunity for him and his future wife to own their own property at the present time is very much cost prohibited if they need to buy a ¼ section from me to build their own home.

By re-designating this parcel of land it would give them ownership of their own yard site which would keep the farmland on our farm within the farming corporation.

The location of this parcel is very close to our main yard allowing them the ability to be active in the farm yet have their own land.

We have put a tremendous amount of time and thought into the location of this parcel.

This ¼ section is un-subdivided. I cannot put the proposed subdivision in either corner of the ¼ due to low lying land on the SE corner and a gas well on the NE corner. Pipelines and lease roads have narrowed my options for a subdivision location down to basically one spot.

First of all we had to meet all setback requirements from any oil/gas leases as well as any pipelines that are located within the property, all lease roads that access the property and to have the proposed parcel on high-dry ground that it would be safe and insurable to build a home there.

I met with Ron Doiron from Whitecap Resources and had all pipelines surveyed on the property and I have met all set back requirements that were need from the pipelines present.

I also had a water well locator witch a water well and there is water present on the proposed parcel.

The proposed site is 4.73 acres. I put the west boundary of the subdivision as close to the pipeline setbacks as allowed, I felt there was no sense leaving an area between the pipelines and the subdivision being left. I put the south side of the subdivision 15 metres south of a water well that I had located and the north side of the subdivision just over the crest of a natural roll of the land. It made a natural fit with the contour of the land on each side. When we measured it up it came to 425 feet by 485 feet which is 4.73 acres.

I met with William Jewson from the county in regards to an approach and have verbal acknowledgment that there should not be any issues with the driveway location and visibility to access the road (Range Road 27 1).

I am trying to take a proactive approach to the future and preserving our farm as we proceed with the next generation. Thanks for your time.

Douglas Miller Odessa Farms Ltd.

Juni

Dolu Gonzalez

From: Ron Doiron <Ron.Doiron@wcap.ca>

Sent: June 28, 2022 4:16 PM

To: Dolu Gonzalez

Subject: RE: Referral: PLRDSD20220171

Yes we have another pipeline that is in the same Right of Way of pipeline in question that is blue in the below layer, 30m East of pipe centre is where we wanted the edge of his acreage. I hope this makes sense.

Ron Doiron

SWAB Olds Area Field Foreman T: 1-403-556-5363 C: 1-403-559-4091

E: Ron.Doiron@wcap.ca
WHITECAP
RESOURCES INC

From: Dolu Gonzalez <dgonzalez@mvcounty.com>

Sent: June 28, 2022 3:56 PM

To: Ron Doiron <Ron.Doiron@wcap.ca> Subject: RE: Referral: PLRDSD20220171

THIS MESSAGE IS FROM AN EXTERNAL SENDER OUTSIDE OF THE ORGANIZATION.

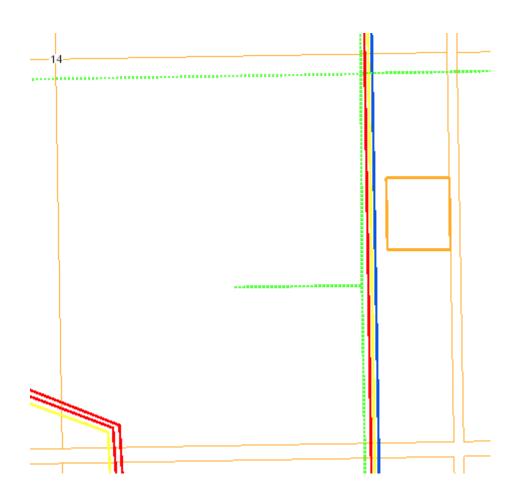
Look closely at the **SENDER** email address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. Never enter your **USERNAME** or **PASSWORD** unless you are 100% sure it is safe. If unsure, contact the **SENDER** directly or report to IT using the **PHISH SUBMITTER** button.

Hi Ron,

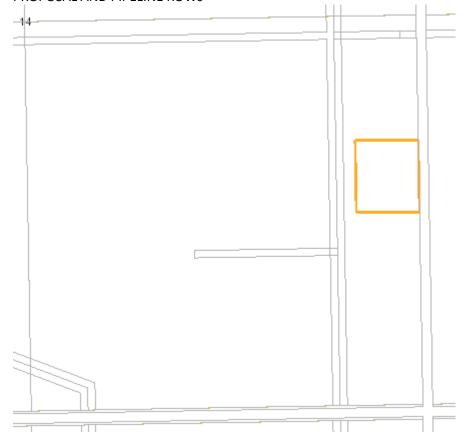
Sorry to bother you with this again. I read several times your email, specifically the part you state: "I had given landowner permission as per attached level 1 setback from the further east pipeline in the Right Of Way." and I do not understand what that means.

Below are two maps showing: a) the proposal in relation to the pipelines and b) the proposal in relation to pipeline right of ways. Note that the proposal does not encroach any right of way.

PROPOSAL AND PIPELINE LAYER



PROPOSAL AND PIPELINE ROWS



Thank you for assisting me with this matter.

Kind regards,

Dolu Mary Gonzalez, RPP, MCIP | Planner

Planning and Development Services

T: 403.335.3311 Ext: 186 | F: 403.335.9207

E: <u>dgonzalez@mvcounty.com</u>

Mountain View County Office

Postal Bag 100 | Didsbury, AB | TOM OWO

www.mountainviewcounty.com

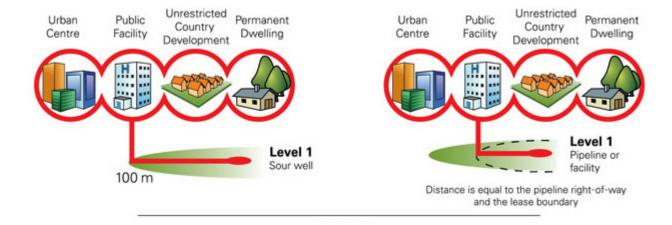
From: Ron Doiron < Ron. Doiron @wcap.ca >

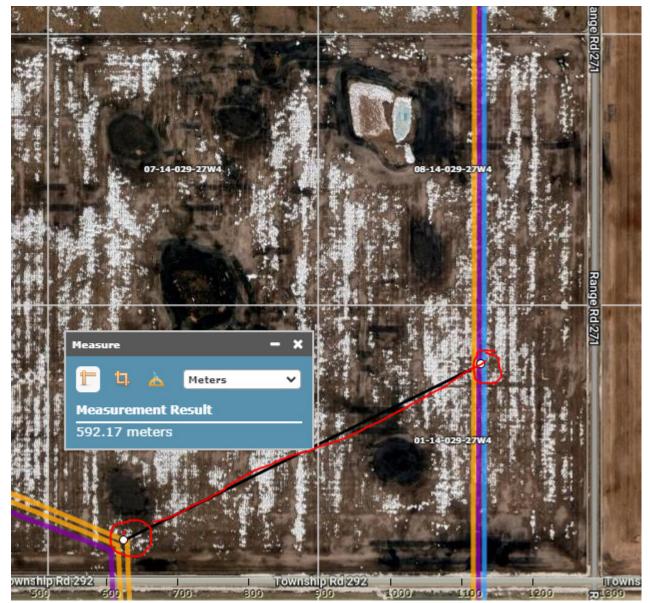
Sent: June 28, 2022 3:27 PM

To: Dolu Gonzalez < dgonzalez@mvcounty.com>

Subject: Referral: PLRDSD20220171

Afternoon Dolu, so sorry I didn't get back to you earlier. When we consulted with landowner we referred to the AER setbacks as defined in the AER website. For the pipeline license 35761-8 there is a Level 1 setback as they have noted but has the incorrect setback as they have 100m but the 100m setback is set for a sour well not a Pipeline as shown below. I had given landowner permission as per attached level 1 setback from the further east pipeline in the Right Of Way. I hope this makes sense and if you have any questions regarding this please give me a shout. Take care





Ron Doiron

SWAB Olds Area Field Foreman T: 1-403-556-5363 C: 1-403-559-4091



From: Dolu Gonzalez < dgonzalez@mvcounty.com>

Sent: June 22, 2022 1:18 PM

To: Ron Doiron < Ron.Doiron@wcap.ca > **Subject:** Referral: PLRDSD20220171

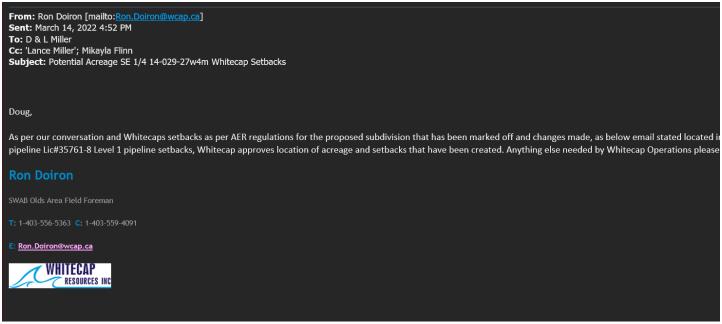
Importance: High

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Look closely at the **SENDER** email address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. Never enter your **USERNAME** or **PASSWORD** unless you are 100% sure it is safe. If unsure, contact the **SENDER** directly or report to IT using the **PHISH SUBMITTER** button.

Good afternoon Ron,

Thank you for taking my phone call earlier today to discuss Mr. Douglas Miller application in SE 14-29-27-4. As discussed over the phone I received the recommended setbacks from AER, see attached. AER recommends 100m setback for License No.: 35761; however, AER strongly recommends contacting the pipeline operators. On previous conversations with the applicant (snip below), Whitecap approves the location of the proposal. The email communication with the applicant suggests that setbacks have been created. For the purpose of this application can you please provide me with those setbacks.



For your information and review I have also attached the application package as circulated to referral agencies. At your earliest convenience we appreciate receiving your comments.

Kind regards,

Dolu Mary Gonzalez, RPP, MCIP | Planner Planning and Development Services T: 403.335.3311 Ext: 186 | F: 403.335.9207

E: dgonzalez@mvcounty.com

Mountain View County Office
Postal Bag 100 | Didsbury, AB | TOM OWO
www.mountainviewcounty.com

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Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OWO T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754 www.mountainviewcounty.com

SUBJECT: Bylaw No. LU 27/22 REVIEWED AND APPROVED FOR SUBMISSION

Council Meeting SUBMISSION TO: CAO: MANAGER: July 13, 2022 MEETING DATE: PREPARER: RP DIRECTOR: MB

DEPARTMENT: Planning and Development Services LEGAL/POLICY REVIEW: PLRDSD20220208 FINANCIAL REVIEW:

NE 21-30-2-5 Plan 9710842 Block 1 LEGAL:

ADMINISTRATIVE POSITION:

FILE NO.:

That Council give first reading to Bylaw No. LU 27/22 redesignating the lands within the Plan 9710842 Block 1 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 27/22 redesignating the lands within the Plan 9710842 Block 1 for August 10, 2022, at or after 9:00 a.m.

BACKGROUND / PROPOSAL:

To redesignate an approximate twenty-three point zero three (23.03) acres from Agricultural (2) District (A(2)) to Agricultural District (A).

Application Overview:

Application Overview.			
Applicant	HARTZLER, Mark Jonathon & Tracey De	yann; and,	
	MCCOMISH, Alicia		
Property Owner	HARTZLER, Mark Jonathon & Tracey De	HARTZLER, Mark Jonathon & Tracey Deyann	
Title Transfer Date	June 26, 1997		
Existing Parcel Size	NE 21-30-2-5:	97.24 acres	
	Plan 9710842 Block 1:	62.76 acres	
Purpose of redesignation	Applicants are seeking a boundary adjust southern agricultural title to be expanded and the farmstead. The remaining agricultural contains no development.	led to surround the coulee	
Division	1		
Rural Neighbourhood/Urban Centre	Jackson		

Key Dates, Communications, and Information

Application Submitted	May 09, 2022
Application Circulation Period	May 25, 2022, to June 24, 2022
Supportive Information Requested/Submitted	None
Application Revised from Submission	No
Communications Received from Referrals	AltaLink: No response received.
	<u>Chinook's Edge School Division</u> : No response received.
	Environmental Public Health: No response received.
	EQUS: No response received.
	Fortis Alberta: No response received.
	Foothills Gas Co-op Ltd: No objections.
	Sundre Fire Department: No response received.
	<u>Telus Communications</u> : No objections.
	NAL Resources Ltd.: No response received.

	Whitecap Resources Inc.: No response received. Adjacent Landowners: No responses received.
Objections Received and Addressed	N/A

Applicable Directions, Policy, and Regulations:	
Intermunicipal Development Plan	Not in an IDP area.
Municipal Development Plan Bylaw No. 20/20	According to Figure 3 Growth Management Conceptual Strategy, this property is within the Agricultural Preservation Area.
	 3.0 Agricultural Land Use Policies 3.3.5 (a) The "first parcel out" of a previously unsubdivided quarter section may only be supported by the County for the creation of one additional parcel, subject to redesignation and subdivision application and the provisions of the Land Use Bylaw and the MDP. (b) A first parcel out subdivision within the Agricultural Preservation Area or the Potential Multi-Lot Residential Development Area shall be evaluated in accordance with section 3.0 of the MDP.
	3.3.6 The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section.
	 3.3.7 The minimum parcel size for a newly proposed or existing agricultural parcel that is the subject of a redesignation and subdivision application, and not a fragmented parcel should be (+/-) 40 acres ((+/-) 16.19 ha). Parcel configuration should reflect the existing conditions and use of the land and shall require redesignation to the appropriate land use district and a concurrent subdivision application. Applications for subdivision of new agricultural parcels shall demonstrate the land being subdivided is being used for agricultural purposes to avoid future fragmentation. Agricultural parcel subdivisions that create more than two titles per quarter section may be considered within the Potential Multi-Lot Residential Development Area. 3.3.21 Notwithstanding Policies 3.3.6 and 3.3.7, minor
	boundary adjustments may be considered in accordance with Mountain View County Policy.
	6.0 Environmental Land Use Policies 6.3.5 The County shall apply environmental protection measures and prescribe improvements upon the land as a condition of subdivision or development approval in accordance with Mountain View County Policy 6009 as approved and amended by Council from time to time.
Area Structure Plan (ASP)	The proposal is not in an area with an adopted ASP.
Land Use Bylaw No. 21/21	11.1 Agricultural District (A) Purpose: To accommodate and promote agriculture land uses on larger parcels while having regard for the rural, agricultural character of the area. Parcel Area: Minimum 80.0 acres
	11.2 Agricultural (2) District (A(2)) To accommodate smaller parcels of agricultural land and fragmented parcels physically separated by permanent or man-made features for agricultural uses. Residential uses are accessory to the agricultural use.

