



Mountain View C O U N T Y

REGULAR COUNCIL MEETING AGENDA

The Municipal Council will hold a Regular Council Meeting on Wednesday, March 23, 2022, at 9:00 a.m., in the Council Chamber, 1408 Twp. Rd. 320, Didsbury, AB

1. Call to Order
2. AGENDA
 - 2.1 Adoption of Agenda
3. ADOPTION OF MINUTES
 - 3.1 Regular Council Meeting Minutes of March 9, 2022
4. BUSINESS ARISING
 - 4.1 Direct Control District DP – PLDP20210490
5. PUBLIC HEARINGS
 - 5.1 LUB Amendments
 - 5.2 Bylaw No. LU 06/22 – NW 16-30-28-4
6. DELEGATIONS
 - 6.1 9:00 a.m. – Wayne Mackenzie, Executive Director of the Facilities Division, Alberta Utilities Commission
 - 6.2 1:00 p.m. – Jane Bicknell, Secretary, BearSmart
7. BYLAWS
 - 7.1 Bylaw No. LU 07/22 – SW 27-29-4-5
 - 7.2 Bylaw No. LU 10/22 – NE 15-31-27-4
 - 7.3 Bylaw No. LU 11/22 – SW 16-33-4-5
 - 7.4 Bylaw No. 24/21 Road Closure Final
 - 7.5 Bylaw No. 03/22 Tax Rate (defer until after item 10.2)
 - 7.6 Bergen Area Structure Plan Amendments
8. DIRECTIVES
 - Nil
9. OLD BUSINESS
 - Nil
10. NEW BUSINESS
 - 10.1 2022 Crack Sealing RFP Results
 - 10.2 Proposed 2022 Budget with Tax Rate Options
 - 10.3 BF 1272 Tender Results
 - 10.4 BF 79527 Tender Results 2022
 - 10.5 Parkland Airshed Management Zone 2022 Membership
 - 10.6 Council Public Engagement Opportunities
 - 10.7 Mountain View Seniors Housing
 - 10.8 SDAB Appeal Fee Refund
 - 10.9 County Land Lease Tender 2022

10.10 South McDougal Flats ASP Steering Committee Appointment

11. COUNCILLOR REPORTS

12. CORRESPONDENCE

12.1 Information Items

- a. 2022-03-04 Contact Newsletter
- b. 2020-03-08 Letter from Minister of Transportation
- c. 2022-03-11 Contact Newsletter
- d. 2021 STARS Impact Report
- e. University of Calgary letter regarding veterinary care

13. CONFIDENTIAL ITEMS

- 13.1 South McDougal Flats ASP Steering Committee Applications, FOIP Act Section 17
- 13.2 Women of Influence in Local Government Award Nomination, FOIP Act Section 17/19
- 13.3 Alberta Agriculture Hall of Fame Nomination, FOIP Act Section 17
- 13.4 County Land Lease Tender 2022, FOIP Act Section 17/19
- 13.5 Carstairs ICF, FOIP Act Section 24
- 13.6 Strategic Workshop Priorities, FOIP Act Section 24
- 13.7 CAO Verbal Report, FOIP Act Section 24

14. ADJOURNMENT

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, March 9, 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 G. Krebs
Councillor J. Lutz
Councillor P. Johnson

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 9:01 a.m.

Reeve Aalbers introduced Council and staff.

M. Bloem, introduced Heather McInnes as the new Manager of Planning Services effective March 14, 2022.

AGENDA

Moved by Councillor Lutz
RC22-095 That Council adopt the agenda of the Regular Council Meeting of March 9, 2022.
Carried.

MINUTES

Moved by Councillor Krebs
RC22-096 That Council adopt the Minutes of the Regular Council Meeting of February 23, 2022.
Carried.

PUBLIC HEARINGS

5. 1 - Bylaw #LU 02/22
NW 35-30-1-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 02/22 and read the Bylaw.

The application for redesignation of the NW 35-30-1-5, 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 – to create a first parcel out from previously unsubdivided quarter section for agricultural purposes.
- Division 3

The Planning and Development Department recommended that Bylaw #LU 02/22 be given second reading.

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

The Applicant had no new or additional information to provide.

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 applicants were provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

RC22-097 Moved by Councillor Miller
That Council give second reading to Bylaw No. LU 02/22 redesignating the lands within the NW 35-30-1-5.

Carried.

RC22-098 Moved by Councillor Miller
That Council give third reading to Bylaw No. LU 02/22 redesignating the lands within the NW 35-30-1-5.

Carried.

5. 2 - Bylaw #LU 03/22 SW 15-32-2-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 03/22 and read the Bylaw.

The application for redesignation of the SW 15-32-2-5, was introduced by T. Connatty, 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 smaller agricultural parcel for an area that is managed separately from the balance.
- Division 7

The Planning and Development Department recommended that Bylaw #LU 03/22 be given second reading.

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

The Applicant had no new or additional information to provide.

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

Council questions resulted in the following information:

- Applicant does not need the entire quarter.
- May get a few animals and garden on the proposed location
- The proposed area leaves balance of quarter for pasture, as it's been historically used.

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 Applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Krebs

RC22-099 That Council give second reading to Bylaw No. LU 03/22 redesignating the lands within the SW 15-32-2-5.

Carried.

Moved by Councillor Krebs

RC22-100 That Council give third reading to Bylaw No. LU 03/22 redesignating the lands within the SW 15-32-2-5.

Carried.

5. 3 - Bylaw #LU 04/22 NW 15-32-2-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 04/22 and read the Bylaw.

The application for redesignation of the NW 15-32-2-5, was introduced by T. Connatty, 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 parcel for future residential development for sale.
- Division 7

The Planning and Development Department recommended that Bylaw #LU 04/22 be given second reading.

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

The Applicant did not attend the Council meeting.

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

Council questions resulted in the following information:

- West edge has an unfenced undeveloped road allowance.
- North side is used to access livestock
- The proposed parcel has minimal impact on the land
- Applicant wanted to keep the residential size at 3 acres. As the Applicant owns the land to the west, they did not include bottom area.
- The bend in the road is gentle. There are good sightlines for an approach into the property.

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.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Lutz

RC22-101 That Council give second reading to Bylaw No. LU 04/22 redesignating the lands within the NW 15-32-2-5.

Carried.

Moved by Councillor Lutz

RC22-102 That Council give third reading to Bylaw No. LU 04/22 redesignating the lands within the NW 15-32-2-5.

Carried.

5.4 - Bylaw #LU 05/22 NW 26-30-29-4

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 05/22 and read the Bylaw.

The application for redesignation of the NW 26-30-29-4, 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:

- Applicants would like to subdivide their existing residential site, along with some farmland, as a new agricultural parcel for their retirement and sell the remaining agricultural land.
- Division 3

The Planning and Development Department recommended that Bylaw #LU 05/22 be given second reading.

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

The Applicant had no new or additional information to provide.

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 applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Harris
RC22-103 That Council give second reading to Bylaw No. LU 05/22 redesignating the lands within the NW 26-30-29-4.

Carried.

Moved by Councillor Harris
RC22-104 That Council give third reading to Bylaw No. LU 05/22 redesignating the lands within the NW 26-30-29-4.

Carried.

BYLAWS

7.1 - Bylaw #LU 08/22
NE 7-31-2-5

Moved by Councillor Fulton
RC22-105 That Council give first reading to Bylaw No. LU 08/22 redesignating the lands within the NE 7-31-2-5 as contained in the agenda package.

Carried.

Moved by Councillor Fulton
RC22-106 That Council set the Public Hearing for Bylaw No. LU 08/22 redesignating the lands within the NE 7-31-2-5 for April 13, 2022 at or after 9:00 a.m.

Carried.

7.2 - Bylaw # 01/22
Fee Schedule

Moved by Councillor Fulton
RC22-107 That Council amend Bylaw No. 01/22 Fee Schedule to amend the rates for redesignation of Agriculture, Farmstead Residential and Country Residential as presented.

Carried.

Moved by Councillor Fulton
RC22-108 That Council give third reading on Bylaw No. 01/22 Fee Schedule.

Carried.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 10:17 a.m. and reconvened at 10:29 a.m.

DIRECTIVES

Moved by Councillor Harris
RC22-109 That Council receive the Council Directives as information.

Carried.

NEW BUSINESS**10.1 – 2022 Budget Including
Carry Forwards and Assessment**

Moved by Councillor Harris
RC22-110 That Council receives the 2022 Budget as information.

Carried.

10.2 – Reserve Report

Moved by Councillor Krebs
RC22-111 That Council approve the proposed reserve movements in the Reserve Continuity Schedule for the Year Ending Dec 31, 2021.

Carried.

DELEGATION**6.1 – Mountain View
Seniors' Housing**

Sam Smalldon, Chief Administrative Officer of Mountain View Seniors' Housing (MVSH), introduced himself. He provided an update and overview on the organization and the effect COVID19 has had. He advised MVSH is requesting funding through the Transportation Grant Program in 2022, and re-granting \$23,500.00 unused funds from the 2020 and 2021 fiscal years.

Reeve Aalbers thanked Sam for the presentation.

Moved by Councillor Fulton
RC22-112 That Council direct Administration to bring forward an RFD for reuse of the returned 2020 and 2021 grant funding from Mountain View Seniors' Housing for repurposing.

Carried.

Moved by Councillor Harris
RC22-113 That Council receive the delegation from Mountain View Seniors' Housing as information.

Carried.

RECESS AND RECONVENE:

Reeve Aalbers recessed at 11:40 a.m. and left the meeting.

Deputy Reeve Harris reconvened the meeting at 11:44 a.m. and assumed position of the Chair in Reeve Aalbers absence.

COUNCILLOR REPORTS

Council discussed the following:

- Carstairs Joint ICC Meeting
- MDP Workshops
- Battle River Watershed Alliance Workshop
- Bergen Area Structure Plan community meetings
- Veterinarian Resolution Update
- Budget Release and question period
- 4H Districts Judging
- Carstairs Seed Plant meeting
- Resident meetings
- Parkland library board meeting
- Municipal Affairs Town Hall
- Waste Commission meeting
- Meeting March 10, 2022 regarding The Heritage Centre by Mountain View Events LTD.

- Moved by Councillor Krebs
RC22-114 That Council receive the verbal and written Councillor Reports as information.
Carried.

INFORMATION ITEMS

- Moved by Councillor Fulton
RC22-115 That Council receive the following items as information:
a. 2022-02-18 Contact Newsletter
b. 2022-02-25 Contact Newsletter
c. 2022-02-25 Letter from Mayor Ken Johnson, City of Red Deer
Carried.

IN CAMERA

- Moved by Councillor Johnson
RC22-116 That the Regular Council Meeting of March 9, 2022 go into closed meeting at 12:06 p.m. to deal with items relative to the FOIP Act, Section 17.
Carried.
- Moved by Councillor Lutz
RC22-117 That the Regular Council Meeting of March 9, 2022 return to the open meeting at 12:20 p.m.
Carried.

RECESS AND RECONVENE:

Deputy Reeve Harris recessed the meeting at 12:20 p.m. and reconvened at 12:58 p.m.

DELEGATION CONT.

6.2 – Rural Municipalities of Alberta

Helene Klassen and Dayna Johnson of Rural Municipalities of Alberta (RMA) appeared via Zoom. They introduced themselves and educated Council on ANI and Council Insurance with RMA.

Deputy Reeve Harris thanked Helene and Dayna for the conversation.

- Moved by Councillor Fulton
RC22-118 That Council receive the delegation from Rural Municipalities of Alberta as information.
Carried.

Councillor Krebs reported information regarding Amendments to the Attraction and Retention of Veterinarians to Rural Veterinary Practice Resolution that will be spoke to at the 2022 RMA Spring Convention.

ADJOURNMENT

Deputy Reeve Harris adjourned the Regular Council Meeting of March 9, 2022 at 1:37 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 T0M 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:
MEETING DATE:	March 23, 2022	MANAGER: JBR
DEPARTMENT:	Planning and Development Services	DIRECTOR: MB
FILE NO.:	PLDP20210490	PREPARER: PEG
LEGAL:	SE 27-29-5-5	LEGAL/POLICY REVIEW:
		FINANCIAL REVIEW:

ADMINISTRATIVE POSITION:

Supports Approval

That the Council approve the proposed Self-Storage Facility (Phase 1, Building C) in accordance with Land Use Bylaw No. 21/21 and the submitted application, within SE 27-29-5-5, submitted by WESTWARD DEVELOPMENTS LTD, Development Permit No. PLDP20210490, 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. N/A
6. N/A
7. An Alberta Land Surveyor is to locate / post the location of the building(s) / structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
8. N/A
9. N/A
10. N/A
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 regard 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. Permit approval is conditional to the information supplied on the application form for a Development Permit to place and operate a Self-Storage Facility (Phase 1, Building C) within lands that are zoned Direct Control District (DC 17.12). The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Future expansion and/or intensification of the business, including expansion of the existing storage area, additional self-storage units, signage, structures or additional uses as per Direct Control District (DC 17.12) will require the issuance of a new Development Permit.
15. The applicant, landowner and/or operator shall organize the storage on the lot so that it is neat and orderly in appearance and shall be to the satisfaction of Mountain View County.
16. The self-storage units shall be finished in the same color, material and design as the existing storage building on the subject property.
17. The applicant, landowner and/or operator shall ensure the submitted Fire Protection Plan is updated to contain the additional self-storage facility and communicated to the local Fire Department.
18. The proposed Stormwater Management Plan submitted with Development Permit PLDP20200092 shall be adhered to. The development of future phases may require a new Stormwater Management Plan.
19. The applicant, landowner and/or operator shall not generate excessive or unacceptable increases in traffic within the immediate area.
20. No topsoil shall be removed from the subject property.
21. The applicant, landowner and/or operator shall comply with the conditions listed in the Restrictive Covenants registered on title as 151 022 175, 911 125 048, 921 170 925, and 961 141 494.
22. The applicant, landowner and/or operator shall adhere to all requirements contained within Section 17.12 of the Land Use Bylaw.
23. That the applicant, landowner and/or operator obtains, and adheres, to a Roadside Development Permit from Alberta Transportation.
24. That Development Permits PLDP20150036 (Phase 1, Building A) and PLDP20200092/ PLDPA20210262 (Phase 2, Building B) remains valid and continued compliance shall be maintained.

BACKGROUND / PROPOSAL:**Facts:**

Legal Location:	SE 27-29-5-5
Directions:	Located on the west side of Range Road 52, approximately ½ of a mile north of Highway 579
Division:	2
Rural Community/Urban Centre:	WaterValley/Winchell Lake
Owner:	WESTWARD DEVELOPMENTS LTD
Applicant:	WESTWARD DEVELOPMENTS LTD
Proposed Development:	Self-Storage Facility (Phase 1, Building C)

Discretionary Use:	Yes - as per DC 17.12	
Zoning:	Direct Control District 17.12	
Parcel Size:	81.84 acres - split zoning of 20.0 acres Direct Control and the remainder Agricultural	
Project Value:	\$225,000.00	
Proposed Building Size:	4,500 sq ft	
Setback Relaxations/Variations:	LUB Setback Requirement:	None required
	Setback Requested:	N/A

Key Dates, Communications, and Information:

Application Submitted	November 30, 2021
Application Circulated	Yes, this proposal was circulated to 20 adjacent landowners within ½ of a mile of the subject lands
Circulation Dates	February 7 to February 28, 2022
Supportive Information Requested/Submitted	Note if requested, what request and if received
Application Revised from Submission	The applicant was required to complete a Community Consultation with the submission of the application - which was completed.
Communications Received from referrals	Three response letters were received - one letter of support and two letters of concern
Objections Received and Addressed	The applicant responded back that they will change the degree of the LED lights to a horizontal position to address the concerns from the adjacent landowners related to light projection..

Appeal Authority:

Subdivision & Development Appeal Board	
--	--

Applicable Directions, Policy and Regulations:

Intermunicipal Development Plan Growth Centre Urban Referral/Fringe Area	Within the Water Valley/Winchell Lake Growth Centre
Municipal Development Plan Bylaw No. 20/20	Section 5.3 Economic Development Land Use Policies
Water Valley / Winchell Lake Area Structure Plan Bylaw No. 10/13	Section 4.4 Business Park - the subject lands have been identified within the Area Structure Plan as Business Park Commercial within figure 2: Future Land Use Concept Plan
Land Use Bylaw No. 21/21	<p>Section 3.1 Council</p> <p>5. 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.</p> <p>Section 8.2 Procedure for Development Permit, Subdivision, and Stop Order Appeals</p> <p>7. 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.</p> <p>Section 17 Direct Control Districts</p> <p>Section 17.1 g) Council is the Approving Authority to receive,</p>

	consider and decide on Development Permits under Direct Control Districts. Section 17.12 - Direct Control District Regulations - Part of SE 27-29-5-5 - to allow for an indoor and outdoor storage facility Discretionary Use - Self Storage Facility
Policy and Procedures	Procedure 6018-1: Business, Commercial and Industrial Design Guidelines

Land Use and Development

Predominant development on property	The DC portion of the subject property contains existing Storage Buildings and RV Storage Lots. There are two existing storage buildings plus a utility building on site. The remainder of the property is zoned Agricultural and is used for agricultural purposes.
Oil and gas facilities on property/adjacent	No oil or gas facilities
Abandoned Oil Well	None - verified February 28, 2022
Surrounding land uses	The subject lands are located within Water Valley. The adjacent lands are a mixture of agricultural, residential, and commercial/business uses. The adjacent lands to the north contain the transfer site and a wood manufacturing business.

Physical and Natural Features

ESAs and Classifications	The parcel to the west is in a level 3 moderate ESA and a small portion of the northwest corner of the property.
Topographical constraints on property	The impacted area is relatively flat - no concerns
Waterbodies and wetlands on property	There are no waterbodies or wetlands on the property.
Potential for Flooding	Low risk

Planning and Development History

Prior RD/SD/DP/BP Applications	PLRD20130333 - Redesignation of +/- 20 acres from A to DC PLDP20150036 - Recreational Vehicle Storage Outdoor and Self-Storage Facility - RV and Mini Storage - Phase 1. For this DP, MPC was the Approving Authority for Development Permits in Direct Control Districts. Phase 1 included one 5,000 sq ft self-storage facility and storage for 100 RV units PLDP20200092 - Self Storage Facility - 10 Units (building size 1,000 sq ft) PLDPA20210262 - amendment to PLDP20200092 - Three Additional Storage Units for Self-Storage Facility for a total of 13 units (building size remains at 1,000 sq ft)
Encumbrances on title affecting application	Restrictive Covenants: 911 125 048, 921 170 925, & 961 141 494 Easement: 151 022 175

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 an additional Self-Storage Facility (Phase 1, Building C) located within the 20 acre portion of the SE 27-29-5-5 that is zoned Direct Control District 17.12 - which allows for an indoor and outdoor storage facility, operating as Water Valley Storage. The remainder of the subject land will continue to be used for agricultural purposes.

Water Valley Storage is an RV and Self Storage facility located north of Water Valley on Range Road 52. Currently, there is a gravel parking area for RV storage and two metal storage buildings approved through Development Permits PLDP20150036 (Phase 1, Building A) and PLDP20200092/PLDPA20210262 (Phase 2, Building B with amendments).

The Self-Storage Facility (Phase 1, Building C) is proposed to be 4,500 sq ft which will contain approximately 30 self-storage units, depending on the final configuration of the building design layout. The building will be designed and coloured to match the existing units.

Stormwater Management Plan

The drainage plan approved for PLDP20200092 was reviewed and the County's Engineering Technologist determined that no additional changes were deemed necessary as the DC site has been cleared and graded with previous applications. The applicant may be required to provide additional stormwater considerations with future applications.

Landscaping

The applicant has completed the landscaping and fenced the lot required through conditions of the previously issued Development Permits. The lot is screened by trees from Range Road 52.

Access

Access to the lot is provided within an Access Easement registered on Title (Instrument # 151 022 175) through the adjacent lands to the north of the subject property. The site will only be accessible by keypad gate access from 5:00 a.m. to 10:00 p.m., throughout the whole year and there is video recording at the entrance to the lot.

Fire Protection Plan

The Fire Protection Plan submitted with PLDP20200092 was reviewed and with the addition of a new building will require updating. A Condition has been added requiring the updating of the Plan to include the new building. A Spill Contingency Plan has been created and was submitted.

Community Consultation

As per section 6 e) i. of the Direct Control District the applicant completed a pre-application Community Consultation with their application. Due to the gathering limitations caused by the COVID pandemic, the applicant posted notices within Water Valley requesting feedback and the results are within Attachment 07.

Once the final application was received from the applicant, the proposal was circulated by the County to twenty adjacent landowners within ½ of a mile of the subject land. Three letters were received back - one of support and two that identified concerns. The concerns were with the intensity and brightness of the security lights. The applicant responded that in Spring 2022, they will re-position the LED lights from a 45 degree angle to a horizontal position to reduce the ambient light while still providing lighting for the storage facility.

Recommendation

Administration can support this application for the following reasons:

- The subject lands are zoned Direct Control District to accommodate indoor and outdoor storage and Self-Storage is a described use within DC 17.12.
 - The proposed development is an expansion of the existing self-storage business and contained within the previously approved Development Permits for Phase 1, Building A and B.
 - The landscaping and fencing have been completed, and no additional Stormwater Plan alterations are required as a result of the proposed self-storage facility.
 - Appropriate access has been secured with an Access Easement Agreement (Instrument # 151 022 175).
-

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 Scan Maps
- 04 - Aerial Photograph
- 05 - Direct Control District from LUB No. 21/21
- 06 - Business Application
- 07 - Pre-Application Community Consultation
- 08 - Community Consultation Map and Responses
- 09 - Applicant's Response to Consultation
- 10 - Presentation

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



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

Rural Address

Proposed Development Permit

Airport Height Limitation

Land Use Zoning

Agricultural District (A)

Agricultural (2) District (A(2))

Country Residential District (R-CR)

Country Residential (1) District (R-CR1)

Residential Farmstead District (R-F)

Local Commercial District (C-LC)

Business Park District (I-BP)

Heavy Industrial District (I-HI)

Aggregate Extraction/Processing District (AEP)

Parks and Conservation District (P-PC)

Parks and Recreation District (P-PR)

Parks and Comprehensive Recreational District (P-PCR)

Institutional, Educational and Cultural District (S-IEC)

Airport District (S-AP)

Direct Control

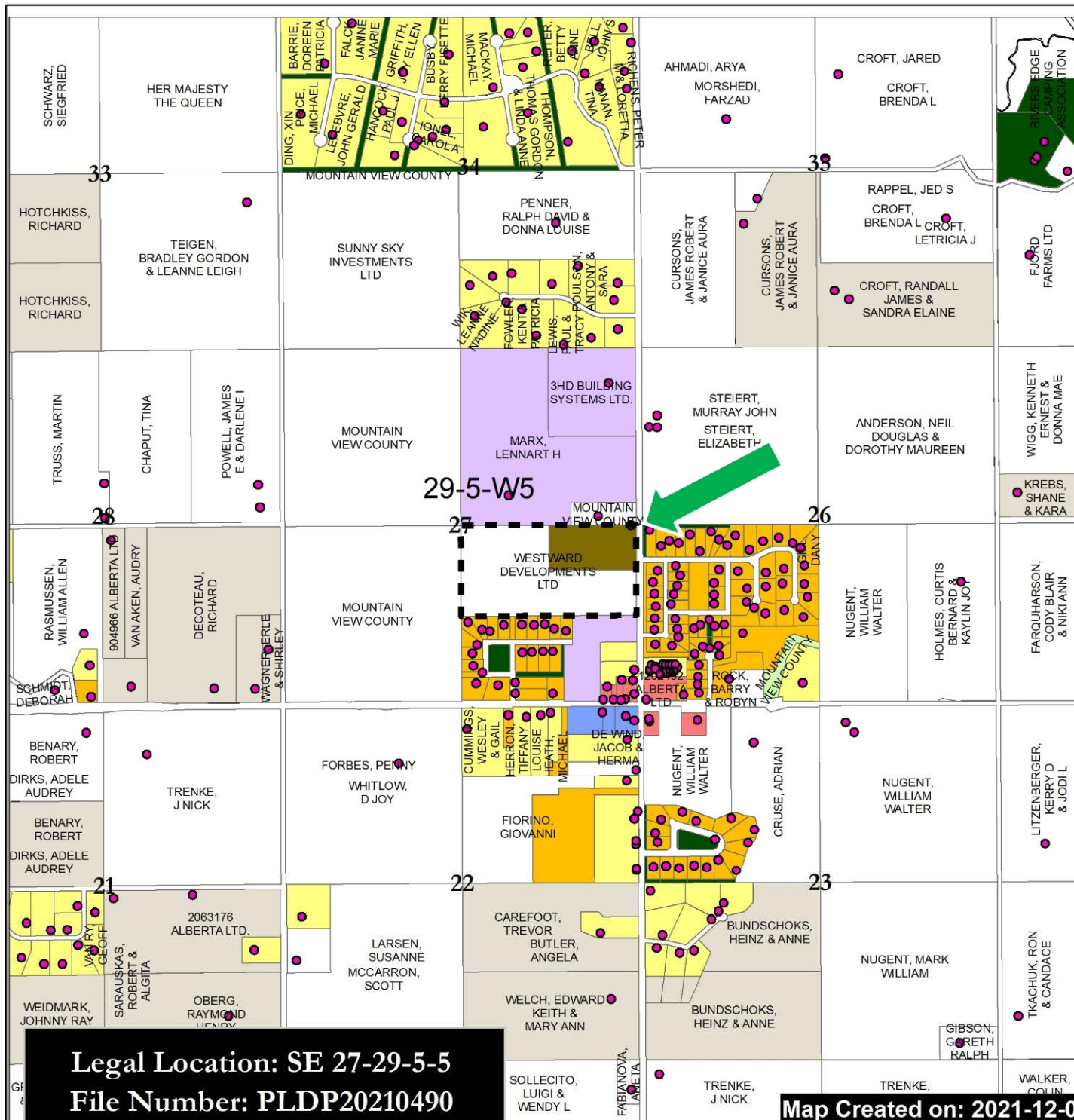
Subject Land



0 250 500 1,000 1,500 Meters

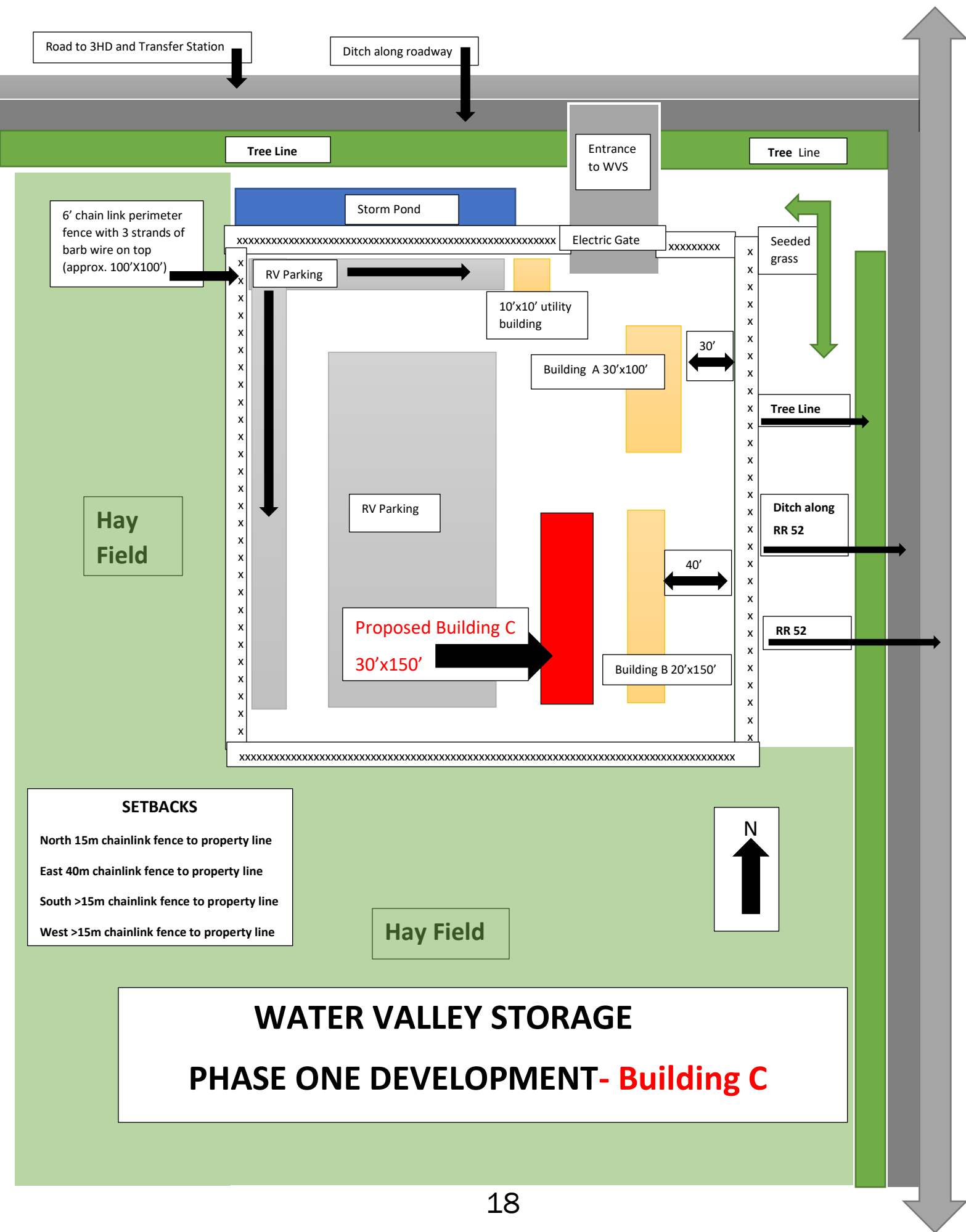
Scale: 1:25,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 27-29-5-5
File Number: PLDP20210490

Map Created on: 2021-12-01

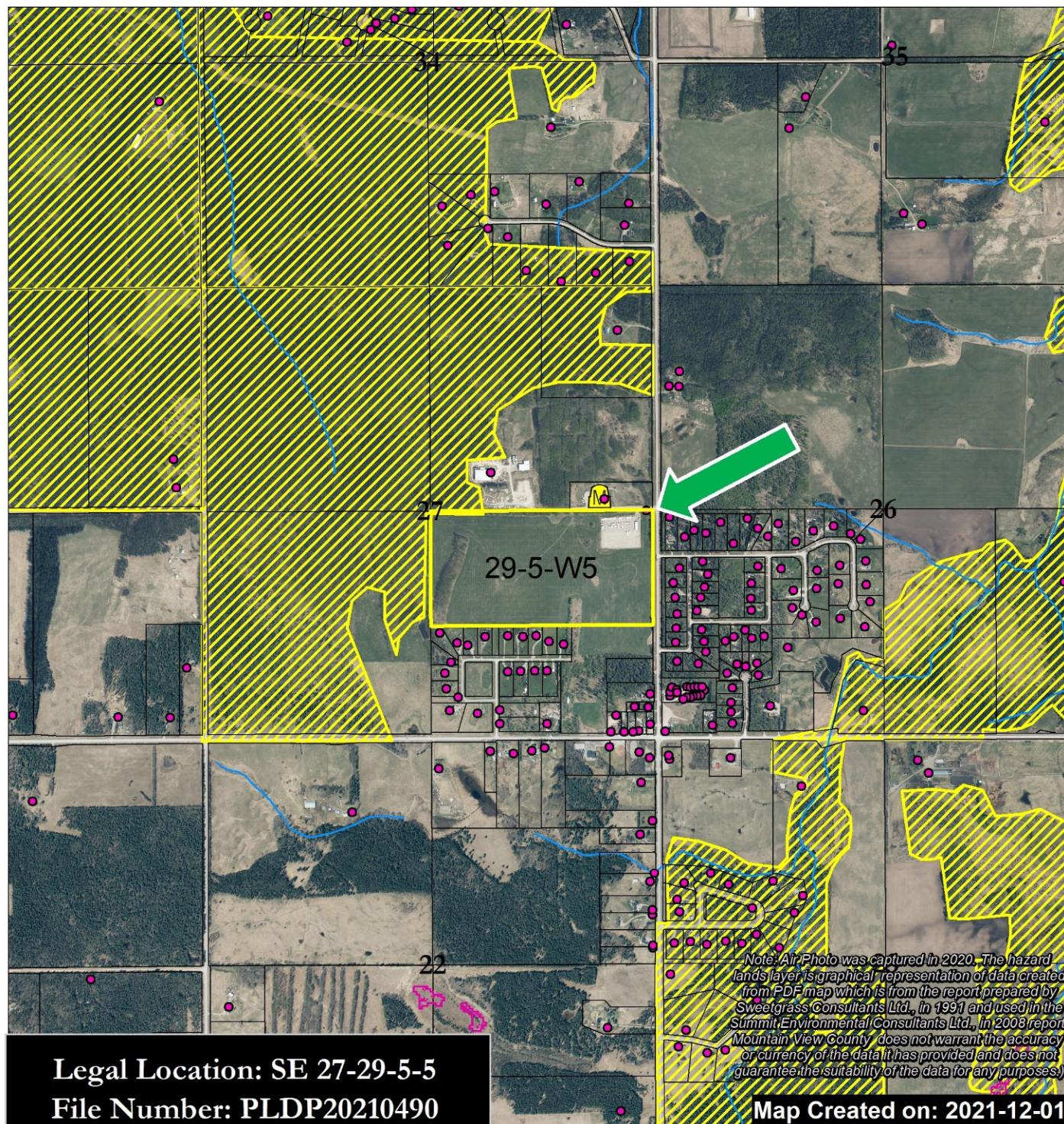


WATER VALLEY STORAGE
PHASE ONE DEVELOPMENT- Building C



Mountain View COUNTY

Environmental Scan



Legend

- Floodway
- Flood Fringe
- Environmental Scan
- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Environmentally Significant Areas
- ESA_number
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)
- Alberta Merged Wetland
- Bog
- Fen
- Marsh
- Open Water
- Swamp
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Development Permit
- Growth Centres
- Historical Resources
- <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Palaeontological Resources
- Nuisance Grounds
- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved
- Subject Land



0 500 1,000 Meters

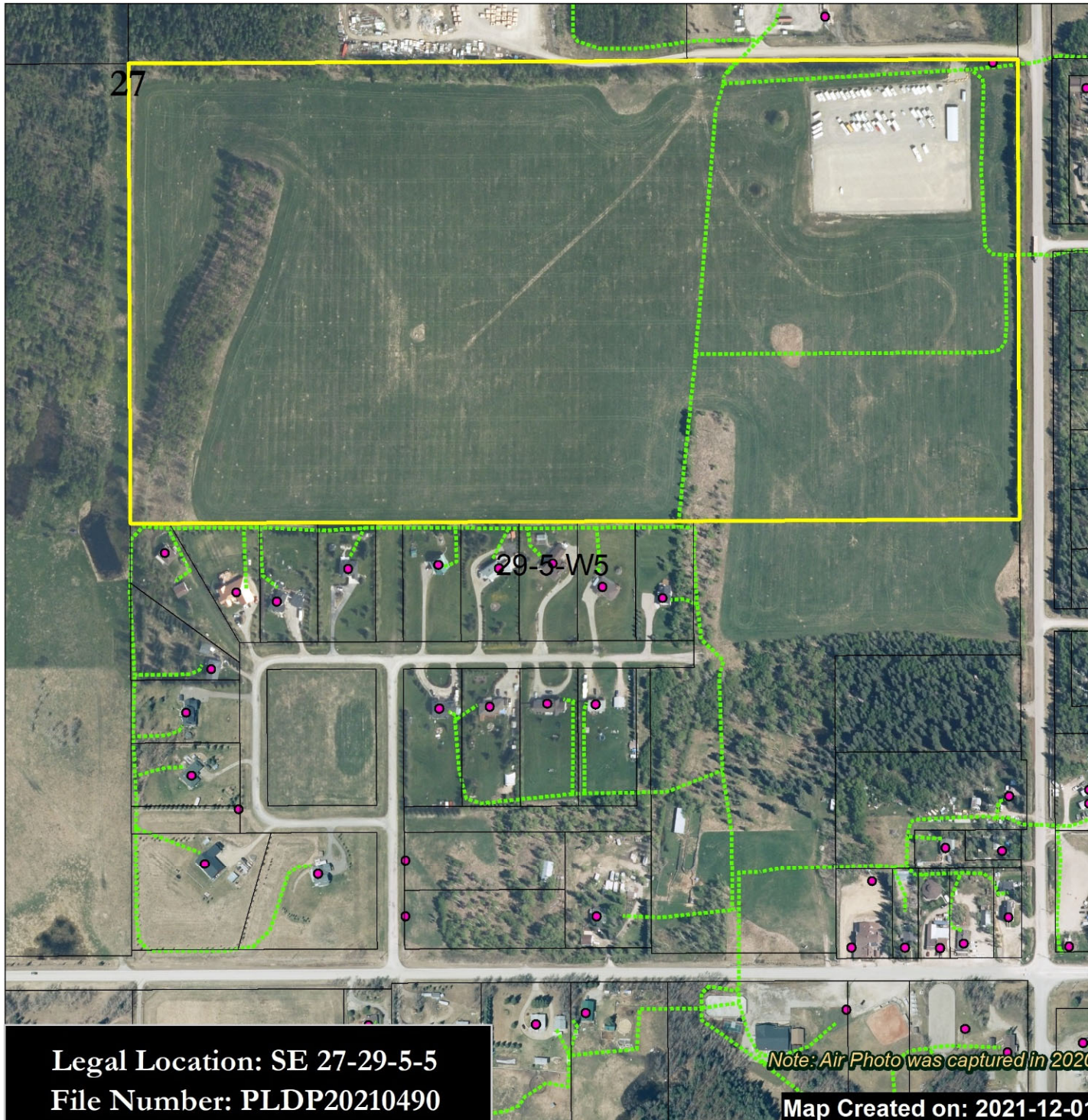
Scale: 1:20,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: SE 27-29-5-5
File Number: PLDP20210490

Map Created on: 2021-12-01



Mountain View COUNTY

Well & Pipeline Facilities

Legend

- | | |
|-----------------------------------|-------------------------|
| ● Application Location | Pipelines |
| ● Rural Address | --- <all other values> |
| ● Gas Plants, Battery Sites, etc. | SUBST_A |
| ● <all other values> | — CRUDE OIL |
| ■ Gas Processing Plant | — FRESH WATER |
| ■ Wells | — FUEL GAS |
| ■ Proposed Development Permit | — HVP PRODUCTS |
| ■ Altalink Powerline Buffer (30m) | — LVP PRODUCTS |
| | — MISCELLANEOUS LIQUIDS |
| | — NATURAL GAS |
| | — OIL WELL EFFLUENT |
| | — SALT WATER |
| | — SOUR NATURAL GAS |
| | — UNKNOWN |



0 100 200 Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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

Bylaw No. LU 18/14
Direct Control District Regulations
Schedule "A"

17.12 Direct Control District Regulations - Part of SE 27-29-5-5

1. Purpose

The purpose of this district is to allow for an indoor and outdoor storage facility. This district shall allow the storage of a maximum 250 recreational vehicles.

2. Application

The following regulations shall apply on portion of SE 27-29-5-5, on approximately 8.09 hectares (20.0 acres), as identified on Schedule "B".

3. Definitions – For the Purpose of this Section:

ACCESSORY BUILDING means a stand-alone building or structure, the use of which is incidental to and subordinate to the principal building or use on the same parcel.

ACCESSORY USE means a use or development customarily incidental and subordinate to the principal use of land or building, but in no instance shall be used as a dwelling and is located on the same parcel as the principal use or building.

OFFICE means a building or portion of a building used for customer service and administrative services.

RECREATIONAL VEHICLE STORAGE INDOOR means a development used for the indoor storage of tent trailers, travel trailers, motor homes or similar recreational vehicles where such storage of goods and materials involves permanent structures for storage.

RECREATIONAL VEHICLE STORAGE OUTDOOR means a development used for the outdoor storage of tent trailers, travel trailers, motor homes or similar recreational vehicles in the open air where such storage of goods and materials does not involve the erection of permanent structures for storage.

SECURITY SUITE means a dwelling unit or portion of a building used to provide accommodation for security personnel and shall not contain more than one (1) bedroom and be no larger than 55.7 m² (660 ft²).

SELF STORAGE FACILITY means a use where goods are stored in a building and is made up of separate compartments and each compartment has a separate access. A self-storage facility may be available to the general public for the storage of personal items and may include the administrative functions associated with the use.

SIGN, ON-SITE COMMERCIAL means a sign that refers to activities or services provided on site and located on the parcel on which the services are provided and does not include third-party signs. All signs must conform to the Business, Commercial, and Industrial Guidelines.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Buildings less than 10.0 m ² (108 ft ²)	Accessory Building and Use, compliant with 9.4
	Office
	Recreational Vehicle Storage Indoor
PERMITTED	Recreational Vehicle Storage Outdoor
Sign, On-site Commercial	Security Suite

EXEMPT	DISCRETIONARY
	Self-Storage Facility

5. Site Regulations

PARCEL AREA	8.09 hectares (20.0 acres).
FRONT YARD	Minimum 40 m (131.23 ft) from the property line from any paved or hard surface County road allowance.
SIDE YARD	Minimum 15 m (49.2 ft).
REAR YARD	Minimum 15 m (49.2 ft).
OTHER SETBACKS	Pipelines and Oil & Gas Facilities: consistent with current Provincial Regulations. Other Setbacks as per the Subdivision and Development Regulations.
BUILDING DENSITY	Accessory Buildings: Maximum two (2) buildings per parcel. Office: Maximum one (1) per parcel. Recreational Vehicle Storage Indoor: Maximum one (1) building per parcel. Security Suite: Maximum one (1) suite per parcel. Self-Storage Facility: Maximum 20% coverage of the parcel.
BUILDING HEIGHT	Recreational Vehicle Storage Indoor: Maximum 8.43 m (27.65 ft). For all other Permitted and Discretionary Uses: Limited to such height as is deemed suitable and appropriate for the intended use.
BUILDING FLOOR AREA	For Permitted and Discretionary Uses: Limited to such floor area as is deemed suitable and appropriate for the intended use.

6. Other Regulations

a) Restrictions

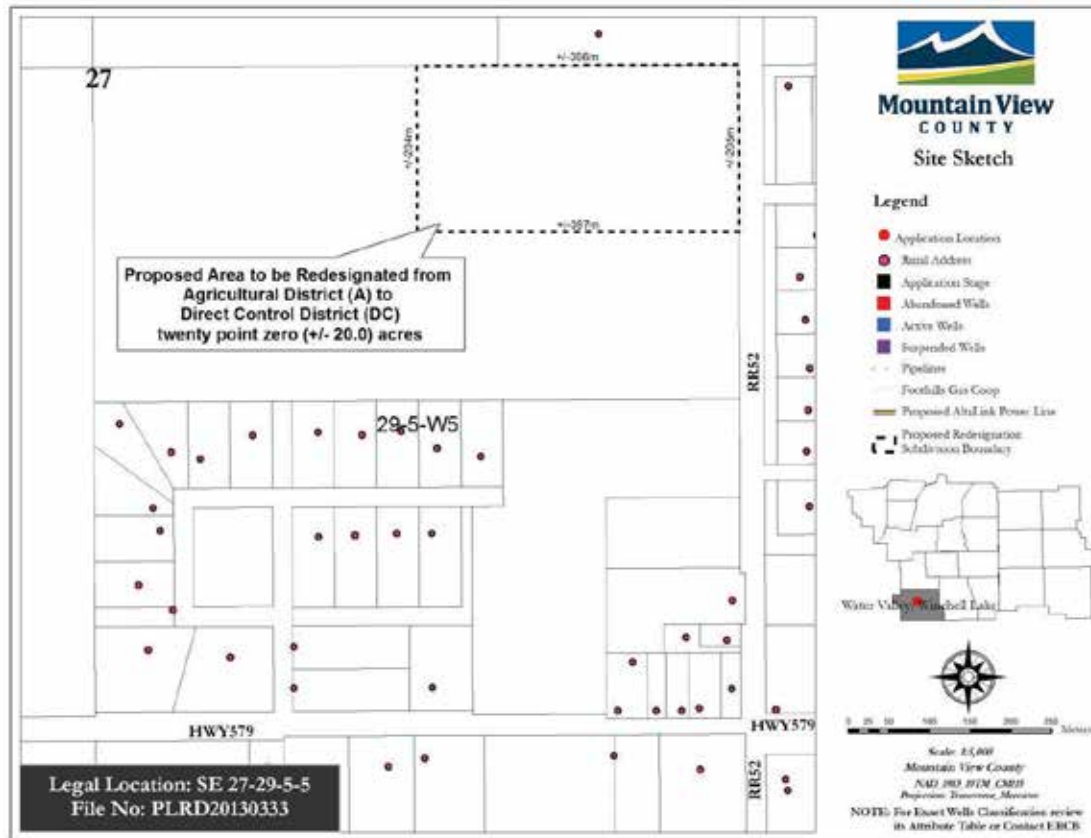
- i. Topsoil shall not be removed from part of SE 27-29-5-5
- ii. All outdoor storage areas shall be located to the rear and sides of the principal building and shall be screened from view from any public roadway and from adjacent sites by landscape materials, berms, fences or a combination of these features to the satisfaction of the Approving Authority.
- iii. Sea cans or shipping containers shall not be allowed on site.
- iv. No vehicular access or egress will be allowed from Range Road 52.

b) Site Suitability

Where and if there are potential impacts associated with the uses related to this district, the Approving Authority may require the applicant to retain the services of a qualified professional to provide reports in conjunction with a Development Permit Application, to determine whether the proposed development is acceptable. Reports may include but are not limited to:

- i. Spill Contingency Plan: This Plan shall identify lines of authority and responsibility, establishes proper reporting and communication procedures and describes an action plan to be implemented in the event of a spill. This Plan shall contain all the information necessary to effectively control and clean up a potential spill.

- ii. Site Development Plan: This Plan shall describe the proposed layout of all buildings and shall detail the number of storage sites proposed including dimensions of the sites, including circulation requirements, road widths, site access and egresses, emergency access, parking areas, storage areas, topsoil removal area and location of soils extracted and a detail reclamation plan. The minimum dimensions for a parking stall for RV's should be 3.0 m x 6.0 m (10 ft x 20 ft). This Plan shall also identify proposed phasing for development.
 - iii. Stormwater Management Plan: This Plan shall address current and future drainage requirements in support of the proposed indoor and outdoor storage facility, and shall identify and locate major drainage facilities, including major drainage channel improvements, the location of storm sewer improvements, open channel routes, retention/detention facilities, and land requirements for drainage purposes. Traffic Impact Assessment: In order to evaluate the traffic impact of the proposed indoor and outdoor storage facility, a Traffic Impact Assessment may be required, except where the Approving Authority accepts that no Traffic Impact Assessment is necessary. This report should identify and define: the study area, the planning horizon and analysis period, the existing traffic conditions, and the estimated traffic demand. The report should also identify mitigation measures and provide overall recommendations for addressing local and regional traffic impacts.
- c) **Landscaping**
- i. A Landscape Plan will be required as part of the submission of a Development Permit. For Landscaping refer to the Business, Commercial, and Industrial Guidelines adopted by Council. All landscaping must be in conformance with these guidelines.
 - ii. Fencing requirements shall be provided to the satisfaction of the Approving Authority and shall be located inside the required yard setbacks.
- d) **Fire Protection**
- i. A Fire Protection Plan shall be prepared by the developer and submitted to the local fire department for approval with confirmation provided to the satisfaction of the Approving Authority.
- e) **Community Consultation**
- i. A Community Consultation Plan may be required prior to a Development Permit Application, except where the Approving Authority accepts that no community consultation is necessary. The Plan will describe how the developer will respond to the potential issues or concerns from surrounding property owners and residents (within a minimum 800 m radius from the proposed district) from the proposed indoor and outdoor storage facility.
- f) **Security Suite**
- i. Prior to the Approving Authority making a decision on a Development Permit for a Security Suite located less than 300 m of the disposal area of a non-operating landfill, the developer is required to obtain a written consent from the Deputy Minister of Environment and Sustainable Resource Development.



DEVELOPMENT PERMIT APPLICATION

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754

www.mountainviewcounty.com

PLDP **20210490**

Discretionary

Permitted

Contact Details

NAME OF APPLICANT(S): Westward Developments Ltd (Bob Wiebe)

Address: Box 532 Town/City: Water Valley Postal Code: T0M 2E0

Phone #: 403-519-4142 Fax #: _____

Alternate Phone #: _____ Email: watervalleystorage@gmail.com

LANDOWNER(S) (if applicant is not the landowner): Westward Developments Ltd

Address: Box 532 Town/City: Water Valley Postal Code: T0M 2E0

Phone #: 403-519-4142 Fax #: _____

Alternate Phone #: _____ Email: watervalleystorage@gmail.com

Site Information & Development Details

RURAL ADDRESS: 30-29441 Range Rd 52

LEGAL: (Circle one) NE NW ~~SE~~ SW $\frac{1}{4}$ Section 27 Township 29 Range 5 W 5 M

Registered Plan # _____ Block _____ Lot _____ TITLE AREA: 81 acres hectares/acres

Is the property located on a developed County or Provincial Road? ~~Yes~~ No

EXISTING BUILDINGS: 1, 30 x 100 ft storage building, 13, 10 x 20 storage units, 1, 10 x 10 ft utility building

NUMBER OF (existing) DWELLINGS: N/A

PROPOSED DEVELOPMENT (what are you applying for): One storage building

Proposed Construction Details – If Application is for a Structure

TYPE OF STRUCTURE: ☐ Dwelling ☐ Garage ☒ Other (e.g. shop) Prefab. Metal Storage Building

Type of Dwelling (check all that apply): ☐ New Construction ☐ RTM/Modular ☐ Mobile/Manufactured

☐ Move-on ☐ Renovation ☐ Addition ☐ Secondary Suite ☐ First Dwelling

☐ Second Dwelling "Attach Supplemental Form" ☐ Other _____

Square Footage: 4500 Building Height: 8'4" (Eve Height)

Foundation/Basement: ☐ Pilings ☐ Crawl Space ☐ Full Basement ☒ Slab

*For Mobile Home: Size: _____ Year: _____ Model: _____

Serial Number: _____ Name/Make of Unit: _____

*For "Move-On" Dwelling (Please submit photographs of the building to be moved): Year Built: _____

Name of Mover: _____ Present Location of Dwelling: _____

Proposed Setbacks

Please indicate distance in meters and/or feet and circle applicable direction: (as per the site sketch on page 6 of 7)

Front Property Line: N S ~~N~~ W 70 meters (minimum)

Rear Property Line: N S E ~~N~~ 350 meters (minimum)

Side Property Line: ~~N~~ S E W 35 meters (minimum)

Side Property Line: N ~~N~~ E W 190 meters (minimum)

Abandoned Oil and Gas Well Information

Have you contacted the AER (Website) to determine if you have an abandoned oil and/or gas well? ☒ Yes ☐ No

- Is there an Abandoned Well on the property? ☐ Yes ☒ No
- If no abandoned well is present, please supply a printout from the AER website.
- If yes, please identify it on your site sketch and provide the Name of Licensee.

Licensee Name: _____

We require a printout of the mapping from the AER Website. To acquire this information a link has been provided;
<http://mapviewer.aer.ca/Html5/Index.html?viewer=aerabnwells>

(Refer to iv of vi for detailed instructions)

Other Details

Please indicate if there are any of the following uses within one (1) mile of the proposed development:

- Gas Facilities/Pipelines ☐ Yes ☒ No ☐ Unknown Distance: _____
- Confined Feeding Operations ☐ Yes ☒ No ☐ Unknown Distance: _____

Please indicate the type of Sewage System that is ☐ existing or is ☐ proposed:

☐ Septic Field ☐ Holding Tank ☐ Open Discharge ☐ Other (please describe) N/A

Please indicate the type of Water Supply that is ☐ existing or is ☐ proposed:

☐ Well ☐ Cistern ☐ Common ☐ Other (please describe) N/A

Does the site have direct access to a developed Municipal Road? ☐ Yes ☒ No

Proposed Development has commenced ☐ Yes ☒ No

Estimated Commencement Date: April 15, 2022 Estimated Completion Date: May 15, 2022

Estimated Cost of Project: ~~\$225,000.00~~ \$100,000.00

Right of Entry Agreement

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection: ☒ Yes ☐ No

Dwelling Unit Location on Property

- ☐ I have reviewed (informed my client of) the Municipal Development Plan (MDP) policies on panhandle subdivision design and how it can affect future subdivision potential.

Initial _____

Please complete the following section if you are applying for a
Business

Nature of the Business

Name of Business: Water Valley Storage

Nature of Business - In the space provided below, please provide a description of the nature of the business including: services provided, products manufactured, items repaired, and goods offered for sale. If necessary, please use an additional page:

Water Valley Storage is an RV and Self Storage facility located at Water Valley, Alberta. Currently Water Valley Storage consists of a gravel parking area

for RV storage, one 30x100 ft (3000 sq ft) metal storage building (Trachte) on a concrete slab constructed in 2015, 13 10x20 portable metal storage units (Trachte) erected in 2020/21.

Water Valley Storage intends to construct one, prefab 30 x 150 ft (4500 Sq ft) metal storage building in 2022. This building will also be manufactured by Trachte Building Systems, and be the same in design and color as the other storage units, and be on a concrete slab.

The following is a checklist to determine if your business qualifies as a Home Office, Home Base, or Contractors.
Please answer the following:

1. Will any clients visit the home or property? YES NO
2. Will there be any potential for exterior impacts? (ie. noise, smoke, fumes, dust, etc.)..... YES NO
3. Will there be any outside signage related to the business?..... YES NO
4. How many employees (in addition to permanent residents)?..... 1
5. How many business related vehicles will be on the property?..... 1

If you have answered NO to all of the proceeding questions, have no employees, and no business related vehicles then your business is considered a Home Office and does not require a Development Permit.

I, _____ confirm that the above information accurately describes the
(Print Name)

home office business that will/is operating on _____
(Legal Land Location)

I undertake to comply with the above listed criteria for a Home Office Business and hereby give my consent to allow the release of any personal information provided with respect to this application.

Date

Signature

Date

Signature

If you have answered YES to *any* of the above questions,
Have any Employees, and/or Business Related Vehicles,
you require a Development Permit.
Proceed with next page.

BUSINESS DETAILS

The following questions generally explain the details of your proposed business.

Please feel free to supplement this with your additional information, ie:

Website, Brochures, Business Plan, Marketing Info

- Will there be existing or new buildings used for the business? Please indicate which building will be used for the business on the site plan. Yes, as indicated above in "Nature of Business". See site plan.

- What is the area which will be occupied for the proposed business? Please indicate the area of the building that will be occupied by the proposed business on the site plan. See Site Plan

- Identify how many people will be employed, including yourself Self, plus one part time

- How many clients/customers will visit during an average day 5 (estimate) week 35

- Identify the daily hours of operation: Gate access, 5:00 AM to 10:00 PM

- Identify the months of operation: Year round

- Identify the number, size, and type (i.e. commercial vehicles, cars, trucks, etc.) of vehicles to be used for the business (if any): N/A

- Where will parking be provided for employees/clients/customers and delivery trucks? Please indicate parking area(s) on the site plan: See Site Plan

- Indicate the types of related materials stored for the business (where and how much is stored): N/A

- What type of equipment will be used on the premises for your business (i.e. computers, tools, etc.): N/A

- Will there be signage related to the business? If so, what size and indicate the location of the potential signage on the site plan: On Site

*Please note that this entire application package must be completed and submitted for a business.

Notes

Water Valley storage is located within a DC, which measures approximately 205 meters x 396 meters (+/- 20 acres), in the NE corner of SE 27-29-5W5. The current graded and fenced area of Water Valley Storage is slightly over 100x100 meters.

Existing storage building (s):

Building A

- is located 20 meters South of the North fence. The North fence is located 15 meters South of the North property line.
- 9 meters West of the East fence. The East fence is located 40 meters West of the East property line.
- Over 350 meters East of the West boundary of the DC, and approximately 100 meters East of the West fence.
- Approximately 190 meters North of the South boundary of the DC, and approximately 65 meters North of the South fence.
- Manufactured by Trachte Building Systems, assembled on site, in 2015, on a concrete foundation.
- Is 30'x100'

Building B

- Consists of 13, 10'x20' portable metal storage units constructed in 2020/21
- Located approximately 30' South of building A

Proposed New Development (Building C)

- To be located approximately 30 ' to the West of building B
- 30'x 150' (4500 sq ft)
- Prefab metal Building
- Similar in design and color to buildings A and B

Water Valley Storage Phasing Plan

Water Valley Storage is located in the North East corner of SE 27-29-5-5 and is located within a DC measuring approximately 205 Meters x 396 Meters (20 Acres +/-).

Phase One

In 2015 a footprint of slightly over 100 x100 meters, plus required setbacks was graded, graveled, landscaped and fenced (**Phase One**). In 2015 phase one consisted of a 10x10 metal utility building, a 30x100 metal storage building (Building A) and a graveled area for RV parking.

Phase One, Building B

In 2020 five portable 10x20 storage units were added to Phase One (PLDP20200092) and were placed approximately 30 ft South of Building A. In 2021 an additional eight 10x20 portable storage units were added to Phase One (PLDP20200092 and PLDPA20210262). These additional eight storage units were placed in a row, South of the five added in 2020, for a total of 13, 10x20 portable storage units. These 13, 10x20 units total 2600 square feet of storage space and are now known as Building B. There is a small space between each of the 13 units which make up Building B, which is why the overall length of the 13 units is approximately 150 ft.

Phase One, Building C

Currently, we are planning for the addition of one storage building to be added to phase one (Building C), measuring 30 x 150 feet (4500 sq ft), to be located West of Building B as seen in the phasing map.

Phase One, Building D

At this time, Phase One building D is concept only and may be considered at some point in the future if the demand for storage space is sufficient.

Phase One, Building E

At this time, Phase One Building E is concept only and may be considered at some point in the future if the demand for storage space is sufficient.

It is important to note that all of the previously referred too development and concepts are located within the original footprint of 2015 (Phase One). If the demand is such and the need arises in the future, that a larger footprint is required, any additional grading (beyond the original 2015 footprint) would be considered Phase Two.

Posted January 1st to January 8th, 2022

*****Notice*****

****Community Consultation****

Water Valley Storage- Community Consultation

Water Valley Storage has submitted a Development Permit application to Mountain View County for one additional 4500 sq ft storage building.

Residents and Businesses, located within 800 meters of 30-29441 Range Road 52 (Water Valley Storage) are invited to contact Water Valley Storage on or before January 8th with any questions regarding the proposed development. You may contact Water Valley Storage by phone, 403-519-4142, email, watervalleystorage@gmail.com or attend a zoom meeting which will be hosted on January 8th, 2022 at 1300 hrs. If you choose to join by Zoom, the link is <https://us05web.zoom.us/j/89833536963?pwd=YzNiVGIzSHBxYk1IWG4wbEtwMTRDdz09>
The Meeting ID number is 89833536963 and the Pass Code is tr8ZtE

Community Consultation Report

It was determined, in light of current COVID restrictions, it would be best to avoid direct contact with residents during the community consultation process. Consequently, the following steps were taken:

Notice

On January 1st, 2022 the above notice was posted in three high traffic areas, within Water Valley, for a one week period, January 1, 2022 to January 8th, 2022. The locations selected were the Water Valley Hardware Store, the Water Valley General Store, and a bulletin board near the mail boxes, in Water Valley. Residents and businesses alike were invited to respond with any questions or concerns by email, phone or to attend a Zoom Meeting on January 8th, 2022 at 1300 hrs.

As of January 08, 2022 there were no inquiries generated from the Notices. On January 8th, 2022 there were no participants in the Zoom Meeting which was held from 1300 hrs to 1330 hrs.

Water Valley Community Association.

On January 1, 2022 I spoke to a member of the Water Valley Community Association as I was placing the notices. I explained the Community Consultation to him and asked if he had any questions. He advised that he did not have any questions.

On January 8, 2022 I spoke to another member of the Community Association who asked the following questions:
Where will the building be located, and will there be any new lights?
The proposed location of the building was described, and he was advised that there would likely be low intensity solar powered lights placed on the exterior of the new building.

3HD Builders

On January 11, 2022 I spoke to management at 3HD builders, a business located approximately 300 meters West of Water Valley Storage. Water Valley Storage and #HD builders share the same access road.

3HD Builders stated that they have no questions or concerns regarding the proposed new building at Water Valley Storage and that it has no impact on them.



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

● Rural Address

⬜ Proposed Development Permit

⬜ Airport Height Limitation

Land Use Zoning

⬜ Agricultural District (A)

⬜ Agricultural (2) District (A(2))

⬜ Country Residential District (R-CR)

⬜ Country Residential (1) District (R-CR1)

⬜ Residential Farmstead District (R-F)

⬜ Local Commercial District (C-LC)

⬜ Business Park District (I-BP)

⬜ Heavy Industrial District (I-HI)

⬜ Aggregate Extraction/Processing District (AEP)

⬜ Parks and Conservation District (P-PC)

⬜ Parks and Recreation District (P-PR)

⬜ Parks and Comprehensive Recreational District (P-PCR)

⬜ Institutional, Educational and Cultural District (S-IEC)

⬜ Airport District (S-AP)

⬜ Direct Control

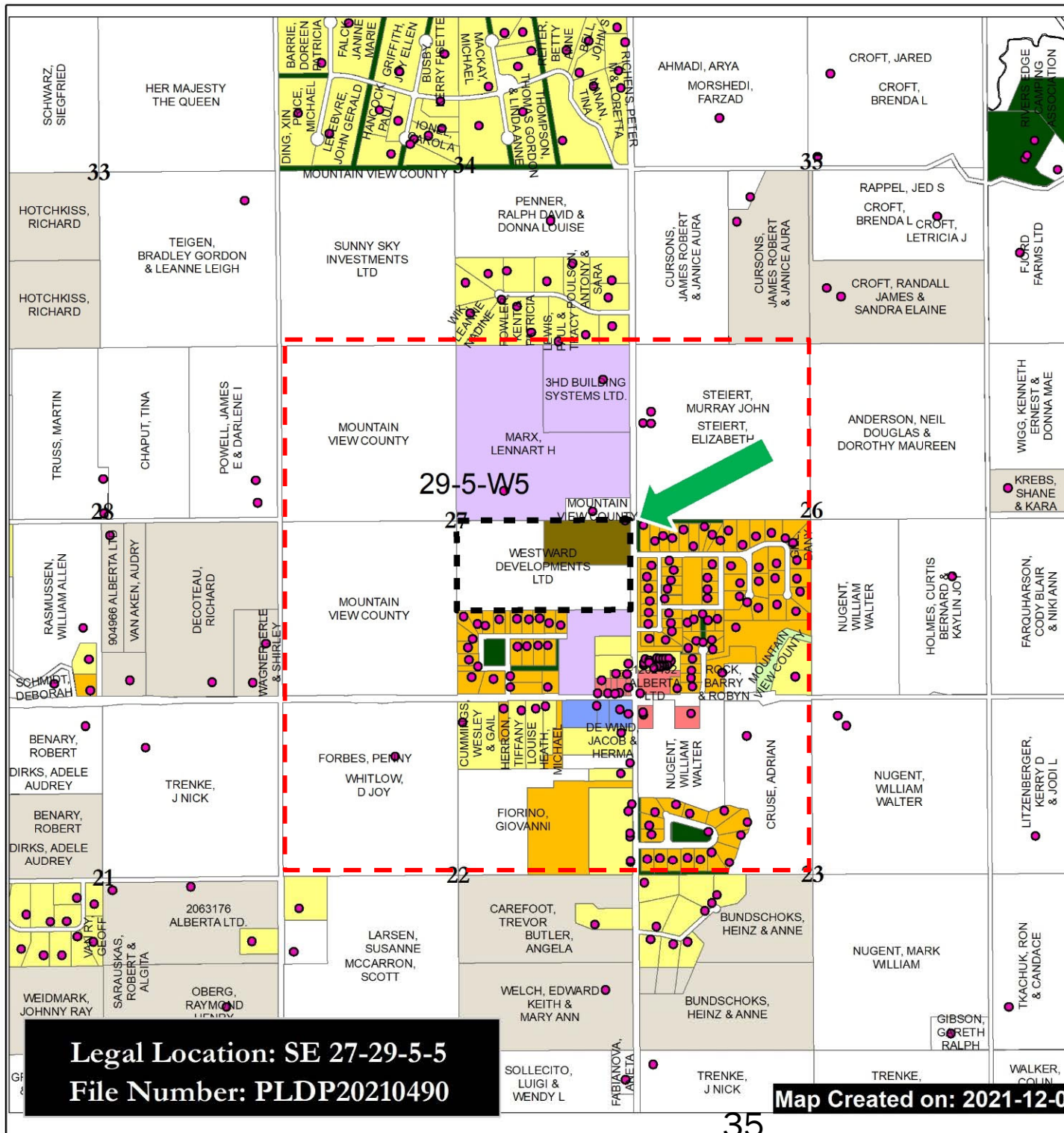
➔ Subject Land



0 250 500 1,000 1,500 Meters

Scale: 1:25,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 27-29-5-5
File Number: PLDP20210490

Map Created on: 2021-12-01

Mountain View County
Att. Development Officer
1408 Township Road 320
Postal Bag 100
Didsbury, AB T0M 0W0

February 11, 2022

Re: File PLDP20210490

With regard to above mentioned file we have no objections to the development on itself but would like to have included and enforced special attention to the location of the existing and new security lights.

Reason is that the existing security lights are very intrusive to some of the Westward Heights properties. Having the lights located such that they are pointing away from Westward Heights the issue would be solved.

Thanks for taking this into consideration,

Cornelis VandenEnden



Peggy Grochmal

From: susan cox [REDACTED]
Sent: February 21, 2022 2:33 PM
To: Peggy Grochmal
Subject: FW: Proposed Development Permint

Sent from [Mail](#) for Windows

From: [susan cox](#)
Sent: February 21, 2022 2:26 PM
To: pgrochmal@mycounty.com
Subject: FW: Proposed Development Permint

Sent from [Mail](#) for Windows

From: [susan cox](#)
Sent: February 17, 2022 3:09 PM
To: pgrochmal@mycounty.com
Subject: Re: Proposed Development Permint

Hi! Peggy: I am e-mailing you regarding the proposed development permit – Self-Storage Facility for Westward Developments Ltd file # PLDP20210490. I am one of the adjacent landowners Mrs. Susan Cox Sec 26 TWP 29 Range 5 west of 5th Meriden, Lot 6 Little Red Acres. My mailing address is [REDACTED] [REDACTED] and my home phone # is [REDACTED]. I have lived in my home since 1980 and I am adamantly against the proposed permit for a DISCRETIONARY permit to continue adding on to that eye sore storage facility. To allow Westward Developments to use their discretion to add more of those “Blaring Security Lights” to light up more of the inside of my home. What they have now already lights up my kitchen area at night and I now have to put my door to a close in my bedroom cause of the glaring light they give off that shines right into my bedroom. Not to mention the additional traffic and noise it will cause and most of all the devaluation of my property having a extra large eye sore storage facility right across the road. Yours sincerely Susan Cox

Sent from [Mail](#) for Windows

**** IMPORTANT NOTICE **** This email originates from outside our organization so please proceed with caution and check the email and/or attachments for possible threats. **** IMPORTANT NOTICE ****

Peggy Grochmal

From: KEN HEWLETT [REDACTED]
Sent: February 12, 2022 3:26 PM
To: Peggy Grochmal
Subject: re PLDP 202110490

Regarding plan [PLDP20210490](#) Westward Developments Ltd.

Hewlett Production Services Ltd. has no objections to this development proposal.
It sounds like it would be a good facility to have available in the area.

Please call [REDACTED] if you have any questions.

thanks,

Ken Hewlett

**** IMPORTANT NOTICE **** This email originates from outside our organization so please proceed with caution and check the email and/or attachments for possible threats. **** IMPORTANT NOTICE ****

Westward Developments Ltd

March 3, 2022

Mountain View County
Bag 100
Didsbury, Alberta
T0M 0W0

RE: Development Permit Application, PLDP20210490. Written Response to Mrs. Susan COX

Dear Ms. GROCHMAL

I am in receipt of a letter written By Mrs. Susan COX, dated February 17, 2022. I will do my best to offer a response accordingly. I would like to thank Mrs. COX for her letter.

In her letter it seems that her primary concern is the “Blaring Security Lights” that light up the inside of her home.

Even though this application is for one additional storage building, and will not include the addition of any bright security lights we will do our best to alleviate the concerns she expresses with the current lights.

I must conclude that she is referring to LED lights mounted on 20 ft poles, as these are the brightest lights on site. There are three such poles with two lights on each, for a total of six lights. The lights are currently positioned at a 45 degree angle on top of the poles.

In response to her concerns we will reposition the lights so that they are no longer at a 45 degree angle. It is anticipated that if the lights are repositioned from 45 degrees to a horizontal position they will still provide adequate lighting for the storage facility and greatly reduce the amount of ambient light that the LED units themselves emit, and the bright LED units should no longer be directly visible from Little Red Acres.

We expect to be able to complete the repositioning of the lights in the Spring of 2022, when we are able to access them with a bucket truck or a lift unit.

Sincerely

Robert Wiebe
Westward Developments Ltd

Westward Developments Ltd

March 3, 2022

Mountain View County
Bag 100
Didsbury, Alberta
T0M 0W0

RE: Development Permit Application, PLDP20210490. Written Response to Cornelis VANDENENDEN

Dear Ms. GROCHMAL

I am in receipt of a letter authored by Cornelius VANDENENDEN, dated February 11, 2022. I would like to thank Mr. VANDENENDEN for his response.

In his letter Mr. VANDENENDEN states that he does not oppose the development, but does expresses concern with the intrusiveness of the existing security lights. I must conclude that he is referring to LED lights mounted on 20 ft poles, as these are the brightest lights on site. There are three such poles with two lights on each, for a total of six lights. The lights are currently positioned at a 45 degree angle on top of the poles.

In response to his concerns we will reposition the lights so that they are no longer at a 45 degree angle. It is anticipated that if the lights are repositioned from 45 degrees to a horizontal position they still provide adequate lighting for the storage facility and greatly reduce the amount of ambient light that the LED units themselves emit, and the bright LED units should no longer be directly visible from Westward Heights.

We expect to be able to complete the repositioning of the lights in the Spring of 2022, when we are able to access them with a bucket truck or a lift unit.

Sincerely

Robert Wiebe
Westward Developments Ltd

Westward Developments Ltd

March 3, 2022

Mountain View County
Bag 100
Didsbury, Alberta
T0M 0W0

RE: Development Permit Application, PLDP20210490. Written Response to Ken HEWLETT

Dear Ms. GROCHMAL

I am in receipt of a letter authored by Ken HEWLETT, dated February 12, 2022. In his letter, Mr. HEWLETT indicates that he has no objection to the application and feels that it would be a good facility to have in the area.

I would like to thank Mr. HEWLETT for taking the time to respond to the application.

Sincerely

Robert WIEBE
Westward Developments Ltd



PLDP20210490

Peggy Grochmal
Development Officer
March 23, 2022



APPLICANT: Westward Developments Ltd.
LANDOWNER: Westward Developments Ltd.
LEGAL: SE 27-29-5-5
DIVISION: 2
ZONING: Direct Control District 17.12 and
Agricultural District
ACRES: 81.84 – 20.0 acres Direct Control

PROPOSED DEVELOPMENT:

Self-Storage Facility (Phase 1, Building C)



Mountain View COUNTY

County Location

Legend

- Proposed Development
- Permit Location
- Paved Roads and Highways
- Town/Village
- Mountain View County

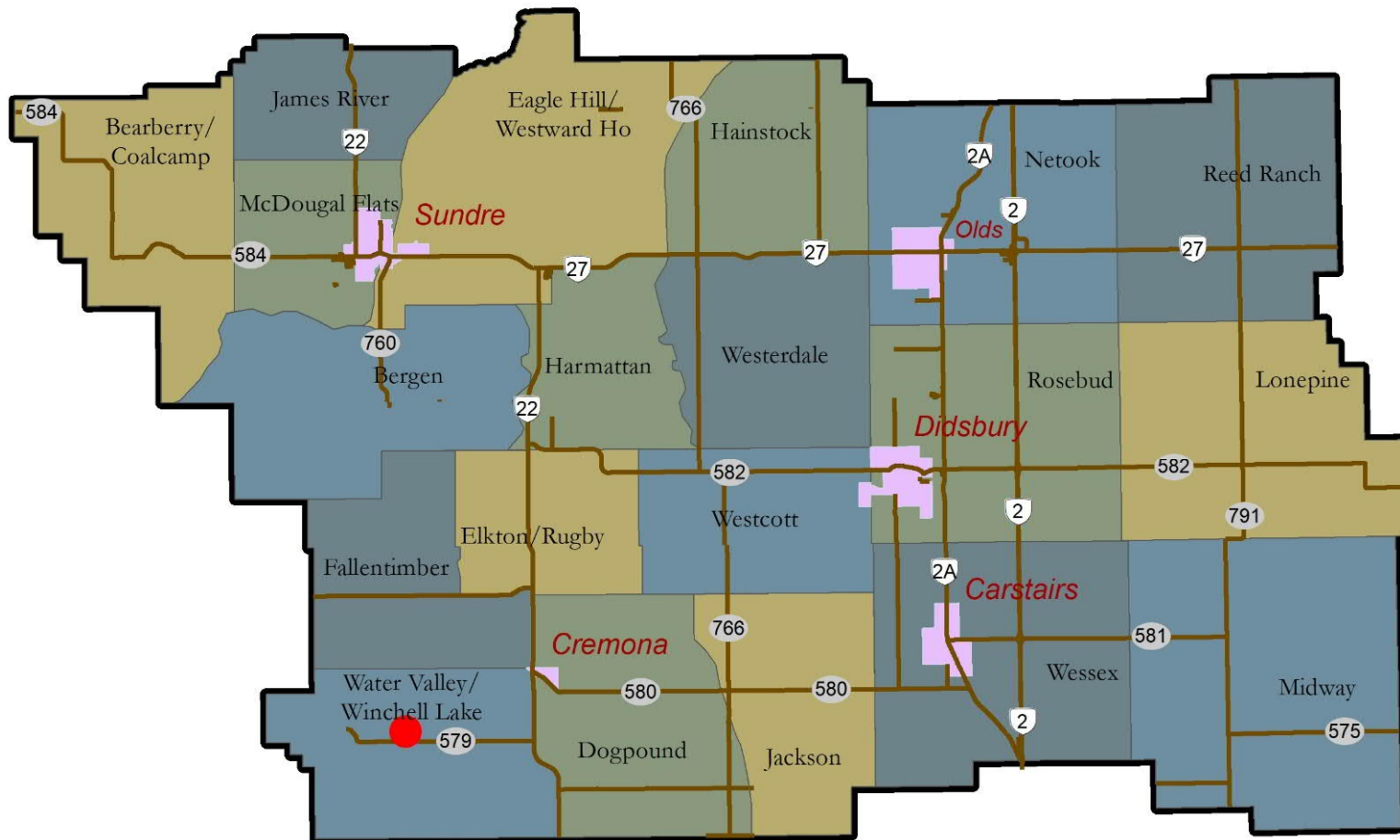
0 5 10 20
Km

Scale: 1:450,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

NOTE: Point is not to scale and
it is an estimation of the location



Legal Location: SE 27-29-5-5
File Number: PLDP20210490



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

- Rural Address
- Proposed Development Permit
- Airport Height Limitation
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control
 - Subject Land

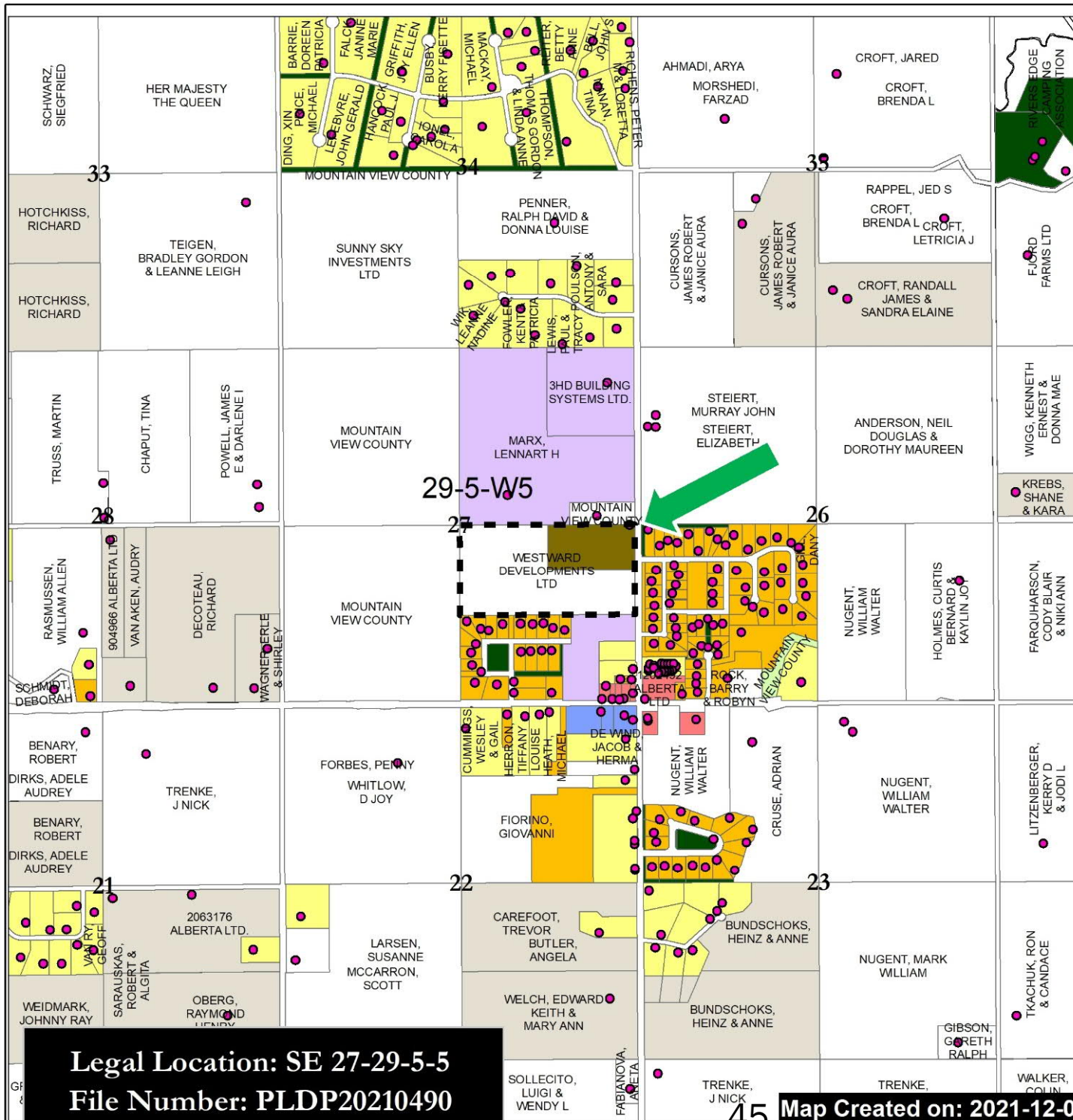


0 250 500 1,000 1,500 Meters

Scale: 1:25,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 27-29-5-5
File Number: PLDP20210490

45

Map Created on: 2021-12-01



Mountain View COUNTY

Environmental Scan

Legend

- Floodway
- Flood Fringe
- Environmental Scan**
- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Environmentally Significant Areas**
- ESA_number
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)
- Alberta Merged Wetland**
- Bog
- Fen
- Marsh
- Open Water
- Swamp
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Development Permit
- Growth Centres
- Historical Resources**
- <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Palaeontological Resources
- Nuisance Grounds**
- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved
- Subject Land

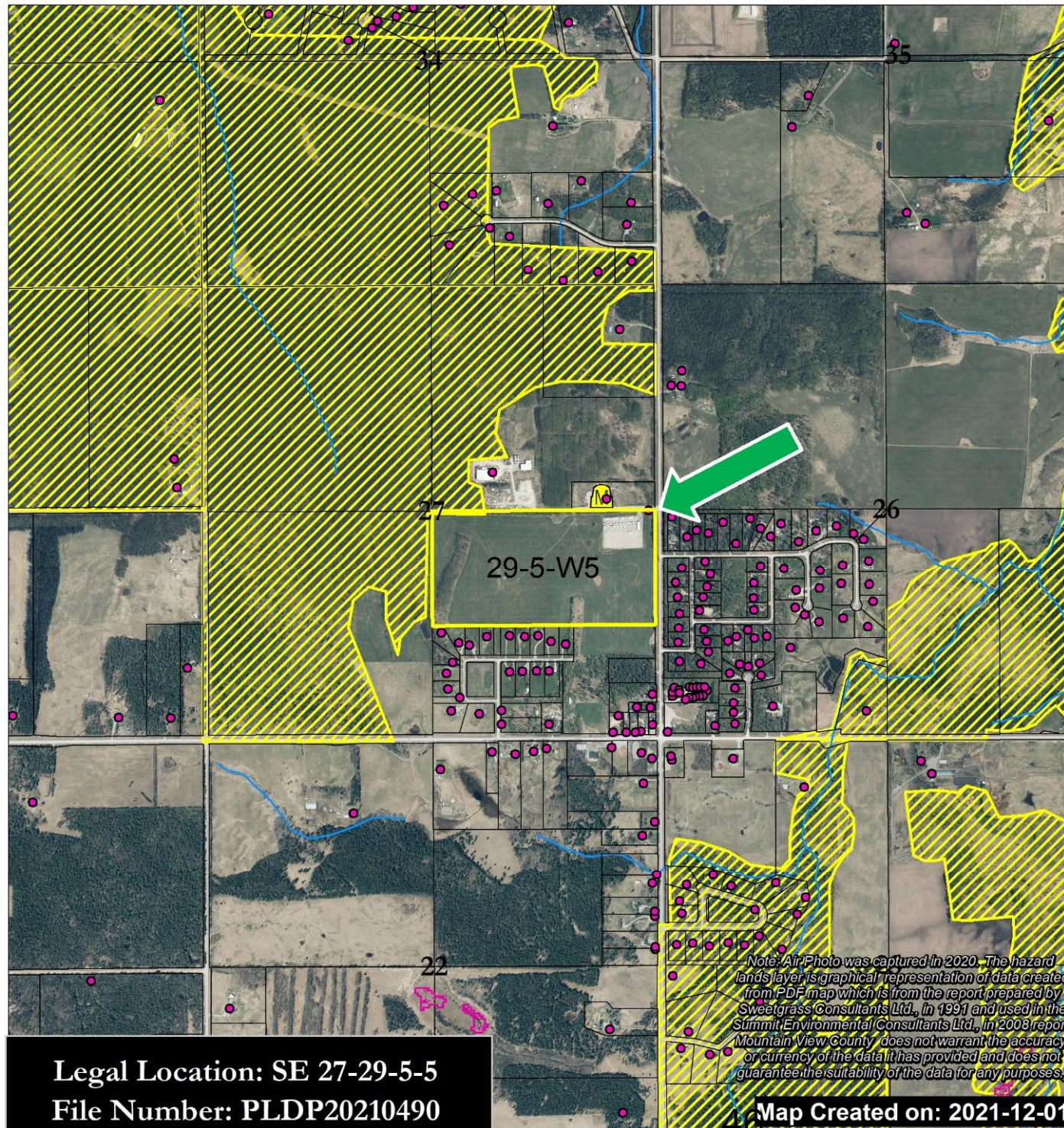


0 500 1,000 Meters

Scale: 1:20,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 27-29-5-5

File Number: PLDP20210490

Map Created on: 2021-12-01



Mountain View COUNTY

Well & Pipeline Facilities

Legend

- | | |
|--|-----------------------|
| Application Location | Pipelines |
| Rural Address | <all other values> |
| Gas Plants, Battery Sites, etc. | SUBST_A |
| <all other values> | CRUDE OIL |
| Gas Processing Plant | FRESH WATER |
| Wells | FUEL GAS |
| Proposed Development Permit | HVP PRODUCTS |
| Altalink Powerline Buffer (30m) | LVP PRODUCTS |
| | MISCELLANEOUS LIQUIDS |
| | NATURAL GAS |
| | OIL WELL EFFLUENT |
| | SALT WATER |
| | SOUR NATURAL GAS |
| | UNKNOWN |



0 100 200 Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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





Mountain View COUNTY

Water Valley/Winchell Lake ASP Future Land Use

-  ASP Boundaries
-  Agricultural Preservation Area
-  Winchell Lake
-  Business Park Commercial
-  Commercial Recreational
-  Community Recreational
-  County Land
-  Crown Land (Prov and Fed)
-  Neighbourhood Commercial
-  Residential - Higher Density (Up to 48 lots per quarter)
-  Residential -Medium Density (Up to 15 lots per quarter)
-  Residential Low Density (Up to 4 titles per quarter)
-  Proposed Development Permit
-  Subject Land

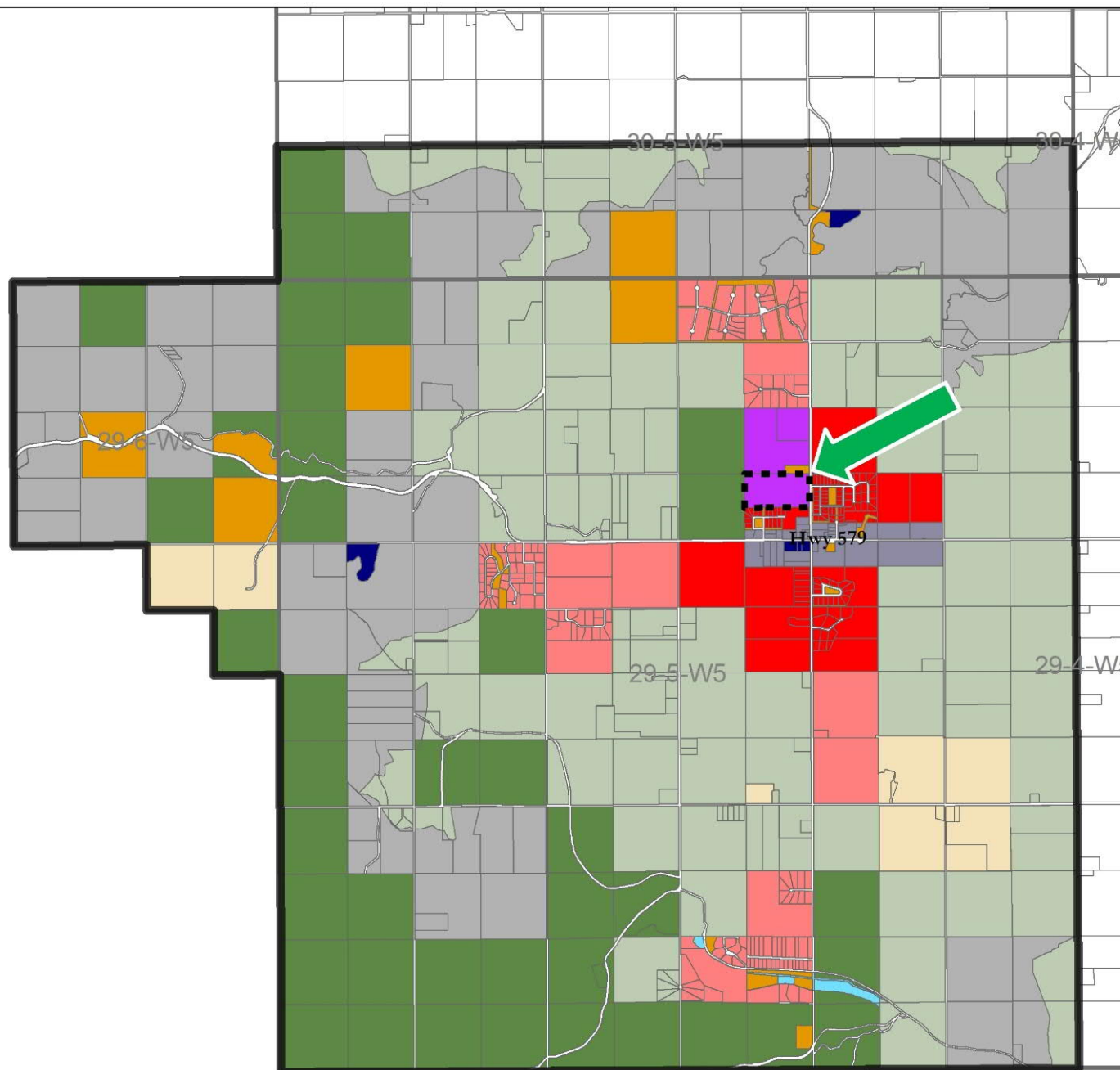


0 0.5 1 2 3 Km

Scale: 1:73,357

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 27-29-5-5
File Number: PLDP20210490



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

- Rural Address
- Proposed Development Permit
- Airport Height Limitation
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control
 - Subject Land



0 250 500 1,000 1,500 Meters

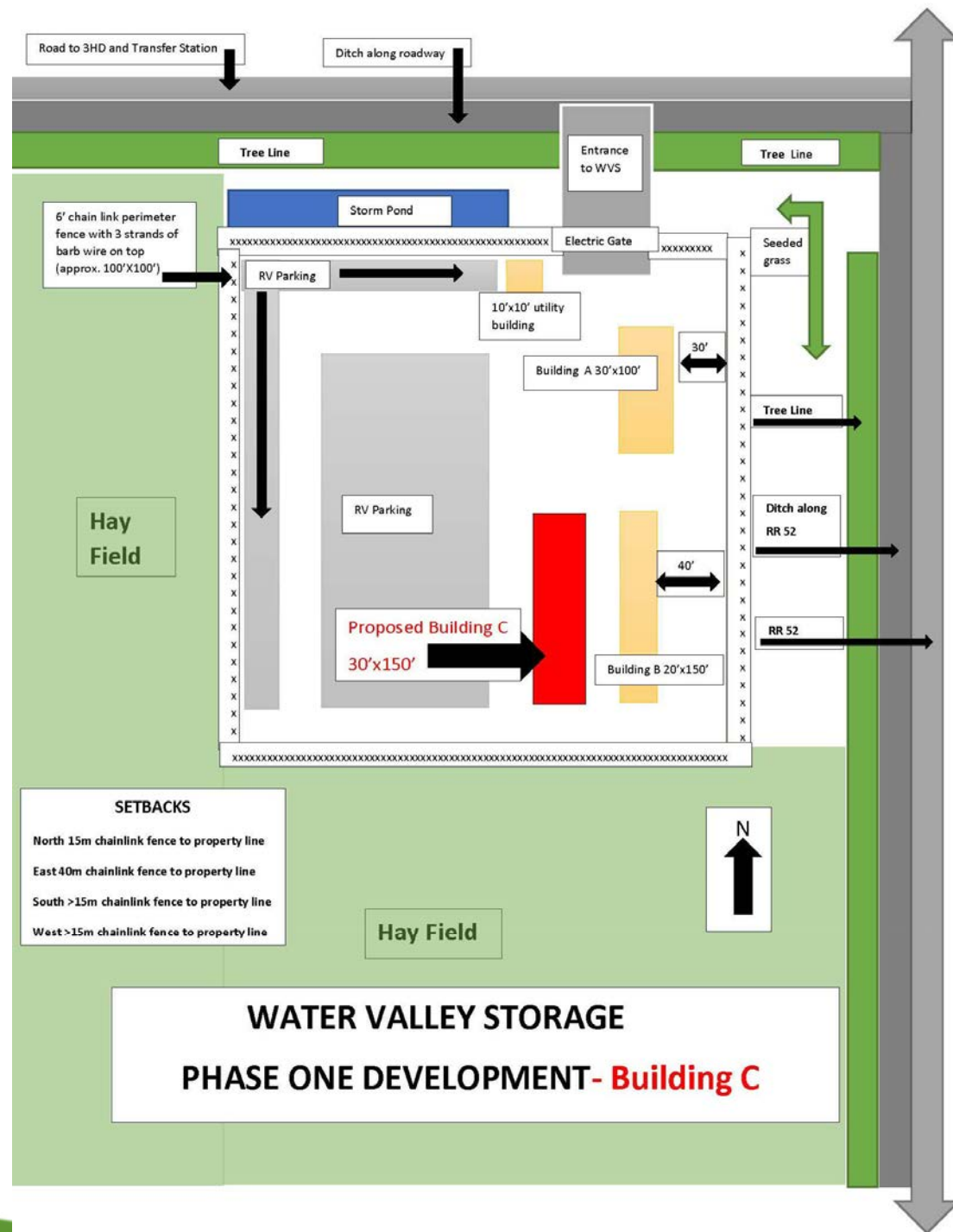
Scale: 1:25,000

Mountain View County

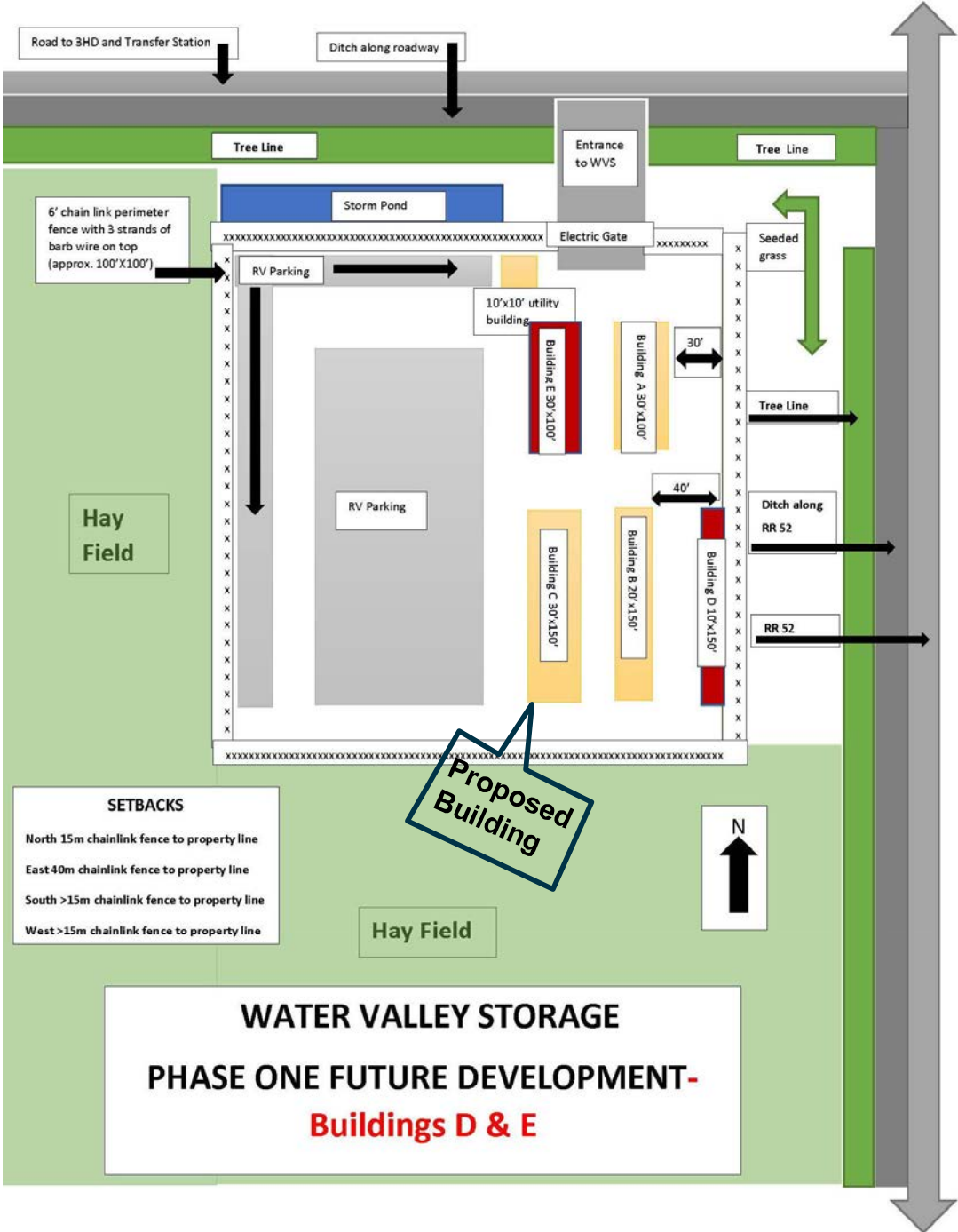
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



SITE PLAN



PHASE PLAN



SITE PHOTO

PLDP20210490



**Looking west on the
entrance road**



**Looking south at
existing building**

SITE PHOTO

PLDP20210490



Looking south into storage area

ADMINISTRATIVE POSITION

Supports Approval

That the Council approve the proposed Self-Storage Facility (Phase 1, Building C) in accordance with Land Use Bylaw No. 21/21 and the submitted application, within SE 27-29-5-5, submitted by WESTWARD DEVELOPMENTS LTD, Development Permit No. PLDP20210490, 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. N/A
6. N/A
7. An Alberta Land Surveyor is to locate / post the location of the building(s) / structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
8. N/A
9. N/A
10. N/A
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. Permit approval is conditional to the information supplied on the application form for a Development Permit to place and operate a Self-Storage Facility (Phase 1, Building C) within lands that are zoned Direct Control District (DC 17.12). The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Future expansion and/or intensification of the business, including expansion of the existing storage area, additional self-storage units, signage, structures or additional uses as per Direct Control District (DC 17.12) will require the issuance of a new Development Permit.
15. The applicant, landowner and/or operator shall organize the storage on the lot so that it is neat and orderly in appearance and shall be to the satisfaction of Mountain View County.
16. The self-storage units shall be finished in the same color, material and design as the existing storage building on the subject property.
17. The applicant, landowner and/or operator shall ensure the submitted Fire Protection Plan is updated to contain the additional self-storage facility and communicated to the local Fire Department.
18. The proposed Stormwater Management Plan submitted with Development Permit PLDP20200092 shall be adhered to. The development of future phases may require a new Stormwater Management Plan.