	Parcel Area: Minimum 40 acres or smaller area redesignated by Council; Maximum 79.9 acres.
Policy and Procedures	 Policy/Procedure #6013 - Boundary Adjustment Guidelines Policy/Procedure #6009-01 - Environmental Protection Guidelines for the Evaluation of Redesignation, Subdivision and Development Applications

DISCUSSION:

Predominant land Use on property	The predominant land use within the subject quarter is agricultural. There is also a developed residential site.
Predominant development on property	Currently within the northern agricultural lot there is an existing farmstead, which contains a dwelling, a detached garage, a barn, a few sheds, and a few animal shelters. The southern agricultural lot contains no development.
	The proposed boundary adjustment is seeking to expand the southern agricultural title to surround the farmstead. The balance of the northern agricultural lot would then contain no development.
Oil and gas facilities on property/adjacent	Oil and gas facilities within the subject quarter consists of three natural gas pipelines, one of which is operating, one is discontinued and the third is abandoned. There is also a Foothills Natural Gas Co-op Line that is used to service the nearby residential sites.
	Surrounding the subject quarter oil and gas facilities are concentrated in the quarter sections to the south (SE 21-30-2-25) and southeast (SW 22-30-2-5) and are summarized in the table below:
	Amount Type of Facility Facility Status
	12 Natural Gas Pipeline 8 Operating; 1 Discontinued; 3 Abandoned;
	1 LVP Products Pipeline 1 Discontinued
	1 Fuel Gas Pipeline 1 Operating
	1 Sour Natural Gas Pipeline 1 Operating
	7 Development Well 4 Suspended; 3 Abandoned
	1 Gas Well 1 Abandoned
	The closest facility from the neighbouring quarters is a sour natural gas pipeline located in the quarter to the south (SE 21-30-2-5). This facility is over 270 metres south of the subject quarter.
Surrounding land uses	The subject quarter is mostly surrounded by agricultural zoned land. Five of the neighbouring quarter sections are currently unsubdivided, two have two titles and one has three titles. There is one residential zoned lot in the quarter to the north (SE 28-30-2-5) and a second residential zoned lot in the quarter to the west (NW 21-30-2-5). The West Zion Mennonite Church is located just over one mile to the east, along Township Road 304.
Proximity to utilities	The area that is proposed as part of the boundary adjustment contains an established residential site with existing utilities. The proposed remainder of the northern agricultural lot currently contains no development. Utilities will need to be established should development be proposed in the future.

Physical and Natural Features

Waterbodies and wetlands on property	The subject quarter contains an unclassified creek, that flows through a coulee that bisects the subject quarter. This creek flows in a northwest direction and drains into Hicklon Lake, located in the quarters to the west (NW 21-30-2-5) and northwest (SW 28-30-2-5).
	According to Alberta Merged Wetland Inventory data, there may be marshland within the northern portion of the subject quarter. There may also be a small wetland along the west portion of the coulee. Aerial imaging shows that there may also be marshland within the southern agricultural title.
Topographical constraints on property	The subject quarter is more elevated along its southwest and northeast corners. The coulee bisects the quarter and is the lowest elevation point within the quarter. According to AGRASID's Land Suitability Rating System, the landform model for the subject quarter is considered <i>undulating</i> , low relief.
ESA areas and classifications	According to the Summit Report, there is a Level 2 ESA within the subject quarter and is considered to have <i>high</i> environmental significance. This ESA surrounds Hicklon Lake to the northwest as well as the unclassified creek, the coulee and most of the southern agricultural title within the subject quarter.
Drainage and Soil Characteristics	According to Canada Land Inventory (CLI) data, the subject quarter contains mostly Class 3 soils, with some Class 2 soils in the northeast and southwest corners of the quarter.
	According to AGRASID's Land Suitability Rating System (LSRS), the subject quarter contains soils with an LSRS Rating of 5W(8) – 3H(2). This means that 80% of the soils have very severe limitations due to drainage issues and 20% of the soils have moderate limitations due to temperature.
	According to the Farmland Field Sheet, the subject quarter contains soils with four varying levels of productivity. The most productive soils are located north of the coulee and have a Farmland Assessment Rating (FAR) of 76.5%. The farmland south of the coulee has soils with a FAR of 65.1%. The least
	productive soils are located within the coulee (FAR of 30%) and the wetland areas within the northern and southern agricultural titles (FAR 16.0%).
Potential for Flooding	The subject lands appear to be at no risk for flooding.

Planning and Development History

Prior RD/SD/DP Applications	RD96-035: Proposal to redesignate an approximate 60 acres
Filor ND/SD/DF Applications	•
	from Agricultural District (A) to Agricultural (2) District (A(2)) was
	approved by Council on June 19, 1996 through Bylaw
	No. LU 33/96.
	SD97-004: Proposal to subdivide one (+/-) 60 acre parcel was
	approved by MPC on March 05, 1997. One of the Conditions of
	Subdivision Approval was to provide a Road Widening
	Agreement along the northerly and easterly portions of the
	quarter.
	LP00-127: Location Permit for Dwelling Unit with Attached
	Garage was issued by MVC on September 13, 2000.
	BP 00-172: Building Permit for Dwelling Unit with Attached
	Garage was issued by MVC on September 22, 2000.
	DP61-85: Development Permit for Country Residence was
	issued by MVC on august 12, 1985.
Encumbrances on title affecting application	Plans 3287 JK; 801 0636; 35550 JK; 1288 LK; 3842JK:

There are a few pipeline right of ways mostly within the west
portion of the subject quarter. Future development applications
proposed in the vicinity of these right of ways will need to be
referred to the applicable oil and gas companies to ensure
development complies with the right of way agreements.

Servicing and Improvements Proposed

Water Services	The proposal contains an established residential site with an existing water well.
Sewer Services	The proposal contains an established residential site with an existing septic system.
Stormwater/Drainage Improvements	No improvements proposed.
Solid Waste Disposal	No improvements proposed.

Suitability Assessment: Site assessment evaluation to be done at time of Public Hearing.

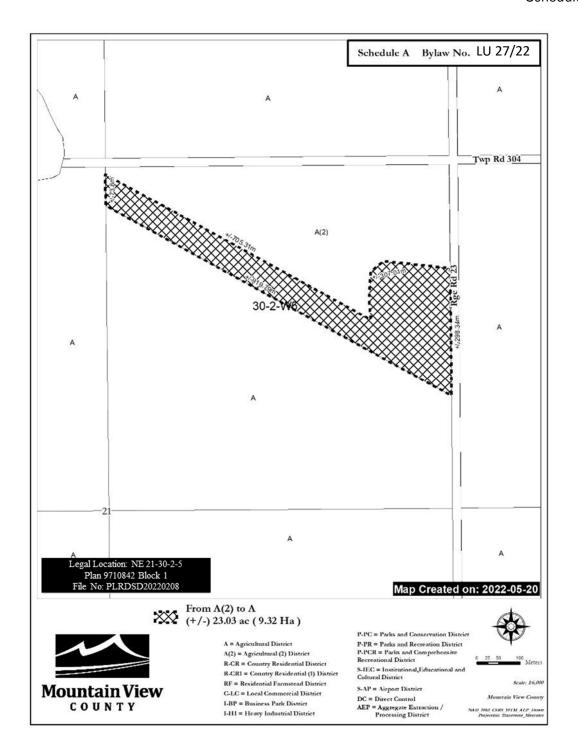
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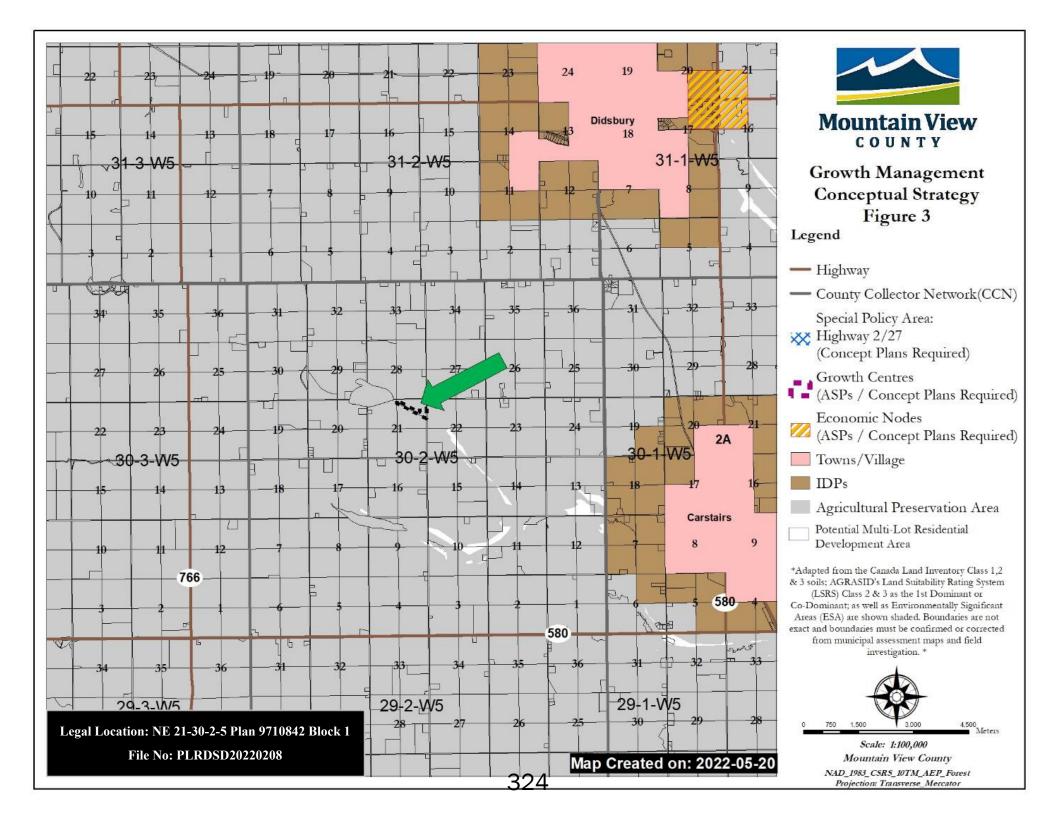
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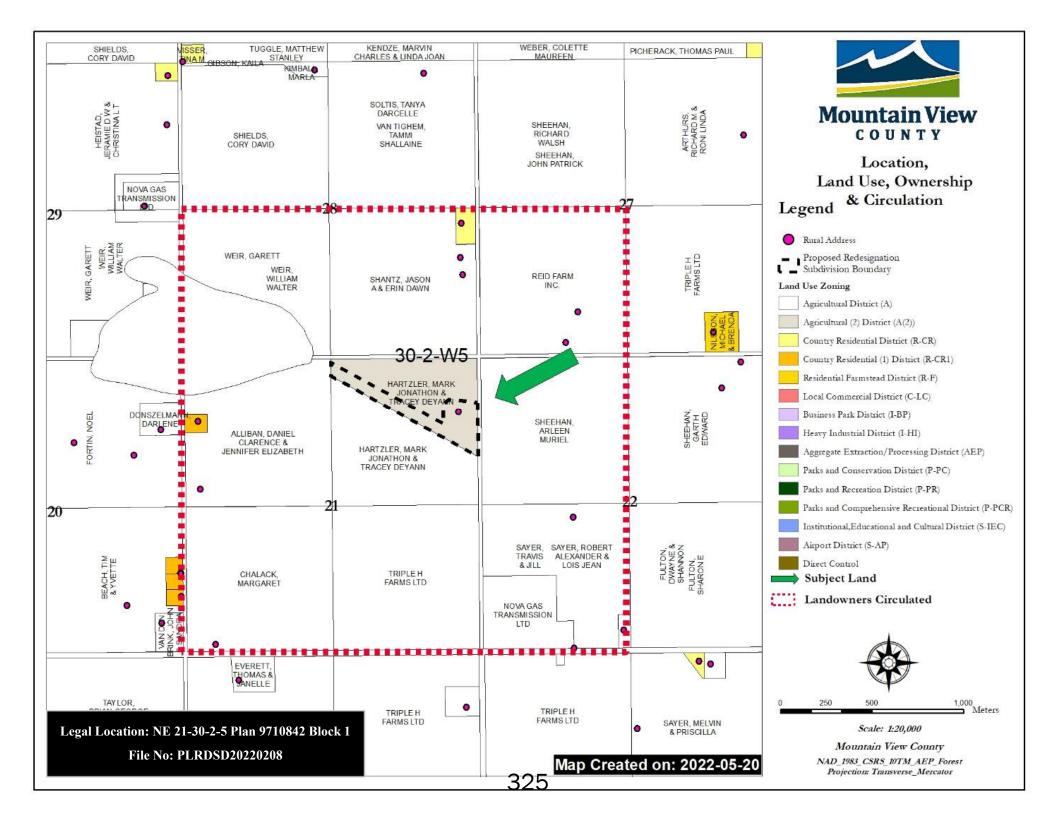
- 01 Bylaw No. LU 27/22 and Schedule "A"
- 02 Growth Management Conceptual Strategy Figure 3
- 03 Location, Land Use, Ownership & Circulation Map
- 04 Application Site Sketch
- 05 Aerial Photographs
- 06 Soils Information Maps

BYLAW NO. LU 27/22

Being a Bylaw of Mountain View County in the affecting Plan 9710842 Block 1 pursuant to	e Province of Alberta to amend Land Use Bylaw No. 21/21 o the Municipal Government Act.
The Council of Mountain View County, duly a follows:	assembled, enacts that Bylaw No. 21/21 be amended as
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Received first reading,	
Reeve	Chief Administrative Officer
Date of Signing	