Additional Conditions:

19. The applicant, landowner and/or operator shall not generate excessive or unacceptable increases in traffic within the immediate area.
20. No topsoil shall be removed from the subject property.
21. The applicant, landowner and/or operator shall comply with the conditions listed in the Restrictive Covenants registered on title as 151 022 175, 911 125 048, 921 170 925, and 961 141 494.
22. The applicant, landowner and/or operator shall adhere to all requirements contained within Section 17.12 of the Land Use Bylaw.
23. That the applicant, landowner and/or operator obtains, and adheres, to a Roadside Development Permit from Alberta Transportation.
24. That Development Permits PLDP20150036 (Phase 1, Building A) and PLDP20200092/PLDPA20210262 (Phase 2, Building B) remains valid and continued compliance shall be maintained.

Date: March 23, 2022

SUBJECT: Land Use Bylaw Amendments: Distributed Energy Resource Facilities

RECOMMENDATION: Administration supports a Council resolution based on Option One

ALTERNATIVE OPTIONS: N/A

BACKGROUND:

The County received a Development Permit application in January 2022 for an Alberta Utilities Commission (AUC) approved Distributed Energy Resource (DER) facility.

DER facilities are technologies or power plants connected to local electric distribution systems that actively control the supply or demand for electricity. In contrast to conventional technologies or large power plants, such as coal-fired, natural gas, hydroelectric, and large-scale solar and wind farms, which require electric energy to be transmitted over long distances, require the construction of major infrastructure, and typically have a larger impact on the public and environment. DER facilities are smaller, modular facilities that are located close to the load they serve, typically having a total generating capacity of 10 MW or less and have minimal impacts to both the public and the environment. Due to the small-scale size of DER facilities, impacts to the environment and the public are considered minimal, and typically, there are little to no requirements to construct major infrastructure to support their operations. DER facilities require AUC approval.

Proposed Amendments

Administration is proposing to amend the Land Use Bylaw to accommodate Alberta Energy Regulator (AER) facilities within the existing definition of *Utility Services, Minor Infrastructure* to include DER facilities that received AUC approval prior to submission of application and add the use as a Permitted Use to the Agricultural Districts, and move the existing *Utility Services, Minor Infrastructure* in the Airport District from Discretionary to Permitted Use. The use will remain as a Permitted Use in the Business Industrial, Local Commercial, Institutional and Parks and Recreation Districts. In addition, Administration is also proposing to add specific use regulations to clarify submission requirements when applying.

Reasons for proposed amendments

- Municipalities must approve applications when Provincial approvals are granted. Provincial legislation (Municipal Government Act (MGA) Section 619) include special provisions that municipalities must approve applications that are consistent with Provincial Approvals when granted by NRCB, ERCB, AER, AEUB or AUC.
- As municipalities must approve applications that are consistent with Provincial approvals, the ability of the approving authority to ask for additional information, and to add additional conditions is very limited, as the provincial approval prevails over any condition of a development

permit that conflicts with it. This limitation also applies the Provincial Appeal Board when hearing a development permit appeal. With the Provincial legislated limitations as well as the AUC public consultation process, Administration is proposing a Permitted Use rather than a Discretionary Use.

- The AUC approval of DERs include Public Consultation as part of the extensive application review process.
- Administration is receiving more inquiries on potential DER Projects within the County and anticipate more AUC approvals in the future. Rather than bringing forward individual amendments to the Land Use Bylaw every time a DER facility is approved by the AUC, and an application is submitted to the County, the amendment will allow for timely approvals.

Public Participation

Administration placed a communication piece with information on the proposed amendments in the February 1st, 8th and 15th versions of The Albertan inviting the public to provide feedback. Two letters of support were received because of the communication piece in The Albertan and are included as Attachment 04.

Council gave first reading to Bylaw No. 02/22 on February 23, 2022 and directed Administration to set the Public Hearing for March 23, 2022. An advertisement for the Public Hearing was placed on the County website and included in the March 8th and 15th and 22nd, 2022 editions of the local newspaper. The advertisement allows the public to provide further comments and input for Council's consideration at the Public Hearing.

A numbering error in the bylaw must be corrected. As Council already gave first reading, the amended bylaw is included as attachment 02 and an amending motion is included in Option One.

The track change document with the changes proposed within the specific sections of the Land Use Bylaw has been included as attachment 03 to this report.

OPTIONS:

<p>Option One: These motions indicate support without any changes</p>	<p>That the Reeve open and close the Public Hearing.</p> <p>That Council give second reading to Bylaw No. 02/22, amending the Land Use Bylaw (No vote)</p> <p>That Council amend Bylaw No. 02/22 to include the numbering of 10.19 for the Specific Use Regulations for Utility Services, Minor Infrastructure and renumber Work Camp, Long Term as 10.20. (Vote)</p> <p>That Council give third reading to Bylaw No. 02/22, amending the Land Use Bylaw. (Approval)</p>
<p>Option Two: These motions indicate additional information required to render a decision.</p>	<p>That Council defer second reading to Bylaw No. 02/22, amending the Land Use Bylaw to _____.</p>
<p>Option Three: These motions indicate that the Land Use Bylaw is not deemed suitable.</p>	<p>That Council give second reading to Bylaw No. 02/22. (Refusal)</p> <p>That Council give third reading to Bylaw No. 02/22. (Refusal)</p>

RELEVANT POLICY: [Land Use Bylaw No. 21/21](#)

BUDGET IMPLICATIONS: N/A

Attachments ☒ Nil ☐

- 01. Bylaw No. 02/22 Received First Reading
 - 02. Amended Bylaw No. 02/22
 - 03. Excerpt of Land Use Bylaw No. 21/21 with Track Changes
 - 04. Letters of Support (received prior to First Reading)
-

PREPARED BY: JBR
REVIEWED BY: MB

MOUNTAIN VIEW COUNTY
BYLAW NO. 02/22
TO AMEND LAND USE BYLAW NO. 21/21

**Mountain View County
Province of Alberta**

Bylaw No. 02/22

**A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO AMEND THE LAND USE
BYLAW NO. 21/21**

SECTION 1 - AUTHORITY

- 1.01 Section 640 of the *Municipal Government Act*, as amended from time to time, requires that every municipality pass a Land Use Bylaw.
- 1.02 The *Municipal Government Act*, as amended from time to time, provides that the Land Use Bylaw may be amended from time to time.

SECTION 2 - AMENDMENTS

- 2.1 Mountain View County hereby enacts that Land Use Bylaw No. 21/21, be amended as follows:

To Delete from Section 2.5 Definitions, UTILITY SERVICES, MINOR INFRASTRUCTURE:

UTILITY SERVICES, MINOR INFRASTRUCTURE means development for public or private utility infrastructure purposes which is both basic and common to the development and has relatively minor impact on the environment or adjacent land uses by virtue of their emissions, effect or appearance. Typical facilities would include natural gas lines and regulating stations, telephone exchanges and lines, water and sewer lines, public roadways, local electrical transmission and distribution facilities, and television cable lines.

To Add to Section 2.5 Definitions, UTILITY SERVICES, MINOR INFRASTRUCTURE:

UTILITY SERVICES, MINOR INFRASTRUCTURE means development for public or private utility infrastructure purposes which is both basic and common to the development and has relatively minor impact on the environment or adjacent land uses by virtue of their emissions, effect or appearance. Typical facilities would include natural gas lines and regulating stations, telephone exchanges and lines, water and sewer lines, public roadways, local electric power generating stations, local electrical transmission and distribution facilities, and television cable lines. Facilities that require Provincial approval shall obtain approval prior to application submission.

***To Add to Section 11.1 Agricultural District and Section 11.2 Agricultural (2) District,
Uses a) Permitted:***

Utility Services, Minor Infrastructure

To Delete from Section 16.2 Airport District, Uses a) Discretionary:

Utility Services, Minor Infrastructure

To Add to Section 16.2 Airport District, Uses a) Permitted:

Utility Services, Minor Infrastructure

To Add to Section 10 Specific Use Regulations:

Utility Services, Minor Infrastructure

1. An application for a Development Permit for Utility Services shall include a site plan, including the following information:
 - a) articulate the steps taken to prove that the site location has the least impact on agricultural land;
 - b) the site boundary;
 - c) the facility location;
 - d) fencing/screening provisions;
 - e) existing vegetation to be retained, removed, or replaced;
 - f) existing facilities on the site and on adjacent properties;
 - g) existing and/or proposed uses and structures on the site and adjacent properties;
 - h) information from appropriate legislative authorities;
 - i) remediation plan; and
 - j) confirmation of Provincial approval prior to submission of the application

SECTION 3 - EFFECTIVE DATE

- 3.1 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*, as amended from time to time.

Received first reading February 23, 2022.

Received second reading _____.

Received third reading _____.

Reeve

Chief Administrative Officer

Date of Signing

MOUNTAIN VIEW COUNTY
AMENDED BYLAW NO. 02/22
TO AMEND LAND USE BYLAW NO. 21/21

Mountain View County
Province of Alberta

Bylaw No. 02/22

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO AMEND THE LAND USE
BYLAW NO. 21/21

SECTION 1 - AUTHORITY

- 1.01 Section 640 of the *Municipal Government Act*, as amended from time to time, requires that every municipality pass a Land Use Bylaw.
- 1.02 The *Municipal Government Act*, as amended from time to time, provides that the Land Use Bylaw may be amended from time to time.

SECTION 2 - AMENDMENTS

- 2.01 Mountain View County hereby enacts that Land Use Bylaw No. 21/21, be amended as follows:

To Delete from Section 2.5 Definitions, UTILITY SERVICES, MINOR INFRASTRUCTURE:

UTILITY SERVICES, MINOR INFRASTRUCTURE means development for public or private utility infrastructure purposes which is both basic and common to the development and has relatively minor impact on the environment or adjacent land uses by virtue of their emissions, effect or appearance. Typical facilities would include natural gas lines and regulating stations, telephone exchanges and lines, water and sewer lines, public roadways, local electrical transmission and distribution facilities, and television cable lines.

To Add to Section 2.5 Definitions, UTILITY SERVICES, MINOR INFRASTRUCTURE:

UTILITY SERVICES, MINOR INFRASTRUCTURE means development for public or private utility infrastructure purposes which is both basic and common to the development and has relatively minor impact on the environment or adjacent land uses by virtue of their emissions, effect or appearance. Typical facilities would include natural gas lines and regulating stations, telephone exchanges and lines, water and sewer lines, public roadways, local electric power generating stations, local electrical transmission and distribution facilities, and television cable lines. Facilities that require Provincial approval shall obtain approval prior to application submission.

To Add to Section 11.1 Agricultural District and Section 11.2 Agricultural (2) District, Uses a) Permitted:

Utility Services, Minor Infrastructure

To Delete from Section 16.2 Airport District, Uses a) Discretionary:

Utility Services, Minor Infrastructure

To Add to Section 16.2 Airport District, Uses a) Permitted:

Utility Services, Minor Infrastructure

To Add to Section 10 Specific Use Regulations:**10.19** Utility Services, Minor Infrastructure

1. An application for a Development Permit for Utility Services shall include a site plan, including the following information:
 - a) articulate the steps taken to prove that the site location has the least impact on agricultural land;
 - b) the site boundary;
 - c) the facility location;
 - d) fencing/screening provisions;
 - e) existing vegetation to be retained, removed, or replaced;
 - f) existing facilities on the site and on adjacent properties;
 - g) existing and/or proposed uses and structures on the site and adjacent properties;
 - h) information from appropriate legislative authorities;
 - i) remediation plan; and
 - j) confirmation of Provincial approval prior to submission of the application

Renumber Section 10.19 Work Camp, Long Term to be Section 10.20 Work Camp, Long Term**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*, as amended from time to time.

Received first reading February 23, 2022.

Received second reading _____.

Received third reading _____.

Reeve_____
Chief Administrative Officer_____
Date of Signing

similar recreational vehicles in numbers larger than permitted in the existing zonings, for longer than thirty (30) calendar days per year, and is not used as year round storage, or accommodation for residential use.

U

UNRESTRICTED COUNTRY DEVELOPMENT as defined by the Alberta Energy Regulator (AER) in Directive 056 and clarified by AER Bulletin 2013-03 as amended from time to time.

UTILITY means the components of a sewage, storm water, or solid waste disposal system, or a telecommunication, electrical power, water, gas or oil distribution system.

UTILITY BUILDING means a building in which the proprietor of a utility company maintains or houses any equipment used in connection with the utility.

UTILITY SERVICES, MAJOR INFRASTRUCTURE means development for public or private utility infrastructure purposes which is likely to have a major impact on the environment or adjacent land uses by virtue of their emissions, effect or appearance. Typical facilities would include sewage and/or water treatment plants, sewage lagoons, dams, waste transfer/compacting stations, power generating stations, cooling plants, incinerators, and waste recycling plants, and high voltage electrical transmission towers.

UTILITY SERVICES, MINOR INFRASTRUCTURE means development for public or private utility infrastructure purposes which is both basic and common to the development and has relatively minor impact on the environment or adjacent land uses by virtue of their emissions, effect or appearance. Typical facilities would include natural gas lines and regulating stations, telephone exchanges and lines, water and sewer lines, public roadways, local electric power generating stations, local electrical transmission and distribution facilities, and television cable lines. Facilities that require Provincial approval shall obtain approval prior to application submission.

~~UTILITY SERVICES, MINOR INFRASTRUCTURE means development for public or private utility infrastructure purposes which is both basic and common to the development and has relatively minor impact on the environment or adjacent land uses by virtue of their emissions, effect or appearance. Typical facilities would include natural gas lines and regulating stations, telephone exchanges and lines, water and sewer lines, public roadways, local electrical transmission and distribution facilities, and television cable lines.~~

W

WASTE MANAGEMENT FACILITY, MAJOR means a site used primarily for the storage, processing, treatment and disposal of solid and/or liquid wastes, which may have adverse environmental impact on adjacent sites by virtue of potential emissions and/or appearance. Typical uses include sanitary landfills, garbage transfer and compacting stations, recycling facilities (not including recycling depots), incinerators, sewage lagoons, and similar uses.

WASTE MANAGEMENT FACILITY, MINOR means a site used for the storage, disposal and filling of clean clay, waste concrete and paving materials, non-noxious scrap building materials, and similar non-hazardous wastes which normally do not generate any environmental pollution to the site and surrounding lands. This includes a dry waste site and may include wrecking and scrap metal yards.

Section 11 AGRICULTURAL DISTRICTS

11.1. A Agricultural District

Purpose

To accommodate and promote agriculture land uses on larger parcels while having regard for the rural, agricultural character of the area.

Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

EXEMPT	DISCRETIONARY
Note: "Exempt" means development that does not require a Development Permit if it meets all the provisions of the Bylaw. For additional guidance please refer to Subsection 4.2. Accessory Building & Use, less than 10.0 m ² (107.6ft ²) Agriculture, Extensive Agricultural Specialty Auctioneering Services, On-Site Business, Home Office Dugout Farm Building Horticultural Use Recreational Vehicle Storage, Outdoor - up to 4 vehicles Sign, Identification Tree Clearing/Clear Cutting and Selective Logging when NOT in an ESA	Accessory Building and Use
	Abattoir
	Agricultural Processing
	Agriculture Support Services
	Animal Health Care Services
	Alternative/Renewable Energy Development, Commercial
	Auctioneering Services, Livestock
	Auctioneering Services, No Livestock
	Bed and Breakfast
	Berming
	Boarding House
	Bunkhouse
	Business, Agri-Tourism
	Business, Contractors
PERMITTED	Communication Tower
Accessory Building and Use	Day Care Services
Business, Home Based	Dwelling, Duplex
Dwelling, Prefabricated	Dwelling, Move In/Relocation
	Dwelling, Secondary Detached
	Dwelling, Secondary Suite
Dwelling, Single Detached	Eating Establishment, Indoor
Riding Arena, Private	Eating Establishment, Outdoor
Selective Logging when in ESA Level 2, 3, & 4	Group Home, Limited
Sign, Gateway and Directional	Group Home, Major
Sign, On-Site Commercial (with an existing DP)	Kennel, Commercial
Utility Building	Mineral and Resource Extraction/Processing
<u>Utility Services, Minor Infrastructure</u>	Recreational Vehicles Storage Indoor considered as a Business, Contractors when located within pre-existing accessory buildings only.
	Recreational Vehicle Storage Outdoor
	Recreational Vehicle for living accommodation may be applied for as a temporary residential use in combination with a Development Permit application to construct a dwelling unit.
	Riding Arena, Public
	Selective Logging when in ESA Level 1 & Hazard Lands
	Signs, Third Party Commercial
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4

A(2)**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.

Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

EXEMPT	DISCRETIONARY
Note: "Exempt" means development that does not require a Development Permit if it meets all the provisions of the Bylaw. For additional guidance please refer to Subsection 4.2.	Accessory Building and Use
	Abattoir
	Agricultural Processing
	Agriculture Support Services
Accessory Building & Use, less than 10.0 m ² (107.6ft ²)	Alternative/Renewable Energy Development, Commercial
Agriculture, Extensive	Animal Health Care Services
Agricultural Specialty	Auctioneering Services, Livestock
Auctioneering Services, On-Site	Auctioneering Services, No Livestock
Business, Home Office	Bed and Breakfast
Dugout	Berming
Farm Building	Boarding House
Horticultural Use	Bunkhouse
Recreational Vehicle Storage, Outdoor - up to 4 vehicles	Business, Agri-Tourism
Sign, Identification	Business, Contractors
Tree Clearing/Clear Cutting and Selective Logging when NOT in an ESA	Communication Tower
PERMITTED	Day Care Services
Accessory Building and Use	Dwelling, Duplex
Business, Home Based	Dwelling, Move In/Relocation
Dwelling, Prefabricated	Dwelling, Secondary Detached
	Dwelling, Secondary Suite
Dwelling, Single Detached	Group Home, Limited
Riding Arena, Private	Group Home, Major
Selective Logging when in ESA Level 2, 3, & 4	Kennel, Commercial
Sign, Gateway and Directional	Mineral and Resource Extraction/Processing
Sign, On-Site Commercial (with an existing DP)	Recreational Vehicles Storage Indoor considered as a Business, Contractors when located within pre-existing agriculture accessory buildings only.
Utility Building	Recreational Vehicle Storage Outdoor
<u>Utility Services, Minor Infrastructure</u>	Recreational Vehicle for living accommodation may be applied for as a temporary residential use in combination with a Development Permit application to construct a dwelling unit.
	Riding Arena, Public
	Selective Logging when in ESA Level 1 & Hazard Lands
	Signs, Third Party Commercial
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4

S-AP**16.2. S-AP Airport District****Purpose**

To accommodate the continued and safe operation of an aerodrome and to allow for the economic and financial viability for an aerodrome.

Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

EXEMPT	DISCRETIONARY
Note: "Exempt" means development that does not require a Development Permit if it meets all the provisions of the Bylaw. For additional guidance please refer to Subsection 4.2.	Accessory Building and Use
	Agricultural Support Services
	Automotive, Equipment and Vehicle Services
	Berming
	Bulk Fuel Depot
	Cannabis Production Facility
	Cardlock Fuel Dispensing Facility
	Communication Tower
PERMITTED	Dwelling, Security Suite
	Eating Establishment, Indoor
	Eating Establishment, Outdoor
	Educational Services
Signs, On-Site Commercial	Government Services
<u>Utility Services, Minor Infrastructure</u>	Office
	Protective and Emergency Services
	Semi-Public Use
	Service Station
	Signs, Third-Party Commercial
	Spectator Sports Establishments
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4
	Utility Building
	<u>Utility Services, Minor Infrastructure</u>

Site Regulations

- b) The standards and development criteria listed in an approved aerodrome master and area structure plans shall apply to every development in this district. Land uses shall remain in accordance with these plans.
- c) Yard setback requirements may be increased to accommodate existing easements regarding aircraft wing tip encroachment from aprons or taxiways.
- d) The following regulations shall apply to every development in this district.

DENSITY REQUIREMENTS	For all Permitted and Discretionary Uses: the parcel density requirements shall be determined by the Subdivision Authority
PARCEL SIZE	Minimum Parcel Width: 17.0 m (55.8 ft) Minimum Parcel Depth: 30.0 m (98.4 ft)
FRONT YARD - Groundside	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance

- g) for campgrounds proposed to be open year-round, provision shall be made in the design of internal roads for snow removal and snow storage;
- h) parking space is required for visitors and the location of visitor parking shall not interfere with pedestrian safety;
- i) recreational facilities shall not be located where they would intrude on the privacy of adjacent campers;
- j) noise control measures may also be required and may include the use of berms, natural barriers and screens and locating noise-insensitive aspects of the campground closest to the noise source;
- k) within the campground development, a circular one-way system with gently curving roads, sensitive to topography and site characteristics is preferred, and shall be signed to avoid confusion;
- l) all facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority;
- m) a map with clearly identified internal roadways, site numbers, and parking areas may be required to be provided for camper convenience and in cases of emergency.
- n) Concurrently with a Development Permit application, the Approving Authority may require, and review campground regulations drafted to support the operation of the facility.

10.19 Utility Services, Minor Infrastructure

1. An application for a Development Permit for Utility Services shall include a site plan, including the following information:
 - a) articulate the steps taken to prove that the site location has the least impact on agricultural land;
 - b) the site boundary;
 - c) the facility location;
 - d) fencing/screening provisions;
 - e) existing vegetation to be retained, removed, or replaced;
 - f) existing facilities on the site and on adjacent properties;
 - g) existing and/or proposed uses and structures on the site and adjacent properties;
 - h) information from appropriate legislative authorities;
 - i) remediation plan; and
 - j) confirmation of Provincial approval prior to submission of the application

10.2019. Work Camp, Long Term

1. All work camp, long term developments may be allowed on a discretionary basis at the discretion of the Approving Authority and shall require a Development Permit.
2. A concept plan that shows the location, design standards and site requirements of any common accessory uses and services, such as washrooms, laundromats, recreational buildings, retail stores, food concessions, fire pits, fire wood storage, lighting, water

February 1, 2022

Reeve & Council
Mountain View County
1408 - Twp Rd 320, Postal Bag 100
Didsbury, AB T0M 0W0

RE: LETTER OF SUPPORT - LAND-USE BYLAW AMENDMENT

Versorium Energy Ltd. (Versorium) is pleased to provide this letter in support of the Mountain View County (the County) proposed Land-Use Bylaw amendment to amend the definition of *UTILITY SERVICES, MINOR INFRASTRUCTURE*, being introduced at the February 23, 2022 Council Meeting.

Versorium is an independent power producer focused on the development of small, flexible natural gas power generating facilities, which will connect to the local electric distribution system and natural gas network (distributed energy resources or DERs).

As Alberta's power market transitions to increasing amounts of renewable generation, there is a need for electricity generation that can respond quickly to changes in supply and demand. Versorium has identified a suitable location within the County to locate one of its DER facilities, which will contribute to the reliable supply of electricity to Albertans as the market makes this transition.

Versorium believes that the County's proposed amendment to the Land-Use Bylaw will yield positive outcomes for both the County, as a supporter of creating business opportunities in the local community, and Versorium and other independent power producers, looking to develop small DERs within the County.

As an independent power producer and developer of DERs, we support the Land-Use Bylaw amendment which will:

- Accommodate small, flexible local electric generating facilities that aim to minimize impacts to the public and the environment by amending the County's existing *UTILITY SERVICES, MINOR INFRASTRUCTURE* definition within the Land-Use Bylaw;
- Clarify that an application related to a *UTILITY SERVICES, MINOR INFRASTRUCTURE* use is considered a Permitted Use based on the applicant having secured a license, permit or approval from the NRCB, ERCB, AER, AEUB or AUC, as reflected in Section 619 of the *Municipal Government Act*;
- Strengthen the County's Land-Use Bylaw as it relates to Section 619 of the *Municipal Government Act*, thereby eliminating barriers for independent

Versorium Energy Ltd.
Suite 502, 322 11 Ave S.W.
Calgary, AB, T2R 0C5

versoriumenergy.com

Dean Luciuk
President & CEO

Tel: (587) 534-5006
Email: Dean@versoriumenergy.com

power producers to seek the appropriate approvals for DER and similar electric power facilities at the County level; and

- Promote economic benefits to the County and its residents through:
 - Increase in local business and employment opportunities resulting from construction and operations of new power generating facilities;
 - Provides long-term annual lease revenue to residents hosting power generation facilities on their land; and
 - Contributions to the County's annual tax base, keeping energy dollars in your local community.

On behalf of the Versorium team, I'd like to thank the County's Planning & Development department for working collaboratively with Versorium to discuss the transformation of Alberta's electricity market, for finding a solution that aligns the Land-Use Bylaw with Section 619 of the *Municipal Government Act*, promotes economic development opportunities for the County, and streamlines application processes.

We are excited to become a long-term member of the business community and look forward to working with the County in the future.

If you have any questions, please do not hesitate to contact our Manager of Stakeholder Relations and Land at (587) 534-5012 or Jeff@versoriumenergy.com.

Sincerely,

VERSORIUM ENERGY LTD.

A handwritten signature in blue ink, appearing to read "Dean Luciuk", written over a faint circular stamp.

DEAN LUCIUK
President & CEO

Lynn Craven

From: Heather Plaizier [REDACTED] >
Sent: February 17, 2022 9:06 AM
To: PlanDev
Subject: Changes to Bylaw regarding Distributed Energy Resource Facility

Dear Folks,

As a resident of Mountain View County, I want to fully endorse Bylaw changes that encourage and facilitate electrical micro-generation projects.

I believe this is an essential direction for the county and the planet.

Best regards,
Heather Plaizier
[REDACTED]

**** IMPORTANT NOTICE **** This email originates from outside our organization so please proceed with caution and check the email and/or attachments for possible threats. **** IMPORTANT NOTICE ****

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 06/22
SUBMISSION TO: Council Meeting
MEETING DATE: March 23, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLRDSD20210476
LEGAL: NW 16-30-28-4

REVIEWED AND APPROVED FOR SUBMISSION
CAO: MANAGER:
DIRECTOR: MB PREPARER: TC
LEGAL/POLICY REVIEW:
FINANCIAL REVIEW:

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 06/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate forty point eight-zero (40.80) acres within NW 16-30-28-4 from Agricultural District (A) to Agricultural (2) District (A(2)).

Application Overview

Applicant	PETERS, Rodney
Property Owner	PETERS, Agnes
Title Transfer Date	Jan. 6, 1995
Existing Parcel Size	160 acres
Purpose of redesignation	Create an agricultural parcel for a family member to have their own title within the family farm. The land will continue to be farmed by the family.
Division	1
Rural Neighbourhood/Urban Centre	Midway
Bylaw given first reading	February 23, 2022
Bylaw advertised on	March 08, 2022 and March 15, 2022

Key Dates, Communications and Information

Application Submitted	November 12, 2021
Application Circulation Period	December 02, 2021, to January 01, 2022
Supportive Information Requested/Submitted	Explanation for the proposed parcel, attached to this report
Application Revised from Submission	No
Communications Received from Referrals	<p><u>Telus Communications</u> – No objections</p> <p><u>Fortis Alberta</u> – No easement is required</p> <p><u>Alberta Health Services</u> – They are satisfied that the application poses a minimal risk to public health and provided the standard advisement to ensure that the development on the property does not create a nuisance as defined in the Public Health Act and that setback distances must be met for private septic systems.</p> <p><u>Alberta Transportation</u> – The department is currently protecting Highway 581 to a Major Two-Lane standard at this location. The noted subdivision proposal meets both Section 14 and 15 of the Subdivision and Development Regulation, therefore, no variance from Alberta Transportation is required. The department</p>

	anticipates minimal impact on the highway from this proposal. Additionally, there is no direct access to the highway as well as sufficient local road access to the subdivision and adjacent lands. Should the approving authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 5(5)(d)(ii) of the regulation, Alberta Transportation (AT) agrees to waive the referral distance for this particular subdivision. As far as AT is concerned an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided no other provincial agency is involved.
Objections Received and Addressed	None received

Applicable Directions, Policy and Regulations

Intermunicipal Development Plan	This property is not within an IDP
Municipal Development Plan Bylaw No. 20/20	<p>According to Figure 3 Growth Management Conceptual Strategy this property is within Agricultural Preservation</p> <p>Section 3.0 Agricultural Land Use Policies</p> <p>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.</p> <p>(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.</p> <p>3.3.6 The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section.</p> <p>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.</p>
Area Structure Plan	An ASP has not been developed for this area.
Land Use Bylaw No. 21/21	<p>Section 11.2 A (2) Agricultural (2) District</p> <p><u>Purpose:</u> 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.</p>
Policy and Procedures	N/A

DISCUSSION:**Land Use and Development**

Predominant land use on property	Agricultural
Predominant development on property	The entire quarter is in agricultural production, no development
Oil and gas facilities on property/adjacent	There are six natural gas pipelines crossing the quarter and one flowing coalbed methane well
Surrounding land uses	The surrounding lands are agricultural, five of the surrounding quarters are unsubdivided and the remaining three have two titles
Proximity to utilities	There is a Foothills Natural Gas Co-op pipeline that crosses the quarter and the quarter to the south has two serviced residential sites.

Physical and Natural Features

Waterbodies and wetlands on property	There are no waterbodies within the quarter
Topographical constraints on property	There are no slopes, and very little change in topography
ESA areas and classifications	No ESA has been identified within the quarter
Drainage and Soil Characteristics	The quarter is in crop production, according to CLI the quarter has Class 1 soil and there are two AGRASID soil polygons and one has a dominant soil classification of 2H and the second one has a dominant soil classification of 2H and a co-dominant of 5W.
Potential for Flooding	No risk for flooding was identified during the site visit

Planning and Development History

Prior RD/SD/DP Applications	None
Encumbrances on title affecting application	None

Servicing and Improvements Proposed

Water Services	Private proposed
Sewer Services	Private proposed
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 forty point eight-zero acres from Agricultural District (A) to Agricultural (2) District (A(2)). This is consideration for the first parcel out of this unsubdivided quarter.

BACKGROUND:

The property is approximately seven and half (7 ½) miles east and a half (1/2) mile north of the Town of Carstairs. The quarter is bordered on the west side by Range Road 284 and the proposal as well as the remainder gains access from this range road.

The Canada Land Inventory identifies that this quarter contains Class 1 soil.

According to AGRASID Land Suitability Rating System (LSRS) the quarter is within two soil polygons, one has Class 2H as the dominant soil type with no co-dominant and the second polygon has Class 2H as the dominant and 5W as the co-dominant soil classifications. The limiting factors are H – inadequate heat units for optimal growth and W – soils in which excess water (not due to inundation) limits the production. The proposal is mostly within the second polygon with 2H and 5W, there is a small sliver along the range road that is within the first polygon with Class 2H soils.

PROPOSAL:

This is a proposal to create a new agricultural parcel which is the first parcel to be removed from this unsubdivided quarter. Access to the proposed parcel as well as the balance has been established from Range Road 284.

There is a flowing coalbed methane well within the quarter and there is an approach and lease road that defines the northern boundary of the proposed parcel. The proposal is located within the southern corner of the quarter to minimize the impact of the agricultural practices within the quarter. The applicant was asked to provide further explanation for the proposed parcel and the response is attached to this report.

APPLICATION HISTORY:

The applicant did attend a meeting with administration to gain an understanding of the options for subdivision within their property. They have a family member that wants to be established within the family farm and this proposed parcel will provide that opportunity.

CIRCULATIONS:

The application was circulated to eight adjacent landowners and no objections or concerns were received as result of the circulation.

There are natural gas pipelines, and one flowing coalbed methane well within the quarter, the operators of these facilities were circulated and did not respond with any concerns.

POLICY ANALYSIS:Municipal Development Plan Bylaw No. 20/20

According to Figure 3 Growth Management Conceptual Strategy the property is within Agricultural Preservation and this area provides for two (2) titles within a quarter.

The proposed parcel complies with Policy 3.3.5 as the first parcel out of the quarter and policy 3.3.6 being the first parcel resulting in two titles. The proposed parcel is slightly larger than 40 acres in compliance with policy 3.3.7 which requires that the minimum parcel should be 40 acres. The proposed parcel as well as the remainder of the title will continue to be maintained for crop production.

Land Use Bylaw No. 21/21

The proposed parcel encompasses an existing cultivated field that will continue to be actively farmed. This smaller parcel complies with the LUB regulation for a smaller parcel of land for agricultural purposes.

CONCLUSION:

Administration can support a resolution of approval for the proposed redesignation. The application complies with MDP Policy and LUB regulations. Legal and physical access has been established for the proposed parcel as well as the remainder.

OPTIONS / BENEFITS / DISADVANTAGES:

Option One: This motion indicates support	That the Reeve open and close the Public Hearing. That Council give second reading to Bylaw No. LU 06/22 redesignating the lands within the NW 16-30-28-4. (Approval) That Council give third reading to Bylaw No. LU 06/22 redesignating the lands within the NW 16-30-28-4. (Approval)
Option Two: This motion indicates additional information required to render a decision on application	That Council defer Bylaw No. LU 06/22 to _____.

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 06/22 redesignating the lands within the NW 16-30-28-4. (Refusal)
	That Council give third reading to Bylaw No. LU 06/22 redesignating the lands within the NW 16-30-28-4. (Refusal)

ATTACHMENT(S):

- 01 - Bylaw No. LU 06/22 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 - Parcel configuration explanation from applicant
- 08 - Council Presentation

BYLAW NO. LU 06/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NW 16-30-28-4 pursuant to the Municipal Government Act.

The Council of Mountain View County, duly assembled, enacts that Bylaw No. 21/21 be amended as follows:

To redesignate from Agricultural District (A) to Agricultural (2) District (A(2)) an approximate forty point eight-zero (40.80) acres (16.51 hectares) in the Northwest (NW) Quarter of Section sixteen (16), Township thirty (30), Range twenty-eight (28), West of the fourth (4th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading February 23, 2022,

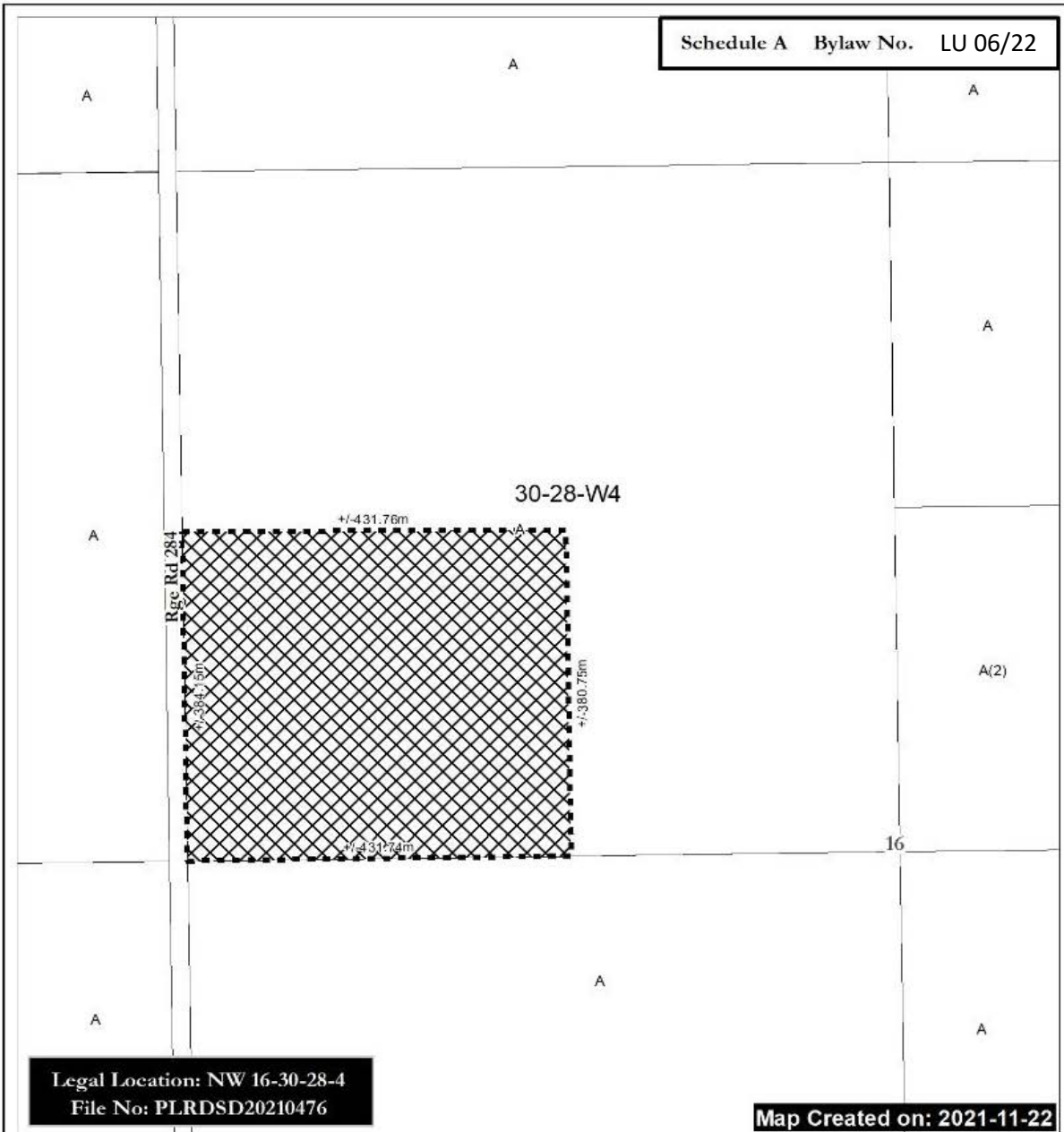
Received second reading _____,

Received third reading _____.

Reeve


Chief Administrative Officer

Date of Signing



Legal Location: NW 16-30-28-4
File No: PLRDSD20210476

Map Created on: 2021-11-22

 From A to A(2)
(+/-) 40.80 ac (16.51 Ha)



Mountain View
COUNTY

A = Agricultural District
A(2) = Agricultural (2) District
R-CR = Country Residential District
R-CR1 = Country Residential (1) District
RF = Residential Farmstead District
C-LC = Local Commercial District
I-BP = Business Park District
I-HI = Heavy Industrial District

P-PC = Parks and Conservation District
P-PR = Parks and Recreation District
P-PCR = Parks and Comprehensive
Recreational District
S-IEC = Institutional, Educational and
Cultural District
S-AP = Airport District
DC = Direct Control
AEP = Aggregate Extraction /
Processing District



0 25 50 100 Metres

Scale: 1:6,000

Mountain View County

NAD 1983 CNRS 10TM ALP Index
Projection: Transverse_Mercator



Mountain View COUNTY

Location, Land Use, Ownership & Circulation Legend

- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control
- Subject Land
- Landowners Circulated



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



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).



The below square may be used to represent a ¼ Section

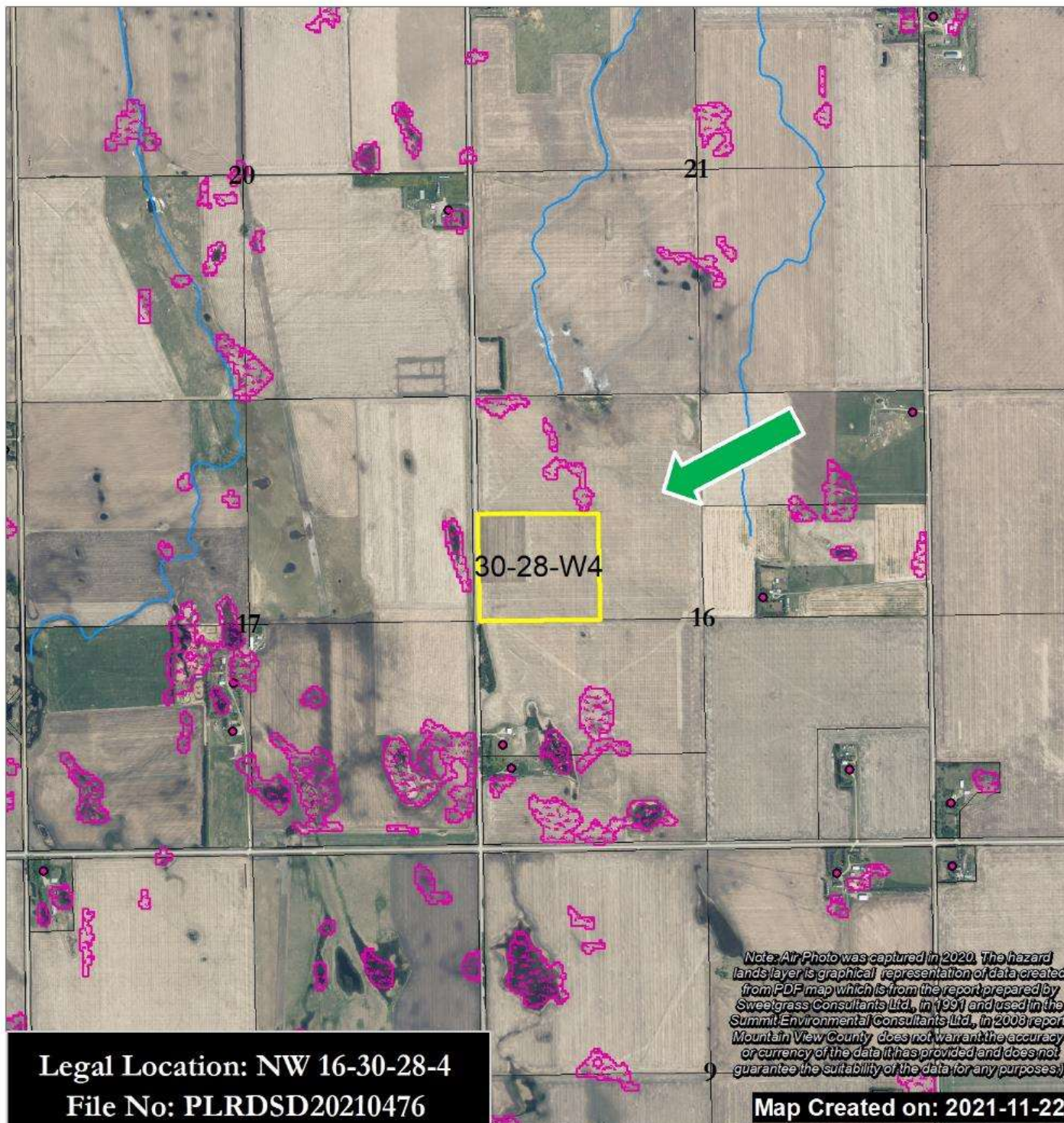


Indicate name of ROAD if applicable														
R O A D		←driveway												
2 8 4		↙ Driveway												
		W Coal bed methane well												
	40 acres.													
Indicate name of ROAD if applicable														



Mountain View COUNTY

Environmental Scan



Legend

- Floodway
 - Flood Funge
 - Rivers and Creeks
 - Floodplain
 - Aeolian Deposit
 - Wetlands
 - Colonial Nesting Bird Range
 - Provincial ESA (2014)
 - Conservation Easement (Legacy Land Trust Society)
 - Rural Address
 - Proposed Redesignation Subdivision Boundary
 - Growth Centres
 - Historical Resources
 - <all other values>
 - a-Archaeological Resources
 - a, p
 - h-Historical Sites
 - p-Paleontological Resources
 - Nuisance Grounds
 - Landfills
 - Gravel Pits
 - Sewage Lagoons
 - CFO - NRCB Approved
 - Subject Land
- Environmentally Significant Areas**
- ESA_number
- 1 (Very High)
 - 2 (High)
 - 3 (Moderate)
 - 4 (Low)
- Alberta Merged Wetland**
- Bog
 - Fen
 - Marsh
 - Open Water
 - Swamp

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: NW 16-30-28-4
File No: PLRDSD20210476

Map Created on: 2021-11-22



0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



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

ESA_number

- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

- Conservation Easement (Legacy Land Trust Society)
- Rural Address

- Proposed Redesignation Subdivision Boundary
- Growth Centres

Historical Resources

- <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Paleontological Resources

Nuisance Grounds

- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.



0 50 100
Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: NW 16-30-28-4
File No: PLRDSD20210476

Map Created on: 2021-11-22

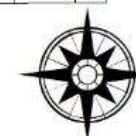


Mountain View COUNTY

Site Dimension

Legend

- | | |
|---|---|
| <ul style="list-style-type: none">● Application Location● Rural AddressGas Plants, Battery Sites, etc.<ul style="list-style-type: none">● <all other values>Gas Processing PlantWellsProposed Redesignation Subdivision BoundaryAltalink Powerline Buffer (30m)Streetslights - FortisPower Poles - Fortis | <ul style="list-style-type: none">Pipelines<ul style="list-style-type: none">=== <all other values>SUBST_A<ul style="list-style-type: none">CRUDE OILFRESH WATERFUEL GASHVP PRODUCTSLVP PRODUCTSMISCELLANEOUS LIQUIDSNATURAL GASOIL WELL EFFLUENTSALT WATERSOUR NATURAL GASUNKNOWN |
|---|---|

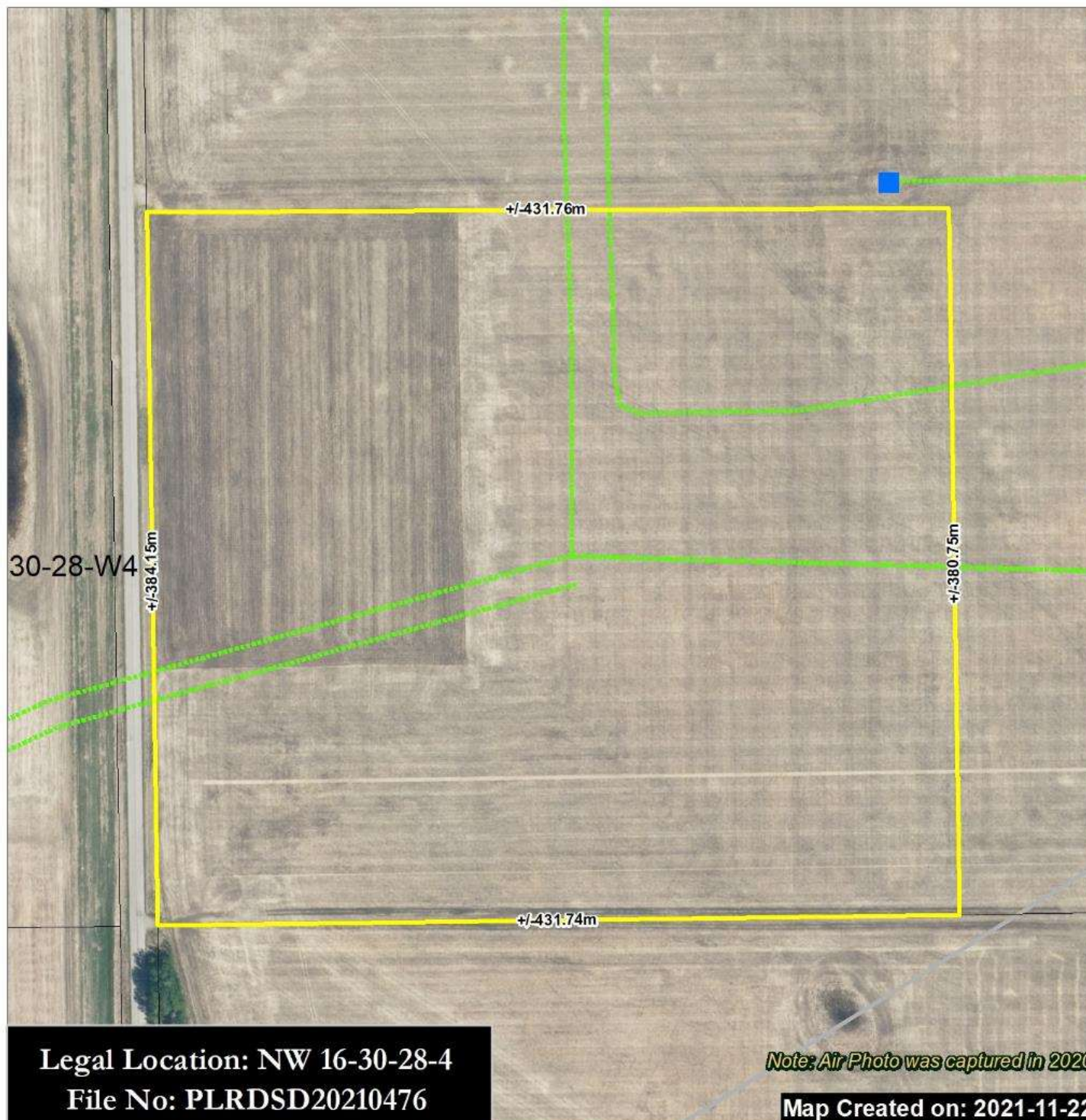


Scale: 1:3,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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





Mountain View COUNTY

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. *

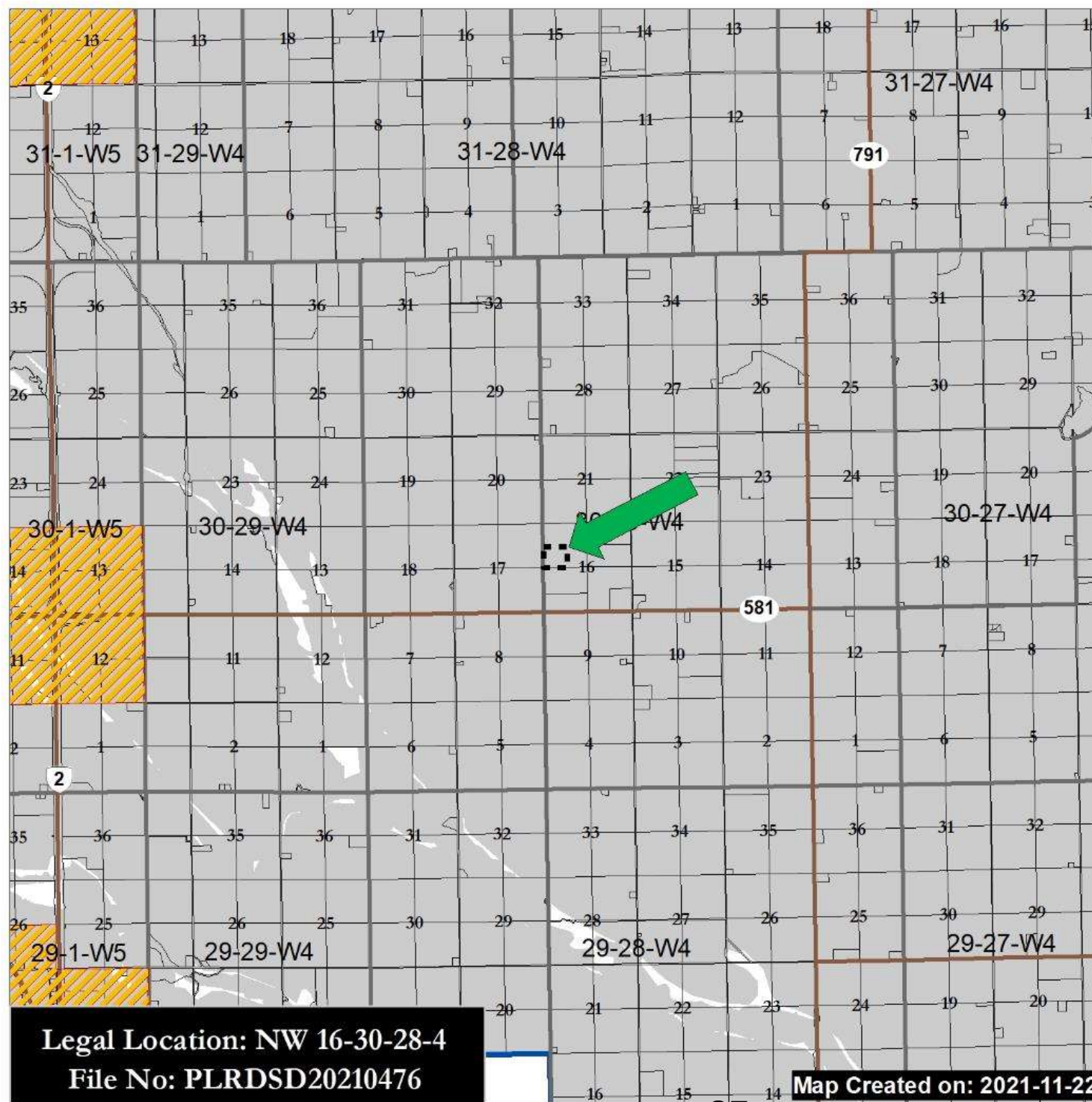


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



To whom it may concern,

The location for this proposed subdivision, in NW-16-30-28-W4, was chosen for several reasons. My son, Perry Peters, rents this land from his grandmother, Agnes Peters. Perry would of course like to purchase the entire quarter at this time but the cost of land makes it extremely difficult for a beginning young farmer to buy land. Agnes would like to sell this 40 acre parcel to Perry because it would be manageable for him and the land would remain in the family.

There are several practical reasons for choosing this corner of the quarter. Fortis power is only 4 pole distances away whereas the north end would require Equis power from about 1 km away which would be a higher cost. There is already a Crossroads gas line going through the property which would eliminate disturbing more soil and also save costs. There is already driveway access, again eliminating more digging and costs.

There is a TAQA coal bed methane well on this quarter which is accessed by a different driveway and would not be a part of this parcel.

Other than a small building site of 2 to 3 acres, which I assume would bring \$3000 to \$5000 of tax revenue to the county, farming practices would not change. With crop land so hard to come by every possible acre will go into crop production.

Our family has been farming in this area for more than a century and it is our desire that the next generation can continue to farm here.

Sincerely,

Rod Peters

PLRDSD20210476

Bylaw No. LU 06/22

Tracey Connatty
Planner
March 23, 2022

APPLICANT: PETERS, Rodney
LANDOWNER: PETERS, Agnes
LEGAL: NW 16-30-28-W4M
DIVISION: 1
ACRES: 40.80 ac.

PROPOSED REDESIGNATION:

To Redesignate from:

Agricultural District “A” to Agricultural (2) District “A(2)” one (1), forty point eight zero (40.80) +/- acre parcel within an existing 160.0 acre parcel.



Mountain View COUNTY

Location

Legend

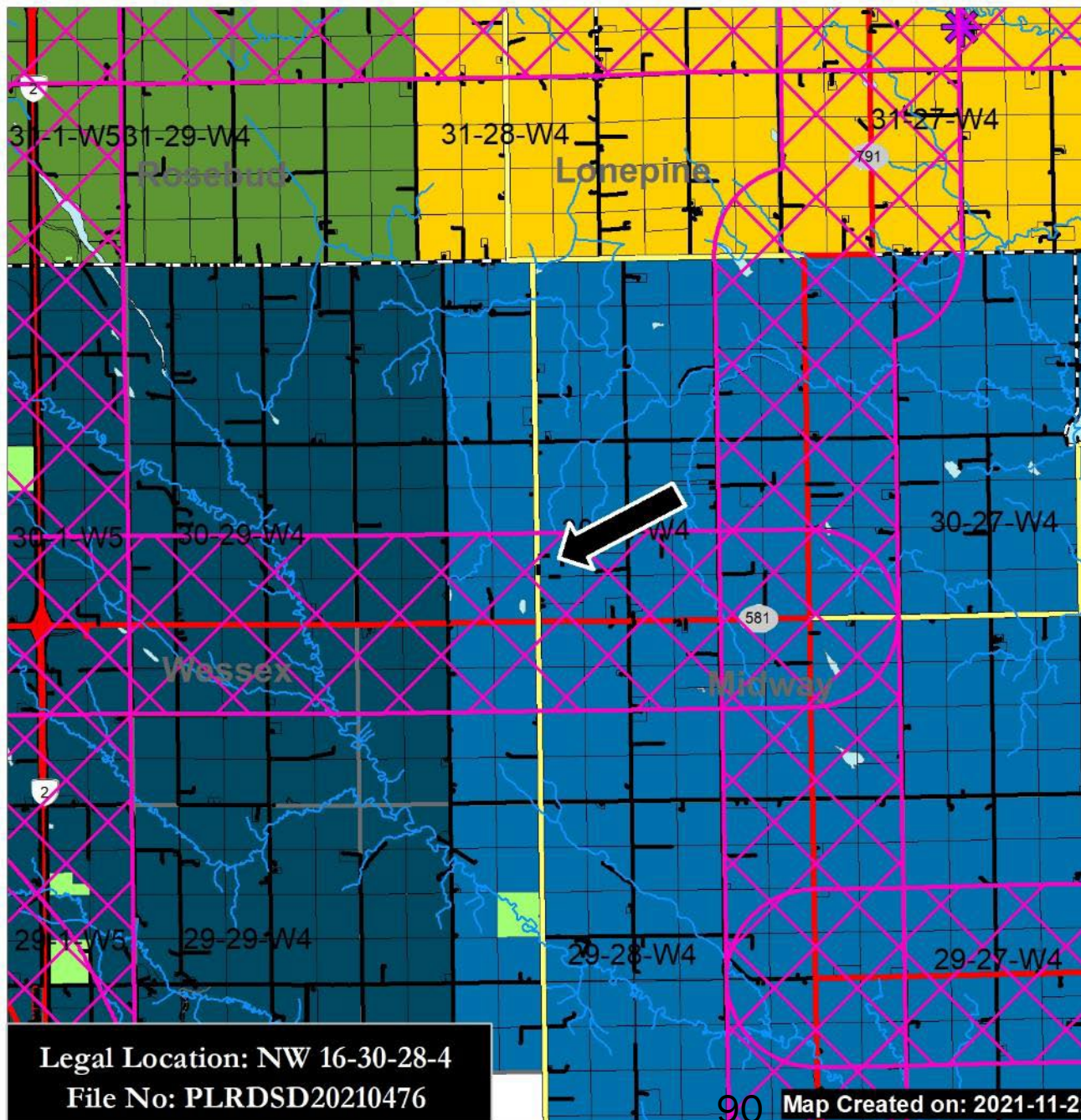
- Neighborhood Reference Points
- Proposed Redesignation Subdivision Boundary
- Highway Buffer (1.6 Km)
- Existing Features Crown Land (Prov. and Fed)
- County Land
- Towns/Village
- Roads**
 - chip sealed
 - gravel
 - paved
 - unimproved
 - CCN
- Subject Land



0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: NW 16-30-28-4

File No: PLRDSD20210476

90

Map Created on: 2021-11-22



Mountain View COUNTY

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.

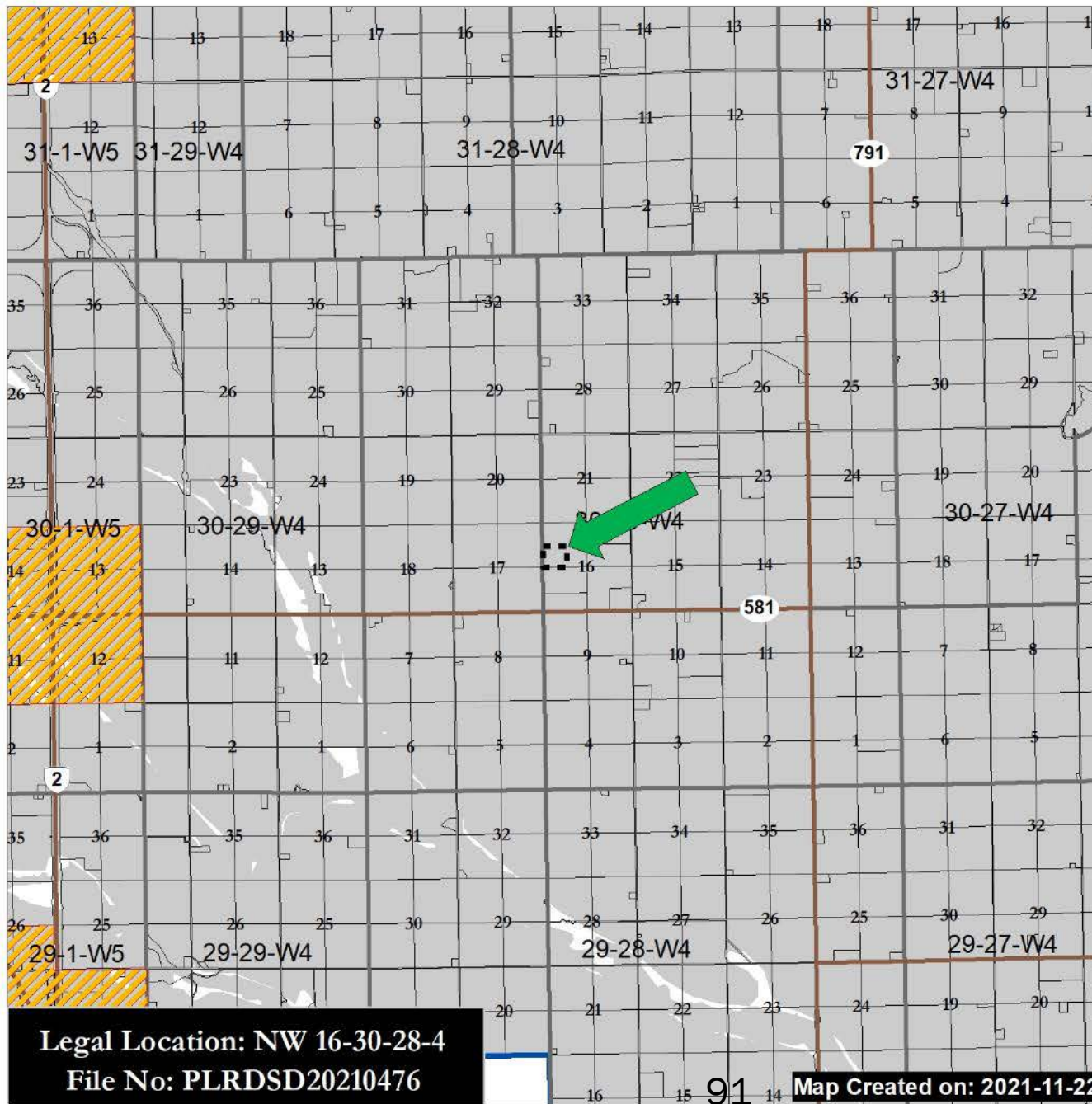


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal Location: NW 16-30-28-4

File No: PLRDSD20210476









Map Created on: 2021-11-22



Mountain View COUNTY

Site Sketch - Redesignation

Legend

-  Application Location
-  Rural Address
-  Pipelines
-  AltaLink Power Line
-  AltaLink Powerline Buffer (30m)
-  Proposed Redesignation Boundary
- Wells**
 -  FLOWING COALBED METHANE (1)
- Wells Buffer**
 -  100 m



0 50 100 200 Meters

Scale: 1:5,000

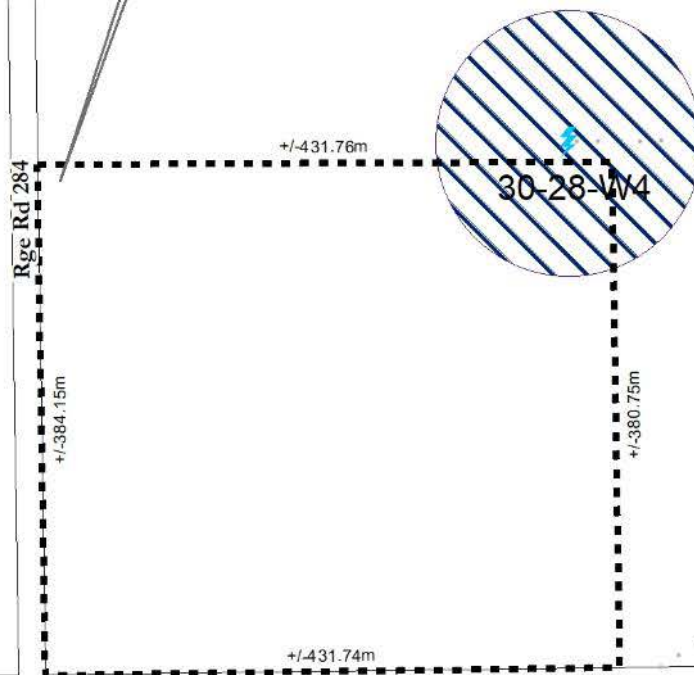
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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

Proposed Area to be Redesignated from
Agricultural District (A) to
Agricultural (2) District (A(2))
forty point eight zero (+/- 40.80) acres



Legal Location: NW 16-30-28-4

File No: PLRDSD20210476



Mountain View COUNTY

Environmental Scan

Legend

- Floodway
- Flood Fringe
- Environmental Scan**
- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Provincial ESA (2014)
- Environmentally Significant Areas**
- ESA_number**
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)
- Alberta Merged Wetland**
- Bog
- Fen
- Marsh
- Open Water
- Swamp
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Growth Centres
- Historical Resources**
- <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Paleontological Resources
- Nuisance Grounds**
- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved
- Subject Land

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2003 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: NW 16-30-28-4

File No: PLRDSD20210476

94 Map Created on: 2021-11-22



0 50 100 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



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

- ESA_number
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

- Conservation Easement (Legacy Land Trust Society)
- Rural Address

- Proposed Redesignation Subdivision Boundary
- Growth Centres

Historical Resources

- <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Paleontological Resources

Nuisance Grounds

- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from FDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

95 Map Created on: 2021-11-22

Legal Location: NW 16-30-28-4
File No: PLRDSD20210476



0 50 100
Meters

Scale: 1:5,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Well & Pipeline Facilities

Legend

- | | |
|---|---|
| <ul style="list-style-type: none">Application LocationRural AddressGas Plants, Battery Sites, etc.Gas Processing PlantWellsProposed Redesignation Subdivision BoundaryAltalink Powerline Buffer (30m)TC Energy Notification Zone 200mTC Energy Notification Zone 750m | <ul style="list-style-type: none">PipelinesSUBST_A<ul style="list-style-type: none">CRUDE OILFRESH WATERFUEL GASHVP PRODUCTSLVP PRODUCTSMISCELLANEOUS LIQUIDSNATURAL GASOIL WELL EFFLUENTSALT WATERSOUR NATURAL GASUNKNOWN |
|---|---|
- Subject Land

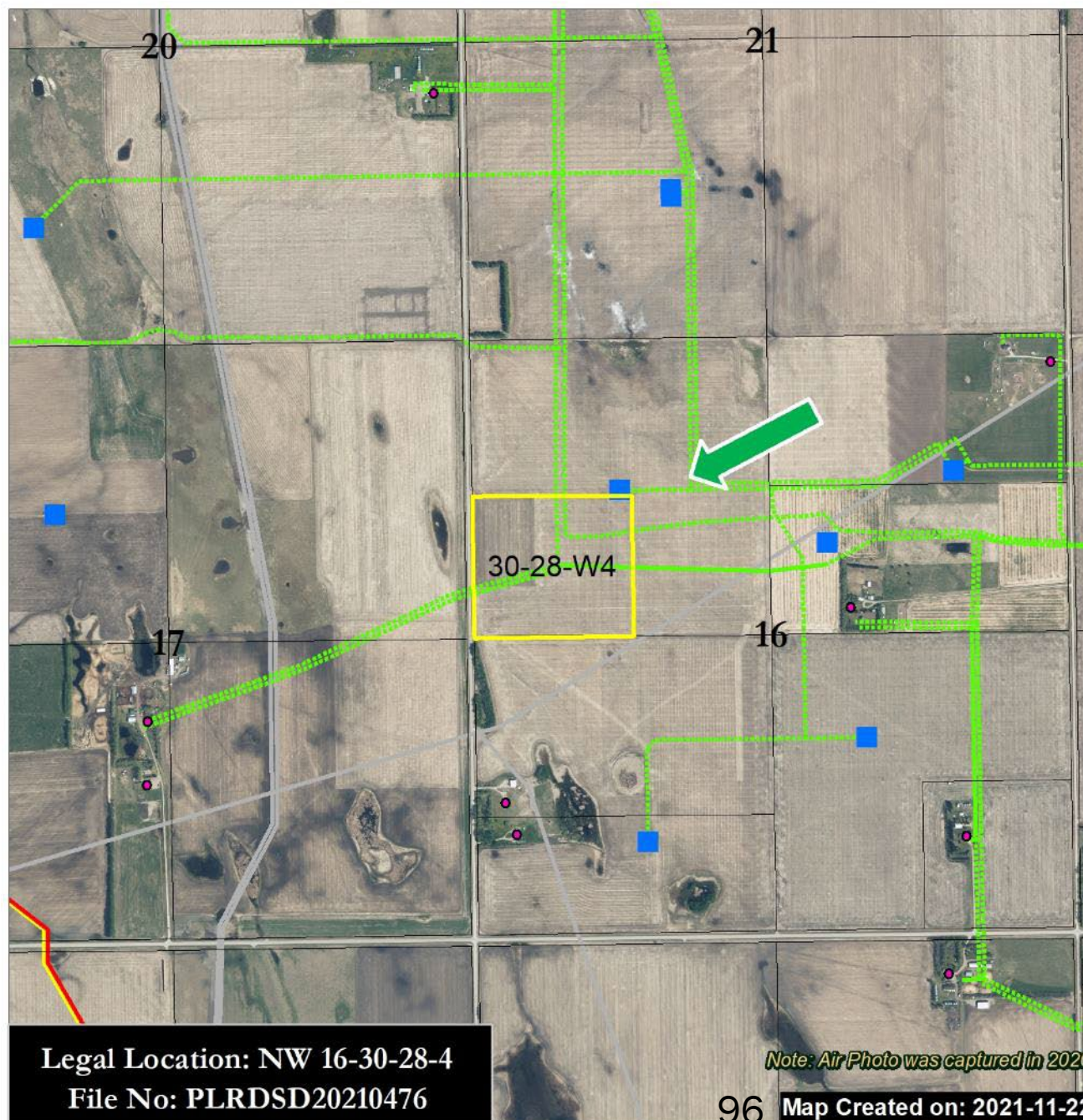


0 125 250 500 Meters

Scale: 1:15,000
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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



Legal Location: NW 16-30-28-4
File No: PLRDSD20210476

Note: Air Photo was captured in 2020

96

Map Created on: 2021-11-22



Mountain View COUNTY

Well & Pipeline Facilities

Legend

- | | |
|---|-----------------------|
| Application Location | Pipelines |
| Rural Address | <all other values> |
| Gas Plants, Battery Sites, etc. | SUBST_A |
| <all other values> | CRUDE OIL |
| Gas Processing Plant | FRESH WATER |
| Wells | FUEL GAS |
| Proposed Redesignation Subdivision Boundary | HVP PRODUCTS |
| Altalink Powerline Buffer (30m) | LVP PRODUCTS |
| Cadastre Parcel Linework with Right of Way Info | MISCELLANEOUS LIQUIDS |
| | NATURAL GAS |
| | OIL WELL EFFLUENT |
| | SALT WATER |
| | SOUR NATURAL GAS |
| | UNKNOWN |



Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_MTM_AEP_Forest

Projection: Transverse_Mercator

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

30-28-W4

16

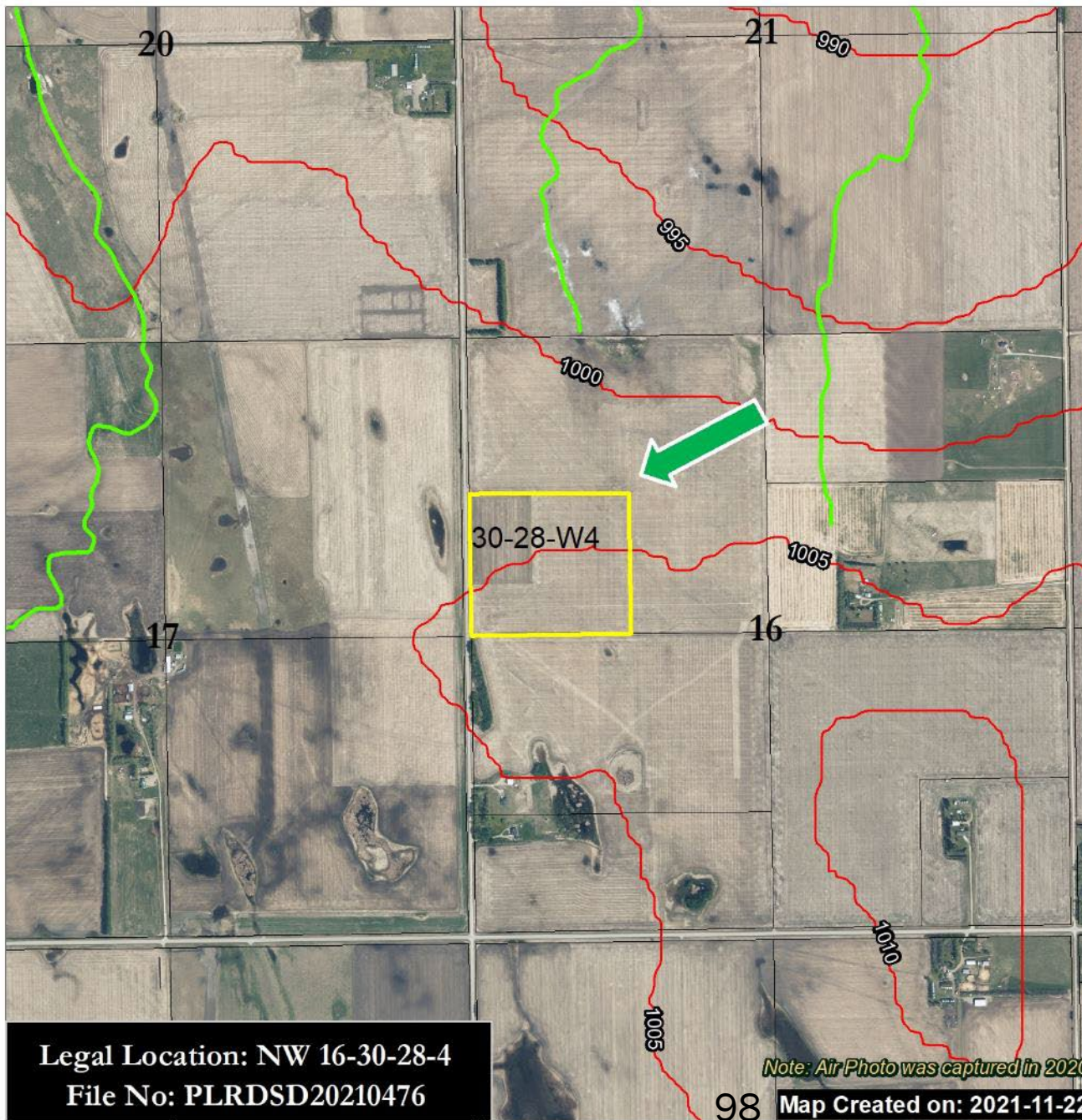
Legal Location: NW 16-30-28-4

File No: PLRDSD20210476

Note: Air Photo was captured in 2020

97

Map Created on: 2021-11-22



Mountain View COUNTY

Topography & Water

Legend

- Application Location
- Contours - 5m
- Rivers and Creeks
 - Unclassified
- mvc Stream Class
 - Activity Restrictions
 - No Activity Restrictions
- ▭ Proposed Redesignation Subdivision Boundary
- ➔ Subject Land



0 125 250 500 Meters

Scale: 1:15,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Topography & Water