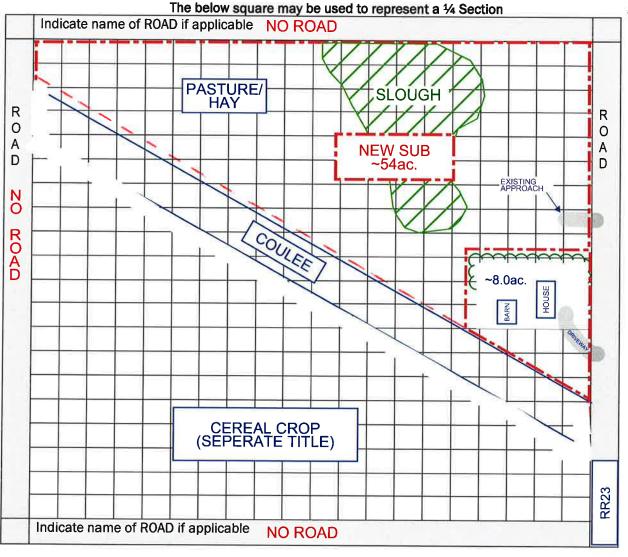


PROPOSED REDESIGNATION/SUBDIVISION SKETCH

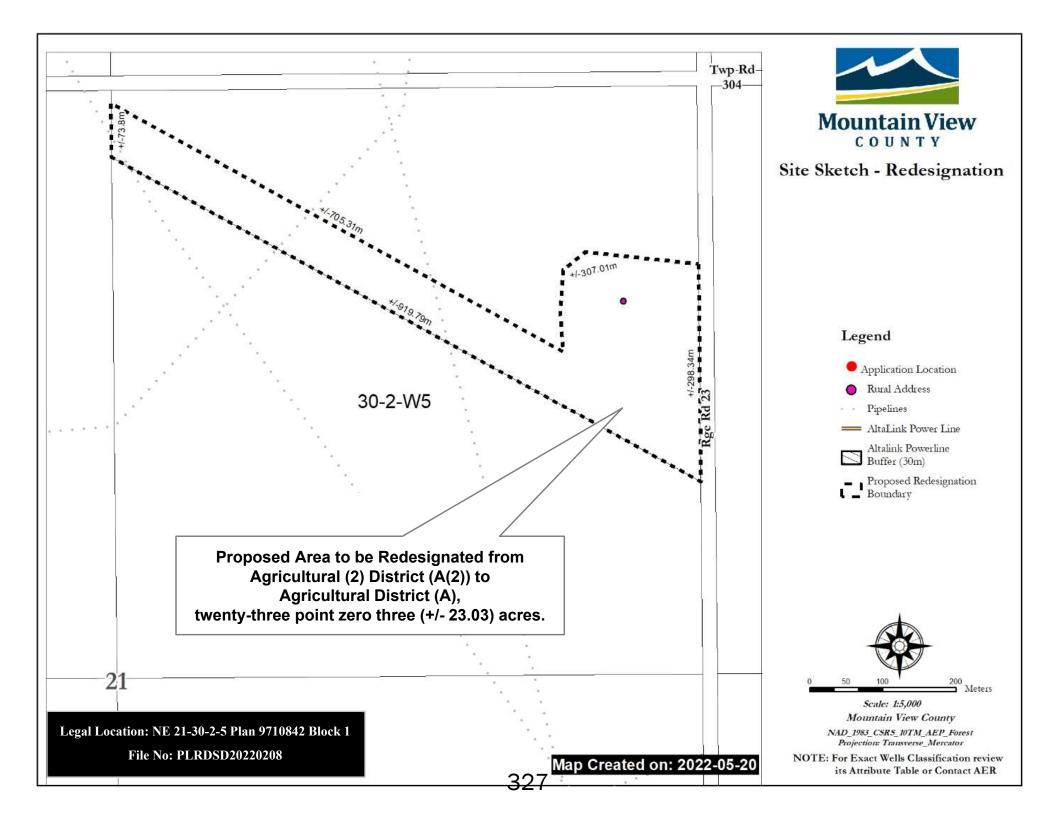
The Site Plan must include all of the following information (if applicable) in order for it to be considered complete:

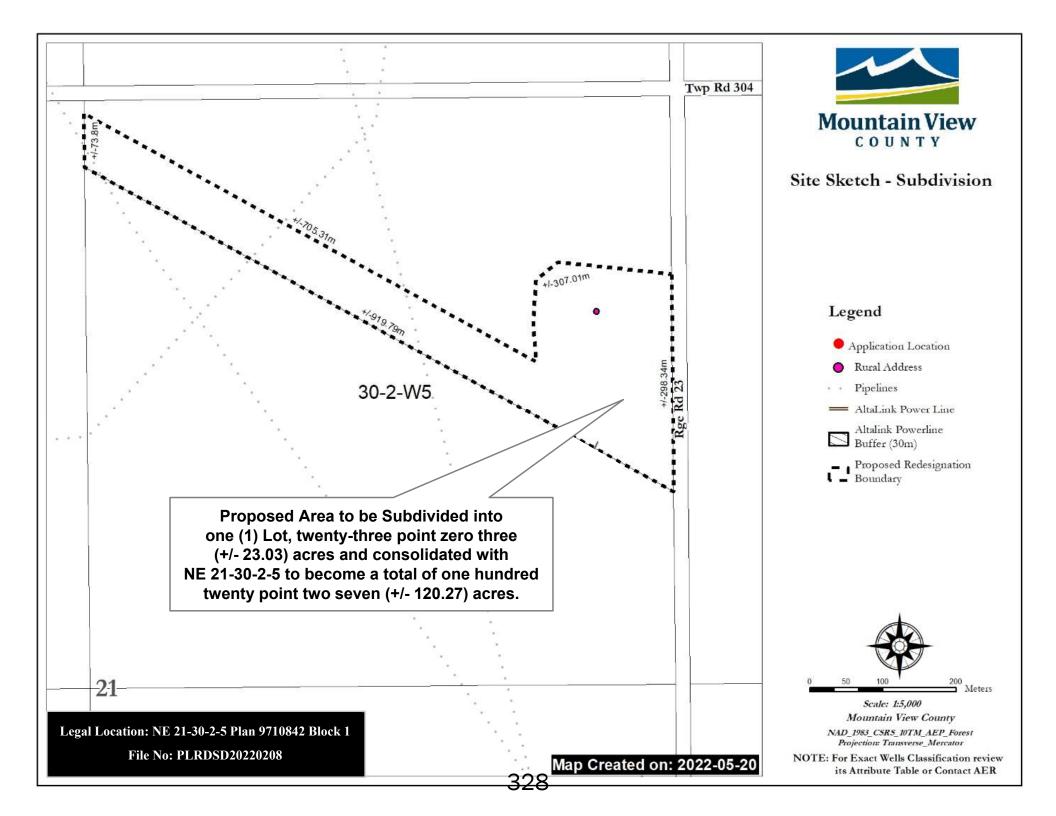
- Location, dimensions, and boundaries of the entire property and of the portion of the property to be redesignated/subdivided;
- Location and dimensions of existing buildings and structures on the property, including distances from property lines. Identify buildings that will be demolished or moved:
- Location and names of proposed and existing roadways, driveways and road approaches;
- ☐ Location of existing wells and septic systems;
- Location and description of natural site features such as steep slopes, water bodies or courses, woodlots and shelterbelts;
- Location and description of man made site features such as drainage ditches, wells and private sewage disposal systems, gravel working, etc.;
- Location, dimensions and boundaries of proposed lot boundaries and rights-of-way (if applicable).

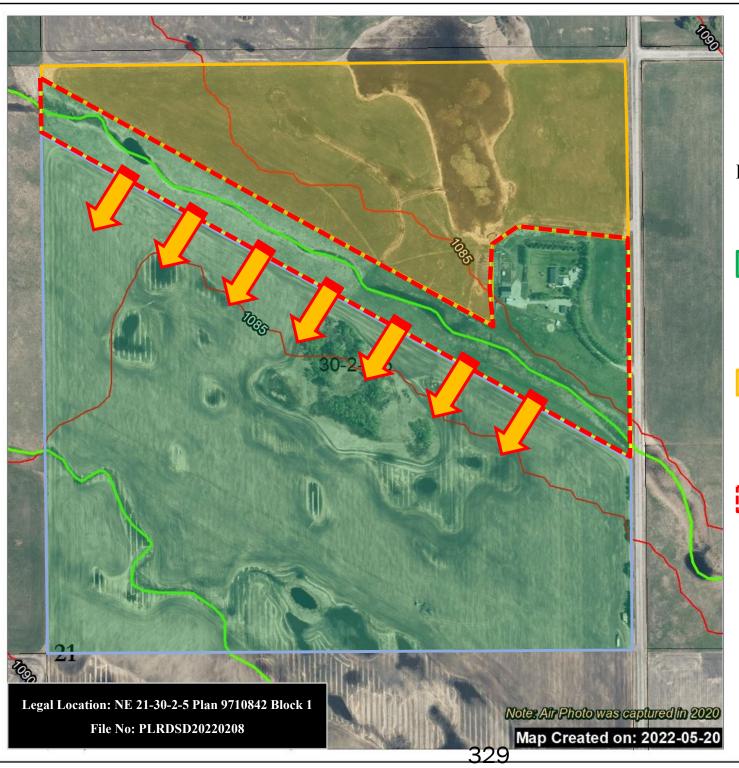




Dec 24, 2020









Proposed Redesignation & Boundary Adjustment Area

- Proposed Southern Agricultural Title
 - Agricultural District (A)
 - (+/-) 120.27 Acres
- Proposed Northern
 Agricultural Title
 - Agricultural (2) District (A(2))
 - (+/-) 39.73
- Area to be Redesignated
 (from A2 to A) and
 consolidated with Southern
 Agricultural Title

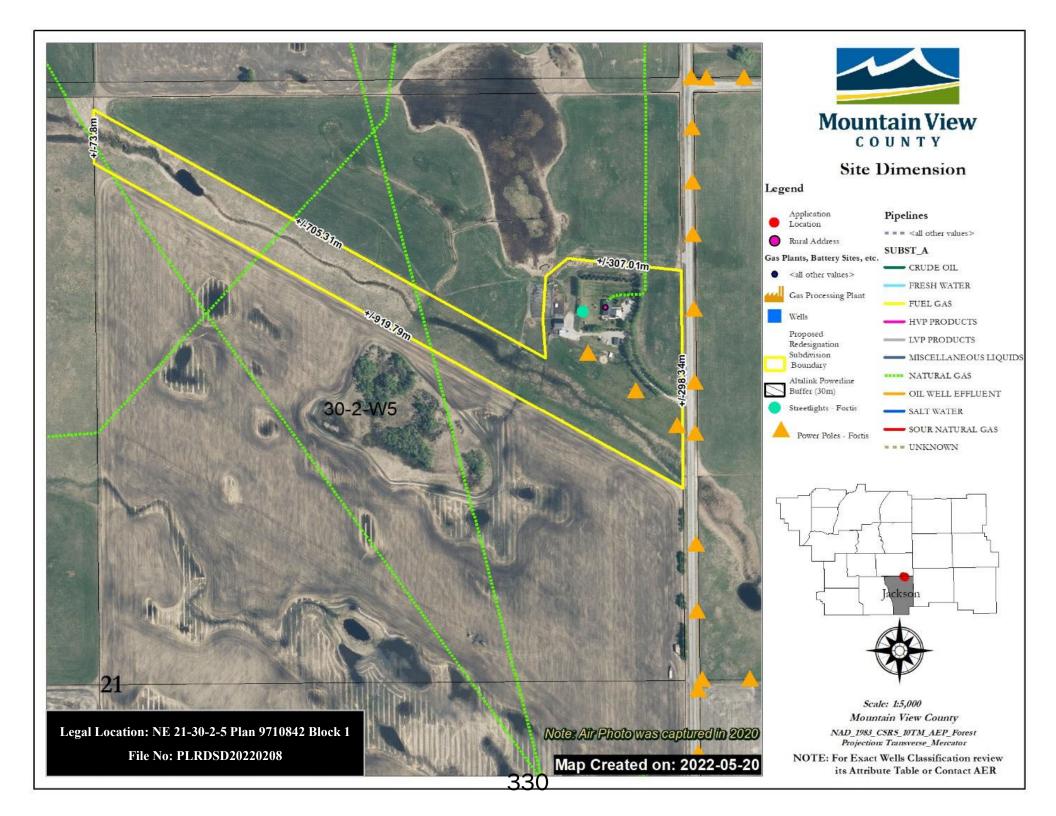


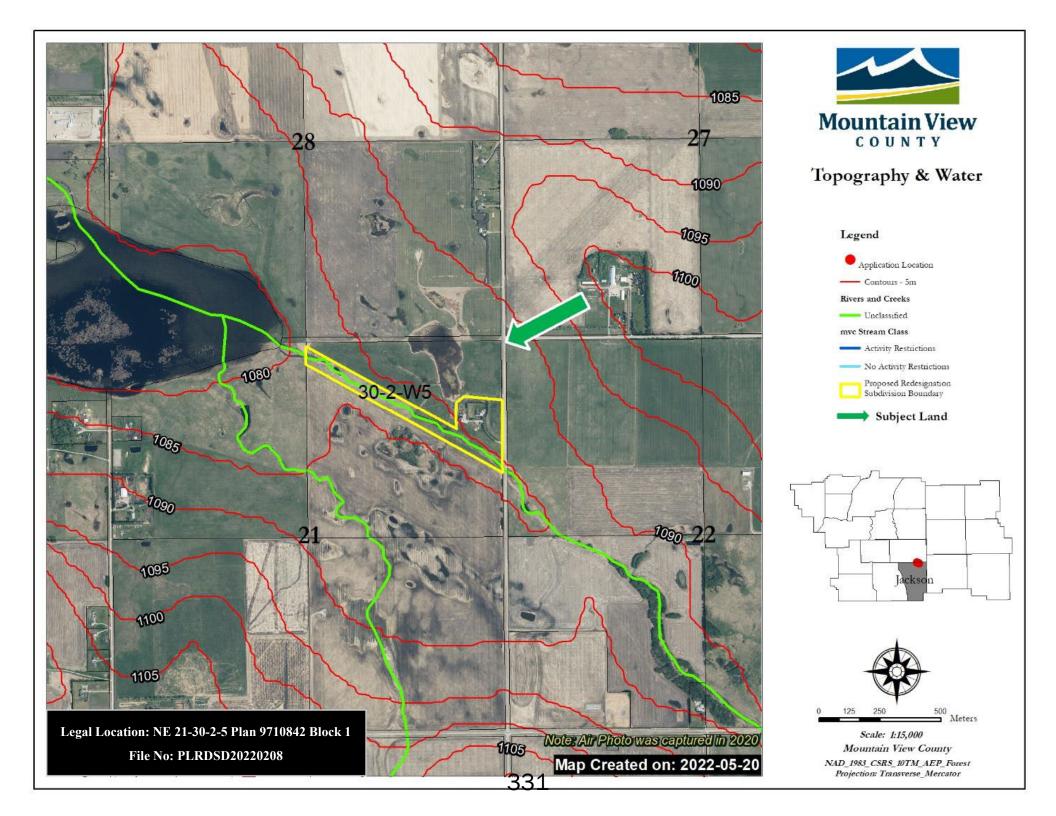
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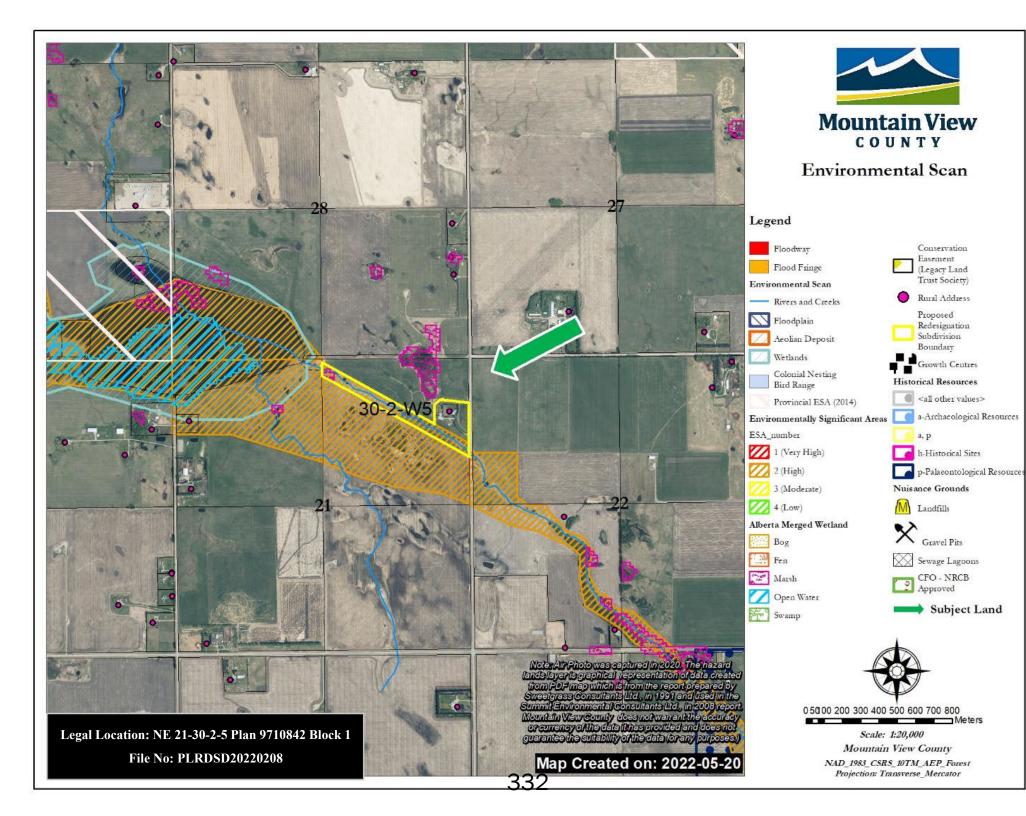
Mountain View County