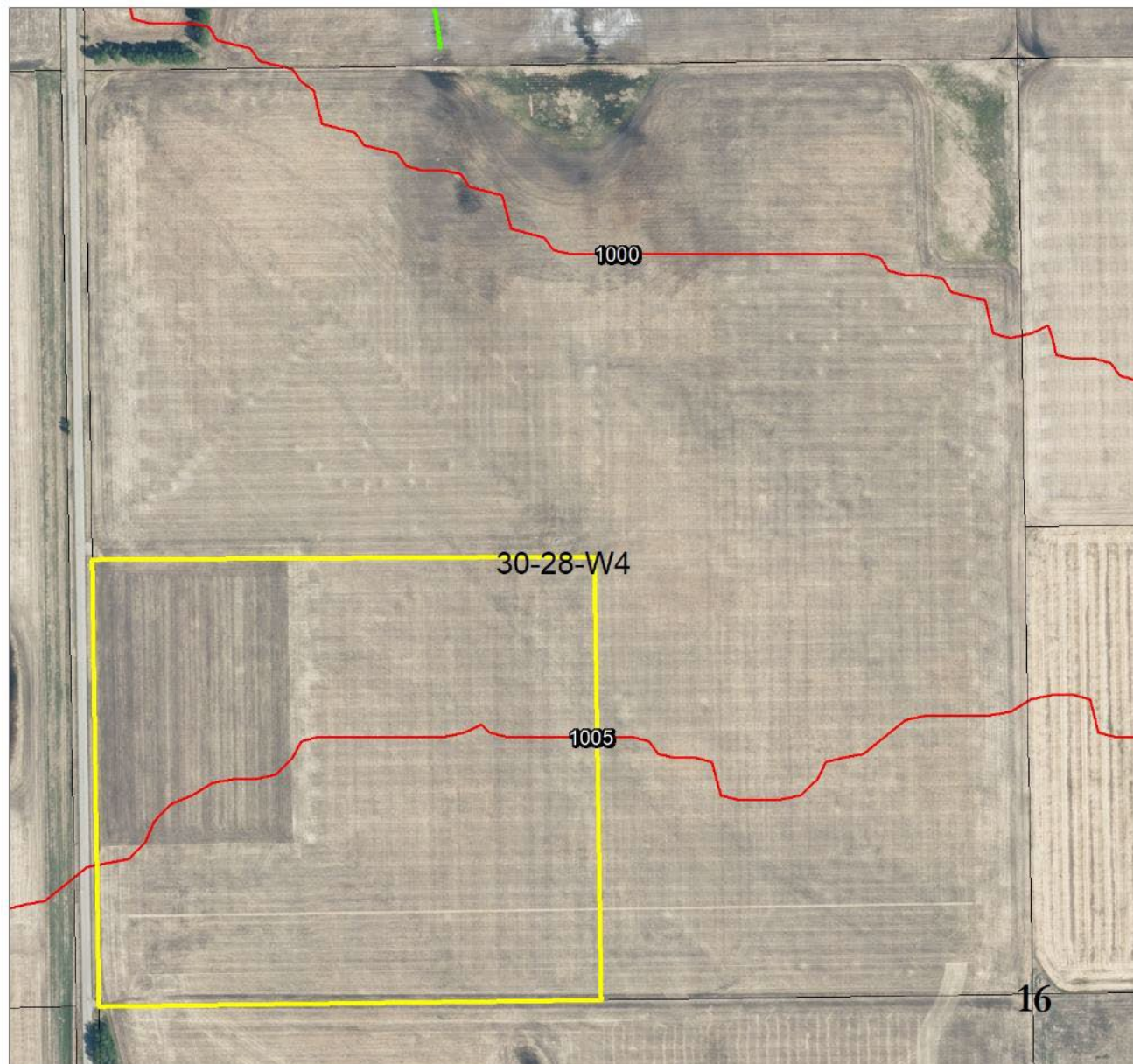
Legend

- Application Location
- Contours - 5m
- Rivers and Creeks
 - Unclassified
- mvc Stream Class
 - Activity Restrictions
 - No Activity Restrictions
- ▭ Proposed Redesignation Subdivision Boundary



Scale: 1:5,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: NW 16-30-28-4
File No: PLRDSD20210476

Note: Air Photo was captured in 2020

99 Map Created on: 2021-11-22



Mountain View COUNTY

Site Dimension

Legend

- | <ul style="list-style-type: none">Application LocationRural AddressGas Plants, Battery Sites, etc.WellsProposed Redesignation Subdivision BoundaryAltalink Powerline Buffer (30m)Streetlights - FortisPower Poles - Fortis | <table border="0"><tr><th>Pipelines</th></tr><tr><td>== <all other values></td></tr><tr><th>SUBST_A</th></tr><tr><td>CRUDE OIL</td></tr><tr><td>FRESH WATER</td></tr><tr><td>FUEL GAS</td></tr><tr><td>HVP PRODUCTS</td></tr><tr><td>LVP PRODUCTS</td></tr><tr><td>MISCELLANEOUS LIQUIDS</td></tr><tr><td>NATURAL GAS</td></tr><tr><td>OIL WELL EFFLUENT</td></tr><tr><td>SALT WATER</td></tr><tr><td>SOUR NATURAL GAS</td></tr><tr><td>UNKNOWN</td></tr></table> | Pipelines | == <all other values> | SUBST_A | CRUDE OIL | FRESH WATER | FUEL GAS | HVP PRODUCTS | LVP PRODUCTS | MISCELLANEOUS LIQUIDS | NATURAL GAS | OIL WELL EFFLUENT | SALT WATER | SOUR NATURAL GAS | UNKNOWN |
|---|---|-----------|-----------------------|---------|-----------|-------------|----------|--------------|--------------|-----------------------|-------------|-------------------|------------|------------------|---------|
| Pipelines | | | | | | | | | | | | | | | |
| == <all other values> | | | | | | | | | | | | | | | |
| SUBST_A | | | | | | | | | | | | | | | |
| CRUDE OIL | | | | | | | | | | | | | | | |
| FRESH WATER | | | | | | | | | | | | | | | |
| FUEL GAS | | | | | | | | | | | | | | | |
| HVP PRODUCTS | | | | | | | | | | | | | | | |
| LVP PRODUCTS | | | | | | | | | | | | | | | |
| MISCELLANEOUS LIQUIDS | | | | | | | | | | | | | | | |
| NATURAL GAS | | | | | | | | | | | | | | | |
| OIL WELL EFFLUENT | | | | | | | | | | | | | | | |
| SALT WATER | | | | | | | | | | | | | | | |
| SOUR NATURAL GAS | | | | | | | | | | | | | | | |
| UNKNOWN | | | | | | | | | | | | | | | |



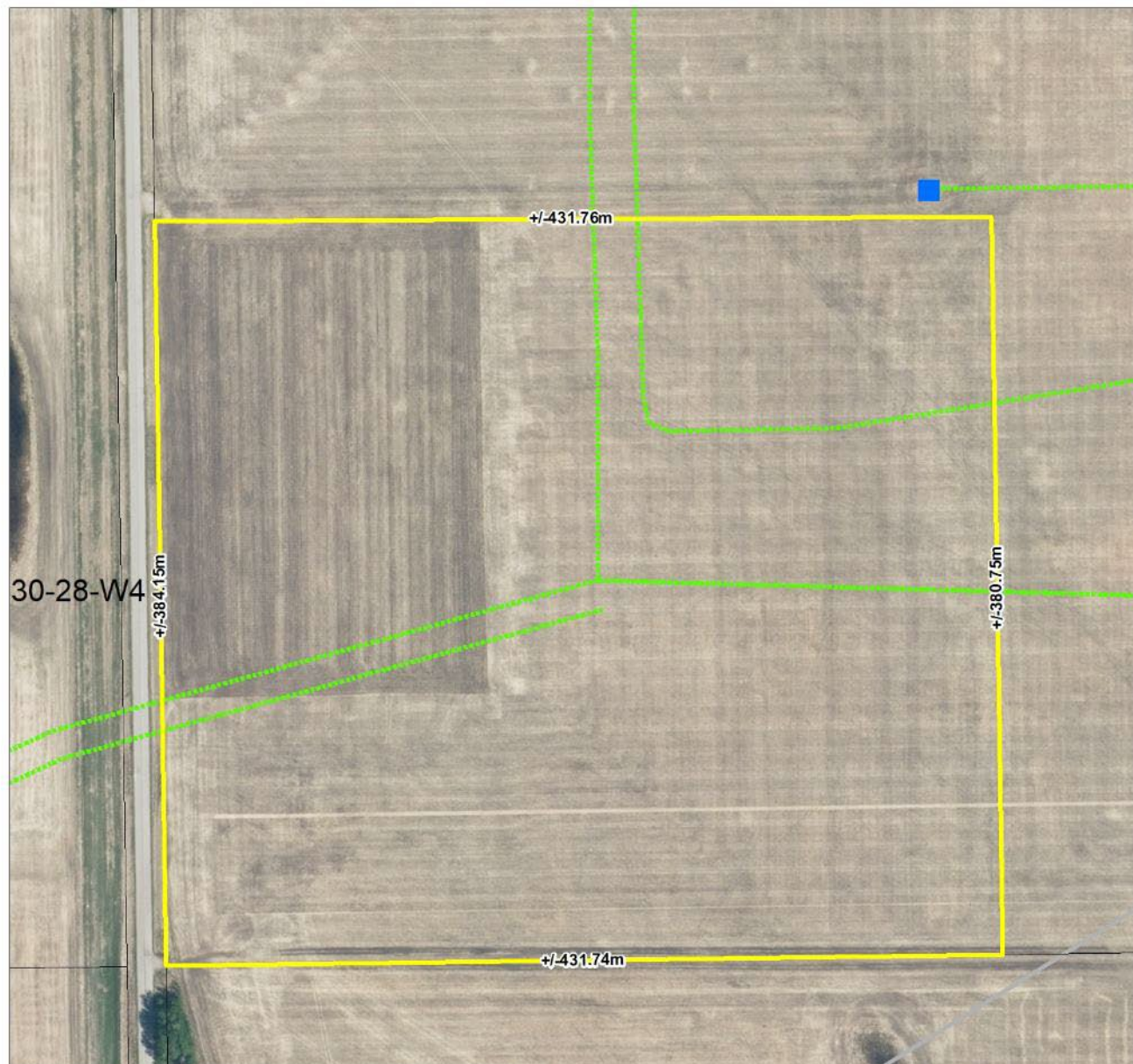
Scale: 1:3,000

Mountain View County

NAD_1983_CSRS_MTM_AEP_Forest

Projection: Transverse_Mercator

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

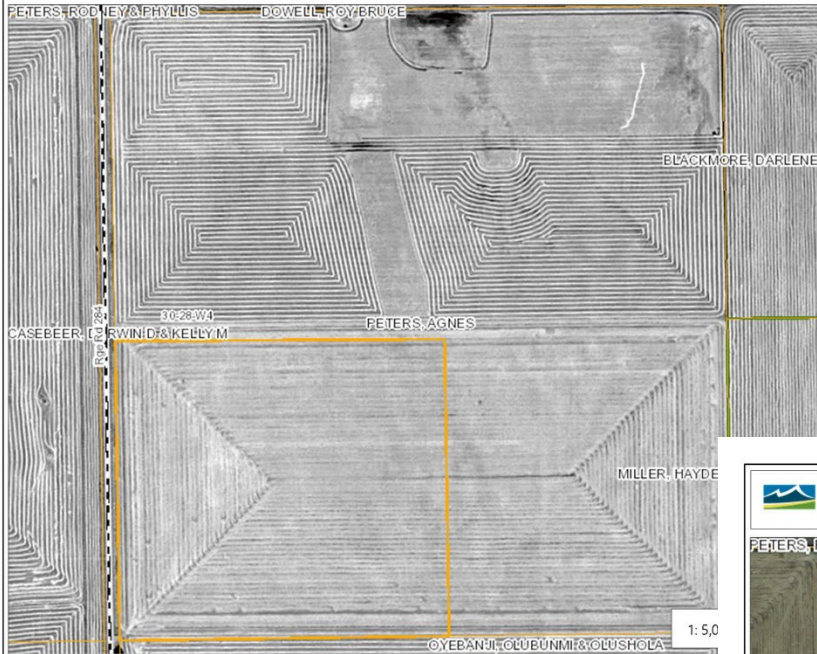


Legal Location: NW 16-30-28-4

File No: PLRDSD20210476

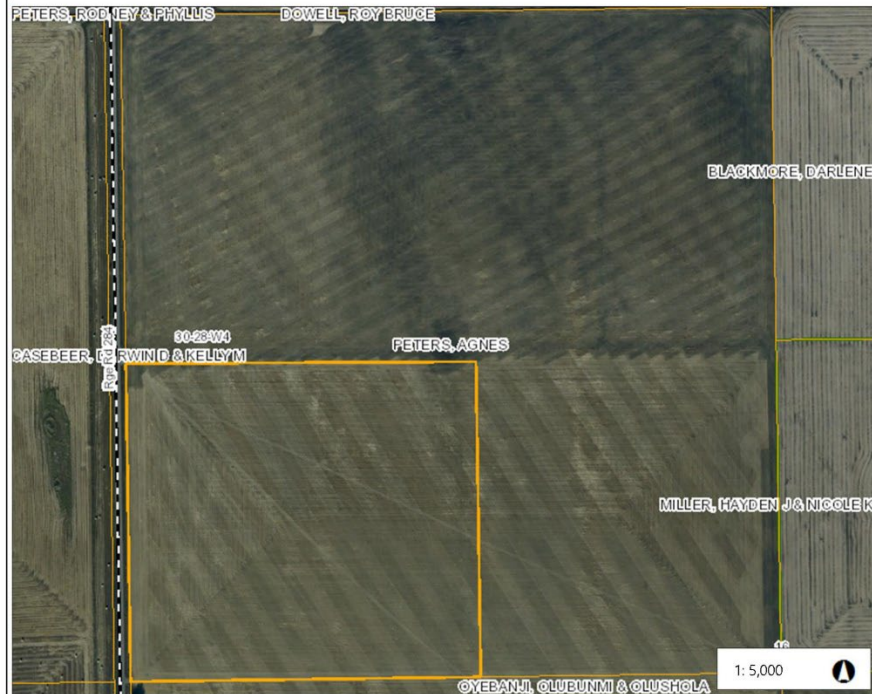
Note: Air Photo was captured in 2020

100 Map Created on: 2021-11-22



- Legend
- MVC Primary Secondary Highway
 - Roads - No Driveways, WITH LABELS
 - Chip-sealed
 - Gravel
 - Paved
 - County Towns and Village
 - Parcels (PGIS)
 - Parcels (PGIS) - Owner Label
 - SD Applications
 - <all other values>
 - SD - Approved
 - SD - Closed
 - SD - Conditionally Approved
 - SD - Endorsed
 - SD - Endorsed Closed
 - SD - Expired Application
 - SD - Refused
 - SD - Under Review
 - SD - Withdrawn
 - Section Number Grid
 - Township Grid

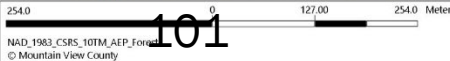
Historical farming practices



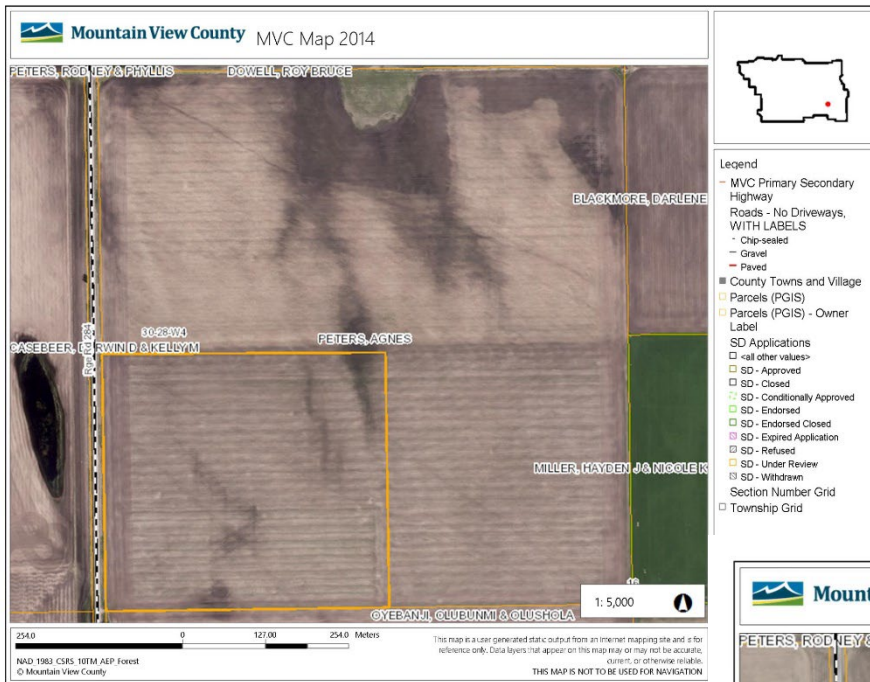
- Legend
- MVC Primary Secondary Highway
 - Roads - No Driveways, WITH LABELS
 - Chip-sealed
 - Gravel
 - Paved
 - County Towns and Village
 - Parcels (PGIS)
 - Parcels (PGIS) - Owner Label
 - SD Applications
 - <all other values>
 - SD - Approved
 - SD - Closed
 - SD - Conditionally Approved
 - SD - Endorsed
 - SD - Endorsed Closed
 - SD - Expired Application
 - SD - Refused
 - SD - Under Review
 - SD - Withdrawn
 - Section Number Grid
 - Township Grid

Notes

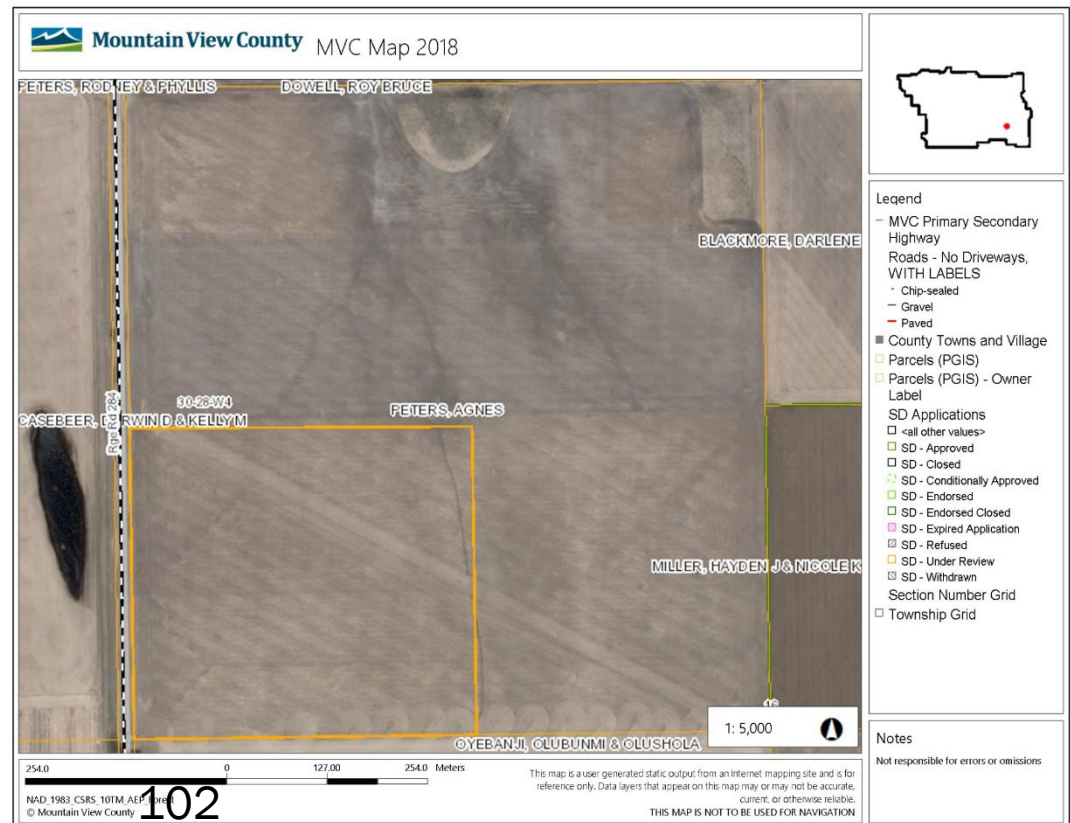
Not responsible for errors or omissions



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION



Historical farming practices





Mountain View
COUNTY

Farmland Calculation

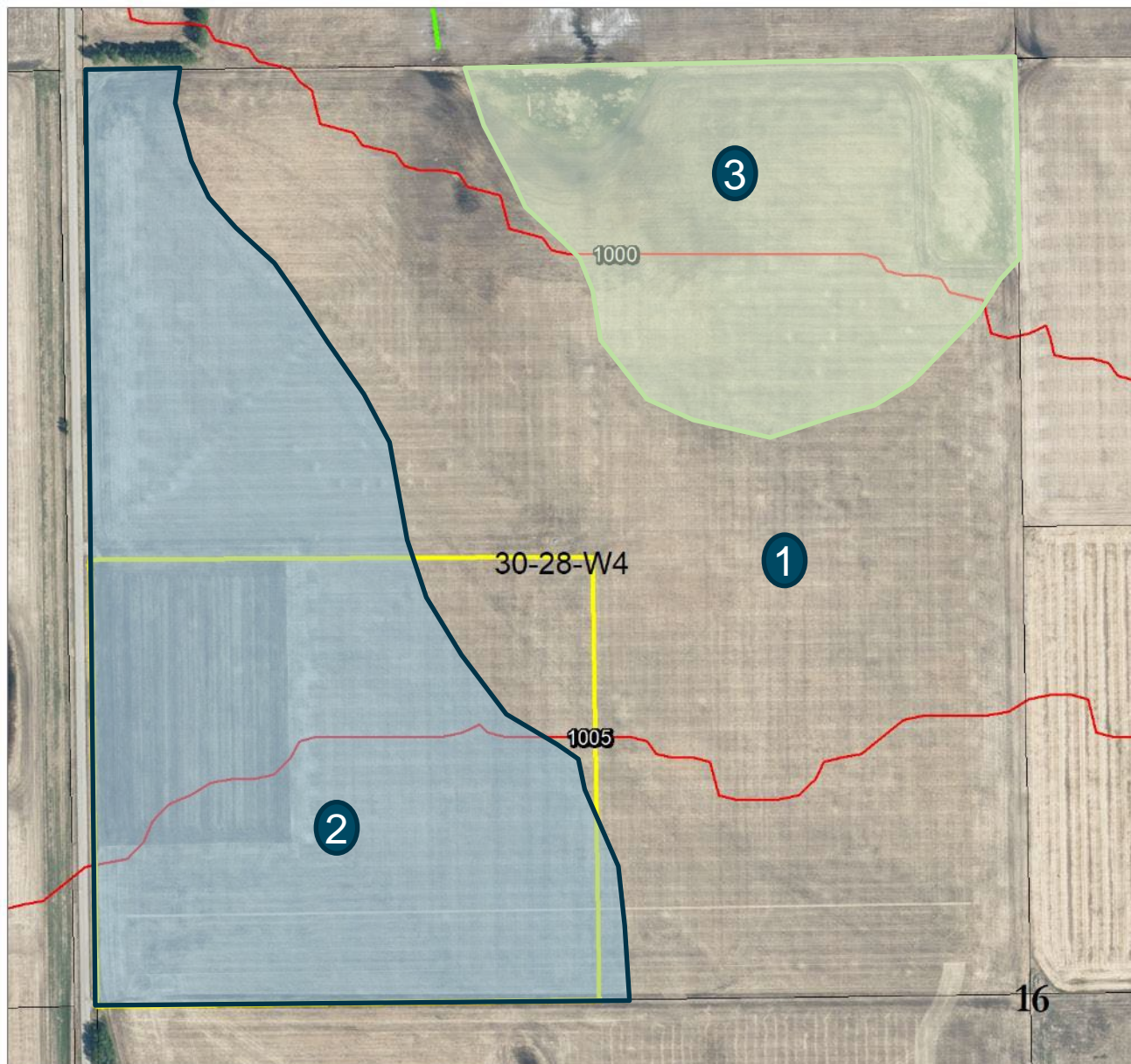
1 – 89.7%
2 – 87.4%
3 – 56.1%



Scale: 1:5,000

Mountain View County

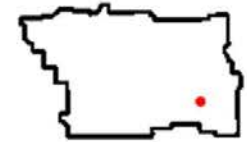
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: NW 16-30-28-4
File No: PLRDSD20210476

Note: Air Photo was captured in 2020

103 Map Created on: 2021-11-22



Legend

- MVC Primary Secondary Highway
- Roads - No Driveways, WITH LABELS
 - Chip-sealed
 - Gravel
 - Paved
- 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
 - SD - Refused
 - SD - Under Review
 - SD - Withdrawn
- Section Number Grid
- Canada Land Inventory - Soils
 - 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7



254.0 0 127.00 254.0 Meters

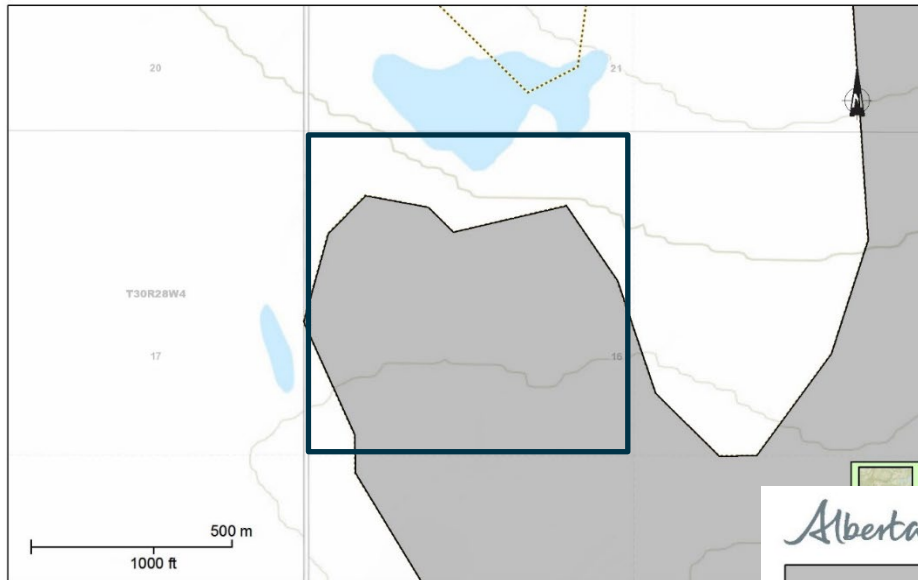
NAD_1983_CSRS_10TM_AEP_Forest
© Mountain View County

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Not responsible for errors or omissions



December 22, 2021

Scale 1:9,028
1 inch = 752.33 feet
1 cm = 90.28 metres

Map centre at latitude +51.572°N and longitude -113.890°E

Sources: Esri, GEBCO, USGS, NL, Ordnance, Kong), (c) Open Community, Alberta Agriculture, Canada, Government of

Variable	Value
POLY_ID	11289
Map Unit Name	RKV2/U1h
Landform	U1h - undulating - high relief
LSRS Rating (Spring Grains)	2H(8) - 5W(2)

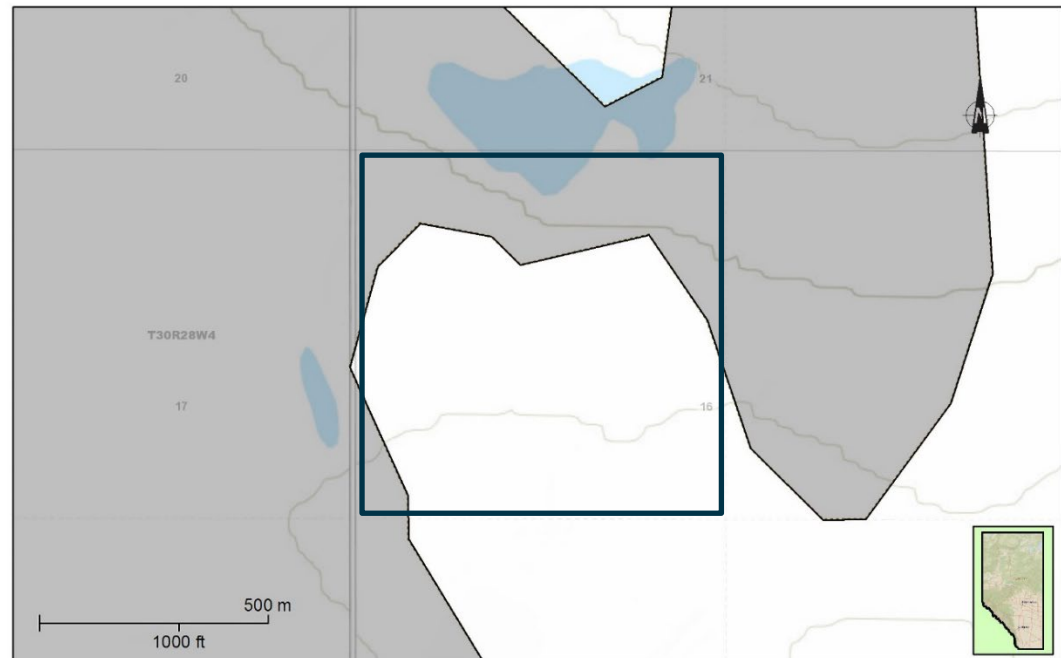
Landscape Model Descriptions:

Orthic Black Chernozem on medium textured (L, SiCL, CL) materials over medium (L, CL) or fine (C) textured till (RKV). The polygon includes poorly drained soils (2).
Undulating, high relief landform with a limiting slope of 4% (U1h).

Variable	Value
POLY ID	11287
Map Unit Name	RKV1/U11
Landform	U11 - undulating - low relief
LSRS Rating (Spring Grains)	2H(10)

Landscape Model Descriptions:

Orthic Black Chernozem on medium textured (L, SICL, CL) materials over medium (L, CL) or fine (C) textured till (RKV). The polygon may include soils that are not strongly contrasting from the dominant or co-dominant soils (1). Undulating, low relief landform with a limiting slope of 2% (U1).



December 22, 2021

Scale 1:9,028
1 inch = 752.33 feet
1 cm = 90.28 metres

Map centre at latitude +51.572°N and longitude -113.890°E

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, 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





Looking East along north proposed boundary



Looking south from north proposed boundary



Administrative Position

The Planning and Development Department supports Approval for PLRDSD20210476, within the NW 16-30-28 W4M for the following reasons:

1. The proposed parcel complies with the first parcel policy within the MDP and the LUB regulations.
2. No objections or concerns were received during the referral process.
3. The land is suitable for the proposed use and legal and physical access has been established.



March 1, 2022

Via email

Wayne Mackenzie
Executive Director, Facilities Division
Alberta Utilities Commission

Dear Wayne:

This letter confirms an appointment for you to meet with County Council at **9:00 a.m., Wednesday, March 23, 2022**, in Council Chambers at 1408 - Twp Rd 320, Didsbury, AB.

If you have information that you would like included in the meeting agenda please provide it prior to March 16, 2022, or you could e-mail a copy to lmcmillan@mvcountry.com prior to March 21, 2022.

If you require additional information, please feel free to contact me.

Sincerely,

Laura McMillan
Executive Assistant

/lm

pc Reeve A. Aalbers
 Jeff Holmes, Chief Administrative Officer



February 8, 2022

Via email

Jane Bicknell, Secretary
Mountain View BearSmart Society

Dear Jane:

This letter confirms an appointment for you to meet with County Council at **1:00 p.m., Wednesday, March 23, 2022**, in Council Chambers at 1408 Twp. Rd. 32.0, Didsbury, Alberta to discuss. As per County Bylaw #21/07 presentations should be kept to five (5) minutes in length, however, an extension of time may be granted by the Chair.

If you have information that could be included with the meeting agenda we would need to receive it prior to March 16, 2022 or you could e-mail a copy of any PowerPoint presentation to lmcmillan@mvcountry.com prior to March 21, 2022.

If you require additional information to assist with your presentation, please feel free to contact me.

We look forward to your presentation.

Sincerely,

Laura McMillan
Executive Assistant

/lm

pc Reeve A. Aalbers
 Jeff Holmes, Chief Administrative Officer

Mountain View BearSmart Society

2021 Report to the

Mountain View County Council

Vision

Mountain View BearSmart Society (MVBS) is a pro-active, progressive organization that works within the community to minimize the potential conflict between humans, bears and other wildlife.

Mission

As a not-for-profit society, MVBS strives to promote bear and wildlife awareness through education, public information, and notification systems while remaining neutral on issues relating to bear and wildlife conservation, hunting and trapping. Education is the prime focus for MVBS as a means to reduce human-bear conflict and promote safety for both humans and wildlife. MVBS works in collaboration with residents, tourists, industry, and government agencies to achieve its goals.

As people move into what has historically been bear habitat, combined with bears also moving from public lands eastward onto private lands along the eastern slopes of Alberta, interactions between bears and people have become more widespread. In the interest of public safety and conservation, the Alberta BearSmart program was introduced by Alberta Environment & Parks (AEP) to reduce the number of negative interactions between bears and people and to lower the costs associated with property damage by bears. Alberta BearSmart is an important tool to help support communities and other stakeholder groups living, working and recreating in bear country. Failure to gain that support from the people most affected by bears can result in increased human-bear occurrences and human caused bear mortality, and an overall lack of public support for bears in general.

MVBS is an integral part of the Alberta BearSmart program which seeks to reduce human-bear occurrences and increase public stewardship in Alberta by providing strategic information and education materials to the public, stakeholders and government agency staff dealing with bears. Stakeholders include local residents, tourists, conservation groups, industry (including oil and gas developers), campground operators, county Ag Services staff, and agricultural producers. The program is intended to:

1. Reduce the number of undesirable human-bear interactions, which may result in injury or death to both humans and bears;
2. Reduce the number of bear mortalities and translocations that occur as a result of negative interactions; and
3. Reduce annual costs associated with property damage and management actions to address conflict situations.

MVBS has been operating for 13 years and our bear safety and awareness programs include cougars, wolves, and coyotes (all manner of human-wildlife conflict). Our projects and events encourage best practices for human-bear conflict prevention and are specifically targeted to local stakeholders including residents, acreage owners, ranch families, bee keepers, recreation groups, tourists, and other groups that work, live and recreate in areas with bears and other large carnivores. Our messaging focuses on minimizing the potential for human-wildlife conflict by removing or securing attractants, avoiding encounters, knowing what to do during an encounter, and knowing how to effectively use bear spray. We also partner with members of the community to reduce human-bear conflict by promoting the deployment and correct use bear proof garbage bins, electric fencing, sea cans, bear proof grain storage, natural vegetation and fruit tree removal from developed areas, and deadstock management. A reduction in negative interactions with bears, particularly on private lands, will help to maintain tolerance levels for bears, especially for grizzly bears.

Human fatalities resulting from interactions with bears are usually a rare occurrence. Unfortunately, this was not the case in North America in 2021. There were three human fatalities in Alberta in 2021 and two of those fatalities involved grizzly bears – one in the Waiparous area in Big Horn County and other in the Water Valley area in Mountain View County (MVC). In addition, there was an increase in human-bear conflicts in the western areas of MVC and Clearwater County (CC) this year due to an increase in recreational use on public lands and to the reduction in available natural bear foods as a result of the hot dry summer weather. Consequently, MVBS received many requests for our bear and cougar safety and awareness presentations.

Our board is currently composed of:

1. Paul Fraser (Chair) – resident of Bearberry, Wildlife Biologist and cattle producer
2. Kathy Blain (Vice-Chair) – resident of Elkton, owner/operator Elkton Valley Campground

3. Sandie Rodger (Treasurer) – resident of Water Valley
4. Jane Bicknell (Secretary) – resident of Bearberry, Wildlife Biologist and cattle producer
5. Greg Harris (Director) – resident of Water Valley, Division 2 Councillor for MVC
6. Anne-Marie Bertagnolli (Director) – resident of Rocky Mountain House, Ag Services staff at CC
7. Deborah Skeels (Director) – resident of CC, member of CC LandCare Board
8. Brenda Wagner (Director) – resident of Didsbury
9. Peggy Wigton (Director) – resident of MVC

Our liaison with AEP is Chiara Feder - resident of Rocky Mountain House, Wildlife Biologist.

The directors of MVBS currently put in at least 400 volunteer hours annually plus other in-kind contributions to organize and deliver programs and events, to create online content for the website, and to build a social media presence.

OUR PROJECTS AND PROGRAMS

School Education – our objectives: 3 to 5 days of safety/awareness presentations in April/May to students from Kindergarten to Grade 6 at Cremona School, Sundre River Valley School, schools in Rocky Mountain House, and other schools in MVC and CC; set up our display booth and provide a safety message in May to approximately 800 to 1000 students at Safety Day in Rocky Mountain House; develop online content and/or video targeted to children.

Due to COVID-19 restrictions, no school presentations were held in MVC. In mid-June, 3 days of presentations were held reaching 125 Grade 4 students in CC at the school in Condor and at the Lochearn and St. Mathews schools in Rocky Mountain House.

Unfortunately, the increased demand for bear and cougar safety and awareness presentations did not leave sufficient time to develop online content directed at school children and adults for inclusion on the website. This work will continue in 2022.

Any in-person event held by MVBS in 2022 will still continue to follow Alberta Health Services procedures and protocols to prevent the spread of COVID-19.

Public Education & Awareness – our objectives: publish safety messages in local publications and on local radio stations; hold or attend 6 or more events every year to set up our display booth, provide a safety message or presentation, provide information on the society, and conduct bear spray training sessions (e.g. the biannual MVC/Bighorn Wildlife Conflict Workshop in February in Cremona, the Alberta Government BearSmart Workshop, our Family Day event in May at Elkton Valley Campground, our safety presentation event in Water Valley, and SPOG Neighbours Day in Aug in Sundre); hold 6 or more additional events to other community groups or industry during the year.

Published a ¼ page 'Be BearSmart' ad in the 2021 Mountain View Vacation Guide.

Broadcast the 'Be BearSmart' radio ads on the two Olds FM stations and on the Rocky Mountain House FM station.

Provided CC staff with BearSmart tips and articles for inclusion on CC website, newsletters, etc.

On May 6, a workshop was held via Zoom for 20 campground operators from MVC and CC on how to be BearSmart, the best bear safety practices to use, and provided them with Bear Safety Rules to adopt in their campground.

Despite ongoing and ever changing COVID-19 restrictions, 13 BearSmart events were held between May 22 to September 9 and reached over 350 people – 9 events included outdoor bear spray training. Eight events were held in MVC and 5 in CC - in MVC the events were held at Elkton Valley Campground on May 22 and Sep 4, Water Valley on June 3 and 4, Legacy Trust in Olds on June 30, Bergen Community Hall on July 13, Sundre Chamber of Commerce on July 26, and Bergen Springs RV Estates on August 14.

Education Kit - our objectives: maintain a professional display booth with bear-themed back wall, vinyl banner, tablecloth, and laminated information sheets; maintain an education kit of rugs, skulls, paw prints, and scats of grizzly bear, black bear, cougar, wolf and coyote including safety pamphlets and reports for distribution from AEP.

The grizzly bear, cougar and wolf hides are at the taxidermist in Calgary to be rug mounted and their completion is scheduled for early 2022.

Signage – our objectives: erect signs on county controlled roadways to remind residents, workers, and tourists they are in bear country.

Provided CC staff with 2 of the large 4 ft x 8 ft ‘You are in Bear Country’ signs and 7 of the 2 ft square ‘You Are in Grizzly Country’ signs to erect where needed.

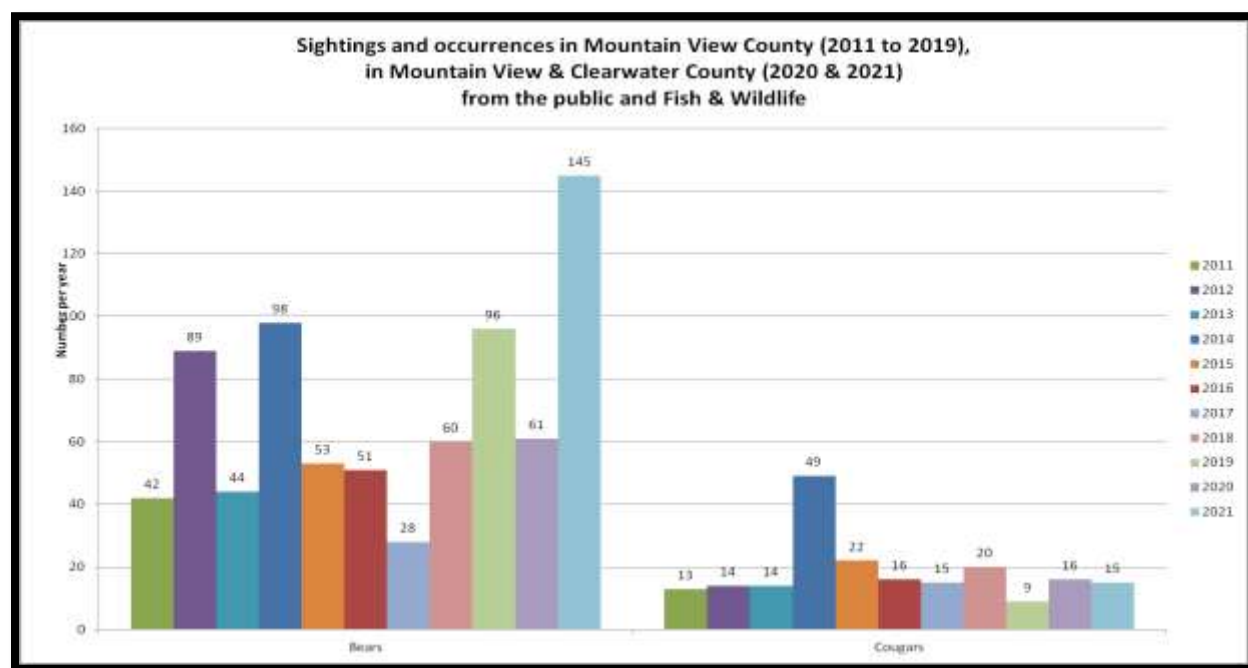
The large ‘You are in Bear Country’ sign went missing from the Bergen Road in MVC. There are likely additional locations in both MVC and CC where such signs could be erected so MVBS will be investigating the cost to produce more signs in 2022.

Website – our objectives: maintain the society website in order to post bear, cougar and wolf sightings in MVC and CC; prepare and issue a weekly email report of those sightings; maintain the email list; develop online content and/or video to post on the website; build a FaceBook or other social media presence.

Bear, cougar and wolf sightings are posted to the website as they are received from Fish & Wildlife and the public during the year. Residents from both counties are eager to contribute sightings and spread the safety/awareness information and messaging to their neighbours. The first bear activity report of the year is sent when the first bear sighting is received. A weekly bear activity report is then emailed out every Friday during the months bears are active outside their dens. This year, the first report went out on April 4th and the last report on December 3rd. As of December 31st, there were 1038 people on our email list.

MVBS received 179 requests from people to be added to our email list and 39 requests to be removed or failures to send. MVBS also responded to numerous email requests to identify bear species from photographs, to identify paw prints, scat, etc and to answer questions on wildlife biology and management.

There were 162 sightings reported this year but 2 sightings are not included in the results - 1 was a wolf sighting in the Ram River area in CC and 1 was an unknown predation in the Fallentimber area in MVC. Of the remaining 160 sightings, 145 were bear sightings and 15 were cougar sightings (Figure 1 below).



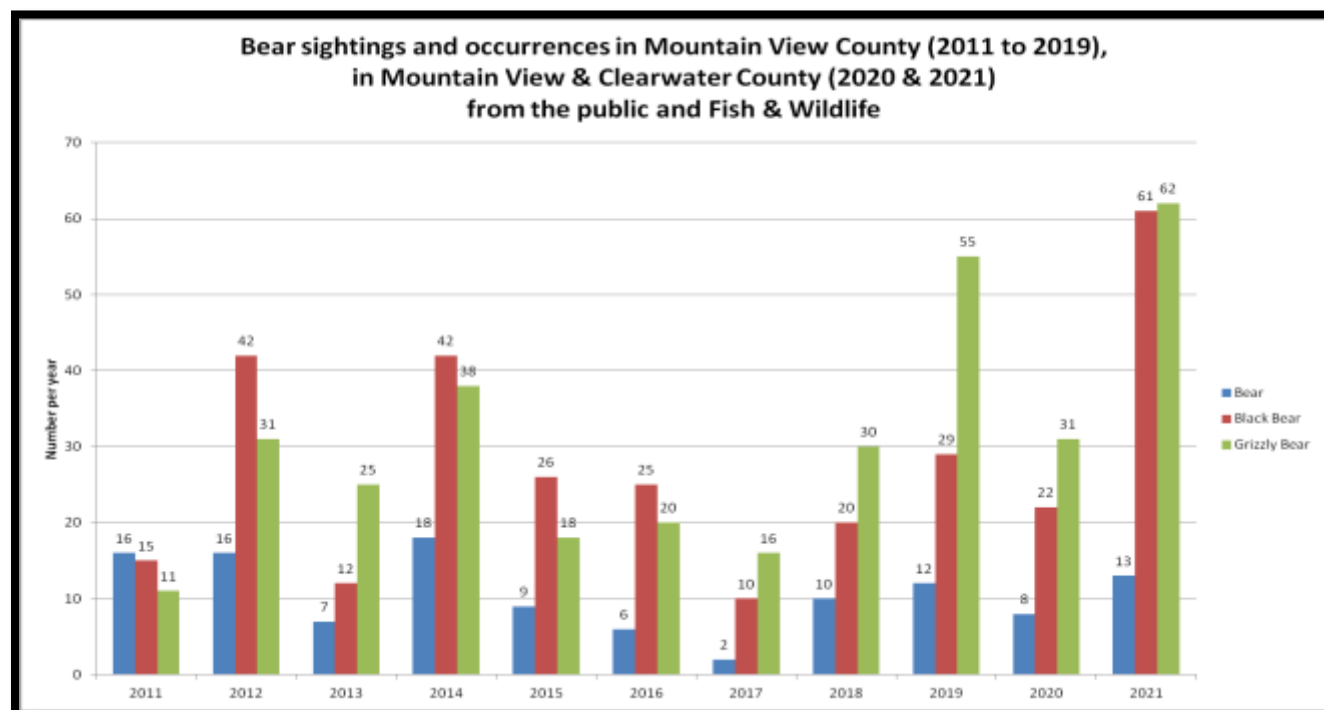
Two cougar sightings are not included in the statistics because they were outside MVC and CC - 1 sighting from Rocky View County and 1 from Red Deer County. Nine bear sightings are not included in the statistics because they were outside MVC and CC – 7 from Rocky View County and 2 from Big Horn County. However, the 9 bear sightings will be included in the mapping project as they were close to the borders of MVC. Bear sightings from outside MVC and CC were forwarded to the appropriate Fish & Wildlife office and/or BearSmart group for their information and/or action.

Of the remaining 149 sightings, 136 were bear sightings and 13 were cougar sightings.

Cougar sightings remained near the same levels as the past 10 years.

Bear sightings were significantly higher than 2020. This is due in part to more people in CC being aware of and participating in our program and to the hot, dry summer which reduced the natural foods available to bears in MVC and CC causing them to access non-natural foods near human residences in the late summer and fall.

Of the 136 bear sightings, 62 sightings were grizzly bears, 61 sightings were black bears, and 13 were sightings where the bear species could not be determined (Figure 2 below).



Of the 149 sightings, 71 sightings were in MVC (59 bears and 12 cougars) and 78 in CC (77 bears and 1 cougar). Table 1 below gives a breakdown of the sightings by county and species.

Species	Mountain View County	Clearwater County	Total Sightings
Grizzly Bear	29	33	62
Black Bear	24	37	61
Bear	6	7	13
Cougar	12	1	13
Total Sightings	71	78	149

Table 2 below gives a breakdown of the sightings by community and species within each county. In MVC, the Water Valley area had the most sightings at 27, followed by the Bergen area with 13, and the Bearberry area with 9. The area from Bergen to Water Valley has 76% of all the sightings in MVC (54 out of 71) and 81% of the bear sightings (48 out of 59).

Community/Area	Bear Sightings	Cougar Sightings	Total	Area Total
Mountain View County:				
North & West of Sundre:				
James River				
Bearberry	6	3	9	
Coal Camp	1		1	10
Sundre & East:				
Sundre		1	1	
Harmattan	1		1	
Eagle Hill		2	2	
Hainstock	1		1	
Reed Ranch	1		1	6
Bergen to Water Valley:				
Bergen	11	2	13	
Elkton	7		7	
Fallentimber	6		6	
Cremona	1		1	
Water Valley	23	4	27	54
South of Water Valley:				
Dogpound	1		1	1
Total	59	12	71	

In CC, the areas of Nordegg, Cow Lake, Caroline, and Crammond all had the most sightings at 8-9 each. The area from Thompson Creek to Nordegg had the most sightings at 19. The areas South of Rocky, Caroline & West, and South of Caroline each had 14-15 sightings each.

Community/Area	Bear Sightings	Cougar Sightings	Total	Area Total
Clearwater County:				
Thompson Creek to Nordegg:				
Thompson Creek	3		3	
Kootenay Plains	1		1	
Abraham Lake	6		6	
Nordegg	9		9	19
Harlech & East on Highway 11:				
Harlech	1		1	
Jack Fish Lake	2		2	
Horburg	1		1	
Highway 11	1		1	5
Rocky Mtn House:				
Ferrier	4		4	
Lochearn	2		2	
Bingley	1		1	
Rocky Mtn House	1		1	8
South of Rocky:				
Evergreen	1		1	
Cow Lake	8		8	
Struble Lake	4	1	5	14
Caroline & West:				
Ram River	2		2	
North Fork	1		1	
Alford Lake	1		1	
Boundary	2		2	
Caroline	9		9	15

South of Caroline:				
Crammond	8		8	
Burnstick Lake	2		2	
James River	5		5	15
West of Sundre:				
Red Deer River Ranch	1		1	
Teepee Pole	1		1	
Coal Camp				2
Total	77	1	78	

Conflict Mitigation/Resolution – our objectives: provide and promote the use of bear-proof garbage bins, electric fencing (including the expertise/assistance to erect it), and on-farm livestock carcass composting as a means to protect specific rural sites of human-bear conflict in the counties; promote the inclusion of by-laws in county and town municipalities to manage garbage and other food sources that may attract bears into the community.

The cost-shared project between MVC Ag Services, AEP and MVBS to promote on-farm composting of livestock carcasses did not proceed in the spring as the Sundre producer withdrew from the project. The partners did search for another producer to participate but were unable to find one. In November, the Sundre producer again decided to proceed with the project and erected the posts and wire around the composting site. MVBS provided a Parmak Solar charger to power the electric fence. We anticipate that photos and information on how the project is progressing will be available in late spring 2022.

MVBS, in cooperation with AEP and MVC/CC staff, intends to hold a workshop in 2022 to provide information and expertise to residents and livestock producers on how to erect and maintain electric fence. We also plan to find a livestock producer from CC to participate in another on-farm composting/electric fence project. AEP recently produced and distributed an excellent video on electric fencing and a link to it has been posted to our website.

The costs for bear-proof 65 gallon polycarts for garbage can be prohibitive for many residents and municipalities. AEP and MVBS are investigating options to retrofit the existing non-locking polycarts with locking mechanisms to at least make them more bear-resistant. We hope this retrofit can be applied to polycarts in the Big Horn/Nordegg areas in 2022 and, if successful, it may be considered for larger village or town municipalities.

Human-bear conflicts increased in MVC and CC this summer and fall because the hot dry summer reduced the naturally available bear foods and bears were actively searching for and accessing non-natural foods in subdivisions and campgrounds. AEP and MVBS recommend that a Human-Bear Conflict Management Plan be developed in each county to help municipal agencies and stakeholders focus on how to mitigate and resolve human-bear conflicts, to include BearSmart bylaws in county development plans, and to implement BearSmart best management practices in county land use plans - practices such as the deployment and use of bear proof garbage bins, bear proof grain storage, deadstock management, electric fencing, and the removal of natural vegetation and fruit bearing trees and shrubs in rural residential areas and campgrounds.

FUNDING

In 2021, MVBS received \$1,172 from donations and other fundraising activities, \$6,500 from MVC through their Rural Community Grant, \$3,000 from CC, and \$17,000 from AEP. Our expenditures totaled \$34,388.

For 2022, we have applied again for funding through the MVC Rural Community Grant and CC will provide \$3,000. At this time, it does not appear that any grants/funding will be available from AEP.

The west portion of MVC is prime wildlife habitat and human-bear conflicts will continue to occur. MVBS appreciates the ongoing commitment and financial support from the MVC council as this will ensure that the valuable programs and projects that we provide to MVC residents to reduce human-bear conflicts and prevent human fatalities will continue in 2022 and into the future.

Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

SUBJECT: Bylaw No. LU 07/22
SUBMISSION TO: Council Meeting
MEETING DATE: March 23, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLRDS20210433
LEGAL: SW 27-29-4-5

REVIEWED AND APPROVED FOR SUBMISSION
CAO: MANAGER:
DIRECTOR: PREPARER: TC
LEGAL/POLICY REVIEW:
FINANCIAL REVIEW:

ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 07/22 redesignating the lands within the SW 27-29-4-5 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 07/22 redesignating the lands within the SW 27-29-4-5 for April 27, 2022 at or after 9:00 a.m.

BACKGROUND / PROPOSAL:

To redesignate an approximate seventeen point four-four (17.44) acres from Agricultural District (A) to Agricultural (2) District (A (2)) and to redesignate approximately seventy-five point one-six (75.16) acres from Agricultural (2) District (A (2)) to Agricultural District (A) District.

Application Overview:

Applicant	TAYLOR, Ken
Property Owner	MC BAIN, Douglas Alexander & Kathleen
Title Transfer Date	February 11, 2011
Existing Parcel Size	153.42 acres
Purpose of redesignation	Create a new small agricultural parcel for a family member to develop
Division	2
Rural Neighbourhood/Urban Centre	Dogpound

Key Dates, Communications and Information

Application Submitted	October 14, 2021
Application Circulation Period	October 26, 2021 to November 25, 2021
Supportive Information Requested/Submitted	The applicant was asked to provide justification for the parcel size, location, and use. The response is attached to this report.
Application Revised from Submission	No
Communications Received from Referrals	<u>Telus</u> – No objection <u>Alberta Transportation</u> – The department is currently protecting Highway 22 to a Multi-Lane standard at this location. The subdivision does not meet Section 14 or 15 of the Regulation the department anticipates incremental impact on the highway from this proposal. Additionally, there is no direct access to the highway. Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14 and 15 of the Regulation should they choose to do so. Should the approval authority receive any

	appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 5(5)(d)(ii) of the regulation, Alberta Transportation agrees to waive the referral distance for this particular subdivision application. As far as AT is concerned an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in this application. <u>Fortis Alberta</u> – No easement is required.
Objections Received and Addressed	None 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 Growth Management Conceptual Strategy Figure 3 this property is within the Potential Multi-lot Residential Development Area. 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 Agricultural (2) District A(2) <u>Purpose:</u> 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

Predominant land Use on property	The entire title is undeveloped and in agricultural use.
Predominant development on property	There is an agricultural building on the balance of the quarter north of the subdivided parcel, the balance of the title is in agricultural production except for the wetland complex in the southeast corner of the quarter within the proposed parcel.
Oil and gas facilities on property/adjacent	There is a natural gas pipeline that bisects the quarter and provided service to the subdivided parcel as well service to adjacent properties.
Surrounding land uses	The quarter is surrounded by agricultural zoned parcels. Six of the adjacent quarters are unsubdivided and two of the quarters are subdivided, one with two titles and one with three titles.
Proximity to utilities	There is a powerline along the southern boundary of this quarter.

Physical and Natural Features

Waterbodies and wetlands on property	There are no waterbodies within the quarter, there is a wetland in the southeast corner of the quarter within the proposed parcel.
Topographical constraints on property	The quarter has a gentle slope downwards from the north side to the south side, no topographical constraints noted during the site visit.
ESA areas and classifications	No ESA area has been identified within this quarter.
Drainage and Soil Characteristics	According to Canada Land Inventory (CLI) the entire quarter has Class 5 soil. AGRASID Soil Suitability Rating identifies that this quarter has Class 4HT soil. Most of the quarter is agricultural production except for the southeast corner that has a wetland complex.
Potential for Flooding	There is an area that runs diagonally down from the subdivided parcel to the south end of the quarter that appears to function as a drainage area, the southeast corner of the quarter can seasonally hold water, but no risk of flooding was noted during the site visit.

Planning and Development History

Prior RD/SD/DP Applications	<u>RD91-025</u> – Redesignation of approximately 80 acres the area was redesignated by Bylaw No 35/91 July 24, 1991. <u>SD 91-080</u> – Proposal to subdivide quarter into two 80 acre titles, conditionally approved Sept. 23, 1991, the subdivision was not registered. <u>SD 91-127</u> – Proposal to create an approximate 2.97 acre parcel approved February 24, 1992 one of the conditions of approval was that the SD approval for SD91-127 be abandoned and not registered, this subdivision was registered April 21, 1992.
Encumbrances on title affecting application	Easement agreement granting across Plan 9210698 Block for the benefit of SW 27-29-4-5

Servicing and Improvements Proposed

Water Services	Private proposed
Sewer Services	Private proposed
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 07/22 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 justification for parcel size

BYLAW NO. LU 07/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SW 27-29-4-5 pursuant to the Municipal Government Act.

The Council of Mountain View County, duly assembled, enacts that Bylaw No. 21/21 be amended as follows:

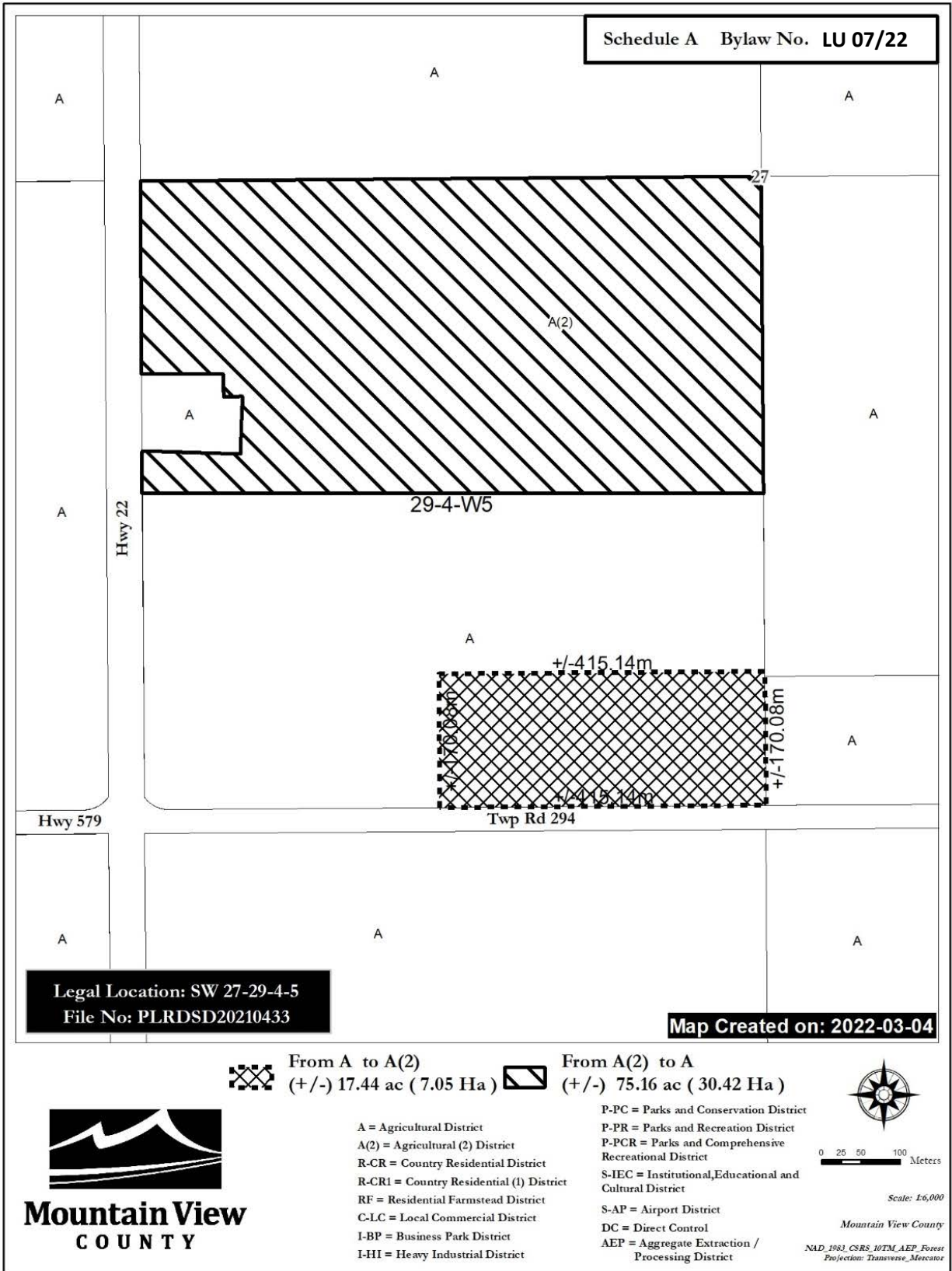
To redesignate from Agricultural District (A) to Agricultural (2) District (A(2)) an approximate seventeen point four four (17.44) acres (7.05 hectares) and to redesignate from Agricultural (2) District (A(2)) to Agricultural District (A) and approximate seventy-five point one six (75.16) acres (30.42 hectares) in the Southwest (SW) Quarter of Section twenty-seven (27), Township twenty-nine (29), Range four (4), West of the fifth (5th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading _____,

Reeve

Chief Administrative Officer

Date of Signing





Mountain View COUNTY

Location, Land Use, Ownership & Circulation Legend

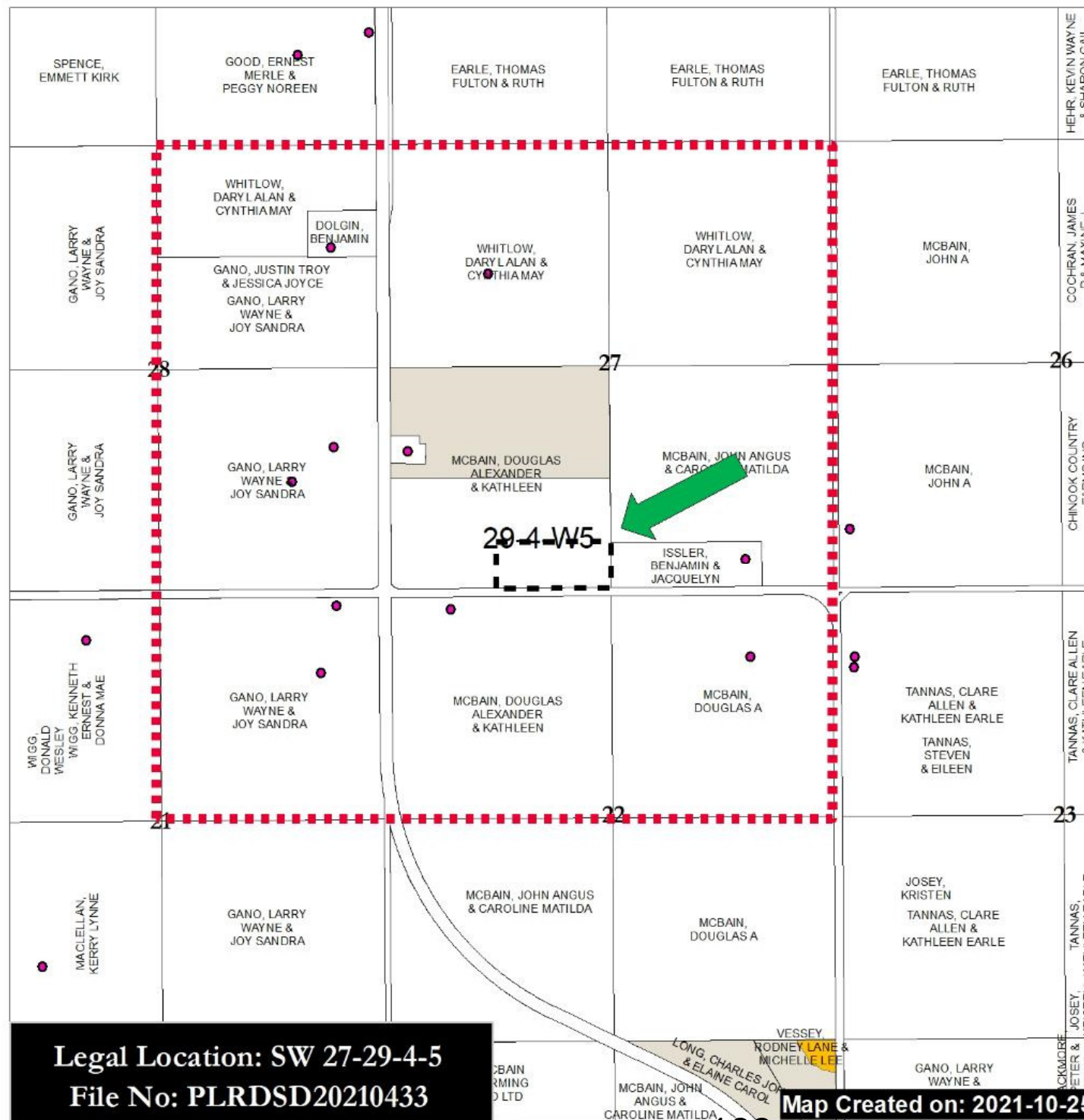
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control
- Subject Land
- Landowners Circulated

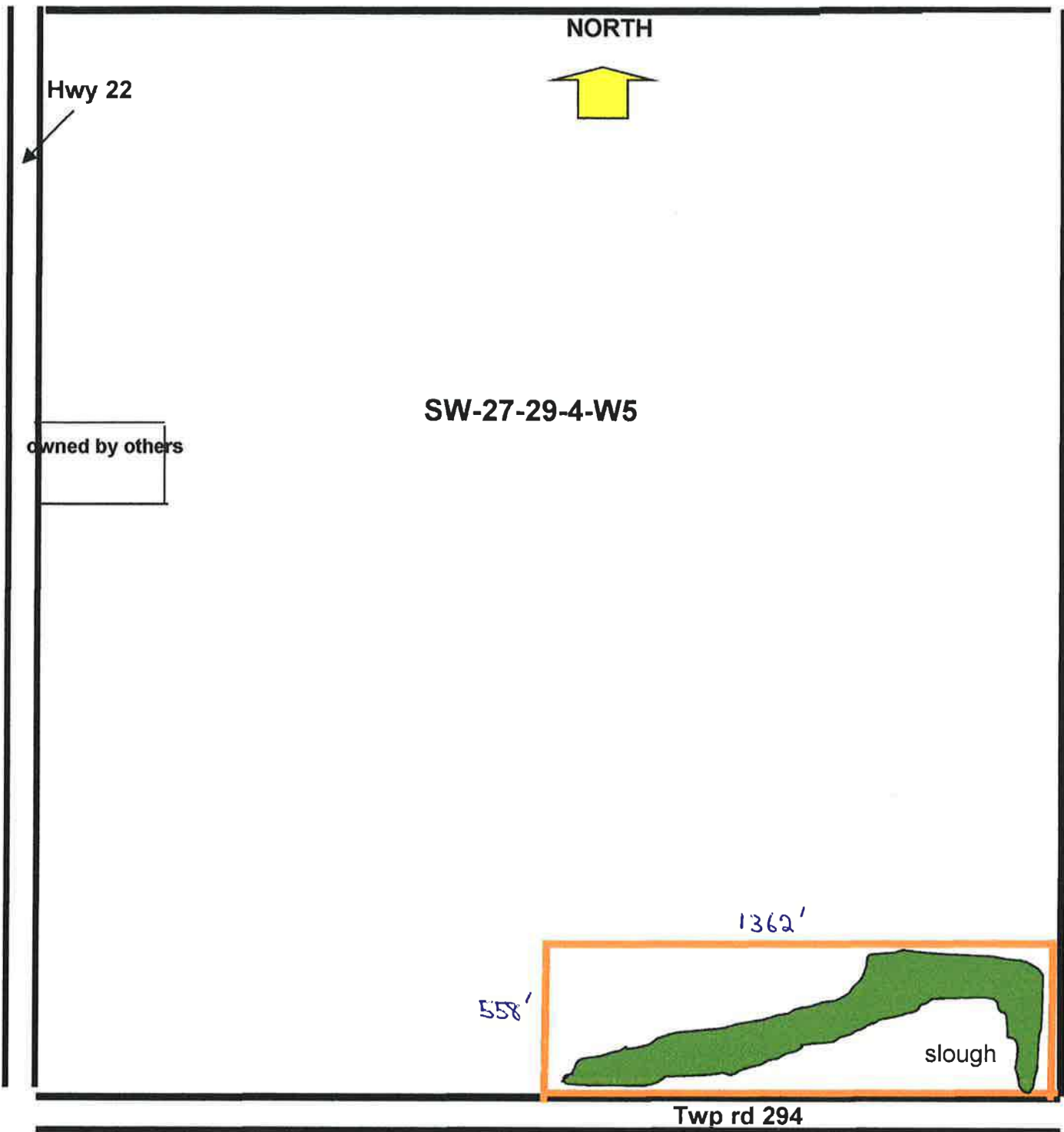


0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





OWNERS:

Doug and Kathy McBain

3 miles south of Cremona

Parcel size 17.44 acres

RECEIVED

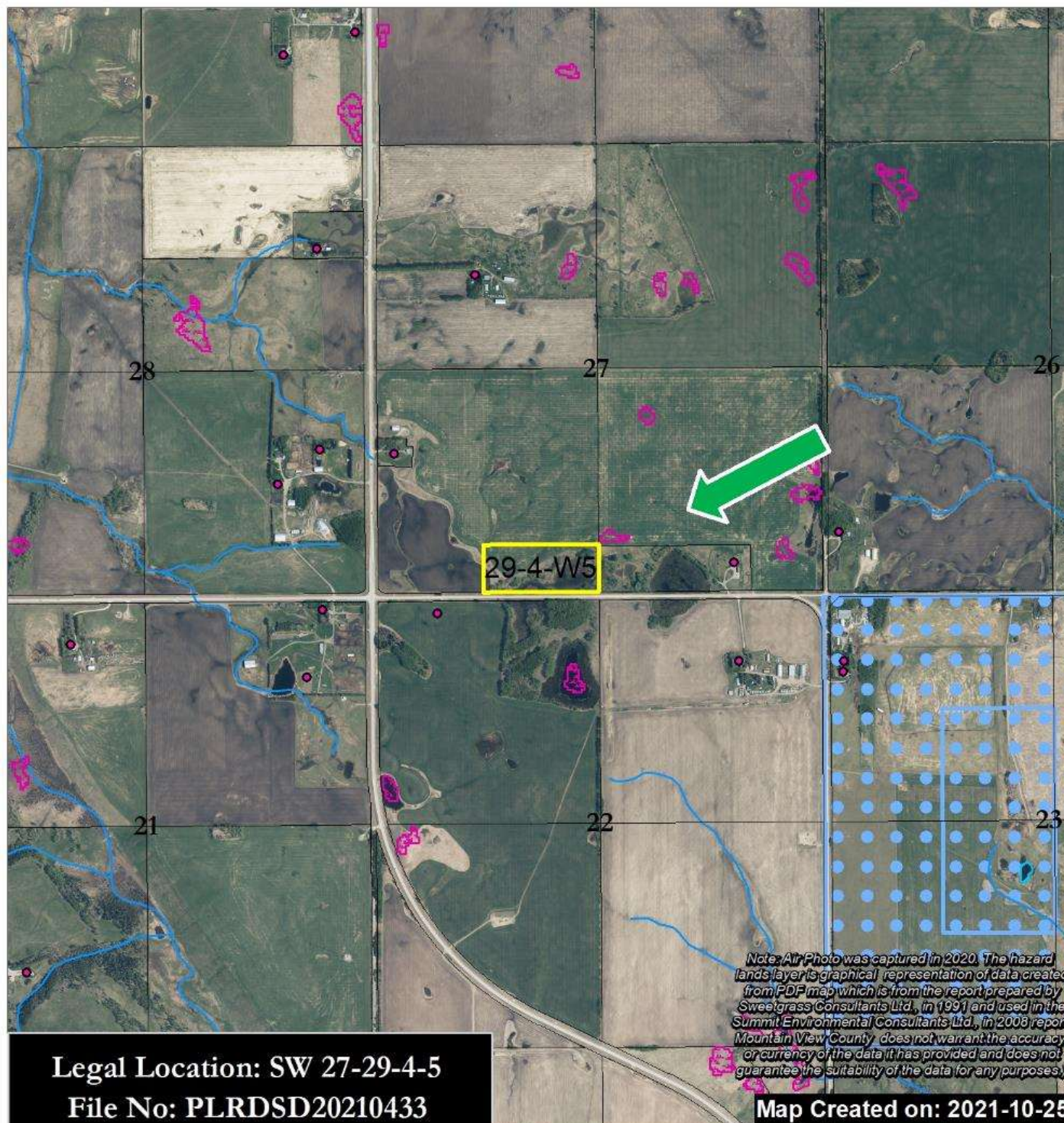
OCT 1 2021

MOUNTAIN VIEW COUNTY
DIDSBURY



Mountain View COUNTY

Environmental Scan



Legend

- Floodway
- Flood Funge
- Environmental Scan
- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Provincial ESA (2014)
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Growth Centres
- Historical Resources
 - <all other values>
 - a-Archaeological Resources
 - a, p
 - h-Historical Sites
 - p-Paleontological Resources
- Environmentally Significant Areas
 - ESA_number
 - 1 (Very High)
 - 2 (High)
 - 3 (Moderate)
 - 4 (Low)
 - Alberta Merged Wetland
 - Bog
 - Fen
 - Marsh
 - Open Water
 - Swamp
- Nuisance Grounds
 - Landfills
 - Gravel Pits
 - Sewage Lagoons
 - CFO - NRCB Approved
- Subject Land



0 50 00 200 300 400 500 600 700 800
Meters

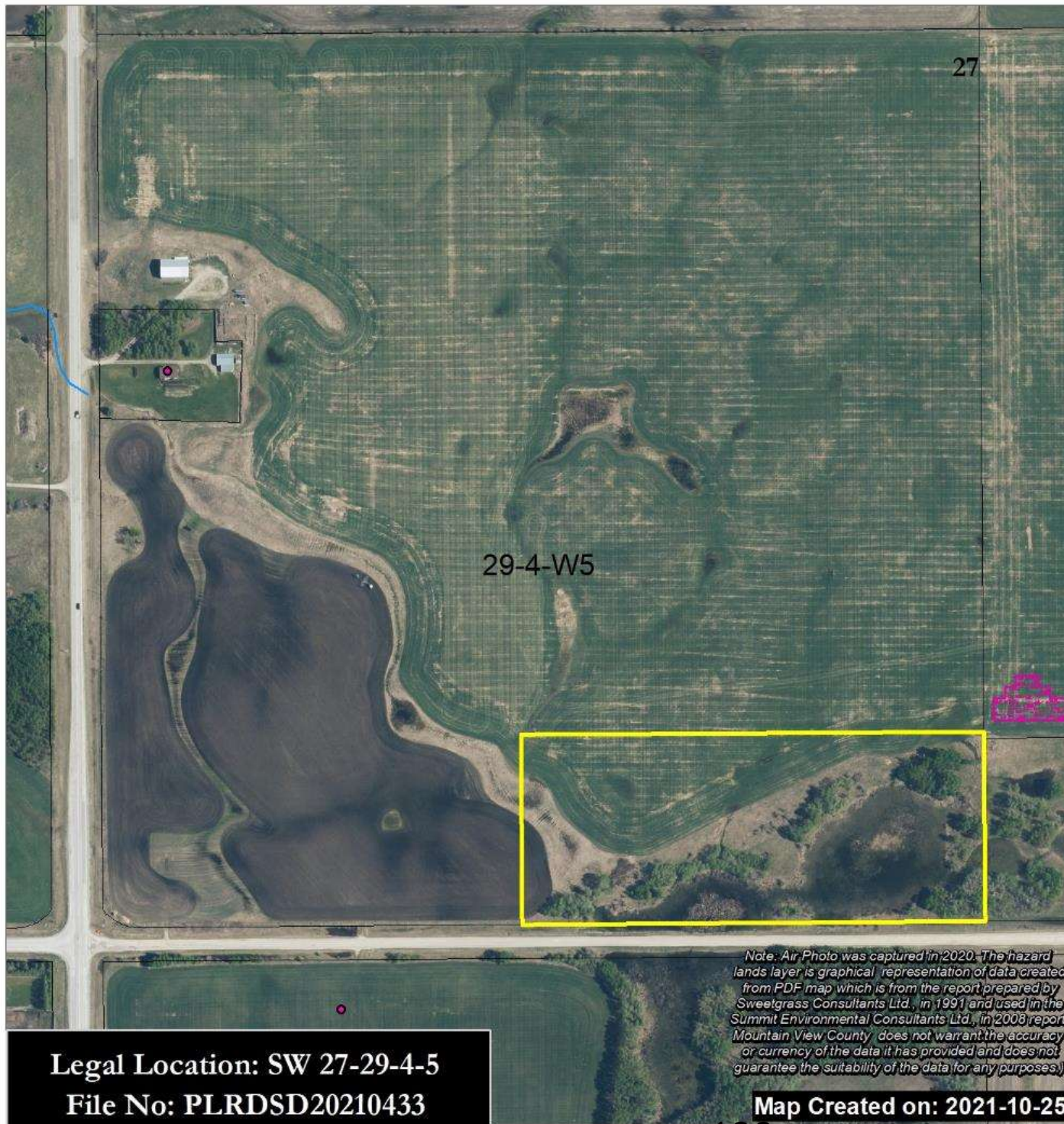
Scale: 1:20,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: SW 27-29-4-5
File No: PLRDSD20210433

Map Created on: 2021-10-25



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

- ESA_number
- 1 (Very High)
 - 2 (High)
 - 3 (Moderate)
 - 4 (Low)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

- Conservation Easement (Legacy Land Trust Society)
- Rural Address

- Proposed Redesignation Subdivision Boundary
- Growth Centres

Historical Resources

- <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Paleontological Resources

Nuisance Grounds

- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved



0 50 100
Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: SW 27-29-4-5
File No: PLRDSD20210433

Map Created on: 2021-10-25



Mountain View COUNTY

Site Dimension

Legend

- | | |
|---|------------------------|
| Application Location | Pipelines |
| Rural Address | === <all other values> |
| Gas Plants, Battery Sites, etc. | SUBST_A |
| <all other values> | CRUDE OIL |
| Gas Processing Plant | FRESH WATER |
| Wells | FUEL GAS |
| Proposed Redesignation Subdivision Boundary | HVP PRODUCTS |
| Altalink Powerline Buffer (30m) | LVP PRODUCTS |
| Streetlights - Fortis | MISCELLANEOUS LIQUIDS |
| Power Poles - Fortis | NATURAL GAS |
| | OIL WELL EFFLUENT |
| | SALT WATER |
| | SOUR NATURAL GAS |
| | UNKNOWN |



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

29-4-W5

+/-415.14m

+/-470.08m

+/-470.08m

+/-415.14m

Legal Location: SW 27-29-4-5
File No: PLRDS20210433

Note: Air Photo was captured in 2020

Map Created on: 2021-10-25



Mountain View COUNTY

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.

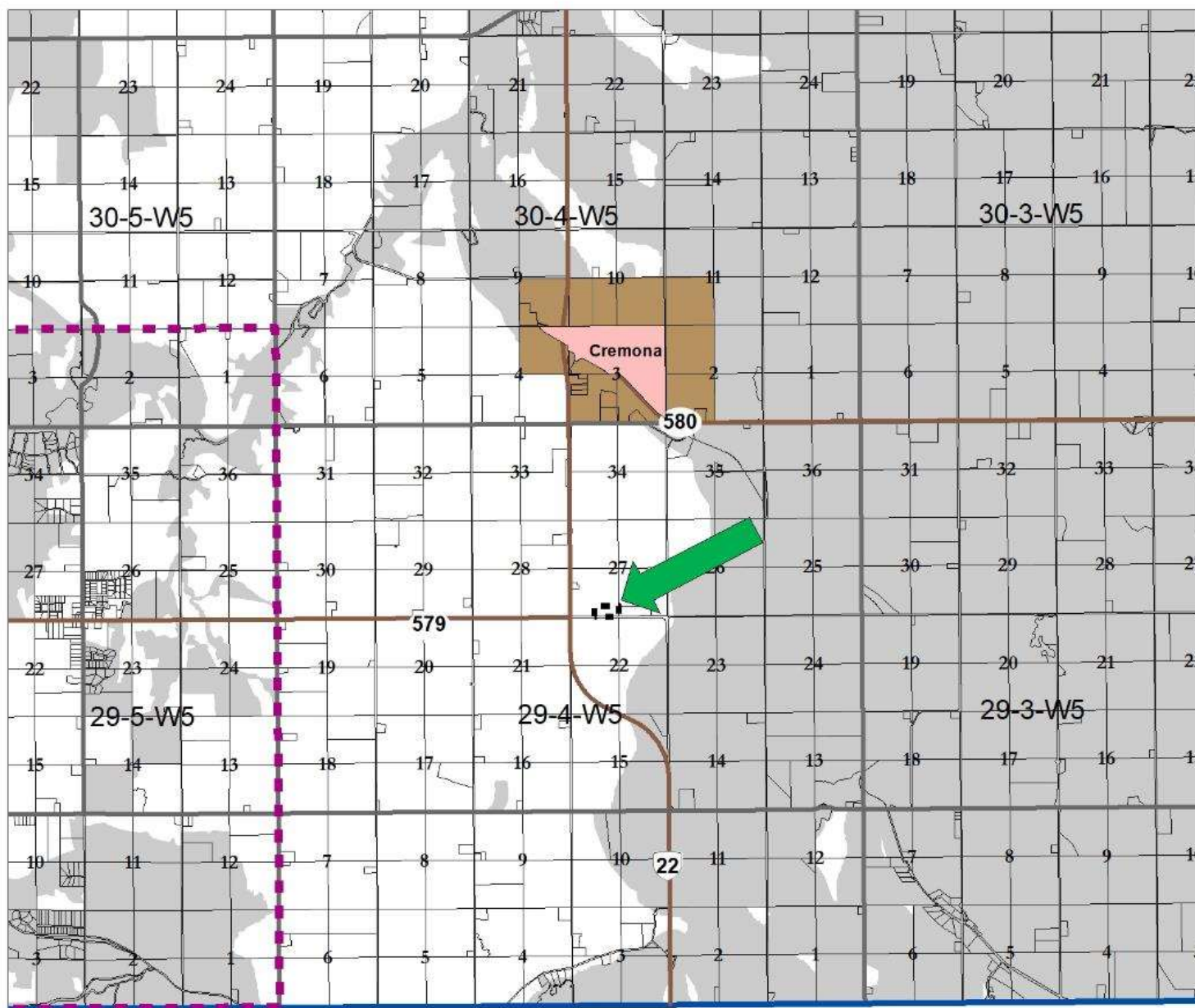


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal Location: SW 27-29-4-5

File No: PLRDS20210433

Map Created on: 2021-10-25



December 24, 2021

File No.: PLRDSD20210433

Sent via email: [REDACTED]

TAYLOR, Ken
[REDACTED]

Dear Mr. Taylor:

RE: Proposed Redesignation/Subdivision
Legal: SW 27-29-4-5

Please be advised that your application has been reviewed and it has been determined that your application does not meet the following policies of Mountain View County:

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.

- The policy identifies that the parcel configuration should reflect the existing conditions and use of land and the proposed parcel does not follow the existing conditions as it is removing a portion of the adjacent cultivated field to be included within it and is not reflective of the existing agricultural uses; and a wetland occupies a large portion of the proposed parcel.
- Agricultural parcels may be considered within the potential multi-lot residential development area however compliance with the policy is still required.

As such, Planning and Development cannot support your application as proposed.

If you wish to revise your application, provide additional information/justification or withdraw your application, please do so within **14 days** from the date of this letter. If you choose to withdraw your application a 60% refund of fees will be given in accordance with the Mountain View County Fee Schedule. Should the Planning and Development Department not hear from you within **14 days**, your application will

be taken to the **February 9, 2022**, for First Reading and a request for a Public Hearing on **March 9, 2022** with a recommendation of refusal for the above noted reasons.

Please note that this is the recommendation of the Planning and Development Department, but the final decision will be made by Council.

Should you have any questions or concerns, please contact me at 403-335-3311 ext. 225 or by email at tconnatty@mvcountry.com.

Sincerely,



Tracey Connatty, Planner Bsc RPP MCIP
Planning and Development Services

/tc

cc MCBAIN, DOUGLAS ALEXANDER & KATHLEEN

- Email: [REDACTED]

Tracey Connatty

From: [REDACTED]
Sent: January 7, 2022 5:18 PM
To: Tracey Connatty
Subject: Re: PLRDSD20210433

Tracey we wish to continue with this application the way it is. However being that I had mentioned that I am away until April 15th 2022 I am requesting that you hold the Public Hearing for this file April 27th 2022. Also Doug McBain will be away during that time as well.

We took more time getting back to you as your letter was sent out Christmas Eve and with all the holidays it was a very tight timeframe to respond within 14 days. We however did make the 14 day deadline.

Please confirm that you have received this e-mail.

Thanks

Ken M. Taylor

On 2022-01-04 19:18, Tracey Connatty wrote:

Good Afternoon Ken;

I am just following up with you regarding the email I send December 24 that included the notification of refusal and tentative Council dates. Have you had time to review the letter?

I am just looking to determine the next steps for this file.

Thanks;

Tracey Connatty BSc RPP MCIP | Planning

403-335-3311 ext. 225 | tconnatty@mvcountry.com



**** IMPORTANT NOTICE **** This email originates from outside our organization so please proceed with caution and check the email and/or attachments for possible threats. **** IMPORTANT NOTICE ****



October 25, 2021

File No.: PLRDSD20210433

TAYLOR, Ken

sent via email: [REDACTED]

Dear Mr. Taylor:

Re: Proposed Redesignation of approximately seventeen point four four (17.44) acres from Agricultural District A to Agricultural (2) District A (2)
Legal: SW 27-29-4-5

The mapping is complete for this application and the circulation will not begin. This application for a new agricultural parcel is smaller than the minimum size within the Municipal Development Plan (MDP) policy which is forty (40) acres. I have included the MDP policy that discusses new agricultural parcels for your reference:

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.

Can you provide a detailed justification for the smaller parcel? The justification should include a description of the agricultural activity within the proposed area and the remainder of the title as well as a description of how this proposal is preserving agricultural land. This will be important for Council to review when they are considering the redesignation of the area.