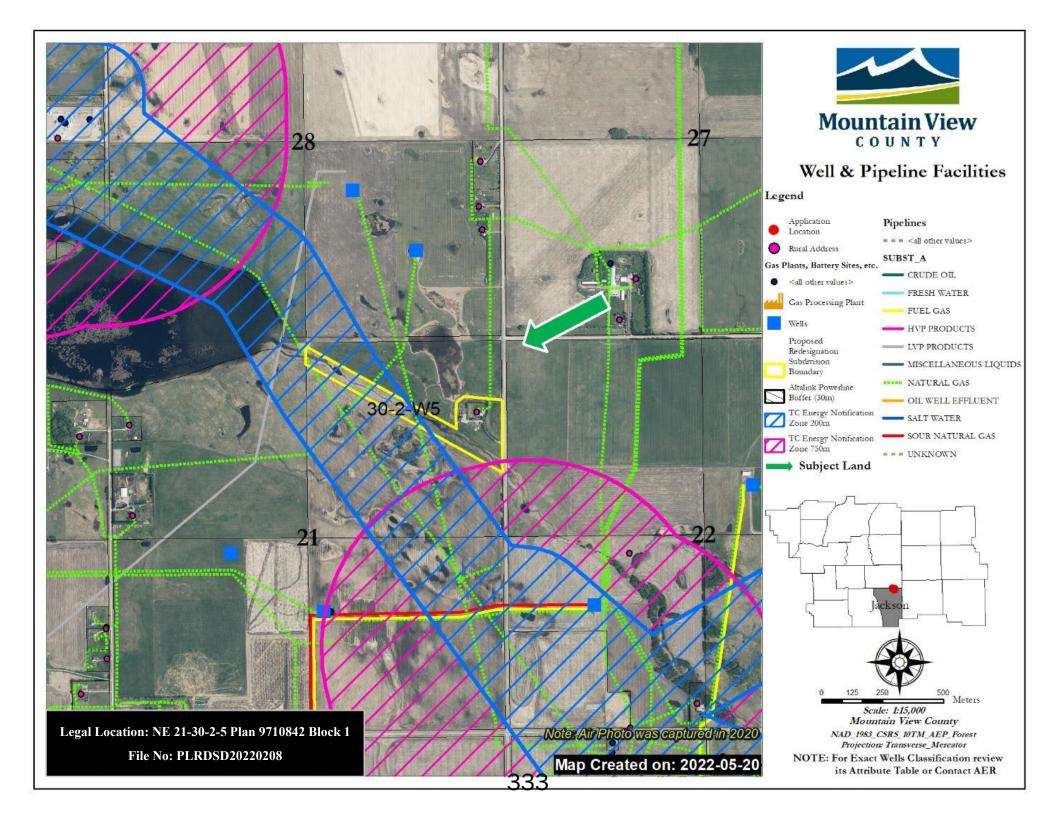
NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator



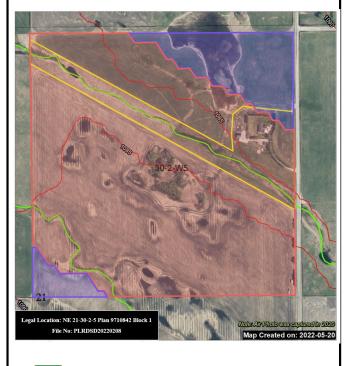






Soil Information Mapping

Canada Land Inventory



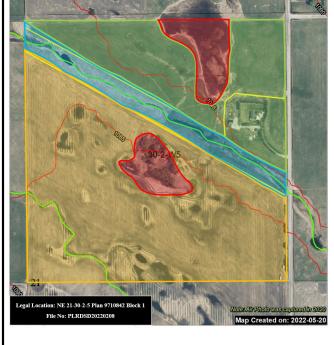
- Class 1
- Class 5
- Class 2
- Class 6
- Class 3
- Class 7
- Class 4
- Class O

AGRASID Data



- LSRS Rating -5W(8) 3H(2)
- 80% of Soils have Very Severe Limitations due to Drainage;
- 20% of Soils have Moderate Limitations due to Temperature
- LSRS Rating 3H(10)
 - Soils have Moderate Limitations due to Temperature

Farmland Field Sheet



- 76.5% Very Good to Excellent Arable
- 65.1% Good to Very Good Arable
- 30.0% Fair to Fairly Good Arable
- 16.0% Good to Very Good Pasture

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Request for Decision

Legislative, Community & Agricultural Services
Date: July 13, 2022
SUBJECT: Bylaw No. 12/22 Road Closure Amendment
RECOMMENDATION: That Council grant first reading to Bylaw No. 12/22 Road Closure Amendment.
That Council set the Public Hearing for Bylaw No. 12/22 Road Closure Amendment for August 10, 2022.
ALTERNATIVE OPTIONS:
BACKGROUND: On March 23 rd 2022, Council granted second and third reading to Bylaw 24/21 which had previously received Alberta Transportation's approval for the permanent road closure depicted in the Bylaw with concurrent consolidation of the road plan into the adjacent lands.
Following that approval, the Bylaw was sent to Alberta Land Titles and subsequently refused as they were not satisfied with the description provided within the Bylaw. Alberta Land Titles has since provided amended wording that would meet their requirements in order for the closure to occur. In order to amend the original Bylaw, Council is required to provide three readings and to conduct a Public Hearing. Circulation back to Alberta Transportation is not required prior to Land Title approval.
Bylaw No. 12/22 Road Closure Amendment is presented to Council to amend section 2.06 of the original road closure Bylaw No. 24/21 in order to comply with the plan registration requirement from Alberta Land Titles.
RELEVANT POLICY: N/A
BUDGET IMPLICATIONS: N/A
Attachments Nil 1. Draft Bylaw No. 12/22 Road Closure of Plan 051 1358 Amendment 2. Bylaw No. 24/21 Road Closure of Plan 051 1358
PREPARED BY: CD

REVIEWED BY: CA

MOUNTAIN VIEW COUNTY

BYLAW NO. 12/22

AMENDING BYLAW NO. 24/21 ROAD CLOSURE OF PLAN 051 1358

Mountain View County Province of Alberta

Bylaw No. 12/22

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO AMEND BYLAW NO. 24/21 ROAD CLOSURE OF PLAN 051 1358.

SECTION 1 - AUTHORITY

- 1.01 The Municipal Government Act, Chapter M-26 Statutes of Alberta 2000, and amendments authorizes a municipality to close a road by bylaw that is subject to its direction, control and management.
- 1.02 Mountain View County hereby enacts that Bylaw No. 24/21 be amended as follows:

SECTION 2 - AMENDMENTS

2.01 To remove Section 2.06 that currently states:

That the Council of Mountain View County, in the Province of Alberta, does hereby close to public travel to Road Plan Number 051 1358 and the road allowance directly to south (as attached on Schedule A) for the purpose of consolidation, subject to the rights of access granted by other legislation.

2.02 To add Section 2.06 as follows:

That the Council of Mountain View County, in the Province of Alberta, does hereby close to public travel to Road Plan Number 051 1358 and the road allowance directly to the south (as shown as Area 'A' and Area 'B", on the registered Road Closure Plan prepared by Horizon Land Surveys Inc. and registered in The Alberta Land Titles office as Plan 221___attached on Schedule A) for the purpose of consolidation, subject to the rights of access granted by other legislation.

2.03 To replace Schedule A – "Tentative Area Sketch Plan" with Schedule A – "Plan of Survey" as attached to this bylaw.

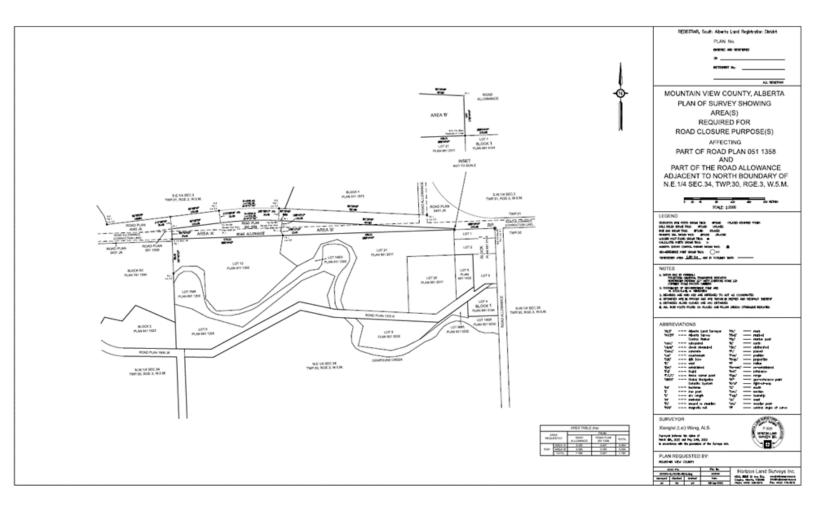
SECTION 3 - EFFECTIVE DATE

3.01 This Bylaw shall come into effect at such time as it has received third (3rd) reading and has been signed in accordance with the *Municipal Government Act*.

Received first reading	2022,
Received second reading	2022
Received third reading	2022.

Page 2	Bylaw No. 12/22 Bylaw No. 24/21 Road Closure of Plan 051 1358 Amendment
Reeve	Chief Administrative Officer
Date of Signing	

Schedule A - Plan of Survey



MOUNTAIN VIEW COUNTY

BYLAW NO. 24/21

ROAD CLOSURE OF PLAN 051 1358

Mountain View County Province of Alberta

Bylaw No. 24/21

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA AUTHORIZES TO CLOSE AND DISPOSE OF ROAD PLAN NUMBER 051 1358, TOWNSHIP 30, RANGE 3, W5M

SECTION 1 - AUTHORITY

1.01 The Municipal Government Act, Chapter M-26 Statues of Alberta 2000, and amendments authorizes a municipality to close a road by bylaw that is subject to its direction, control and management.

SECTION 2 - ROAD CLOSURE

- 2.01 The lands hereafter described are no longer required for public travel; and
- 2.02 Application has been made to Council to have the undeveloped road allowance closed; and
- 2.03 The Council of Mountain View County deems it expedient to provide for a bylaw for the purpose of closing to public travel, to certain roads, or portions thereof, situated in the said municipality, and thereafter disposing of the same; and
- 2.04 Notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the *Municipal Government Act; and*
- 2.05 Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw;
- 2.06 That the Council of Mountain View County, in the Province of Alberta, does hereby close to public travel to Road Plan Number 051 1358 and the road allowance directly to south (as attached on Schedule A) for the purpose of consolidation, subject to the rights of access granted by other legislation.

SECTION 3 - EFFECTIVE DATE

3.01 This Bylaw shall come into effect at such time as it has received third (3rd) reading and has been signed in accordance with the *Municipal Government Act*.

Received first reading September 8, 2021.

Jell Ithe

Reeve

Chief Administrative Officer

November 23, 2021

Date of Signing

APPROVED this 20th day of January, 2022.

Minister of Transportation

<Seal>

Received second reading March 23, 2022.

Received third reading March 23, 2022.