If you have any questions regarding the above, please do not hesitate to contact me at 403-335-3311 ext. 225 or by email at tconnatty@mvcountry.com.

Sincerely,

Tracey Connatty, Planner Bsc RPP MCIP
Planning and Development Services
/tc

cc MCBAIN, DOUGLAS ALEXANDER & KATHLEEN sent via email: [REDACTED]

Tracey Connatty

From: [REDACTED]
Sent: November 16, 2021 8:27 AM
To: Tracey Connatty
Subject: Re: PLRDSD20210433 - request agricultural explanation

Good morning Tracey. I just wish to elaborate on the agricultural use of the McBain quarter. As I explained the entire quarter is cultivatable however in most quarter sections there is some low land or some potholes or sloughs that are not able to be cultivated. This does not mean they are not useful land. This 17.44 acres is largely native pasture with a slough and trees on the outlying areas around it. As this quarter was under cultivation for many years the SE corner was left in its natural state and farmed around for hay or cropland. There is a large portion of this proposed parcel that is different than the residual of the quarter. This SE corner is productive but for pasture only and because it is a small portion of the quarter the McBain's have not fenced and used it for pasture. The size of this parcel makes it not financially viable or does it make farming sense to fence and service with a water well and power so that it can pasture a small amount of animals. That would make it more problematic than useful. However in saying that it does not make this land less valuable.

As on any quarter there are less and more productive areas of the quarter. This area is very suitable for a small A2 operation for some cattle and horses with the natural shelterbelt and pasture. Also as explained previously the McBain's are going to own both pieces but the smaller A2 parcel by Alex and the larger one by his parents.

It makes absolutely no sense to apply for a 2 to 3 acre CR parcel as the parcel would need to be larger than that for a suitable building site and would not be able to be located in the corner of the quarter. thus cutting up the cultivated productive hayland.

By subdividing this parcel for a productive A2 holding only makes good logical sense and the highest and best use of the parcel and the residual of the quarter. By doing this parcel gives Alex and his family a place to develop and set himself up as a farmer with a small Ag property and will allow him to work with his parents in their future farming endeavors. Just because this quarter is in the Potential Multi Lot area of the County does not make it the best spot for CR.

I hope I have explained why this land is not taking any land out of production but in doing this parcel is increasing its productivity as well as bringing a farm raised son back to the rural community as a young farmer. This parcel configuration works 100 % with the existing land conditions and only further enhances the usefulness of all the land.

Please continue to the redesignation stage. If you have any further questions please contact me.

Ken M. Taylor

On 2021-11-15 21:32, Tracey Connatty wrote:

Good Afternoon Ken;

Thank you for the response explaining the parcel configuration.

Within the response you have indicated that the area of the proposal to be as follows: "The majority of the 17.44 acres on this quarter section has not been used for any agricultural use since they purchased many years ago."

This seems to indicate that this area has not been utilized for agricultural purposes and the application has proposed a use that is not currently in place, therefore, does not support the creation of a new Agricultural parcel based on MDP policy. The policy 3.3.7 states that Parcel configuration should reflect the existing conditions and use of the land. The current configuration proposes to remove a portion of cultivated land from the remainder. Has there been any consideration for an amendment to the configuration of the proposal that would bring it into compliance with the MDP policy?

As you are aware the entire quarter is within the Potential Multi-lot residential Development Area and would support the creation of a Country Residential Parcel of 2 – 3 acres.

Best regards;

Tracey Connatty BSc RPP MCIP | Planning

403-335-3311 ext. 225 | tconnatty@mvcounty.com



Mountain View County Office: 403-335-3311 | Fax: 403-335-9207
1408 Twp Rd. 320 | Didsbury, AB | T0M 0W0

From: [REDACTED]
Sent: October 29, 2021 9:18 AM
To: Tracey Connatty <tconnatty@mvcounty.com>; [REDACTED]
Subject: Re: PLRDSD20210433 - request agricultural explanation

Tracey here is the Agricultural justification for the proposed 17.44 acre A2 parcel application in the SE corner of the quarter section. This quarter section is in the potential multilot area of the County.

The majority of the 17.44 acres on this quarter section has not been used for any agricultural use since they purchased many years ago. The remainder of the quarter section is under cultivation except for a small draw from south side to west side.

This 17.44 acres is low and has a portion closest to the south road that contains water and is too wet to cultivate. It has trees throughout it and along the north edge of the wet land.

This area is suitable for pasture for horses and cattle. Alex McBain plans to have 2 horses and a few cattle to utilize this pasture land. This is the only thing this parcel is good for and for many years has been farmed around and not utilized to its potential.

Alex is intending to build on the highest portion just north of the trees. There is an excellent building site for House, shop and barn. This parcel will be productive as pasture and also as a building site for Alex and his family.

The A2 parcel indicates that the parcel should be a minimum of 40 acres **not must** be therefore we are explaining how this smaller parcel will be more productive. The remainder of the quarter section will remain cultivated but at any time could also be used as pasture or hayland as the parcel and the residual will remain in the McBain family and be farmed by them.

I hope this answers how this land will be more productive as 2 parcels rather than as one.

Please proceed to Public Hearing.

Thankyou

Ken M. Taylor

On 2021-10-25 20:27, Tracey Connatty wrote:

Good Afternoon Ken;

Attached is a letter related to the McBain application.

Thanks;

Tracey Connatty BSc RPP MCIP | Planning

403-335-3311 ext. 225 | tconnatty@mvcountry.com



Mountain View County Office: 403-335-3311 | Fax: 403-335-9207
1408 Twp Rd. 320 | Didsbury, AB | T0M 0W0

Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

SUBJECT:	Bylaw No. LU 10/22	REVIEWED AND APPROVED FOR SUBMISSION
SUBMISSION TO:	Council Meeting	CAO:
MEETING DATE:	March 23, 2022	MANAGER:
DEPARTMENT:	Planning and Development Services	DIRECTOR: MB
FILE NO.:	PLRDSD20210489	PREPARER: DMG
LEGAL:	NE 15-31-27-4	LEGAL/POLICY REVIEW:
		FINANCIAL REVIEW:

ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 10/22 redesignating the lands within the NE 15-31-27-4 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 10/22 redesignating the lands within the NE 15-31-27-4 for April 27, 2022 at or after 9:00 a.m.

BACKGROUND / PROPOSAL:

To redesignate an approximate nineteen point eight seven (19.87) acres from Agricultural District (A) to Agricultural (2) District (A(2)).

Application Overview

Applicant	TAYLOR, Ken
Property Owner	KOHUT, Rachel M.
Title Transfer Date	August 13, 2021
Existing Parcel Size	156.43 acres
Purpose of redesignation	For subdivision – first parcel out for agricultural purposes of an area where a gravel pit operated
Division	3
Rural Neighbourhood/Urban Centre	The subject property is in the rural community of Lonepine, approximately 15.75 miles east from the Town of Didsbury, along Highway 582.

Key Dates, Communications and Information

Application Submitted	November 30, 2021
Application Circulation Period	December 30, 2021 to January 29, 2022
Supportive Information Requested/Submitted	<p><u>December 14, 2021:</u> P&D requested land use justification for the size of the proposal as per the MDP policy S. 3.3.7. And to justify the impact the proposal may have to the Bittner Pit (County pit).</p> <p><u>December 17, 2021:</u> P&D requested a copy of the Alberta Environment and Parks, Reclamation Certificate.</p>

	<p><u>February 11, 2022:</u> P&D shared the potential land use conflicts as a result of this application to properties owned and operated by the County in proximity to this application.</p> <p>The correspondence with the applicant and his response is included as an attachment in this report.</p>
Application Revised from Submission	<p>No. In the applicant's last correspondence on March 04, 2022, the applicant instructed P&D to proceed with the application as submitted.</p>
Communications Received from Referrals	<p><u>MVC – Operational Services:</u> Operations is concern with the proposed development:</p> <ul style="list-style-type: none"> • Range Road 272 is a no exit road, which serves as the only access to the Bittner Pit. • Bittner Pit is identified as the long-term gravel stockpile location for re-gravel and re-chipping programs. • The County has the East Side Shop, northeast of this location. Graders and snowplows are housed at this location. • In other shops, the County gets complaints, back up alarms on the equipment, and general equipment noise and lights. • Property was former County gravel pit. • County is working towards a release agreement to absolve the County from future reclamation. • The gravel pit was reclaimed back to pastureland and the County was in the process to receive a reclamation certificate from the province when the property was sold. • The County will now pursue reclamation certificate with this change of use but will no longer pay the landowner for the loss of the use of the land. <p><u>MVC – Non-Conforming Road Inspection:</u> A 460m segment inspection on Highway 582 at RR 272, south, concludes that RR 272 is acceptable for this application. However, the following should be considered:</p> <ul style="list-style-type: none"> • RR 272 sees heavy traffic during operations to the County's Bittner Pit. • Dust from the county operations is expected to become a concern on this parcel when the roadway is being used as intended for access to the Bittner Pit. • Road ends at gravel pit. • If the parcel is redesignated and developed, complaints about dust, noise, etc., related to the use and operation of the gravel pit would be expected. <p><u>MVC – Agricultural Services:</u> No comments.</p> <p><u>Alberta Transportation:</u> The department is currently protecting 582 to a Minor Two-Lane standard at this location. The proposal does not meet Section 14 or 15 of</p>

	<p>the Subdivision and Development Regulation. The department estimates minimal impact on the highway from this proposal. There is sufficient local road access to the subdivision and the adjacent lands. Therefore, the department grants approval for the subdivision and grants variance of Section 14 and 15 of the Regulation, subject to the following conditions:</p> <ul style="list-style-type: none"> • Legal and physical access is to be via RR 272. It would be acceptable to use existing approach, which is approximately 85m south of the intersection between Hwy 582 and RR 272. • No additional direct highway access will be considered as a result of this application. • Existing field approach on to Hwy 582 for the remnant titles must be removed and a new access from RR 272 must be constructed. Any appeal of this subdivision requires to be referred to the Land and Property Rights Tribunal. <p><u>Alberta Health Services:</u> The department is satisfied that the application poses minimal risk to public health. AHS has no objections.</p> <p><u>Fortis Alberta Inc.:</u> No easement is required.</p> <p><u>Telus Communications Inc.:</u> No objection.</p>
Objections Received and Addressed	No letters of objection/concern from adjacent landowners were received.

Applicable Directions, Policy and Regulations

Intermunicipal Development Plan (IDP)	The subject property is not within an IDP.
Municipal Development Plan Bylaw No. 20/20	<p>In accordance with Figure 3: Growth Management Conceptual Strategy, as attached, the subject property is in the Agricultural Preservation Area. As such Section 3.0 was considered in the evaluation of this application.</p> <p>The interpretation of Section 3.0 against this application will be provided in detail at the Public Hearing stage.</p>
Area Structure Plan	The subject property is not within an approved ASP
Land Use Bylaw No. 21/21	<p>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.</p> <p>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.</p> <p>10.11.a Aggregate Extraction/Processing 4. Aggregate extraction shall not be permitted within a 165.0 m (541.3 ft) radius of an existing dwelling, nor</p>

	shall a dwelling be permitted within a 165.0 m (541.3 ft) radius of an aggregate extraction operation. This minimum setback requirement shall not be applicable if an existing dwelling is on the same parcel as a proposed aggregate resource extraction operation. If the adjacent lot does not contain a dwelling, then the radius will apply to the applicable minimum setback distance for the relevant Country Residential district in which the lot is designated.
Policy and Procedures	N/A

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 currently undeveloped and used as farmland. From 2009 to 2012 Mountain View County operated a gravel pit known as the Shelly Kohut Pit. Prior to this, Columbia Rail Contractors Ltd. operated a gravel pit.
Oil and gas facilities on property/adjacent	Oil and gas activity within the subject property and vicinity relates to natural gas lines and a well.
Surrounding land uses	Surrounding land uses are predominantly in an Agricultural District (A) designation, except for a few residential parcels to the west and southeast, the County's East Side Shop with an Institutional, Educational and Cultural District zoning to the northeast, and the Bittner Pit with an Aggregate Extraction/Processing District to the east.
Proximity to utilities	The proposal is undeveloped but there are a few developments in the area with electrical and gas services. Rocky View is the gas provider in the area.

Physical and Natural Features

Waterbodies and wetlands on property	In accordance with Policy 6012 there are no waterbodies identified within this property. The Alberta Merged Wetland identified marsh lands along the western proposed property line. This corresponds to a natural wet/low laying area in the north/central area that was trenched to protect the operations of the gravel pit. In addition, towards the south/central area there appears to be a low wet area with a large slough connected to the Lonepine Creek, flowing in the adjacent quarters to the south and extending to the northwest.
Topographical constraints on property	There are no topographical constraints as there is no significant topography. The land gently slopes from the east to southwest direction.
ESA areas and classifications	No ESAs were identified.
Drainage and Soil Characteristics	The western edge of the proposal follows a trench for drainage. Ditches along Highway 582 west/east direction. Soils have a CLI Class 3, 4 & 5. AGRASID's Land Suitability Rating System of 2HM(8) – 5W(2) in the northwest half, and the remainder southeast half has a value of 2M(6) – 5W(2) – 5TM(2).

Potential for Flooding	There are no historical records nor evidence of risk for flooding.
------------------------	--

Planning and Development History

Prior RD/SD/DP Applications	DP091-97: the MPC approved on September 03, 1997 a Gravel Pit with a Front Yard Setback Relaxation (north) to 50 feet and Side Yard Setback Relaxation (east) to 50 feet. The approval was subject to a Reclamation Permit from AEP.
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	None 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 10/22 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 - Correspondence with the Applicant
- 08 - Non-Conforming Road Inspection
- 09 - Historical Aerial Photographs
- 10 - AEP Reclaimed & Non-Reclaimed Areas
- 11 - Information Submitted in Support of Application

BYLAW NO. LU 10/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NE 15-31-27-4 pursuant to the Municipal Government Act.

The Council of Mountain View County, duly assembled, enacts that Bylaw No. 21/21 be amended as follows:

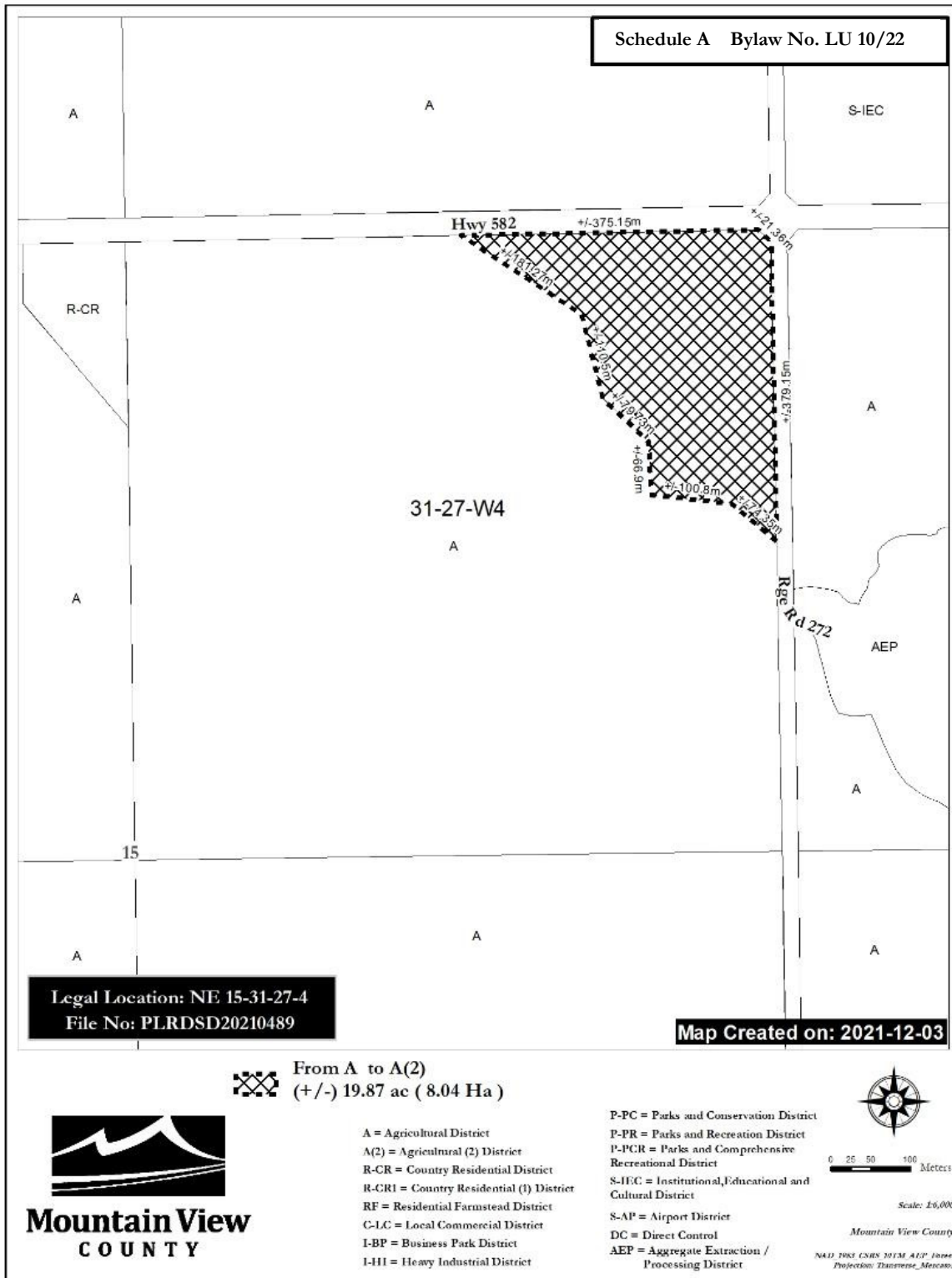
To redesignate from Agricultural District (A) to Agricultural (2) District (A(2)) an approximate nineteen point eight seven (19.87) acres (8.04 hectares) in the Northeast (NE) Quarter of Section fifteen (15), Township thirty-one (31), Range twenty-seven (27), West of the fourth (4th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading _____,

Reeve

Chief Administrative Officer

Date of Signing





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

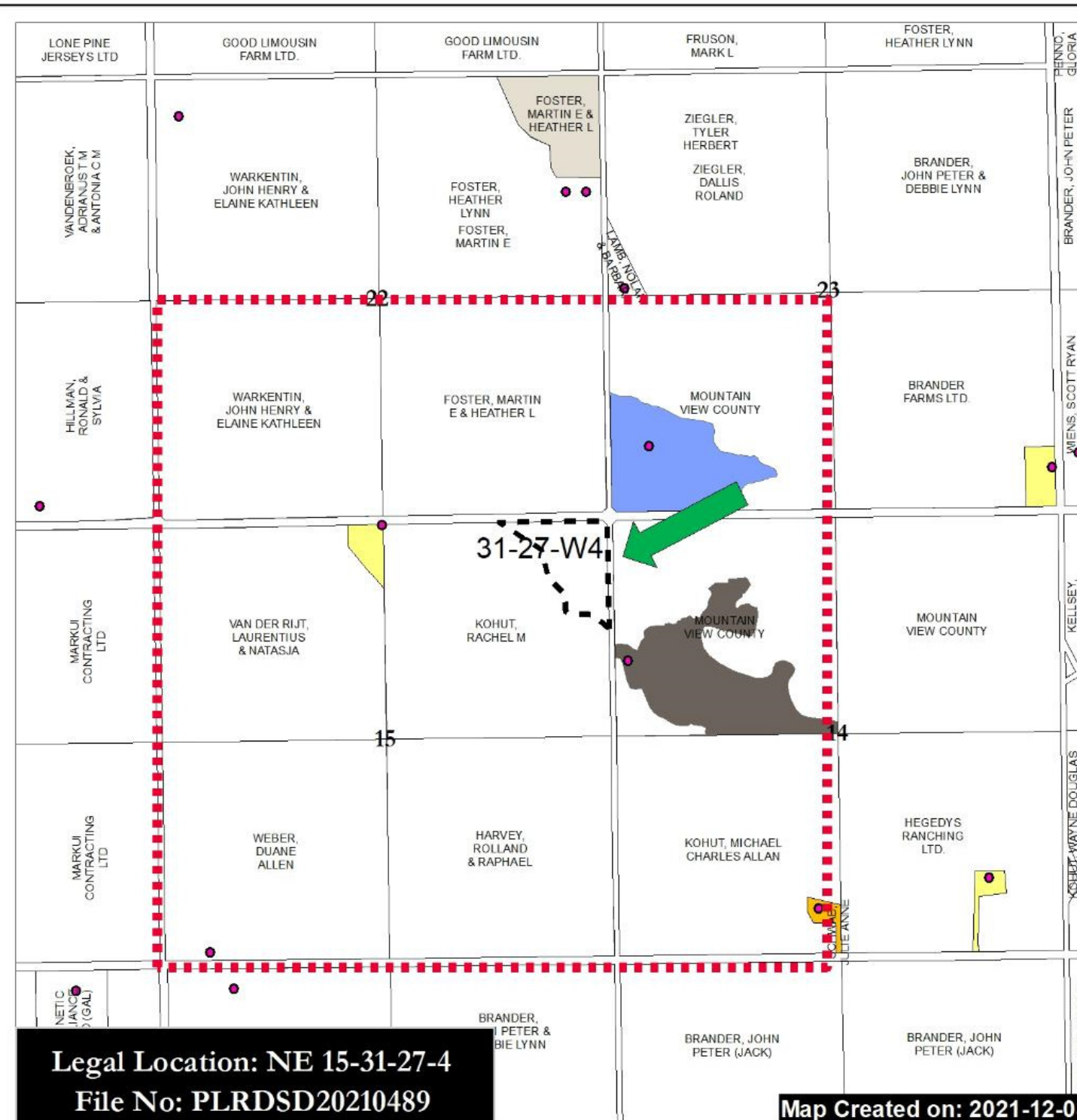
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control
- Subject Land
- Landowners Circulated



0 250 500 1,000 Meters

Scale: 1:20,000

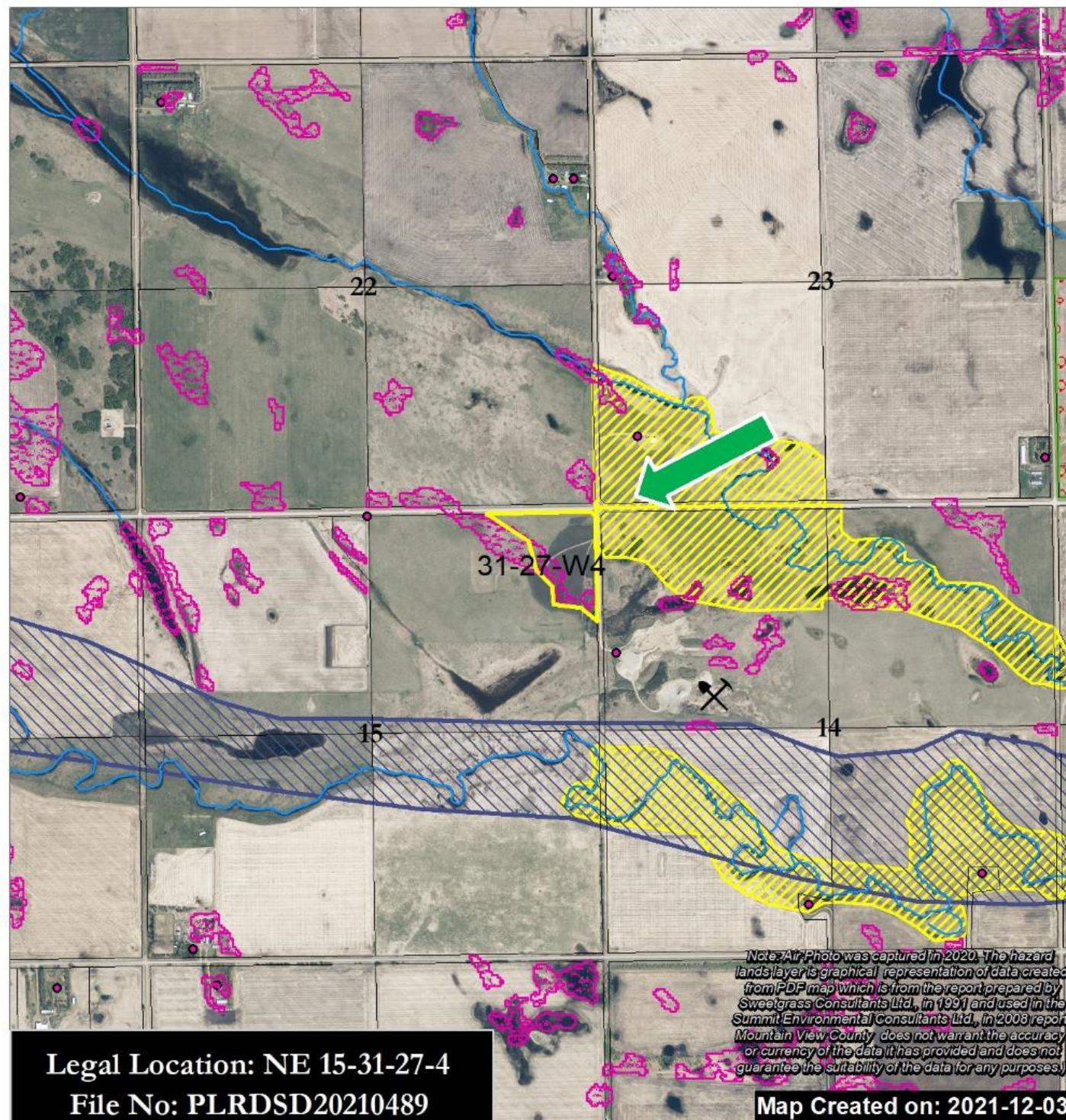
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Environmental Scan



Legend

- Floodway
 - Flood Funge
 - Environmental Scan
 - Rivers and Creeks
 - Floodplain
 - Aolian Deposit
 - Wetlands
 - Colonial Nesting Bird Range
 - Provincial ESA (2014)
 - Conservation Easement (Legacy Land Trust Society)
 - Rural Address
 - Proposed Redesignation Subdivision Boundary
 - Growth Centres
 - Historical Resources
 - <all other values>
 - a-Archaeological Resources
 - a, p
 - h-Historical Sites
 - p-Paleontological Resources
 - Nuisance Grounds
 - Landfills
 - Gravel Pits
 - Sewage Lagoons
 - CFO - NRCB Approved
 - Subject Land
- ESA_number
- 1 (Very High)
 - 2 (High)
 - 3 (Moderate)
 - 4 (Low)
- Alberta Merged Wetland
- Bog
 - Fen
 - Marsh
 - Open Water
 - Swamp

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: NE 15-31-27-4
File No: PLRDSD20210489

Map Created on: 2021-12-03



0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



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

- ESA_number
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

- Conservation Easement (Legacy Land Trust Society)
- Rural Address

- Proposed Redesignation Subdivision Boundary
- Growth Centres

Historical Resources

- <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Palaeontological Resources

Nuisance Grounds

- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved



0 50 100
Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

31-27-W4

15

Legal Location: NE 15-31-27-4
File No: PLRDSD20210489

Note: Air Photo was captured in 2020. The hazard landslayer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Map Created on: 2021-12-03



Mountain View COUNTY

Well & Pipeline Facilities

Legend

- | | |
|--|---|
| Application Location | Rural Address |
| Gas Plants, Battery Sites, etc. | |
| <all other values> | Gas Processing Plant |
| Wells | Proposed Redesignation Subdivision Boundary |
| Altalink Powerline Buffer (30m) | TC Energy Notification Zone 200m |
| TC Energy Notification Zone 750m | Subject Land |
| Pipelines | |
| <all other values> | SUBST_A |
| CRUDE OIL | FRESH WATER |
| FUEL GAS | HVP PRODUCTS |
| LVP PRODUCTS | MISCELLANEOUS LIQUIDS |
| NATURAL GAS | OIL WELL EFFLUENT |
| SALT WATER | SOUR NATURAL GAS |
| UNKNOWN | |



0 125 250 500 Meters

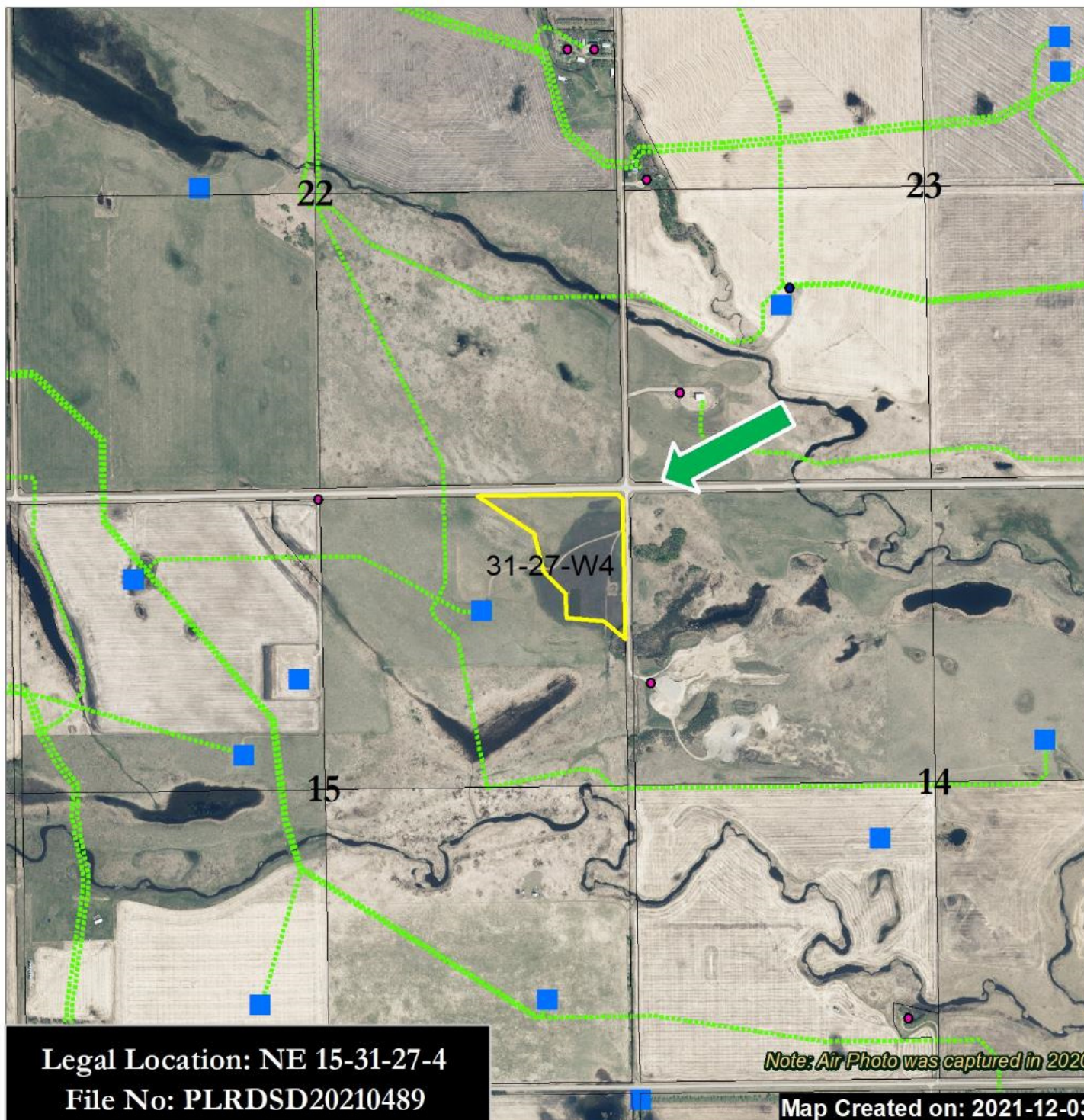
Scale: 1:15,000

Mountain View County

NAD 1983 CSRS 10TM_AEP_Forest

Projection: Transverse_Mercator

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



Legal Location: NE 15-31-27-4
File No: PLRDS20210489

Note: Air Photo was captured in 2020

Map Created on: 2021-12-03



Mountain View COUNTY

Topography & Water

Legend

- Application Location
- Contours - 5m
- Rivers and Creeks**
- Unclassified
- mvc Stream Class
- Activity Restrictions
- No Activity Restrictions
- Proposed Redesignation Subdivision Boundary
- ➔ Subject Land

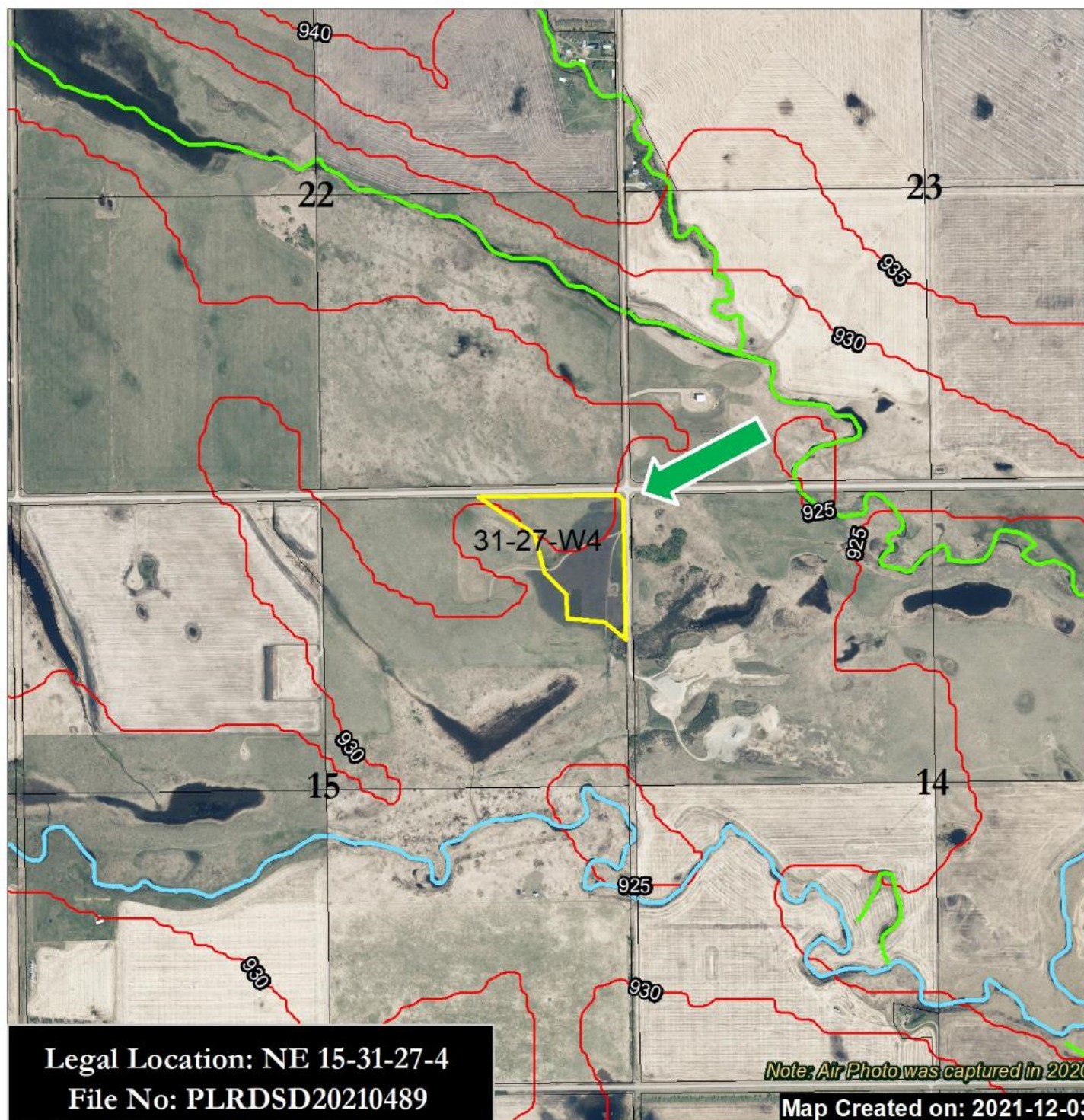


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

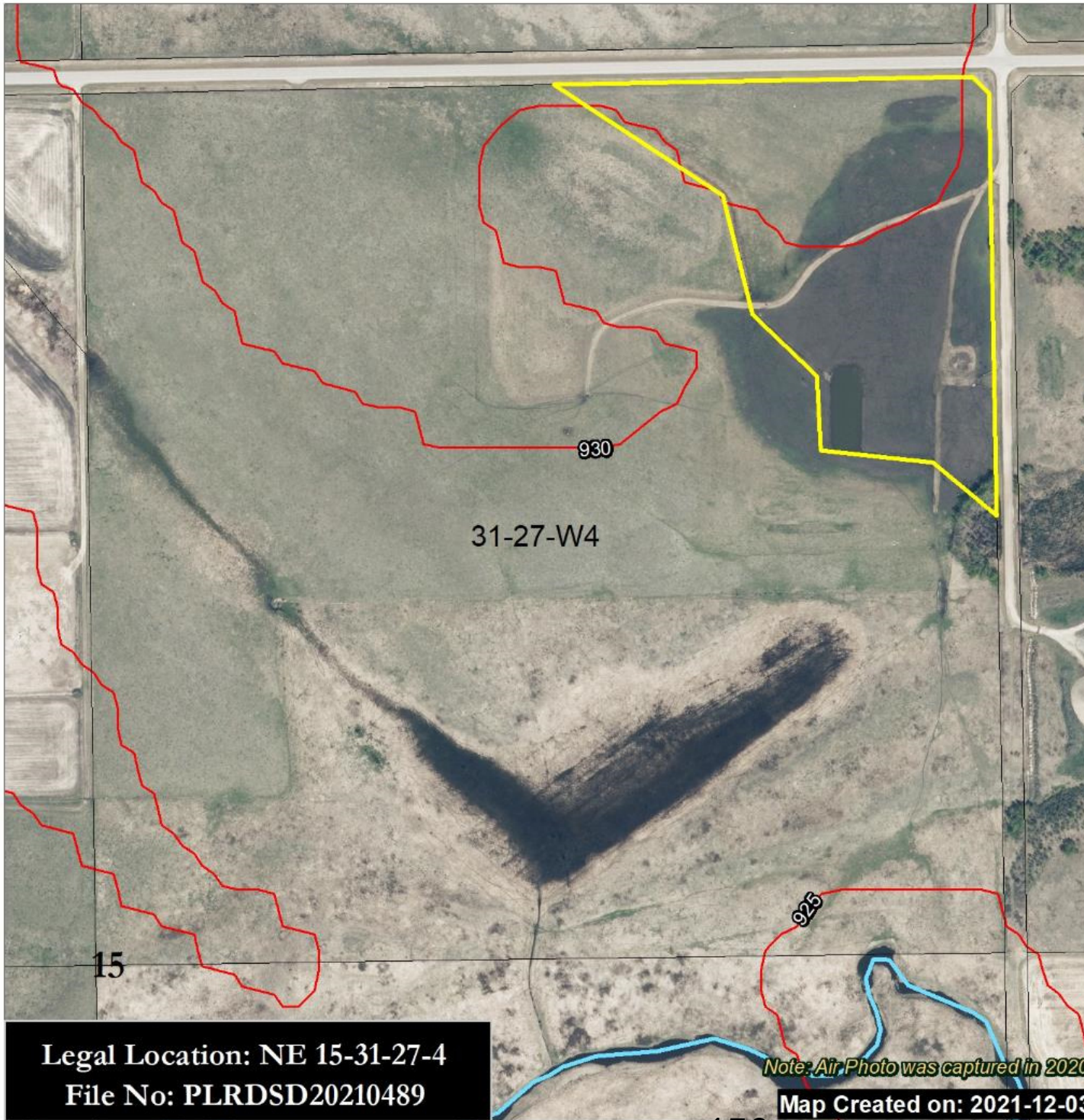
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: NE 15-31-27-4
File No: PLRDS20210489

Note: Air Photo was captured in 2020

Map Created on: 2021-12-03



**Mountain View
COUNTY**

Topography & Water

Legend

- Application Location
- Contours - 5m
- Rivers and Creeks**
- Unclassified
- mvc Stream Class**
- Activity Restrictions
- No Activity Restrictions
- Proposed Redesignation Subdivision Boundary



Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: NE 15-31-27-4
File No: PLRDSD20210489

Note: Air Photo was captured in 2020

Map Created on: 2021-12-03



Mountain View COUNTY

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. *

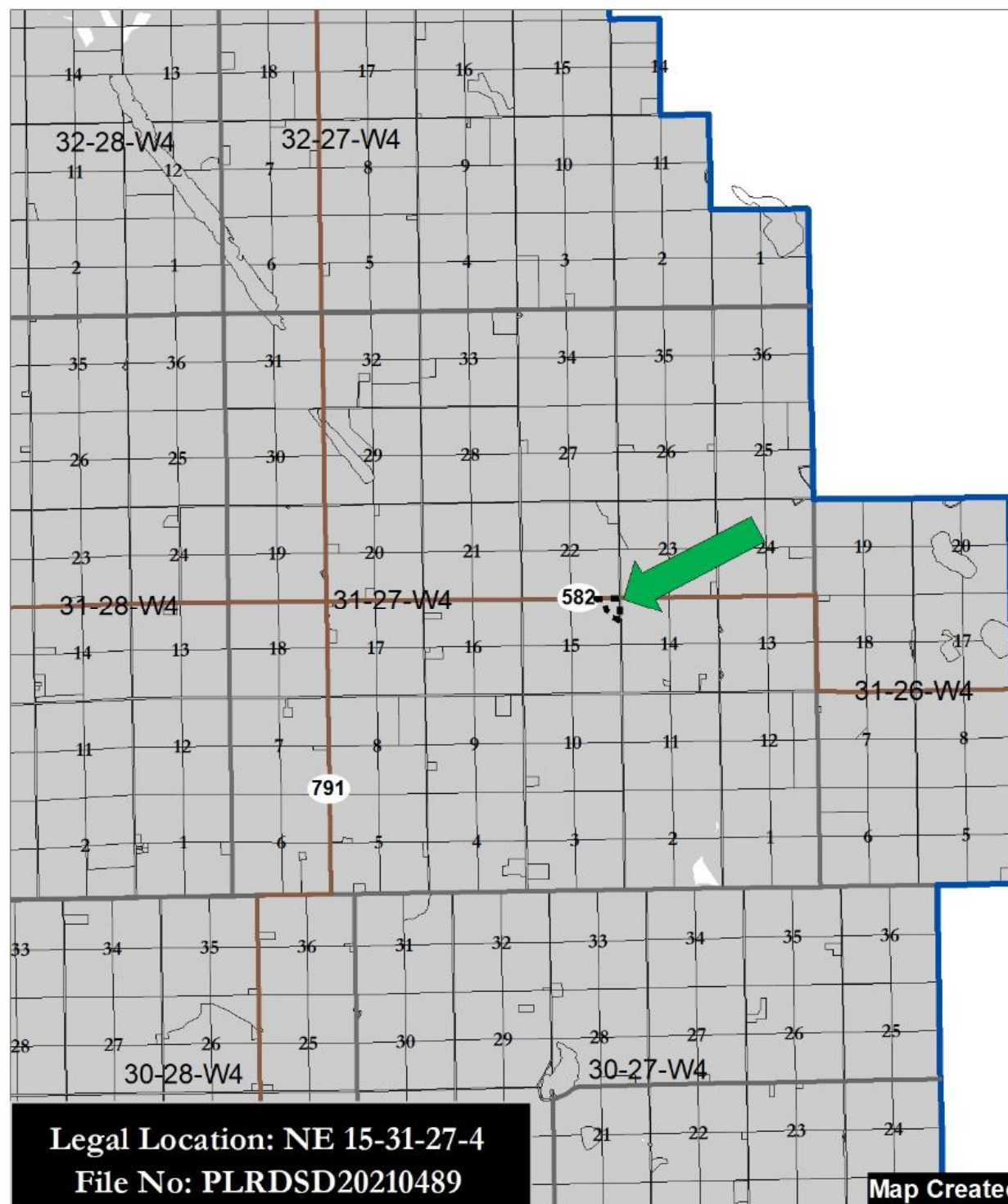


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal Location: NE 15-31-27-4

File No: PLRDS20210489

Map Created on: 2021-12-03

Dolu Gonzalez

From: Dolu Gonzalez
Sent: December 14, 2021 3:43 PM
To: ken.taylor
Cc: mikekohut@unsurpassableconstruction.com
Subject: File Review

Categories: Egress Switch: Unprotected

Good Afternoon Ken,

We are reviewing the application, File No. PLRDSD20210489 – KOHUT, Rachel and have noted the following:

1. As per policy section 3.3.7 (snip below) please justify the proposed size and the jagged configuration in relation to County's policy.

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.

2. The proposal is adjacent to the Bittner Pit, which is strategic to the County for providing resources in the east area. Please justify/explain how your proposal would not have an impact to this County owned and operated gravel pit.

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 | T0M 0W0
www.mountainviewcounty.com

Dolu Gonzalez

From: [REDACTED]
Sent: December 17, 2021 10:27 AM
To: Dolu Gonzalez; Mike Kohut
Subject: Re: Kohut letter

Dolu here is my reply for Kohut file regarding size, shape and Agricultural usage.

The shape we chose is dictated by the lay of the land. There is a waterway that goes from the north side of the quarter to the east side diagonally and we have chosen the property line to be on the SW side of that waterway.

The majority of the quarter is under cultivation however this parcel is not able to be farmed with the remainder as they cannot cultivate the draw and we feel this area is better left as grassland or pastureland as the waterway drains into the dugout in the SE corner of the proposed parcel.

Most of this parcel is what was the Kohut Pit and has been reclaimed and turned back to the owner with Reclamation Certificate. However this parcel has a shallow top cover of soil along with gravel in the topsoil and would be better as pasture or hayland at best.

There is a building site in the NE corner of the parcel along the north road on the higher portion of the parcel. This parcel lends itself to a building site and a small farm for cattle and horses. This land would work well for a greenhouse operation which is one of the considerations being talked about.

The Bittner Pit is in the quarter to the east and this parcel is well removed from the Gravel Pit activities and a proposed building site would be well removed from the pit with excellent setback distances.

The Kohut's have the remainder of the quarter under cultivation and because of the wet drainage area across the quarter we have chosen this size as the land dictates. To make the parcel 40 acres would mix two uses and we believe that the productive uses of this land would only be enhanced by leaving this area as pastureland and or the other uses I have indicated.

Agricultural uses would not be impeded by this size and use.

Hope this answers letter of December 14, 2021

Ken M. Taylor

On 2021-12-17 09:42, Dolu Gonzalez wrote:

As requested, see attached copy.

Dolu*

Dolu Gonzalez

From: [REDACTED]
Sent: December 23, 2021 8:34 AM
To: Dolu Gonzalez
Subject: Re: Kohut letter

As this was reclaimed by the County and turned back to the Kohut's Mike tells me that Ryan Morrison has the Reclamation Certificate for this quarter. Please check with him to get it.

Merry Christmas and Happy New Year

Ken M. Taylor

On 2021-12-17 21:43, Dolu Gonzalez wrote:

Thank you Ken for providing this information. I will be reviewing the information and will have it included in your application package. In the meantime, you have indicated that: "the Kohut Pit and has been reclaimed and turned back to the owner with Reclamation Certificate." Please provide us with a copy of the Reclamation Certificate issued by AEP.

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 | T0M 0W0
www.mountainviewcounty.com

From: [REDACTED]
Sent: December 17, 2021 10:27 AM
To: Dolu Gonzalez <dgonzalez@mvcounty.com>; Mike Kohut <mikekohut@unsurpassableconstruction.com>
Subject: Re: Kohut letter



February 11, 2022

File No. PLRDSD20210489

Ken Taylor

Via Email: [REDACTED]

Dear Mr. Taylor:

Re: Application Review & Operational Service Comments

Further to my letter dated January 31, 2022, with responses received from referral agencies, Planning and Development (P&D) did also circulate your application to Operational Services (OPS) for comments. The response from OPS, enclosed in this letter, raised concerns regarding your proposal's impact on the operations of the County's Bittner Pit and the County's East Side Shop, located in the adjacent quarters to your proposal.

The proposal, as presented, with the intent to create first parcel out of +/- 19.87 acres for Agricultural (2) District, meets the policies of Section 3.0 of the Municipal Development Plan. However, as noted by OPS, the proposal raises land use conflicts that Council will take into consideration when deciding on your redesignation.

If you would like to proceed with the application and provide a written response to the circulation, please forward it to me; or if you choose not to proceed with the application please let me know. We can set up a meeting in person or online if you would like to further discuss. I will wait for your response before moving the file forward.

Sincerely

Dolu Mary Gonzalez, Planner
Planning and Development Services

/dmg

Encl: Operational Services Response to Application Referral

cc: KOHUT, RACHEL M

Via Email: mikekohut@unsurpassableconstruction.com

Dolu Gonzalez

From: Ryan Morrison
Sent: January 31, 2022 3:03 PM
To: Dolu Gonzalez
Subject: RE: Application Referral

Hello Dolu,

Operations is concerned with the proposed development. Range Road 272 is a no exit road which serves as the only access for the Bittner Pit. The Bittner Pit has been identified as long-term gravel stockpile location for our regravelling and rechipping programs in the future. Northeast of this location the County has its East Side Shop. Graders and snowplows are housed at this location. At our other shops, the County gets complaints about back up alarms on the equipment, general equipment noise and lights. This location will experience a mixture of gravel truck traffic, dust and noise associated with the County activities in the area.

This property was a former County gravel pit. Operations is working with the current landowner and former landowner(s) to obtain a release to absolve the County from future reclamation responsibilities on the property. The gravel pit was reclaimed back to pastureland and the County was in the process to receive a reclamation certificate from the Province when the land was sold. The established grass was cultivated, and a crop was seeded. The County will now pursue the reclamation certificate with this change of use but will no longer pay the landowner for loss of use of the land.

Thanks
RM

Ryan Morrison - CET, CLGM

Director Operational Services & Director of Emergency Management
403-335-3311 ext. 169 | rmorrison@mvcountry.com

Mountain View County Office: 403-335-3311 | Fax: 403-335-9207
1408 Twp Rd. 320 | Didsbury, AB | T0M 0W0
www.mountainviewcounty.com

Dolu Gonzalez

From: [REDACTED]
Sent: March 4, 2022 9:02 AM
To: Dolu Gonzalez
Subject: Fwd: Application review and comments from Operational Services
Attachments: PLRDSD20210489 - Letter to Applicant (ID 564274).pdf

Dolu I have reviewed the attached letter from Ryan Morrison and Mike talked with him about that and Ryan indicated he had no objection to the subdivision. He indicated that crushing will not occur again at the adjacent pit and in fact would be used on a limited basis for some gravel storage for specific projects.

We wish to proceed with the application to the Public Hearing as we feel this is the best land use for this portion of the quarter cut off from the remainder of the quarter by the waterway. The waterway dictates the reasonable size of the parcel and is well suited for the intended uses. This parcel encompasses the reclaimed gravel pit on this quarter.

Ken M. Taylor

----- Original Message -----

Subject:s
Date:
From:
To:

----- Original Message -----

Subject:Application review and comments from Operational Services
Date:2022-02-11 22:10
From:Dolu Gonzalez <dgonzalez@mvcounty.com>
To:[REDACTED]
Cc:Mike Kohut <mikekohut@unsurpassableconstruction.com>

Good afternoon Ken,

Please review the attached letter and let me know how you would like to proceed.

Kind regards,

Non-Conforming Road - Inspection

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Application #	PLRDSD20210489
Legal	NE 15-31-27 W4M
Inspection Date	Jan 19, 2022
Inspector	Will Jewson – OPS Tech.

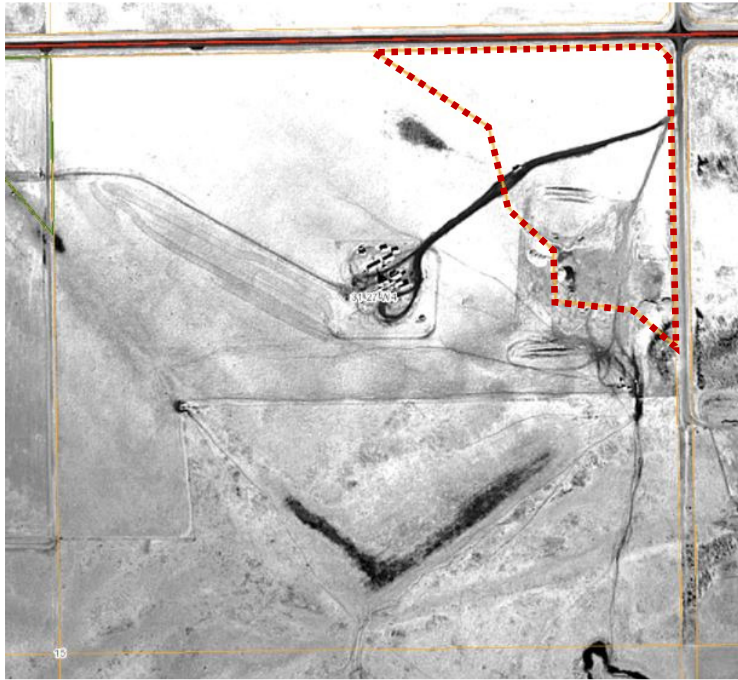
Approved by	RM
Date	January 20, 2022

Location Description	Range Road & Township: Highway 582 at RR 273 South of the Highway – Access to Bittner Pit Length of Road Inspected: 460m	
Road Width	Is the width consistent? <input checked="" type="checkbox"/> YES Most Consistent Width in Meters: 7.8 <input type="checkbox"/> NO Comments: _____	
Surface Type	Comments: Gravel	
Ditch Condition	<input checked="" type="checkbox"/> Typical County road conditions <input type="checkbox"/> Needs Improvement Comments: _____	
Drainage	<input type="checkbox"/> Well drained <input type="checkbox"/> Not well drained Comments: _____	<input checked="" type="checkbox"/> Typical County road conditions <input type="checkbox"/> Needs Improvement
Brush / Trees	<input type="checkbox"/> Close to road <input type="checkbox"/> Excessive trees/brush Comments: _____	<input checked="" type="checkbox"/> Typical County road conditions <input type="checkbox"/> Needs Improvement
Maintenance	<input checked="" type="checkbox"/> Regularly Maintained <input checked="" type="checkbox"/> Regular Snow Removal Comments: As the access to the County's Bittner Pit, this road sees heavy traffic during operations.	
Maintenance Issues	<input type="checkbox"/> Difficult snow removal <input type="checkbox"/> Soft Spots <input type="checkbox"/> Other Comments: Dust from county operations is expected to become a concern on this parcel when the roadway is being used as intended for access to Bittner	
Nearby Residences	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Accessibility	<input type="checkbox"/> Through access <input type="checkbox"/> Multiple road access <input checked="" type="checkbox"/> Dead End Comments: Road Ends at the gravel Pit	
OVERALL	<input checked="" type="checkbox"/> Acceptable for above application <input type="checkbox"/> Not acceptable for above application Comments: If the parcel is redesignated and a residence is constructed, complaints regarding dust/noise/etc. related to the use and operation of a gravel pit would be expected. The access approach to the parcel was snow covered and the culvert obscured, unable to ascertain the condition of approach. Would need to perform a subsequent inspection of the approach in better conditions.	



Historical Aerial Photographs

NE 15-31-27 W4M



2005



2008



2014






2018



AEP Reclaimed and Non-Reclaimed Areas

Legend

-  Proposed Redesignation / Subdivision Boundary
-  Partial Reclamation Area Of 17.4 acres
-  Non-Reclaimed Area



31-17-W4

Legal Location: NE 15-31-27-4
File No: PLRDSD20210489

KEN M. TAYLOR



October 16, 2021

Mountain View County

Box 100, Didsbury Alberta TOM OWO

Attention: Planning and Development Department

Dear Staff:

RE: NE-15-31-27-W4 REDESIGNATION & SUBDIVISION APPLICATIONS

Enclosed is a redesignation and a subdivision application for a bare 21.1 acre plus or minus A2 Parcel.

This is an undeveloped parcel in the NE corner of the quarter section. This area was chosen for A2 site because most of this area is a reclaimed gravel pit. The parcel is cut off from the remainder of the quarter by a waterway and dugout. We have followed the west side of the waterway with the sizing.

There is a hill along SR 582 and slopes south to the old gravel pit. Reclamation has occurred and turned back to the landowner. The old gravel pit has some loam and clay but is still with a lot of small rocks and is very poor cultivated land. We wish to separate this parcel as it would be well suited for a home and small farm outbuildings. One reason for separating is that this waterway is impossible to cultivate and would be better seeded down and used as a small agricultural cattle or horse operation. This area would also lend itself suitable for a greenhouse setup. As this is less than the 40 acres but this 21.1 acres is cutoff in this size and in order to make it 40 acres would waste good cultivated land included just to make the size work. The 40 acres is a should clause and not a must clause.

The quarter section is owned by Rachel Kohut.

If you have any questions pertaining to this application please contact the undersigned.

Yours truly,

Ken M. Taylor

Dolu Gonzalez

From: [REDACTED]
Sent: December 17, 2021 10:27 AM
To: Dolu Gonzalez; Mike Kohut
Subject: Re: Kohut letter

Dolu here is my reply for Kohut file regarding size, shape and Agricultural usage.

The shape we chose is dictated by the lay of the land. There is a waterway that goes from the north side of the quarter to the east side diagonally and we have chosen the property line to be on the SW side of that waterway.

The majority of the quarter is under cultivation however this parcel is not able to be farmed with the remainder as they cannot cultivate the draw and we feel this area is better left as grassland or pastureland as the waterway drains into the dugout in the SE corner of the proposed parcel.

Most of this parcel is what was the Kohut Pit and has been reclaimed and turned back to the owner with Reclamation Certificate. However this parcel has a shallow top cover of soil along with gravel in the topsoil and would be better as pasture or hayland at best.

There is a building site in the NE corner of the parcel along the north road on the higher portion of the parcel. This parcel lends itself to a building site and a small farm for cattle and horses. This land would work well for a greenhouse operation which is one of the considerations being talked about.

The Bittner Pit is in the quarter to the east and this parcel is well removed from the Gravel Pit activities and a proposed building site would be well removed from the pit with excellent setback distances.

The Kohut's have the remainder of the quarter under cultivation and because of the wet drainage area across the quarter we have chosen this size as the land dictates. To make the parcel 40 acres would mix two uses and we believe that the productive uses of this land would only be enhanced by leaving this area as pastureland and or the other uses I have indicated.

Agricultural uses would not be impeded by this size and use.

Hope this answers letter of December 14, 2021

Ken M. Taylor

On 2021-12-17 09:42, Dolu Gonzalez wrote:

Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

SUBJECT: Bylaw No. LU 11/22
SUBMISSION TO: Council Meeting
MEETING DATE: March 23, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLRDS20220033
LEGAL: SW 16-33-4-5

REVIEWED AND APPROVED FOR SUBMISSION
CAO: MANAGER:
DIRECTOR: MB PREPARER: DMG
LEGAL/POLICY REVIEW:
FINANCIAL REVIEW:

ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 11/22 redesignating the lands within the SW 16-33-4-5 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 11/22 redesignating the lands within the SW 16-33-4-5 for April 27, 2022, at or after 9:00 a.m.

BACKGROUND / PROPOSAL:

To redesignate an approximate four point three four (4.34) acres from Agricultural District (A) to Country Residential District (R-CR).

Application Overview

Applicant	BOWMAN, Cameron and Corina
Property Owner	BOWMAN, Garry Wayne and Marjorie
Title Transfer Date	December 11, 1980
Existing Parcel Size	158.97 acres
Purpose of redesignation	For subdivision – first parcel out for residential purposes from previously unsubdivided quarter section.
Division	6
Rural Neighbourhood/Urban Centre	The proposal is in the rural community of Eagle Hill/Westward Ho, northeast from the Town of Sundre

Key Dates, Communications and Information

Application Submitted	January 26, 2022
Application Circulation Period	From February 08, 2022, to March 08, 2022
Supportive Information Requested/Submitted	They submitted a letter, as attached, with additional information in support of the proposal.
Application Revised from Submission	No
Communications Received from Referrals	<p><u>EQUS</u>: no concerns</p> <p><u>Telus Communications Inc</u>: no objections</p> <p><u>Foothills Natural Gas Co-op</u>: any existing Foothills Natural Gas Co-op Utility Right of Way shall remain in effect and be registered to the subdivision parcel and the remaining parcel.</p> <p><u>Fortis Alberta Inc.</u>: no easement required</p>

Objections Received and Addressed	No letters of objections/concerns 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	<p>In accordance with <i>Figure 3: Growth Management Conceptual Strategy</i>, as attached, the majority of the quarter section, including the proposal is in the Agricultural Preservation Area. The proposal is for the consideration of first parcel out from an unsubdivided quarter section and would be evaluated in accordance with Section 3.0 of the MDP.</p> <p>The interpretation of applicable policies against the proposal would be provided at the Public Hearing stage.</p>
Area Structure Plan (ASP)	The subject property is not within an approved ASP
Land Use Bylaw No. 21/21	<p>11.1 Agricultural District (A) <u>Purpose:</u> To accommodate and promote agriculture land uses on larger parcels while having regard for the rural, agricultural character of the area.</p> <p><u>Parcel Area:</u> Minimum 32.37 ha (80.0 ac) or the area in title at the time of passage of this Bylaw.</p> <p>12.1 Country Residential District (R-CR) <u>Purpose:</u> 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.</p> <p><u>Parcel Area:</u> 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.</p>
Policy and Procedures	<u>6009-01: Environmental Protection Guidelines for the Evaluation of Redesignation, Subdivision and Development Applications</u>

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 proposal is developed consisting of a new yard with services. The remainder of the quarter section is undeveloped and used as farmland and pastureland.
Oil and gas facilities on property/adjacent	Most of the oil and gas activity within this property and vicinity relates to natural gas lines servicing residences
Surrounding land uses	Surrounding land uses are predominantly Agricultural District (A) parcels. Almost all of the surrounding properties have been subdivided for either residential or agricultural purposes.
Proximity to utilities	The proposal is serviced by means of water well and private sewage treatment system. Foothills is the gas provider in the area.

Physical and Natural Features

Waterbodies and wetlands on property	In accordance with Policy 6012 the Eagle Creek, a Class C waterbody bisects the subject quarter. There are some tributaries flowing within the subject property and vicinity. No wetlands were identified.
Topographical constraints on property	The property is part of the Creek Valley feature, and the proposal is at a higher elevation. The proposal slopes towards the creek. Existing development within the proposal is sited away setback from the top of the Creek banks. Overall, there are no topographical constraints.
ESA areas and classifications	The 2008 Summit study identifies the riparian along the Eagle Creek as a Level 3 ESA. This ESA has been grazed and exhibit low open areas, partially cleared and some mixed forest.
Drainage and Soil Characteristics	Natural drainage towards the creek and ditches to the south along Township Road 332 and to the west along Range Road 44. Soils for areas with the ESA have a CLI Class 4 and the remainder have a CLI Class 3. The proposed area has an AGRASID'S Land Suitability Rating System of 3H(10)
Potential for Flooding	There is no evidence nor historical records for potential for flooding.

Planning and Development History

Prior RD/SD/DP Applications	PLDP20210225: on May 27, 2021, this permit was issued for a Dwelling, Manufactured. PLDP20210446: on October 26, 2021, the Development Approving Authority, granted approval for an Accessory Building, Shop with Setback Relaxation (Easterly)
Encumbrances on title affecting application	No relevant encumbrances on title

Servicing and Improvements Proposed

Water Services	Private – existing water well, drilled in 2021
Sewer Services	Private – existing permit PRPP20210617 was issued on August 23, 2021 for: sewer and water hookup insulated and heat tape on water line.
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 11/22 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 - Historical Aerial Photographs
- 08 - Applicant's Additional Information in Support of Application

BYLAW NO. LU 11/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SW 16-33-4-5 pursuant to the Municipal Government Act.

The Council of Mountain View County, duly assembled, enacts that Bylaw No. 21/21 be amended as follows:

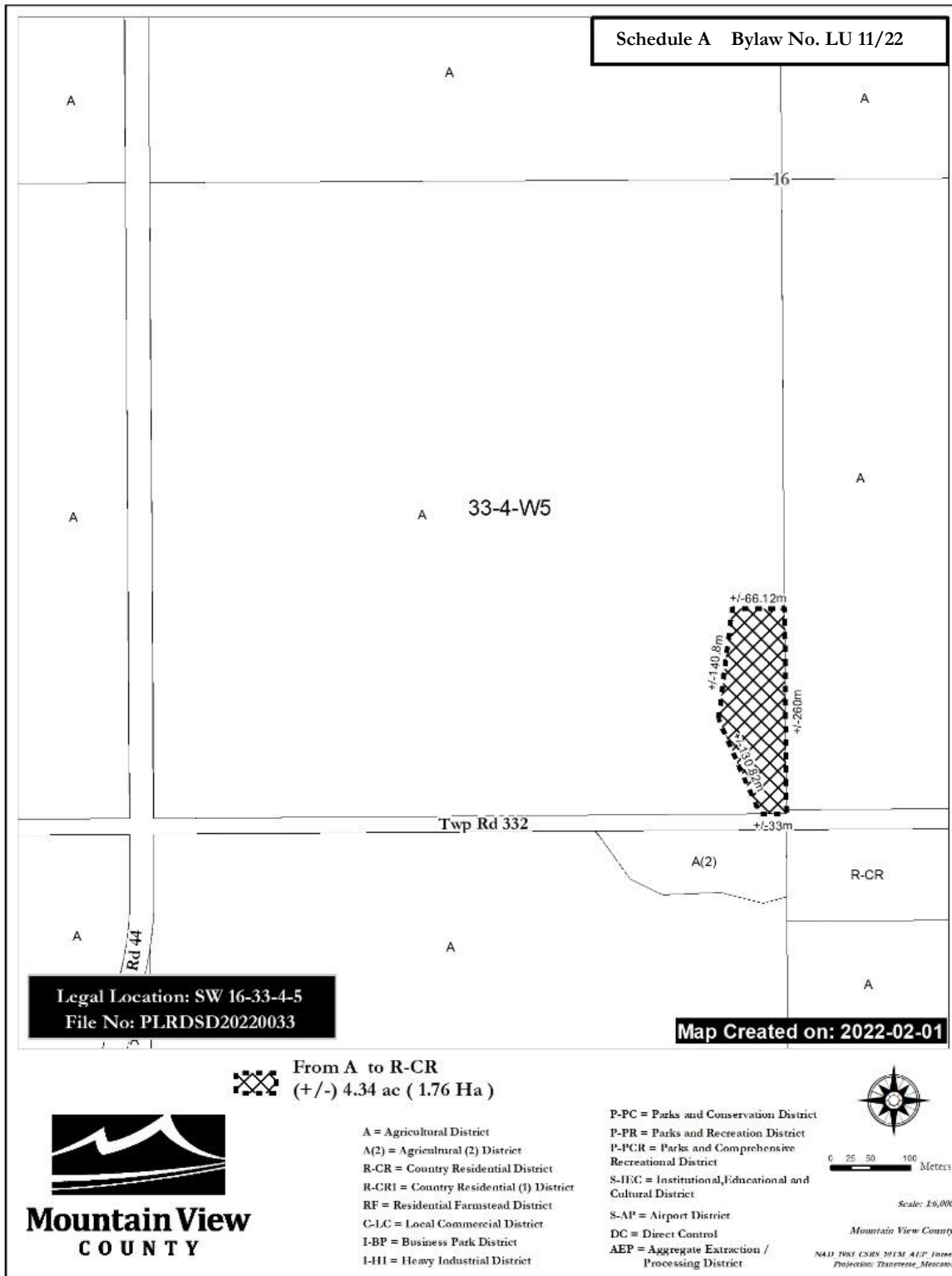
To redesignate from Agricultural District (A) to Country Residential District (R-CR) an approximate four point three four (4.34) acres (1.76 hectares) in the Southwest (SW) Quarter of Section sixteen (16), Township thirty-three (33), Range four (4), West of the fifth (5th) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading _____,

Reeve

Chief Administrative Officer

Date of Signing





Mountain View COUNTY

Location, Land Use, Ownership & Circulation Legend

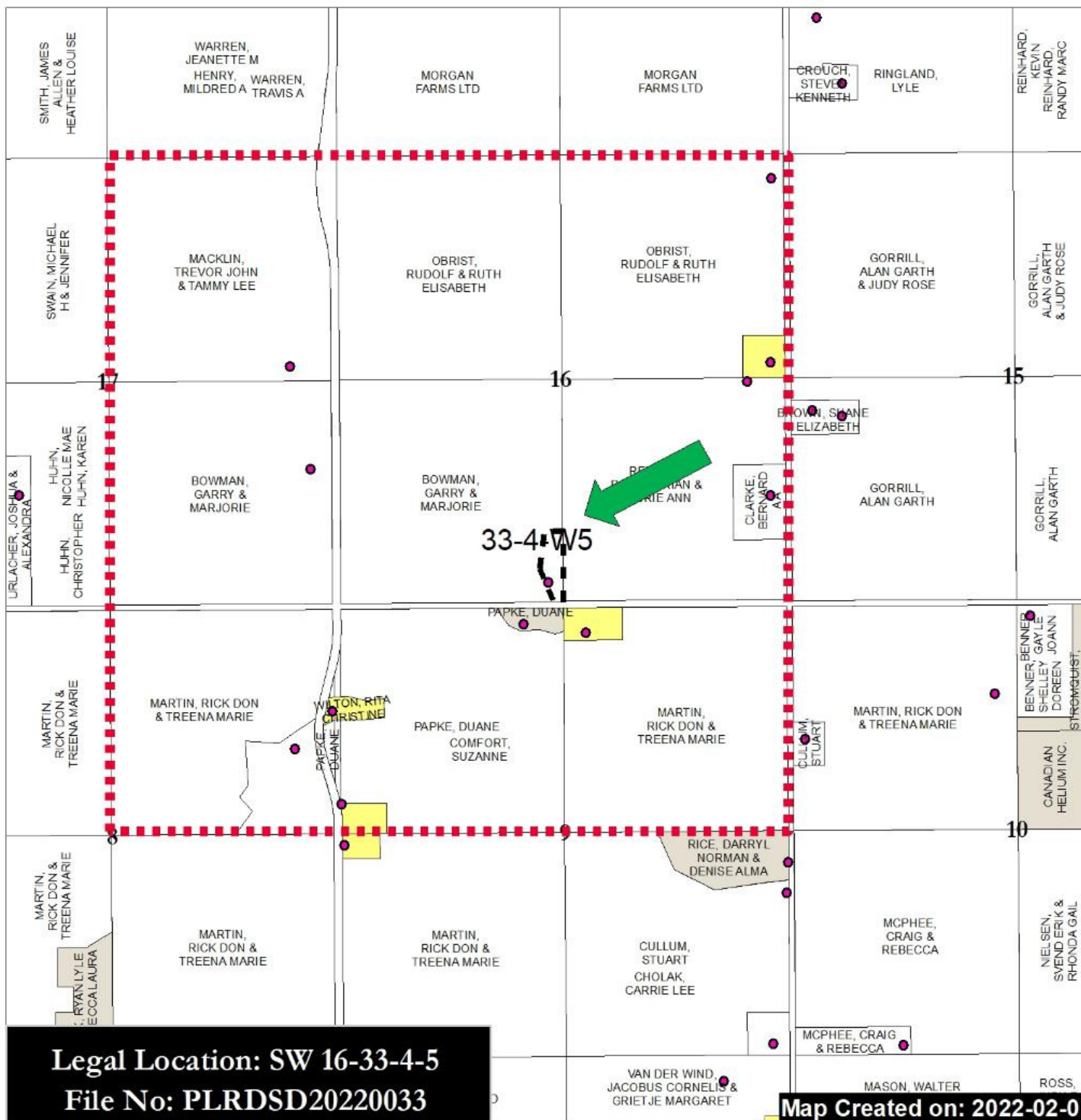
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control
- Subject Land
- Landowners Circulated



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



PROPOSED REDESIGNATION/SUBDIVISION SKETCH

- ☒ 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).



Indicate name of ROAD if applicable

ROAD
Range Road 44

oil well

Eagle creek

trees

73m

10.5m

18m

102m

130m

trees

260m

trees

township Road 332

Indicate name of ROAD if applicable

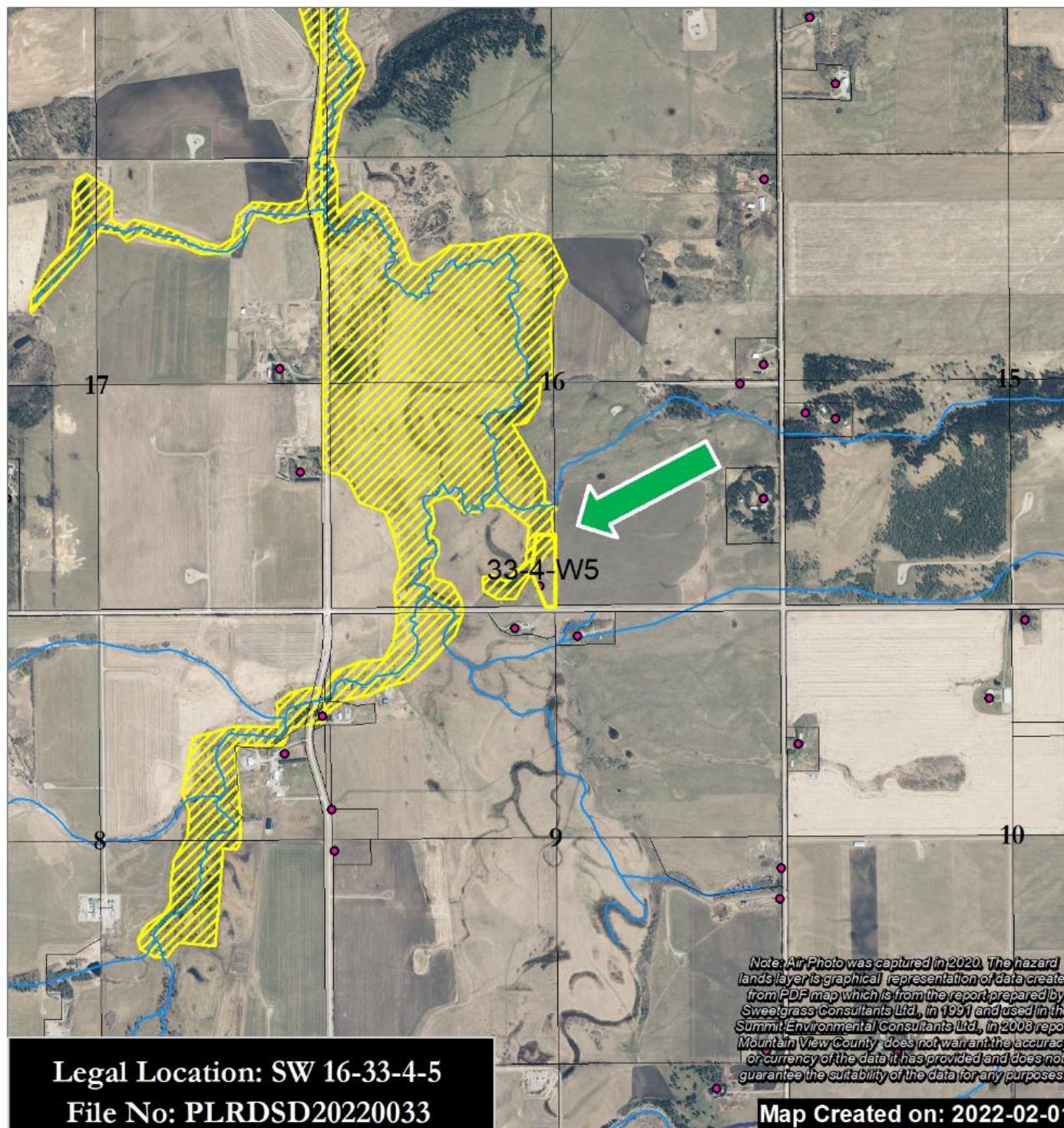
3 = well
5 = soft

Existing Approach



Mountain View COUNTY

Environmental Scan



Legend

- Floodway
 - Flood Funge
 - Environmental Scan
 - Rivers and Creeks
 - Floodplain
 - Aolian Deposit
 - Wetlands
 - Colonial Nesting Bird Range
 - Provincial ESA (2014)
 - Conservation Easement (Legacy Land Trust Society)
 - Rural Address
 - Proposed Redesignation Subdivision Boundary
 - Growth Centres
 - Historical Resources
 - <all other values>
 - a-Archaeological Resources
 - a, p
 - h-Historical Sites
 - p-Paleontological Resources
 - Nuisance Grounds
 - Landfills
 - Gravel Pits
 - Sewage Lagoons
 - CFO - NRCB Approved
 - Subject Land
- ESA_number
- 1 (Very High)
 - 2 (High)
 - 3 (Moderate)
 - 4 (Low)
- Alberta Merged Wetland
- Bog
 - Fen
 - Marsh
 - Open Water
 - Swamp

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: SW 16-33-4-5
File No: PLRDSD20220033

Map Created on: 2022-02-01



0 50 00 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



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

ESA_number

- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

- Conservation Easement (Legacy Land Trust Society)
- Rural Address

- Proposed Redesignation Subdivision Boundary
- Growth Centres

Historical Resources

- <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Paleontological Resources

Nuisance Grounds

- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: SW 16-33-4-5
File No: PLRDSD20220033

Map Created on: 2022-02-01



0 50 100
Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

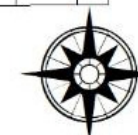


Mountain View COUNTY

Well & Pipeline Facilities

Legend

- | | |
|---|--|
| <ul style="list-style-type: none">Application LocationRural AddressGas Plants, Battery Sites, etc.Gas Processing PlantWellsProposed Redesignation Subdivision BoundaryAltalink Powerline Buffer (30m)Cadastre Parcel Linework with Right of Way Info | <ul style="list-style-type: none">Pipelines<ul style="list-style-type: none"><all other values>CRUDE OILFRESH WATERFUEL GASHVP PRODUCTSLVP PRODUCTSMISCELLANEOUS LIQUIDSNATURAL GASOIL WELL EFFLUENTSALT WATERSOUR NATURAL GASUNKNOWNSUBST_A |
|---|--|



Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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

Legal Location: SW 16-33-4-5
File No: PLRDS20220033

Note: Air Photo was captured in 2020

Map Created on: 2022-02-01



Mountain View COUNTY

Topography & Water

Legend

- Application Location
- Contours - 5m
- Rivers and Creeks**
- Unclassified
- mvc Stream Class**
- Activity Restrictions
- No Activity Restrictions
- Proposed Redesignation Subdivision Boundary
- ➔ Subject Land

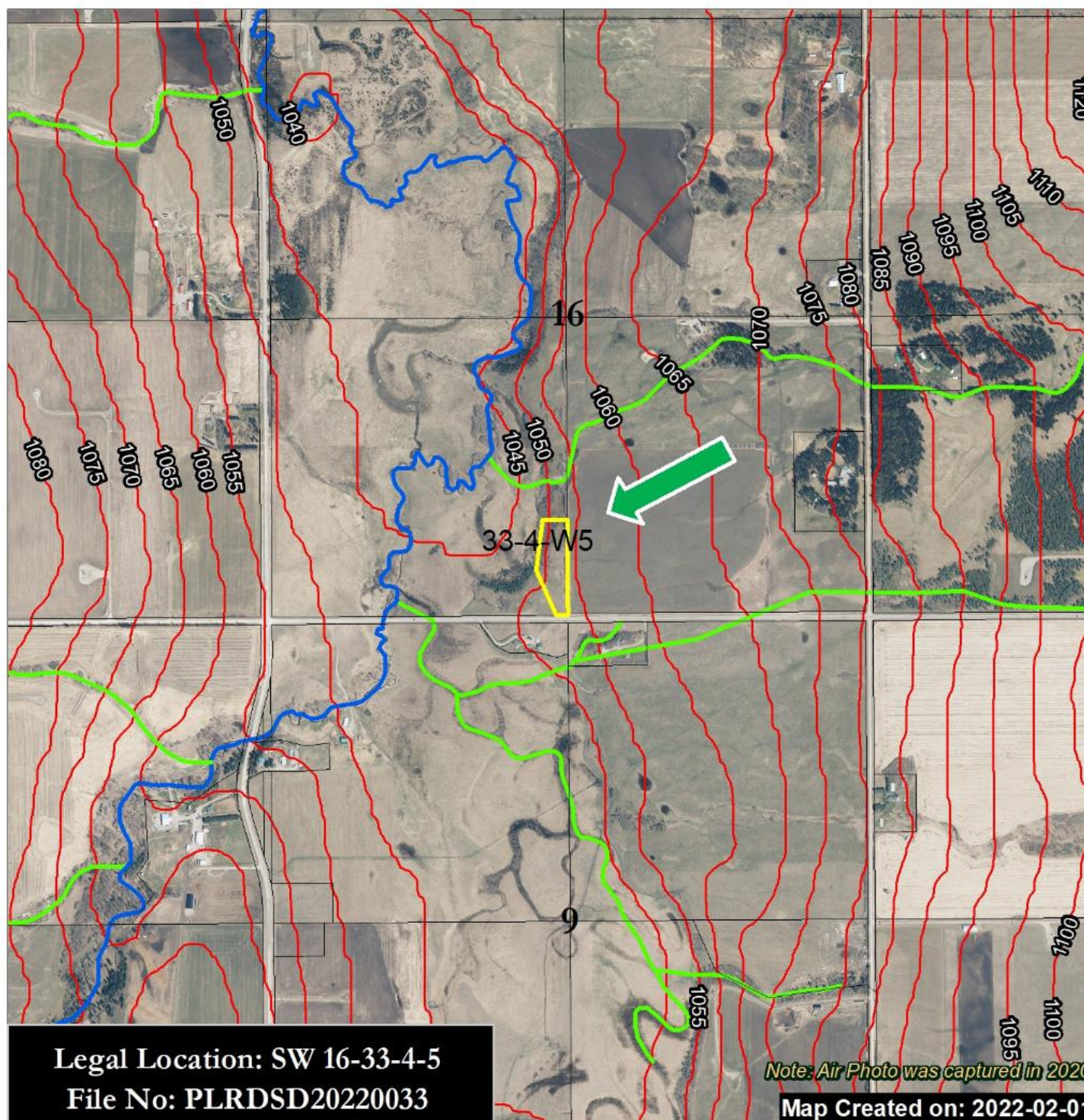


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SW 16-33-4-5
File No: PLRDS20220033

Note: Air Photo was captured in 2020

Map Created on: 2022-02-01



Site Dimension

Legend

- Application Location**

 - Red circle
 - Purple circle

Rural Address

 - Blue circle

Gas Plants, Battery Sites, etc.

 - Orange factory icon

Gas Processing Plant

 - Blue square

Wells

 - Proposed Redesignation
 - Subdivision Boundary
 - Altalink Powerline Buffer (30m)
 - Streetslights - Fortis
 - Power Poles - Fortis

Pipelines

 - Green line
 - Light blue line
 - Yellow line
 - Magenta line
 - Grey line
 - Dark blue line
 - Green dashed line
 - Orange line
 - Blue line
 - Red line
 - Brown dashed line

SUBST_A

 - CRUDE OIL
 - FRESH WATER
 - FUEL GAS
 - HVP PRODUCTS
 - LVP PRODUCTS
 - MISCELLANEOUS LIQUIDS
 - NATURAL GAS
 - OIL WELL EFFLUENT
 - SALT WATER
 - SOUR NATURAL GAS
 - UNKNOWN



Scale: 1:1,426

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator

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





Mountain View COUNTY

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. *

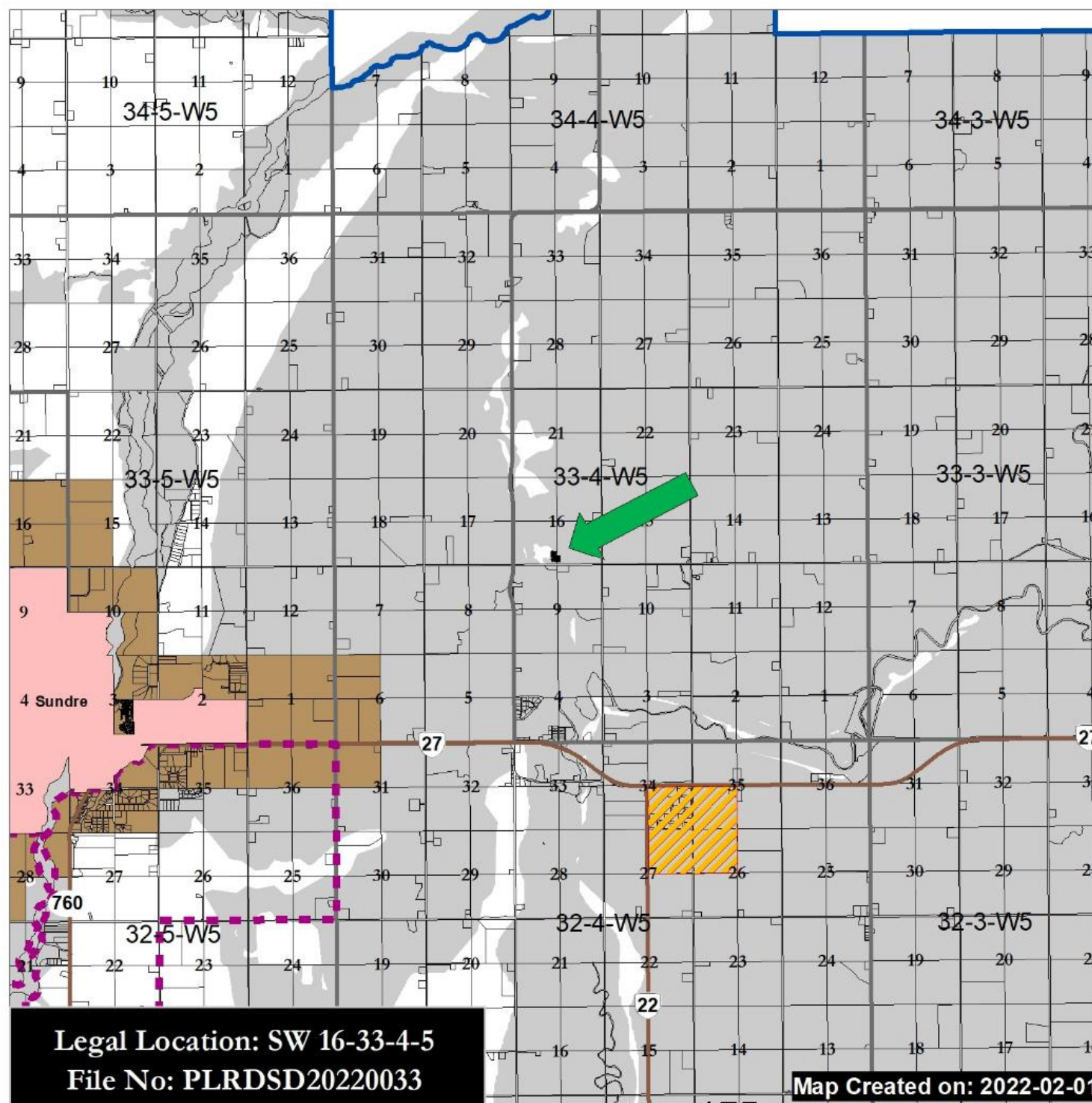


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



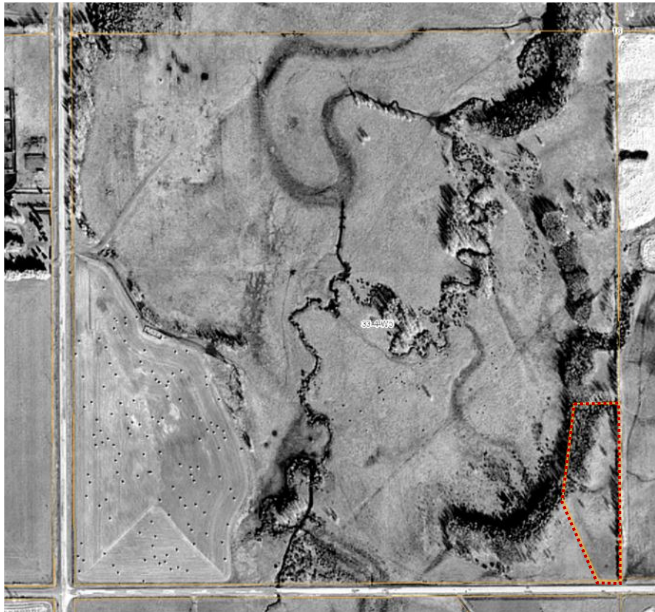
Legal Location: SW 16-33-4-5
File No: PLRDS20220033

Map Created on: 2022-02-01



Historical Aerial Photographs

SW 16-33-4 W5M



2005



2008



2014



2018

The site is located at the top of the quarter with an existing approach. Surrounded by trees the shelterbelt creates a natural yard with no need for altering of the land. We pushed the build site 150 meters off the road to avoid any drainage issues. As we are towards the bottom of Eagle Hill years with heavy snow pack there is substantial run off along township road 332. We fenced along the bottom of the hill to avoid removal of any mature trees in the shelter belt. Both of these reasons lead to a 4.4 acre proposal.

We are already living on the site and have services installed. The septic field is on the far north side of the yard. We have fenced, moved a 2021 RTM home on, and have erected a 32'x40' pole shop.

Regular Council Meeting

Request for Decision

Operational Services

Date: March 23, 2022

SUBJECT: Bylaw No. 24/21 – Road Closure

RECOMMENDATION:

That Council give second reading to Bylaw No. 24/21 for closure of Road Plan Number 051 1358.

That Council give third reading to Bylaw No. 24/21 for closure of Road Plan Number 051 1358.

That Council consolidate closed Road Plan Number 051 1358 with the adjacent land in NE 34-30-3 W5.

BACKGROUND: The location of the original farmstead within the NE 34-30-3 W5 was constructed along the northern quarter section boundary. As a result, Township Road 310 needed to be curved further to north (within the southern portion of SE 3-31-3 W5) to ensure a sufficient setback to the existing farm structures within NE 34-30-3 W5 could be obtained.

The original road plan was never reconfigured or consolidated into the existing parcels to the south. Township Road 310 runs parallel to this road plan, and therefore, administration is recommending a permanent road closure as the road plan shall not be required for future use.

Bylaw No. 24/21 was presented at a public hearing and received first reading by Mountain View County Council on September 8, 2021, after which it was sent to Alberta Transportation for approval. Alberta Transportation approved the Bylaw on January 20, 2022. Once the Bylaw has received second and third reading by Mountain View County Council, the final survey and subsequent registration with Alberta Land Titles will conclude the permanent road closure and consolidation with the adjacent land at NE 34-30-3 W5.

RELEVANT POLICY:

Attachments ☒ Nil ☐

att 01 – Draft Bylaw No. 24/21

PREPARED BY: Jessica Hammer

REVIEWED BY: Ryan Morrison

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 Statutes 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.



Reeve



Chief Administrative Officer

November 23, 2021

Date of Signing

APPROVED this 20th day of January, 2022.



Minister of Transportation

<Seal/>

Received second reading _____, 20____.

Received third reading _____, 20____.

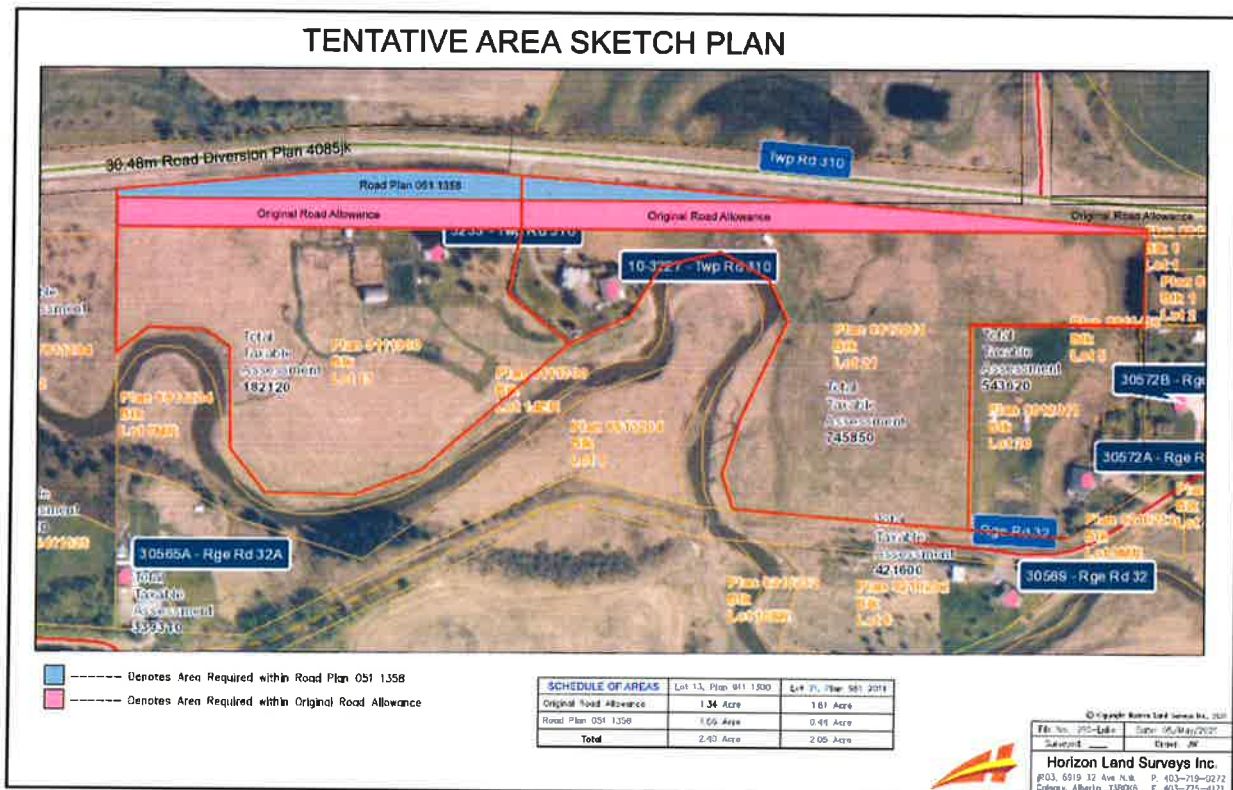
Reeve

Chief Administrative Officer

Date of Signing

SCHEDULE A – ROADS TO BE CLOSED

TENTATIVE AREA SKETCH PLAN



Regular Council Meeting

Request for Decision

Corporate Services

Date: March 23, 2022

SUBJECT: Bylaw 03/22 Tax Rate – First Reading

RECOMMENDATION: That Council Grant Tax Rate Bylaw 03/22 Option___ first reading.

ALTERNATIVE OPTIONS: Second and Third Readings are contemplated for April 13.

BACKGROUND: The Municipal Government Act requires Council to pass a tax rate bylaw each year to authorize the collection of property taxes. Property taxes are collected to pay for municipal operations, the Alberta School Foundation Fund (ASFF), the Designated Industrial Property (DIP), and Senior's Housing Commissions (MVSH). The tax rate bylaw must establish both Municipal and requisition property tax rates for each class of property.

Mountain View County has increased the 2021 municipal tax levy of \$29M by 0.8% or \$1M since 2017. A significant portion of the total increase of 4.2% was from the Requisitions (Education, Mountain View Senior Housing, Designated Industrial Property) More details are provided in chart form in attachment 4.

In 2021, Mountain View County continued to provide mill rates for Residential, Farmland and Non-Residential lower than the average of County comparators and lower than the Alberta Municipal District average. More details are provided in chart form in attachment 4.

The tax ratio is regulated by the MGA. The highest Non-Residential Mill Rate may not be more than 5 times higher than the lowest Residential Mill Rate. Currently our ratio is 3.56, and that is higher than the average of County Comparators (3.31) and higher than the Alberta Municipal District average (3.48). More details are provided in chart form in attachment 4.

Council will approve the 2022 Budget and the tax levy revenue required is proposed to adjust each of the mill rates in the same proportion as 2021 resulting in the same tax ratio of 3.56.

RELEVANT POLICY: [Municipal Government Act \(MGA\) Sections 247 and 354 - 359](#)

BUDGET IMPLICATIONS: The Tax Rate Bylaw reflects the budget with requisitions added to form the basis of the bylaw.

Attachments ☒ Nil ☐

1. Bylaw No 03-22 - Tax Rate Bylaw Option 1
 2. Bylaw No 03-22 - Tax Rate Bylaw Option 2
 3. Bylaw No 03-22 - Tax Rate Bylaw Option 3
 4. 2021 Municipal Mill Rate & Tax Ratio Comparison and 5 Year Trending of Tax Levy
-

PREPARED BY: MA
REVIEWED BY: LM

MOUNTAIN VIEW COUNTY

BYLAW NO. 03/22

2022 TAX RATE BYLAW

Option 1

**Mountain View County
Province of Alberta**

Bylaw No. 03/22

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN MOUNTAIN VIEW COUNTY FOR THE 2022 TAXATION YEAR.

SECTION 1 - AUTHORITY

- 1.01 This bylaw may be cited as the "2022 Tax Rate Bylaw."
- 1.02 Mountain View County has prepared and adopted detailed estimates of the municipal revenue and expenditures, as required, at the Council meeting held on March 23, 2022; and,
- 1.03 The estimated municipal expenditures (excluding non-cash items and requisitions) set out in the budget for Mountain View County for 2022 total \$23,096,819 and,
- 1.04 The estimated amount required for current year capital expenditures is \$17,913,765 and,
- 1.05 The estimated municipal revenues and transfers from all sources other than taxation is estimated at \$8,972,169; and,
- 1.06 The estimated amount required for current year expenditures to be funded by Municipal Reserves is \$12,615,418; and,
- 1.07 The estimated amount required for current year expenditures to be funded by Debenture is \$0; and,
- 1.08 The estimated amount to be placed into reserves is \$11,381,908; and,
- 1.09 A contingency of \$311,000; and,
- 1.10 The estimated amount levied for requisitions is \$14,690,186; and,
- 1.11 Therefore the total amount to be raised by general municipal taxation is \$31,115,905 including \$190,000 to cover an increased expense for policing from the province, and total taxation is \$45,806,091.

SECTION 2 - REQUISITIONS

2.01 The requisitions are:

ASFF (Alberta School Foundation Fund)

Residential and Farmland	6,847,537
Non-Residential	5,996,775
Total ASFF Requisition	<u>12,844,312</u>

Mountain View Senior's Housing Requisition	1,702,054
--	-----------

Designated Industrial Property	143,820
--------------------------------	---------

Total Requisitions	<u>14,690,186</u>
--------------------	-------------------

SECTION 3 - ASSESSMENT

3.01 The Council of Mountain View County is required each year to levy on the assessed value of all property tax rates sufficient to meet the estimated expenditures and the requisitions; and

3.02 Pursuant to the *Municipal Government Act*, Chapter M-26.1, Revised Statutes of Alberta, 2000, the Council is authorized to classify assessed property and to establish different rates of taxation in respect to each class of property; and

3.03 The assessed value of all property in Mountain View County as shown on the assessment roll is:

Farmland	158,162,930
DIP Farmland	170,220
Machinery & Equipment	10,036,780
DIP Machinery & Equipment	522,164,670
Non Residential	234,312,070
DIP Non Residential	113,160,460
Non Residential CoGen	28,760,150
Non Residential Linear	1,198,209,220
Non Residential Rail	14,759,230
Residential	2,554,321,030
DIP Residential	<u>316,090</u>
	<u>4,834,372,850</u>

SECTION 4 – TAX RATES

4.01 Therefore the Council of Mountain View County, in the Province of Alberta, duly assembled, enacts as follows:

4.02 The Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of Mountain View County:

Municipal	Tax Levy	Assessment	Tax
Farmland	1,309,351	158,162,930	8.2785
DIP Farmland	1,409	170,220	8.2785
M&E	104,962	10,036,780	10.4577
DIP M&E	5,460,640	522,164,670	10.4577
Non Res	2,450,365	234,312,070	10.4577
DIP Non Res	1,183,398	113,160,460	10.4577
Non Res CoGen	300,765	28,760,150	10.4577
Non Res Lin	12,530,510	1,198,209,220	10.4577
Non Res Rail	154,348	14,759,230	10.4577
Res	7,429,238	2,554,321,030	2.9085
DIP Res	919	316,090	2.9085
Total	30,925,905	4,834,372,850	
Municipal (Provincial Policing)	Tax Levy	Assessment	Tax
Farmland	6,216	158,162,930	0.0393
DIP Farmland	7	170,220	0.0393
M&E	394	10,036,780	0.0393
DIP M&E	20,522	522,164,670	0.0393
Non Res	9,209	234,312,070	0.0393
DIP Non Res	4,447	113,160,460	0.0393
Non Res CoGen	1,130	28,760,150	0.0393
Non Res Lin	47,093	1,198,209,220	0.0393
Non Res Rail	580	14,759,230	0.0393
Res	100,390	2,554,321,030	0.0393
DIP Res	12	316,090	0.0393
Total	190,000	4,834,372,850	
Total Municipal Tax Levy	31,115,905		
ASFF			
Residential and Farmland	6,778,929	2,685,788,098	2.5240
Non-Residential	5,980,149	1,556,114,815	3.8430
Opted Out School Boards			
Residential and Farmland	68,608	27,182,172	2.5240
Non-Residential	16,626	4,326,165	3.8430
Total	12,844,312		
Mountain View Senior's Housing	1,702,054	4,834,372,850	0.3521
Designated Industrial Property	143,820	1,877,540,040	0.0766
Grand Total	45,806,091		

SECTION 5 – MINIMUM TAX

5.01 The minimum property tax payable shall be \$60.00 per tax roll.

SECTION 6 - EFFECTIVE DATE

6.01 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*.

Read the first time this _____ day of _____2022.

Read the second time this _____ day of _____2022.

Read the third time this _____ day of _____2022.

Reeve

Chief Administrative Officer

Date of Signing

MOUNTAIN VIEW COUNTY

BYLAW NO. 03/22

2022 TAX RATE BYLAW

Option 2

Mountain View County
Province of Alberta

Bylaw No. 03/22

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN MOUNTAIN VIEW COUNTY FOR THE 2022 TAXATION YEAR.

SECTION 1 - AUTHORITY

- 1.01 This bylaw may be cited as the "2022 Tax Rate Bylaw."
- 1.02 Mountain View County has prepared and adopted detailed estimates of the municipal revenue and expenditures, as required, at the Council meeting held on March 23, 2022; and,
- 1.03 The estimated municipal expenditures (excluding non-cash items and requisitions) set out in the budget for Mountain View County for 2022 total \$23,096,819 and,
- 1.04 The estimated amount required for current year capital expenditures is \$17,913,765 and,
- 1.05 The estimated municipal revenues and transfers from all sources other than taxation is estimated at \$8,972,169; and,
- 1.06 The estimated amount required for current year expenditures to be funded by Municipal Reserves is \$12,615,418; and,
- 1.07 The estimated amount required for current year expenditures to be funded by Debenture is \$0; and,
- 1.08 The estimated amount to be placed into reserves is \$11,011,871; and,
- 1.09 A contingency of \$311,000; and,
- 1.10 The estimated amount levied for requisitions is \$14,690,186; and,
- 1.11 Therefore the total amount to be raised by general municipal taxation is \$30,745,868 including \$190,000 to cover an increased expense for policing from the province, and total taxation is \$45,436,054.

SECTION 2 - REQUISITIONS

2.01 The requisitions are:

ASFF (Alberta School Foundation Fund)

Residential and Farmland	6,847,537
Non-Residential	5,996,775
Total ASFF Requisition	<u>12,844,312</u>

Mountain View Senior's Housing Requisition	1,702,054
--	-----------

Designated Industrial Property	143,820
--------------------------------	---------

Total Requisitions	<u>14,690,186</u>
--------------------	-------------------

SECTION 3 - ASSESSMENT

3.01 The Council of Mountain View County is required each year to levy on the assessed value of all property tax rates sufficient to meet the estimated expenditures and the requisitions; and

3.02 Pursuant to the *Municipal Government Act*, Chapter M-26.1, Revised Statutes of Alberta, 2000, the Council is authorized to classify assessed property and to establish different rates of taxation in respect to each class of property; and

3.03 The assessed value of all property in Mountain View County as shown on the assessment roll is:

Farmland	158,162,930
DIP Farmland	170,220
Machinery & Equipment	10,036,780
DIP Machinery & Equipment	522,164,670
Non Residential	234,312,070
DIP Non Residential	113,160,460
Non Residential CoGen	28,760,150
Non Residential Linear	1,198,209,220
Non Residential Rail	14,759,230
Residential	2,554,321,030
DIP Residential	<u>316,090</u>
	<u>4,834,372,850</u>

SECTION 4 – TAX RATES

4.01 Therefore the Council of Mountain View County, in the Province of Alberta, duly assembled, enacts as follows:

4.02 The Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of Mountain View County:

Municipal	Tax Levy	Assessment	Tax
Farmland	1,293,709	158,162,930	8.1796
DIP Farmland	1,392	170,220	8.1796
M&E	103,708	10,036,780	10.3328
DIP M&E	5,395,422	522,164,670	10.3328
Non Res	2,421,099	234,312,070	10.3328
DIP Non Res	1,169,264	113,160,460	10.3328
Non Res CoGen	297,173	28,760,150	10.3328
Non Res Lin	12,380,853	1,198,209,220	10.3328
Non Res Rail	152,504	14,759,230	10.3328
Res	7,339,836	2,554,321,030	2.8735
DIP Res	908	316,090	2.8735
Total	30,555,868	4,834,372,850	

Municipal (Provincial Policing)	Tax Levy	Assessment	Tax
Farmland	6,216	158,162,930	0.0393
DIP Farmland	7	170,220	0.0393
M&E	394	10,036,780	0.0393
DIP M&E	20,522	522,164,670	0.0393
Non Res	9,209	234,312,070	0.0393
DIP Non Res	4,447	113,160,460	0.0393
Non Res CoGen	1,130	28,760,150	0.0393
Non Res Lin	47,093	1,198,209,220	0.0393
Non Res Rail	580	14,759,230	0.0393
Res	100,390	2,554,321,030	0.0393
DIP Res	12	316,090	0.0393
Total	190,000	4,834,372,850	

Total Municipal Tax Levy	<u>30,745,868</u>
---------------------------------	--------------------------

ASFF

Residential and Farmland	6,778,929	2,685,788,098	2.5240
Non-Residential	5,980,149	1,556,114,815	3.8430

Opted Out School Boards

Residential and Farmland	68,608	27,182,172	2.5240
Non-Residential	16,626	4,326,165	3.8430

Total	12,844,312
--------------	-------------------

Mountain View Senior's Housing	1,702,054	4,834,372,850	0.3521
---------------------------------------	------------------	----------------------	---------------

Designated Industrial Property	143,820	1,877,540,040	0.0766
---------------------------------------	----------------	----------------------	---------------

Grand Total

45,436,054

SECTION 5 – MINIMUM TAX

5.01 The minimum property tax payable shall be \$60.00 per tax roll.

SECTION 6 - EFFECTIVE DATE

6.01 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*.

Read the first time this _____ day of _____ 2022.

Read the second time this _____ day of _____ 2022.

Read the third time this _____ day of _____ 2022.

Reeve

Chief Administrative Officer

Date of Signing

MOUNTAIN VIEW COUNTY

BYLAW NO. 03/22

2022 TAX RATE BYLAW

Option 3

Mountain View County
Province of Alberta

Bylaw No. 03/22

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN MOUNTAIN VIEW COUNTY FOR THE 2022 TAXATION YEAR.

SECTION 1 - AUTHORITY

- 1.01 This bylaw may be cited as the "2022 Tax Rate Bylaw."
- 1.02 Mountain View County has prepared and adopted detailed estimates of the municipal revenue and expenditures, as required, at the Council meeting held on March 23, 2022; and,
- 1.03 The estimated municipal expenditures (excluding non-cash items and requisitions) set out in the budget for Mountain View County for 2022 total \$23,096,819 and,
- 1.04 The estimated amount required for current year capital expenditures is \$17,913,765 and,
- 1.05 The estimated municipal revenues and transfers from all sources other than taxation is estimated at \$8,972,169; and,
- 1.06 The estimated amount required for current year expenditures to be funded by Municipal Reserves is \$12,615,418; and,
- 1.07 The estimated amount required for current year expenditures to be funded by Debenture is \$0; and,
- 1.08 The estimated amount to be placed into reserves is \$12,012,107; and,
- 1.09 A contingency of \$311,000; and,
- 1.10 The estimated amount levied for requisitions is \$14,690,186; and,
- 1.11 Therefore the total amount to be raised by general municipal taxation is \$31,746,104 including \$190,000 to cover an increased expense for policing from the province, and total taxation is \$46,436,290.

SECTION 2 - REQUISITIONS

2.01 The requisitions are:

ASFF (Alberta School Foundation Fund)

Residential and Farmland	6,847,537
Non-Residential	5,996,775
Total ASFF Requisition	<u>12,844,312</u>

Mountain View Senior's Housing Requisition	1,702,054
--	-----------

Designated Industrial Property	143,820
--------------------------------	---------

Total Requisitions	<u>14,690,186</u>
--------------------	-------------------

SECTION 3 - ASSESSMENT

3.01 The Council of Mountain View County is required each year to levy on the assessed value of all property tax rates sufficient to meet the estimated expenditures and the requisitions; and

3.02 Pursuant to the *Municipal Government Act*, Chapter M-26.1, Revised Statutes of Alberta, 2000, the Council is authorized to classify assessed property and to establish different rates of taxation in respect to each class of property; and

3.03 The assessed value of all property in Mountain View County as shown on the assessment roll is:

Farmland	158,162,930
DIP Farmland	170,220
Machinery & Equipment	10,036,780
DIP Machinery & Equipment	522,164,670
Non Residential	234,312,070
DIP Non Residential	113,160,460
Non Residential CoGen	28,760,150
Non Residential Linear	1,198,209,220
Non Residential Rail	14,759,230
Residential	2,554,321,030
DIP Residential	<u>316,090</u>
	<u>4,834,372,850</u>

SECTION 4 – TAX RATES

4.01 Therefore the Council of Mountain View County, in the Province of Alberta, duly assembled, enacts as follows:

4.02 The Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of Mountain View County:

Municipal	Tax Levy	Assessment	Tax
Farmland	1,336,002	158,162,930	8.4470
DIP Farmland	1,438	170,220	8.4470
M&E	107,095	10,036,780	10.6703
DIP M&E	5,571,652	522,164,670	10.6703
Non Res	2,500,180	234,312,070	10.6703
DIP Non Res	1,207,456	113,160,460	10.6703
Non Res CoGen	306,879	28,760,150	10.6703
Non Res Lin	12,785,249	1,198,209,220	10.6703
Non Res Rail	157,485	14,759,230	10.6703
Res	7,581,730	2,554,321,030	2.9682
DIP Res	938	316,090	2.9682
Total	31,556,104	4,834,372,850	
Municipal (Provincial Policing)	Tax Levy	Assessment	Tax
Farmland	6,216	158,162,930	0.0393
DIP Farmland	7	170,220	0.0393
M&E	394	10,036,780	0.0393
DIP M&E	20,522	522,164,670	0.0393
Non Res	9,209	234,312,070	0.0393
DIP Non Res	4,447	113,160,460	0.0393
Non Res CoGen	1,130	28,760,150	0.0393
Non Res Lin	47,093	1,198,209,220	0.0393
Non Res Rail	580	14,759,230	0.0393
Res	100,390	2,554,321,030	0.0393
DIP Res	12	316,090	0.0393
Total	190,000	4,834,372,850	
Total Municipal Tax Levy	31,746,104		
ASFF			
Residential and Farmland	6,778,929	2,685,788,098	2.5240
Non-Residential	5,980,149	1,556,114,815	3.8430
Opted Out School Boards			
Residential and Farmland	68,608	27,182,172	2.5240
Non-Residential	16,626	4,326,165	3.8430
Total	12,844,312		
Mountain View Senior's Housing	1,702,054	4,834,372,850	0.3521
Designated Industrial Property	143,820	1,877,540,040	0.0766
Grand Total	46,436,290		

SECTION 5 – MINIMUM TAX

5.01 The minimum property tax payable shall be \$60.00 per tax roll.

SECTION 6 - EFFECTIVE DATE

6.01 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*.

Read the first time this _____ day of _____ 2022.

Read the second time this _____ day of _____ 2022.

Read the third time this _____ day of _____ 2022.

Reeve

Chief Administrative Officer

Date of Signing

Municipal Tax Comparison

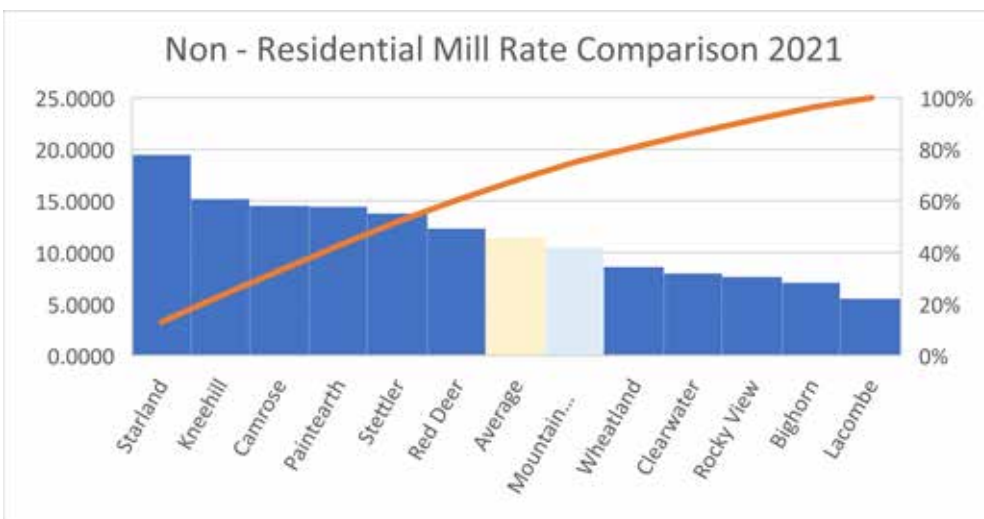
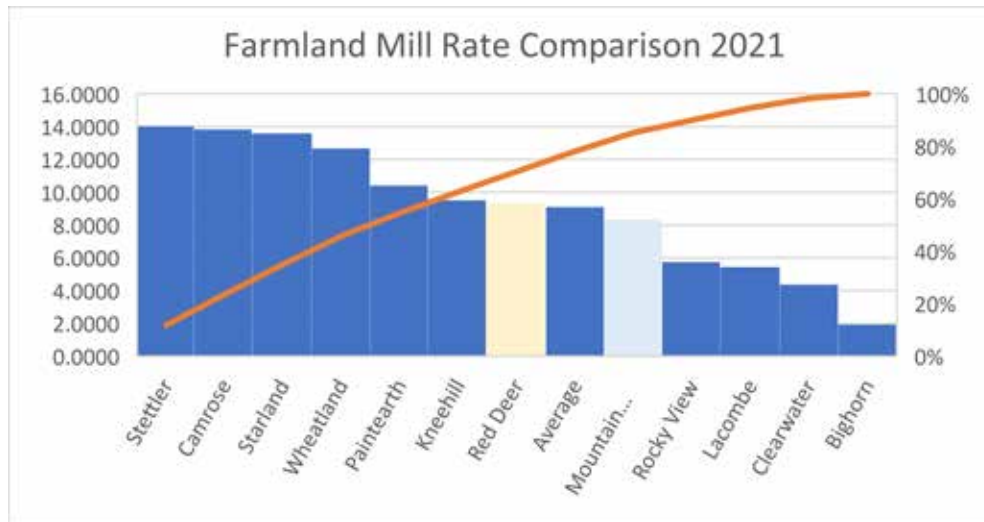
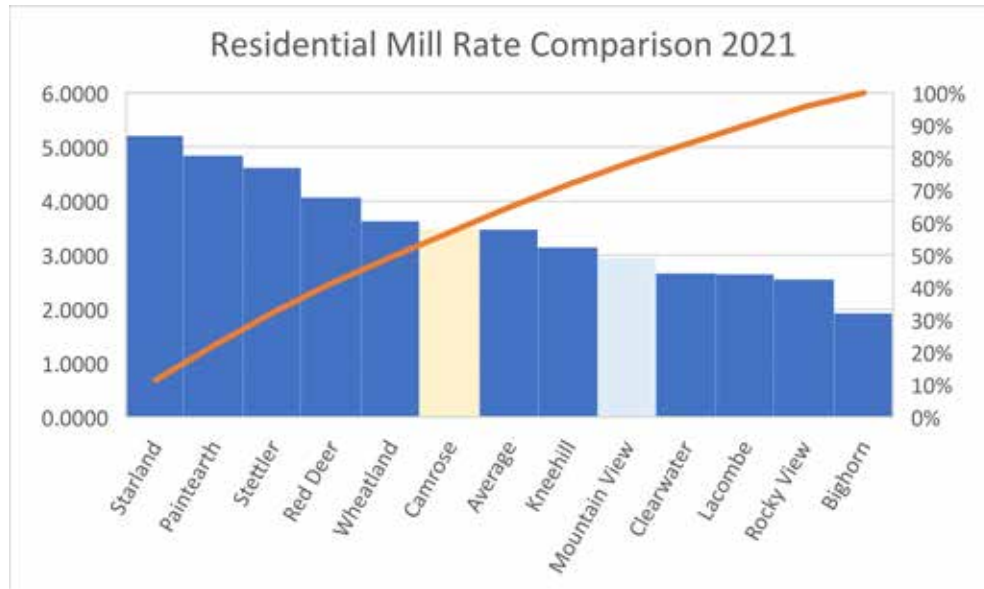
Municipal Mill Rate Comparison - 2021			
County	Non Residential	Residential	Farmland
Bighorn	7.0851	1.9284	1.9284
Camrose	14.5462	3.4908	13.8449
Clearwater	7.9942	2.6644	4.3850
Kneehill	15.2083	3.1437	9.5172
Lacombe	5.5497	2.6437	5.4447
Mountain View	10.4970	2.9478	8.3178
Paintearth	14.4391	4.8463	10.4240
Red Deer	12.3343	4.0694	9.3338
Rocky View	7.6535	2.5511	5.7402
Starland	19.4722	5.2051	13.6093
Stettler	13.8082	4.6234	14.0357
Wheatland	8.6138	3.6317	12.6912
Average	11.4335	3.4788	9.4120
Alberta Municipal District Average	13.8908	4.3077	10.8162

Municipal Tax Ratio Comparison - 2021			
Municipal District	Non Residential	Residential	Tax Ratio * (Max 5 per MGA)
Kneehill County	15.2083	3.1437	4.84
Camrose County	14.5462	3.4908	4.17
Starland County	19.4722	5.2051	3.74
Bighorn No. 8, M.D. Of	7.0851	1.9284	3.67
Mountain View County	10.4970	2.9478	3.56
Red Deer County	12.3343	4.0694	3.03
Rocky View County	7.6535	2.5511	3.00
Clearwater County	7.9942	2.6644	3.00
Stettler No. 6, County Of	13.8082	4.6234	2.99
Paintearth No. 18, County Of	14.4391	4.8463	2.98
Wheatland County	8.6138	3.6317	2.37
Lacombe County	5.5497	2.6437	2.10
Average	11.4335	3.4788	3.29
Alberta Municipal District Average	13.8908	4.3077	3.48

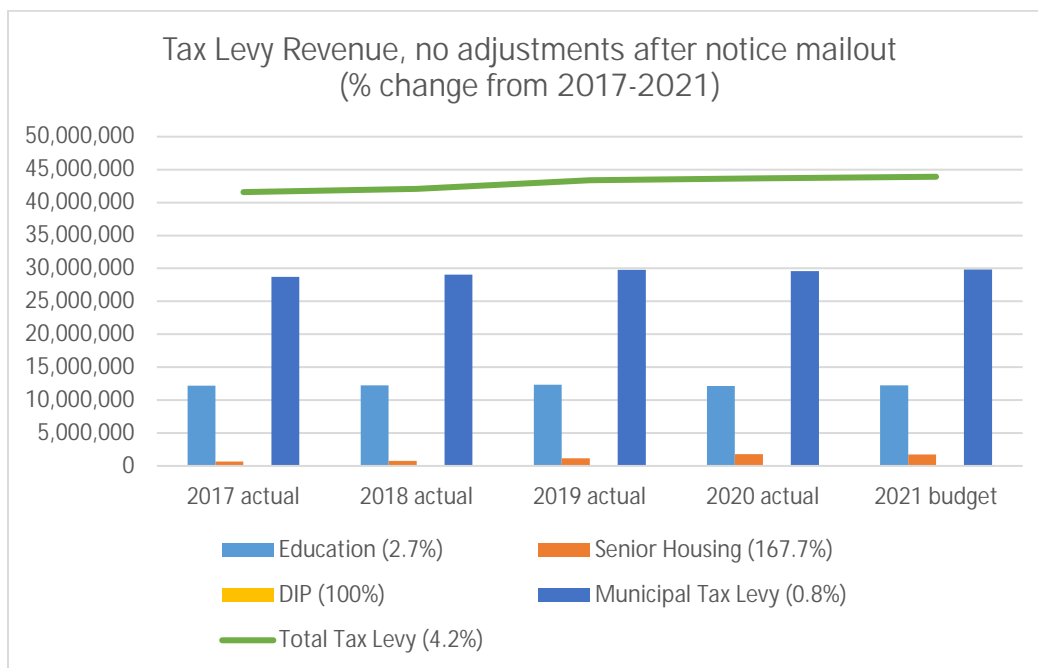
Tax Ratio max is 5.0 as per the MGA.

MGA 358.1(1)(c) "tax ratio", in respect of a municipality, means the ratio of the highest non-residential tax rate set out in the municipality's property tax bylaw for a year to the lowest residential tax rate set out in the municipality's property tax bylaw for the same year.

Municipal Tax Comparison



Municipal Tax Comparison



Tax Levy Revenue	2017 actual	2018 actual	2019 actual	2020 actual	2021 budget	Change
Education (2.7%)	12,181,116	12,214,566	12,309,753	12,162,368	12,244,208	63,092
Senior Housing (167.7%)	674,783	768,523	1,146,561	1,786,954	1,720,388	1,045,605
DIP (100%)		63,983	148,532	139,490	138,359	138,359
Municipal Tax Levy (0.8%)	28,727,770	29,038,666	29,769,934	29,573,156	29,811,656	1,083,886
Total Tax Levy (4.2%)	41,583,669	42,085,738	43,374,780	43,661,968	43,914,611	2,330,942
						4.2%

Regular Council Meeting

Request for Decision

Planning & Development Services

Date: March 23, 2022

SUBJECT: Bylaw No. 04/22 Bergen Area Structure Plan Amendment

RECOMMENDATION: That Council give first reading to Bylaw No. 04/22 Bergen Area Structure Plan Amendment as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. 04/22 Bergen Area Structure Plan for April 13, 2022, at or after 9:00 a.m.

ALTERNATIVE OPTIONS: N/A

BACKGROUND: On February 23, 2022, Council approved motion RC22-081 That Council direct Administration to bring forward a Bergen Area Structure Plan (ASP) Amendment to remove the policies and map that restricts subdivision in proximity to potential aggregate resources (Adopted).

The amendments include the deletion of three policies (7.1.1, 7.1.2 and 7.5.4), amendment to one policy (7.1.8) and the deletion of Figure 7 (Aggregate Resource Extraction Map). Bylaw No. 04/22 to amend the Bergen Area Structure Plan is included as attachment 01. A track change version is included as attachment 02. The future redesignation and subdivision potential of the affected lands (after removal of the policies and map) will be the same as other lands within the ASP that are not affected by the policies and map.

The excerpt of Item 10.3 from the Council Agenda of February 23, 2022, that includes the request from landowners and additional background information is included as attachment 03.

As requested by Council, the most recent consultant cost for planning policy work was for the IDP Reviews with Didsbury and Carstairs. In 2020 around \$39,000 was used for a consultant recognising there were efficiencies working on both projects; the Terms of References were already defined; and included one Open House each. The funding source was the provincial Alberta Community Partnership (ACP) grant funding that the municipalities received. The contract ended after a draft was ready for the approval process.

Administration recommends the advertising of the Public Hearing on the website and newspaper as well as reaching out the Bergen Community Association and past Chair of the Steering Committee of the 2015 Review.

RELEVANT POLICY: [Bergen ASP Bylaw No. 03/15](#)

BUDGET IMPLICATIONS: N/A

Attachments ☒ Nil ☐

att 01 – Bylaw No. 04/22

att 02 – Track change Version

att 03 – Excerpt from Council Agenda February 23, 2022, Item 10.3

PREPARED BY: MB

MOUNTAIN VIEW COUNTY
BYLAW NO. 04/22
BERGEN AREA STRUCTURE PLAN
BYLAW 03/15 AMENDMENT

**Mountain View County
Province of Alberta**

Bylaw No. 04/22

**A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO AMEND THE BERGEN
AREA STRUCTURE PLAN BYLAW NO. 03/15**

SECTION 1 - AUTHORITY

- 1.01 Section 633 of the *Municipal Government Act*, Chapter M-26 Statutes of Alberta 2000, as amended from time to time, provides that Council may by Bylaw adopt an Area Structure Plan.
- 1.02 The *Municipal Government Act*, as amended from time to time, provides that an Area Structure Plan may be amended from time to time.

SECTION 2 - AMENDMENTS

- 2.01 Mountain View County hereby enacts that Bylaw No. 03/15 be amended as follows:

To delete the following policies from section 7.1 Aggregate Resource Extraction

- 7.1.1 The number of lots allowed to be subdivided from the Aggregate Impact Area setback is restricted because of the setback from Potential Aggregate Area deposits. Within the Aggregate Impact Area Setback, no new Country Residential lots are allowed. This setback area is the inner 300 metres in each quarter. Throughout the outer 500 metres of these quarters, landowners are advised of possible impacts from future aggregate operations. At the time of subdivision, the County will consider a possible Noise Easement Agreement to be registered on new titles. This can address such matters including but not limited to the noise and dust from the potential aggregate deposits adjacent to these areas as shown on Figure 7. The Bergen ASP will incorporate any changes if the Mountain View County Land Use Bylaw requires setbacks greater than 300 metres.
- 7.1.2 Within the Aggregate Impact Area Setback, Country Residential development is prohibited. Other forms of development are not recommended other than those allowed under the Land Use Bylaw in an Agricultural lot.
- 7.1.8 Extraction of resources, particularly sand and gravel deposits, prior to subdivision and development of the lands for other uses should be encouraged when located within the aggregate areas identified in Figure 7.

To add the following policy to section 7.1 Aggregate Resource Extraction

- 7.1.8 Extraction of resources, particularly sand and gravel deposits, prior to subdivision and development of the lands for other uses should be encouraged.

Renumber policies in section 7.1 Aggregate Resource Extraction

To delete the following policy from section 7.5 Plan Area Economy

7.5.4 In considering an application to subdivide or develop land, the application may be refused if the subdivision or development would compromise the future recovery of sand and gravel deposits.

Renumber policies in section 7.5 Plan Area Economy

To delete Figure 7 Aggregate Resource Extraction Map

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 _____,

Reeve

Chief Administrative Officer

Date of Signing



BERGEN AREA STRUCTURE PLAN Bylaw No. 03/15

Consolidated Version (Bylaw No. ~~04 22-10/21~~) ~~April 14, 2021~~

Bergen Area Structure Plan Bylaw No. 03/15 Amended by the following:

Bylaw No. 10/21 as of April 14, 2021

Bylaw No. 04/22 as of XX

BERGEN AREA STRUCTURE PLAN

TABLE OF CONTENTS

1.	INTRODUCTION	
		Page
1.1	Plan Area	4
1.2	Plan Impetus	4
1.3	Purposes of the Plan	4
2.	PRESENT SITUATION	
2.1	Landscapes	5
2.2	Land Ownership	5
2.3	Crown Lands	5
2.4	Land Use	5
2.5	Soil Ratings	6
2.6	Roads, Utilities and Community Services	6
3.	PLANNING FRAMEWORK	
3.1	Enabling Legislation	7
3.2	Municipal Development Plan	7
3.3	Land Use Bylaw	8
4.	PLANNING PROCESS AND CONSULTATION	
4.1	Planning Process	9
5.	STRATEGIC PLAN DIRECTIONS	
5.1	Planning Vision	10
5.2	Planning Strategies	10
6.	LAND USE POLICY AREAS	
6.1	Land Use Policy Areas	11
6.2	Boundaries	11
6.3	Agriculture	11
6.4	Stream Corridor	12
6.5	Jackson Lake.....	13
7.	POLICIES	
7.1	Aggregate Resource Extraction	14
7.2	Significant Features and Environmental Protection	15
7.3	Farmland	18
7.4	Residential Development	19
7.5	Plan Area Economy	20
7.6	Roads and Utilities	22
7.7	Community and Protective Services	24
7.8	Specific Land Use and General Policies	25
7.9	Plan Implementation	27
8.	ADMINISTRATION	
8.1	Authority of the Plan	29
8.2	Monitoring and Review	29

8.3	Plan Amendment	29
-----	----------------------	----

POLICY MAPS	Page
-------------	------

1.	Plan Area Map	39
2.	Existing Land Use Zoning	40
3.	Road Network Map	41
4.	Land Inventory Mapping.....	42
5.	Natural Features and Community Amenities Map	43
6.	Bergen Land Use Areas	44
7.	Aggregate Resource Extraction.....	45

Appendices

A.	Glossary	31
B.	2014 Planning Process	37

BERGEN AREA STRUCTURE PLAN

1.0 INTRODUCTION

1.1 Plan Area

The Bergen Area Structure Plan is located in the western section of Mountain View County, south of the Town of Sundre. The Bergen plan area encompasses approximately 171.4 square kilometres (66.2 square miles).

The plan area contains a diversity of landscapes and abundance of natural resources that make it an attractive rural residential location, as well as for prospective residents seeking a rural environment and visitors looking for a weekend or holiday retreat. The Bergen area is within relatively close proximity of Calgary and the Highway 2 corridor, which has become one of the fastest growing regions in the nation.

1.2 Plan Impetus

Growth and development pressures are continually exerted on Mountain View County as Central Alberta grows at a fast rate. Many of the natural features and cultural landscapes of an area that make an attractive area to live and recreate in, can often become endangered by poorly managed growth. To avoid this, part of the County's long-term vision is to retain the local identities in each of its communities and to provide a sustainable framework to manage growth in a fashion that helps to enhance the community's quality of life.

Mountain View County has adopted a new Municipal Development Plan. The strategic directions and policies within the new Municipal Development Plan provide a framework and planning directions for the Bergen Area Structure Plan. Given the Bergen planning area's location and natural beauty, Mountain View County anticipates increasing development pressures in the Bergen plan area and therefore is taking a proactive approach, in concert with Bergen area citizens, to create a long-term vision guide changes that are considered appropriate for the area.

1.3 Purposes of the Plan

The first purpose of the Bergen Area Structure Plan project is to provide direction and guidance for the future development in the Bergen plan area in a manner that reflects the vision and aspirations of the landowners and other stakeholders of the area, while promoting environmentally sustainable development principles that consider, among other matters, the predominate rural, farming nature of the area.

The second purpose of the Bergen Area Structure Plan is to ensure that the Bergen area policy framework is coordinated with the overall goals, objectives, and policies of the County as expressed in the Municipal Development Plan and implemented through the Land Use Bylaw.

2.0 PRESENT SITUATION

2.1 Landscapes

The northern and northwestern boundary of the plan area is the Red Deer River. The lands adjacent to the river are mostly wooded. The banks in the northwest corner of the plan area are very high, while along the north boundary the river varies its course and erodes the adjoining lower banks.

Fallentimber Creek bisects the plan area and flows into the Red Deer River, which forms the north and northwest boundaries of the plan area. Most lands along the Red Deer River are wooded, there being very high banks along much of the northwest corner of the plan area. The river is braided along much of the plan area boundary. During flood events it is eroding banks on both the north and south sides of the river.

A 2008 study of Environmentally Significant Areas of the County of Mountain View identifies two regionally significant environmental areas. These are the Red Deer River Corridor and portions of the Fallentimber Creek drainage basin located in the southwestern corner of the plan area.

The Bergen Area Structure Plan is bordered by two other ASPs. The Southeast Sundre ASP is to the northeast of the Bergen ASP and the South McDougal Flats ASP is to the northwest. The M.D. of Bighorn is to the west of the Bergen ASP.

2.2 Land Ownership

Within the plan area the vast majority of land is privately owned (88% of the plan area). Important, however, is the 9% of the plan area covering 32 quarter sections, or parts thereof, which is Provincial Crown land, since these serve (even though most have grazing lease dispositions) to maintain scenic woodlands in the western portion of the plan area. The remaining 3% is County owned quarter sections, held by the County for gravel extraction or significant environment conservation.

2.3 Crown Lands

There are 32 quarter sections, or parts thereof, of Crown Land within the plan area (see Figure 1). These lands are important to the agricultural industry for grazing. They also are very important for the amenity values they provide to the plan area, including scenic treed highlands and slopes, stream-bank protection, habitat for wildlife and watershed conservation. The use of these lands should be mostly limited to grazing and limited timber harvesting through consultation with Provincial Departments.

2.4 Land Use

The majority of the plan area is in agricultural production. This also includes large portions of wooded areas including 1 Crown owned lands that are utilized to graze cattle. Farms and 'first-parcel out' residences are scattered throughout the landscape. There are very few residential clusters of 4 or more dwelling units.

The only concentrated development is Bergen Springs, which is designated as a seasonal recreational subdivision. It contains approximately 172 lots, which are mostly occupied by seasonal recreation units (cabins, trailers, RVs, etc.) although a number of units are year-round residences.

Commercial uses and community facilities are limited. The former Bergen Store has been a local establishment since the early 1930's. Although the building no longer operates as a store, it is expected to be opened in the future as a commercial space. The Bergen area also has a church,

community cemetery, and a community hall that is used to host local functions and cultural events. Davidson Park, along the Fallentimber Creek south of the Bergen Road Bridge, serves as the only public park in the area.

There also are two major institutional camps in the plan area. Camp Evergreen is located on the east side of Fallentimber Creek in the southeast portion of the plan area while Pioneer Ranch is situated on the highlands in the northwest corner of the plan area.

2.5 Soil Ratings

Figure 4 shows the majority of land within the plan area is considered Class 5, which is defined as soils with severe limitations that restrict their capability in producing perennial forage crops and improvement practices are feasible. The area also has ribbons of Class 6 soil primarily located along waterways and the eastern edge of the western ridge. Class 6 soils are characterized as only capable of producing forage crops and improvement practices are not feasible. The plan area is largely void of agricultural land used for major crop production and the majority of agricultural activity consists of livestock grazing and forage cropping. In localized areas, there are patches of soils that are rated higher than Class 5.

2.6 Roads, Utilities and Community Services

Figure 3 shows the County collector road network, being the long-term asphalt paved road network currently planned by the County.

Secondary Highway 760, which is a paved road, links the plan area to the Town of Sundre and intersects with the Bergen Road (Township Road 320), which is the main east-west corridor.

The plan area contains chip-sealed surfaces along portions of the following roads: Township Road 320 west from Secondary Highway 760 and east to Highway 22; Township Road 322 west of Secondary Highway 760; Township Road 324 east of Secondary Highway 760 along the northeastern edge of the plan area; Range Road 53 south from Township Road 320, and Range Road 55 south from Township Road 320. The remaining County grid roads are gravel surfaces.

Most of the area is serviced with electrical power, natural gas and telephone. Most developments and residences have private individual well water and septic systems. Only the Bergen Springs resort has a communal piped water and /or sewer system. Health, emergency and protective services are provided out of nearby urban communities, the closest being Sundre.

3.0 PLANNING FRAMEWORK

3.1 Enabling Legislation

The Bergen Area Structure Plan has been prepared in accordance with the *Municipal Government Act (Revised Statutes of Alberta, 2000, Chapter M-26)*, which states:

633(1) For the purposes of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.

(2) An area structure plan

a) must describe

- i) the sequence of development for the proposed area,
- ii) the land uses proposed for the area, either generally or with respect to specific parts of the area
- iii) the density of the population proposed for the area either generally or with respect to specific parts of the area, and
- iv) the general location of major transportation routes and public facilities; and

b) may contain any other matters the council considers necessary.

3.2 Municipal Development Plan

The Mountain View County Municipal Development Plan was adopted on July 18, 2012 and amended from time to time. The new directions in the Municipal Development Plan are:

- encouraging the conservation of agricultural land and the rural lifestyle;
- being open to innovation and new technology;
- concentrating and directing non-agricultural development to newly defined growth centres and economic growth corridors;
- being sensitive to rural and agricultural views and vistas when allowing development;
- planning for higher densities in defined growth centres to ensure that new development is making efficient use of land taken out of agricultural production;
- working towards safe and effective fresh water and waste water systems;
- ensuring there is strong policy direction for the protection of environmentally significant areas;
- ultimately preparing Area Structure Plans (ASPs) for the defined growth centres and economic growth corridors to provide more detailed planning direction;
- making sure that the MDP encourages and allows for a diversity of land uses, lifestyles and housing types to meet the needs of all Mountain View County residents;
- directing future residential, commercial, and industrial development at higher densities, to identified growth centres and the economic growth corridors to take advantage of existing infrastructure, recognize historical patterns of growth and development and to minimize land taken out of agricultural production;
- working with adjacent municipalities and jurisdictions to conduct joint planning and infrastructure sharing for more effective and efficient use of resources; and
- developing and adopt plans for infrastructure as needed.

While these are new planning directions for Mountain View County as a whole, they are not all equally applicable, or even applicable, to certain portions of the County, including the Bergen area. For example, based on the Planning Vision for the Bergen area (see Section 5.1) prepared by the Bergen community, the new directions for growth centres and for higher densities are not applicable or desired within the Bergen area.

3.3 Land Use Bylaw

The Land Use Bylaw No. 01/14, provides land use regulations for all development in Mountain View County. While the Bergen Area Structure Plan contains policies specific to the plan area, it is the Land Use Bylaw that controls the uses of land. As such, the uses on land within the Bergen plan area are controlled by the land use (i.e. zoning) designation of the land in the Land Use Bylaw.

4.0 PLANNING PROCESS AND CONSULTATION

4.1 Planning Process

Area Structure Plans are revisited periodically to ensure that they still reflect the community's needs and desires. This process is a review to bring the ASP into compliance with the policies of the Municipal Development Plan as well as to ensure policies are still relevant. This process is also to identify and address issues or trends that impact land use planning.

The planning process to review an Area Structure Plan is often undertaken in four phases. The first phase included background research and meeting with the Steering Committee to identify planning issues and opportunities within the plan area.

The draft review of the Bergen Area Structure Plan was prepared during phase two.

In phase three, Open Houses and questionnaires were methods used to engage the Public.

In phase four, the formal plan adoption process took place. The Steering Committee recommended to Council that the proposed Area Structure Plan be adopted. Council then proceeded through the readings of the bylaw to adopt the plan, including the holding of a public hearing prior to final adoption of the plan.

The 2014 ASP review process and community consultation is documented in Appendix B. The 2014 process included a Community Consultation, a Questionnaire and an Open House.

5.0 STRATEGIC PLAN DIRECTIONS

5.1 Planning Vision:

A planning vision for the Bergen area was prepared with considerable input from the community through the visioning workshop and the Questionnaire in 2007.

5.1.1 The Planning Vision in 2007 for the Bergen area in thirty plus years was:

The area is green woodlands, natural areas and stream ways interspersed within the predominantly rural, agricultural area. The community is residents and visitors who enjoy a country lifestyle, who respect each other, who cherish agricultural land and the environment, and who value the key attributes of the Bergen area, being its:

- *peaceful, healthy way of life with a rural emphasis*
- *economic well-being and safety for families and individuals*
- *access to services and recreation*
- *agricultural operations*
- *sustainable environment*
- *gradual change through focused and measured growth.*

This 2007 vision for the Bergen Area was discussed with the Steering Committee and deemed to still be the planning direction for the Bergen Community to strive for.

5.2 Planning Strategies

These strategies provide key directions to help achieve the planning vision for the Bergen area.

5.2.2 The following strategies provide increased clarity and focus as a means to help achieve the overall planning strategy:

- (a) Conserve significant environments, open spaces and vital visual amenities;
- (b) Encourage the sustainable management of Crown Lands;
- (c) Recognize agricultural operations as the defining character of the plan area guided under Agricultural Operation Practices Act (AOPA);
- (d) Maintain the rural lifestyle of the plan area as an area for farm residences and limited country residential developments;
- (e) Explore opportunities for a trail network.
- (f) Afford opportunities for employment through diversification of farming and other forms of economic activity in keeping with the character of the plan area;
- (g) Support public safety through the provision and maintenance of quality roads and utilities;
- (h) Enhance community livability through the continued provision of access to education, health and recreation facilities and programs;
- (i) Promote community safety and well-being through the provision of and access for protective and emergency services and programs;
- (j) Promote the implementation of this Area Structure Plan through the Land Use Bylaw, and the day-to-day subdivision and development processes.

6.0 LAND USE POLICY AREAS

Lands within the Bergen area are allocated into three Land Use Policy Areas in order to direct land uses to the most appropriate areas and to guide the development of land uses within the context of the planning vision and strategies for the Bergen area.

6.1 Land Use Policy Areas

6.1.1 Figure 6 shows that the plan area is allocated among three Land Use Policy Areas, being:

- (a) Agriculture;
- (b) Stream Corridor; and
- (c) Jackson Lake;

6.1.2 The use and management of land within each of the Land Use Policy Areas shall be guided by the policies in the Municipal Development Plan and the policies in Sections 6, 7 and 8 of this Area Structure Plan.

6.1.3 Figure 5 shows the features within the plan area that are deemed to be significant lands such that any land use and land use change within and adjacent to a significant area must consider the provisions of Section 7.2.

6.2 Boundaries

6.2.1 The boundaries between the Land Use Policy Areas generally follow property lines and natural features. Where the boundary does not follow a property line, the specific boundary location may be determined only by:

- (a) the Council of Mountain View County, or
- (b) the County subdivision authority, or
- (c) other authority, person or persons by resolution of Council.

6.2.2 Amendments to the Land Use Strategy Map will not be required for:

- (a) minor property boundary adjustments;
- (b) boundary variations acceptable to the County based upon information supplied in specific studies, outline plans or other relevant source materials.

6.3 Agriculture

Pursuant to the planning vision, the majority of the plan area is set aside as Agriculture in order for the Bergen plan area to remain predominantly a rural, mixed farming community. Dispersed within agricultural areas may be limited recreation, commercial and industrial uses of a nature and size that complement the rural nature of the plan area.

6.3.1 The use of land within the Agriculture area will be primarily for agricultural operations.

6.3.2 In the plan area no new or expanded Confined Feeding Operations (CFO) shall be permitted of a size or intensity that activates the provisions of the Alberta Agricultural Operations Protections Act (AOPA).

- 6.3.3 Non-agricultural land uses may be allowed within the Agriculture area in accordance with the provisions of Sections 7 and 8 of this plan and the Municipal Development Plan.
- 6.3.4 When considering approval of a proposed non-agricultural use, one of the factors to be considered is the effects of the use on adjacent farming operations, being mindful of the community's desire that the area retain a predominantly rural, agricultural character.

6.4 Stream Corridor Area

Stream corridors are important features within the Bergen plan area, the major watercourse being the Red Deer River. The Red Deer River is a provincially significant waterway. It is a major water source for numerous municipalities, industries and agricultural operations (including irrigation) throughout, and even beyond, the Red Deer River watershed. The shoreline and banks of the river, which form the northwest and north boundaries of the plan area, are subject to erosion, slumping and/or flooding. It is important to maintain the integrity of these significant lands to help preserve the quality of the water in the river, to conserve significant shore lands and to limit land uses that may be endangered by the changing nature of the stream course and many of its banks.

Tributaries to the Red Deer River are also important, especially Fallentimber Creek, Nitchie Creek, Community Creek, Highland Creek, and Bergen Creek and their tributaries. These streams are also prone to flooding, and in places, their banks subject to erosion if riparian vegetation is not maintained.

Red Deer River Stream Corridor Area

- 6.4.1 The uses of lands within the Stream Corridor area, including its immediate shorelines, banks, escarpments and terraces, are to be primarily for wooded lands to help maintain the integrity and stability of these significant features.
- 6.4.2 Dwellings and appropriate farming activities should be limited to local sites not subject to bank erosion or slumping because of distance from the river or the presence of slopes of less than 10 per cent, and should be undertaken in a manner consistent with the sensitivities of these sites and adjacent lands.
- 6.4.3 The Provincial's McDougal Flats Flood Hazard Study in Figure 5 identifies the flood hazard area that includes the floodway and flood fringe.

Tributary Stream Corridor Area

- 6.4.4 Along the Fallentimber Creek, Nitchie Creek, Community Creek, Highland Creek, Bergen Creek and their tributaries, farming activities, dwellings and other structures and activities should be set back to minimize impacts on the banks of the stream and the quality of water within the stream.
- 6.4.5 Riparian vegetation should be maintained along the banks in order to protect water quality and to minimize erosion along the streams.

General Policies

- 6.4.6 Viewing areas and pathways are appropriate forms of public recreation within the Area, but these facilities may only be provided on sites and within corridors having suitable characteristics to accommodate these uses.
- 6.4.7 The first parcel out may be supported by the County subject to a re-designation and subdivision application only if it is shown by supporting studies that the site of the first parcel out is suitable for development and there is no potential for adverse impacts on the development or the surrounding significant lands due to flooding, erosion, subsidence or other hazardous occurrence.

6.5 Jackson Lake

The Jackson Lake area contains four County owned quarter sections mostly consisting of significant lands (small lake, boggy). Due to of the sensitive nature of land, agricultural pursuits need to be limited. Because of the area's proximity to lands in the southeast Sundre Area Structure Plan, which promotes recreation trails, the Jackson Lake area should be studied for its potential for connected trails and possibly a public day use area.

- 6.5.1 The Jackson Lake area should be retained in County ownership to conserve the significant features, although some farming for grazing and hay production may take place on suitable portions of the area. Residential use is not supported.
- 6.5.2 The area should be subject to a study to assess the land suitability and need for a future public day use park, with trail connections for non-motorized uses, to Sundre and the Bergen area.

7.0 POLICIES

7.1 AGGREGATE RESOURCE EXTRACTION

Currently, there is a gravel extraction operation east of Bergen Springs. Sand and/or gravel are transported on the local road network to the Provincial Highway network through road use agreements. The County supports sand and gravel as a value added resource and extraction will continue within the plan area in the foreseeable future. The County recognizes the importance of aggregate resources and will endeavor to provide for their extraction in accordance with sound environmental principles. It is recognized that aggregate resource extraction is an interim land use. Measures will be taken to mitigate any negative impacts on adjacent properties. Residents should be aware of the aggregate resource and the use of local roads to transport the sand and gravel.

Goals

The Aggregate Resource Extraction goals are:

- 1) To extract resources in an environmentally responsible manner.
- 2) To minimize the potential conflict of aggregate resource extraction and other land uses.
- 3) To recognize the importance of aggregate resource extraction to the County and Provincial economies.
- 4) To recognize extraction as an interim land use, requiring appropriately phased and timely reclamation.
- 5) To ensure reclamation plans for new pits provide a use that will benefit the community.
- 6) To encourage reclamation plans for existing pits.
- 7) To ensure that sand and gravel pit owners/operators work with the County and the community in designing reclamation plans.

Policies

~~7.1.1 The number of lots allowed to be subdivided from the Aggregate Impact Area setback is restricted because of the setback from Potential Aggregate Area deposits. Within the Aggregate Impact Area Setback, no new Country Residential lots are allowed. This setback area is the inner 300 metres in each quarter. Throughout the outer 500 metres of these quarters, landowners are advised of possible impacts from future aggregate operations. At the time of subdivision, the County will consider a possible Noise Easement Agreement to be registered on new titles. This can address such matters including but not limited to the noise and dust from the potential aggregate deposits adjacent to these areas as shown on Figure 7. The Bergen ASP will incorporate any changes if the Mountain View County Land Use Bylaw requires setbacks greater than 300 metres.~~

~~7.1.2 Within the Aggregate Impact Area Setback, Country Residential development is prohibited. Other forms of development are not recommended other than those allowed under the Land Use Bylaw in an Agricultural lot.~~

7.1.31 Any future sand and gravel extraction in and around the plan area will require appropriate approvals from government and non-government agencies and proper development setbacks. Aggregate Resource Extraction Operations may require Provincial approvals.

7.1.42 Reclamation will consider the long-term land use strategy for the Bergen ASP.

7.1.~~53~~ All natural resource extraction shall occur in accordance with standards acceptable to the Provincial department responsible for overseeing the environment, and the phased extraction area shall be reclaimed when extraction is finished. A reclamation certificate from the Province may be required.

7.1.~~64~~ Aggregate resource extraction activities are considered an interim use rather than an ultimate or final land use within the plan area. Development Permit applications for sand and gravel pits shall be accompanied by an end use plan.

7.1.~~75~~ The County will place conditions upon development approvals in order to minimize the impacts on adjacent developments, the community and the environment; which may include, but are not limited to:

- a) parameters of operation – depth, total area available to develop, standard hours of operation;
- b) setbacks from roads, residential and other developments, including reciprocal setbacks limiting development encroaching on existing sand and gravel operations;
- c) buffering and noise attenuation;
- d) road use agreements including haul routes and/or development service agreements;
- e) reclamation schedules;
- f) environmental protection measures in accordance with an approved County policy; and any other matters deemed necessary by the County Approving Authority.

7.1.~~86~~ Extraction of resources, particularly sand and gravel deposits, prior to subdivision and development of the lands for other uses should be encouraged. ~~when located within the aggregate areas identified in Figure 7.~~

[Bylaw No. 04/22](#)

7.1.~~97~~ When the natural resource extraction is proposed within an environmentally significant area, the applicant shall submit a detailed environmental site assessment and mitigation plan in support of the proposed development. Additional reports and studies may be required by the Approving Authority to facilitate the evaluation and assessment of the application in accordance with approved County policy.

7.1.~~108~~ Applications for new or expansion of existing aggregate extraction/processing shall be subject to redesignation and the provisions of the Land Use Bylaw.

7.2 Significant Features and Environmental Protection

Introduction

Mountain View County desires to conserve lands that are environmentally significant and contribute meaningfully to the amenity values of the plan area. Other features may be environmentally significant as they may pose to be hazardous for development and public safety. Policies that promote conservation measures to protect environmentally significant features not only will assist the retention of the rural ambience of the plan area but will also enhance the quality of life of the area's residents, and promote public safety.

Goals

The conservation goals are:

- (1) To protect significant features from inappropriate use.

- (2) To promote appropriate environmentally responsible development within and adjacent to significant features.
- (3) To provide for development in a manner consistent with the sustainability of surface and groundwater resources.
- (4) To protect hazard lands prone to flooding or identified as flood hazard areas.

Policies

- 7.2.1 The lands and features identified on Figure 5 as Environmentally Significant Area are generalized and may not be a complete representation of significant lands and features in the plan area. Environmental Significant Areas include lands along the Red Deer River, Creeks and Streams that are prone to flooding or identified as flood hazard areas. Mountain View County may determine from time to time that additional lands and features may be classed as significant for the purposes of this Plan.
- 7.2.2 The exact boundaries of an Environmentally Significant Area may be determined by the County as part of the process to consider a subdivision application or a development application, or by land purchase to establish a public park, natural area or other form of conservation area or by a special study authorized or recognized by the County.
- 7.2.3 The provisions of Section 7.2 apply to all lands identified as Environmental Significant Area on Figure 6 and other lands identified in accordance with Section 7.2.1. A proponent of a proposed subdivision or development, by the provision of a study, expert opinion or other information acceptable to the County, may demonstrate that the lands within and adjacent to the proposal are not significant, but the County shall be the final authority.
- 7.2.4 The use of land, including agricultural, within an Environmental Significant Area should be appropriate to the capability and capacity of the Environmental Significant Area by implementing conservation practices in the ongoing use of the land.
- 7.2.5 Notwithstanding any other policy in this ASP, Municipal Development Plan policies shall guide and determine the suitability of redesignation and subdivision applications; or redesignation only applications where any part of the subject land is identified in the Flood Hazard Area (Floodway or Flood Fringe) of an approved provincial study; or where no provincial study exist and risk is determined through environmental scan, aerial photographs and historic information, the applicant shall be required to determine the Flood Hazard Area.
- 7.2.6 Within the lands prone to flooding by the Red Deer River, the retention of tree cover is strongly promoted to help maintain the banks of the river. Any public access should be limited to small viewing areas accessed by foot paths. Extensive agricultural uses, such as grazing and hay lands, are appropriate.
- 7.2.7 Notwithstanding any other policy in this ASP, the Land Use Bylaw shall set out regulations to guide development where any part of the subject land is identified in the Flood Hazard Area (Floodway or Flood Fringe) of an approved provincial study; or where no provincial study exist and risk is determined through environmental scan, aerial photographs and historic information, the applicant shall be required to determine the Flood Hazard Area.

Bylaw No. 10/21

Bylaw No. 10/21

- 7.2.8 The Jackson Lake should be retained in County ownership and maintained as a conservation area, although some extensive farming for grazing and hay production may take place on suitable portions of the area. A future study should investigate the potential of the area for trails to link to the future trail system planned along Highway 760 south of Sundre.
- 7.2.9 Agricultural activity and any approvals for subdivision and development should seek to retain the amenity values of ridges and the upper slopes by retaining woodlands along the tops of ridges and their upper slopes.
- 7.2.10 The County shall require the dedication of an environmental reserve or an environmental reserve easement for the following:
- (a) a swamp (i.e. wetland), gully, ravine and natural drainage course;
 - (b) land subject to flooding;
 - (c) land considered unstable; and
 - (d) land abutting the bed and shore of a lake, river, stream or other body of water.
- 7.2.11 The County shall require environmental reserve dedication where public access is planned or potentially will be required in the future.
- 7.2.12 The width of an environmental reserve or environmental reserve easement along the Red Deer River shall be no less than 20 m from the top of bank, and for other streams and for lakes within the plan area no less than 10 m from the top of bank. Based on a slope stability study by a qualified engineer, a wider width may be required by the County.
- 7.2.13 An environmental reserve or environmental reserve easement adjacent to a wetland should be wide enough to preserve ecological functions, but should be no less than 6 m in width.
- 7.2.14 Where subdivision or development within an Environmental Significant Area is to be allowed, the subdivision and development shall:
- (a) integrate significant features into the design to promote their conservation while enhancing the subdivision or development;
 - (b) promote continuity among adjacent sites through the conservation or provision, wherever possible, of habitat and/or open space corridors;
 - (c) protect other site amenities, such as views, steep slopes and drainage courses, to enhance the subdivision or development.
- 7.2.15 Development shall be directed away from hazard lands, being:
- (a) land that is susceptible to erosion, subsidence or slumping;
 - (b) flood prone lands; and
 - (c) land in proximity to sour gas facilities, if any should be located in the plan area.
- 7.2.16 For a proposed subdivision or development within or adjacent to a significant area, the County may require a wildlife study, a fishery study or both to determine what conditions may need to be placed on the subdivision or development to conserve habitat and species.

7.3 Farmland

Introduction

Agricultural operations dominate the Bergen plan area, and it is the desire of the area's residents that the plan area remains a predominantly rural, agricultural community. It is desired that lands suitable for farming remain in farming as long as practically possible.

Goals

The farmland goals are:

- (1) To sustain the agricultural land base.
- (2) To accommodate appropriate forms and patterns of non-agricultural land uses.

Policies

- 7.3.1 All lands in the plan area are deemed to be agricultural unless otherwise designated for other uses.
 - 7.3.2 Mountain View County recognizes the right to farm and therefore supports existing farming operations where they utilize commonly accepted and beneficial agricultural practices.
 - 7.3.3 Non-agricultural parcels shall respect agricultural operations, including their hours of operation, the odours and noises emanating from an agricultural operation and the traffic movements they create.
 - 7.3.4 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.
 - 7.3.5 The maximum number of titles in order to preserve agricultural land should be two (2) titles per quarter section.
 - 7.3.6 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 Municipal Development Plan.
- Bylaw No. 10/21
- 7.3.7 The first parcel out from a previously un-subdivided quarter may be:

- (a) an agricultural parcel should be no smaller than 16.8 hectares (40 acres);

Bylaw No. 10/21

- (b) a farmstead separation for a farmstead that has been in existence for at least ten years at the time of the subdivision application, but the parcel shall be no larger than 4.05 hectares (10 acres) or smaller than 0.8 hectares (2 acres); or
- (c) a residential parcel, but the parcel shall be no larger than 1.21 hectares (3 acres) or smaller than 0.8 hectares (2 acres), although a larger parcel may be permitted

where setbacks, topography and easements prevent the creation of a reasonable building envelope.

- 7.3.8 When a non-agricultural use is to be approved, where possible it should be directed to a site which has soil capabilities of lower quality than other soils within the parcel. 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.

Bylaw No. 10/21

- 7.3.9 In the plan area no new or expanded confined feeding operation shall be supported or permitted of a size or intensity that activates the provisions of the Alberta Agricultural Operations Protections Act.

- 7.3.10 Notwithstanding other policies in this Plan, a subdivision of land that is fragmented by way of natural or man-made features, such as but not limited to waterways, water bodies and highways, may be approved in accordance with MDP policies.

7.4 Residential Development

Introduction

Demand for rural residential housing continues to rise. Given the attractiveness of the Bergen area, as well as its proximity to urban centres and the Highway 2 Corridor, pressure for rural residences is anticipated to remain steady or increase for the plan area. Mountain View County desires to provide rural residential subdivisions, in part to provide for affordable housing options, while minimizing land taken out of agricultural production.

During the planning process various densities of country residential development were considered. The majority of residents within the Bergen area clearly indicated that moderate and large sized residential clusters are not consistent with the Planning Vision and the fundamental desire for a rural lifestyle within the Bergen planning area. Therefore, the Bergen Area Structure Plan only accommodates limited country residential developments in the Potential Multi-Lot Residential Development Area as provided for in the Municipal Development Plan.

Goals

The residential development goals are:

- (1) To provide for farm and associated farm residences.
- (2) To accommodate limited country residential developments in the Potential Multi-Lot Residential Development Area.

Policies

- 7.4.1 Dwellings associated with farming operations are permitted in accordance with the provisions of the Municipal Development Plan and the Agricultural District in the Land Use Bylaw.

7.4.2 Land use redesignation shall be required for new residential subdivision. In keeping with the rural nature of the plan area, only detached homes are permissible.

7.4.3 Within the Potential Multi-Lot Residential Development Area, a low density rural residential development may be allowed in accordance with the provisions of the Municipal Development Plan. This provides for a low density residential subdivision of up to three (3) titled lots with the balance of the quarter as the fourth titled lot, if the following criteria are met:

- (a) The subdivision shall not result in more than three (3) titled lots with the balance of the quarter as the fourth titled lot.
- (b) 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.

Bylaw No. 10/21

- (c) Where previous subdivision has occurred in the quarter section, and subject to Policy 7.4.3 (a), the minimum lot size shall be 2 acres (0.81 ha) and the maximum lot size for new residential development shall be 3 acres (1.21 ha); larger lots up to a maximum of 5 acres may be considered where setbacks and easements prevent the creation of a reasonable building envelope.
- (d) The lots shall be concentrated in an area that allows the balance of the quarter section to remain in agricultural operation.
- (e) The development should be proposed adjacent to any existing residential development or approved subdivision on contiguous neighbouring quarter sections.
- (f) 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.

7.4.4 Water well and sewage systems that meet provincial and municipal standards are required for development.

7.4.5 Notwithstanding any other provisions in Section 7.4, the subdivision of residential lots along coulees or other natural features may be approved if the provisions of the Municipal Development Plan are met and the subdivision shall not result in more than three (3) titled lots with the balance of the quarter as the fourth titled lot.

7.4.6 The Bergen Springs development is deemed to be at its maximum capacity such that no additional lots are to be allowed.

7.4.7 Notwithstanding other policies in this Plan, subdivisions for titled lots fragmented by way of natural or man-made features, such as, but not limited to, rivers, railway lines and highways, may be considered by Council. The application should not result in more than four (4) titles per quarter section, including first parcel out and farmstead separations, and shall not be permitted if the maximum number of dwelling units as set out in the LUB will be exceeded.

Bylaw No. 10/21

7.5 Plan Area Economy

Introduction

Traditional agricultural activities are an important aspect of the plan area's economy and a desired way of life for many of the plan area's residents. This plan envisions, where appropriate, agricultural activities as a priority land use within all land use policy areas, but also supports the diversification of the economy through the development of non-agricultural land uses of a scale and character that serve to integrate these uses into the existing land use pattern and are compatible with the rural character of the area.

Additionally, the plan considers the economic contribution of the extraction and harvesting of the energy, sand, gravel and timber resources within the plan area. The majority of this activity is governed by provincial legislation but it is important to consider the potential impacts of proposed development on resource activity.

Goals

The Plan area economy goals are:

- (1) To maintain agriculture as the principle land use, economic activity and way of life in the plan area.
- (2) To provide for diversification of the agricultural industry through agricultural operations.
- (3) To provide for the extraction of sand, gravel, and timber resources in an environmentally responsible manner.
- (4) To provide for a variety of limited commercial, tourism, recreation and other land uses in keeping with the character of the plan area.

Policies

- 7.5.1 Agricultural uses are encouraged within the plan area with a focus on the sustainable use of the land in a manner that is compatible with the environment.
- 7.5.2 Farm subsidiary operations are encouraged within the plan area, but such an operation should not have an adverse effect on adjacent land uses.
- 7.5.3 The area within the vicinity of the Bergen Store is to be the focal area for local commercial and service development within the plan area. Other locations for commercial development and service and light industrial uses within the plan area may be appropriate, depending on site characteristics, adjacent land uses, the nature of the proposed commercial development and other factors which the County may consider.

~~7.5.4 In considering an application to subdivide or develop land, the application may be refused if the subdivision or development would compromise the future recovery of sand and gravel deposits.~~

~~7.5.5~~ 7.5.4 If a resource extraction operation is approved in the plan area, the approval:

- (a) shall be with conditions that minimize any effects on a significant feature, whether on-site, nearby or downstream, and the enjoyment of the use of adjacent land;
- (b) shall require the reclamation of the site in accordance with provincial regulations; and

- (c) may apply conditions (e.g. hours of operation, truck haul routes) to minimize or mitigate impacts on the enjoyment of adjacent lands.

~~7.5.6~~7.5.5 If a new pipeline or transmission line is proposed to be located in the plan area, the County shall encourage the line to locate within or immediately adjacent to an existing pipeline and transmission corridor. If a new corridor is required, the County shall encourage the corridor to avoid, wherever possible, areas of incompatible land uses and significant features.

~~7.5.7~~7.5.6 Existing and future energy and communication corridors shall be protected from encroachment by following the setback requirements established by the board responsible for regulating energy and utilities.

~~7.5.8~~7.5.7 The County encourages forest operations within the plan area to be undertaken as part of a sustainable timber harvesting plan so the timber harvest does not exceed the ability of the forest to regenerate commercially viable timber.

~~7.5.9~~7.5.8 Home office, home based or contractors business are considered appropriate as an accessory use to a single-detached dwelling provided they are developed in accordance with the policies of this Plan, and the Municipal Development Plan, as well as the provisions in the Land Use Bylaw.

~~7.5.10~~7.5.9 Commercial recreation uses may include but not limited to farm vacation and guest ranches with fixed roof accommodation, spas, and other forms of recreation operation operated for commercial gain approved by the County.

~~7.5.11~~7.5.10 Applications for new Commercial Recreational Vehicle Campgrounds and Campgrounds are not supported in the ASP.

~~7.5.12~~7.5.11 Commercial recreation uses may be permitted in the plan area if the County is satisfied the proposed development would meet the following:

- (a) compatible with the rural character of the plan area;
- (b) the form, scale, and intensity of the proposed development is compatible with adjacent land uses;
- (c) the provisions of adequate proposed screening and buffering of noise, light, and other undesirable effects that may be associated with the proposed development;
- (d) minimal effects on the natural environment, whereby actions to mitigate effects on the environment may be required;
- (e) adequate existing and proposed vehicular access roads leading to the proposed development, access points, internal roads and on-site parking facilities; and
- (f) adequate water supply, sewer collection, stormwater management and other services required to accommodate the proposed development.

~~7.5.13~~7.5.12 Locations for commercial recreation developments shall require that a natural feature or an element of a natural feature is included in the development. Natural features include but are not limited to streams, wetlands, woodlands and hillsides with views.

~~7.5.14~~7.5.13 Suitable setbacks, screening and buffers may be required to ensure the compatibility of commercial and light industrial uses with adjacent existing or proposed future land uses recognized in a County approved outline plan or local area structure plan.

7.6 Roads and Utilities

Introduction

The main road network (see Figure 3) in the Bergen plan area consists of Highway 760, two roads classified as 'major collectors', these being the east portion of the Bergen Road and the Fallentimber Trail, and a 'minor collector', being the west portion of the Bergen Road. Most of the remainder of the plan area is served by a network of local roads. For the road network to continue to provide effective and safe access and egress, and thus contribute significantly to the life of the community, it is important that the road network is protected from undesirable encroachment and a multiplicity of accesses.

It is important for individual, family and community health that each development is adequately serviced by water and sewer systems. To protect waterways, it is also important that stormwater management meets provincial standards.

Goals

The roads and utilities goals are:

- (1) To promote an effective and safe roadway network.
- (2) To require appropriate setbacks from roadways.
- (3) To require all development to provide water, sewer and stormwater management systems that meet provincial standards.
- (4) To provide for development in a manner consistent with the sustainability of groundwater resources.

Policies

- 7.6.1 Any new access from Highway 760 shall need to be approved by the Provincial department responsible for overseeing transportation to serve the subdivision or development of land along the highway in accordance with this Plan and an outline plan or local area structure plan required and approved by the County or the Department. The Province's position is that no new commercial accesses will be supported.
- 7.6.2 Access need not be directly from a collector road, but may be from a county road at a location in close proximity to a collector road.
- 7.6.3 Each proposed subdivision or development shall demonstrate that the subdivision or development complies with the County's road network and policies.
- 7.6.4 In approving a subdivision application or a development application, the conditions of approval shall include:
 - (a) the local roads to be created meet County standards;
 - (b) all accesses meet County standards, such that existing accesses may need to be upgraded;
 - (c) if required, turning lanes be provided;
 - (d) any required road widening is provided;
 - (e) the cost of construction and improvements to the County road are borne by the developer;and

- (f) the cost of the design and construction of local subdivision or development roads be borne by the developer.
- 7.6.5 In order to reduce the number accesses from Highway 760 and county roads, the County may require that a proposed subdivision provide for internal local road links among adjoining developments, including possible future developments.
- 7.6.6 Individual potable water well and septic systems that meet provincial and municipal standards may be allowed for a proposed development.
- 7.6.7 The County shall not approve a subdivision or development if the intended supply of water is groundwater and studies pursuant to the *Water Act* indicate the groundwater resources are insufficient for the subdivision or development or the use of groundwater may unduly affect groundwater users already in the area.
- 7.6.8 All multi-lot and major developments shall have a site development plan which addresses provisions for the management of stormwater to ensure that run-off does not exceed pre-development rates and detrimentally affect County road infrastructure and adjacent lands. The storm-water management plan shall be prepared by a qualified engineer.
- 7.6.9 The County may introduce recycling services within the plan area.
- 7.6.10 A Dark Sky policy shall be applied to all development in the Bergen plan area, such that high mast street lights will not be permitted. Lighting for security and safety shall be provided by low mast, lower wattage standards. It is preferred that lighting should be powered by solar energy.

7.7 Community and Protective Services

Introduction

Although there is a sizeable rural population residing in the plan area, community services, including recreation, schools, health, protective and emergency services are located in and delivered out of nearby urban locations. As the population in the plan area changes and grows, it will be important that the County monitors the impact of growth on education, health, police, fire and ambulance services and facilities.

Goals

The community services and protective goals are to:

- (1) To monitor the impacts of land uses change on education, health and recreation services and programs.
- (2) To cooperate with service providers and adjoining municipalities to promote the availability of community and protective services.

Policies

- 7.7.1 In approving a subdivision, ten per cent of the area being subdivided into new parcels shall be required to be dedicated as municipal reserve in accordance with the MGA. However, if site characteristics do not warrant the dedication of municipal reserve or there is an opportunity in

the future to dedicate from the balance of the parcel more suitable lands as municipal reserve, then the County may defer reserve dedication. If the County feels that the dedication of municipal reserve is not warranted, the County shall require money-in-lieu of municipal reserve.

- 7.7.2 When municipal reserve lands are required as part of a subdivision, the design of a subdivision must provide reserve lands that merit use as open space. Wherever possible these should be located and aligned to provide continuity with existing or potential future municipal and environmental reserve lands or other forms of public open space in adjoining land.
- 7.7.3 Within the plan area, public recreation places shall provide only for day use activities, which may include, but not limited to, sports fields, playground equipment, picnic sites, trails and interpretative signs.
- 7.7.4 The Jackson Lake area should be retained in County ownership to conserve the significant features, and should be subject to a future study to assess the land suitability and need for a future public day use park, with pathway connections to Sundre and the Bergen area.
- 7.7.5 Davidson Park should remain as a public day use facility.
- 7.7.6 For subdivision and development applications in locations that have a substantial portion of woodlands, the County shall require that FireSmart principles and fire prevention details are included as part of the application for consideration. In these areas, any approval of an application shall include conditions that require the implementation of FireSmart principles and fire prevention details.
- 7.7.7 The County shall continue to seek opportunities to share protective and emergency services with adjoining municipalities.

7.8 Specific Land Uses and General Policies

Introduction

The Bergen plan area has the potential to provide for a variety of uses, in addition to those addressed elsewhere in this plan, which can be compatible with the resources and character of the area. There are also a number of development considerations that generally apply to development throughout the plan area.

Goals

The specific land uses and general policies goal is:

- (a) To provide direction for the potential approval of a variety of developments.

Policies

- 7.8.1 The sequence of development within the plan area is generally undefined in that development is left to the initiative of private interests.
- 7.8.2 Secondary suites that do not negatively impact adjacent land uses shall be considered appropriate in the plan area.

- 7.8.3 The existing Institutional Camps are appropriate within the plan area.
- 7.8.4 In considering an application for a new or expanding institutional camp the County may grant approval if in the opinion of the County:
- (a) the size and form of the development has minimal impacts on adjacent land uses;
 - (b) the proposed use is compatible with adjacent land uses;
 - (c) there is provision of adequate access;
 - (d) there will be adequate sewer and water to service the development;
 - (e) there will be appropriate buffering or screening from adjacent land uses; and
 - (f) the provisions of Section 7.9 of this Plan are met.

7.9 Plan Implementation

Introduction

As a day-to-day tool to put into effect the land use and community development policies of the County, including those contained within the Municipal Development Plan and the Bergen Area Structure Plan, the administration of the Land Use Bylaw is vital to the achievement of the strategies, goals and policies of this Area Structure Plan. In order to make informed decisions on proposed applications to redesignate, subdivide or develop land, the County may need to require special studies.

Goals

The plan implementation goals are:

- (1) To apply the plan to direct the use, subdivision and development of land in the plan area.
- (2) To require where appropriate an outline plan or local area structure plan for the County to determine the suitability of proposed land use changes.
- (3) To monitor land use change to effect gradual, focused and measured growth.

Policies

- 7.9.1 The Land Use Bylaw shall be used to implement the policies of this Plan. A bylaw to redesignate land in the plan area may be adopted by the County where the redesignation is consistent with the land use strategy and the policies of this Plan.
- 7.9.2 Decisions on subdivision and development applications shall implement the applicable mandatory policies of this Area Structure Plan and shall consider all other applicable policies.
- 7.9.3 As part of an application to redesignate, subdivide or development land within the plan area, the County may require any or all of the following to be addressed, and may require that they be addressed within an outline plan or a local area structure plan:
- (a) the suitability of the features of the site for the proposed use or uses;
 - (b) the site design, including parcel sizes and density;
 - (c) the sequence of development;
 - (d) the impact on the site and adjacent lands, including land uses thereon;
 - (e) the consistency of the plan with the statutory plans of the County, including explanations for variances which the County will need to address as part of the plan approval process;

- (f) the impacts on the environment, including significant lands, and the proposed means to mitigate impacts;
- (g) the traffic impacts and the proposed means to mitigate impacts;
- (h) the provisions for road widening, road improvements and intersection improvements for access roads leading to the site;
- (i) the internal road linkages with adjacent lands;
- (j) the provisions for water and sewer services;
- (k) the provisions for stormwater management;
- (l) the provisions for open space, including linkages with adjacent lands;
- (m) the dedication of land for environmental reserve, municipal reserve, school reserve, municipal and school reserve or money-in-lieu of land;
- (n) the aesthetic details, including landscaping within and on lands adjacent to the site;
- (o) the adequacy of the availability of community services, including any necessary plans for emergency services and evacuation;
- (p) the community consultation program; and
- (q) any other matters required by the County.