Reeve

Chief Administrative Officer

March 25, 2022

Date of Signing

Page 4 Bylaw No. 24/21

TENTATIVE AREA SKETCH PLAN Road Plan 051 1358 Original Road Allowance Original Road Allowance

SCHEDULE A - ROADS TO BE CLOSED



PREPARED BY: Imc

Regular Council Meeting

Request for Decision

CAO Services
Date: July 13, 2022 SUBJECT: Council Directives
RECOMMENDATION: That Council receive the Council Directives as information.
ALTERNATIVE OPTIONS:
BACKGROUND: Receive as Information
RELEVANT POLICY: N/A
BUDGET IMPLICATIONS: N/A
Attachments Nil As per recommendation 1. 2022 Council Directives 2. 2021 Council Directives

8 1 - RFD - Directives 20220713 Page 1 of 1 345

2022 Council Directives

Forestry, regarding the loss of agricultural land for renewable energy projects

MOTION #	ACTION	DIRECTOR RESPONSIBLE	STATUS/COMMENTS
RC22-023	That Council request that Administration purchase and install a plaque, similar to the Century Farm Award, to be displayed outside at the Olds-Didsbury Airport and the Sundre Airport, to commemorate the efforts of the Olds Didsbury Flying Association and the Sundre Flying Club with costs to be funded from the CAO Contingency	Director, Legislative, Community and Agricultural Services	Design and purchase in progress
RC22-256	That Council approve a one (1) time extension for an additional three (3) year period to the existing contract with Superior Safety Codes inc. beginning October 1, 2022 and ending September 30, 2025	Director, Planning and Development	Process a time extension
RC22-268	That Council request that Administration begin public engagement on the proposed Community Amenity project component of the McDougal Pit Solar Project in accordance with the Strategic Engagement Plan presented	Director, Legislative, Community and Agricultural Services	Community Engagement scheduled for June 28 2022
RC22-294	That Council direct Administration to invite Roy Brooke, Executive Director of MNAI, for a delegation at a future Council meeting to provide information on Natural Asset Inventories	CAO Services	Request sent May 26, follow up sent May 30
RC22-300	That Council direct administration to bring back report on potential savings for using died fuel where appropriate, and how that would work logistically	Director, Operational Services	RFD to August 10, 2022
RC22-302	That Council send the Road Use Agreements Policy and Procedure to the Governance Review Committee for revision and recommend necessary changes	Director, Legislative, Community and Agricultural Services	GRC June 28, 2022
RC22-306	That Council request Administration bring information received, from the University of Calgary Veterinary Medical Association, to a future Council Agenda	CAO Services	Meeting request sent June 1 to GOA re Stackable Certificates for vets
RC22-321	That Council receives the 2022 Tax Sale Date for October 7, 2022, as information and sets the payment terms as cash with a 10% non-refundable deposit on sale day and balance due within 30 days	Director, Corporate Services	Tax Sale preparation underway.
RC22-322	That Council direct Administration to invite the Treasurer of Lone Pine Clay Target Club to come to a future Council meeting to discuss the request for tax relief	Director, Corporate Services	Invitation accepted for June 22.
RC22-323	That Council defer the Lone Pine Clay Target Club Tax Relief item to a later Council meeting once the member attends Council to discuss the request for tax relief	Director, Corporate Services	RFD for Tax Relief Request brought forward June 22, 2022.
RC22-324	That Council direct administration to issue a Request For Proposals for Financial Audit Services as required by the Municipal Government Act	Director, Corporate Services	RFP in progress.
RC22-325	That Council approves a sponsorship in the amount of \$1000 for the Play 4 Sundre Kidz Golf Tournament scheduled for July 23, 2022 to be funded from the Council Grants G/L account, to be split equally between a Sponsor a Hole, and a Hole-in-one	Director, Legislative, Community and Agricultural Services	Sponsorship Sent
RC22-327	That Council Request Administration send a letter to RMA with a request for Historical Resources to present, including information on identifying Indigenous sites, at the 2022 RMA Fall Conference. If that does not proceed, Mountain View County will re-request Historical Resources present to council. Council receives the Historical Resources report presented as information	CAO Services	Letter sent on June 10, 2022
RC22-350	That the Reeve, on behalf of Council, send a letter of concern to the Minister of Agriculture and Forestry, regarding the loss of agricultural land for renewable energy projects	CAO Services	

RC22-351	That the Reeve, on behalf of Council, send a letter to the Minister of Energy, highlighting concerns on the lack of reclamation strategies and deposits required for renewable energy projects on private land	CAO Services	
RC22-352	That Council accept the One-Page Ministry Summaries as presented and request that they be sent to the applicable Ministries, as amended	Legislative Services	Amendments completed
RC22-353	That Council authorize Administration to grant tax relief to the Lone Pine Clay Target Club in the amount of \$515.79	Corporate Services	To be completed after appeal period ends July 15, 2022.
RC22-355	That Council direct Administration to bring back the STARS project sheet with a view to examining our early contribution to STARS for the 2023 budget	Legislative Services	
RC22-358	That Council approve \$177,950 from the tax rate stabilization reserve to fund the additional repairs on the North Olds Golf Course Subdivision Road Project	Operational Services	Project is underway
RC22-364	That Council accept the recommendation from the Aviation Advisory Committee to sell Lots 48 and 49 at the Olds Didsbury Airport by means of public auction	Legislative Services	Rosehill Auction Service has been contacted
RC22-365	That Council direct Administration to review options for consolidation and subsequent subdivision of lots 39, 40 and 41 to provide two equal size parcels that both have groundside and airside access	Legislative Services	In progress
RC22-366	That Council direct Administration to review options for boundary adjustment or instrument registration to solve encroachment issues currently poised by lot 63	Legislative Services	In progress
RC22-367	That Council authorize Administration to proceed with a subdivision application for Block 3; Lot 2 at the Sundre Airport	Legislative Services	Application is in progress
RC22-368	That Council direct Administration to look for applicable provincial and/or federal grants to support financial development of taxiways and roadways associated with Block 3 Lot 2 at the Sundre Airport	Legislative Services	In progress
RC22-369	That Council direct Administration to prepare a report on renewable energy developments on agricultural lands for the July 13, 2022, Regular Council Meeting	CAO Services	Complete



2021 Council Directives

MOTION #	ACTION	DIRECTOR RESPONSIBLE	STATUS/COMMENTS
RC21-291	That Council direct the Chief Administrative Officer to seek approval from the Minister of Transportation to permanently close Road Plan 4226EZ within NE 1-32-2 W5, in accordance with Section 24 of the Municipal Government Act.	CAO	Preparing submission to Land Titles
RC21-440	That Council request that the Chief Administrative Officer contact all Recreational Condominium Corporations to determine their interest in the approval process.	Director, Planning and Development	For the next LUB Review
RC21-446	That Council defer amendments to the Municipal Development Policy and Land Use Policy to address the Flood Hazard Area on a date to be determined by Council after the 2021 Municipal Election.	Director, Planning and Development	t BF in 2022
RC21-590	That Council request that Municipal Planning Commission consider implementing a development permit condition that restricts Aggregate extraction below the water table	Director, Planning and Development	t BF to MPC
RC21-592	That Council request that Municipal Planning Commission consider development permit conditions that take into consideration the dust management plan contained in the Comprehensive Site Development Plan	Director, Planning and Development	BF to MPC



REVIEWED BY: JH

Regular Council Meeting

Request for Decision

CAO Services
Date: July 13, 2022
SUBJECT: Sundre Wellness Committee Draft Resolutions
RECOMMENDATION: That Council support the following resolutions for the RMA 2022 Fall convention:
ALTERNATIVE OPTIONS: That Council accept the 3 resolutions as information.
BACKGROUND: Sundre Mayor Richard Warnock will be coming to Council as the Chair of the Sundre Wellness Committee to speak to these resolutions at 1:00 p.m.
RELEVANT POLICY:
BUDGET IMPLICATIONS:
Attachments Nil Draft Resolutions: 1. Laboratory and Xray for Rural Sites, 2. Rural Registered Nurses Training, 3.eSIM Training Lab
PREPARED BY: Imc

1. Laboratory and Xray for Rural Sites

Whereas all disciplines of healthcare in Alberta are experiencing shortages of qualified professionals.

Whereas rural areas in particular are experiencing even greater shortages than Urbans.

Whereas combined lab & x-ray is mandatory for rural sites, and too few are trained with this particular skill.

Whereas rural healthcare, including nurses and physicians require a wider skill set than in conventional urban settings.

Therefore, be it resolved that the Minister of health and the Minister of Advanced Education create seats available to train lab/Xray technicians for rural Alberta and that they be immediately increased from 40 to 80.

Background:

Our province is dotted with many small rural hospitals. Although small, they are mighty, and provide an essential service to Albertans. Often remote, these facilities offer that buffer between injury and sickness and the chronically overcrowded big city emergency rooms. Many still offer minor surgeries, obstetrics, pre and post op. care, palliative, and long-term care, all helping to take the pressure off the city hospitals, while allowing local citizens to receive quality health care close to home and family.

One discipline of particular concern is the combined Lab and X-ray. This part of our hospitals is vital and essential to keeping a rural emergency room open. These combined skills are specific and mandatory to rural hospitals, and staff shortages are apparent across the province. NAIT is the only institution providing this specialized program offering 40 seats annually. Doubling those seat numbers may be enough to meet current demand.

Access to health facilities and trained health care professionals in our rural areas is essential to the sustainability and economic growth of our Province as a whole. Specific training in adequate numbers is necessary to foster growth and sustainability in rural Alberta.

2, Rural Registered Nurses Training

Whereas all disciplines of healthcare in Alberta are experiencing shortages of qualified professionals.

Whereas rural areas in particular are experiencing even greater shortages than Urbans.

Whereas rural healthcare, including Registered Nurses require a wider skill set than in conventional urban settings.

Therefore, be it resolved that the Minister of health and the Minister of Advanced Education create a rural practitioner stream for Registered Nurse health care professionals during their final year of training.

Background:

Our province is dotted with many small rural hospitals. Although small, they are mighty, and provide an essential service to Albertans. Often remote, these facilities offer that buffer between injury and sickness and the chronically overcrowded big city emergency rooms. Many still offer minor surgeries, obstetrics, pre and post op. care, palliative, and long-term care, all helping to take the pressure off the city hospitals, while allowing local citizens to receive quality health care close to home and family.

To do this, however, rural health care professionals must have much more training than in a larger setting. For example, like many rural hospitals, the Sundre Hospital is a fully integrated hospital. This means that a nurse must have the highest level of training not just for one speciality within a hospital, but for many. Each nurse must be up to date with training for the Emergency Room, Obstetrics, Palliative, Long Term Care, as well as caring for patients in acute care. Each discipline requires special training, and regular updates to training in each area.

A rural stream for a Registered Nurse can better prepare new graduates for what they may encounter following graduation. A 4-to-6-month placement in a rural hospital during a Registered nurse's final year of study would provide invaluable knowledge of rural medicine, and better prepare them for a career in rural healthcare.

Access to health facilities and trained health care professionals in our rural areas is essential to the sustainability and economic growth of our Province as a whole. Specific training in adequate numbers is necessary to foster growth and sustainability in rural Alberta.

Resolution: Mountain View County - Town of Sundre

3. eSIM Training Lab

Whereas all disciplines of healthcare in Alberta are experiencing shortages of qualified professionals.

Whereas rural areas in particular are experiencing even greater shortages than Urbans.

Whereas rural healthcare, including nurses and physicians require a wider skill set than in conventional urban settings.

Therefore be it resolved that the Government provide funding for partnership opportunities with local health foundations who can develop local training centers for health care professionals in strategic rural communities

Background:

Our province is dotted with many small rural hospitals. Although small, they are mighty, and provide an essential service to Albertans. Often remote, these facilities offer that buffer between injury and sickness and the chronically overcrowded big city emergency rooms. Many still offer minor surgeries, obstetrics, pre and post op. care, palliative and long-term care, all helping to take the pressure off the city hospitals, while allowing local citizens to receive quality health care close to home and family.

To do this, however, rural health care professionals must have much more training than in a larger setting. For example, like many rural hospitals, the Sundre Hospital is a fully integrated hospital. This means that a nurse must have the highest level of training not just for one area of a hospital, but for many. Each nurse must be up to date with training for the Emergency Room, Obstetrics, Palliative, Long Term Care, as well as caring for patients in acute care. Each discipline requires special training, and regular updates to training in each area. Physicians also must constantly retrain in varied disciplines as well, as they too must be proficient in this width of scope.

Some training is provided by the employer on site, but some requires travel to larger centers, or online training with all the challenges of rural internet. As well, new graduates are seldom prepared for the challenges of scope they will face in a rural setting and will avoid rural practice. Those new staff will require significant additional training to be proficient in all areas of the rural hospital setting, putting a strain of the already slim training budgets afforded rural hospitals.

Recently, the Town of Sundre, along with Mountain View County, and the local Health Foundation partnered with e-SIM to develop a training centre for health care professionals. With an interactive classroom, and using computer-controlled mannequins, training of life saving techniques can be carried out in a controlled environment for health care professionals, as well as the general public seeking local first aid training.

Provincial investment in this training centre, and the potential for others in strategic locations throughout the province would help prepare health care professionals through special training to meet the special challenges of rural health care. Rural hospitals could provide preceptors for new grads to learn and develop the necessary skills in a less intimidating setting., therefore encouraging more students to consider rural upon graduation.

Access to health facilities and trained health care professionals in our rural areas is essential to the sustainability and economic growth of our Province as a whole. Specific training in adequate numbers is necessary to foster growth and sustainability in rural Alberta.



Request for Decision

CAO Services
Date: July 13, 2022
SUBJECT: Office Closure for Staff Event
RECOMMENDATION: That Council approve closing the office on August 19, 2022 from 11:30 p.m. until 1:00 p.m. to allow all Mountain View County staff to attend the annual Staff Appreciation Lunch.
ALTERNATIVE OPTIONS: Defeat the motion and staff will rotate attendance to ensure public services are not interrupted.
BACKGROUND: This is an annual meal for all staff to show appreciation, prepared and cooked by the MVC Management Team. In previous years it has been held as a breakfast during Calgary Stampede week. Due to the delay in holding the Annual Health and Safety Day event, we have decided to offer a lunch instead of breakfast as well as moving the event to August so there is less overlap with the Safety day event.
In closing the office, it allows all staff to participate together in the event recognizing we are celebrating their dedication to the County and helps accommodate the multitude of vehicles entering the yard from staff attending the lunch hour event.
If Council approves the lunch hour closure of the office, appropriate advance notification will be provided to the public.
RELEVANT POLICY: N/A
BUDGET IMPLICATIONS: N/A
Attachments Nil 🔀
PREPARED BY: Imc REVIEWED BY: JH



Request for Decision

	CAO Services	
Date : July 13, 2022		
SUBJECT: 2022 Alberta Municipalit	ies Convention	
	approve that the following Councillors at er 21 - 23, 2022: Councillor	
ALTERNATIVE OPTIONS: Receive as	information	
BACKGROUND: http://www.abmun	is.ca/events/2022-convention-trade-sho	<u></u>
Future convention scheduled for Se	ptember 27-29, 2023 at the Edmonton (Convention Center.
	nd Two Councillors are approved to atten iation. Councillors attending the confer	
Registration Type	Early-bird & Virtual Pricing	In-Person Regular (after August 10 th)
Alberta Municipalities Member	\$600	\$750
RMA Member	\$700	\$850
Non-Member	\$975	\$1125
	Municipal Interns - Complimentary	
The cost to attend virtually is the Municipalities regular members (urb	same as the early-bird pricing. Specia pan municipalities).	pricing is only available to Alberta
Attachments Nil 🔀		
PREPARED BY: CD		

REVIEWED BY: JH



Request for Decision

Planning & Development Services
Date: July 13, 2022
SUBJECT: Renewable Energy Developments on Agricultural Lands
RECOMMENDATION: That Council direct Administration to bring forward Municipal Development Plan and Land Use Bylaw amendments through the Public Hearing process to address renewable energy development on agricultural land.
ALTERNATIVE OPTIONS: That Council receive renewable energy development on agricultural land as information. That Council direct Administration to

BACKGROUND: Council motion RC22-369 requested Administration bring forward information on development requirements for renewal energy on agricultural land.