7.9.4 The County may require the proponent of a proposed development or subdivision to prepare an Environmental Review to the satisfaction of the County. An Environmental Review must address any or all of the following as required by the County:

- (a) a description of the proposed undertaking, including its purpose, alternatives and staging requirements; a description of the lands, features and resources of the site, adjacent properties and nearby lands that may be affected;
- (b) a description of the environmental sensitivity of the lands, features and resources;
- (c) a description of the predicted effects on the lands, features and resources, including the nature of the impacts on land, vegetation, water and wildlife, during construction;
- (d) the nature of the impacts of land use activities on land, water and wildlife upon completion of the development, including phases thereof;
- (e) an indication of the limitations of the review, criteria used in predicting effects, and interests consulted;
- (f) mitigation actions to alleviate any adverse impacts and monitor the performance of the mitigation measures;
- (g) a presentation of the results in a framework that can assist decision makers in determining the final course of action; and
- (h) any other matters required by the County.

7.9.5 Where a site proposed for subdivision or development contains slopes of 10% and over, the County may require the proponent of a subdivision or development to provide a geotechnical report, prepared and stamped by a professional geotechnical engineer, to demonstrate the stability and suitability of the slopes for development and standards for the development of the site, including actions to ensure the stability of the slopes.

7.9.6 The County may require, as part of an application for subdivision or development approval, a report which addresses:

- (a) the potential impact of the development on school enrollment and bussing;
- (b) the availability of police and ambulance services, and potential impacts thereon;
- (c) the travel distances for firefighting services, wildfire protection provisions and proposed alternate means of fire protection;

- (d) an emergency response plan, emergency evacuation plan and emergency access routes;
and
- (e) the proposed means to address and/or mitigate any problems identified by the County or service provider of any of the above.

7.9.7 As part of the subdivision and development approval processes, the Provincial department responsible for overseeing culture and history should be consulted regarding the presence of significant historical sites. If a historic resource assessment is requested by the Province, the County shall require that such an assessment be undertaken by a person qualified to do so. If a significant historic resource is identified in the assessment, the site plan must identify the measures that will be used to protect, conserve and/or study the Historical Resources.

8.0 ADMINISTRATION

8.1 Authority of the Plan

The authority for the Bergen Area Structure Plan is through Section 633 of the *Municipal Government Act*. Section 633(1) of the *Municipal Government Act* provides for a municipality to adopt, by bylaw, an Area Structure Plan for the purpose of providing a framework for the subsequent subdivision and development of an area of land.

- 8.1.1 The County will administer the Bergen Area Structure Plan to guide the use, development and subdivision of land while retaining the predominantly rural agricultural character of the area, thereby assisting the implementation of the Municipal Development Plan.

8.2 Monitoring and Review

Because factors affecting land use, development, settlement, farming and resource use are dynamic, the effectiveness and continued relevance of this Plan will be reviewed from time to time.

- 8.2.1 The County will monitor the effectiveness of this Plan:

- (a) as the plan's policies are applied in processing proposed applications to redesignate, subdivide and develop land; and
- (b) in communications with other authorities and community groups in dealing with matters of common interest that affect the plan area.

- 8.2.2 The County will review this plan in its entirety at least every six years.

- 8.2.3 Between major reviews, the County will monitor the rate and form of land use change in the plan area. In the opinion of Council, if the rate and form of growth seems to exceed that of the planning vision for the Bergen area, Council may establish operational policies that restrict the number or form or both of approved land use changes in the plan area.

8.3 Plan Amendment

Because of the dynamics of social and economic change, it may be necessary from time to time to consider changes to the Bergen Area Structure Plan.

- 8.3.1 The Council of Mountain View County or a person or persons having an interest in land in the plan area may initiate an amendment to the Bergen Area Structure Plan.

- 8.3.2 If an amendment is initiated by a person or persons having an interest in land in the Plan area, prior to commencement of the bylaw amendment process the County may require the initiator to support the proposed amendment with a report or reports and other background information.

- 8.3.3 The process to approve a proposed amendment to the Plan shall be in accordance with the process required in the *Municipal Government Act*. When considering a proposed amendment, the County will:

- (a) consult affected adjoining municipalities in a manner in keeping with Section 12 of the Municipal Development Plan; and

- (b) refer the amendment to any adjoining municipality, school authority, provincial department and agency, and any other person, group or agency the County feels the amendment may affect.

APPENDIX A GLOSSARY

The definitions in this Plan are those of the Municipal Development Plan, a number of which are stated below, and as stated below.

Aggregate Extraction/Processing

Development for the removal, extraction, processing and transmission of the following for commercial purposes: sand, gravel, clay, peat, earth, shale, stone, marl, limestone, sandstone, marble, granite or other non-metallic ores.

Agricultural Operation

An agricultural operation that is carried on for gain or reward or in the hope or expectation of gain or reward, and includes

- (a) the clearing, draining, irrigating or cultivation of land,
- (b) the raising of livestock, including poultry,
- (c) the raising of fur-bearing animals,
- (d) the raising of bees,
- (e) the production of agricultural field crops,
- (f) the production of fruit and vegetables and other specialty horticultural crops,
- (g) the production of eggs and milk,
- (h) the operation of agricultural machinery and equipment, including irrigation pumps,
- (i) the preparation of a farm product for distribution from the farm gate, including cleaning, grading and packaging,
- (j) the on-farm processing of farm products for the purpose of preparing farm products for wholesale or retail consumption,
- (k) the storage, use or disposal of organic wastes for farm purposes,
- (l) the operation of pick-your-own farms, roadside stands, farm produce stands and farm tourist operations as part of a farm operation,
- (m) the application of fertilizers, conditioners, insecticides, pesticides, fungicides and herbicides, including ground and aerial spraying, for agricultural purposes, or
- (n) any other agricultural activity or process prescribed by regulation.

Agricultural Regions of Alberta Soil Inventory Database

A spatial database of soils for Alberta's Agricultural area that have been derived from the Canada – Alberta Environmentally Sustainable Agriculture Soil Inventory Project (1993 to 1998). The land suitability rating system is based on the soil-climate-landscape potential of land for agricultural spring seeded small grains and hardy oilseeds.

Bylaw No. 10/21

Buffering

An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs, and/or fences, which is designed to limit views and sound from affecting the development tract adjacent to the property and vice versa.

Canada Land Inventory

Classification of land capability and use for regional resource and land-use planning through a comprehensive federal-provincial survey established under the Agricultural Rehabilitation and Development Act in 1961.

Bylaw No. 10/21

Confined Feeding Operation (CFO)

In accordance with Alberta Agricultural Operation Practices Act (AOPA), a CFO is a fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose.

Commercial Recreation

Recreation facilities that charge a fee for use or entry and has no relationship to the amount of profit earned, if any.

Contiguous

Land immediately adjacent to other land without intervening vacant or undeveloped land.

Coulee

A coulee is usually a deep steep-sided ravine cut into the valley of a river or stream.

Country Residential Lot

Low density lots in rural areas for residential development; the lots generally serve people seeking sparsely settled places away from the influence of cities and towns.

County Collector Network

The County's officially recognized road network for which long term plans for maintenance and/or upgrading exists and may not include asphalt paved, chip sealed, and gravel roads.

Dark Sky

Concepts and practices that attempt to reduce light pollution, particularly in rural areas, in order to conserve energy, reduce glare, maintain rural character, safe guard wildlife (who are often disturbed by excessive light), and maintain views of the night sky and stars.

Density

The number of dwelling units per acre or hectare (residential); also the ratio of floor space or building area to the site area (commercial).

Environmental Reserve

A subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel as environmental reserve if it consists of the following:

- A swamp, gully, ravine, coulee, or natural drainage course;
- Land that is subject to flooding or is, in the opinion of the subdivision authority, unstable; or
- A strip of land, not less than six (6) metres in width, abutting the bed and shore of any lake, river, stream, or other body of water for the purpose of:
 - Preventing pollution; or
 - Providing public access to and beside the bed and shore.

Environmental Review

An assessment of the likely influence a project may have on the environment. The process of identifying, predicting, evaluating and mitigating the biophysical, social, and other relevant effects of development proposals prior to major decisions being taken and commitments made. The purpose of the assessment is to ensure that decision-makers consider environmental impacts before deciding whether to proceed with new projects.

Environmentally Significant Areas

Natural areas, which because of its features or characteristics, are significant to the County from an environmental perspective, and which have the potential to remain viable.

Farmstead

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.

Bylaw No. 10/21

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.

Bylaw No. 10/21

Floodway

The portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area. The floodway is required to convey the design flood.

Flood, Design

The current design standard in Alberta that is the one percent flood, defined as a flood whose magnitude has a one percent chance of being equaled or exceeding in any year. Although it can be referenced to as a 100-year flood, this does not mean that it will occur once every hundred years.

Flood Fringe

The portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway.

Flood Hazard Area

The area of land bordering a water course or water body that would be affected by the 1 in 100 year design flood (a flood that has a 1 % chance of occurring every year) under encroachment conditions. The Flood Hazard Area includes the floodway and flood fringe and may include areas of overland flow.

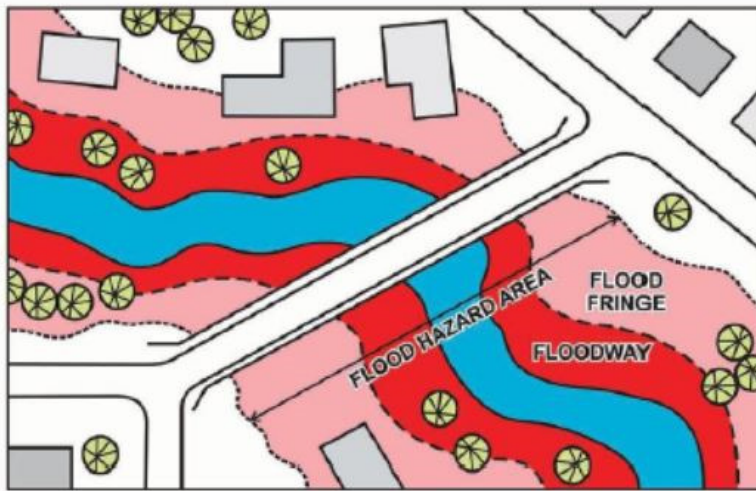
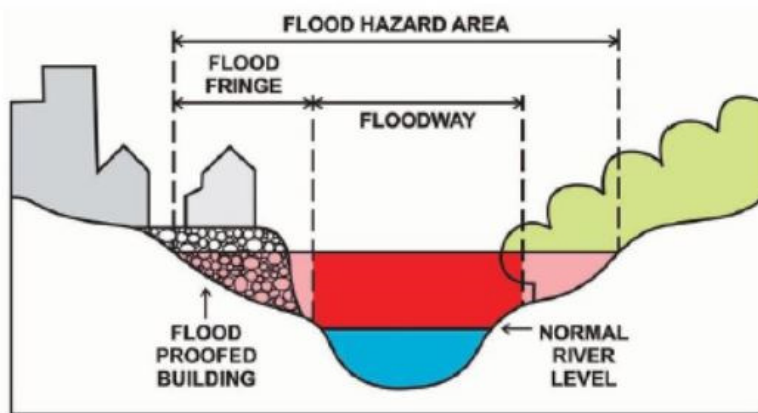


Illustration - Flood hazard area, Floodway, and Flood Fringe

Note: The above illustration is for clarification and convenience only and does not form part of this Bylaw. All provisions of this Bylaw must be referenced.

Fragmented Parcel

This is in reference to quarter sections that have had parcels physically separated due to permanent waterbodies or natural features that create a complete physical separation within the parcel or manmade features such as roads, railway lines, in accordance with Mountain View County Policy 6008 as approved and amended by Council from time to time. 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.

Bylaw No. 10/21

Geotechnical Report

A report, prepared by a professional geotechnical engineer, setting out the geotechnical limitations of a site in terms of development suitability, and may include recommendations to overcome any limitations to development.

Green Development

Guidelines advocating a development approach that integrates environmental responsiveness (benefiting the surrounding environment and/or reducing environmental impact on land, energy, waste, and natural resources), resource efficiency (using resources in the construction, development, and operations of buildings and/or communities in ways that are not wasteful), and sensitivity to existing culture and community (fostering community in design, construction, and operations).

Hazard Land

Lands which may be prone to flooding, shoreline erosion or slope instability hazards or any hazard that may result in life loss or injury, property damage, social and economic disruption or environmental degradation and lands in proximity to water bodies and water courses with slopes greater than 10%.

Home Occupations

A small business operated by a resident in accordance with the Land Use Bylaw.

Infrastructure

The foundation and facilities that are needed to service communities (e.g. roads, utilities).

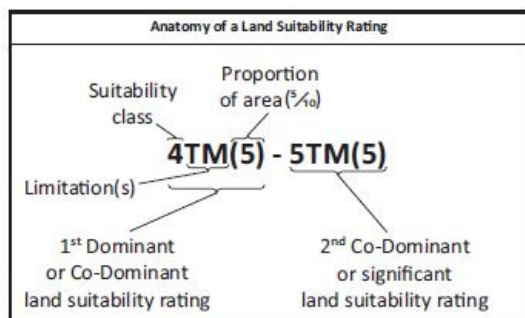
Institutional campground

An established group camp maintained for recreation, education, vacation, religious or other similar uses by organized groups that assume supervision of the camp activities.

Land Suitability Rating System (LSRS)

Land Suitability Rating System (LSRS) The land suitability rating system (LSRS) is a procedure for rating the suitability of land for agricultural spring-seeded small grains (and hardy oilseeds). The system is based on the soil-climate-landscape potential.

Bylaw No. 10/21



Examples of Land Suitability Ratings	
Rating	Explanation
2MT(10)	100% of the area is Class 2 land indicating slight limitations to growth. The limitations are caused by water-holding capacity of soils and slope conditions.
4TM(5) - 5TM(5)	50% of the area is Class 4 and 50% of the area is Class 5 indicating severe and very severe limitations to growth. The limitations are caused by slope conditions and water-holding capacity of soils.
4M(8) - 7NW(2)	80% of the area is Class 4 indicating a severe limitation to growth caused by water-holding capacity of soils. 20% of the area is unsuitable with limitations due to soil salinity and drainage.

Low Density Residential Subdivision

Multi-lot residential development consisting of an application for two (2) to three (3) residential parcels, including single lot applications beyond the first parcel out, with the remaining balance of the quarter as the fourth titled lot.

Bylaw No. 10/21

May

Within policy statements, “may” is a discretionary term, providing notification that the policy in question can be enforced if the County chooses to do so, and is usually dependent on the particular circumstances of the specific site and application. Other policy terms are Shall and Should.

Municipal Development Plan

A Municipal Development Plan is a statutory document that guides future development in the municipality. Provincial legislation requires all municipalities with a population of 3,500 or more to adopt a Municipal Development Plan.

Municipal Government Act

This act forms the legal basis for the way local governments in cities, towns, villages and rural areas operate in Alberta.

Municipal Reserve

A subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel for park or school purposes; at the discretion of the municipality, municipal reserves may alternately be provided by cash-in-lieu or a combination of the two (2). When subdividing an area larger than two acres up to a ten percent (10%) reserve dedication is required.

Open Space

Lands suitable for or allocated for public use, conservation areas or for wildlife areas.

Outline Plan

The Outline Plan is a non-statutory detailed concept plan developed as a prerequisite to redesignation and subdivision approval. An Outline Plan, along with the necessary Detailed Design Reports, (Water, Sanitary Sewer, Storm Sewer, Transportation, Parks, etc.) addresses land use and servicing issues in greater detail than in the Area Structure Plan. The preparation of Outline Plans is the responsibility of the land owner and/or developer of the land in question.

Redesignation

A change of land use designation within the Land Use Bylaw, approved by County Council.

Right to Farm

A term usually applied to regulations that prohibit local governments from passing ordinances that prohibit the existence of an agricultural operation in an area. Right-to-Farm legislation exist in some municipalities to protect agricultural operations from nuisance suits (give immunity from nuisance suits) where claims of nuisance arise from neighbouring property owners or residents that are, or claim to be, injured by activities of those operations or conditions resulting from those activities.

Shall

Within policy statements, “shall” is a directive term that indicates that the actions outlines are mandatory, therefore must be complied with without discretion. Other policy terms are May and Should.

Should

Within policy statements, “should” is a directive term, that provides direction to strive to achieve the outlined action, but is not mandatory. When used within a policy, the onus is on the applicant to justify why the desired action/result is not proposed and/or will not be achieved. Other policy terms are May and Shall.

Statutory Plan

An inter-municipal development plan, municipal development plan, area structure plan, and area redevelopment plan adopted by bylaw.

Subdivision

The division of a parcel of land by an instrument that creates separate titles.

Unsubdivided Quarter Sections

The interpretation of unsubdivided quarter sections usually refer to (+/-) 160 acres ((+/-) 64.75 ha) of land and is based on the original survey and legal description as per the Alberta Land Titles Office. In addition to this traditional interpretation, the County may also consider quarter sections that include gore strips lots created for and still used for public use (i.e., schools), railway lots, and/or utility lots or reconfigured quarter sections that did not result in any additional titles as “unsubdivided quarter sections”. The effect of this interpretation will allow the County to consider subdivision applications that may otherwise not meet the policies outlined within this MDP. 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.

Bylaw No. 10/21

Wetlands

Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support vegetation that is adapted for life in saturated soil conditions. Wetlands are protected through a variety of federal and other regulations.

APPENDIX B GLOSSARY

2014 Planning Process

Area Structure Plans are revisited periodically to ensure that they still reflect the community's needs and desires. This process is a review only to bring the ASP into line with the policies of the Municipal Development Plan as well to ensure policies are still relevant. This process is also to identify and address issues or trends that impact land use planning.

The planning process to review the Bergen Area Structure Plan was undertaken in four phases. The first phase included background research and meeting with the Steering Committee to identify planning issues and opportunities within the plan area.

The draft review of the Bergen Area Structure Plan was prepared during phase 2. Opportunity for direct verbal input to the draft plan was provided at a Public Open House. The Public Open House was attended by 40 residents. Written input was possible through the Questionnaire. Based upon community responses, amendments were made to the draft review of the Area Structure Plan.

In phase 3, a Questionnaire was available at the Open House and on the County's website. The Questionnaire requested feedback on the draft ASP, key issues and needs, and preferences on alternate land use strategies for the area. The resultant Questionnaire provided a tabulation of the responses together with a compendium of all written comments.

In phase 4, the formal plan adoption process took place. The Steering Committee recommended to Council that the proposed Bergen Area Structure Plan (i.e. the revised draft plan) be adopted. Council proceeded through the readings of a bylaw to adopt the plan, including the holding of a public hearing prior to final adoption of the plan. *Note: additions to this Section may be made in the proposed plan.*

Community Consultation

Community consultation was a significant part of the planning process in 2014, and was guided by a Steering Committee which included four public members.

Consultation took place with landowners, leaseholders and renters within the plan area through the Questionnaire, the Public Open House and the public hearing.

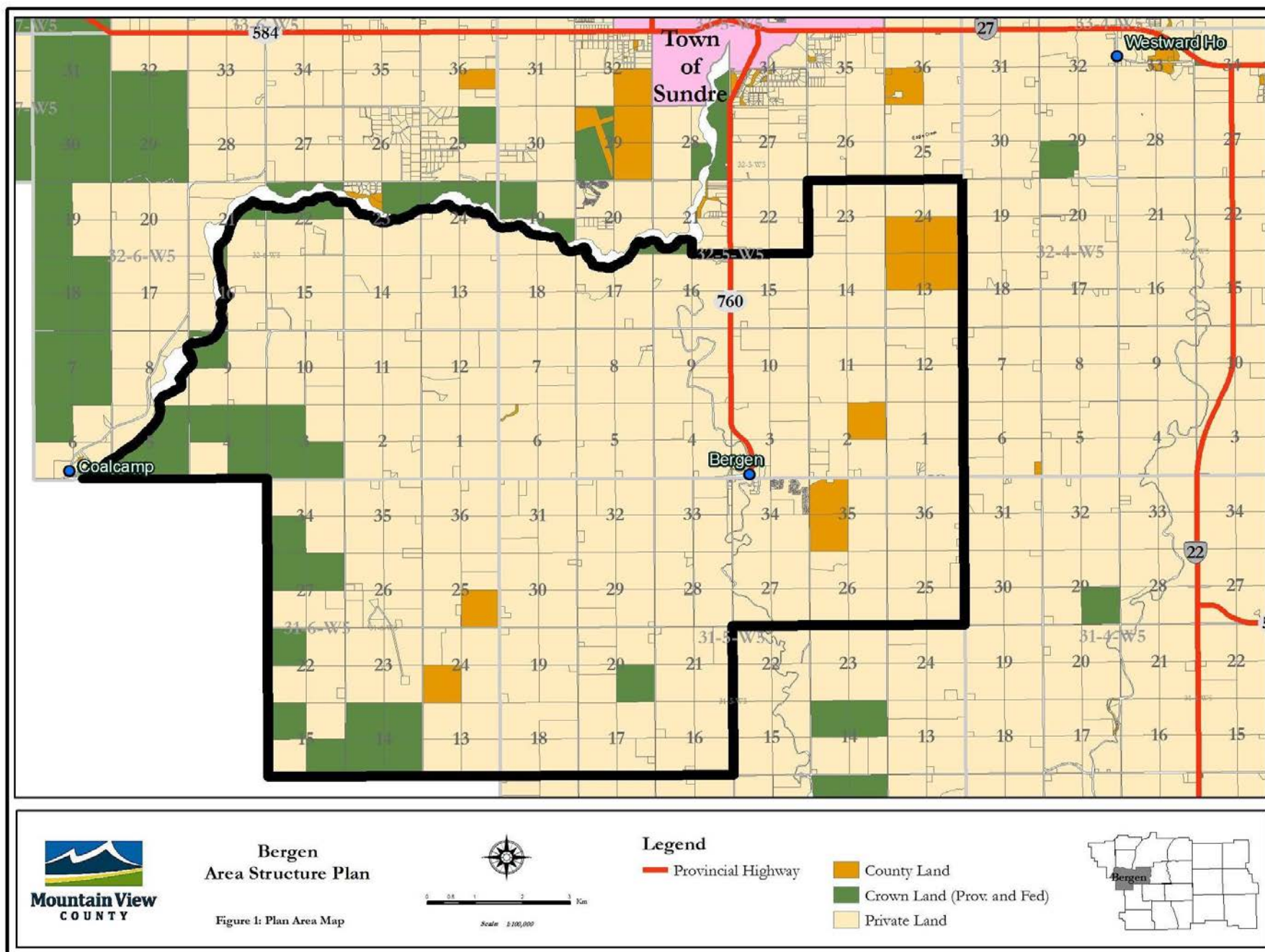
Questionnaire

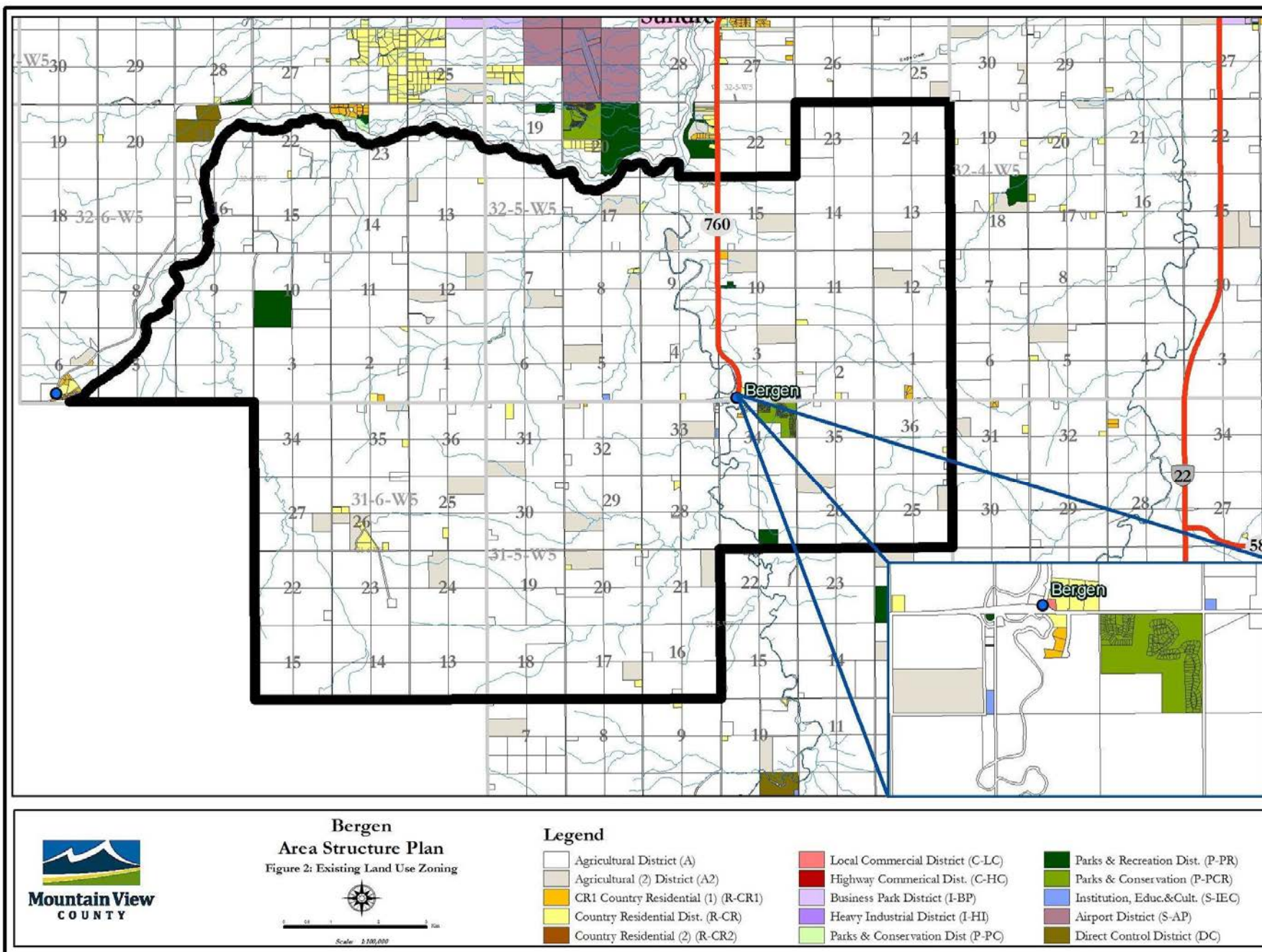
Seventeen (17) responses to the Questionnaire were received. Preferences and comments regarding the Recreational Vehicle Camping, agricultural land, residential development, Bergen as a Community Centre, economic development, were helpful in generating a land use strategy and policies to guide and direct land use change within the plan area.

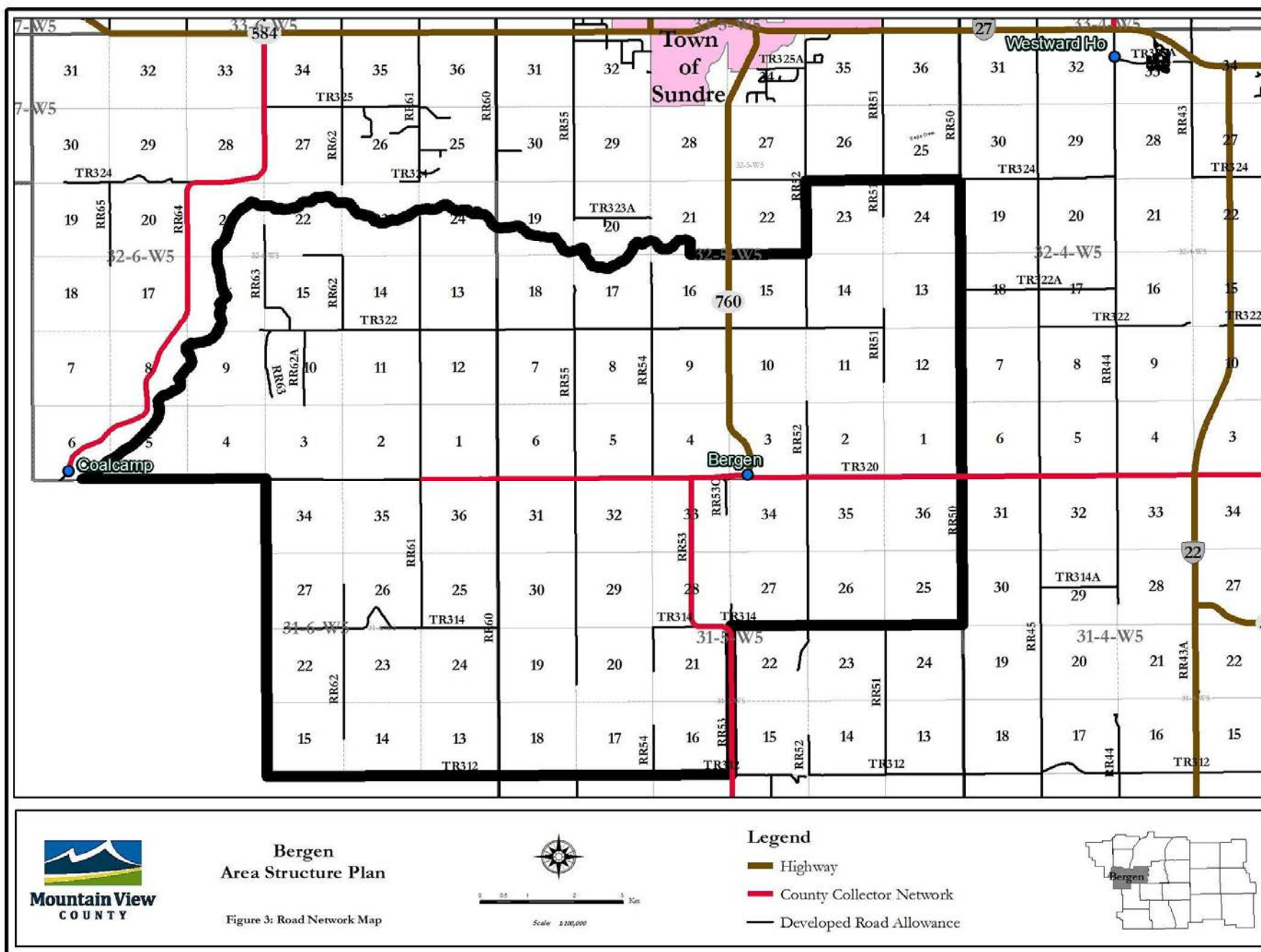
Draft Plan Community Open House

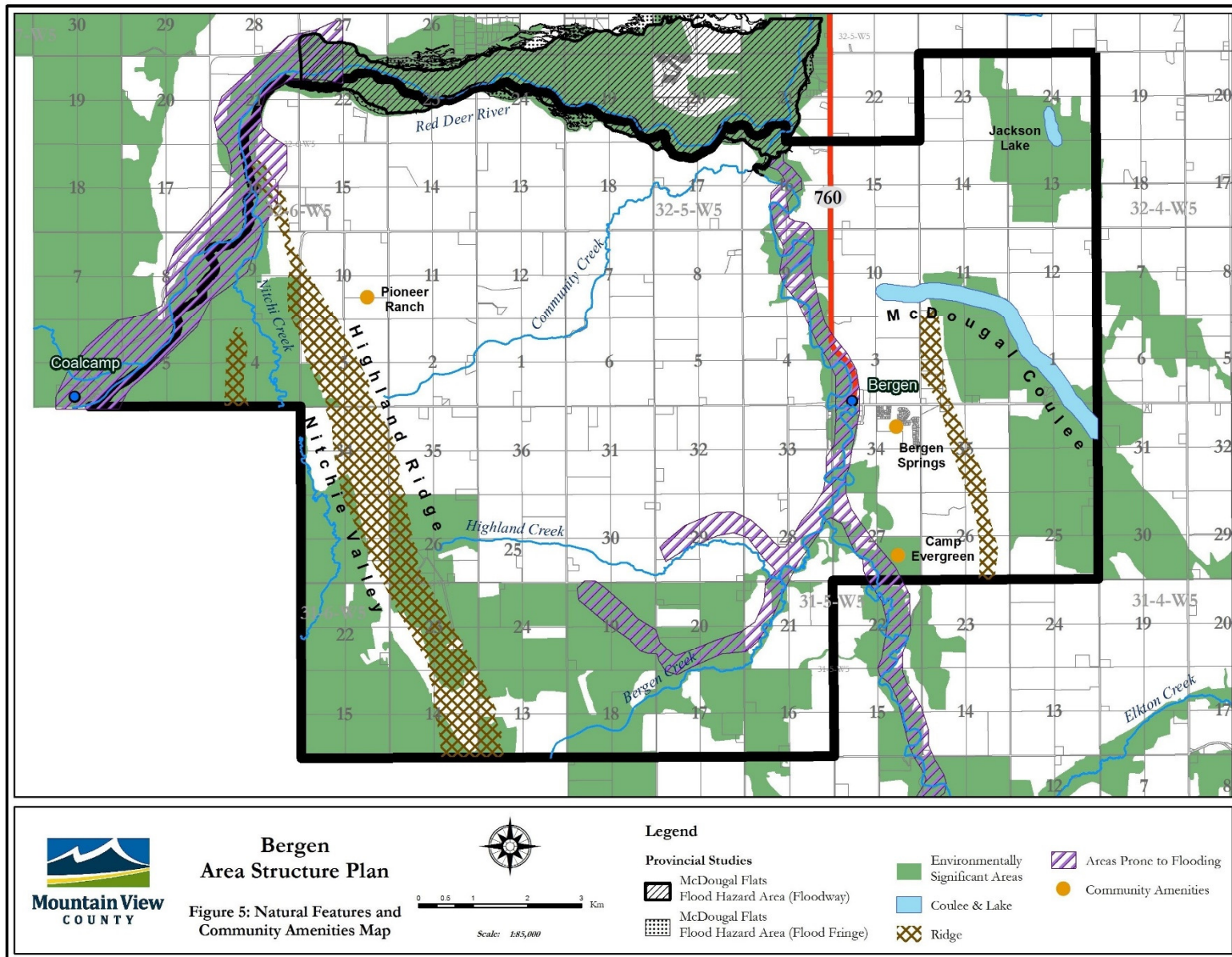
On June 9, 2014 a community meeting was held in the Bergen Community Centre to receive the comments of the Bergen area residents and the general public on the draft review of the Bergen Area Structure Plan. Over 40 residents and other stakeholders attended. Concerns about the following provisions in the draft plan were raised: the proposed Bergen Community Centre policy area and the

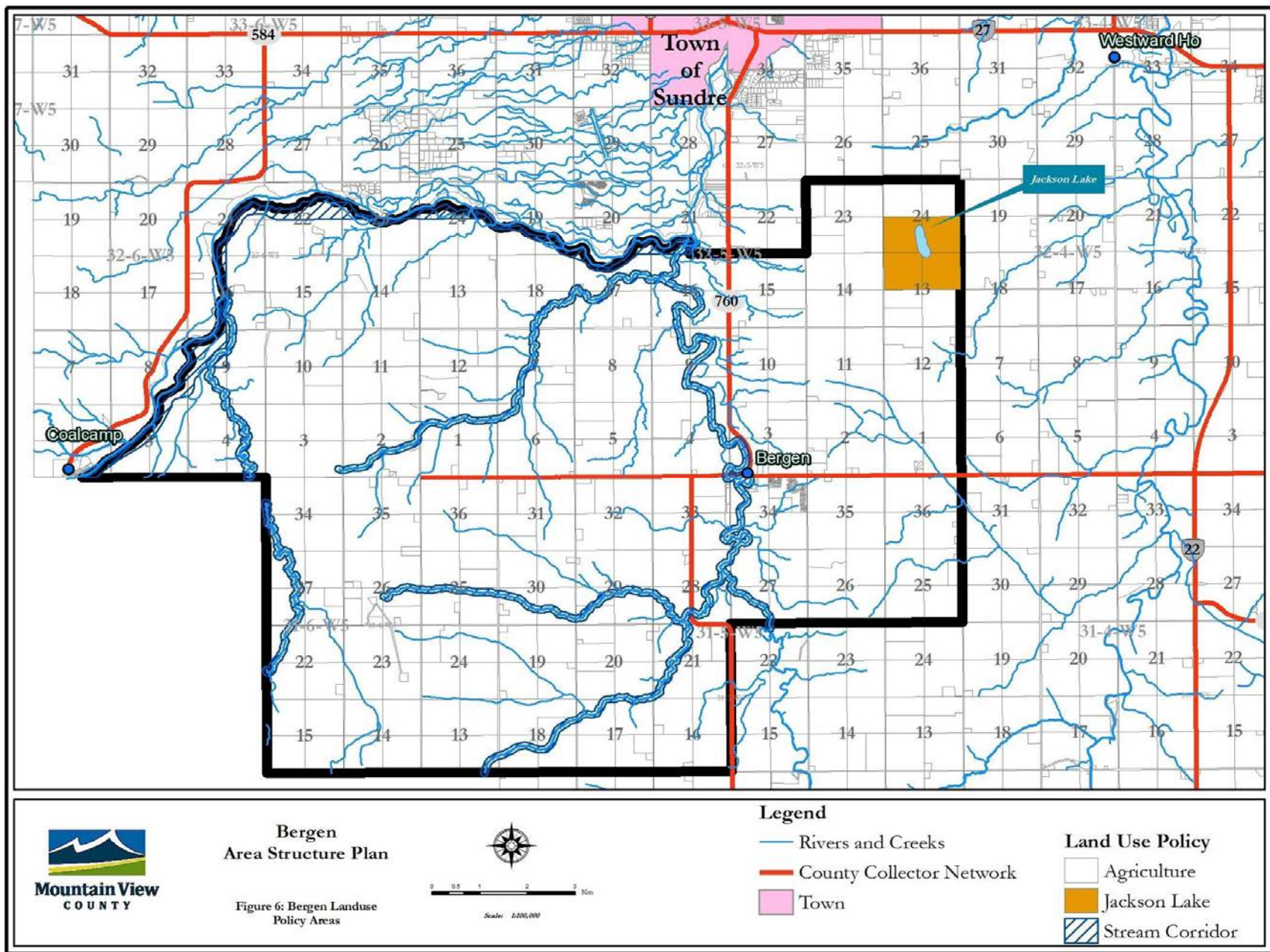
potential density and variety of development in the area; and the possibility of Recreational Vehicle Camping.













Mountain View
COUNTY

Regular Council Meeting

Request for Decision

Planning & Development Services

Date: February 23, 2022

SUBJECT: Bergen Area Structure Plan Review Request

RECOMMENDATION: That Council receive the Bergen Area Structure Plan Review request as information and direct administration to provide a written response to landowners that the Bergen Area Structure Plan is currently contemplated to be reviewed in 2024.

ALTERNATIVE OPTIONS: That Council direct Administration to include the Bergen Area Structure Plan Review in the 2022 budget and identify costs to complete the review with external resources.

That Council direct Administration to bring forward a Bergen Area Structure Plan Amendment to remove the policies and map that restricts subdivision in proximity to potential aggregate resources.

BACKGROUND:

Timeline

- March 2008 The first Bergen Area Structure Plan (ASP) was approved in March 2008 (Bylaw No. 08/08).
- June 2015 A review of the ASP led by a Steering Committee concluded in the adoption of the current ASP (Bylaw No. 03/15) in June 2015. The policies and map that restrict subdivision in proximity to potential aggregate resources was first introduced in the South East Sundre ASP in 2013. The Aggregate Areas were based on Provincial Gravel Deposits and gravel pits. The South East Sundre ASP borders the Bergen ASP to the north.
- May 2020 Council considered a request received from 23 Bergen residents (representing 17 parcels) to amend the ASP to remove policies that restrict residential subdivision in proximity to potential aggregate resources and includes reasons that future aggregate extraction is highly unlikely due to existing development (dwellings and pipelines) as well as environmental significant areas. On May 27, 2020, Council received the request and directed Planning to include the request with the MDP Review (Motion RC20-311).
- April 2021 The Bergen ASP was amended to align with the new Municipal Development Plan (MDP) that was approved in December 2020. During the Public Hearing for the ASP Amendment on April 14, 2021, Council heard from three (3) landowners who signed the request. Council defeated a motion to remove the policies and map (RC21-224).

REQUEST:

On February 09, 2022, Administration received a request to establish a Steering Committee to review the Bergen ASP and is included as Attachment 01. The landowners in support of removing of policies and the map associated with the policies that restrict subdivision in proximity to potential aggregate resources is included as Attachment 02. Policy 8.2.2 states that: The County will review this plan in its entirety at least every six years.

A map that displays the 165 m buffer that new gravel pits must be setback from existing dwellings (as required in the Land Use Bylaw) as well as a 30 m buffer from existing pipelines (the controlled area of the Right of Way (ROW)) is included as Attachment 03. A map that displays the current Land Use Districts; Provincial Gravel Deposits; and Unsubdivided Quarter Sections within the Aggregate Areas is included as Attachment 04.

2022 Work Plan for Planning

The 2022 Work Plan for Planning includes the South McDougal Flats ASP Review. As part of the 2022 budget Council approved Project Sheet (PD-22-01) that identify the ASP Reviews for next four (4) years using staff resources and a budget allocation to cover costs of Open Houses:

2022 South McDougal Flats ASP

2023 Water Valley Winchell Lake ASP

2024 Bergen ASP

2025 TBD

RELEVANT POLICY:

[Bergen ASP](#)

[Policy and Procedure 6005 County Initiated New ASP or ASP Review Process](#)

BUDGET IMPLICATIONS: TBD

Attachments ☒ Nil ☐

01. Request to review the Bergen ASP

02. Bergen ASP Figure 7 with Landowners identified

03. Map with setbacks of existing dwellings and existing pipelines within the Aggregate Areas

04. Map with current Land Use Districts, Provincial Gravel Deposits and Unsubdivided Quarter Sections within the Aggregate Areas

PREPARED BY: MB

REVIEWED BY: JH

February 9, 2022

Mr. Jeff Holmes
Chief Administration Officer
County of Mountain View
Via email: cao@mvcounty.com

Dear Mr. Holmes:

Re: Request for Council to Establish Bergen Area Structure Plan Steering Committee to Review the Bergen ASP

On behalf of the attached list of landowners, I am requesting that Council initiate the process to review the Bergen Area Structure Plan as outlined in Section 8.2.2 of the Bergen Area Structure Plan (ASP).

As the bylaw had third reading on June 24, 2015, Section 8.2.2. outlines the County will review this plan in its entirety at least every six years. This would have provided for the review in 2021.

On February 8, 2020, the attached list of twenty-four landowners directly affected by the ASP, submitted a request to amend the ASP as provided by Section 8.3.1. This request was not responded to by the County until April 16, 2021 by way of a public hearing to update amendments to the MDP. At that time, some members of Council commented that despite input from twenty-four landowners directly affected by the ASP and in support of the requested amendment, Council did not feel the amendment should be considered and the request was not supported.

Since Council did not feel the amendment requested had enough public input and support from the Bergen community to approve the amendment, the review of the plan in its entirety would be the best process. The Steering Committee would be in the best position to gather input from the listed landowners and the community at large through the usual means of advertisement and open houses.

The first purpose of the ASP, "is to provide direction and guidance for the future development in a manner that reflects the **vision and aspirations of the landowners** and other stakeholders of the area". Some elements of the ASP no longer meet the needs or aspirations of affected landowners.

The provided list of landowners believes the plan needs to be reviewed as outlined in Section 8.2.2. at the earliest opportunity in 2022, with direct input from the members of the community that are directly affected by the ASP.

Your attention to this request is greatly appreciated.

Yours truly,

Phillip J.C. Hambrook

Email: [REDACTED]
(On behalf of Attached List)

Attachment
c.c. Gordon Krebs

February 8, 2020

Attention: The Council of Mountain View
County of Mountain View

Re: Request for Amendment to the Bergen Area Structure Plan
As provided for under Section 8.3.1 of the Bergen ASP

We the undersigned are landowners within the area defined between Township Road 324 and Township Road 314 and bordering lands between Range Road 51 and Range Road 52. These lands are in and adjacent to the area defined as a potential aggregate extraction area including aggregate impact, advisory and environmentally significant areas.

We are requesting the Council of Mountain View to initiate an amendment to remove the following sections from the Bergen Area Structure Plan:

- 1) Section 7.1.1 the condition of no new Country Residential lots and the 300 and 500 meter setbacks limiting development.
- 2) Section 7.1.2 Prohibition of Country Residential subdivision and development.

We believe these conditions outlined in the Bergen Area Structure Plan are inconsistent with County Policies and places conditions that do not exist in other areas of the county with regards to land development or subdivision or the creation of aggregate extraction operations.

We believe removal of these specific conditions will not restrict future potential aggregate resource extraction. Removal of these restrictions will, however, allow future development as the current landowners see fit within the current land use bylaws.

We believe the potential for future aggregate extraction in this area is highly unlikely considering the following:

- The number of existing homes (over 32 excluding the Bergen Springs residential area) that would invoke the setback requirements as outlined in Section 14.3 of the LUB (Aggregate Extraction site regulations of a radius of 160m).

- The existence, potential expansion and extension of numerous pipelines within this area. The setbacks and restrictions on pipelines right of ways in themselves would restrict any development of aggregate extraction by way of setbacks limiting activity on or near the right of ways as well as commercial access across existing pipeline right of ways.
- Several sections within this area are mapped as being environmentally significant areas. These sections in particular would be eliminated for potential aggregate extraction development.

The existing conditions which allow for agricultural subdivisions in this area of at least 40 acres, does not complement the County's policies that strive to preserve larger agricultural parcels. Section 7.1.1 and 7.1.2 does not contribute to the County's vision as outlined in Section 3.2 of the Bergen ASP:

- Encouraging the conservation of agricultural land and the rural lifestyle

As outlined in Section 4.1 of the Bergen Area Structure Plan we believe the plan, as is, no longer reflects the community's needs and desires.

With the economic challenges facing the County to find additional revenue sources that would have the least amount of impact on the existing community removal of the conditions of no country residential development, will benefit the County as well as landowners that wish to subdivide.

There has been a drastic change in the economic stability of the Province, County and individual landowners. It is deemed necessary that changes be made to the Bergen Area Structure Plan.

The removal of the conditions placed on these privately owned lands would allow landowners to develop the land in a manner consistent with other landowners within the County with regards to such opportunities as first parcel out of unsubdivided quarters for an agricultural parcel, residential farmstead, country residential or any other developments and their location on the land as provided by the Land Use Bylaw.

As most of the lands described in the area of potential aggregate extraction area is privately owned, there is no grantee these lands would ever be considered for that purpose and as such should be not subject by conditions that limit activity that has such limited potential of occurring.

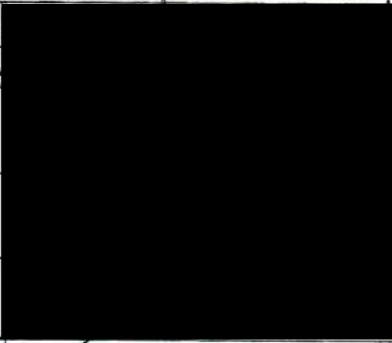
Your attention to this matter would be greatly appreciated and we look forward to working with the County to make these changes to the Bergen Area Structure Plan.

Respectfully Submitted by the undersigned:

Re: Request for Amendment to the Bergen Area Structure Plan

Name	Signature	Legal Land
LEONARD Schaffer		NW-Quarter SEC 2 Twp 32- Range 5- Meridian 5
Loretta Schaffer		NW-Quarter Sec 2 Twp 32- Range 5 Meridian 5
Todd Surbey		NE 1/4 3-32-5W5 32072 Rg Rd 52
CURTIS FINDER		SW 1/4 SEC 2 Tp. 32 Rg 5 WSM
Mike Lunel		SW-02-32-05-5
Jennifer Lunel		SW-02-32-05-5
Jane Burrows		SW-02-32-05-5
Pete Burrows		SW-02-3-05-5
Naomi Talbot		SE-3-32-5W5 5234 Twp 320
Ty TALBOT		SE-3-32-5W5 5234 Twp 320

Re: Request for Amendment to the Bergen Area Structure Plan

Name	Signature	Legal Land
FRANK AMMIRATI		SW 1-32 5.5
		NW 1-32 5.5
VICKI AMMIRATI		SW 1-32 5.5
		NW 1-32-5.5
TED AMMIRATI		SW 1-32-5.5
		NW 1-32-5.5
JEN AMMIRATI		SW 1-32-5.5
		NW-1-32-5.5

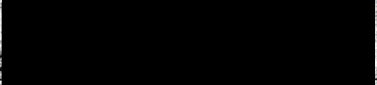

3
Page 3 of 5

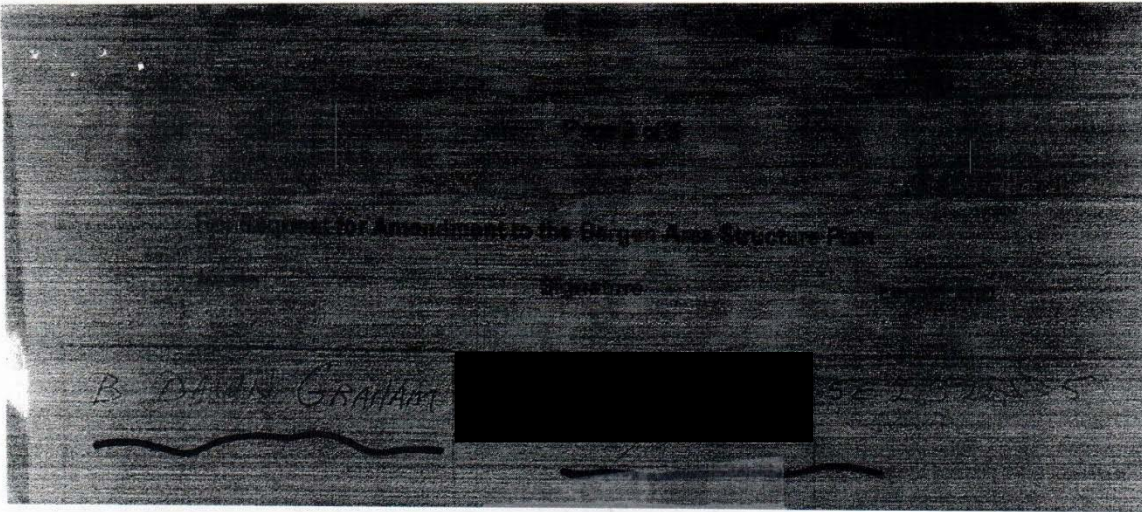
Re: Request for Amendment to the Bergen Area Structure Plan

Name

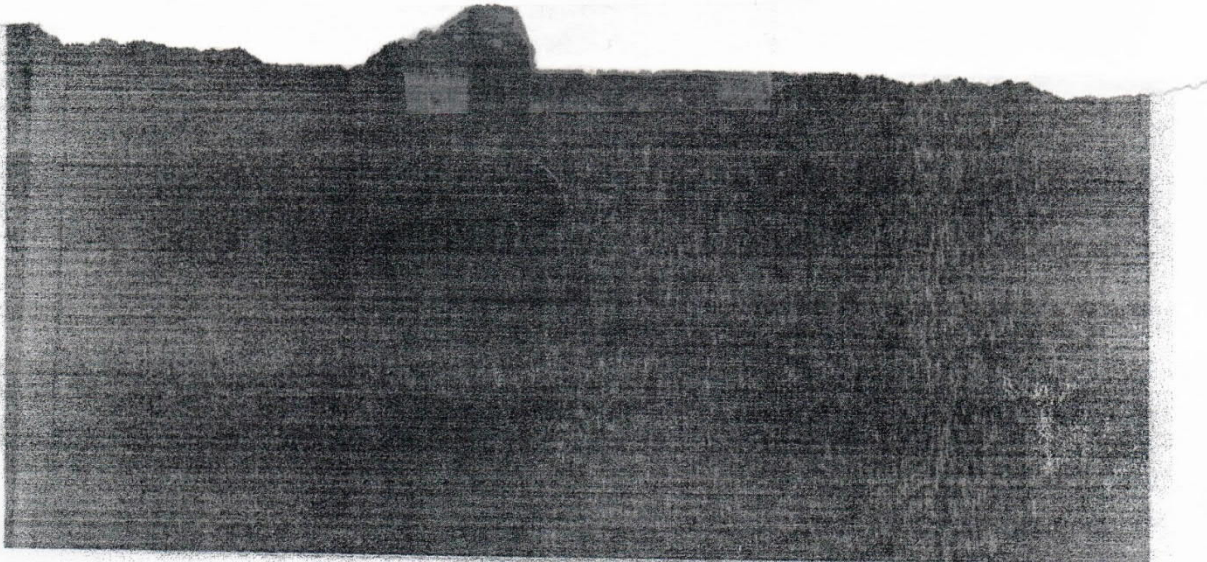
Signature

Legal Land

Phillip HAMBROOK		SE 15-32-5-W5
Valerie Hambrook		SE 15-32-5-W5



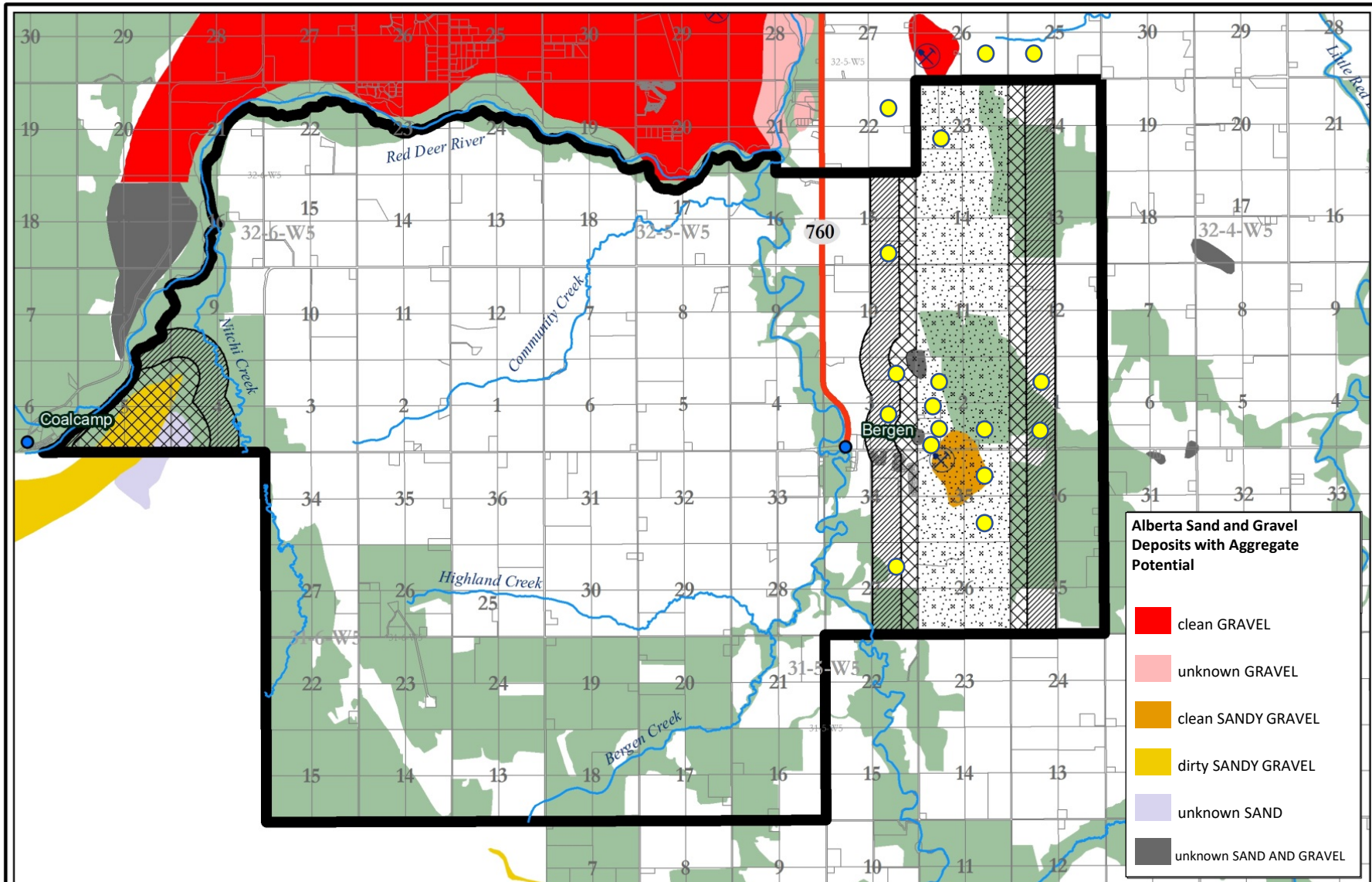
↑ Dawn Graham



Page 3 of 5

Re: Request for Amendment to the Bergen Area Structure Plan

Name	Signature	Legal Land
ROBERT SAWATZKY		SW-23-32-5-5
European Delicatessen		NORTH 80 ACRES
Alida Seidel		^{1/4} SW 25 32 5 5
11		SE 1/2 23 32 5 5
ROY BLECH		SW 26 32 5 5
		NW 23 32 5 5
		NE 22-32-5-5
DEAN MOORE		NE-26-31-05WS
Gladys Guzmanuk		E 1/2 35-31-5-WS
Roni Anann		NE-27-31-5-5



Bergen Area Structure Plan

Figure 7: Aggregate Resource
Extraction Map



0 0.5 1 2 3 Km

Scale: 1:90,000

Legend

Environmentally
Significant Areas

Gravel Pits

Potential Aggregate
Area

Aggregate Impact
Area

Aggregate Advisory
Area

Landowners who signed
the letter requesting an
ASP Amendment



Mountain View COUNTY

Bergen ASP & Buffers

Legend

- Dwelling/Rural Address
- ▬ ASP Boundaries
- 30m Buffer from Pipelines
- 165m Buffer from Existing Dwellings

Bergen ASP

- Agriculture
- Jackson Lake
- ▨ Stream Corridor
- ▨ Potential Aggregate Area
- ▨ Aggregate Impact Area
- ▨ Aggregate Advisory Area
- Cadastre - Parcel Linework

Pipelines

- CRUDE OIL
- FRESH WATER
- FUEL GAS
- HVP PRODUCTS
- LVP PRODUCTS
- NATURAL GAS
- OIL WELL EFFLUENT
- SALT WATER
- SOUR NATURAL GAS
- UNKNOWN

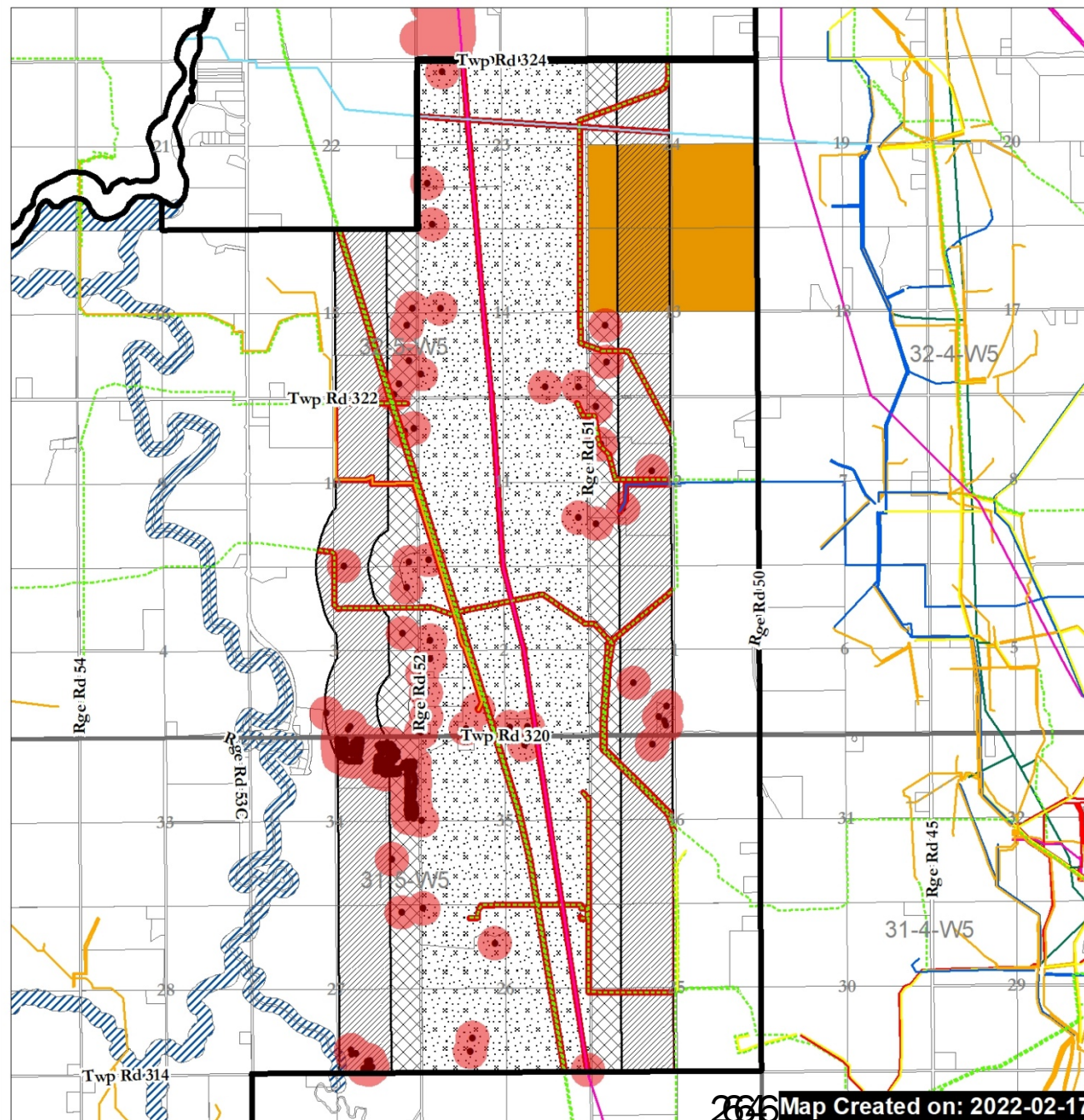


0 0.5 1 2 Km

Scale: 1:53,286

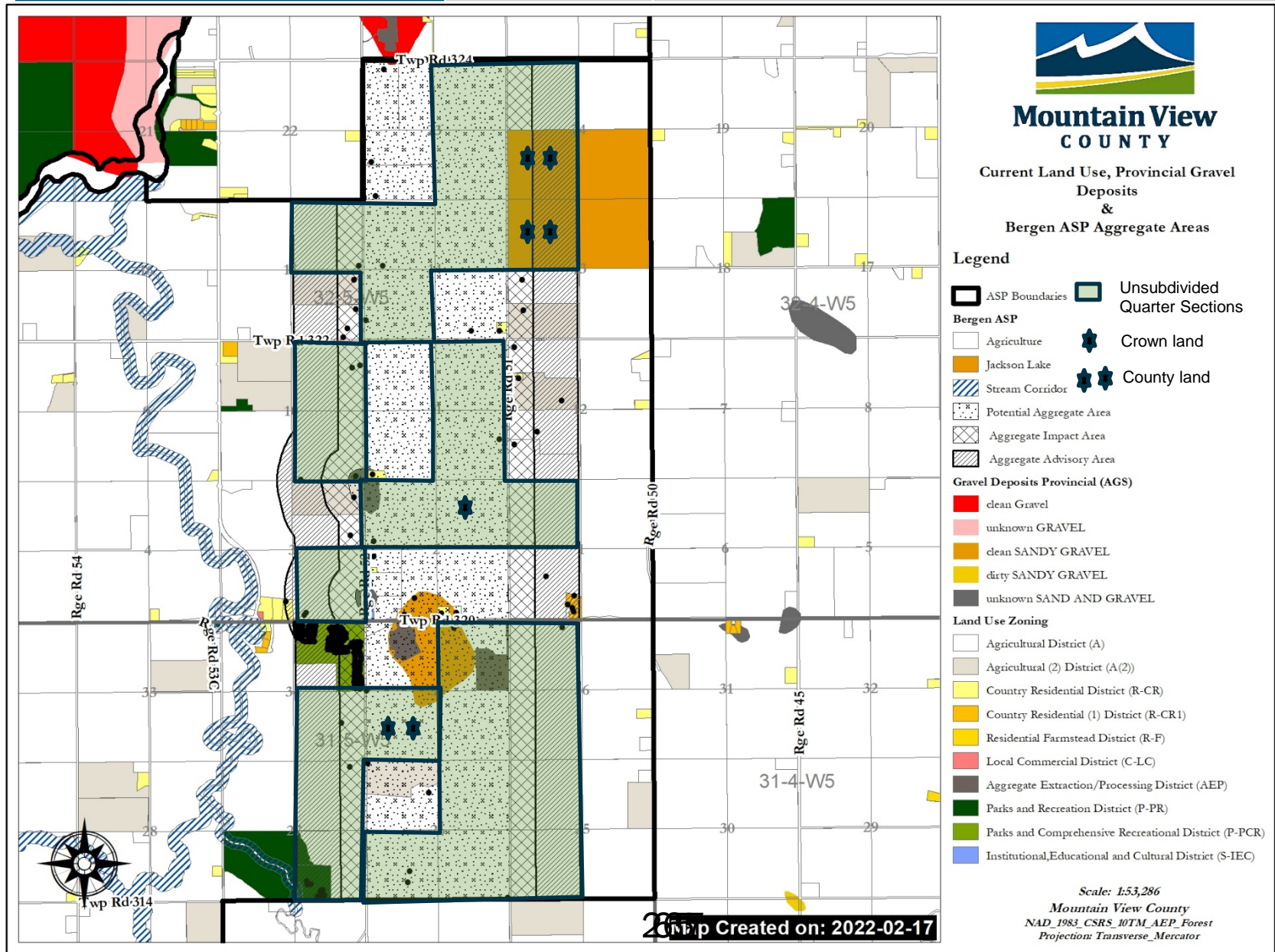
Mountain View County

Accuracy of dwelling location may vary



Map Created on: 2022-02-17

	Quarter Sections	Unsubdivided Quarter Sections
Potential Aggregate Area	24	13 (*1 Crown Quarter Section excluded and **1 County Quarter Section excluded)
Aggregate Impact Area and Aggregate Advisory Area	22	13 (**2 County Quarter Sections excluded)
Total	46	26



Regular Council Meeting

Request for Decision

Operational Services Department

Date: March 23, 2022

SUBJECT: 2022 Crack Filling Request for Proposal Results

RECOMMENDATION: That Council receive the results for the 2022 Crack Filling Request for Proposal as information.

ALTERNATIVE OPTIONS: N/A

BACKGROUND: On February 28, 2022, Mountain View County closed its' Request for Proposal for Crack Filling Services to be used during the 2022 construction season. The low bid was Alberta Parking Lot Services at a price of \$0.72 per linear meter. The County plans to fill approximately 100,000 meters of cracks. Last year, the successful bidder was Alberta Parking Lot Services at a price of \$0.72 per linear meter.

This Request for Proposal opportunity was advertised on the Alberta Purchasing Connection (APC) website during the month of February.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attachments ☒ Nil ☐

att 01 – Results for Crack Sealing RFP #2022-03

PREPARED BY: KKB
REVIEWED BY: JC

Results for Request for Proposal #2022-03
Crack Sealing for 2022 Season

Summary

Company	Price per Linear Meter
Alberta Parking Lot Services	\$0.72
AAA Striping & Seal Coating Service	\$0.749
Federal Joint Sealing Company of Canada Ltd.	\$1.58
Volker Stevin Highways Ltd.	\$1.20
Ledcor Group	\$1.26

Regular Council Meeting

Request for Decision

Corporate Services

Date: March 23, 2022

SUBJECT: Proposed 2022 Budget with Tax Rate Options

RECOMMENDATION: That Council approve the 2022 Budget based on Option____ contained in the Agenda package.

That Council approve the 5 Year Budget Forecast as presented.

ALTERNATIVE OPTIONS:

BACKGROUND: Council will approve the 2022 Budget. This replaces the 2022 Interim Budget and updates the 2022 Project Budget approved on December 1, 2021.

Changes to the 2022 Budget are outlined on the 2022 Proposed Operating Budget Summary of Changes for each of the 3 options for the Municipal Tax Levy. These include Wastewater Revenue for Netook as well as fuel operation at the Sundre Airport. The Firesmart Grant amount was awarded, and we updated the budget to the increased amount. The fuel budget was reviewed and if we consume the same gas and diesel as 2021 we will be able to pay up to \$1.00/litre of gas and up to \$1.10/litre of diesel. We will continue to monitor the expenses and return to Council to draw down on the Operating Expense Reserve if additional funding is required.

In the 2022 Project Budget, we updated the equipment and bridge project sheets. The purchase of the wildfire trailer will only proceed if the Municipal Climate Resiliency Grant is awarded. The adjustment to bridges is also reflected in today's RFDs.

There are three options being presented for the 2022 Municipal Tax Levy, these include:

Option 1: Revenue generated through assessment growth in part will fund savings for future major capital purchases. Mill rates remain the same.

Option 2: Revenue generated will not fund future savings for future major capital purchases. Mill rates will decrease.

Option 3: Revenue generated will include saving of \$1M for future major capital purchases. Mill rates will increase

Assumptions:

Every option will include the incremental cost of the Police Contract. In 2022, the full police contract budget is \$712,500

Every option will not rely on the Tax Rate Stabilization Reserve to balance the budget

Assessment is calculated as of June, 2021

2022 Municipal Tax Levy Calculation	Option 1	Option 2	Option 3
2021 Property Tax Levy	29,811,656	29,811,656	29,811,656
Incremental cost of Police Contract	190,000	190,000	190,000
Reduce Tax Rate Stabilization Reserve Transfer	743,640	743,640	743,640
Transfer to Reserves for future capital purchases	370,610		1,000,000
Adjustment required to set rates to four decimal places	-1	572	808
2022 Municipal Tax Levy	31,115,905	30,745,868	31,746,104

When reviewing the tax increase per tax rolls for each of the options, most increases will be from \$0-\$100 for each of the tax categories. Refer to the 2022 Property Tax Bylaw Options for more information.

RELEVANT POLICY:

[Policy #1009 Financial Controls](#)

[Policy #1008 Reserves](#)

[Municipal Government Act \(MGA\) Sections 242\(1\), 243, 247 and 354 - 359](#)

BUDGET IMPLICATIONS:

Attachments ☒ Nil ☐

1. Proposed 2022 Budget with Tax Rate Options

- a. Tax Rate Options 1, 2, and 3
 - i. Consolidated statement of Operations
 - ii. Summary of Changes
 - iii. Revenue Comparison
 - iv. 9% Intermunicipal Funding
 - v. Reserve Movements from the LRP
- b. 2022 Amended Budget Presentation Timeline
- c. Council Questions & Answers
- d. Government Transfers- 2022 estimated capital grants with prior year history
- e. Division Operating Summary Changes and Department Budget Change Detail (includes the Agriculture Budget Report presented to Agriculture Service Board)
- f. Projects by Funding Type – Projects split by funding sources
- g. Projects by Type – Projects split between operating, inventory, and capital budget
- h. Updated 2022 Project Sheets

2. 2022 Proposed 5 Year Budget & Reserve Forecast

PREPARED BY: MA

REVIEWED BY: LM



Mountain View County

2022 Budget





2022 Property Tax Bylaw Options

Option 1: Revenue generated through assessment growth in part will fund savings for future major capital purchases. Mill rates remain the same.

Option 2: Revenue generated will not fund future savings for future major capital purchases. Mill rates will decrease.

Option 3: Revenue generated will include saving of \$1M for future major capital purchases. Mill rates will increase

Assumptions:

Every option will not rely on the Tax Rate Stabilization Reserve to balance the budget

Tax Ratio is 3.56, max is 5.0. MGA 358.1(1)(c) "tax ratio", in respect of a municipality, means the ratio of the highest non residential tax rate set out in the municipality's property tax bylaw for a year to the lowest residential tax rate set out in the municipality's property tax bylaw for the same year.

Assessment is calculated as at June, 2021

	Previous Year	Presented Mar 9	Option 1	Option 2	Option 3
2021 Property Tax Levy	29,584,156	29,811,656	29,811,656	29,811,656	29,811,656
Incremental cost of Police Contract (Total \$712,500)	227,500	190,000	190,000	190,000	190,000
Reduce Tax Rate Stabilization Reserve Transfer			743,640	743,640	743,640
Transfer to Reserves for future capital purchases			370,610		1,000,000
Adjustment required to set rates to four decimal places	-	79	-1	572	808
2022 Municipal Tax Levy	29,811,656	30,001,577	31,115,905	30,745,868	31,746,104
Increase in Total Municipal Tax Levy (%)		0.6371%	4.3750%	3.1337%	6.4889%
Education Requisition	12,239,874	12,847,955	12,844,312	12,844,312	12,844,312
Mountain View Senior Housing (MVSH)	1,720,388	1,697,396	1,702,054	1,702,054	1,702,054
Designated Industrial Property (DIP) (2021 rate used)	138,359	143,820	143,820	143,820	143,820
2022 Total Requisitions	14,098,621	14,689,171	14,690,186	14,690,186	14,690,186
Increase in Total Requisitions (%)		4.1887%	4.1959%	4.1959%	4.1959%
Total 2022 Property Tax	43,910,277	44,690,748	45,806,961	45,436,924	46,437,160
Increase in Total Property Tax (%)		1.777%	4.317%	3.475%	5.753%

2022 Property Tax Rates					
Residential Mill Rate	2.9478	2.8423	2.9478	2.9128	3.0075
Non- Residential Mill Rate	10.497	10.121	10.497	10.3721	10.7096
Machinery & Equipment Mill Rate	10.497	10.121	10.497	10.3721	10.7096
Farmland Mill Rate	8.3178	8.0199	8.3178	8.2189	8.4863
Financial Impact to Rate Payers - excluding new properties					
Residential Tax Change					
<\$0	21%	2%	3%	5%	2%
\$0-\$100	75%	60%	77%	84%	60%
\$100-\$200	3%	33%	17%	8%	33%
\$200-\$300	0%	3%	1%	1%	3%
>200	1%	2%	2%	2%	2%
total	100%	100%	100%	100%	100%
Non-Residential Tax Change					
<\$0	21%	3%	75%	77%	3%
\$0-\$100	71%	84%	16%	16%	84%
\$100-\$200	4%	5%	3%	3%	5%
\$200-\$300	1%	2%	2%	1%	2%
\$300-\$400	1%	1%	1%	1%	1%
\$400-\$500	1%	1%	1%	1%	1%
\$500-\$600	0%	1%	0%	0%	1%
>\$600	1%	3%	2%	1%	3%
total	100%	100%	100%	100%	100%
Machinery & Equipment Tax Change					
<\$0	NA	1%	99%	100%	1%
\$0-\$100	NA	92%	1%	0%	92%
\$100-\$200	NA	3%	0%	0%	3%
>\$200	NA	4%	0%	0%	4%
total	NA	100%	100%	100%	100%
Farmland Tax Change					
<\$0	NA	0%	100%	100%	0%
\$0-\$100	NA	100%	0%	0%	100%
\$100-\$200	NA	0%	0%	0%	0%
>\$200	NA	0%	0%	0%	0%
total	NA	100%	100%	100%	100%



Mountain View County

2022 Budget

Tax Rate Option 1





**2022 Proposed Operating Budget
Consolidated Statement of Operations
OPTION 1**

	Change	2022 Budget \$	2021 Budget \$	2020 Actual \$	2019 Actual \$
REVENUE					
Net taxes available for municipal purposes	1,304,249	31,115,905	29,811,656	29,460,641	29,324,961
Sale of goods	72,000	120,000	48,000	173,648	186,987
Sale of services	40,000	261,500	221,500	239,988	329,679
Fees & levies	222	652,722	652,500	678,558	1,054,719
Fines & penalties	105,000	371,500	266,500	254,665	478,979
Return on investments	117,153	1,364,153	1,247,000	1,478,435	1,662,443
Rentals	-	146,975	146,975	171,328	267,760
Recovery	-	146,500	146,500	286,146	655,758
Government transfers for operating	(721,081)	966,840	1,687,921	2,325,945	1,946,375
Other	-	-	-	43,000	-
Total Revenue	917,543	35,146,095	34,228,552	35,112,354	35,907,661
EXPENSES					
Council	30,387	667,687	637,300	525,109	615,179
CAO Services	51,132	757,644	706,512	698,133	709,402
Corporate Services					
Finance & general office	155,189	2,115,905	1,960,716	1,777,936	2,568,736
Assessment	46,065	439,165	393,100	430,214	488,271
Business services	69,094	1,133,349	1,064,255	1,029,823	685,544
Waste management	-	364,000	364,000	376,557	476,935
Planning & Development Services					
Planning	124,995	1,000,213	875,218	811,478	1,040,331
Development	146,720	692,127	545,407	500,918	465,957
Permitting	29,974	378,575	348,601	315,830	340,041
Legislative & Community Services					
Legislative services	177,337	1,963,849	1,786,512	1,365,539	1,294,148
Agriculture & land management	150,742	1,433,367	1,282,625	1,125,533	1,245,898
Community grants & transfers	248,078	5,636,418	5,388,340	4,761,276	5,931,938
Operational Services					
Roads, facilities & shops	10,511	20,609,019	20,598,508	21,227,750	21,969,378
Airports	103,203	438,753	335,550	350,686	335,960
Total Expenses (Schedule 3)	1,343,429	37,630,071	36,286,643	35,296,782	38,167,718
EXCESS (DEFICIENCY) OF REVENUE	(425,886)	(2,483,976)	(2,058,091)	(184,428)	(2,260,057)
OTHER					
Assets transferred to another municipality	-	-	-	(1,157,572)	(141,263)
Gain/(loss) on sale of assets*	-	(200,000)	(200,000)	(428,375)	(235,386)
Government transfers for capital	(1,928,456)	4,941,979	6,870,435	4,972,871	4,165,622
EXCESS OF REVENUE OVER EXPENSES	(2,354,342)	2,258,003	4,612,345	3,202,496	1,528,916
Amortization	450,282	14,077,788	13,627,506	12,911,676	13,203,058
Disposal of Tangible Capital Assets	(160,796)	655,464	816,260	1,172,094	964,184
Reserve Funding	2,473,943	12,615,419	10,141,476	18,405,443	15,628,009
Reserve Funding: Tax Rate Stabilization	-	-	-	-	-
Debt Funding	(5,600,000)	-	5,600,000	1,184,910	-
Capital Spending	3,590,386	(18,043,765)	(21,634,151)	(18,759,273)	(12,384,891)
Unfunded Liability Reduction	-	(170,000)	(170,000)	-	-
Unfunded Liability Addition	-	300,000	300,000	82,113	33,617
Reserve Additions	1,616,528	(11,381,908)	(12,998,436)	(18,199,459)	(18,972,893)
Contingency	(16,000)	(311,000)	(295,000)	-	-
	-	-	-	-	-



**2022 Proposed Operating Budget
Summary of Changes
OPTION 1**

	Change	2022 Budget Mar 9, 2022 \$	2022 Budget \$
REVENUE			
Net taxes available for municipal purposes	1,114,249 ¹	30,001,656	31,115,905
Sale of goods	65,000 ²	55,000	120,000
Sale of services	-	261,500	261,500
Fees & levies	-	652,722	652,722
Fines & penalties	-	371,500	371,500
Return on investments	-	1,364,153	1,364,153
Rentals	-	146,975	146,975
Recovery	-	146,500	146,500
Government transfers for operating	12,500 ³	954,340	966,840
Other	-	-	-
Total Revenue	1,191,749	33,954,346	35,146,095
EXPENSES			
Council	-	667,687	667,687
CAO Services	12,500 ³	745,144	757,644
Corporate Services			
Finance & general office	-	2,115,905	2,115,905
Assessment	-	439,165	439,165
Business services	-	1,133,349	1,133,349
Waste management	-	364,000	364,000
Planning & Development Services			
Planning	-	1,000,213	1,000,213
Development	-	692,127	692,127
Permitting	-	378,575	378,575
Legislative & Community Services			
Legislative services	-	1,963,849	1,963,849
Agriculture & land management	-	1,433,367	1,433,367
Community grants & transfers	-	5,636,418	5,636,418
Operational Services			
Roads, facilities & shops	-	20,609,019	20,609,019
Airports	65,000 ²	373,753	438,753
Total Expenses (Schedule 3)	77,500	37,552,571	37,630,071
EXCESS (DEFICIENCY) OF REVENUE	1,114,249	(3,598,225)	(2,483,976)
OTHER			
Assets transferred to another municipality	-	-	-
Gain/(loss) on sale of assets*	-	(200,000)	(200,000)
Government transfers for capital	100,000 ⁴	4,841,979	4,941,979
EXCESS OF REVENUE OVER EXPENSES	1,214,249	1,043,754	2,258,003
Amortization	-	14,077,788	14,077,788
Disposal of Tangible Capital Assets	-	655,464	655,464
Reserve Funding	11,000 ⁵	12,604,419	12,615,419
Reserve Funding: Tax Rate Stabilization	(743,640) ¹	743,640	-
Debt Funding	-	-	-
Capital Spending	(100,000) ⁴	(17,943,765)	(18,043,765)
Unfunded Liability Reduction	-	(170,000)	(170,000)
Unfunded Liability Addition	-	300,000	300,000
Reserve Additions	(370,608) ⁶	(11,011,300)	(11,381,908)
Contingency	(11,000) ⁵	(300,000)	(311,000)
	-	-	-

¹ Tax Rate Status Quo Based on Option 1: Revenue generated through assessment growth pays for increase in Provincial Policing, remove the reliance on the Tax Rate Stabilization Reserve and fund savings for future major capital purchases

² Increase of \$65K for the purchase and sale of fuel at the Sundre Airport

³ Increased CA-22-01 Fire Preparedness (Bearberry Protection Area) and the Firesmart Grant by the same from \$15K to \$27.5K

⁴ Addition of \$100K for OS-22-24 Wildfire Trailers funded through the Municipal Climate Resiliency Grant

⁴ The Changes presented above had a net zero impact on the final surplus or on reserve additions as all changes had a dedicated funding source.

⁵ Change to CAO Contingency based on 1% of Municipal Taxes (funded through Tax Rate Stabilization)

⁶ Increase to Intermunicipal Collaboration Reserve based on 9% of Municipal Taxes and \$270K increase addition to Bridge Reserve



2022 Proposed Operating Budget
Revenue Comparison

GL Code	Cost Center	GL Name	Change	2022	2021
Property Tax			1,304,249	31,115,905	29,811,656
Sale of Goods					
1.1.3.10.1.0.102	FINANCE	SALE OF GOODS-MAPS	-	2,500	2,500
1.1.6.10.1.0.101	OPERATIONAL SERVICES	SALE OF GOODS	2,000	2,500	500
1.1.6.10.1.0.105	OPERATIONAL SERVICES	SALE OF GOODS-OPS-GRAVEL	-	8,500	8,500
1.1.6.10.1.0.109	OPERATIONAL SERVICES	SALE OF GOODS-OPS-DIDS SHOP	5,000	40,000	35,000
1.1.6.20.1.0.101	AIRPORTS	SALE OF GOODS - FUEL	65,000	65,000	-
1.1.7.10.1.0.106	AGRICULTURAL SERVICES	SALE OF GOODS-AG-CHEMICALS	-	1,500	1,500
Subtotal			72,000	120,000	48,000
Sale of Services					
1.1.3.10.2.0.201	FINANCE	SERVICES-TAX CERTIFICATES	-	27,500	27,500
1.1.4.10.2.0.221	PLANNING	ZONING APPLICATION FEES	20,000	70,000	50,000
1.1.4.10.2.0.227	PLANNING	SUBDIVISION APPEAL FEES	-	500	500
1.1.4.10.2.0.228	PLANNING	TIME EXTENSION FEES	-	5,000	5,000
1.1.4.10.2.0.233	PLANNING	ENGINEERING FEES	-	5,000	5,000
1.1.4.20.2.0.222	DEVELOPMENT	COMPLIANCE CERTIFICATE REVENUE	-	10,000	10,000
1.1.6.10.2.0.211	OPERATIONAL SERVICES	SERVICES-DUST CONTROL-CALCIUM	-	100,000	100,000
1.1.6.10.2.0.251	OPERATIONAL SERVICES	SERVICES-WASTEWATER	-	20,000	-
1.1.7.10.2.0.230	AGRICULTURAL SERVICES	SERVICES-AG-OTHER FEES	-	23,500	23,500
Subtotal			20,000	261,500	221,500
Fees & levies					
1.1.4.10.3.0.304	PLANNING	SUBDIVISION APPLIC & APPROVAL	-	40,000	40,000
1.1.4.20.3.0.301	DEVELOPMENT	PERMITTED USE	-	20,000	20,000
1.1.4.20.3.0.302	DEVELOPMENT	DISCRETIONARY USE	-	75,000	75,000
1.1.4.20.3.0.303	DEVELOPMENT	BUILDING PERMIT	-	115,000	115,000
1.1.4.20.3.0.304	DEVELOPMENT	GAS PERMIT	2,000	22,000	20,000
1.1.4.20.3.0.305	DEVELOPMENT	ELECTRICAL PERMIT	(6,000)	46,000	52,000
1.1.4.20.3.0.306	DEVELOPMENT	PLUMBING PERMIT	2,222	12,222	10,000
1.1.4.20.3.0.307	DEVELOPMENT	PSTS PERMIT	2,000	13,000	11,000
1.1.6.10.3.0.309	OPERATIONAL SERVICES	GAS & OIL PERMITS	-	-	-
1.1.6.10.3.0.311	OPERATIONAL SERVICES	PIPELINE CROSSING	-	3,000	3,000
1.1.6.10.3.0.312	OPERATIONAL SERVICES	APPROACH AGREEMENT INSPECTION	-	25,000	25,000
1.1.6.10.3.0.313	OPERATIONAL SERVICES	APPROACH PARALLEL CONSENT	-	2,000	2,000
1.1.6.10.3.0.314	OPERATIONAL SERVICES	ROAD INSPECTION	-	60,000	60,000
1.1.6.10.3.0.320	OPERATIONAL SERVICES	FEES-COMM AGGREGATE PMT LEVY	-	200,000	200,000
1.1.6.20.3.0.320	OPERATIONAL SERVICES	OTHER-OLDS/DI AIRPORT-FRONTAGE	-	4,000	4,000
1.1.6.20.3.0.320	OPERATIONAL SERVICES	OTHER-OLDS/DI AIRPORT-FRONTAGE	-	15,000	15,000
1.1.7.20.3.0.317	PARKS & LAND	PARKS-WATER VALLEY	-	500	500
Subtotal			222	652,722	652,500
Fines & penalties					
1.1.3.10.4.0.401	FINANCE	TAXROLL-PENALTIES	105,000	230,000	125,000
1.1.3.10.4.0.402	FINANCE	TAXROLL-COSTS	-	-	-
1.1.3.10.4.0.405	FINANCE	INTEREST ON AR	-	1,500	1,500
1.1.5.50.4.0.403	PATROL	TRAFFIC VIOLATIONS	-	140,000	140,000
Subtotal			105,000	371,500	266,500
Return on Investment					
1.1.3.10.5.0.501	FINANCE	INTEREST-SHORT TERM INV	-	905,000	905,000
1.1.3.10.5.0.502	FINANCE	INTEREST-OTHER	100,000	100,000	-
1.1.3.10.5.0.506	FINANCE	INTEREST-MV SENIORS	17,153	359,153	342,000
Subtotal			117,153	1,364,153	1,247,000
Rentals					
1.1.6.20.6.0.608	OPERATIONAL SERVICES	AIRPORT LEASE	-	3,000	3,000
1.1.6.70.6.0.603	OPERATIONAL SERVICES	RENTALS-SHOPS	-	-	-
1.1.7.20.6.0.616	PARKS & LAND	RENTALS-WESTWARD HO PARK LEASE	-	35,000	35,000
1.1.7.30.6.0.617	PARKS & LAND	RENTALS-COUNTY LANDS	-	87,000	87,000
1.1.7.30.6.0.619	PARKS & LAND	RENTALS-ROAD ALLOWANCES	-	4,975	4,975
1.1.7.30.6.0.620	PARKS & LAND	RENTALS-OTHER EASEMENTS	-	17,000	17,000
Subtotal			-	146,975	146,975
Recovery					
1.1.3.10.7.0.721	FINANCE	WCB RECOVERY	-	25,000	25,000
1.1.3.20.7.0.702	ASSESSMENT	ADMINISTRATION	-	121,000	121,000
1.1.7.10.7.0.709	AGRICULTURAL SERVICES	MISCELLANEOUS REVENUE	-	500	500
Subtotal			-	146,500	146,500
Government transfers for operating					
1.1.3.10.9.0.944	FINANCE	PROVINCIAL GRANT (Intern Grant)	(20,000)	-	20,000
1.1.3.10.9.0.944	FINANCE	PROVINCIAL GRANT (MOST)	(234,235)	-	234,235
1.1.4.10.9.2.934	PLANNING	PROVINCIAL GRANT (ICI)	(42,000)	-	42,000
1.1.5.63.9.0.934	COMMUNITY SERVICES	PROVINCIAL GRANTS (MSI Operating - Fire)	3,326	168,326	165,000
1.1.5.63.9.3.984	COMMUNITY SERVICES	GRANT-OTHER AGENCIES (Fire Calls)	-	60,000	60,000
1.1.5.63.9.3.984	COMMUNITY SERVICES	GRANT-OTHER AGENCIES (Cremona Fire 20%)	30,328	86,780	56,452
1.1.5.64.9.2.953	COMMUNITY SERVICES	PROVINCIAL GRANT-FCSS	-	342,984	342,984
1.1.7.10.9.2.956	AGRICULTURAL SERVICES	PROVINCIAL GRANT (ASB Grant)	(60,000)	183,000	243,000
1.1.7.10.9.2.956	AGRICULTURAL SERVICES	PROVINCIAL GRANT (CAP Mitigation Grant)	-	3,250	3,250
1.1.7.10.9.1.905	DISASTER SERVICES	FEDERAL GRANT (FireSmart)	27,500	27,500	-
1.1.7.10.9.1.905	AGRICULTURAL SERVICES	FEDERAL GRANT-OTHER AG (ALUS)	40,000	70,000	30,000
1.1.7.10.9.2.959	AGRICULTURAL SERVICES	PROV GRANT-WATER CONSERVATION (Riparian)	-	25,000	25,000
1.1.6.10.9.2.934	AGRICULTURAL SERVICES	OPERATIONAL SERVICES (MSI- Reallocated to Capital)	(466,000)	-	466,000
Subtotal			(721,081)	966,840	1,687,921
Total			897,543	35,146,095	34,228,552



2022 Proposed Operating Budget 9% Intermunicipal Funding

Forecasted Property Tax	\$31,115,905
-------------------------	--------------

9%	\$2,800,431
----	-------------

Operating:

Recreation:

Carstairs	\$208,894
Cremona	\$228,301
Didsbury	\$425,152
Olds	\$509,236
Sundre	\$608,062

Library:

Carstairs	\$30,669
Cremona	\$32,848
Didsbury	\$40,226
Olds	\$48,182
Sundre	\$57,533
Water Valley	\$14,078

Total Operating	\$2,203,181
------------------------	--------------------

Reserve Funding:

Intermunicipal Reserve - Cremona	\$91,342
Intermunicipal Reserve	\$505,908

Total Reserve Funding	\$597,250
------------------------------	------------------

Total Funding	\$2,800,431
----------------------	--------------------



**2022 MVC Reserve
Movements from
Long Range Plan and Projects
OPTION 1**

	Beginning of Year \$	Budget Transfer In \$	Budget Transfer Out \$	End of Year \$
RESERVE TYPE	Preliminary			Estimated 2022 Budget
Agriculture	19,538	-	(19,538)	(0)
Bad Debt Reserve	2,500,000	-	(175,000)	2,325,000
Bridge	13,836,459	3,270,325	(1,430,000)	15,676,784
Carry Over Project Reserve	4,626,570	2	(4,626,572)	(0)
Emergency Facilities	1,130,964	155,000	-	1,285,964
Environmental	286,567	-	-	286,567
Equipment Fleet	2,396,549	2,662,000	(2,355,000)	2,703,549
Facility	5,112,970	649,000	(67,000)	5,694,970
General Fire	1,373,564	554,000	(908,000)	1,019,564
Intermunicipal	1,290,121	505,908	-	1,796,029
Intermunicipal Collaboration - Cremona	85,306	91,342	-	176,648
Office Equipment	780,697	200,000	(368,850)	611,847
Operating Expense	2,000,000	-	-	2,000,000
Park Facilities	57,907	-	-	57,907
Pit Stripping and Reclamation	4,022,159	400,000	(870,000)	3,552,159
Road	29,672,849	2,894,300	(1,034,460)	31,532,689
Strings and Keys Music	9,835	-	-	9,835
Tax Rate Stabilization	2,686,639	31	(760,999)	1,925,671
TOTAL RESERVES	<u>71,888,693</u>	<u>11,381,908</u>	<u>(12,615,419)</u>	<u>70,655,183</u>
UNAPPROPRIATED EQUITY	-	-	-	-
RESERVES & UNAPPROPRIATED EQUITY	<u>71,888,693</u>	<u>11,381,908</u>	<u>(12,615,419)</u>	<u>70,655,183</u>
NET CHANGE IN RESERVES				<u>(1,233,511)</u>

Note: The additions and deletions shown here are based on project work taking place within the 2022 year. Transfers In are the funds that will be added to each reserve based on the long term planning goals of the County. Transfers Out are the funds that will be used for capital and operating projects based on the established budget project matrix.

Tax Rate Stabilization Funding is comprised of CS-22-09 Tax Incentive, OS-20-21 Coal Camp Bank Protection and the CAO Contingency



Mountain View County

2022 Budget

Tax Rate Option 2





**2022 Proposed Operating Budget
Consolidated Statement of Operations
OPTION 2**

	Change	2022 Budget \$	2021 Budget \$	2020 Actual \$	2019 Actual \$
REVENUE					
Net taxes available for municipal purposes	934,212	30,745,868	29,811,656	29,460,641	29,324,961
Sale of goods	72,000	120,000	48,000	173,648	186,987
Sale of services	40,000	261,500	221,500	239,988	329,679
Fees & levies	222	652,722	652,500	678,558	1,054,719
Fines & penalties	105,000	371,500	266,500	254,665	478,979
Return on investments	117,153	1,364,153	1,247,000	1,478,435	1,662,443
Rentals	-	146,975	146,975	171,328	267,760
Recovery	-	146,500	146,500	286,146	655,758
Government transfers for operating	(721,081)	966,840	1,687,921	2,325,945	1,946,375
Other	-	-	-	43,000	-
Total Revenue	547,506	34,776,058	34,228,552	35,112,354	35,907,661
EXPENSES					
Council	30,387	667,687	637,300	525,109	615,179
CAO Services	51,132	757,644	706,512	698,133	709,402
Corporate Services					
Finance & general office	155,189	2,115,905	1,960,716	1,777,936	2,568,736
Assessment	46,065	439,165	393,100	430,214	488,271
Business services	69,094	1,133,349	1,064,255	1,029,823	685,544
Waste management	-	364,000	364,000	376,557	476,935
Planning & Development Services					
Planning	124,995	1,000,213	875,218	811,478	1,040,331
Development	146,720	692,127	545,407	500,918	465,957
Permitting	29,974	378,575	348,601	315,830	340,041
Legislative & Community Services					
Legislative services	177,337	1,963,849	1,786,512	1,365,539	1,294,148
Agriculture & land management	150,742	1,433,367	1,282,625	1,125,533	1,245,898
Community grants & transfers	248,078	5,636,418	5,388,340	4,761,276	5,931,938
Operational Services					
Roads, facilities & shops	10,511	20,609,019	20,598,508	21,227,750	21,969,378
Airports	103,203	438,753	335,550	350,686	335,960
Total Expenses (Schedule 3)	1,343,429	37,630,071	36,286,643	35,296,782	38,167,718
EXCESS (DEFICIENCY) OF REVENUE	(795,923)	(2,854,013)	(2,058,091)	(184,428)	(2,260,057)
OTHER					
Assets transferred to another municipality	-	-	-	(1,157,572)	(141,263)
Gain/(loss) on sale of assets*	-	(200,000)	(200,000)	(428,375)	(235,386)
Government transfers for capital	(1,928,456)	4,941,979	6,870,435	4,972,871	4,165,622
EXCESS OF REVENUE OVER EXPENSES	(2,724,379)	1,887,966	4,612,345	3,202,496	1,528,916
Amortization	450,282	14,077,788	13,627,506	12,911,676	13,203,058
Disposal of Tangible Capital Assets	(160,796)	655,464	816,260	1,172,094	964,184
Reserve Funding	2,469,943	12,611,419	10,141,476	18,405,443	15,628,009
Reserve Funding: Tax Rate Stabilization	-	-	-	-	-
Debt Funding	(5,600,000)	-	5,600,000	1,184,910	-
Capital Spending	3,590,386	(18,043,765)	(21,634,151)	(18,759,273)	(12,384,891)
Unfunded Liability Reduction	-	(170,000)	(170,000)	-	-
Unfunded Liability Addition	-	300,000	300,000	82,113	33,617
Reserve Additions	1,986,564	(11,011,872)	(12,998,436)	(18,199,459)	(18,972,893)
Contingency	(12,000)	(307,000)	(295,000)	-	-
	-	-	-	-	-



**2022 Proposed Operating Budget
Summary of Changes
OPTION 2**

	Change	2022 Budget Mar 9, 2022 \$	2022 Budget \$
REVENUE			
Net taxes available for municipal purposes	744,212 ¹	30,001,656	30,745,868
Sale of goods	65,000 ²	55,000	120,000
Sale of services	-	261,500	261,500
Fees & levies	-	652,722	652,722
Fines & penalties	-	371,500	371,500
Return on investments	-	1,364,153	1,364,153
Rentals	-	146,975	146,975
Recovery	-	146,500	146,500
Government transfers for operating	12,500 ³	954,340	966,840
Other	-	-	-
Total Revenue	821,712	33,954,346	34,776,058
EXPENSES			
Council	-	667,687	667,687
CAO Services	12,500 ³	745,144	757,644
Corporate Services			
Finance & general office	-	2,115,905	2,115,905
Assessment	-	439,165	439,165
Business services	-	1,133,349	1,133,349
Waste management	-	364,000	364,000
Planning & Development Services			
Planning	-	1,000,213	1,000,213
Development	-	692,127	692,127
Permitting	-	378,575	378,575
Legislative & Community Services			
Legislative services	-	1,963,849	1,963,849
Agriculture & land management	-	1,433,367	1,433,367
Community grants & transfers	-	5,636,418	5,636,418
Operational Services			
Roads, facilities & shops	-	20,609,019	20,609,019
Airports	65,000 ²	373,753	438,753
Total Expenses (Schedule 3)	77,500	37,552,571	37,630,071
EXCESS (DEFICIENCY) OF REVENUE	744,212	(3,598,225)	(2,854,013)
OTHER			
Assets transferred to another municipality	-	-	-
Gain/(loss) on sale of assets*	-	(200,000)	(200,000)
Government transfers for capital	100,000 ⁴	4,841,979	4,941,979
EXCESS OF REVENUE OVER EXPENSES	844,212	1,043,754	1,887,966
Amortization	-	14,077,788	14,077,788
Disposal of Tangible Capital Assets	-	655,464	655,464
Reserve Funding	7,000 ⁵	12,604,419	12,611,419
Reserve Funding: Tax Rate Stabilization	(743,640) ¹	743,640	-
Debt Funding	-	-	-
Capital Spending	(100,000) ⁴	(17,943,765)	(18,043,765)
Unfunded Liability Reduction	-	(170,000)	(170,000)
Unfunded Liability Addition	-	300,000	300,000
Reserve Additions	(572) ⁶	(11,011,300)	(11,011,872)
Contingency	(7,000) ⁵	(300,000)	(307,000)
	-	-	-

¹ Tax Rate Decrease Based on Option 2: Increase to cover incremental increase to Provincial Policing expense and balance budget (Mill Rates will decrease) and remove reliance on the Tax Rate Stabilization Reserve

² Increase of \$65K for the purchase and sale of fuel at the Sundre Airport

³ Increased CA-22-01 Fire Preparedness (Bearberry Protection Area) and the Firesmart Grant by the same from \$15K to \$27.5K ⁴ Addition of \$100K for OS-22-24 Wildfire Trailers funded through the Municipal Climate Resiliency Grant

⁴ The Changes presented above had a net zero impact on the final surplus or on reserve additions as all changes had a dedicated funding source.

⁵ Change to CAO Contingency based on 1% of Municipal Taxes (funded through Tax Rate Stabilization)

⁶ Increase to Intermunicipal Collaboration Reserve based on 9% of Municipal Taxes and \$66K reduction to Bridge Reserve Addition



2022 Proposed Operating Budget
Revenue Comparison

Property Tax	GL Code	Cost Center	GL Name	Change	2022	2021
				934,212	30,745,868	29,811,656
Sale of Goods						
	1.1.3.10.1.0.102	FINANCE	SALE OF GOODS-MAPS	-	2,500	2,500
	1.1.6.10.1.0.101	OPERATIONAL SERVICES	SALE OF GOODS	2,000	2,500	500
	1.1.6.10.1.0.105	OPERATIONAL SERVICES	SALE OF GOODS-OPS-GRAVEL	-	8,500	8,500
	1.1.6.10.1.0.109	OPERATIONAL SERVICES	SALE OF GOODS-OPS-DIDS SHOP	5,000	40,000	35,000
	1.1.6.20.1.0.101	AIRPORTS	SALE OF GOODS - FUEL	65,000	65,000	-
	1.1.7.10.1.0.106	AGRICULTURAL SERVICES	SALE OF GOODS-AG-CHEMICALS	-	1,500	1,500
			Subtotal	72,000	120,000	48,000
Sale of Services						
	1.1.3.10.2.0.201	FINANCE	SERVICES-TAX CERTIFICATES	-	27,500	27,500
	1.1.4.10.2.0.221	PLANNING	ZONING APPLICATION FEES	20,000	70,000	50,000
	1.1.4.10.2.0.227	PLANNING	SUBDIVISION APPEAL FEES	-	500	500
	1.1.4.10.2.0.228	PLANNING	TIME EXTENSION FEES	-	5,000	5,000
	1.1.4.10.2.0.233	PLANNING	ENGINEERING FEES	-	5,000	5,000
	1.1.4.20.2.0.222	DEVELOPMENT	COMPLIANCE CERTIFICATE REVENUE	-	10,000	10,000
	1.1.6.10.2.0.211	OPERATIONAL SERVICES	SERVICES-DUST CONTROL-CALCIUM	-	100,000	100,000
	1.1.6.10.2.0.251	OPERATIONAL SERVICES	SERVICES-WASTEWATER	-	20,000	-
	1.1.7.10.2.0.230	AGRICULTURAL SERVICES	SERVICES-AG-OTHER FEES	-	23,500	23,500
			Subtotal	20,000	261,500	221,500
Fees & levies						
	1.1.4.10.3.0.304	PLANNING	SUBDIVISION APPLIC & APPROVAL	-	40,000	40,000
	1.1.4.20.3.0.301	DEVELOPMENT	PERMITTED USE	-	20,000	20,000
	1.1.4.20.3.0.302	DEVELOPMENT	DISCRETIONARY USE	-	75,000	75,000
	1.1.4.20.3.0.303	DEVELOPMENT	BUILDING PERMIT	-	115,000	115,000
	1.1.4.20.3.0.304	DEVELOPMENT	GAS PERMIT	2,000	22,000	20,000
	1.1.4.20.3.0.305	DEVELOPMENT	ELECTRICAL PERMIT	(6,000)	46,000	52,000
	1.1.4.20.3.0.306	DEVELOPMENT	PLUMBING PERMIT	2,222	12,222	10,000
	1.1.4.20.3.0.307	DEVELOPMENT	PSTS PERMIT	2,000	13,000	11,000
	1.1.6.10.3.0.309	OPERATIONAL SERVICES	GAS & OIL PERMITS	-	-	-
	1.1.6.10.3.0.311	OPERATIONAL SERVICES	PIPELINE CROSSING	-	3,000	3,000
	1.1.6.10.3.0.312	OPERATIONAL SERVICES	APPROACH AGREEMENT INSPECTION	-	25,000	25,000
	1.1.6.10.3.0.313	OPERATIONAL SERVICES	APPROACH PARALLEL CONSENT	-	2,000	2,000
	1.1.6.10.3.0.314	OPERATIONAL SERVICES	ROAD INSPECTION	-	60,000	60,000
	1.1.6.10.3.0.320	OPERATIONAL SERVICES	FEES-COMM AGGREGATE PMT LEVY	-	200,000	200,000
	1.1.6.20.3.0.320	OPERATIONAL SERVICES	OTHER-OLDS/DI AIRPORT-FRONTAGE	-	4,000	4,000
	1.1.6.20.3.0.320	OPERATIONAL SERVICES	OTHER-OLDS/DI AIRPORT-FRONTAGE	-	15,000	15,000
	1.1.7.20.3.0.317	PARKS & LAND	PARKS-WATER VALLEY	-	500	500
			Subtotal	222	652,722	652,500
Fines & penalties						
	1.1.3.10.4.0.401	FINANCE	TAXROLL-PENALTIES	105,000	230,000	125,000
	1.1.3.10.4.0.402	FINANCE	TAXROLL-COSTS	-	-	-
	1.1.3.10.4.0.405	FINANCE	INTEREST ON AR	-	1,500	1,500
	1.1.5.50.4.0.403	PATROL	TRAFFIC VIOLATIONS	-	140,000	140,000
			Subtotal	105,000	371,500	266,500
Return on Investment						
	1.1.3.10.5.0.501	FINANCE	INTEREST-SHORT TERM INV	-	905,000	905,000
	1.1.3.10.5.0.502	FINANCE	INTEREST-OTHER	100,000	100,000	-
	1.1.3.10.5.0.506	FINANCE	INTEREST-MV SENIORS	17,153	359,153	342,000
			Subtotal	117,153	1,364,153	1,247,000
Rentals						
	1.1.6.20.6.0.608	OPERATIONAL SERVICES	AIRPORT LEASE	-	3,000	3,000
	1.1.6.70.6.0.603	OPERATIONAL SERVICES	RENTALS-SHOPS	-	-	-
	1.1.7.20.6.0.616	PARKS & LAND	RENTALS-WESTWARD HO PARK LEASE	-	35,000	35,000
	1.1.7.30.6.0.617	PARKS & LAND	RENTALS-COUNTY LANDS	-	87,000	87,000
	1.1.7.30.6.0.619	PARKS & LAND	RENTALS-ROAD ALLOWANCES	-	4,975	4,975
	1.1.7.30.6.0.620	PARKS & LAND	RENTALS-OTHER EASEMENTS	-	17,000	17,000
			Subtotal	-	146,975	146,975
Recovery						
	1.1.3.10.7.0.721	FINANCE	WCB RECOVERY	-	25,000	25,000
	1.1.3.20.7.0.702	ASSESSMENT	ADMINISTRATION	-	121,000	121,000
	1.1.7.10.7.0.709	AGRICULTURAL SERVICES	MISCELLANEOUS REVENUE	-	500	500
			Subtotal	-	146,500	146,500
Government transfers for operating						
	1.1.3.10.9.0.944	FINANCE	PROVINCIAL GRANT (Intern Grant)	(20,000)	-	20,000
	1.1.3.10.9.0.944	FINANCE	PROVINCIAL GRANT (MOST)	(234,235)	-	234,235
	1.1.4.10.9.2.934	PLANNING	PROVINCIAL GRANT (ICI)	(42,000)	-	42,000
	1.1.5.63.9.0.934	COMMUNITY SERVICES	PROVINCIAL GRANTS (MSI Operating - Fire)	3,326	168,326	165,000
	1.1.5.63.9.3.984	COMMUNITY SERVICES	GRANT-OTHER AGENCIES (Fire Calls)	-	60,000	60,000
	1.1.5.63.9.3.984	COMMUNITY SERVICES	GRANT-OTHER AGENCIES (Cremona Fire 20%)	30,328	86,780	56,452
	1.1.5.64.9.2.953	COMMUNITY SERVICES	PROVINCIAL GRANT-FCSS	-	342,984	342,984
	1.1.7.10.9.2.956	AGRICULTURAL SERVICES	PROVINCIAL GRANT (ASB Grant)	(60,000)	183,000	243,000
	1.1.7.10.9.2.956	AGRICULTURAL SERVICES	PROVINCIAL GRANT (CAP Mitigation Grant)	-	3,250	3,250
	1.1.7.10.9.1.905	DISASTER SERVICES	FEDERAL GRANT (FireSmart)	27,500	27,500	-
	1.1.7.10.9.1.905	AGRICULTURAL SERVICES	FEDERAL GRANT-OTHER AG (ALUS)	40,000	70,000	30,000
	1.1.7.10.9.2.959	AGRICULTURAL SERVICES	PROV GRANT-WATER CONSERVATION (Riparian)	-	25,000	25,000
	1.1.6.10.9.2.934	AGRICULTURAL SERVICES	OPERATIONAL SERVICES (MSI- Reallocated to Capital)	(466,000)	-	466,000
			Subtotal	(721,081)	966,840	1,687,921
			Total	527,506	34,776,058	34,228,552



2022 Proposed Operating Budget 9% Intermunicipal Funding

Forecasted Property Tax	\$30,745,868
-------------------------	--------------

9%	\$2,767,128
----	-------------

Operating:

Recreation:

Carstairs	\$208,894
Cremona	\$228,301
Didsbury	\$425,152
Olds	\$509,236
Sundre	\$608,062

Library:

Carstairs	\$30,669
Cremona	\$32,848
Didsbury	\$40,226
Olds	\$48,182
Sundre	\$57,533
Water Valley	\$14,078

Total Operating	\$2,203,181
------------------------	--------------------

Reserve Funding:

Intermunicipal Reserve - Cremona	\$91,342
Intermunicipal Reserve	\$472,605

Total Reserve Funding	\$563,947
------------------------------	------------------

Total Funding	\$2,767,128
----------------------	--------------------



**2022 MVC Reserve
Movements from
Long Range Plan and Projects
OPTION 2**

	Beginning of Year \$	Budget Transfer In \$	Budget Transfer Out \$	End of Year \$
RESERVE TYPE	Preliminary			Estimated 2022 Budget
Agriculture	19,538	-	(19,538)	(0)
Bad Debt Reserve	2,500,000	-	(175,000)	2,325,000
Bridge	13,836,459	2,933,620	(1,430,000)	15,340,079
Carry Over Project Reserve	4,626,570	2	(4,626,572)	(0)
Emergency Facilities	1,130,964	155,000	-	1,285,964
Environmental	286,567	-	-	286,567
Equipment Fleet	2,396,549	2,662,000	(2,355,000)	2,703,549
Facility	5,112,970	649,000	(67,000)	5,694,970
General Fire	1,373,564	554,000	(908,000)	1,019,564
Intermunicipal	1,290,121	472,605	-	1,762,726
Intermunicipal Collaboration - Cremona	85,306	91,342	-	176,648
Office Equipment	780,697	200,000	(368,850)	611,847
Operating Expense	2,000,000	-	-	2,000,000
Park Facilities	57,907	-	-	57,907
Pit Stripping and Reclamation	4,022,159	400,000	(870,000)	3,552,159
Road	29,672,849	2,894,300	(1,034,460)	31,532,689
Strings and Keys Music	9,835	-	-	9,835
Tax Rate Stabilization	2,686,639	3	(756,999)	1,929,643
TOTAL RESERVES	<u>71,888,693</u>	<u>11,011,872</u>	<u>(12,611,419)</u>	<u>70,289,146</u>
UNAPPROPRIATED EQUITY	-	-	-	-
RESERVES & UNAPPROPRIATED EQUITY	<u>71,888,693</u>	<u>11,011,872</u>	<u>(12,611,419)</u>	<u>70,289,146</u>
NET CHANGE IN RESERVES				<u>(1,599,547)</u>

Note: The additions and deletions shown here are based on project work taking place within the 2022 year. Transfers In are the funds that will be added to each reserve based on the long term planning goals of the County. Transfers Out are the funds that will be used for capital and operating projects based on the established budget project matrix.

Tax Rate Stabilization Funding is comprised of CS-22-09 Tax Incentive, OS-20-21 Coal Camp Bank Protection and the CAO Contingency



Mountain View County

2022 Budget

Tax Rate Option 3





**2022 Proposed Operating Budget
Consolidated Statement of Operations
OPTION 3**

	Change	2022 Budget \$	2021 Budget \$	2020 Actual \$	2019 Actual \$
REVENUE					
Net taxes available for municipal purposes	1,934,448	31,746,104	29,811,656	29,460,641	29,324,961
Sale of goods	72,000	120,000	48,000	173,648	186,987
Sale of services	40,000	261,500	221,500	239,988	329,679
Fees & levies	222	652,722	652,500	678,558	1,054,719
Fines & penalties	105,000	371,500	266,500	254,665	478,979
Return on investments	117,153	1,364,153	1,247,000	1,478,435	1,662,443
Rentals	-	146,975	146,975	171,328	267,760
Recovery	-	146,500	146,500	286,146	655,758
Government transfers for operating	(721,081)	966,840	1,687,921	2,325,945	1,946,375
Other	-	-	-	43,000	-
Total Revenue	1,547,742	35,776,294	34,228,552	35,112,354	35,907,661
EXPENSES					
Council	30,387	667,687	637,300	525,109	615,179
CAO Services	51,132	757,644	706,512	698,133	709,402
Corporate Services					
Finance & general office	155,189	2,115,905	1,960,716	1,777,936	2,568,736
Assessment	46,065	439,165	393,100	430,214	488,271
Business services	69,094	1,133,349	1,064,255	1,029,823	685,544
Waste management	-	364,000	364,000	376,557	476,935
Planning & Development Services					
Planning	124,995	1,000,213	875,218	811,478	1,040,331
Development	146,720	692,127	545,407	500,918	465,957
Permitting	29,974	378,575	348,601	315,830	340,041
Legislative & Community Services					
Legislative services	177,337	1,963,849	1,786,512	1,365,539	1,294,148
Agriculture & land management	150,742	1,433,367	1,282,625	1,125,533	1,245,898
Community grants & transfers	248,078	5,636,418	5,388,340	4,761,276	5,931,938
Operational Services					
Roads, facilities & shops	10,511	20,609,019	20,598,508	21,227,750	21,969,378
Airports	103,203	438,753	335,550	350,686	335,960
Total Expenses (Schedule 3)	1,343,429	37,630,071	36,286,643	35,296,782	38,167,718
EXCESS (DEFICIENCY) OF REVENUE	204,313	(1,853,777)	(2,058,091)	(184,428)	(2,260,057)
OTHER					
Assets transferred to another municipality	-	-	-	(1,157,572)	(141,263)
Gain/(loss) on sale of assets*	-	(200,000)	(200,000)	(428,375)	(235,386)
Government transfers for capital	(1,928,456)	4,941,979	6,870,435	4,972,871	4,165,622
EXCESS OF REVENUE OVER EXPENSES	(1,724,143)	2,888,202	4,612,345	3,202,496	1,528,916
Amortization	450,282	14,077,788	13,627,506	12,911,676	13,203,058
Disposal of Tangible Capital Assets	(160,796)	655,464	816,260	1,172,094	964,184
Reserve Funding	2,479,943	12,621,419	10,141,476	18,405,443	15,628,009
Reserve Funding: Tax Rate Stabilization	-	-	-	-	-
Debt Funding	(5,600,000)	-	5,600,000	1,184,910	-
Capital Spending	3,590,386	(18,043,765)	(21,634,151)	(18,759,273)	(12,384,891)
Unfunded Liability Reduction	-	(170,000)	(170,000)	-	-
Unfunded Liability Addition	-	300,000	300,000	82,113	33,617
Reserve Additions	986,329	(12,012,107)	(12,998,436)	(18,199,459)	(18,972,893)
Contingency	(22,000)	(317,000)	(295,000)	-	-
	-	-	-	-	-



**2022 Proposed Operating Budget
Summary of Changes
OPTION 3**

	Change	2022 Budget Mar 9, 2022 \$	2022 Budget \$
REVENUE			
Net taxes available for municipal purposes	1,744,448 ¹	30,001,656	31,746,104
Sale of goods	65,000 ²	55,000	120,000
Sale of services	-	261,500	261,500
Fees & levies	-	652,722	652,722
Fines & penalties	-	371,500	371,500
Return on investments	-	1,364,153	1,364,153
Rentals	-	146,975	146,975
Recovery	-	146,500	146,500
Government transfers for operating	12,500 ³	954,340	966,840
Other	-	-	-
Total Revenue	1,821,948	33,954,346	35,776,294
EXPENSES			
Council	-	667,687	667,687
CAO Services	12,500 ³	745,144	757,644
Corporate Services			
Finance & general office	-	2,115,905	2,115,905
Assessment	-	439,165	439,165
Business services	-	1,133,349	1,133,349
Waste management	-	364,000	364,000
Planning & Development Services			
Planning	-	1,000,213	1,000,213
Development	-	692,127	692,127
Permitting	-	378,575	378,575
Legislative & Community Services			
Legislative services	-	1,963,849	1,963,849
Agriculture & land management	-	1,433,367	1,433,367
Community grants & transfers	-	5,636,418	5,636,418
Operational Services			
Roads, facilities & shops	-	20,609,019	20,609,019
Airports	65,000 ²	373,753	438,753
Total Expenses (Schedule 3)	77,500	37,552,571	37,630,071
EXCESS (DEFICIENCY) OF REVENUE	1,744,448	(3,598,225)	(1,853,777)
OTHER			
Assets transferred to another municipality	-	-	-
Gain/(loss) on sale of assets*	-	(200,000)	(200,000)
Government transfers for capital	100,000 ⁴	4,841,979	4,941,979
EXCESS OF REVENUE OVER EXPENSES	1,844,448	1,043,754	2,888,202
Amortization	-	14,077,788	14,077,788
Disposal of Tangible Capital Assets	-	655,464	655,464
Reserve Funding	17,000 ⁵	12,604,419	12,621,419
Reserve Funding: Tax Rate Stabilization	(743,640) ¹	743,640	-
Debt Funding	-	-	-
Capital Spending	(100,000) ⁴	(17,943,765)	(18,043,765)
Unfunded Liability Reduction	-	(170,000)	(170,000)
Unfunded Liability Addition	-	300,000	300,000
Reserve Additions	(1,000,807) ⁶	(11,011,300)	(12,012,107)
Contingency	(17,000) ⁵	(300,000)	(317,000)
	-	-	-

¹ Tax Rate Increase Based on Option 3: Tax Revenue adjusted to cover incremental increase to Provincial Policing expense, remove reliance on Tax Rate Stabilization Reserve and add \$1M more to reserves for future capital purchases

² Increase of \$65K for the purchase and sale of fuel at the Sundre Airport

³ Increased CA-22-01 Fire Preparedness (Bearberry Protection Area) and the Firesmart Grant by the same from \$15K to \$27.5K ⁴
Addition of \$100K for OS-22-24 Wildfire Trailers funded through the Municipal Climate Resiliency Grant

⁴ The Changes presented above had a net zero impact on the final surplus or on reserve additions as all changes had a dedicated funding source.

⁵ Change to CAO Contingency based on 1% of Municipal Taxes (funded through Tax Rate Stabilization)

⁶ Increase to Intermunicipal Collaboration Reserve based on 9% of Municipal Taxes and \$843K increase to addition to Bridge Reserve



2022 Proposed Operating Budget
Revenue Comparison

GL Code	Cost Center	GL Name	Change	2022	2021
Property Tax			1,934,448	31,746,104	29,811,656
Sale of Goods					
1.1.3.10.1.0.102	FINANCE	SALE OF GOODS-MAPS	-	2,500	2,500
1.1.6.10.1.0.101	OPERATIONAL SERVICES	SALE OF GOODS	2,000	2,500	500
1.1.6.10.1.0.105	OPERATIONAL SERVICES	SALE OF GOODS-OPS-GRAVEL	-	8,500	8,500
1.1.6.10.1.0.109	OPERATIONAL SERVICES	SALE OF GOODS-OPS-DIDS SHOP	5,000	40,000	35,000
1.1.6.20.1.0.101	AIRPORTS	SALE OF GOODS - FUEL	65,000	65,000	-
1.1.7.10.1.0.106	AGRICULTURAL SERVICES	SALE OF GOODS-AG-CHEMICALS	-	1,500	1,500
Subtotal			72,000	120,000	48,000
Sale of Services					
1.1.3.10.2.0.201	FINANCE	SERVICES-TAX CERTIFICATES	-	27,500	27,500
1.1.4.10.2.0.221	PLANNING	ZONING APPLICATION FEES	20,000	70,000	50,000
1.1.4.10.2.0.227	PLANNING	SUBDIVISION APPEAL FEES	-	500	500
1.1.4.10.2.0.228	PLANNING	TIME EXTENSION FEES	-	5,000	5,000
1.1.4.10.2.0.233	PLANNING	ENGINEERING FEES	-	5,000	5,000
1.1.4.20.2.0.222	DEVELOPMENT	COMPLIANCE CERTIFICATE REVENUE	-	10,000	10,000
1.1.6.10.2.0.211	OPERATIONAL SERVICES	SERVICES-DUST CONTROL-CALCIUM	-	100,000	100,000
1.1.6.10.2.0.251	OPERATIONAL SERVICES	SERVICES-WASTEWATER	-	20,000	-
1.1.7.10.2.0.230	AGRICULTURAL SERVICES	SERVICES-AG-OTHER FEES	-	23,500	23,500
Subtotal			20,000	261,500	221,500
Fees & levies					
1.1.4.10.3.0.304	PLANNING	SUBDIVISION APPLIC & APPROVAL	-	40,000	40,000
1.1.4.20.3.0.301	DEVELOPMENT	PERMITTED USE	-	20,000	20,000
1.1.4.20.3.0.302	DEVELOPMENT	DISCRETIONARY USE	-	75,000	75,000
1.1.4.20.3.0.303	DEVELOPMENT	BUILDING PERMIT	-	115,000	115,000
1.1.4.20.3.0.304	DEVELOPMENT	GAS PERMIT	2,000	22,000	20,000
1.1.4.20.3.0.305	DEVELOPMENT	ELECTRICAL PERMIT	(6,000)	46,000	52,000
1.1.4.20.3.0.306	DEVELOPMENT	PLUMBING PERMIT	2,222	12,222	10,000
1.1.4.20.3.0.307	DEVELOPMENT	PSTS PERMIT	2,000	13,000	11,000
1.1.6.10.3.0.309	OPERATIONAL SERVICES	GAS & OIL PERMITS	-	-	-
1.1.6.10.3.0.311	OPERATIONAL SERVICES	PIPELINE CROSSING	-	3,000	3,000
1.1.6.10.3.0.312	OPERATIONAL SERVICES	APPROACH AGREEMENT INSPECTION	-	25,000	25,000
1.1.6.10.3.0.313	OPERATIONAL SERVICES	APPROACH PARALLEL CONSENT	-	2,000	2,000
1.1.6.10.3.0.314	OPERATIONAL SERVICES	ROAD INSPECTION	-	60,000	60,000
1.1.6.10.3.0.320	OPERATIONAL SERVICES	FEES-COMM AGGREGATE PMT LEVY	-	200,000	200,000
1.1.6.20.3.0.320	OPERATIONAL SERVICES	OTHER-OLDS/DI AIRPORT-FRONTAGE	-	4,000	4,000
1.1.6.20.3.0.320	OPERATIONAL SERVICES	OTHER-OLDS/DI AIRPORT-FRONTAGE	-	15,000	15,000
1.1.7.20.3.0.317	PARKS & LAND	PARKS-WATER VALLEY	-	500	500
Subtotal			222	652,722	652,500
Fines & penalties					
1.1.3.10.4.0.401	FINANCE	TAXROLL-PENALTIES	105,000	230,000	125,000
1.1.3.10.4.0.402	FINANCE	TAXROLL-COSTS	-	-	-
1.1.3.10.4.0.405	FINANCE	INTEREST ON AR	-	1,500	1,500
1.1.5.50.4.0.403	PATROL	TRAFFIC VIOLATIONS	-	140,000	140,000
Subtotal			105,000	371,500	266,500
Return on Investment					
1.1.3.10.5.0.501	FINANCE	INTEREST-SHORT TERM INV	-	905,000	905,000
1.1.3.10.5.0.502	FINANCE	INTEREST-OTHER	100,000	100,000	-
1.1.3.10.5.0.506	FINANCE	INTEREST-MV SENIORS	17,153	359,153	342,000
Subtotal			117,153	1,364,153	1,247,000
Rentals					
1.1.6.20.6.0.608	OPERATIONAL SERVICES	AIRPORT LEASE	-	3,000	3,000
1.1.6.70.6.0.603	OPERATIONAL SERVICES	RENTALS-SHOPS	-	-	-
1.1.7.20.6.0.616	PARKS & LAND	RENTALS-WESTWARD HO PARK LEASE	-	35,000	35,000
1.1.7.30.6.0.617	PARKS & LAND	RENTALS-COUNTY LANDS	-	87,000	87,000
1.1.7.30.6.0.619	PARKS & LAND	RENTALS-ROAD ALLOWANCES	-	4,975	4,975
1.1.7.30.6.0.620	PARKS & LAND	RENTALS-OTHER EASEMENTS	-	17,000	17,000
Subtotal			-	146,975	146,975
Recovery					
1.1.3.10.7.0.721	FINANCE	WCB RECOVERY	-	25,000	25,000
1.1.3.20.7.0.702	ASSESSMENT	ADMINISTRATION	-	121,000	121,000
1.1.7.10.7.0.709	AGRICULTURAL SERVICES	MISCELLANEOUS REVENUE	-	500	500
Subtotal			-	146,500	146,500
Government transfers for operating					
1.1.3.10.9.0.944	FINANCE	PROVINCIAL GRANT (Intern Grant)	(20,000)	-	20,000
1.1.3.10.9.0.944	FINANCE	PROVINCIAL GRANT (MOST)	(234,235)	-	234,235
1.1.4.10.9.2.934	PLANNING	PROVINCIAL GRANT (ICI)	(42,000)	-	42,000
1.1.5.63.9.0.934	COMMUNITY SERVICES	PROVINCIAL GRANTS (MSI Operating - Fire)	3,326	168,326	165,000
1.1.5.63.9.3.984	COMMUNITY SERVICES	GRANT-OTHER AGENCIES (Fire Calls)	-	60,000	60,000
1.1.5.63.9.3.984	COMMUNITY SERVICES	GRANT-OTHER AGENCIES (Cremona Fire 20%)	30,328	86,780	56,452
1.1.5.64.9.2.953	COMMUNITY SERVICES	PROVINCIAL GRANT-FCSS	-	342,984	342,984
1.1.7.10.9.2.956	AGRICULTURAL SERVICES	PROVINCIAL GRANT (ASB Grant)	(60,000)	183,000	243,000
1.1.7.10.9.2.956	AGRICULTURAL SERVICES	PROVINCIAL GRANT (CAP Mitigation Grant)	-	3,250	3,250
1.1.7.10.9.1.905	DISASTER SERVICES	FEDERAL GRANT (FireSmart)	27,500	27,500	-
1.1.7.10.9.1.905	AGRICULTURAL SERVICES	FEDERAL GRANT-OTHER AG (ALUS)	40,000	70,000	30,000
1.1.7.10.9.2.959	AGRICULTURAL SERVICES	PROV GRANT-WATER CONSERVATION (Riparian)	-	25,000	25,000
1.1.6.10.9.2.934	AGRICULTURAL SERVICES	OPERATIONAL SERVICES (MSI- Reallocated to Capital)	(466,000)	-	466,000
Subtotal			(721,081)	966,840	1,687,921
Total			1,527,742	35,776,294	34,228,552



2022 Proposed Operating Budget 9% Intermunicipal Funding

Forecasted Property Tax	\$31,746,104
-------------------------	--------------

9%	\$2,857,149
----	-------------

Operating:

Recreation:

Carstairs	\$208,894
Cremona	\$228,301
Didsbury	\$425,152
Olds	\$509,236
Sundre	\$608,062

Library:

Carstairs	\$30,669
Cremona	\$32,848
Didsbury	\$40,226
Olds	\$48,182
Sundre	\$57,533
Water Valley	\$14,078

Total Operating	\$2,203,181
------------------------	--------------------

Reserve Funding:

Intermunicipal Reserve - Cremona	\$91,342
Intermunicipal Reserve	\$562,626

Total Reserve Funding	\$653,968
------------------------------	------------------

Total Funding	\$2,857,149
----------------------	--------------------



**2022 MVC Reserve
Movements from
Long Range Plan and Projects
OPTION 3**

	Beginning of Year \$	Budget Transfer In \$	Budget Transfer Out \$	End of Year \$
RESERVE TYPE	Preliminary			Estimated 2022 Budget
Agriculture	19,538	-	(19,538)	(0)
Bad Debt Reserve	2,500,000	-	(175,000)	2,325,000
Bridge	13,836,459	3,843,835	(1,430,000)	16,250,294
Carry Over Project Reserve	4,626,570	2	(4,626,572)	(0)
Emergency Facilities	1,130,964	155,000	-	1,285,964
Environmental	286,567	-	-	286,567
Equipment Fleet	2,396,549	2,662,000	(2,355,000)	2,703,549
Facility	5,112,970	649,000	(67,000)	5,694,970
General Fire	1,373,564	554,000	(908,000)	1,019,564
Intermunicipal	1,290,121	562,626	-	1,852,747
Intermunicipal Collaboration - Cremona	85,306	91,342	-	176,648
Office Equipment	780,697	200,000	(368,850)	611,847
Operating Expense	2,000,000	-	-	2,000,000
Park Facilities	57,907	-	-	57,907
Pit Stripping and Reclamation	4,022,159	400,000	(870,000)	3,552,159
Road	29,672,849	2,894,300	(1,034,460)	31,532,689
Strings and Keys Music	9,835	-	-	9,835
Tax Rate Stabilization	2,686,639	30	(766,999)	1,919,670
TOTAL RESERVES	<u>71,888,693</u>	<u>12,012,135</u>	<u>(12,621,419)</u>	<u>71,279,410</u>
UNAPPROPRIATED EQUITY	-	-	-	-
RESERVES & UNAPPROPRIATED EQUITY	<u>71,888,693</u>	<u>12,012,135</u>	<u>(12,621,419)</u>	<u>71,279,410</u>
NET CHANGE IN RESERVES				<u>(609,284)</u>

Note: The additions and deletions shown here are based on project work taking place within the 2022 year. Transfers In are the funds that will be added to each reserve based on the long term planning goals of the County. Transfers Out are the funds that will be used for capital and operating projects based on the established budget project matrix.

Tax Rate Stabilization Funding is comprised of CS-22-09 Tax Incentive, OS-20-21 Coal Camp Bank Protection and the CAO Contingency



Mountain View County

2022 Budget



2022 Amended Budget Presentation Timeline Corporate Services

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Wednesday, September 8, 2021	Finance Situation Review
Thursday, September 16, 2021	Audit Committee Meeting to Review Project Sheets
Wednesday, September 22, 2021	Project Budget Report Provided to Council
Monday, September 27, 2021	Council Questions Due
Wednesday, October 13, 2021	Interim Budget Submitted for Recommendation to Future Council
Wednesday, October 13, 2021	1st Project Budget Presentation with Questions Addressed
Wednesday, October 27, 2021	Council Organizational Meeting
Wednesday, November 3, 2021	Finance Workshop with MNP Ltd.
Wednesday, November 10, 2021	2nd Project Budget Presentation (1 st Presentation to new Council)
Wednesday, November 10, 2021	Present COLA Options to Council (CAO Services)
Wednesday, November 10, 2021	Short Term Borrowing Bylaw for 1 st Reading
Monday, November 15, 2021	Council Questions Due for Project Budget
Wednesday, December 1, 2021	3rd Project Budget Presented for Approval (Questions Addressed)
Wednesday, December 1, 2021	Short Term Borrowing Bylaw for 3rd Reading
Wednesday, December 1, 2021	Interim Budget Presented for Approval
Wednesday, December 15, 2021	Interim Budget Presented for Approval (if required)
Wednesday, January 12, 2022	1st Operating Budget Presentation Provided to Council
Friday, January 21, 2022	Information Council Questions Due (Operating Budget)
Wednesday, February 9, 2022	2nd Operating Budget Presentation with Questions Addressed
Wednesday, March 9, 2022	Complete Budget Presented to Council (Including Carry Forwards)
Wednesday, March 23, 2022	Complete Budget Presented to Council for Approval
Wednesday, March 23, 2022	Tax Rate Bylaw Presented to Council for 1st and 2nd Reading
Wednesday, April 13, 2022	Tax Rate Bylaw Presented to Council for 3rd Reading
Wednesday, April 13, 2022	Audited Financial Statements Presented to Council

Q: Pg 327 Inactive Landfill, is that a budget (reserve) item that is planning for future cleanup?

A: The operating expense is for annual ground water monitoring to ensure there are no leachate concerns from the previous landfill.

Q: Pg 306: sale of services from 50k to 70 k, what would that be, why so much difference over last year? - Operational services Dids-Olds Frontage Services 4k,15K what does that cover?

A: Frontage Fees are established by the Rates and Fees Bylaw and paid by hanger owners/lessees that have frontage onto a taxiway. The current rate in the Bylaw is \$0.26 m2.

The zoning application fee revenues increased from \$50K to \$70K based on actuals from 2020 (\$53K) and 2021 (\$99K).

Q: There is a proposed budget increase of \$15,500 for invasive plant management. Is this sufficient to cover both increased herbicide costs and increased labor costs? What invasive plants are causing the concerns? (It is my understanding that Crown lands are not controlling invasive plants and given the increased ATV and horse traffic, and the increase in camping on Crown land in the west country are we moving invasive plants like scentless camomile into the county? Flooding will also wash these seeds into county riparian areas. Is this a conversation we should add to the one-pagers?)

A: The \$15,500 increase is attributed to three budget increases:

- \$5,000 – Invasive Species Council: Support of the Alberta Invasive Species Council, as we use their factsheet resources, and to create weed education videos to be utilized on social media. The production of one 30-second invasive species will serve as 'factsheet video'. Partner logo will be added to video
- \$5,000 – Herbicide Program (20% rebate): In total in 2020, the total rebate program allocated funds was \$17,807.05. In 2021 similar uptake of the Weed Control Rebate Program incentive was observed and an additional \$5,000 from existing budget funds were utilized to cover the overage
- \$5,500 – Program Management costs including staffing cost increases

In Administration's opinion, the increased expenses associated to the Herbicide Program are not reflective of new invasive weeds, but instead an indication of increased awareness of landowners have of the program. The rebates are most frequently used for the control of buttercup, caraway, thistle, and some ox-eye daisy.

Q: One of the budget lines is to fund the "Manager of Planning Position" that has been vacant for some time. What has changed to warrant filling this position now? Is there data, like an upward trend in Development Permits to support this?

A: Due to COVID and the economic uncertainty in the last two years the position was retained on the organizational chart but was vacant and unfunded beginning in 2020 as part of cost savings.

The P&D workplan for 2022 identifies the McDougal Flats ASP Review and larger projects (including new multi-lot subdivisions) that require Concept Plans are planned to be submitted in 2022.

Total applications submitted for Redesignation & Subdivision (RDSD), Redesignations (RD) and Subdivisions (SD) generally follows the Alberta Economy that was significantly impacted by the downturn of the oil and gas industry and COVID, but recovery is forecasted in 2022:

2021	2020	2019	2018
63	41	39	61

Q: Planning and Development – Please explain the services we provide not covered by Fees & Levies.

A: Planning & Development is a service that municipalities must provide, with Council that determines the appropriate service levels that includes being an accredited municipality to administer Safety Codes. Services such as County initiated Statutory Plans (new or reviews) and Land Use Bylaw Reviews as well as Compliance and Enforcement are services with no fees. The fees charged by Planning & Development include the following:

PLANNING	SUBDIVISION APPLIC & APPROVAL
DEVELOPMENT	PERMITTED USE
	DISCRETIONARY USE
	BUILDING PERMIT
	GAS PERMIT
	ELECTRICAL PERMIT
	PLUMBING PERMIT
	PSTS PERMIT

Q: Development and Bylaw - Please explain the funding for the additional Development Compliance Officer.

A: The new Development Compliance Officer position's focus is the proactive and effective compliance of the natural resource extraction industry, and 50% of the funding will be from the aggregate levy and 50% reallocated from the Infrastructure & Industry Monitoring position.

Q: After the election, Council supported a MVC COLA (Cost of Living Adjustment) of 2.5% which is equivalent to an increase of \$275,000 in the budget. Recently the Local Authorities Pension Plan released their COLA increase which is 1.56%. Why the significant difference in these two calculations?

A: The background information provided to Council for the decision of 2.5% for COLA included inflation at the time of the report, 4.0% and the average increase of 2.57% for municipal comparators. The inflation is now 4.8% and the average approved increase is 2.54% for the municipal comparators. We continue to see COLA lag behind Alberta CPI for December by 20% for the period of 2011- 2022. In comparison, LAPP provides an annual COLA, calculated at 60% of the average Alberta CPI of the previous 12 months CPI ending November.

Q: Revenue - We have approximately 2M\$ less revenue projected in 2022 than in 2019. How sustainable is this moving forward?

A: When we focus on revenue it is difficult to provide an assessment of sustainability without looking at the annual variances, future budget needs and reserve balances. In the agenda today we have the Quarterly Report with variances and an updated 2022 budget with the plan and estimated reserve balances. The revenue streams have changed from 2019 actuals to the 2022 budget. I have provided the change below:

The \$2M reduction in revenue from 2019 actuals to 2022 budget is attributed to the following:

1. Increased Property Tax Revenue budget of \$713K to offset the new police contract starting in 2020. The actual net revenue is higher in 2019 in part because of the minimum tax charge as well as any outstanding adjustment for requisitions for a total of \$36K
2. We did not require budget in 2022 for the following 2019 revenue sources (\$1.015M)
 - a. Gravel (\$75K)
 - b. Wastewater (\$25K)
 - c. Well drilling fees (\$263K), Province bylaw ended Dec 31, 2020
 - d. Shop rentals (\$101K)
 - e. One time initiative Winchell Tree Salvage Project (\$55K)
 - f. High level fire (\$496K)
3. 2022 budget increased for the following revenue sources (\$192K)
 - a. Tax Certificates (\$9K)

- b. Zoning, Subdivision Applications (\$32K)
- c. Investment Income – Bonds & MV Senior Housing Loan (\$151K)
- 4. We have reduced the budget in 2022 for the following revenue sources (\$1.6122M)
 - a. Penalty & interest revenue (\$85K)
 - b. Traffic violations (\$22K)
 - c. Investment income – short term (\$442K)
 - d. Dust control (\$81K)
 - e. Aggregate levies (\$65K)
 - f. Road inspections (\$14K)
 - g. Rental – other easements (\$20K)
 - h. Permits (\$45K), includes permitted use, discretionary use, building, gas, electrical, plumbing, PSTS
 - i. Operating grants (\$992K)
 - i. In 2019 the shallow well assessment was reduced, and the province offset the loss of revenue with a credit to the education requisition in the amount of \$521K. The shallow well assessment was reduced in 2020 and future years. The property tax revenue remained stable with an increase in mill rate
 - ii. We are still receiving \$420K as we did in 2019 for the Municipal Sustainability Initiative (MSI) – Basic Municipal Transportation Grant (BMTG). It is a decrease on this line in 2022 and an increase in other revenue – capital grants
 - iii. Net increase in annual government and agency grants (\$20K)
 - iv. Net decrease for nonrecurring Grants from 2019 (\$71K)
- 5. Decreases in other small line changes total \$107K

Q: How does the municipal tax levy compare to CPI? Are we losing ground?

A: CPI from 2017 to 2021 is 14.3% and the municipal tax levy growth from 2017 to the proposed 2022 budget is 5.2% and operating costs increased by 11.8%. Comparing these trends, it would appear we may have lost some ground on operating costs to CPI, and we have not charged sufficient tax levies to fund operating costs. The budget has been balanced every year therefore the gap we see was funded with other revenue/funding streams including other revenue, grants, and reserves. A decision every year is made as to whether municipal tax levies should be increased to offset increased costs or to save for future capital costs.

Q: Can you please explain again why the government transfers for operating reduced by some 700k\$ in 2002 (I think you mentioned this moved to capital grants and so we have collected the same amount of money?)

A: The government transfers or grants budget in 2021 was \$1.69M and we are estimating \$954K in 2022. The significant changes include the end of the Municipal Operation Support Transfer (MOST) grant of \$234K and the reclassification of \$466K for the MSI - Basic Transportation Municipal Grant (BMTG) from operating to capital grant funding. The remaining difference is attributed to the end of one-time grants (ICI, Intern grants), a decrease of ASB since they topped up funds in 2021, an increase of ALUS from \$30K to \$70K and including Firesmart grant.

Q: Expenses - Expenses have decreased from 38.2M\$ in 2019 to 37.3M\$ in 2022. I do not believe that Council has reduced service levels (except for reducing the re-gravel program), and with the increase in inflation (see above), wages due to STEP and COLA, the US/Canadian dollar, increasing price of consumables etc. can you please explain how we are managing to continue to deliver the same level of services for 1M\$ less?

- Operations has reduced over 4 years from 38.2M\$ to 37.3M\$. How is this possible?
- Finance and general office has significantly reduced from 2019. Is this efficiency or reallocation?

A: Beginning in 2020 we chose not to fund vacant positions, we also cut training funding to 1% based on historical participation. The 2019 budget included a \$1M grant for the Olds Rotary Park and was particularly high year for Capital Fire Replacements (\$1.743M in 2019 compared to \$800K in 2022). One-time projects do fluctuate year to year and any operating projects are reflected within the annual County operating budget.

Finance and general office were significantly reduced by eliminating two positions in 2019 and positions were unfunded in the 2020 budget. As well, on an annual basis the budget will be reduced by the interest on the Mountain View Senior Housing Loan.

Q: Capital grants - Can you please explain why the capital grants have fluctuated from 4M\$ up to 6.9M\$ and now to 2.8M\$ and what we are expecting with the LGFF. I know you have probably done this already, but I think the background is important for the new councillors.

- Why do the capital grants on pages 305 and 307 not match for 2020 and 2019?

A: The capital grants on page 305 are actuals while the grants shown on page 307 were based on budget, they have been updated to reflect actuals in this version of the budget package.

The 2021 budget includes \$1.3M for Flood Recovery Erosion Control (FREC) and \$1.38M for Municipal Stimulus Program (MSP) which were one time project-based capital grants. There is a significant reduction in Municipal Sustainability Initiative (MSI) of \$1.35M offset by the reclassification of the BMTG.

Additionally, the 2022 budget does not currently include any carry forward capital grants remaining at 2021-year end. We anticipate \$2M in capital grants to be added before final budget approval.

Q: What I would also like to see is how much surplus the County has had over the last 4 years (2018, 2019, 2020, 2021) and an explanation of why we continually have so much money left over at the end of the year.

A: The surplus is mainly the result of approving multi-year projects in year one. The project cashflow may occur up to four years. For transparency the commitment of funds for prior year approved projects will be in the Carry Over Project Reserve except for grant funding commitments. The Carry Over Project Reserve is adjusted annually and requires a budget surplus in order to be considered a Carry Over Project.

Q: Return on investments an extra 100K? what is that from?

A: This relates to an estimate of investment income from bonds.

Q: starting pg 309 I see a" purchased services" on most accounts starting with sub 8025 and forward, Just inquiring what that would cover? as it appears in most of the accounts.

A: Purchased services includes contracted services, meals, accommodations, advertising, engineering, legal, external consultants, building repair and maintenance (when not completed by employees which would appear as a payroll expense), land rental, and garbage removal.

Q: What is the total amount of taxes the County collects and where do we see the deduction for requisitions, the payments for the 9%- intermunicipal funding, fire costs, PERC, DIRC, police contract, and grants from the province?

A: We present the budget as net property tax revenue. This means we have offset the total tax revenue with the education, senior housing, and designated industrial property requisitions. The requisition amounts are not known at this time therefore we only have the municipal tax revenue or net tax revenue on the proposed Consolidated Statement of Operations. I have highlighted the expenses you are looking for when I revised the Consolidated Statement of Operations. You will notice when we prepare the budget the education and designated industrial property requisitions will appear as collected and paid to the government. When we apply for the Designated Industrial Requisition Credit (DIRC) and the Provincial Education Recreation Credit (PERC) it will not show up on the income statement it will be tracked by the requisition billing from the province. When we send out tax notices the full amount of revenue is recognized on the income statement and the outstanding tax receivable is managed on the balance sheet. The Consolidated Statement of Operations has been revised to show the line items requested.

	2022 Budget	2021 Budget
REVENUE	\$	\$
Total Property Tax Revenue Collected (TBD)		43,914,611
Less Education Requisition		12,244,208
Less Senior Housing Requisition		1,720,388
Less Designated Industrial Property		138,359

Total Requisitions (TBD)		14,102,955
Net taxes available for municipal purposes	30,001,656	29,811,656
Government transfers for operating	954,340	1,687,921
Other Revenue	2,978,350	2,728,975
Total Revenue	33,934,346	34,228,552
EXPENSES		
Intermunicipal Costs - Library & Recreation (9% of municipal tax levy)	2,700,149	2,683,049
Portion allocated to Intermunicipal Reserve for Capital	(484,045)	(552,181)
Intermunicipal Costs - operating portion only	2,216,104	2,130,868
Parkland Library	111,783	111,783
Fire - Operating	1,135,478	1,018,010
Fire - Capital	800,000	400,000
Other Grants to Organizations	446,086	1,137,801
Amortization	14,077,788	13,627,506
Police Contract	712,500	522,500
Other expenditures (includes approved projects)	17,793,143	17,338,174
Total Expenses (Schedule 3)	37,292,882	36,286,643
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES - BEFORE OTHER	(3,358,536)	(2,058,091)
OTHER		
Less: Other Expenses	200,000	200,000
Add: Government transfers for capital	2,791,500	6,870,435
EXCESS OF REVENUE OVER (EXPENSES)	(767,036)	4,612,345
FUNDING, CAPITAL, EQUITY OFFSETS		
Capital Spending	(11,853,810)	(21,634,151)
Contingency (1% of municipal tax levy)	(300,000)	(295,000)
Amortization offset because it is not funded	14,077,788	13,627,506
Other funding & equity offsets	785,464	6,546,260
Reserve Funding - transfer from	8,793,488	10,141,476
Reserve Additions - transfer to includes Intermunicipal Reserves capital amount	(10,735,894)	(12,998,436)
Net Transfers to Reserves	(1,942,406)	(2,856,960)
BALANCED BUDGET	-	-



2022 Proposed Operating Budget Government Transfers

TRANSFERS FOR CAPITAL	Change	Budget 2022	Budget 2021	Actual 2020	Actual 2019
Federal					
Federal Gas Tax Fund - Capital	18,000	788,000	770,000	747,855	1,477,370
Federal Gas Tax Fund - Capital Carry Forward	660,000	660,000	-	-	-
Provincial					
Flood Recovery Erosion Control (FREC)	(69,577)	1,249,991	1,319,568	25,705	30,622
Municipal Stimulus Program (MSP)	(1,379,491)	-	1,379,491	173,034	-
Municipal Sustainability Initiative - Capital (MSI)	(781,200)	2,106,300	2,887,500	2,971,538	1,353,024
Municipal Sustainability Initiative - Carry Forward	(391,376)	-	391,376	702,923	1,302,047
Basic Municipal Transportation Grant	(100,000)	-	100,000	-	-
Strategic Transportation Infrastructure Program (STIP)	-	-	-	170,316	2,559
Other Provincial Grants	-	-	-	2,000	-
Other					
Cash in Lieu	15,188	37,688	22,500	9,500	-
Municipal Climate Resiliency Grant	100,000	100,000	-	-	-
ODFA	-	-	-	170,000	-
Total Capital Grants	(1,928,456)	4,941,979	6,870,435	4,972,871	4,165,622



2022 Proposed Operating Budget Council Commentary

Council's 2022 Operating Budget has been increased by \$30K. This increase is reflective of the change to Council Remuneration as well as returning budgets to pre-Covid levels for purchased services and training.

**2022 Proposed Operating Budget
Council**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
CL.001 COMMITTEES								
Payroll	82,000	2,000	80,000	72,514	65,199	75,736	80,764	73,900
Purchased Services	29,284	(4,216)	33,500	12,386	16,480	28,684	34,564	26,576
Training	-	-	-	-	-	1,374	1,761	1,045
Goods & Materials	-	-	-	-	-	-	200	67
CL.001	111,284	(2,216)	113,500	84,901	81,679	105,795	117,288	
CL.002 CONVENTIONS								
Payroll	13,000	2,395	10,605	17,594	3,196	12,754	8,130	8,027
Purchased Services	13,800	-	13,800	8,287	1,806	18,661	15,181	11,883
Training	10,000	1,000	9,000	13,100	6,463	11,961	16,480	11,635
CL.002	36,800	3,395	33,405	38,981	11,466	43,376	39,792	
CL.003 COUNCIL MEETINGS								
Payroll	372,266	14,559	357,707	335,580	331,937	339,307	281,563	317,602
Purchased Services	12,000	-	12,000	9,583	3,821	14,702	14,771	11,098
Goods & Materials	-	-	-	174	-	206	15	74
CL.003	384,266	14,559	369,707	345,336	335,758	354,214	296,350	
CL.004 OTHER COUNCIL - 8025 GENERAL: OTHER COUNCIL								
Payroll	7,765	190	7,575	7,264	8,790	11,494	9,966	10,083
Purchased Services	66,500	10,700	55,800	43,846	38,638	33,940	53,391	41,990
Training	-	-	-	-	2,595	3,180	795	2,190
Goods & Materials	2,500	-	2,500	5,033	2,987	5,009	1,007	3,001
Grants	4,300	-	4,300	3,700	2,315	8,552	8,996	6,621
CL.004 8025	81,065	10,890	70,175	59,842	55,325	62,175	74,156	63,886
CL.004 OTHER COUNCIL - 8026 EMPLOYEE RECOGNITION: OTHER CO								
Purchased Services	10,000	-	10,000	-	-	7,230	8,660	5,297
Goods & Materials	11,800	(1,000)	12,800	19,295	17,064	10,563	14,767	14,131
CL.004 8026	21,800	(1,000)	22,800	19,295	17,064	17,793	23,427	19,428
CL.004 OTHER COUNCIL - 8027 SDAB PUBLIC MEMBERS								
Payroll	5,500	349	5,151	4,689	3,570	5,067	7,069	5,235
Purchased Services	1,000	-	1,000	2,995	756	873	1,782	1,137
Training	1,000	1,000	-	-	426	-	-	142
CL.004 8027	7,500	1,349	6,151	7,684	4,752	5,940	8,851	6,515
CL.004 OTHER COUNCIL - 8028 MPC PUBLIC MEMBERS								
Payroll	16,772	410	16,362	13,016	13,607	17,756	12,754	14,706
Purchased Services	8,200	3,000	5,200	8,153	5,459	8,129	8,109	7,232



2022 Proposed Operating Budget
Council

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
CL.004	8028	24,972	3,410	21,562	21,169	19,066	25,885	20,863	21,938
CL.004 OTHER COUNCIL - 8029 ELECTIONS: OTHER COUNCIL (LS-21-03)									
	Payroll	-	-	-	-	-	-	-	-
	Purchased Services	-	-	-	701	-	-	(150)	(50)
	Goods & Materials	-	-	-	-	-	-	-	-
CL.004	8029	-	-	-	701	-	-	(150)	(50)
CL.004 OTHER COUNCIL - 15198 REGIONAL COUNCIL ORIENTATION									
	Purchased Services	-	-	-	6,500	-	-	-	-
CL.004	15198	-	-	-	6,500	-	-	-	-
		667,687	30,387	637,300	584,409	525,109	615,179	580,577	573,622



2022 Proposed Operating Budget CAO Commentary

CAO's 2022 Operating Budget increased by \$51K. Included in the Disaster Services activity is CA-22-01 Fire Preparedness for the Bearberry Protection Area \$27.5K. We have also included the payroll increases offset by slight reductions in Municipal Area Partnership (\$8K) and Director Development (\$2.5K) activities.

**Mountain View County
Organizational
Structure 2021-2022**

County Council

Chief Administrative Officer

- Executive Support
- Human Resources & Payroll (Benefit Admin)
- Health and Safety
- Municipal Emergency Management
- Organizational Governance

Corporate Services

Finance & Accounting

- Grant Administration
 - Budgets
- Financial Reporting
 - Accounts Payable
- Accounts Receivable
 - Reception
 - Taxation

Assessment Services

Business Services/IT

- GIS
 - Desktop Support
 - Data Management
 - Computer Security
 - Telephones/Cellular

**Legislative, Community
& Agricultural Services**

Agriculture/Parks

- Agricultural Services Board
- Pest/Weed Management
- Parks Maintenance
- Riparian Projects

Communications

Protective Services

- Peace Officers

Community Services

- FCSS
- Fire Services
- Library
- Community Associations
- Community Grants

Economic Development/Marketing

Records Management

Operational Services

Projects & Technical Services

- Road and Bridge Projects
- Road Use Agreements
- Inspections
- Gravel-Sand Salt Inventory
- Facilities
- Airports
- Janitorial Contracts

Infrastructure Maintenance

- Grading/Plowing
- Ditching/Brushing
- Drainage/Signage
- Re-Gravel/Re-Chip
- Calcium Program
- Fleet and Parts

**Planning & Development
Services**

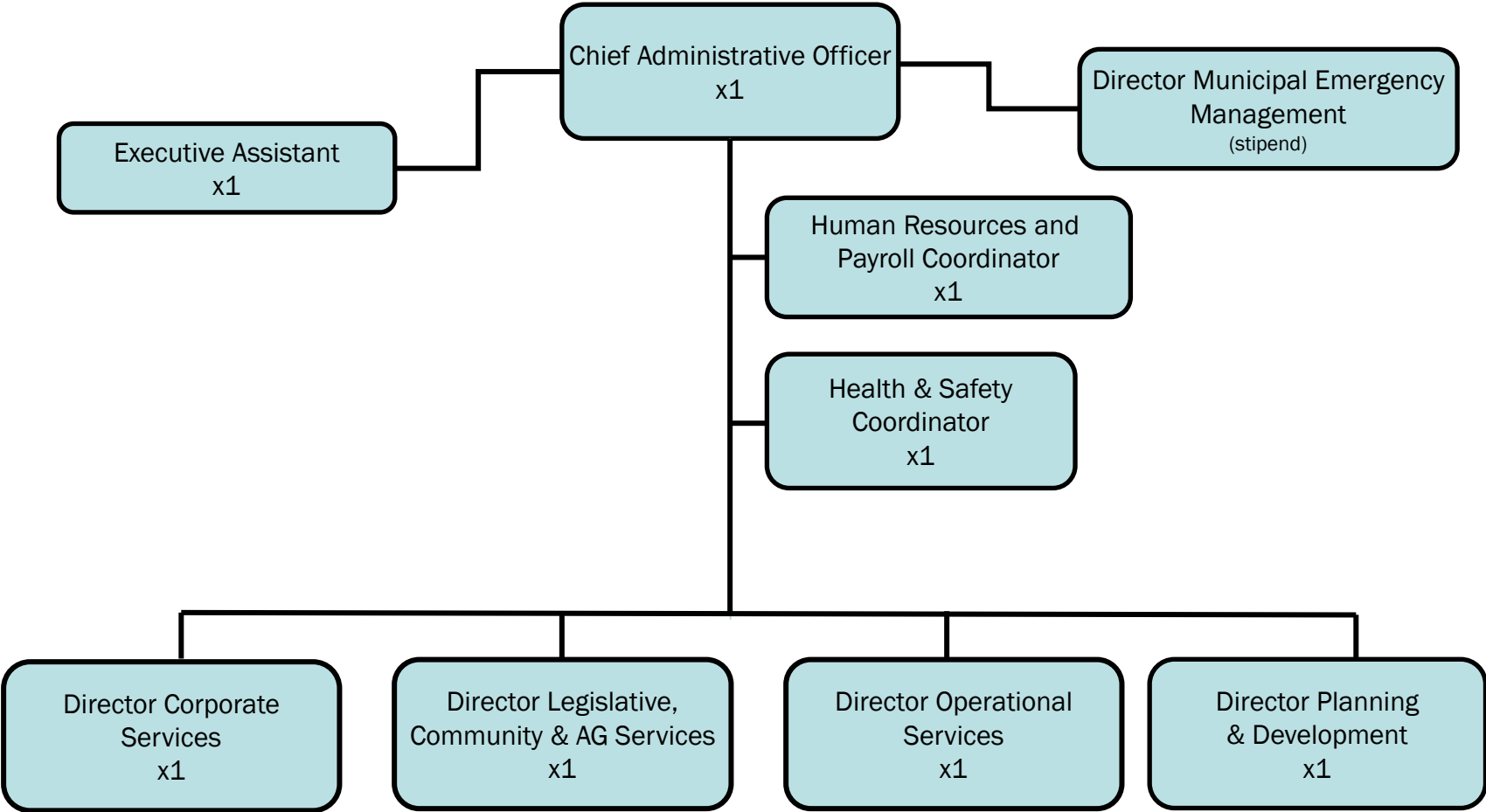
Development

- Land Use
- Permitting
- Bylaw Compliance

Planning

- Subdivision Applications
- Re-Designations
- Mapping

CAO Services - Organizational Structure
2021-22



**2022 Proposed Operating Budget
CAO**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.210 CAO SERVICES - 8275 CAO SERVICES								
Payroll	334,252	3,582	330,670	320,255	322,165	319,092	301,545	314,267
Purchased Services	16,850	-	16,850	10,201	10,997	13,059	16,307	13,454
Training	5,568	2,803	2,765	5,484	567	2,715	8,466	3,916
Transfers	-	-	-	-	-	-	5,870	1,957
Goods & Materials	500	-	500	306	1,258	316	228	601
Grants	-	-	-	-	-	700	600	433
OP.210 8275	357,170	6,385	350,785	336,246	334,986	335,882	333,016	334,628
OP.210 CAO SERVICES - 8030 HUMAN RESOURCES								
Payroll	102,819	6,314	96,505	97,668	94,411	104,420	150,190	116,340
Purchased Services	2,000	-	2,000	1,137	1,907	47,903	4,782	18,197
Training	1,631	858	773	1,978	2,759	715	971	1,482
Goods & Materials	2,000	-	2,000	972	1,699	3,179	2,784	2,554
OP.210 8030	108,450	7,172	101,278	101,755	100,776	156,218	158,727	138,574
OP.210 CAO SERVICES - 8031 HR RECRUITING								
Purchased Services	5,000	-	5,000	5,187	1,825	2,605	4,988	3,139
OP.210 8031	5,000	-	5,000	5,187	1,825	2,605	4,988	3,139
OP.210 CAO SERVICES - 8032 HEALTH & SAFETY								
Payroll	121,404	10,900	110,504	113,827	108,234	101,985	100,186	103,468
Purchased Services	5,500	-	5,500	1,573	3,113	6,568	6,106	5,262
Training	30,961	65	30,896	23,705	15,436	20,133	33,070	22,880
Goods & Materials	8,500	(1,500)	10,000	5,602	7,150	7,032	11,643	8,608
OP.210 8032	166,365	9,465	156,900	144,708	133,933	135,717	151,006	140,219
OP.210 CAO SERVICES - 8033 H & S EVENTS								
Purchased Services	4,500	(150)	4,650	-	25	5,119	5,311	3,485
Goods & Materials	3,000	-	3,000	5,000	1,912	2,778	2,013	2,234
Grants	-	-	-	-	-	-	-	-
OP.210 8033	7,500	(150)	7,650	5,000	1,937	7,897	7,324	5,719
OP.210 CAO SERVICES - 8034 MAP								
OP.210 8034 Purchased Services	-	-	-	-	-	-	-	-
OP.210 8034	-	-	-	-	-	-	-	-
OP.210 CAO SERVICES - 14137 DISASTER SERVICES								
Payroll	10,659	260	10,399	11,343	13,183	103	-	4,429
Purchased Services	32,500	29,500	3,000	31,036	2,692	1,016	-	1,236
Training	10,000	7,500	2,500	3,252	-	263	-	88



2022 Proposed Operating Budget
CAO

			2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
	Goods & Materials		3,500	1,500	2,000	185	603	-	-	201
OP.210	14137		56,659	38,760	17,899	45,815	16,477	1,381	-	5,953
CA.101 DIRECTOR'S DEVELOPMENT - 7544 DIRECTOR'S DEVELOPMENT										
	Training		5,000	(2,500)	7,500	-	-	13,253	9,100	7,451
CA.101	7544		5,000	(2,500)	7,500	-	-	13,253	9,100	7,451
CA.105 CAO'S FUND - 7545 CAO'S FUND										
CA.105	7545	Purchased Services	-	-	-	1,200	-	200	2,129	776
CA.105	7545	Goods & Materials	-	-	-	1,848.00	-	-	-	-
CA.105	7545		-	-	-	3,048	-	200	2,129	776
CA.110 LEGAL - ALL MVC DEPTS										
	Purchased Services		50,000	-	50,000	24,759	21,882	38,948	67,265	42,698
CA.110			50,000	-	50,000	24,759	21,882	38,948	67,265	42,698
CA.111 MUNICIPAL AREA PARTNERSHIP (MAP) - (CL-21-01)										
	Purchased Services		1,500	(8,000)	9,500	-	-	-	24,253	8,084
CA.111			1,500	(8,000)	9,500	-	-	-	24,253	
CA.112 BUSINESS CONTINUITY PLAN UPDAT - 14078 BUSINESS CONTINUITY PLAN UPDAT										
	Purchased Services		-	-	-	-	7,720	17,300	-	8,340
CA.112	14078		-	-	-	-	7,720	17,300	-	8,340
CA.113 COVID-19										
	Payroll		-	-	-	20,667	59,856	-	-	19,952
	Purchased Services		-	-	-	931	11,118	-	-	3,706
	Transfers		-	-	-	-	(46,414)	-	-	(15,471)
	Goods & Materials		-	-	-	2,721	54,036	-	-	18,012
CA.113			-	-	-	24,319	78,597	-	-	26,199
CA.109 INTERMUNICIPAL COLLABORATION I										
CA.109		Purchased Services	-	-	-	-	-	-	-	-
CA.109			-	-	-	-	-	-	-	-
			757,644	51,132	706,512	690,836	698,133	709,402	757,808	721,781

2022 Proposed Operating Budget Corporate Services Commentary

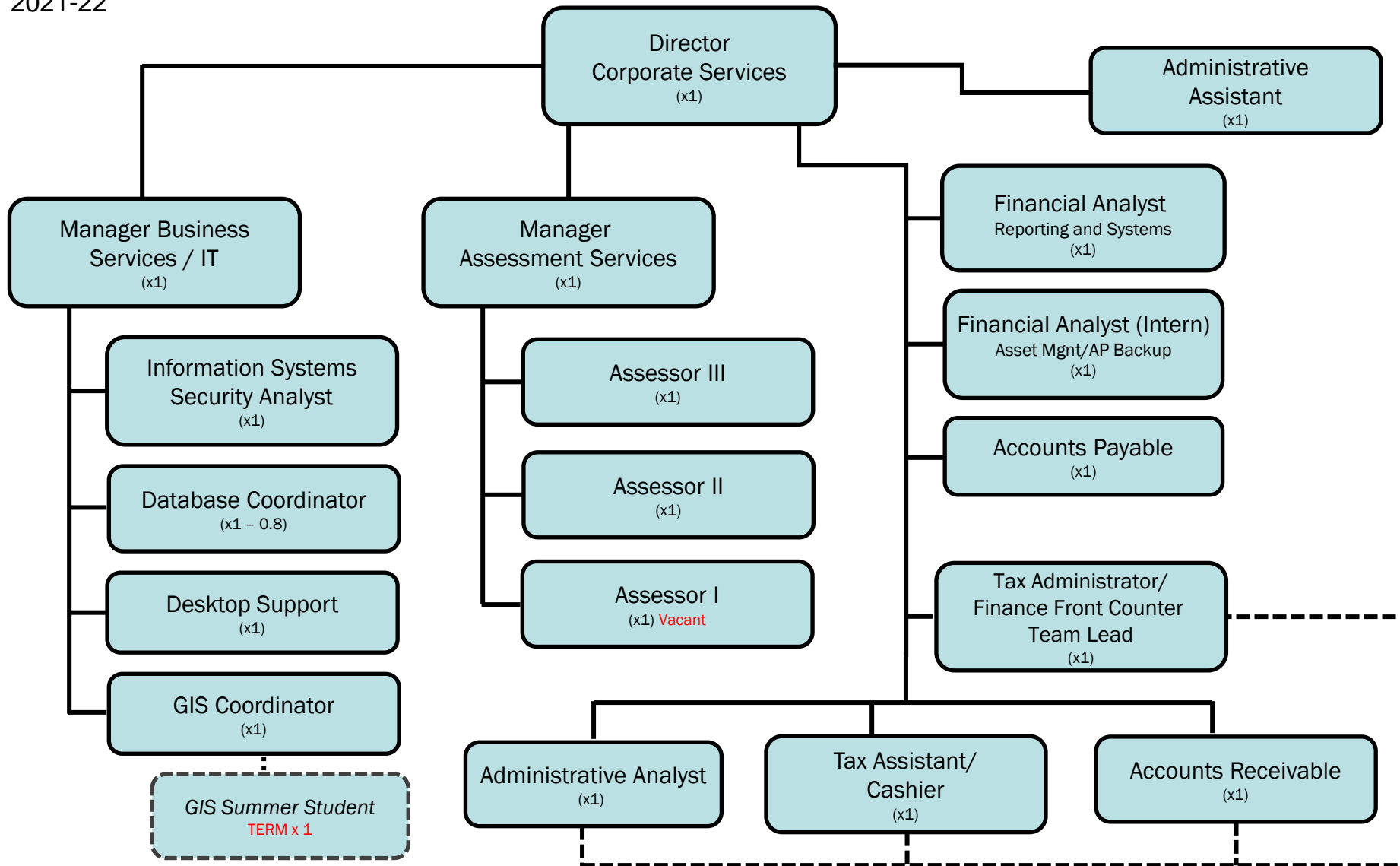
Finance's 2022 Operating Budget has increased by \$155K. The bad debt will no longer include the budget for CS-22-09 Tax Incentive therefore \$200K was added to the budget and will be funded with the Tax Stabilization Reserve, CS-22-07 Bad Debt expense remains at \$175K. In 2022 training expenses are budgeted departmentally at 2% according to policy, however this level of training expense has not been historically realized and therefore there is an offsetting credit in the Finance department (\$87K) which reduces the net funding requirement for training to 1%. Debenture costs have decreased by \$35.5K. Increases to payroll are reflected and some slight increases to purchased services within the shared office support activity. Although Carbon Levies are anticipated to increase from \$40/tonne to \$50/tonne we assume that 2021 purchases will be comparable to 2022 purchases and existing budgets should be sufficient to cover this increase. There was a small increase of \$50 to the Lone Pine Clay Target Club Tax Relief expenses CS-22-01.

Assessment's 2022 Operating Budget increased by \$46K. This is mostly attributed to the change in staff vacancy, in 2022 we have funded an Assessor II position leaving an Assessor I position vacant. Additionally there was an increase to equipment costs of \$11K for amortization which is an unfunded expense so this does not affect the overall tax revenue requirements.

Business Services' 2022 Operating Budget has increased by \$69K. 2022 Projects added include CS-22-02 GIS Summer Student \$20K and CS-22-06 Air Photo Refresh \$65K which are offset by \$46.9K for the removal of 2021 projects (Wi-Fi in Shops \$4.6K, Internet Upgrade \$19.3K, and the City view Portal Project which carried forward at \$2607). Payroll, Purchased Services and Goods & Materials were adjusted to reflect spending trends in 2021.