Administration is aware of companies that are approaching landowners to lease agricultural land with the intent to develop large scale solar projects. A few companies have made preliminary inquiries, but no formal Development Permit applications have been submitted. In 2017, the Government of Alberta published the Renewable Energy in Alberta guide to assist landowners when approached by companies for wind or solar leases.

Provincial requirements

Renewable energy development (mostly solar and wind) that generates electricity to supply to the grid requires Alberta Utility Commission (AUC) approval. Depending on the proposal, it may also require Alberta Environment (AE) approvals.

Section 618 of the Municipal Government Act (MGA) requires municipalities to approve development consistent with AUC approvals.

The AUC application process includes public participation. An applicant is required to notify and consult with the municipality. The AUC may hold a hearing prior to making a decision if statements of intent to participate demonstrate that rights may be directed or adversely affected. An AUC decision can be appealed to the Court of Alberta. The AUC approval process does not require municipal approval to be obtained prior to or during the AUC application process.

County requirements

The Land Use Bylaw (LUB) defines Alterative/Renewable Energy Development, Commercial as

"ALTERNATIVE/RENEWABLE ENERGY, COMMERCIAL means a use that produces energy (and in some cases other marketable by-products depending on the process utilized) fueled in ways that do not use up natural resources or harm the environment. Energy may be derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and once produced is commercially sold and distributed off-site to the marketplace."

The use is Discretionary in Agricultural and Agricultural (2) Districts. Specific Use Regulations (10.1) of the LUB set out requirements to be included and considered with a Development Permit application.

The Municipal Development Plan (MDP) identifies that agricultural preservation is paramount in Mountain View County. To preserve "productive" farmland the MDP policies and Figure 3 limits subdivision potential and premature conversion of farmland (to other uses) based on CLI and AGRASID's soils as well as Environmentally Significant Areas (ESAs); compared to less limitation on lands with lower class soils and not identified as ESAs. The MDP also identifies Economic Nodes and Growth Centres where higher density residential, commercial, and industrial development may be supported.

Although Section 3 Agricultural Land Use Policies generally requires that non-agricultural uses be directed to minimize impact on agricultural operations (Policy 3.3.9), there is no specific policy that address renewable energy development.

Recommendation

To provide clear policy direction to landowners, potential applicants and County response to AUC applications, Administration is recommending an MDP policy be added to Section 3 to address renewable energy that relies on Figure 3 and policy criteria already established to direct renewable energy developments to areas of lower class soils and no ESAs. Renewable Energy Projects would be acceptable at established Economic Nodes and Growth Centres.

At the same time, Administration recommends an amendment to the LUB that requires an applicant to obtain provincial approvals prior to application submission.

A Public Hearing is required to amend the MDP and the LUB and may be held jointly. There are other potential amendments to the MDP and the LUB that Council and Administration has identified. Administration supports the option to only bring forward amendments that focuses on renewable energy developments as a priority. The alternative option is to include renewable energy development amendments with other MDP and LUB amendments (MDP minor amendment to policy 3.3.7 and policy 4.4.3 g as well as removal of policy 6.3.1. LUB formatting, removal of intermunicipal authorities, S-IEC District amendments for Olds College lands and communication towers. MDP policy and LUB amendments for Flood Hazard Areas are also required after the Upper Red Deer River Hazard Study is completed by the province).

RELEVANT POLICY: Municipal Development Plan Land Use Bylaw
BUDGET IMPLICATIONS: NA
Attachments Nil
PREPARED BY: MB REVIEWED BY:



Request for Decision

Legislative, Community & Agricultural Services
Date: July 13, 2022
SUBJECT: Economic Development Strategy 2022-2027
RECOMMENDATION: That Council approve the 2022-2027 Economic Development Strategy as presented.
ALTERNATIVE OPTIONS: That Council approve the Economic Development Strategy as amended.
That Council request Administration make amendments to the Economic Development Strategy prior to Council consideration.
BACKGROUND: In 2018, Council formally adopted an Economic Development Strategy with the objective to provide further alignment with the County's overall Strategic Plan. Council's recent Strategic Planning Sessions have helped to further guide the development of the Economic Development Strategy presented for 2022-2027.
Administration has compiled the feedback received from Council through the Strategic Planning Workshops to create the new Economic Development Strategy for Council consideration and feedback. The intent of the Economic Development Strategy is to further Council's vision on economic growth within the municipality and provide a high level direction to Administration on the County's Economic Development objectives.
Overall, the Economic Development Strategy builds upon the four previously established goals of: - Business Growth Potential; - Business Retention and Expansion; - Business Attraction; - Building Relationships.
Once approved, Administration will develop an internal action plan that will provide tangible tasks that will be accomplished to achieve those objectives.
RELEVANT POLICY: N/A
BUDGET IMPLICATIONS: Budget implications of the proposed strategy will be determined annually during the budget process.
Attachments Nil 1. Economic Development Strategy 2022-2027
PREPARED BY: CD

REVIEWED BY: CA



1. Introduction

Since 2014, Mountain View County has had a focused direction on the establishment and support of an Economic Development Department combined with a strong strategic direction from Council to guide department activities. In 2018, Council formally adopted an Economic Development Strategy with the objective to provide further alignment with the County's overall Strategic Plan and to outline key actions for Administration to consider in order to work towards the accomplishment of the Economic Development priorities.

The 2018 rendition of the Economic Development Strategy was focused largely on better understanding the economic realities of the County, including its ongoing reliance on linear taxation realized from the oil and gas sector, and the County's current capacity for non-residential growth. Further, the Strategy continued the County's primary focus on Agricultural Operations to support existing businesses wherever possible while attempting to attract new, innovative Agricultural Operations to the municipality. Attraction and Retention continued to be a primary goal of the Strategy, which was put to the test during the recent COVID-19 Pandemic and the various restrictions, lockdowns and challenges new and existing businesses were faced with.

Following the 2021 Municipal Election, the County has undertaken numerous Strategic Planning Sessions with the 2021 – 2025 Mountain View County Council, all of which have had Economic Development relevancy, which has helped to guide the development of this Economic Development Strategy. In early 2022, the Municipal Government Act was amended by Bill 21 (Red Tape Reduction Statutes Amendment) to add that a purpose of a municipality is to "foster the economic development of the municipality", further supporting the value that a strong Economic Development Strategy has for the County.

The overarching goal of the following document is to provide high level strategic objectives that will guide the Economic Development Program, while providing direction to Administration who is ultimately responsible for developing subsequent action items that will result in furthering Council's Strategy.

1.1 Executive Summary

The Economic Development Strategy is intended to help focus Mountain View County's activities and priorities over the next five years. Estimated deliverables are multi-year while the outcomes are meant to have a long-lasting impact and influence far beyond the five-year lifespan of this document. However, it is imperative to recognize that regular updates are necessary to adapt to new realities and initiatives.

The strategy will complement the County's previously approved statutory plans and policies while providing a solid foundation for future economic development success as well as other studies and documents that may be prepared by Economic Development in the future such as marketing plans, business plans, sector assessments etc.

The Strategy is designed to support Council's Economic Development goals along with their approved 2022-2027 Strategic Plan.

1.2 Mountain View County's Vision Statement

An engaged rural and agricultural community inspired by the unique and diverse qualities of our people and environment.

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1.3 Mountain View County's Mission Statement

Provide high quality services in support of a healthy, safe, and vibrant rural community.

1.4 Approval by Council and Review on Annual Basis

The Economic Development Strategy is approved by Council, to ensure that it remains relevant it must be reviewed on an annual basis. An annual report on the progress made toward achieving results will be presented to Council prior to the budget process.

2. Mountain View County Economic Development Goals

In developing the Economic Development Strategy, Council first considered the intent of the overall document to understand what the purpose of the Economic Development program is attempting to achieve. At the foundation of all County programs and identified within Mountain View County's 2022-2027 Strategic Plan Mission is the crucial principle of ensuring that resources are available during the budget process to continue to provide high quality services to the community. As such, the entire program is focused on ensuring that Mountain View County has the resources and ability to continue to provide high quality services now, and into the future. Council has instituted goals for the Economic Development Program to parallel the long-term vision for the community. These goals as they relate to the Economic Development Program include:

1. Protecting the Agricultural Identity of Mountain View County;

Mountain View County differentiates itself from other municipalities in proximity through its Agricultural Identity. The strong foundation of agriculture and support that the sector has from ratepayers, industry, and other community partners, including Olds College, certainly speaks to the importance of Mountain View County's Agricultural Identity. Although a primary focus of this Strategy will be to encourage economic growth to be located in areas that prevent conflict with the agricultural sector, Council is supportive of encouraging traditional, innovative, and value-added agriculture industry throughout the municipality.

2. Diversification of the Economic Base of Mountain View County to ensure tax base sustainability in order to continue to provide the high level of service outlined in Mountain View County's 2022-2027 Strategic Plan;

Mountain View County currently obtains approximately 43% of its total taxation from linear assessment. Council has a focus on diversifying the overall tax base to decrease the reliance that the municipality has on linear assessment and create a higher level of sustainability and resiliency. Further, Mountain View County is desirous of providing opportunities for a diversity of business opportunities to ensure that the non-residential tax base remains sustainable into the future.

3. Maintaining the local autonomy of Mountain View County while supporting growth in both rural and surrounding urban areas.

Mountain View County has centered its Economic Development objectives around the accomplishment of priorities that are specific to the County's objectives. With that being said, Mountain View County has a long and successful history working with its adjacent urban and rural partners and will continue to build a stronger region through working together where outcomes are mutually beneficial and in alignment with Council's direction. The County has a desire to keep communication channels open with all partners to identify projects or initiatives that would further it's Economic Development goals.

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3. Economic Development Objectives

The objectives of this Economic Development Strategy have been instituted to achieve the values of Mountain View County as outlined above. Although Council recognizes that Economic Development plays a role in policies, programs and decisions across the organization, Council has outlined four objectives for Administration to focus attention and resources towards. Accompanying each objective are potential action items that will particularly strengthen and work towards the achievement of that objective. It should be noted that the potential action items will vary each year based on Council priorities, Economic Development Strategy progress and budgetary resource allotments.

3.1 Business Growth Potential

The 2017-2021 Economic Development Strategy undertook an extensive review of the County's economic position based on the projected loss of linear taxation compared to the amount of acres of land contemplated for non-residential development. That review noted that there were satisfactory lands available at the time to allow for the County to grow its non-residential assessment at a rate equal to the linear taxation loss. This objective will continue to analyze the County's overall economic position to ensure that policies and programs remain current to achieve the overall strategy of ensuring that sufficient revenue is generated to maintain existing service levels. In the event that the analysis projects that this strategy is not possible, further Council attention to Land Use Policies and availability of non-residential opportunities may need to be considered.

Potential Action Items:

- Annual review of Linear Taxation Gap in comparison with non-residential growth potential.
- Review of Non-Residential/ Non-Agricultural Land Absorption Rates.
- Identification of conflicts with statutory documents to achieve increases in non-residential growth potential.
- Review existing opportunities in Mountain View County for value-added revenue streams.
- Development of inventory of vacant non-residential lands.

3.2 Business Retention and Expansion

Identified in Mountain View County's Strategic Plan, Council has a strong preference on Building the County from within. This is solidified in Council's desire to focus economic development on retaining and expanding existing businesses. In conversations with existing businesses located in Mountain View County, the same desire to be engaged and supported was expressed.

Potential Action Items:

- Increased marketing of existing businesses within Mountain View County.
- Creation of workshop series/networking sessions (Financial, legal etc.).
- On-going site tours and conversations.
- Growing home based businesses.
- Facilitation of future growth possibilities within MVC (marketing of available locations/benefits etc.).
- Celebration of new businesses.

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3.3 Business Attraction

Although the priority for business growth is focused on existing industry, Council recognizes that there are a number of locations within Mountain View County that are ideal for business attraction. In particular, utilizing the various business parks and regional airport lots within the County tend to be appealing to new business opportunities.

Potential Action Items:

- Development of marketing plan to showcase existing business park vacancies and airport lots available.
- Future Airport Lot Development.
- Collaboration with Airport Advisory Committee to further market MVC Airports.
- Development of standard template for efficient response to business inquiries.
- Further refine the internal relationship between Planning and Development and Economic Development to ensure that interested parties receive the support they require through all stages of their business development process including the development of an onboarding package.
- Participation in tradeshows / marketing opportunities to further showcase Mountain View County.
- Development of a Film Industry attraction package.
- Review of, and potential alignment with, approved Provincial initiatives that support Mountain View County's Economic Development objectives.

3.4 Building Relationships

Mountain View County has a strong focus on building and maintaining effective relationships with various partners. These relationships will be important in marketing Mountain View County as a region and attracting innovative and sustainable businesses. Further, through the Intermunicipal Collaboration process, Council is desirous of ensuring that Urban Partners continue to grow while promoting diverse opportunities for businesses in both Rural and Urban settings.

Potential Action Items:

- Connect with local developers and realtors to understand any challenges with the MVC market and identify possible solutions.
- Continue established communication lines with existing businesses.
- Facilitate communication between businesses within the County with a focus on retention of customers.
- Connect with local Chambers of Commerce to participate in initiatives that support the County's endeavors.
- Continue to participate in regional initiatives that support the County's Economic Development objectives.
- Facilitate conversations with Olds College on areas of mutual benefit.
- Engage local tourism businesses to identify support requirements and methods to enhance MVC's tourism sector.

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REVIEWED BY: JH

Regular Council Meeting

Request for Decision

CAO Services
Date: July 13, 2022
SUBJECT: Sundre Fire Department Quad & Accessories
RECOMMENDATION: That Council approve funding of \$13,241.00 from the General Fire Reserve for the purchase of a replacement Quad and accessories for the Sundre Fire Department.
ALTERNATIVE OPTIONS:
BACKGROUND: The Sundre Fire Department is requesting the replacement of the existing quad used for fire services. A quote from Mountain's Edge Cycle and Sled is attached but does not include required accessories that are estimated to be \$2000. The total replacement cost is \$16,551.15 with the County's portion being 80%.
The Unit being replaced is #581 and is a 2004 Honda Quad. Our Fire Sub Agreement estimates the life expectancy of the Fire department quad at 15 years. The replacement in 2019 -2021 was deferred by the town as the quad was still meeting the departments operational needs.
RELEVANT POLICY:
BUDGET IMPLICATIONS: General Fire Reserve - \$13, 241
Attachments Nil 1. Mountain's Edge Cycle & Sled quote
PREPARED BY: CD

Yamana Rodium 100 Eto c

Mountain's Edge Cycle & Sled

801-B Main Ave W.-PO BOX 2018 Sundre AB TOM1X0

403-638-3885

GST # 88686 2929 RT0001

PST-1009-6628

Town of Sundre Fire Dept.

Bill of Sale

Date

Order No. Salesman

Audrey Buisman

+ Н

W

C 403-000-0000

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

Make	Model	Serial No.	Stock No. F	rice (Incl factory option
	Temporary MU		TEMP	\$12,799.00
			Manufacturer Retail Price Dealer Unit Price	\$0.00 (\$12,799.00) \$12,799.00 \$0.00
AND SAFET	Y EQUIPMENT	\$ 1000 ·	Freight Dealer Prep / Rigging Fee Parts Credit	\$0.00 \$350.00 \$395.00 \$0.00 \$0.00 \$0.00
wel outo.	APPROPOSITION		Logistics Fee Payoff Storage Fees Service Contracts Return Fee Lien Payout	\$100.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
			Tire Tax Gift Certificates Credit Card Charge Take off tire(s) Polaris Rebate	\$16.00 \$0.00 \$0.00 \$0.00 \$0.00
			Cash Price Trade Allowance Payoff	\$13,660.00 \$0.00 \$0.00
			Net Trade Net Sale (Cash Price - Net Trade) Sales Tax Title/License/Registration Fees Document or Administration Fee Credit Life Insurance Accident & Disability	\$0.00 \$13,660.00 \$692.15 \$0.00 \$199.00 \$0.00 \$0.00
tion			Total Other Charges Sub Total (Net Sale + Other Charges Cash Down Payment Amount to Pay/Finance	\$891.15 \$14,551.15 \$0.00 \$14,551.15
	AND SAFET NCLUDEO.	Temporary MU AND SAFETY EQUIPMENT NCLUDED. APPROX \$1500 -	Temporary MU AND SAFETY EQUIPMENT NCLUDED. APPROX \$1500 - \$2000.	Manufacturer Retail Price Dealer Unit Price Factory Options Added Accessories Freight Dealer Prep / Rigging Fee Parts Credit Delivery Fee Registration Fees Logistics Fee Payoff Storage Fees Service Contracts Return Fee Lien Payout Tire Tax Gift Certificates Credit Card Charge Take off tire(s) Polaris Rebate Cash Price Trade Allowance Payoff Net Trade Net Sale (Cash Price - Net Trade) Sales Tax Title/License/Registration Fees Document or Administration Fees Credit Life Insurance Accident & Disability Total Other Charges Sub Total (Net Sale + Other Charges Cash Down Payment

NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

TRADE-IN NOTICE: Customer respresents that all trade in units described above are free of all liens and encumbrances except as noted.

*With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lendor.

Customer Signature	Dealer Signature
--------------------	------------------



Regular Council Meeting

Request for Decision

CAO Services
Date: July 13, 2022
SUBJECT: Regional Policing Model
RECOMMENDATION: That Council support the Town of Carstairs request to explore Regional Policing models with the RCMP.
ALTERNATIVE OPTIONS:
BACKGROUND: The Town of Carstairs has asked for the County's support to explore regional policing solutions for the town and southern portions of Mountain View County.
RELEVANT POLICY: https://www.alberta.ca/policing-in-alberta.aspx
BUDGET IMPLICATIONS: No known budget impacts
Attachments Nil 🔀
PREPARED BY: JH REVIEWED BY: JH



Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: July 13, 2022

SUBJECT: Emergency Livestock Handling Equipment Trailer

RECOMMENDATION: That Council request for Administration to engage the local fire departments to determine trailer requirements, cost estimates and operational protocols associated with the development of an Emergency Livestock Handling Equipment Trailer with a report to be returned to Council for consideration prior to purchase.

ALTERNATIVE OPTIONS: That Council receive for information the Emergency Livestock Handling Equipment Trailer program.

BACKGROUND: At the June 20, 2022, Agricultural Service Board (ASB) meeting, discussion was held on the Emergency Livestock Handling Equipment Trailers as a result from a presentation form the Alberta Farm Animal Care (AFAC). These trailers are equipped with a variety of tools and equipment to assist in the event of a livestock emergency, such as a cattle liner rollover, barn collapse, barn fire, flood, etc... Due to the budgetary and fire service level considerations of having Emergency Livestock Handling Equipment Trailers the Agricultural Service Board recommended this item be brought forward for Council consideration. The ASB recommended to Council for their consideration having a livestock response trailer available to first responders, and to consider an alternate trailer setup to meet the needs of our fire departments. Prior to engaging any Urban Partners, Administration wanted to engage Council on their appetite to fund a trailer and the increased service level associated with training and mobilizations for emergency or demonstration purposes.





The creation of these trailers is credited to Red Deer County as they were the first municipality to produce one of these trailers. Over the year additional municipalities acquired trailers to respond to livestock emergencies, and

some were funded through the AFAC, with help from a Growing Forward grant. Currently there are 18 locations with Emergency Livestock Handling Equipment Trailers at the following locations:

1.	La Glace (County of Grande Prairie)	10.	Westlock (Westlock County)
2.	DeBolt (M.D. of Greenview)	11.	Lamont County (Lamont County)
3.	Grovedale (M.D. of Greenview)	12.	Kitscoty (County of Vermilion River)
4.	New Sarepta (Leduc County)	13.	Coronation (County of Paintearth)
5.	Ponoka County Fire Services (Ponoka County)	14.	Hanna Fire (Special Area No. 2)
6.	Rocky Mountain House (Clearwater County)	15.	Brooks (County of Newell)
7.	Red Deer (Red Deer County)	16.	Dunmore (Cypress County)
8.	Spruce Meadows (Foothills County)	17.	Vauxhall (M.D. Taber)
9.	Fort MacLeod (M.D. of Willow Creek)	18.	Nobleford (Lethbridge County)

An inventory list of the "standard" trailer contents and an inventory list of some of the other trailers was received from the AFAC. Some trailers have the minimum equipment needed while others have built up their inventory over the years. Due to increased equipment costs and supply shortages the cost of trailer estimates range from \$40,000 (pre-pandemic) to \$65,000. The "standard" contents provided from the AFAC include plywood, tarps, bales of wood shavings, panels, spools of rope, halters, generator, wire, portable lighting, etc.

First responder knowledge of the trailers and ease of access is important to their use. In many of the municipalities the trailers are housed at fire stations or are easily accessible to first responders. Based on the information provided from three (3) neighboring municipalities, the trailers have been used in an emergency three (3) combined times from 2019 – 2021. There are also requests for demonstrations and attendance at livestock specific events.

Currently, Mountain View County has a "Livestock Emergency Evacuation Plan" as part of their response section in their Emergency Response Plan. This Plan also includes a contact list that is maintained for first responders with key contacts for transport, panels, veterinarian services, etc... as well as, mutual aid agreements with each surrounding Rural Municipality which would enable their Emergency Livestock Handling Equipment Trailers to be used in the event of emergency within Mountain View County.

STRATEGIC DIRECTION 2022 – 2027 PRIORITY: Community Well-Being
RELEVANT POLICY:
BUDGET IMPLICATIONS: Depending on project scope, \$11,500 for contents up to \$65,000 budget by the Alberta Farm Animal Care for a trailer and fully stocked.
Attachments Nil 🔀
PREPARED BY: JF

REVIEWED BY: CA



Regular Council Meeting

Request for Decision

CAO Services
Date: July 13, 2022
SUBJECT: Councillor Reports
RECOMMENDATION: That Council receive the verbal and/or written Councillor Reports as information.
ALTERNATIVE OPTIONS: N/A
BACKGROUND: Receive as Information
RELEVANT POLICY: N/A
BUDGET IMPLICATIONS: N/A
Attachments Nil 🔀
PREPARED BY: Imc



Regular Council Meeting

Request for Decision

CAO Services				
Date: July 13, 2022				
SUBJECT: Information Items				
RECOMMENDATION:				
That Council receive the following items as information: a. 2022-06-17 Contact Newsletter b. 2022-06-24 Contact Newsletter c. 2022-06-01 response letter received from the RCMP d. FortisAlberta Customer Event, July 20, 2022 e. 2022-06-30 Contact Newsletter f. 2022-06-20 ASB Minutes				
ALTERNATIVE OPTIONS:				
BACKGROUND: Receive as Information				
RELEVANT POLICY: N/A				
BUDGET IMPLICATIONS: N/A				
Attachments Nil As per recommendation				
PREPARED BY: Imc				



FEATURED:

Alberta Health Services Continues Engagement on Emergency Medical Services

Alberta Health Services (AHS) is continuing to engage with Albertans on improvements to emergency medical services (EMS) throughout the province. AHS has invited Albertans to share their ideas for EMS innovation on Together4Health, by June 24, 2022.

Learn more...

MEMBER BULLETINS

Member bulletins are posted to **RMAlberta.com** regularly each week. Below is a list of all the member bulletins compiled from the past week.

Four Part Broadband Series - Funding for Broadband

The RMA is excited to launch a series of four articles designed to help members understand broadband and rural internet issues. This week, the second article in the series launches.

Learn more...

ANNOUNCEMENTS



ARHCA: Fuel Prices in Construction

Surging fuel prices are a double-edged sword for Alberta. Good for the province, sharp and painful for consumers and businesses. Rural municipalities are large and important clients and partners of civil construction contractors. With increased labour, equipment and material input costs, ARHCA member companies have seen margins collapse yet again and the fuel cost increases since the Russian invasion are a risk beyond their capacity to manage. Many contactors are seeking relief from municipal owners.

For force account work, the ARHCA today has issued an addendum to the 2022 Rental Rate Guide for a cost recovery fuel surcharge. **Read more**.

RCMP's Role in Community Safety and Well-Being Webinar

The RMA, ABmunis, and the RCMP recently hosted a webinar to share information about the RCMP's new Community Safety and Well-Being Branch. This branch works towards proactively reducing crime and victimization by addressing the contributing root causes in communities served by the RCMP. If you missed the webinar, you can view the recording online.

RhPAP: 2022 Rural Community Conference is Coming Soon

Rural Health Professions Action Plan (RhPAP) is launching registration for the 2022 RhPAP Health Provider Attraction and Retention (A&R) Conference. Taking place October 4 - 6, 2022 in Drayton Valley at the community's Clean Energy Technology Centre (CETC), the conference will feature three days of learning, sharing, and reconnection. The theme for the conference will be "Put On Your Perspectacles: Looking Through the Rural Lens". The conference will provide an exceptional opportunity for those interested or involved in rural attraction and retention to learn from each other and to share best practices. Save \$50 when you register by June 30, 2022!

AGRICULTURE UPDATE

Moisture Situation Update - June 7, 2022

JOB POSTINGS

RMA

Business Systems Analyst

Contract Manager - Ontario

Client Relations Manager - Insurance

Mackenzie Municipal Services
Agency
Municipal Planner 1

Kneehill County
Economic Development
Officer

Regional Municipality of Wood
Buffalo
Manager, Transit Operations

Town of Edson

Community Development

Supervisor

Leduc County

Administrative Assistant
Safety Codes

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View our Contact newsletter archive or our member bulletin archive.

Learn more about the key

IN THE NEWS

- Where UCP leadership hopefuls stand on a potential Alberta provincial police force
- How classes in agriculture and baseball may have saved 2 rural Alberta schools
- Suspension of the vaccine mandates for domestic travellers, transportation workers and federal employees
- Alberta's COVID-19 public health measures are gone. What's next?
- 'Baseless': Province skewers Ottawa over proposed ground meat warning labels
- Copping: Alberta's health care is strained, but we're rebuilding for a stronger system
- UCP to name new leader to replace Jason Kenney on Oct. 6
- Big industry can lower carbon pricing costs as feds launch first offset credit market
- Pilot project allows Alberta tow truck drivers to use blue lights
- Opinion: Want to fight climate change? Fix our underperforming rail service
- Editorial: Alberta needs provincial police force

issues facing rural Alberta by reading our position statements.

In collaboration with the RMA, the Canoe Procurement Group of Canada is pleased to provide Alberta-exclusive offers from local approved suppliers.





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FEATURED:

Four Part Broadband Series - Spectrum

The RMA is excited to launch a series of four articles designed to help members understand broadband and rural internet issues. This week, the third article in the series launches.

Learn more...

ANNOUNCEMENTS

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MCCAC Updates



- Community Climate Resilience Self-Assessment Tool. As part of the Climate Resilience Capacity Building Program, the Action Centre has just published a new tool to help you gauge your community's general readiness for the risks of climate change. Use it to identify gaps in your competencies and to identify supports and funding streams that can address those gaps. See where your community stands in terms of its climate resilience literacy, planning, collaboration, and more. Try the self-assessment!
- Webinar: See the Tool in Action. Join the Action
 Centre's Ronak Patel and Patricia MacQuarrie,
 General Manager of Community Development for
 the City of Camrose, on Thursday, July 7 at 10:30
 am to review the Community Climate Resilience
 Self-Assessment Tool. Together, they will do a live
 demonstration, showing you how it can highlight
 existing strengths and point toward areas of growth.
 Register for free webinar here!

IN THE NEWS

- 'A real turnaround': Alberta continues population gains from across Canada
- Alberta wilderness therapy program secures funding for future
- Inflation hits highest levels in Alberta in almost four decades
- Alberta premier, oilsands execs in Washington to rehabilitate Canada's energy image
- Manure treatment company LWR finds value in waste
- Alberta town embraces geothermal energy project with integrated vertical farm
- Alberta announces new low-income student bursary
- The final countdown to banning some singleuse plastics in Canada begins today
- CN Rail signal and communications workers go on strike across Canada

JOB POSTINGS

RMA
Business Systems Analyst

Contract Manager - Ontario

Client Relations Manager - Insurance

Rocky View County
Intergovernmental Advisor

Athabasca County
Regional Fire Coordinator 6 Month Term

City of Leduc

Communications and

Marketing Strategist

City of Wetaskiwin

Development Officer I

Special Areas Board,
Youngstown, AB
Automotive Mechanic I
Journeyperson or
Apprentice

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View our Contact newsletter archive or our member bulletin archive.

Learn more about the key issues facing rural Alberta by reading our position statements.

- Disappearing sentinels: 5 grain elevators worth exploring in the capital region
- 'Not right': Chestermere council under fire for lack of transparency
- · Providing fuel cost relief to schools
- Premier announces Cabinet changes

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Royal Canadian Mounted Police

Commanding Officer Alberta



Gendarmerie royale du Canada

Commandant de l'Alberta

June 1, 2022

Deputy Reeve Greg Harris Mountain View County PO Bag 100 Didsbury, AB TOM 0W0

Dear Deputy Reeve Harris:

RE: Rural Municipalities of Alberta (RMA) Conference - Spring 2022

Thank you to you and your team officials for taking the time to meet with me and my Senior Leadership Team at the Spring 2022 RMA Conference. While these meetings are brief, they are very valuable to our team. Not only is it an opportunity to connect with your leadership, these meetings help to ensure our services are meeting the needs of the Albertans you represent.

Your positive feedback on the launch of the Regional Police and Crisis Teams (RPACT) is much appreciated. Moving forward, the Alberta Royal Canadian Mounted Police (RCMP) will continue to prioritize the safety and wellbeing of individuals in mental health crises, employing strategies that focus on intervention, assessment, and stabilization. As an added resource, the Provincial Call Centre has been approved and is slated for a pilot run starting June 30, 2022. The program will consist of designated mental health therapists who will answer a police-only line. The line will eventually cover the entire Alberta RCMP jurisdiction, and will be a fantastic resource for our front line members to receive clinical history and advice when responding to mental health calls.

Your frustration with the inconsistency of the judicial system to hold prolific offenders in custody post arrest was echoed by other communities. While the provincial court system operates independently of police, one of the things we can do is to shift our focus towards crime prevention and rehabilitation, directing some well-needed attention to community-based solutions such as offender management and restorative justice. These are tangible strategies that can often address local concerns while relieving the congestion within the court system at the same time. We would be open to any ideas you may have that are within our sphere of influence that may alleviate your frustrations.

Collaboration and communication between us are vital to both our relationship with your community and our shared priority of keeping Albertans safe. Your guidance and counsel are important in helping us identify and respond to the concerns of your citizens, contributing to a safer, resilient, and thriving Alberta.

Should any questions or concerns arise before our next meeting, please do not hesitate to contact me at 780-412-5444 or curtis.zablocki@rcmp-grc.gc.ca; or our RMA Liaison Officer, Inspector Ed Moreland at 780-412-5259 or edward.moreland@rcmp-grc.gc.ca.

Yours Truly,

C. M. (Curtis) Zablocki, M.O.M Deputy Commissioner Commanding Officer Alberta RCMP

11140 - 109 Street Edmonton, AB T5G 2T4

Telephone:

780-412-5444

Fax:

780-412-5445

Cc:

Superintendent Rick Jané, Acting District Officer, Southern Alberta District, Alberta Royal

Canadian Mounted Police

From:

Date: June 27, 2022 at 3:04:30 PM MDT

Cc:

Subject: Invitation to the Emerging Electricity Needs of Central Alberta Communities - FortisAlberta Customer Event, July

20, 2022

Good afternoon,

On behalf of FortisAlberta and our Executive team, I would like to invite you to our Central Alberta Customer Event. This is an excellent opportunity to meet locally and discuss your municipal needs with our Executive team and Board of Directors.

We encourage your municipality to include your CAO, Mayor & Council to attend and we look forward to seeing you there!

Please see invitation below. RSVP by July 15, 2022.

If you have any questions, please do reach out.





FEATURED:

Municipal Affairs Seeking Input on Legislation Important to Municipalities

Municipal Affairs is seeking input on potential changes to the Municipal Government Act (MGA) and the Local Authorities Election Act (LAEA).

Learn more...

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Four Part Broadband Series - Municipal Role in Broadband Development

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Learn more...

RMA Insurance: Risk Advisor Map

RMA Insurance has recently updated the Risk Advisor map to reflect recent changes in staffing. They are also currently in the process of hiring a Risk Advisor for Southern Alberta and will update the map again in early fall. If you have any questions, please reach out to your



Learn more...

ANNOUNCEMENTS

AEMA: Emergency Management Exemplary Service Award Deadline Extended

The Emergency Management Exemplary Service Award (EMESA) is a prestigious recognition of exceptional service and achievement in the field of emergency management. Details on the awards process are available at publicsafety.gc.ca. Both forms can be downloaded from Alberta.ca. Email your nominations for Alberta to aema.stakeholders@gov.ab.ca by August 1, 2022.

RhPAP: 2022 Rural Community Conference Early Bird Registration Ending Soon

Rural Health Professions Action Plan (RhPAP) is launching registration for the 2022 RhPAP Health Provider Attraction and Retention (A&R) Conference. Taking place October 4 - 6, 2022 in Drayton Valley at the community's Clean Energy Technology Centre (CETC), the conference will feature three days of learning, sharing, and reconnection. The theme for the conference will be "Put On Your Perspectacles: Looking Through the Rural Lens". The conference will provide an exceptional opportunity for those interested or involved in rural attraction and retention to learn from each other and to share best practices. Save \$50 when you register by June 30, 2022!

MCCAC Updates

Local businesses can now participate in the Electric Vehicle Charging Program. The SouthGrow Electric Vehicle Charging Program supports businesses and other organizations installing new EV charging stations for public and fleet use. The MCCAC team can help guide

JOB POSTINGS

RMA

Contract Manager - Ontario

Client Relations Manager - Insurance

Town of Morinville
Client Service
Representative - Casual

Parkland County

Human Resources Business

Partner

County of Vermilion River

Chief Administrative Officer

City of Camrose
Utilities Operator 1

Beaver County

Executive Assistant
Legislative Services

VIEW OUR JOB BOARD

LOOKING FOR INFORMATION FROM A PREVIOUS ISSUE?

View our Contact newsletter archive or our member bulletin archive.

Learn more about the key issues facing rural Alberta by reading our position statements. your local businesses to purchase the right charging station for your needs. The first tranche of funding is available to eligible businesses in **SouthGrow** communities. Learn more about the Electric Vehicle Charging Program.

IN THE NEWS

- Flooding rain across Prairies may not be enough to end prolonged drought conditions.
 Here's why
- Alberta ministries didn't provide clear picture of how \$4B was spent on COVID-19, audit reveals
- 'Plan ahead,' Parks Canada and Banff officials advise visitors, as numbers near pre-pandemic levels
- Canada's economy grew in April, but May contraction expected
- Booming oil and gas revenues land Alberta with \$3.9-billion surplus
- 73 towns, villages, counties, unions call on UCP to stop provincial police effort
- UCP leadership candidates explain stances on provincial police force, Alberta Sovereignty Act
- Farmers skeptical of wind turbines, but more accepting of certain proposals, U of A study shows

In collaboration with the RMA, the Canoe Procurement Group of Canada is pleased to provide Alberta-exclusive offers from local approved suppliers.



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MINUTES

AGRICULTURAL SERVICE BOARD MEETING

Mountain View County

Minutes of the Agricultural Service Board Meeting held on Monday, June 20, 2022, at 9:00 a.m. in Council Chambers, 10-1408 Twp. Rd. 320, Didsbury, AB, and live streamed via Zoom

Cloud Meetings.

PRESENT: B. Rodger; Chair

B. Buschert, Vice Chair Councillor D. Fulton

Councillor G. Krebs (zoom)

S. LaBrie T. Huyzer C. Cameron

ABSENT: K. Overguard

Councillor A. Miller

IN ATTENDANCE: J. Fulton, Assistant Director of Legislative, Community

and Agricultural Services

L. Grattidge, Sustainable Agricultural Specialist

R. Meyers, Administrative Support

CALL TO ORDER

B. Rodger, Chair, called the meeting to order at 9:01 a.m.

AGENDA The Chair advised of the following amendments to the

Agenda:

1. Under Reports add j) – Declaration of Agriculture

Disasters

Moved by Councillor Fulton

ASB22-052 That the Agricultural Service Board adopt the agenda of the

Agricultural Service Board Meeting of June 20, 2022, as

amended.

Carried.

MINUTES Moved by S. LaBrie

ASB22-053 That the Agricultural Service Board adopt the Minutes of the

Agricultural Service Board Meeting of April 25, 2022.

Carried.

BUSINESS ARISING

OUT OF THE MINUTES The Agricultural Service Board Strategic Planning draft report

item was added to July 18, 2022 meeting.

J. Fulton provided an update on working with Alberta Farm Animal Care who are developing biosecurity course content to be ready this year.

OLD BUSINESSALUS Updates and

Programs

L. Grattidge presented ALUS Projects for approval considerations.

Moved by S.LaBrie

ASB22-054 That the Agricultural Service Board approves funding for 25% of the materials for a portable solar waterer to a maximum of \$1,250 on the S 3-31-28-W4 from the 2022 ALUS budget.

Carried.

Moved by B. Buschert

ASB22-055 That the Agricultural Service Board defer funding on the project NW 5-32-27-W4, until more information regarding fencing is confirmed.

Carried.

Moved by T. Huyzer

ASB22-056 That the Agricultural Service Board approves funding for 25% of the materials for a portable solar waterer to a maximum of \$2,500 on the NE 16-33-03-W5 from the 2022 ALUS budget.

Carried.

Moved by T. Huyzer

ASB22-057 That the Agricultural Service Board approves funding for 100% of the materials, to a maximum of \$585, for the riparian fencing project and 25% of the materials for a solar watering system to a maximum of \$1,375 on the NW 16-32-05-W5, and additionally \$330 to annual payments for the maintenance of these projects from the 2022 ALUS budget.

Carried.

The board briefly discussed water licensing and diversion for agricultural use. Administration will provide more information regarding agricultural water diversion, permitting, and licensing, at the July 18, 2022 meeting.

C. Cameron declared a pecuniary interest regarding the project located NE 17-31-03-W5 and was available for questions.

Moved by T. Huyzer

ASB22-058 That the Agricultural Service Board approves funding for 100% of the materials, to a maximum of \$2,111, for the wetland fencing project and 25% of the materials for a solar watering system to a maximum of \$622.25 on the NE 17-31-03-W5, and additionally \$630 to annual payments for the maintenance of these projects from the 2022 ALUS budget.

Carried.

Moved by S. LaBrie

ASB22-059 That the Agricultural Service Board defer funding on the project

SW 10-33-27-W4 until more information regarding cemetery fencing/trees and confirmation of acreage for forage seed is

confirmed.

Carried.

RECESS AND RECONVENE:

B. Rodger recessed the meeting at 10:26 a.m. and reconvened

the meeting at 10:31 a.m.

Moved by S. LaBrie

ASB22-060 That the Agricultural Service Board approves funding for 25% of

the portable solar watering system materials to a maximum of \$3,628.50 on the SE 04-30-03-W5, SW 03-30-03-W5 and \$5,565 to annual payments for the maintenance of this project

from the 2022 ALUS budget.

Carried.

Moved by B. Buschert

ASB22-061 That the Agricultural Service Board approves funding for 100%

of the materials, to a maximum of \$2,560, for the creek fencing project on the NW 35-32-07-W5, and additionally \$4,155 to annual payments for the maintenance of this project from the

2022 ALUS budget.

Carried.

Riparian & Ecological Enhancement Projects

L. Grattidge presented Riparian & Ecological Enhancement

Projects for approval consideration.

Moved by T. Huyzer

ASB22-062 That the Agricultural Service Board approves funding for the

winter watering system project on the W 27-29-02-W5 for 25% of the material costs to a maximum of \$4,587.50 and 75% of the dugout material fencing costs to a maximum of \$600 from the 2022 Riparian and Ecological Enhancement Program

budget.

Carried.

Emergency Livestock Handling Equipment

Trailer

J. Fulton provided information on the item for discussion.

Moved by S. LaBrie

ASB22-063 That the Agricultural Services Board recommend to Council, for

their consideration, an increased service level of having an Emergency Livestock Handling Equipment Trailer available for first responders, tailored to the needs of our fire departments.

Carried.

Re-Connect with The Farm Tour –

Open Farm Days Event

J. Fulton provided information on the item for discussion

Moved by T. Huyzer

ASB22-064 That the Agricultural Service Board receive for information the Re-Connect with the Farm Tour proposed event plans.

> The board agreed to charge an event fee of \$10.00 per adult or \$25.00 per family.

Board members are needed to assist with the tour.

DELEGATIONS

NIL

NEW BUSINESS

NIL

REPORTS

Seed Plant Updates

- T. Huyzer provided a verbal update on the Mountain View Seed Plant meeting and presented pictures showing progress on the expansion.
- S. LaBrie attended the Olds Seed Processing Co-op and provided an update.

Workshop Updates

- L. Grattidge highlighted the following workshops:
- Aggie Days Mountain View 2022
- Soil Health Field Tour
- Green Acreages Workshop

Central Region Agricultural Services Board Chair / Fieldman Meeting (verbal report)

J. Fulton provided a brief update on the meeting.

2022 Agricultural Services **Board Resolution Response** Grading

J. Fulton presented the item for information.

Grading Resolution 6-22 Amendments to the ASB Conference Resolution Rules of Procedure recommended a grade of "Incomplete". The board will independently review the Resolution Responses and Grading assigned by the Agricultural Service Board Provincial Committee and the Central Region ASB Chair and Fieldman group and suggest any alternate grading by June 28, 2022.

Assistant Deputy Minister Agricultural Services Board Chair Town Hall (verbal report)

J. Fulton presented the item for information.

Silage Plastic Demonstration

(verbal report)

L. Grattidge presented the item for information.

Grey Wooded Forage
Association Annual General
Meeting & Sponsorship
Appreciation Event
(verbal report)

- S. LaBrie provided information on the Annual General Meeting.
- C. Cameron provided information on the Sponsorship Appreciation Event.

Alberta Agriculture
Forestry and Rural
Economic Development
Crop Report –
June 7, 2022

J. Fulton presented the item for information.

Prairie Pest Monitoring Network Weekly Updates

J. Fulton provided information on the week updates available online through the Prairie Pest Monitoring Network.

Declaration of Agriculture Disasters

J. Fulton provided the information that four (4) municipalities that have declared a local state of agricultural disaster.

Moved by Councillor Fulton

ASB22-065 That the Agricultural Service Board receive the following as information:

- a) Seed Plant Updates
- b) Workshop Updates
- c) Central Region Agricultural Services Board Chair / Fieldman Meeting (verbal report)
- d) 2022 Agricultural Services Board Resolution Response Grading
- e) Assistant Deputy Minister Agricultural Services Board Chair Town Hall (verbal report)
- f) Silage Plastic Demonstration (verbal report)
- g) Grey Wooded Forage Association Annual General Meeting & Sponsorship Appreciation Event (verbal report)
- h) Alberta Agriculture, Forestry and Rural Economic Development Crop Report June 7, 2022
- i) Prairie Pest Monitoring Network Weekly Updates
- j) Declaration of Agriculture Disasters

Carried.

CORRESPONDENCE

NIL

NEXT MEETING DATE

July 18, 2022.

ADJOURNMENT

Chair B. Rodger adjourned the Agricultural Service Board Meeting of June 20, 2022, at 12:34 p.m.

Chair

I hereby certify these minutes are correct.

Assistant Director of Legislative, Community and Agricultural Services