There was a slight reallocation between expense lines for Waste Management but the overall budget remains unchanged at \$364K

Corporate Services – Organizational Structure
2021-22





**2022 Proposed Operating Budget
Finance**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.310 FINANCE - 8276 FINANCE								
Payroll	802,205	39,026	763,179	693,247	747,830	901,039	954,486	867,785
Purchased Services	45,802	(11,298)	57,100	43,411	33,113	48,173	184,402	88,563
Training	22,264	15,210	7,054	5,864	10,126	11,061	10,917	10,701
Goods & Materials	22,500	1,000	21,500	18,734	14,066	148,774	18,364	60,401
Fiscal Services	500	500	-	204	1,039	97	56,753	19,296
Finance Bad Debt	-	-	-	(11,474)	14,000	5,000	1,000	6,667
OP.310 8276	893,271	44,438	848,833	749,985	820,173	1,114,143	1,225,922	1,053,413
OP.310 FINANCE - 8049 SHARED OFFICE SUPPORT								
Purchased Services	202,855	21,191	181,664	186,917	163,372	165,871	167,558	165,600
Training	(87,935)	(87,935)	-	-	-	-	-	-
Goods & Materials	15,300	3,300	12,000	19,440	17,906	25,568	36,733	26,736
Fiscal Services	226,750	6,750	220,000	234,733	234,870	227,348	161,313	207,844
OP.310 8049	356,970	(56,694)	413,664	441,090	416,148	418,787	365,604	400,180
OP.310 FINANCE - 8050 POST RETIREMENT								
Payroll	20,000	-	20,000	88,633	(56,273)	1,019	45,843	(3,137)
OP.310 8050	20,000	-	20,000	88,633	(56,273)	1,019	45,843	(3,137)
OP.310 FINANCE - 8051 TAX COLLECTION (CS-22-01 & CS-22-07 & CS-22-09)								
Purchased Services	19,750	(250)	20,000	20,076	16,072	14,498	21,667	17,412
Goods & Materials	-	-	-	84	3,626	1,197	-	1,608
Finance Bad Debt	375,000	200,000	175,000	195,075	184,270	660,022	136,948	327,080
OP.310 8051	394,750	199,750	195,000	215,235	203,968	675,717	158,615	346,100
OP.310 FINANCE - 8052 DEBT & BANK SERVICES								
Grants	-	-	-	177	101	670	60	277
Fiscal Services	375,500	(35,500)	411,000	410,494	347,932	304,298	335,284	329,171
Finance Bad Debt	-	-	-	-	-	-	-	-
OP.310 8052	375,500	(35,500)	411,000	410,706	348,033	304,968	335,344	329,448
CS.107 REVISED COUNTY MAP - 10131 REVISED COUNTY MAP								
Purchased Services	-	-	-	-	-	-	-	-
CS.107 10131	-	-	-	-	-	-	-	-
CS.117 IT DEVELOPMENT - 7325 IT DEVELOPMENT								
CS.117 7325 Goods & Materials	-	-	-	-	-	-	8,277	2,759
CS.117 7325	-	-	-	-	-	-	8,277	2,759
CS.119 ASSET MANAGEMENT COSTS								
Payroll	-	-	-	-	2,116	11,742	-	4,619



**2022 Proposed Operating Budget
Finance**

			2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
		Purchased Services	-	-	-	-	-	7,285	997	2,761
		Training	-	-	-	-	-	-	-	-
		Goods & Materials	-	-	-	-	-	8,746	80	2,942
CS.119			-	-	-	-	2,116	27,773	1,077	10,322
CS.120 INFORMATION SECURITY - 7328 INFORMATION SECURITY										
CS.120	7328	Goods & Materials	-	-	-	-	-	-	-	-
CS.120	7328		-	-	-	-	-	-	-	-
CS.122 FINANCE INTERN COSTS - 13013 FINANCE INTERN COSTS										
		Payroll	74,259	2,587	71,672	63,918	40,436	24,337	65,953	43,575
		Purchased Services	-	-	-	-	-	585	1,464	683
		Training	1,155	608	547	2,905	1,299	615	783	899
		Goods & Materials	-	-	-	-	2,036	-	-	679
CS.122	13013		75,414	3,195	72,219	66,823	43,771	25,536	68,200	45,836
CS.123 EXCHANGE MIGRATION - 2017 OE - 13082 Exchange Migration 2017 OE Cos										
CS.123	13082	Purchased Services	-	-	-	-	-	-	-	-
CS.123	13082		-	-	-	-	-	-	-	-
CS.124 AIR PHOTO REFRESH - 13410 AIR PHOTO REFRESH - 2018										
CS.124	13410	Purchased Services	-	-	-	-	-	-	34,731	11,577
CS.124	13410		-	-	-	-	-	-	34,731	11,577
CS.125 2018 SCOTIABANK TRANSITION - 13807 2018 SCOTIABANK TRANSITION										
CS.125	13807	Purchased Services	-	-	-	-	-	-	2,108	703
CS.125	13807	Goods & Materials	-	-	-	-	-	-	208	69
CS.125	13807		-	-	-	-	-	-	2,316	772
			2,115,905	155,189	1,960,716	1,972,473	1,777,936	2,567,944	2,245,929	2,197,269



**2022 Proposed Operating Budget
Assessment**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.320 ASSESSMENT - 8277 ASSESSMENT								
Payroll	352,047.00	29,678.00	322,369.00	313,514.45	395,955.06	423,670.32	413,414.85	411,013.41
Purchased Services	56,760	80	56,680	4,516.67	9,561	28,513	42,070	26,715
Training	7,958.00	5,677.00	2,281.00	483.49	1,000.00	11,821.05	5,948.94	6,256.66
Goods & Materials	1,150	150	1,000	1,253.38	1,633	1,460	2,348	1,813
OP.320 8277	417,915	35,585	382,330	319,767.99	408,148	465,464	463,782	445,798
MR.320 MINOR REPAIRS - ASSESSMENT		-						
Payroll	500.00	-	500.00	115.12	631.45	326.09	543.44	500.33
Purchased Services	2,960	(20)	2,980	3,378.21	2,231	2,521	2,652	2,468
Transfers	1,000.00	(1,500.00)	2,500.00	1,035.00	2,655.00	2,115.00	2,257.00	2,342.33
Goods & Materials	5,790	1,000	4,790	10,085.43	4,082	5,379	6,837	5,433
Fiscal Services	11,000	11,000	-	9,827.97	12,466	12,466	4,077	9,670
MR.320	21,250	10,480	10,770	24,441.73	22,065	22,807	16,367	20,413
	439,165	46,065	393,100	344,209.72	430,214	488,271	480,148	466,211

**2022 Proposed Operating Budget
Business Services**

			2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.330 BUSINESS SERVICES - 8278 BUSINESS SERV										
		Payroll	446,612	20,494	426,118	439,119.46	418,602	385,484	437,441	413,842
		Purchased Services	125,100	(8,750)	133,850	155,427.21	177,672	80,901	63,470	107,348
		Training	9,463	6,018	3,445	4,565.33	1,528	5,479	9,683	5,563
		Goods & Materials	243,000	(12,900)	255,900	170,171.47	167,762	37,885	40,181	81,942
OP.330	8278		824,175	4,862	819,313	769,283.47	765,564	509,748	550,774	608,695
OP.330 BUSINESS SERVICES - 8053 GIS										
		Payroll	124,897	4,302	120,595	118,426.91	116,976	125,968	105,551	116,165
		Purchased Services	45,500	500	45,000	38,170.92	36,052	8,601	45,054	29,902
		Training	2,020	1,035	985	-	-	1,918	3,597	1,838
		Goods & Materials	-	-	-	1,251.97	-	113	2,450	854
OP.330	8053		172,417	5,837	166,580	157,849.80	153,029	136,600	156,652	148,760
OP.330 BUSINESS SERVICES - 8054 OFF COMM										
		Purchased Services	48,750	(1,550)	50,300	41,969.57	35,155	27,785	29,450	30,797
		Goods & Materials	400	-	400	184.60	156	170	164	164
OP.330	8054		49,150	(1,550)	50,700	42,154.17	35,312	27,955	29,614	30,960
BS.001 GIS STUDENT/INTERN - 14080 GIS STUDENT/INTERN - CS-22-02										
BS.001	14080	Payroll	20,000	20,000	-	-	-	7,896	-	2,632
BS.001	14080		20,000	20,000	-	-	-	7,896	-	2,632
BS.002 CLOUD-BASED DISASTER RECOVERY - 14081 CLOUD-BASED DISASTER RECOVERY										
		Purchased Services	-	-	-	86.48	1,859	1,294	-	1,051
BS.002	14081		-	-	-	86.48	1,859	1,294	-	1,051
BS.003 IT POLICY DEVELOPMENT - 14637 IT DEVELOPMENT										
		Goods & Materials	-	-	-	2,050.02	6,150	2,050	-	2,733
BS.003	14637		-	-	-	2,050.02	6,150	2,050	-	2,733
BS.004 AIR PHOTO REFRESH - 14630 2020 Air Photo Refresh CS-22-06										
		Purchased Services	65,000	65,000	-	-	46,700	-	-	15,567
BS.004	14630		65,000	65,000	-	-	46,700	-	-	15,567
BS.005 WIFI IN SHOPS										
		Purchased Services	-	(4,621)	4,621	-	933	-	-	311
		Goods & Materials	-	-	-	1,339.45	3,091	-	-	1,030
BS.005			-	(4,621)	4,621	1,339.45	4,024	-	-	
BS.006 CITYVIEW PORTAL - 15166 2020 CITY VIEW PORTAL										
		Purchased Services	2,607	(20,434)	23,041	20,433.87	17,185	-	-	5,728
BS.006	15166		2,607	(20,434)	23,041	20,433.87	17,185	-	-	5,728



2022 Proposed Operating Budget
Business Services

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
	1,133,349	69,094	1,064,255	993,197.26	1,029,823	685,544	737,040	817,469



2022 Proposed Operating Budget
Waste Managment

		2022 Budget	Change from 2021	2021 Budget	2021	2021 Forecast	2020	2019	2018	3 year Average
OP.350 UTILITIES - 13488 UTILITIES										
	Purchased Services	338,000	(26,000)	364,000	323,320.04	352,713	354,567	453,145	170,354	326,022
	Grants	26,000	26,000	-	25,590.00	27,916	21,990	23,790	28,225	24,668
OP.350	13488	364,000	-	364,000	348,910.04	380,629	376,557	476,935	198,579	350,690
		364,000	-	364,000	348,910.04	380,629	376,557	476,935	198,579	350,690



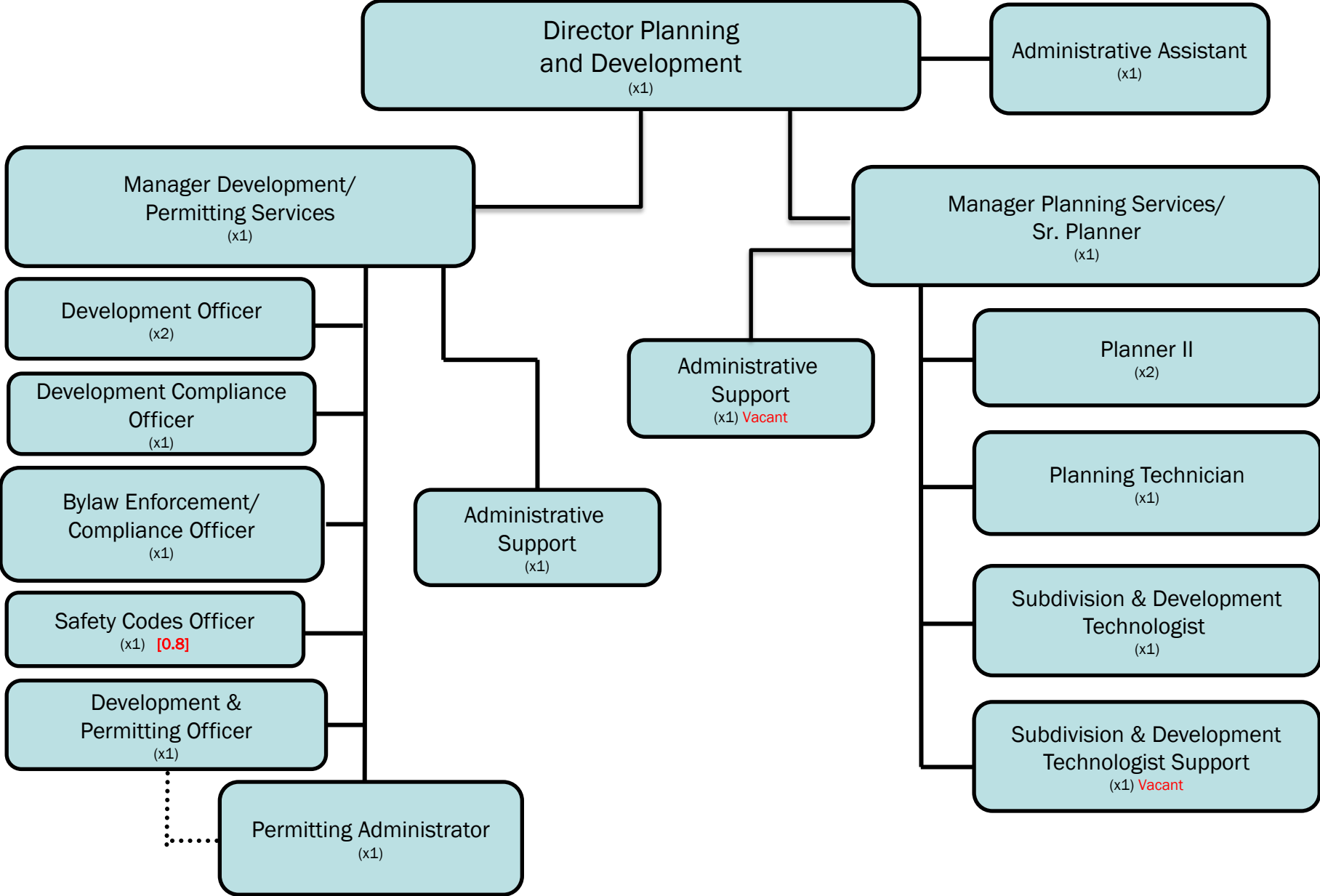
2022 Proposed Operating Budget Planning Development Commentary

Planning's Operating Budget has increased by \$124K. In 2022 the County is funding the Manager of Planning position which was previously unfunded in 2021 as well as payroll increases. PD-18-01 IDP Review \$50.6K and PD-22-01 Eagle Valley ASP \$5.5K have been removed in the 2022 budget, as well as a \$5K budget for unsightly premises. PD-22-01 South McDougal ASP review has been added at \$5K.

Permitting's Operating Budget has increased by \$29K in staff increases and permitting commission fees

Development and Bylaw's budget has increased by \$141K mostly due to the addition of PD-22-02 New position for the Development Compliance Officer which is being partially funded through the Aggregate Levy (\$55K) and offset by a reduction in contracted services under Operational Services.

Planning and Development Services - Organizational Structure
2021-22





**2022 Proposed Operating Budget
Planning Services**

			2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.410 PLANNING - 8279 PLANNING										
		Payroll	907,984	171,456	736,528	748,748.93	744,148	929,662	898,997	857,602
		Purchased Services	23,725	1,350	22,375	10,086.60	21,812	37,606	35,649	31,689
		Training	14,765	8,741	6,024	1,772.10	404	13,276	7,370	7,017
		Goods & Materials	1,900	-	1,900	1,502.17	4,003	12,463	19,852	12,106
		Grants	-	(750)	750	-	-	1,250	1,250	833
		Fiscal Services	20,000	-	20,000	3,928.53	7,857	16,167	24,477	16,167
OP.410	8279		968,374	180,797	787,577	766,038.33	778,224	1,010,424	987,595	925,414
MR.410 MINOR REPAIRS - PLANNING										
		Payroll	2,000	-	2,000	29.15	267	701	513	494
		Purchased Services	3,089	89	3,000	1,261.58	1,460	1,239	1,270	1,323
		Transfers	3,000	(500)	3,500	180.00	3,915	1,075	1,485	2,158
		Goods & Materials	4,750	750	4,000	1,499.38	2,729	3,442	3,842	3,338
		Fiscal Services	4,000	-	4,000	3,406.32	3,406	3,406	1,703	2,839
MR.410			16,839	339	16,500	6,376.43	11,778	9,863	8,813	
PL.019 MDP REVIEW - 10241 MDP REVIEW - 2019										
PL.019	10241	Payroll	-	-	-	-	-	5,958	-	1,986
PL.019	10241	Purchased Services	-	-	-	-	3,794	1,935	-	1,910
PL.019	10241	Goods & Materials	-	-	-	-	-	-	-	-
PL.019	10241		-	-	-	-	3,794	7,893	-	3,896
PL.027 SOUTH CARSTAIRS ECONOMIC GROWT - 7340 SOUTH CARSTAIRS ECONOMIC GROWT										
PL.027	7340	Purchased Services	-	-	-	-	-	-	52	17
PL.027	7340		-	-	-	-	-	-	52	17
PL.028 EAGLE VALLEY ASP REVIEW - 7341 EAGLE VALLEY ASP REVIEW (PD-21-01)										
PL.028	7341	Payroll	-	(1,500)	1,500	-	-	-	-	-
PL.028	7341	Purchased Services	-	(4,000)	4,000	-	-	208	-	69
PL.028	7341		-	(5,500)	5,500	-	-	208	-	69
PL.031 ENGINEERING COSTS										
		Purchased Services	10,000	-	10,000	-	-	7,844	3,313	3,719
PL.031			10,000	-	10,000	-	-	7,844	3,313	
PL.032 IDP REVIEW - 13422 IDP REVIEW - OLDS										
PL.032	13422	Purchased Services	-	-	-	-	175	-	-	58
PL.032	13422		-	-	-	-	175	-	-	58
PL.032 IDP REVIEW - 13423 IDP REVIEW - CREMONA										
PL.032	13423	Purchased Services	-	(50,641)	50,641	-	-	228	43	90



**2022 Proposed Operating Budget
Planning Services**

			2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
PL.032	13423		-	(50,641)	50,641	-	-	228	43	90
PL.032 IDP REVIEW - 14097 IDP REVIEW - Town of Carstairs										
PL.032	14097	Purchased Services	-	-	-	7,353.00	8,753	-	-	2,918
PL.032	14097		-	-	-	7,353.00	8,753	-	-	2,918
PL.032 IDP REVIEW - 14098 IDP REVIEW - Town of Didsbury										
PL.032	14098	Purchased Services	-	-	-	8,566.00	8,753	-	-	2,918
PL.032	14098		-	-	-	8,566.00	8,753	-	-	2,918
PL.033 UNSIGHTLY PREMISES										
		Payroll	-	-	-	-	-	171	-	57
		Purchased Services	-	(5,000)	5,000	-	-	3,112	-	1,037
		Transfers	-	-	-	-	-	588	-	196
PL.033			-	(5,000)	5,000	-	-	3,871	-	
PD-22-01 ASP Review - South McDougal Flats										
		Payroll	3,000	3,000	-	-	-	-	-	-
		Purchased Services	2,000	2,000	-	-	-	-	-	-
OP.410	8279		5,000	5,000	-	-	-	-	-	-
			1,000,213	124,995	875,218	788,333.76	811,478	1,040,331	999,816	950,542

**2022 Proposed Operating Budget
Development and Bylaw Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
DEVELOPMENT								
OP.420 DEVELOPMENT - 8280 DEVELOPMENT								
Payroll	512,217	131,829	380,388	361,840.93	347,003	298,563	345,352	330,306
Purchased Services	5,175	(6,625)	11,800	2,354.72	1,538	2,436	1,294	1,756
Training	8,126	5,082	3,044	607.10	1,408	5,406	4,047	3,620
Goods & Materials	500	-	500	562.54	220	578	530	442
OP.420 8280	532,118	130,286	401,832	365,365.29	350,168	306,982	351,224	336,125
DV.001 MOTOR SPORTS PARK PLDP20190014 - 14280 MOTOR SPORT PARK PLDP20190014								
Payroll	-	-	-	-	15,739	-	-	5,246
Purchased Services	-	-	-	-	4,917	14,443	-	6,453
DV.001 14280	-	-	-	-	20,656	14,443	-	11,700
Budget Total - Development	532,118	130,286	401,832	365,365.29	370,825	321,425	351,224	347,825
BYLAW								
OP.440 BYLAW - 8281 BYLAW								
Payroll	105,479	12,199	93,280	94,391.65	90,151	91,514	85,025	88,897
Purchased Services	34,800	300	34,500	19,572.20	22,858	40,194	32,766	31,939
Training	1,680	(1,065)	2,745	2,887.55	4,997	867	2,472	2,778
Goods & Materials	1,250	-	1,250	425.89	963	1,979	1,023	1,322
OP.440 8281	143,209	11,434	131,775	117,277.29	118,969	134,554	121,285	124,936
BL.001 BYLAW ENFORCEMENT								
Payroll	-			5,455.26				-
Purchased Services	5,000			6,635.58				-
Transfers	-			2,949.00				-
Goods & Materials	-			321.35				-
BL.001	5,000			15,361.19				-
MR.440 MINOR REPAIRS - BYLAW								
Payroll	500	-	500	21.82	62	98	120	93
Purchased Services	800	-	800	271.93	1,469	554	213	745
Transfers	1,000	-	1,000	360.00	540	1,125	720	795
Goods & Materials	3,500	-	3,500	2,599.12	3,360	2,503	2,990	2,951
Fiscal Services	6,000	-	6,000	5,693.94	5,694	5,694	5,694	5,694
MR.440	11,800	-	11,800	8,946.81	11,125	9,973	9,736	10,278
Budget Total - Bylaw	160,009	11,434	143,575	141,585.29	130,094	144,527	131,021	135,214
Budget Total	692,127	141,720	545,407	506,950.58	500,918	465,953	482,244	483,038



2022 Proposed Operating Budget
Permitting Services

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.430 PERMITTING - 13115 PERMITTING - GENERAL								
Payroll	317,029.00	22,318.00	294,711.00	294,626.95	288,579.60	224,461.06	179,751.26	230,930.64
Purchased Services	-	-	-	-	-	125	-	42
Training	5,046.00	2,656.00	2,390.00	-	-	-	-	-
OP.430 13115	322,075	24,974	297,101	294,626.95	288,580	224,586	179,751	230,972
OP.430 PERMITTING - 8079 PERMITTING COMMISSIONS								
Purchased Services	56,500	5,000	51,500	59,677.65	27,250	115,455	126,910	89,872
OP.430 8079	56,500	5,000	51,500	59,677.65	27,250	115,455	126,910	89,872
	378,575	29,974	348,601	354,304.60	315,830	340,041	306,661	320,844

2022 Proposed Operating Budget Legislative Services Commentary

Legislative Services budget decreased by \$66K, most of the decrease came from the removal of \$50K for the Council Election Project LS-21-03 and \$10K reduction came from the upon completion of the committed funding to Legacy Land Trust Funding. Salaries were reduced based on staffing changes.

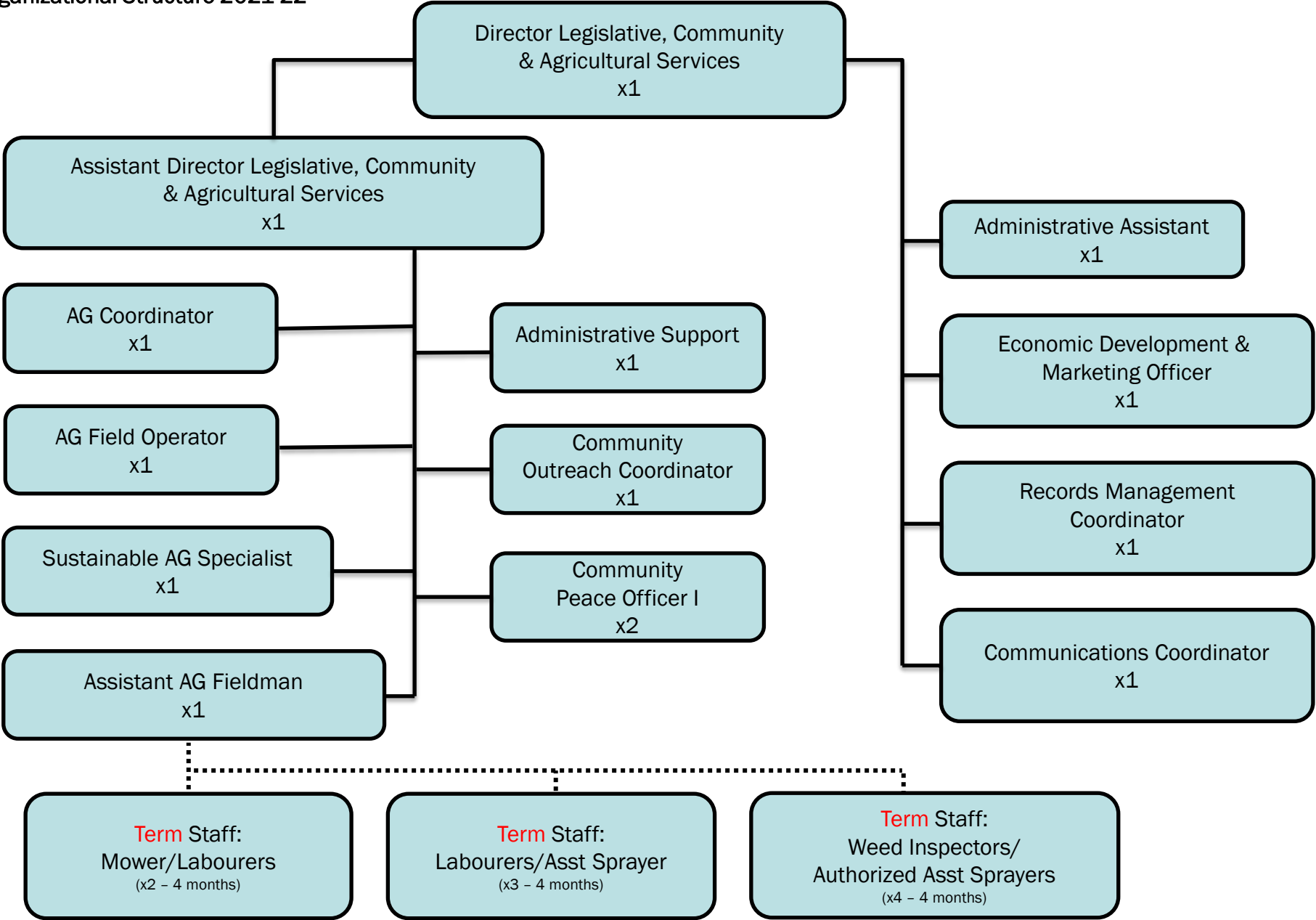
Economic Development's Budget was relatively unchanged, LS-22-03 Airport and Business Park Signage project is being overseen by the Economic Development department it is considered a capital project and is therefore not reflected within their Operating Budget requirements.

Communication's Operating budget increased by \$60K with the addition of 2 operating projects; LS-22-01 Council Meeting Streaming/Agenda Software \$25K and LS-22-02 Photo/Video Library Replacement \$25K, small changes to salary and training expenses are also included.

Records Management's Operating budget went up by \$6K to cover payroll increases and training expenses.

Patrol's budget increased by \$178K, there is an anticipated increase of \$190K increase to the provincial police funding with small reductions in salary due to staffing changes.

Legislative, Community and Agricultural Services
Organizational Structure 2021-22



**2022 Proposed Operating Budget
Legislative Services**

			2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.510 LEGISLATIVE - 8282 LEGISLATIVE										
		Payroll	261,066	(8,505)	269,571	272,666.84	268,395	260,846	269,674	266,305
		Purchased Services	5,000	-	5,000	1,238.33	1,732	2,470	2,618	2,273
		Training	5,755	2,033	3,722	1,727.01	998	5,464	5,999	4,154
		Goods & Materials	750	-	750	191.90	245	528	673	482
OP.510	8282		272,571	(6,472)	279,043	275,824.08	271,370	269,307	278,965	273,214
OP.510 LEGISLATIVE - 8085 INACTIVE LANDFILL SITES										
		Purchased Services	9,500	-	9,500	8,653.36	6,769	7,113	8,281	7,387
OP.510	8085		9,500	-	9,500	8,653.36	6,769	7,113	8,281	7,387
LS.029 OLDS COLLEGE MEAT TRAINING CEN - 7397 OLDS COLLEGE MEAT TRAINING CEN										
LS.029	7397	Grants	-	-	-	-	-	-	-	-
LS.029	7397		-	-	-	-	-	-	-	-
LS.039 FRONT SIGNAGE UPDATE - 7359 FRONT SIGNAGE UPDATE - 2017										
LS.039	7359	Purchased Services	-	-	-	-	-	-	6,350	2,117
LS.039	7359		-	-	-	-	-	-	6,350	2,117
LS.040 ALBERTA HIGHSCHOOL RODEO - 7393 ALBERTA HIGHSCHOOL RODEO - 201										
LS.040	7393	Grants	-	-	-	-	-	-	-	-
LS.040	7393		-	-	-	-	-	-	-	-
LS.041 OLDS REG EXH - COMMUNITY KITCH - 7394 OLDS REG EXH - COMMUNITY KITCH										
LS.041	7394	Grants	-	-	-	-	-	-	-	-
LS.041	7394		-	-	-	-	-	-	-	-
LS.042 ACP GRANT - 7395 ACP GRANT - 2017										
		Grants	-	-	-	-	8,320	-	-	2,773
LS.042	7395		-	-	-	-	8,320	-	-	2,773
LS.043 WATER VALLEY COMMUNITY HALL - 7396 WATER VALLEY COMMUNITY HALL -										
LS.043	7396	Grants	-	-	-	-	-	-	-	-
LS.043	7396		-	-	-	-	-	-	-	-
LS.046 LEGACY LAND TRUST FUNDING REQU - 13418 LEGACY LAND TRUST FUNDING REQU										
		Grants	-	(10,000)	10,000	10,000.00	20,000	30,000	40,000	30,000
LS.046	13418		-	(10,000)	10,000	10,000.00	20,000	30,000	40,000	30,000
LS-20-07 e-Ticketing (Budgeted \$6K Capital Expense)										
		Goods & Materials	-	-	-	2,669.92	-	-	-	-
LS.056	15174		-	-	-	2,702.59	-	-	-	-
LS-21-03 202 Municipal Election										
		Payroll	-	-	-	30,556.15	-	-	-	-



2022 Proposed Operating Budget
Legislative Services

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
	Purchased Services	-	(50,000)	50,000	13,480.34	-	-	-	-
	Goods & Materials	-	-	-	5,874.21	-	-	-	-
LS.058	15566	-	(50,000)	50,000	49,910.70	-	-	-	-
		282,071	(66,472)	348,543	347,090.73	306,459	306,420	333,596	315,492



**2022 Proposed Operating Budget
Economic Development**

			2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.520 ECONOMIC DEV. - 8080 ECONOMIC DEVELOPMENT										
		Payroll	100,140.00	(2,338.00)	102,478.00	75,136.38	96,058.31	86,260.55	60,064.27	81,067.29
		Purchased Services	57,400	-	57,400	2,517.52	3,311	3,774	10,277	10,736
		Training	2,184.00	759.00	1,425.00	400.00	630.00	348.24	469.61	482.62
		Goods & Materials	11,500	-	11,500	1,679.63	11,480	5,465	12,152	9,699
		Grants	-	-	-	-	600	-	600	400
OP.520	8080		171,224	(1,579)	172,803	79,733.53	112,080	95,848	83,563	97,164
LS.035 VISITOR INFORMATION CENTER - 10220 VISITOR INFORMATION CENTRE										
		Grants	-	-	-	-	10,000	24,624	20,347	18,323
LS.035	10220		-	-	-	-	10,000	24,624	20,347	18,323
LS.049 OLDS/DIDSBURY AIRPORT ECONOMIC - 14095 OLDS/DIDSBURY AIRPORT ECONOMIC										
LS.049	14095	Purchased Services	-	-	-	-	8,000	40,000	-	16,000
LS.049	14095		-	-	-	-	8,000	40,000	-	16,000
LS.050 MCDUGAL PIT SOLAR PANEL FEASI - 14255 MCDUGAL PIT SOLAR PANEL FEASA										
LS.050	14255	Purchased Services	-	-	-	-	-	69,875.00	-	23,291.67
LS.050	14255		-	-	-	-	-	69,875	-	23,292
			171,224	(1,579)	172,803	79,733.53	130,080	230,346	103,910	154,779



**2022 Proposed Operating Budget
Communications**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.530 COMMUNICATIONS - 8082 COMMUNICATIONS								
Payroll	105,579.00	6,536.00	99,043.00	96,258.41	96,644.47	93,864.69	94,205.89	93,642.40
Purchased Services	232,200	3,500	228,700	198,808.33	146,145	216,500	209,892	209,729
Training	1,680.00	884.00	796.00	-	-	699.06	3,994.74	1,564.60
Goods & Materials	500	-	500	22.99	34	61	38	45
OP.530 8082	339,959	10,920	329,039	295,089.73	242,824	311,125	308,130	287,360
OP.530 COMMUNICATIONS - 8084 COMMUNITY WEBSITE								
Purchased Services	-	-	-	1,008.00	3,638	1,612	3,074	2,775
OP.530 8084	-	-	-	1,008.00	3,638	1,612	3,074	2,775
LS-22-01 Council Meeting Streaming/Agenda Software -								
Purchased Services	25,000	25,000	-	-	-	-	-	-
LS-22-01 0	25,000	25,000	-	-	-	-	-	-
LS-22-02 Photo/Video Library Replacement -								
Purchased Services	25,000.00	25,000.00	-	-	-	-	-	-
LS-22-02 0	25,000	25,000	-	-	-	-	-	-
	389,959	60,920	329,039	296,097.73	246,462	312,737	311,204	290,134



2022 Proposed Operating Budget
Records Management

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.540 RECORDS MANAGEMENT - 8086 RECORDS MANAGEMENT									
	Payroll	82,486	5,505	76,981	64,390.00	74,755	80,173	76,634	77,187
	Purchased Services	3,500	-	3,500	3,057.80	6,806	30,018	7,287	14,704
	Training	1,271	669	602	-	-	-	2,620	873
	Goods & Materials	1,500	-	1,500	110.23	152	1,394	778	775
OP.540	8086	88,757	6,174	82,583	67,558.03	81,713	111,584	87,320	93,539
		88,757	6,174	82,583	67,558.03	81,713	111,584	87,320	93,539



**2022 Proposed Operating Budget
Patrol**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.550 PATROL - 8087 PATROL								
Payroll	240,724	(19,263)	259,987	256,818.78	252,757	243,813	260,349	253,781
Purchased Services	3,445	500	2,945	3,154.63	1,916	10,710	2,454	5,027
Training	5,383	3,321	2,062	297.50	1,050	-	3,769	1,606
Goods & Materials	4,500	1,500	3,000	5,406.57	297	2,578	7,038	3,304
Grants	8,250	250	8,000	7,511.22	7,451	11,705	11,382	10,179
Fiscal Services	5,000	-	5,000	1,955.87	1,956	1,956	3,135	2,349
OP.550 8087	267,302	(13,692)	280,994	275,144.57	265,426	270,762	288,128	274,772
OP.550 PATROL - 8089 PATROL: RADIO COMMUNICATIONS								
Purchased Services	100	(150)	250	146.49	2,409	3,148	2,745	2,767
Goods & Materials	1,000	500	500	1,148.12	1,133	1,125	1,087	1,115
Grants	-	-	-	-	-	-	82	27
Fiscal Services	-	-	-	-	-	-	-	-
OP.550 8089	1,100	350	750	1,294.61	3,542	4,273	3,914	3,910
OP.550 PATROL - 14938 PATROL - PROVINCIAL POLICING								
Grants	712,500	190,000	522,500	522,500.00	295,000	-	-	98,333
OP.550 14938	712,500	190,000	522,500	522,500.00	295,000	-	-	98,333
MR.550 MINOR REPAIRS - PATROL								
Payroll	1,000	-	1,000	864.88	234	354	1,020	536
Purchased Services	5,436	1,636	3,800	7,264.64	4,763	4,670	3,801	4,411
Transfers	3,500	-	3,500	608.00	746	3,806	3,215	2,589
Goods & Materials	21,000	-	21,000	18,928.25	13,940	17,594	21,053	17,529
Fiscal Services	20,000	-	20,000	13,397.33	17,174	31,915	23,743	24,277
MR.550	50,936	1,636	49,300	41,063.10	36,858	58,338	52,831	49,342
	1,031,838	178,294	853,544	840,002.28	600,826	333,373	344,873	426,357



2022 Proposed Operating Budget Community Services Commentary

Community Service's Operating Budget decreased by \$720K which was related to the removal of 2021 projects; LS-20-02 Cremona Sports Park \$180K, LS-21-04 MOST Community Supports \$143K, and the completion of the committed funding to the MVC Production Competition supports of \$100K.

Library and Recreation funding was increased by \$74K based on a CPI adjustment of 4.8% and updated population which is subject to change based on the final December 2021 CPI. Population changes are also anticipated which will change the final support requirements for Libraries and Recreation.

Fire's overall Operating Budget increased by \$599K. There was an increase of \$423K to Fire Capital Grants to Urban Partners and an increase of \$176K to Fire Operating expenses. Final Budget values are subject to change following budget recommendation from each Intermunicipal Collaboration Committee

FCSS Operating Budget was reduced by \$2.9K overall, this decrease is mostly attributed to staffing changes.

**2022 Proposed Operating Budget
Community Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.560 COMM SERVICES - 8283 COMM SERVICES								
Payroll	106,316.00	683.00	105,633.00	70,530.96	103,228.52	102,533.34	90,116.75	98,626.20
Purchased Services	1,500	-	1,500	664.51	709	1,234	1,465	1,136
Training	3,382.00	2,495.00	887.00	-	-	1,014.68	-	338.23
Goods & Materials	100	(150)	250	-	11	58	41	36
Grants	-	-	-	-	-	-	-	-
Fiscal Services	-	-	-	-	-	-	-	-
OP.560 8283	111,298	3,028	108,270	71,195.47	103,948	104,840	91,623	100,137
OP.560 COMM SERVICES - 8119 DONATIONS MUSEUMS								
Grants	24,000	-	24,000	24,000.00	24,000	24,000	24,000	24,000
OP.560 8119	24,000	-	24,000	24,000.00	24,000	24,000	24,000	24,000
OP.560 COMM SERVICES - 8120 COMMUNITY GRANTS-CITIZENSHIP								
Grants	6,000.00	-	6,000.00	6,000.00	6,000.00	3,000.00	3,000.00	4,000.00
OP.560 8120	6,000	-	6,000	6,000.00	6,000	3,000	3,000	4,000
OP.560 COMM SERVICES - 8121 COMMUNITY GRANTS-COMM ENGAGE								
Grants	10,000.00	(2,500.00)	12,500.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
OP.560 8121	10,000	(2,500)	12,500	10,000.00	10,000	10,000	10,000	10,000
OP.560 COMM SERVICES - 8122 COMMUNITY GRANTS-MUSIC EDUCATI								
Grants	4,000.00	-	4,000.00	3,150.00	3,425.00	3,250.00	2,500.00	3,058.33
OP.560 8122	4,000	-	4,000	3,150.00	3,425	3,250	2,500	3,058
OP.560 COMM SERVICES - 8139 RURAL COMMUNITY GRANTS-GENERAL								
Grants	70,000.00	-	70,000.00	68,018.12	19,955.70	43,096.22	45,000.00	36,017.31
OP.560 8139	70,000	-	70,000	68,018.12	19,956	43,096	45,000	36,017
OP.560 COMM SERVICES - 8140 RURAL COMMUNITY GRANTS-PLAYGRD								
Grants	-	-	-	-	20,778.90	12,745.00	-	11,174.63
OP.560 8140	-	-	-	-	20,779	12,745	-	11,175
OP.560 COMM SERVICES - 8141 HEALTH FUNDING								
Grants	65,370.00	-	65,370.00	56,148.26	47,245.00	63,276.64	37,380.00	49,300.55
OP.560 8141	65,370	-	65,370	56,148.26	47,245	63,277	37,380	49,301
OP.560 COMM SERVICES - 13099 STARS FUNDING								
Grants	26,148.00	-	26,148.00	26,148.00	26,148.00	26,148.00	26,148.00	26,148.00
OP.560 13099	26,148	-	26,148	26,148.00	26,148	26,148	26,148	26,148
OP.560 COMM SERVICES - 8142 RURAL COMM GRNT-CEMETARY								
Grants	19,000.00	-	19,000.00	10,000.00	13,000.00	15,385.00	13,600.00	13,995.00
OP.560 8142	19,000	-	19,000	10,000.00	13,000	15,385	13,600	13,995

**2022 Proposed Operating Budget
Community Services**

			2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.560 COMM SERVICES - 8144 COMM HALL GRNT										
		Grants	90,000	-	90,000	66,273.10	62,659	69,886	58,925	63,823
OP.560	8144		90,000	-	90,000	66,273.10	62,659	69,886	58,925	63,823
OP.560 COMM SERVICES - 8146 RCMP DIDSBURY BRANCH ADMIN GRA										
		Grants	-	-	-	-	5,868	21,647	20,171	15,895
OP.560	8146		-	-	-	-	5,868	21,647	20,171	15,895
OP.560 COMM SERVICES - 8267 DONATIONS										
		Grants	3,000	-	3,000	1,500.00	200	850	2,050	1,033
OP.560	8267		3,000	-	3,000	1,500.00	200	850	2,050	1,033
OP.560 COMM SERVICES - 13630 RURAL CRIME REDUCTION INITIATI										
OP.560	13630	Purchased Services	-	-	-	-	-	-	4,508	1,503
OP.560	13630	Grants	-	-	-	-	-	-	10,558	3,519
OP.560	13630		-	-	-	-	-	-	15,065	5,022
OP.560 COMM SERVICES - 14093 CRIME PREVENTION INITIATIVE -										
		Grants	12,400	-	12,400	7,813.40	3,887	7,700	-	3,862
OP.560	14093		12,400	-	12,400	7,813.40	3,887	7,700	-	3,862
OP.560 COMM SERVICES - 14094 CRIME PREVENTION INITIATIVE -										
OP.560	14094	Purchased Services	-	-	-	-	-	4,420	-	1,473
OP.560	14094	Grants	-	-	-	-	-	50	-	17
OP.560	14094		-	-	-	-	-	4,470	-	1,490
PB.001 PUBLIC TRANSPORTATION										
		Grants	45,000	-	45,000	23,351.08	16,053	43,962	43,750	34,588
PB.001			45,000	-	45,000	23,351.08	16,053	43,962	43,750	
LS.045 MVC PROD COMPETITION PROGRAM - 13277 MVC PRODUCTION COMPETITION PRO										
		Grants	-	(100,000)	100,000	100,000.00	100,000	100,000	100,000	100,000
LS.045	13277		-	(100,000)	100,000	100,000.00	100,000	100,000	100,000	100,000
LS.051 CREMONA AG SOCIETY - 14509 CREMONA AG SOCIETY RENOVATION										
		Grants	-	-	-	-	66,000	434,000	-	166,667
LS.051	14509		-	-	-	-	66,000	434,000	-	166,667
LS.052 OLDS ROTARY ATHLETIC PARK - 14532 OLDS ROTARY ATHLETIC PARK										
		Grants	-	-	-	-	-	1,000,000	-	333,333
LS.052	14532		-	-	-	-	-	1,000,000	-	333,333
LS.054 PAINT THE BARN RED - 14863 PAINT THE BARN RED										
		Grants	-	-	-	-	4,410	-	-	1,470
LS.054	14863		-	-	-	-	4,410	-	-	1,470



2022 Proposed Operating Budget
Community Services

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
LS.042 ACP GRANT - 7395 ACP GRANT - 2017								
Grants	-	-	-	-	-	-	-	-
LS.042 7395	-	-	-	-	-	-	-	-
LS.053 CREMONA SPORTS PARK FUNDING - 14841 CREMONA SPORTS PARK FUNDING								
Grants	-	(180,000)	180,000	180,000.00	-	-	-	-
LS.053 14841	-	(180,000)	180,000	180,000.00	-	-	-	-
LS.055 2020 MOST COMMUNITY SUPPORT - 15171 2020 MOST GRANT COMMUNITY SUPPORT								
Grants	-	(143,573)	143,573	147,976.98	30,000	-	-	10,000
LS.055	-	(143,573)	143,573	147,976.98	30,000	-	-	10,000
VILLAGE OF CREMONA - CENTER AVE N PROJECT								
Grants	234,000	-	234,000	-	-	-	-	-
	234,000	-	234,000	-	-	-	-	-
	720,216	(423,045)	1,143,261	801,574.41	563,578	1,988,256	493,212	1,015,015

2022 Proposed Operating Budget
Library Recreation

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
RECREATION FUNDING								
OP.561 COMM GRTS-REC - 8090 CARSTAIRS								
Grants	208,894	17,737	191,157	191,159.36	189,639	185,369	181,560	165,539
OP.561 8090	208,894	17,737	191,157	191,159.36	189,639	185,369	181,560	
OP.561 COMM GRTS-REC - 8091 CREMONA								
Grants	228,301	15,968	212,333	212,333.00	207,447	205,973	201,700	203,114
OP.561 8091	228,301	15,968	212,333	212,333.00	207,447	205,973	201,700	203,114
OP.561 COMM GRTS-REC - 8092 DIDSBUY								
Grants	425,152	9,414	415,738	415,742.04	412,438	403,174	394,890	360,042
OP.561 8092	425,152	9,414	415,738	415,742.04	412,438	403,174	394,890	360,042
OP.561 COMM GRTS-REC - 8093 OLDS								
Grants	509,236	15,178	494,058	494,062.70	490,137	479,126	469,283	479,515
OP.561 8093	509,236	15,178	494,058	494,062.70	490,137	479,126	469,283	479,515
OP.561 COMM GRTS-REC - 8094 SUNDRE								
Grants	608,062	5,294	602,768	602,773.86	597,984	584,551	572,541	585,025
OP.561 8094	608,062	5,294	602,768	602,773.86	597,984	584,551	572,541	585,025
Budget Total - Recreation Funding	1,979,645	63,591	1,916,054	1,916,070.96	1,897,645	1,858,194	1,819,975	1,858,605
LIBRARY FUNDING								
OP.562 COMM GRTS-LIB - 8103 LIBRARIES PLRL								
Grants	114,100	2,317	111,783	111,782.70	111,783	107,861	106,161	108,601
OP.562 8103	114,100	2,317	111,783	111,782.70	111,783	107,861	106,161	108,601
LB.002 LIBRARIES OPERATING - 8095 CARSTAIRS								
Grants	30,669	2,605	28,064	28,062.44	27,840	27,208	26,645	27,231
LB.002 8095	30,669	2,605	28,064	28,062.44	27,840	27,208	26,645	27,231
LB.002 LIBRARIES OPERATING - 8096 CREMONA								
Grants	32,848	2,300	30,548	30,546.66	30,305	29,617	29,000	29,641
LB.002 8096	32,848	2,300	30,548	30,546.66	30,305	29,617	29,000	29,641
LB.002 LIBRARIES OPERATING - 8097 DIDSBUY								
Grants	40,226	891	39,335	39,333.42	39,022	38,136	37,346	38,168
LB.002 8097	40,226	891	39,335	39,333.42	39,022	38,136	37,346	38,168
LB.002 LIBRARIES OPERATING - 8098 OLDS								
Grants	48,182	1,437	46,745	46,743.35	46,374	45,321	44,382	45,359
LB.002 8098	48,182	1,437	46,745	46,743.35	46,374	45,321	44,382	45,359
LB.002 LIBRARIES OPERATING - 8099 SUNDRE								
Grants	57,533	503	57,030	57,028.53	56,577	55,293	54,148	55,339



2022 Proposed Operating Budget

Library Recreation

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
LB.002	8099	57,533	503	57,030	57,028.53	56,577	55,293	54,148	55,339
LB.002 LIBRARIES OPERATING - 8100 WATER VALLEY									
	Grants	14,078	986	13,092	13,091.42	12,988	12,693	12,433	12,705
LB.002	8100	14,078	986	13,092	13,091.42	12,988	12,693	12,433	12,705
Budget Total - Library Funding		337,636	11,039	326,597	326,588.52	324,889	316,129	310,115	317,045
		2,317,281	74,630	2,242,651	2,242,659	2,222,534	2,174,323	2,130,090	2,175,649



2022 Proposed Operating Budget
Fire Services

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
FIRE CAPITAL								
FS.001 FIRE CAPITAL - 8112 GENERAL								
FS.001 8112	-	-	-	-	-	-	-	
FS.001 FIRE CAPITAL - 8113 CARSTAIRS								
Grants	23,000.00	23,000.00	-	-	-	20,545.13	-	6,848.38
FS.001 8113	23,000	23,000	-	-	-	20,545	-	6,848
FS.001 FIRE CAPITAL - 8114 CREMONA								
FS.001 8114	-	-	-	-	-	-	-	-
FS.001 FIRE CAPITAL - 8115 DIDSBUY								
Grants	350,000	350,000	-	-	348,831	38,597	-	129,143
FS.001 8115	350,000	350,000	-	-	348,831	38,597	-	129,143
FS.001 FIRE CAPITAL - 8116 OLDS								
Grants	-	-	-	-	-	26,567	157,225	61,264
FS.001 8116	-	-	-	-	-	26,567	157,225	61,264
FS.001 FIRE CAPITAL - 8117 SUNDRE								
Grants	450,000	50,000	400,000	-	-	-	-	-
FS.001 8117	450,000	50,000	400,000	-	-	-	-	-
TOTAL FIRE CAPITAL	823,000	423,000	400,000	-	348,831	85,709	157,225	197,255
FIRE OPERATING								
FS.002 FIRE OPERATING - 8104 GENERAL								
Purchased Services	37,500	3,361	34,139	35,496.10	33,469	33,893	34,807	34,056
FS.002 8104	37,500	3,361	34,139	35,496.10	33,469	33,893	34,807	34,056
FS.002 FIRE OPERATING - 8105 CARSTAIRS								
Grants	146,807	(18,695)	165,502	134,316.52	183,177	149,268	121,364	151,269
FS.002 8105	146,807	(18,695)	165,502	134,316.52	183,177	149,268	121,364	151,269
FS.002 FIRE OPERATING - 8107 DIDSBUY								
Grants	173,653	3,855	169,798	142,369.67	137,395	166,614	138,585	147,531
FS.002 8107	173,653	3,855	169,798	142,369.67	137,395	166,614	138,585	147,531
FS.002 FIRE OPERATING - 8108 OLDS								
Grants	243,657	8,619	235,038	235,037.80	267,116	186,124	208,773	220,671
FS.002 8108	243,657	8,619	235,038	235,037.80	267,116	186,124	208,773	220,671
FS.002 FIRE OPERATING - 8109 SUNDRE								
Grants	188,112	22,700	165,412	181,261.00	164,178	202,981	179,762	182,307

**2022 Proposed Operating Budget
Fire Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
FS.002 8109	188,112	22,700	165,412	181,261.00	164,178	202,981	179,762	182,307
FS.002 FIRE OPERATING - 8110 WATER VALLEY								
Purchased Services	-	-	-	216.81	187	225	-	137
Grants	-	-	-	-	-	-	-	-
FS.002 8110	-	-	-	216.81	187	225	-	137
FS.002 FIRE OPERATING - 8111 CREMONA FIRE								
Payroll	104,700	13,000	91,700	92,431.14	83,977	90,882	57,836	77,565
Purchased Services	67,250	30,050	37,200	41,039.67	47,574	41,563	55,285	48,141
Training	16,125	(300)	16,425	4,315.02	4,693	7,021	12,166	7,960
Transfers	-	-	-	-	-	7,104	-	2,368
Goods & Materials	75,300	22,250	53,050	52,338.03	66,211	45,578	41,537	51,109
Grants	-	-	-	-	-	-	4,004	1,335
Fiscal Services	35,000	5,000	30,000	33,874.39	33,874	31,943	27,239	31,019
FS.002 8111	298,375	70,000	228,375	223,998.25	236,329	224,091	198,066	219,496
FS.002 FIRE OPERATING - 15107 RADIO HUBS								
Purchased Services	-	-	-	-	11,606	-	-	3,869
Grants	-	-	-	-	8,509	-	-	2,836
FS.002 15107	-	-	-	-	20,115	-	-	6,705
FS.003 FIRE SMALL CAPITAL - 13421 FIRE SMALL CAPITAL - CREMONA								
Purchased Services	-	-	-	-	168	-	(55)	38
Transfers	-	-	-	-	(230)	32,980	-	10,917
Goods & Materials	170,524	129,639	40,885	46,741.14	56,862	16,171	75,774	49,602
FS.003 13421	170,524	129,639	40,885	46,741.14	56,800	49,151	75,719	60,556
MR.563 MINOR REPAIRS - FIRE								
Payroll	-	-	-	1,566.23	1,162	1,477	745	1,128
Purchased Services	-	(28,000)	28,000	34,644.99	32,621	40,313	17,821	30,252
Transfers	-	-	-	6,300.00	4,680	9,180	4,545	6,135
Goods & Materials	-	(15,000)	15,000	14,449.57	11,207	18,453	19,137	16,266
Fiscal Services	85,000	-	85,000	108,278.50	84,341	84,341	84,341	84,341
MR.563	85,000	(43,000)	128,000	165,239.29	134,011	153,764	126,589	
TOTAL FIRE OPERATING	1,343,628	176,479	1,167,149	1,164,676.58	1,212,661	1,166,110	1,083,665	1,154,145
FS.002 FIRE OPERATING - 14374 HIGH LEVEL FIRE RESPONSE								
Payroll	-	-	-	-	-	40,539	-	13,513



2022 Proposed Operating Budget
Fire Services

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
	Purchased Services	-	-	-	-	-	4,111	-	1,370
	Goods & Materials	-	-	-	-	-	2,103	-	701
	Grants	-	-	-	-	-	84,477	-	28,159
FS.002	14374	-	-	-	-	-	131,230	-	43,743
FS.003 FIRE SMALL CAPITAL - 14719 FIRE TRANSFERS FOR CAPITAL									
	Transfers	-	-	-	(6,630.09)	(3,623)	(44,981)	-	(16,201)
	Goods & Materials	-	-	-	-	(10,178)	-	-	(3,393)
FS.003	14719	-	-	-	(6,630.09)	(13,801)	(44,981)	-	(19,594)
		2,166,628	599,479	1,567,149	1,158,046.49	1,567,807	1,338,068	1,240,889	1,382,255

**2022 Proposed Operating Budget
Family and Community Support Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
SS.001 FCSS - 8123 GENERAL								
Payroll	75,962	514	75,448	100,527.90	72,303	72,785	68,240	71,110
Training	1,323	-	1,323	-	-	-	-	-
SS.001 8123	77,285	(9,486)	86,771	100,527.90	72,303	72,785	68,240	71,110
SS.001 FCSS - 8124 CARSTAIRS								
Grants	29,036	-	29,036	29,036.00	29,036	29,036	29,036	29,036
SS.001 8124	29,036	-	29,036	29,036.00	29,036	29,036	29,036	29,036
SS.001 FCSS - 8125 CREMONA								
Grants	55,152	-	55,152	55,152.00	55,152	55,152	45,152	51,819
SS.001 8125	55,152	-	55,152	55,152.00	55,152	55,152	45,152	51,819
SS.001 FCSS - 8126 DIDSBUY								
Grants	40,698	-	40,698	40,698.00	40,698	40,698	40,698	40,698
SS.001 8126	40,698	-	40,698	40,698.00	40,698	40,698	40,698	40,698
SS.001 FCSS - 8127 OLDS								
Grants	48,365	-	48,365	48,365.00	48,365	48,365	48,365	48,365
SS.001 8127	48,365	-	48,365	48,365.00	48,365	48,365	48,365	48,365
SS.001 FCSS - 8128 SUNDRE								
Grants	59,007	-	59,007	59,007.00	59,007	59,007	59,007	59,007
SS.001 8128	59,007	-	59,007	59,007.00	59,007	59,007	59,007	59,007
SS.001 FCSS - 8129 FCSS ADMIN								
Purchased Services	6,250	-	6,250	3,750.00	4,540	1,476	911	2,309
Training	3,500	(6,500)	10,000	-	-	-	-	-
SS.001 8129	9,750	(6,500)	16,250	5,229.91	4,540	1,476	911	2,309
SS.001 FCSS - 8130 FCSS- MOUNTAIN VIEW COUNTY								
Purchased Services	-	-	-	-	-	48	-	16
Grants	113,000	13,000	100,000	97,170.42	98,256	124,725	151,498	124,826
SS.001 8130	113,000	13,000	100,000	97,170.42	98,256	124,773	151,498	124,842
	432,293	(2,986)	435,279	435,186.23	407,357	431,292	442,907	427,185

The Agricultural Services 2022 Operating budget increased by \$152K, \$29.3K is tied to staff salary changes. There was an increase to ALUS program costs of \$40K which is offset by a corresponding revenue line. Reallocations of existing budgets for equipment costs and an additional \$70K in amortization is budgeted, however amortization is an unfunded expense so it does not affect the tax revenue requirements. An additional \$15.5K is also budgeted for Invasive plant management and the additional expense for 2 new Agricultural Service Board (ASB) committee members.

The Land Management budget decreased by \$12.8K, largely due to the removal of 2021 Projects; PK-21-02 Hiller's Dam Maintenance \$7.5K and PK-21-03 Campbell CE Park Development \$20K. PK-21-01 Bagnall Park Expansion \$15K is being carried forward at \$10.8K There was an increase to the Parks budget of \$10K in contracted services in line with spending trends and anticipated expenses in 2022 as well as an additional \$11.3K in amortization which is unfunded. Land Management also saw a slight increase of \$5K to the County Land Maintenance activity.

**2022 Proposed Operating Budget
Agricultural Services**

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.710 AGRICULTURE									
	Payroll	172,874	(4,035)	176,909	164,592.16	165,920	158,550	141,902	155,457
	Purchased Services	3,520	(22,665)	26,185	2,934.56	3,718	2,756	4,130	3,535
	Training	12,453	10,885	1,568	-	-	375	-	125
	Transfers	(4,931)	94,133	(99,064)	(3,541.25)	(47,246)	(982)	-	(16,076)
	Goods & Materials	666	(36,982)	37,648	478.36	48	-	25	24
	Fiscal Services	1,738	(41,017)	42,755	1,414.53	998	2,217	4,201	2,472
OP.710		186,320	320	186,000	165,878.36	123,437	162,917	150,258	145,537
MR.710 MINOR REPAIRS - AGRICULTURE									
	Payroll	56,553	27,068	29,485	144,638.58	141,395	141,318	134,652	139,122
	Purchased Services	24,401	20,037	4,364	53,765.56	34,765	36,368	14,282	28,472
	Transfers	(76,406)	(59,895)	(16,511)	(193,205.00)	(196,855)	(192,083)	(205,214)	(198,051)
	Goods & Materials	29,669	23,394	6,275	87,172.42	56,196	71,122	85,811	71,043
	Fiscal Services	70,000	62,874	7,126	65,172.46	68,514	86,675	83,996	79,728
MR.710		104,217	73,217	31,000	157,544.02	104,016	143,400	113,527	120,314
AG.000 GENERAL ADMINISTRATION - 10002 GENERAL ADMINISTRATION									
	Payroll	709	709	-	768.44	367	1,828	3,407	1,867
	Purchased Services	72	72	-	266.87	118	30	1,110	420
	Training	-	-	-	276.25	-	655	465	373
	Transfers	89	89	-	64.00	-	-	-	-
	Goods & Materials	2,068	2,068	-	1,999.99	1,849	1,935	1,086	1,623
AG.000 10002		2,938	2,938	-	3,375.55	2,334	4,447	6,067	4,283
AG.002 TRAINING CONFERENCES/ASB MTGS - 10004 TRAINING CONFERENCES/ASB MEETI									
	Payroll	26,154	1,425	24,729	20,977.18	21,677	32,758	20,390	24,942
	Purchased Services	-	(3,660)	3,660	750.00	1,000	3,231	1,354	1,862
	Training	232	13	219	3,137.68	7,114	6,195	2,977	5,429
	Transfers	-	13,848	(13,848)	-	800	1,376	128	768
	Goods & Materials	-	(5,263)	5,263	-	-	-	-	-
	Grants	-	-	-	-	-	-	-	-
AG.002 10004		26,386	386	26,000	24,864.86	30,592	43,561	24,849	33,001
AG.003 ASB COMMITTEES COSTS - 10005 ASB COMMITTEE COSTS									
	Payroll	18,805	(1,169)	19,974	6,230.02	11,136	11,360	9,437	10,644
	Purchased Services	2,613	(343)	2,956	2,140.83	3,743	6,078	6,030	5,284
	Training	5,933	5,756	177	350.00	-	-	5,279	1,760
	Transfers	-	11,185	(11,185)	(3,782.94)	-	(540)	-	(180)

**2022 Proposed Operating Budget
Agricultural Services**

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
	Goods & Materials	403	(3,848)	4,251	65.95	66	48	48	54
AG.003	10005	27,754	6,754	21,000	5,003.86	14,945	16,946	20,795	17,562
AG.004 CATTLE SALES - 10006 CATTLE SCALES									-
	Payroll	500	390	110	260.21	-	87	156	81
	Goods & Materials	-	-	-	-	-	-	-	-
AG.004	10006	500	-	500	260.21	-	87	156	81
AG.007 SUSTAINABLE AGRICULTURAL - 10067 SUSTAINABLE AGRICULTURE									-
	Payroll	86,516	35,509	51,007	103,862.67	99,055	103,400	93,982	98,813
	Purchased Services	346	(12,945)	13,291	401.41	382	356	1,193	644
	Training	2,045	1,493	552	-	-	-	140	47
	Transfers	1,465	(901)	2,366	(23,528.00)	(62,613)	(3,894)	672	(21,945)
AG.007	10067	90,372	1,872	88,500	80,736.08	36,824	99,862	95,987	77,558
AG.008 AGRICULTURE - SAFETY MEETINGS - 10068 AGRICULTURE - SAFETY MEETINGS									-
	Payroll	13,036	(1,231)	14,267	11,842.99	10,739	13,778	14,868	13,128
	Purchased Services	-	(2,112)	2,112	-	-	20	-	7
	Training	-	(126)	126	-	1,400	-	-	467
	Transfers	649	8,638	(7,989)	512.00	64	32	128	75
	Goods & Materials	1,564	(1,472)	3,036	1,271.06	461	504	1,183	716
AG.008	10068	15,249	249	15,000	13,626.05	12,664	14,334	16,179	14,392
AG.009 COUNTY WORKSHOPS - 10072 COUNTY WORKSHOPS									-
	Payroll	7,624	2,437	5,187	5,203.74	4,870	6,098	11,923	7,630
	Purchased Services	1,104	(248)	1,352	413.23	5,894	15,729	18,291	13,305
	Training	-	(56)	56	250.00	-	40	-	13
	Transfers	373	132	241	(416.00)	(4,802)	192	2,812	(599)
	Goods & Materials	-	(73)	73	-	-	9	-	3
	Grants	-	(2,091)	2,091	-	3,000	450	2,170	1,873
AG.009	10072	9,101	101	9,000	5,450.97	8,963	22,517	35,196	22,225
AG.011 AGRICULTURAL RECYCLING									-
	Payroll	8,000	3,389	4,611	311.78	396	1,483	37	639
	Purchased Services	-	(1,201)	1,201	-	22	3,791	-	1,271
	Transfers	-	(214)	214	-	-	416	96	171
	Goods & Materials	-	(65)	65	-	21	1,028	7	352
	Grants	-	(1,859)	1,859	-	-	-	5,273	1,758
AG.011		8,000	(0)	8,000	311.78	439	6,718	5,413	4,190
AG.014 RANCHING OPPORTUNITIES CONFERE - 10076 RANCHING OPPORTUNITIES									-

**2022 Proposed Operating Budget
Agricultural Services**

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
	Payroll	2,628	899	1,729	1,252.16	4,826	3,167	386	2,793
	Purchased Services	-	(451)	451	-	(2,888)	3,274	15,199	5,195
	Transfers	399	319	80	192.00	-	96	32	43
	Grants	-	(697)	697	-	4,025	167	750	1,647
AG.014	10076	3,027	27	3,000	1,444.16	5,964	6,704	16,367	9,678
AG.016 RIPARIAN PROJECTS VOLUNTARY - 10060 ACA FENCING PROGRAM (RIP PROJE									
	Payroll	-	(28,817)	28,817	-	-	-	-	-
	Transfers	-	(1,337)	1,337	20,507.51	60,247	14,650	(14,084)	20,271
	Goods & Materials	-	(407)	407	-	-	225	-	75
	Grants	50,000	38,383	11,617	5,246.24	2,401	9,388	15,856	9,215
AG.016	10060	50,000	0	50,000	25,753.75	62,648	24,263	1,773	29,562
AG.016 RIPARIAN PROJECTS VOLUNTARY - 10077 MVC FUNDED - RIPARIAN PROJECTS									
	Payroll	-	-	-	-	-	249	-	83
	Transfers	-	-	-	25,000.00	-	96	-	32
	Goods & Materials	-	-	-	-	200	-	140	113
	Grants	-	-	-	-	-	-	-	-
AG.016	10077	-	-	-	25,000.00	200	345	140	228
AG.023 AG COMMUNITY FUNDING PRJ - AG - 10083 AG COMMUNITY FUNDING PRJ - AG									
	Payroll	-	-	-	-	-	-	-	-
	Purchased Services	-	-	-	-	-	-	-	-
	Training	-	-	-	-	-	-	-	-
	Transfers	-	-	-	-	-	-	-	-
	Goods & Materials	-	-	-	-	-	-	-	-
	Grants	-	-	-	(7,674.62)	23,000	25,792	17,442	22,078
AG.023	10083	-	(3,125)	3,125	(7,674.62)	23,000	25,792	17,442	22,078
AG.027 ALTERNATIVE LAND USE SERVICES - 10087 ALTERNATIVE LAND USE SERVICES									
	Purchased Services	4,313	(193)	4,506	7,576.54	7,968	7,697	11,562	9,076
	Training	-	(187)	187	-	-	1,076	-	359
	Transfers	8,470	7,668	802	(16,084.57)	10,191	(8,751)	12,552	4,664
	Goods & Materials	403	159	244	180.00	183	148	66	132
	Grants	56,814	49,844	6,970	56,433.31	51,443	28,056	19,111	32,870
AG.027	10087	70,000	40,000	30,000	48,105.28	69,785	28,225	43,291	47,100
AG.028 ANNUAL ASB SUMMER TOUR - 13420 ANNUAL ASB SUMMER TOUR									
	Payroll	-	(7,609)	7,609	-	-	2,647	3,468	2,038
	Purchased Services	8,000	6,874	1,126	2,180.00	2,560	2,700	4,016	3,092

**2022 Proposed Operating Budget
Agricultural Services**

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
	Transfers	-	4,261	(4,261)	-	-	1,184	980	721
	Goods & Materials	-	(1,619)	1,619	-	-	609	571	393
	Grants	-	-	-	-	-	-	-	-
AG.028	13420	8,000	0	8,000	2,180.00	2,560	7,139	9,035	6,245
AG.029 FARMTECH SPONSORSHIP - 14713 FARMTECH SPONSORSHIP									
	Payroll	1,355	(72)	1,427	-	-	-	-	-
	Grants	145	145	-	-	1,373	-	-	458
AG.029	14713	1,500	-	1,500	-	1,373	-	-	458
AG.101 ROADSIDE SPRAYING - 10010 ROADSIDE SPRAYING									
	Payroll	52,966	(6,044)	59,010	50,174.52	51,737	46,783	45,688	48,069
	Purchased Services	121	1	120	125.00	946	205	130	427
	Training	1,890	1,249	641	205.00	538	1,094	-	544
	Transfers	24,724	(49,572)	74,296	25,569.00	20,021	23,906	27,342	23,756
	Goods & Materials	131,487	60,554	70,933	137,445.49	96,796	116,434	131,639	114,956
AG.101	10010	211,188	6,188	205,000	213,519.01	170,038	188,421	204,799	187,752
AG.102 TOAD FLAX - 10012 TOAD FLAX									
	Payroll	13,651	6,455	7,196	3,566.08	8,587	4,554	7,725	6,955
	Transfers	11,722	2,661	9,061	3,147.00	4,844	2,928	7,406	5,059
	Goods & Materials	81	(8,569)	8,650	21.84	1,147	48	14,707	5,300
AG.102	10012	25,454	454	25,000	6,734.92	14,578	7,530	29,838	17,315
AG.103 REVERSE FENCELINE SPRAYING PRO									
	Payroll	7,706	5,691	2,015	7,158.39	5,335	3,579	5,339	4,751
	Transfers	186	(2,351)	2,537	192.00	224	64	384	224
	Goods & Materials	10	(2,412)	2,422	9.85	-	151	224	125
AG.103	10013	7,902	902	7,000	7,360.24	5,559	3,793	5,947	5,100
AG.104 BRUSH CONTROL (CHEMICAL) - 10015 BRUSH CONTROL (CHEMICAL)									
	Payroll	13,233	7,476	5,757	4,796.23	8,577	7,143	9,322	8,348
	Purchased Services	-	(12)	12	-	-	-	401	134
	Transfers	7,382	134	7,248	2,806.00	4,192	5,148	8,074	5,805
	Goods & Materials	-	(6,920)	6,920	-	3,892	64	6,116	3,357
AG.104	10015	20,615	615	20,000	7,602.23	16,661	12,355	23,912	17,643
AG.300 AGRIC-INSECT CONTROL - 10019 AGRIC-INSECT CONTROL - Monitor									
	Payroll	1,550	(545)	2,095	1,129.31	1,688	985	2,021	1,565
	Transfers	1,482	1,219	263	1,120.00	1,440	1,056	800	1,099
	Goods & Materials	28	(178)	206	20.91	31	-	-	10

**2022 Proposed Operating Budget
Agricultural Services**

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
AG.300	10019	3,060	60	3,000	2,270.22	3,159	2,041	2,821	2,674
AG.301 TREES & CROPS- FUSARIUM - 10020 TREES & CROPS- FUSARIUM/CLUBRO									-
	Payroll	15,025	2,105	12,920	15,560.97	14,528	17,024	19,828	17,126
	Purchased Services	2,346	923	1,423	2,187.41	1,481	2,219	1,473	1,724
	Transfers	1,098	(524)	1,622	1,024.00	576	1,160	576	771
	Goods & Materials	750	(520)	1,270	699.14	-	260	621	294
AG.301	10020	19,219	719	18,500	19,471.52	16,585	20,662	22,498	19,915
AG.302 COYOTE CONTROL - 10022 COYOTE CONTROL (SKUNK, RAT)									-
	Payroll	1,809	412	1,397	1,234.00	400	1,273	1,371	1,015
	Transfers	251	76	175	160.00	-	256	-	85
	Goods & Materials	-	(137)	137	-	-	-	-	-
AG.302	10022	2,060	60	2,000	1,394.00	400	1,529	1,371	1,100
AG.304 GOPHER CONTROL (RICHARDSON) - 10023 GOPHER CONTROL (RICHARDSON)									-
	Payroll	1,645	597	1,048	2,990.82	2,394	2,636	1,632	2,220
	Purchased Services	-	(115)	115	-	129	-	-	43
	Transfers	16	(116)	132	32.00	96	96	-	64
	Goods & Materials	-	(103)	103	-	2,072	1,651	1,913	1,879
AG.304	10023	1,661	161	1,500	3,022.82	4,690	4,383	3,544	4,206
AG.310 POCKET GOPHER REBATE - 10025 POCKET GOPHER REBATE									-
	Grants	5,000	4,659	342	1,500.00	2,700	2,000	1,400	2,033
AG.310	10025	5,000	0	5,000	1,500.00	2,700	2,000	1,400	2,033
AG.401 ROADSIDE SEEDING (GENERAL) - 10027 ROADSIDE SEEDING (GENERAL)									-
	Payroll	7,055	4,752	2,303	3,468.32	2,728	4,298	2,202	3,076
	Transfers	1,366	(1,533)	2,899	676.00	1,332	1,452	1,766	1,517
	Goods & Materials	-	(2,768)	2,768	-	1,395	4,448	1,973	2,605
AG.401	10027	8,421	421	8,000	4,144.32	5,455	10,198	5,940	7,198
AG.403 ROADSIDE MOWING - 10029 ROADSIDE MOWING									-
	Payroll	21,908	(6,302)	28,210	18,130.68	16,202	22,914	19,790	19,635
	Purchased Services	-	(57)	57	-	-	-	14	5
	Transfers	78,194	42,677	35,517	65,626.50	66,406	65,456	66,851	66,238
	Goods & Materials	-	(33,909)	33,909	-	1,094	-	1,417	837
AG.403	10029	100,102	2,102	98,000	83,757.18	83,702	88,370	88,071	86,714
AG.500 WEED INSPECTION - GENERAL - 10030 WEED INSPECTION - GENERAL									-
	Payroll	76,704	15,239	61,465	76,804.64	56,646	70,581	75,031	67,419
	Purchased Services	968	(72)	1,040	1,090.43	810	707	461	659

**2022 Proposed Operating Budget
Agricultural Services**

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
	Training	-	(1,049)	1,049	-	268	1,116	550	645
	Transfers	24,124	2,222	21,902	23,899.49	13,632	21,694	17,216	17,514
	Goods & Materials	-	(426)	426	65.90	-	454	662	372
AG.500	10030	101,796	10,796	91,000	101,860.46	71,356	94,551	93,921	86,609
AG.501 TALL BUTTERCUP - 10032 TALL BUTTERCUP									
	Payroll	-	(6,754)	6,754	-	-	129	-	43
	Transfers	-	(2,407)	2,407	-	-	160	-	53
	Grants	15,000	14,438	562	13,407.71	17,807	5,868	8,468	10,715
AG.501	10032	15,000	5,000	10,000	13,407.71	17,807	6,158	8,468	10,811
AG.503 URBAN WEED CONTROL INCENTIVE - 10036 URBAN WEED CONTROL INCENTIVE									
	Payroll	6,500	1,122	5,378	8,350.70	8,344	8,122	9,273	8,580
AG.503	10036	6,500	0	6,500	8,350.70	8,344	8,122	9,273	8,580
AG.504 ALBERTA TRANSPORT WEED CONTROL - 10037 ALBERTA TRANSPORT WEED CONTROL									
	Payroll	1,629	(386)	2,015	149.24	1,384	585	1,123	1,031
	Transfers	5,390	2,853	2,537	500.00	800	1,234	1,228	1,087
	Goods & Materials	-	(2,422)	2,422	-	1,970	-	2,832	1,601
AG.504	10037	7,019	19	7,000	649.24	4,155	1,819	5,183	3,719
AG.506 WEED INSPECTION - OLDS - 10039 WEED INSPECTION - OLDS									
	Payroll	3,780	(357)	4,137	2,971.02	2,564	4,161	4,085	3,603
	Transfers	1,220	399	821	960.00	448	672	640	587
AG.506	10039	5,000	0	5,000	3,931.02	3,012	4,833	4,725	4,190
AG.509 WEED INSPECTION - DIDSBURY - 10041 WEED INSPECTION - DIDSBURY									
	Payroll	1,193	(462)	1,655	1,555.66	1,214	1,207	2,201	1,540
	Purchased Services	193	176	17	268.75	199	175	310	228
	Transfers	614	286	328	800.00	704	736	160	533
AG.509	10041	2,000	-	2,000	2,624.41	2,117	2,118	2,671	2,302
AG.510 WEED INSPECTION - CARSTAIRS - 10042 WEED INSPECTION - CARSTAIRS									
	Payroll	1,350	(305)	1,655	1,197.21	1,338	1,104	1,966	1,469
	Transfers	650	322	328	576.00	384	576	288	416
AG.510	10042	2,000	-	2,000	1,773.21	1,722	1,680	2,254	1,885
AG.511 WEED INSPECTION - CREMONA - 10043 WEED INSPECTION - CREMONA									
	Payroll	500	86	414	-	-	-	-	-
AG.511	10043	500	-	500	-	-	-	-	-
AG.513 WEED INSPECTION - SUNDRE - 10044 WEED INSPECTION - SUNDRE									
	Payroll	1,497	(158)	1,655	1,618.80	1,160	880	2,023	1,354

**2022 Proposed Operating Budget
Agricultural Services**

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
Transfers		503	175	328	544.00	640	832	192	555
AG.513	10044	2,000	0	2,000	2,162.80	1,800	1,712	2,215	1,909
AG.517 BED & SHORE WEED PICKING PROGR - 10048 BED & SHORE WEED PICKING PROGR									-
Payroll		5,904	2,527	3,377	2,133.10	4,230	1,624	1,855	2,570
Purchased Services		3,494	3,437	57	1,129.10	559	559	1,702	940
Transfers		(4,244)	(5,447)	1,203	(1,371.49)	352	1,628	-	660
AG.517	10048	5,154	154	5,000	1,890.71	5,141	3,811	3,557	4,170
AG.609 WEED MAPPING SOFTWARE LICENSE - 10051 WEED MAPPING SOFTWARE LICENSE									-
Purchased Services		1,000	992	8	-	-	-	810	270
AG.609	10051	1,000	-	1,000	-	-	-	810	270
AG.900 AGRICULTURE EXTENSION (4-H) - 10052 AGRICULTURE EXTENSION (4-H)									-
Payroll		2,799	2,139	660	1,670.28	1,669	1,624	1,855	1,716
Training		-	(36)	36	-	-	75	-	25
Grants		201	(2,102)	2,303	100.00	350	795	770	638
AG.900	10052	3,000	-	3,000	1,770.28	2,019	2,494	2,625	2,379
AG.903 FARM SAFETY FUNDING - 10055 FARM SAFETY FUNDING									-
Grants		4,200	975	3,225	4,200.00	4,200	4,200	4,200	4,200
AG.903	10055	4,200	0	4,200	4,200.00	4,200	4,200	4,200	4,200
AG.904 GRAZING ASSOCIATION SUPPORT - 14187 GRAZING ASSOCIATION SUPPORT									-
Grants		6,000	1,393	4,607	6,000.00	-	-	-	-
AG.904	14187	6,000	-	6,000	6,000.00	-	-	-	-
VB.304 MECHANICAL BRUSHING									-
Payroll		39,333	9,108	30,225	27,500.84	23,555	25,988	35,656	28,400
Purchased Services		-	(61)	61	131.77	-	-	3,270	1,090
Transfers		68,066	30,012	38,054	50,829.50	46,582	41,733	69,686	52,667
Goods & Materials		-	(36,332)	36,332	-	-	-	53	18
VB.304		107,399	2,399	105,000	78,462.11	70,137	67,721	108,664	82,174
WM.033 WASTE MANAGEMENT-CHEM DUMP - 10538 GENERAL CHEMICAL CONTAINER SIT									-
Payroll		2,171	(682)	2,853	1,716.90	1,140	2,015	1,132	1,429
Purchased Services		74	(348)	422	50.60	32	106	146	95
Transfers		791	2,389	(1,598)	606.50	169	439	448	352
Goods & Materials		-	(607)	607	-	-	207	-	69
WM.033	10538	3,036	36	3,000	2,374.00	1,341	2,767	1,726	1,945
		1,279,650	152,825	1,126,825	1,132,093.42	1,016,420	1,148,758	1,193,689	1,119,623

**MOUNTAIN VIEW COUNTY
AGRICULTURE SERVICE BOARD**

	CHANGE FROM 2021 BUDGET \$	2022 BUDGET \$	2021 BUDGET \$	2021 YTD (OCT) \$
REVENUE				
Bed and Shore Weed Control Program	-	5,000	5,000	
Alberta Transportation	-	7,000	7,000	-
Urban Weed Inspection	-	11,500	11,500	2,932
	-	23,500	23,500	2,932
ACA Funding	-	25,000	25,000	25,000
ALUS	40,000	70,000	30,000	29,348
	40,000	95,000	55,000	54,348
Grants - Regular	(62,343)	183,907	246,250	245,532
Sales - Chemicals & Gopher Poison	(1,500)	-	1,500	1,863
Tree Planter	-	-	-	-
Scales	-	-	-	-
Other Revenue	500	1,000	500	450
Other Recoveries (Wire)	1,000	1,000	-	1,095
	(62,343)	185,907	248,250	248,940
Total Revenue	(22,343)	304,407	326,750	306,219
Project Group				
<u>Right of Way Management</u>				
Roadside Spraying	-	205,000	205,000	211,477
Reverse Fence Line/Pasture Sprayer Program	-	7,000	7,000	7,233
Brush Control (Chemical)	-	20,000	20,000	7,602
Brush Control (Mechanical)	-	105,000	105,000	53,178
Grass Control	-	-	-	-
Grass Seeding (General)	-	8,000	8,000	3,959
Grass Mowing	-	98,000	98,000	81,088
Alberta Transportation/Highways	-	7,000	7,000	649
CP Rail	-	-	-	-
Toad Flax Program	-	25,000	25,000	6,712
Program Management Costs (incl COLA)	13,100	13,100		
	13,100	488,100	475,000	371,899
<u>Invasive Plant Management</u>				
Weed Inspection	5,000	96,000	91,000	94,721
Range & Pasture Herbicide Rebate*	5,000	15,000	10,000	12,878
Bed & Shore Weed Picking Program	-	5,000	5,000	1,616
Scentless Chamomile	-	-	-	-
Gravel Pit Spraying/Weed Picking	-	-	-	-
Mountain View Regional Waste Sites	-	-	-	-
Program Management Costs (incl COLA)	5,950	5,950		
	15,950	121,950	106,000	109,216
<u>Town Weed Inspection</u>				
Town of Olds	-	5,000	5,000	3,931
Town of Didsbury	-	2,000	2,000	2,606
Town of Carstairs	-	2,000	2,000	1,773
Village of Cremona	-	500	500	-
Town of Sundre	-	2,000	2,000	2,163
Weed Infestation Mapping (Annual Software license)	-	1,000	1,000	-
Urban Weed Control	-	6,500	6,500	6,977
Program Management Costs (incl COLA)	-			
	-	19,000	19,000	17,451
<u>Pest Control</u>				
Insect Monitoring	-	3,000	3,000	2,267
Pocket Gopher Rebate	-	5,000	5,000	1,500
Fusarium / Clubroot	-	18,500	18,500	17,250
Coyote, skunk, rat	-	2,000	2,000	1,270
Gopher Control	-	1,500	1,500	3,016
Program Management Costs (incl COLA)	1,000	1,000		
	1,000	31,000	30,000	25,303
<u>Extension</u>				
Cattle Scales	-	500	500	75
Tree Planting/Horticulture Extension	-	-	-	-
Agriculture Extension (4-H)	-	3,000	3,000	1,496
Grazing Association Support	-	6,000	6,000	6,000

Farm Safety Funding	-	4,200	4,200	4,200
Program Management Costs (incl COLA)	-			
	-	13,700	13,700	11,771
General				
ASB Summer Tour	-	8,000	8,000	2,180
Chemical Container Site	-	3,000	3,000	2,055
General Administration	-	186,000	186,000	133,570
<i>General Amortization Expense (unfunded)</i>		-	-	832
Equipment Costs (not incl. Amortization)	31,000	31,000	-	81,789
<i>Equipment Amortization (unfunded)</i>	39,000	70,000	31,000	54,414
Training, Conferences, ASB meeting (Staff)	-	26,000	26,000	15,759
ASB Committee Costs	6,600	27,600	21,000	4,519
Health & Safety	-	15,000	15,000	11,839
Program Management Costs (incl COLA)	7,300	7,300		-
	83,900	373,900	290,000	306,956
Environmental				
Sustainable Agriculture	-	88,500	88,500	88,934
Alternative Land User Services	40,000	70,000	30,000	31,265
Solar Watering Unit	-	-	-	-
Riparian Fencing	-	50,000	50,000	2,104
Riparian Projects Mandatory/Voluntary-RC Funds	-	-	-	-
County Workshop & Other	-	9,000	9,000	5,404
Agricultural Recycling (AG Plastics & Wire)	-	8,000	8,000	205
Living in the Natural Environment	-	-	-	-
LLL/Ranching Opportunities Conferences	-	3,000	3,000	1,444
Agricultural Community Funding Projects-AG Societies	(3,125)	-	3,125	-
Program Management Costs (incl COLA)	2,000	2,000		
	38,875	230,500	191,625	129,356
NEW Recurring Projects				
AG-19-01 FarmTech Attendance Sponsorship	-	1,500	1,500	-
	-	1,500	1,500	-
Total Recurring Expenses	152,825	1,279,650	1,126,825	971,951
Less Amortization Expense (Unfunded)	(70,000)	(70,000)	(31,000)	(55,246)
NET FUNDING REQUIREMENTS:	105,168	905,243	769,075	610,486

**2022 Proposed Operating Budget
Parks and Land Management**

			2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.720 PARKS - 8176 WESTWARD HO PRK GENERAL										
		Purchased Services	3,216	3,216	-	3,575.89	3,484	3,129	3,084	3,232
		Fiscal Services	-	-	-	-	17	271	709	332
OP.720	8176		3,216	3,216	-	3,575.89	3,501	3,400	3,793	3,565
OP.720 PARKS - 8177 WWH CENT. BLDG										
		Purchased Services	523	523	-	581.41	567	551	466	528
OP.720	8177		523	523	-	581.41	567	551	466	528
OP.720 PARKS - 8178 OTHER PARKS GENERAL										
		Purchased Services	67,500	10,000	57,500	-	-	-	-	-
		Fiscal Services	11,300	11,300	-	10,568.46	10,568	9,838	9,181	9,863
OP.720	8178		78,800	21,300	57,500	10,568.46	10,568	9,838	9,181	9,863
OP.720 PARKS - 8179 OTHER PARKS-WATER VALLEY PARK										
OP.720	8179	Transfers	-	-	-	-	-	(10,190)	-	(3,397)
OP.720	8179		-	-	-	-	-	(10,190)	-	(3,397)
OP.720 PARKS - 8228 OTHR PRK BAGNALL										
		Purchased Services	76	-	-	83.42	-	-	-	-
OP.720	8228		76	-	-	83.42	-	-	-	-
PK.006 WATER VALLEY COOKHOUSE ROOF - 7408 WATER VALLEY COOKHOUSE ROOF -										
PK.006	7408	Purchased Services	-	-	-	-	-	-	-	-
PK.006	7408		-	-	-	-	-	-	-	-
RS.500 WESTWARD HO PARK - 10355 WESTWARD HO PARK										
RS.500	10355	Payroll	-	-	-	706.87	216	64	411	230
RS.500	10355	Purchased Services	-	-	-	-	20	1,853	-	624
RS.500	10355	Transfers	-	-	-	64.00	128	64	256	149
RS.500	10355	Goods & Materials	-	-	-	-	-	507	134	214
RS.500	10355		-	-	-	770.87	364	2,489	801	1,218
RS.600 OTHER PARKS - 10359 OTHER PARKS										
		Payroll	-	-	-	3,317.03	1,460	1,060	1,586	1,368
		Purchased Services	-	-	-	2,096.03	575	-	-	192
		Transfers	-	-	-	2,304.00	2,112	1,390	2,083	1,862
		Goods & Materials	-	-	-	2,375.80	4,068	399	816	1,761
RS.600	10359		-	-	-	10,092.86	8,215	2,849	4,485	5,183
RS.601 SKUNK HOLLOW/BAGNALL PARK - 10361 SKUNK HOLLOW/BAGNALL PARK										
		Payroll	-	-	-	6,079.86	3,634	2,846	2,075	2,852
		Purchased Services	-	-	-	36.00	2,142	-	-	714

**2022 Proposed Operating Budget
Parks and Land Management**

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
	Transfers	-	-	-	4,172.00	3,827	2,178	1,394	2,466
	Goods & Materials	-	-	-	826.59	133	343	-	159
RS.601	10361	-	-	-	11,114.45	9,736	5,367	3,469	6,190
RS.604 WATER VALLEY PARK - 10363 WATER VALLEY PARK									
	Payroll	-	-	-	10,580.43	6,144	5,664	3,494	5,101
	Purchased Services	63	63	-	1,688.59	1,029	2,475	2,573	2,026
	Transfers	-	-	-	7,729.50	5,510	3,410	1,652	3,524
	Goods & Materials	-	-	-	2,845.64	1,311	374	250	645
RS.604	10363	63	63	-	22,844.16	13,994	11,924	7,970	11,296
RS.605 HILLER DAM - 10367 HILLERS DAM									
	Payroll	-	-	-	3,816.39	3,639	3,588	5,083	4,103
	Purchased Services	24	24	-	62.68	13	368	325	235
	Transfers	-	-	-	3,174.50	4,092	2,275	3,114	3,160
	Goods & Materials	-	-	-	170.20	106	3,433	569	1,369
RS.605	10367	24	24	-	7,223.77	7,850	9,663	9,091	8,868
PK-21-02 HILLERS DAM MAINTENANCE									
	Purchased Services	-	(7,500)	7,500	-	-	-	-	-
RS.605	15202	-	(7,500)	7,500	-	-	-	-	-
RS.659 DAVIDSON PARK - 10372 DAVIDSON PARK									
	Payroll	-	-	-	2,337.88	2,430	1,788	3,641	2,619
	Purchased Services	-	-	-	21.00	39	-	250	96
	Transfers	-	-	-	2,590.00	3,215	2,174	2,734	2,708
	Goods & Materials	-	-	-	60.00	246	585	1,302	711
RS.659	10372	-	-	-	5,008.88	5,930	4,547	7,927	6,135
RS.660 CAMPBELL CE PARK DEVELOPMENT									
	Purchased Services	-	(20,000)	20,000	4,433.11	-	-	-	-
RS.660	15203	-	(20,000)	20,000	4,433.11	-	-	-	-
PK-21-01 BAGNAL PARK EXPANSION									
	Payroll	-	-	-	2,295.18	-	-	-	-
	Purchased Services	10,688	(4,312)	15,000	1,449.08	-	-	-	-
	Transfers	-	-	-	544.00	-	-	-	-
	Goods & Materials	-	-	-	23.74	-	-	-	-
OP.720	15201	10,688	(4,312)	15,000	4,312.00	-	-	-	-
MR.720 MINOR REPAIRS - PARKS									
	Payroll	-	-	-	109.78	-	129	550	226



**2022 Proposed Operating Budget
Parks and Land Management**

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
	Purchased Services	17	(483)	500	16.48	16	15	13	14
	Goods & Materials	-	-	-	-	-	15	393	136
MR.720		17	(483)	500	126.26	16	159	956	
PARKS TOTAL		93,407	(7,169)	100,500	80,735.54	60,740	40,596	48,138	49,825
OP.730 LAND - 8180 LAND GENERAL									
	Fiscal Services	4,500	-	4,500	9,048.40	6,873	4,697	4,697	5,423
OP.730 8180		4,500	-	4,500	9,048.40	6,873	4,697	4,697	5,423
OP.730 LAND - 8181 LAND MANAGEMENT GENERAL									
	Purchased Services	810	10	800	901.60	1,044	811	781	879
	Goods & Materials	4,500	-	4,500	3,587.08	3,459	3,361	3,335	3,385
OP.730 8181		5,310	10	5,300	4,488.68	4,502	4,172	4,116	4,263
LM.001 COUNTY LAND MAINTENANCE - 10200 COUNTY LAND MAINTENANCE									
	Payroll	20,000	5,000	15,000	22,652.09	18,281	13,852	18,793	16,976
	Purchased Services	-	-	-	359.96	-	1,303	120	474
	Transfers	5,000	-	5,000	2,695.00	1,566	736	1,288	1,197
	Goods & Materials	-	-	-	1,414.70	4,482	1,653	2,450	2,862
LM.001 10200		25,000	5,000	20,000	27,121.75	24,329	17,544	22,651	21,508
LM.002 BUSINESS PARK MAINTENANCE - 10201 BUSINESS PARK MAINTENANCE									
	Payroll	8,000	-	8,000	10,119.14	4,293	5,497	6,525	5,438
	Purchased Services	5,000	-	5,000	17.10	1,845	9,335	1,700	4,293
	Transfers	10,000	-	10,000	5,524.50	6,061	160	3,187	3,136
	Goods & Materials	2,500	-	2,500	690.00	280	348	1,202	610
LM.002 10201		25,500	-	25,500	16,350.74	12,479	15,340	12,614	13,477
LM.003 WESTLAND ASSESSMENT - 7409 2017 - WESTLAND ASSESSMENT									
LM.003 7409	Purchased Services	-	-	-	-	-	-	-	-
LM.003 7409		-	-	-	-	-	-	-	-
LAND MANAGEMENT TOTAL		60,310	5,010	55,300	57,009.57	48,183	41,753	44,078	44,671
		153,717	(2,159)	155,800	137,745.11	108,923	82,349	92,217	94,496

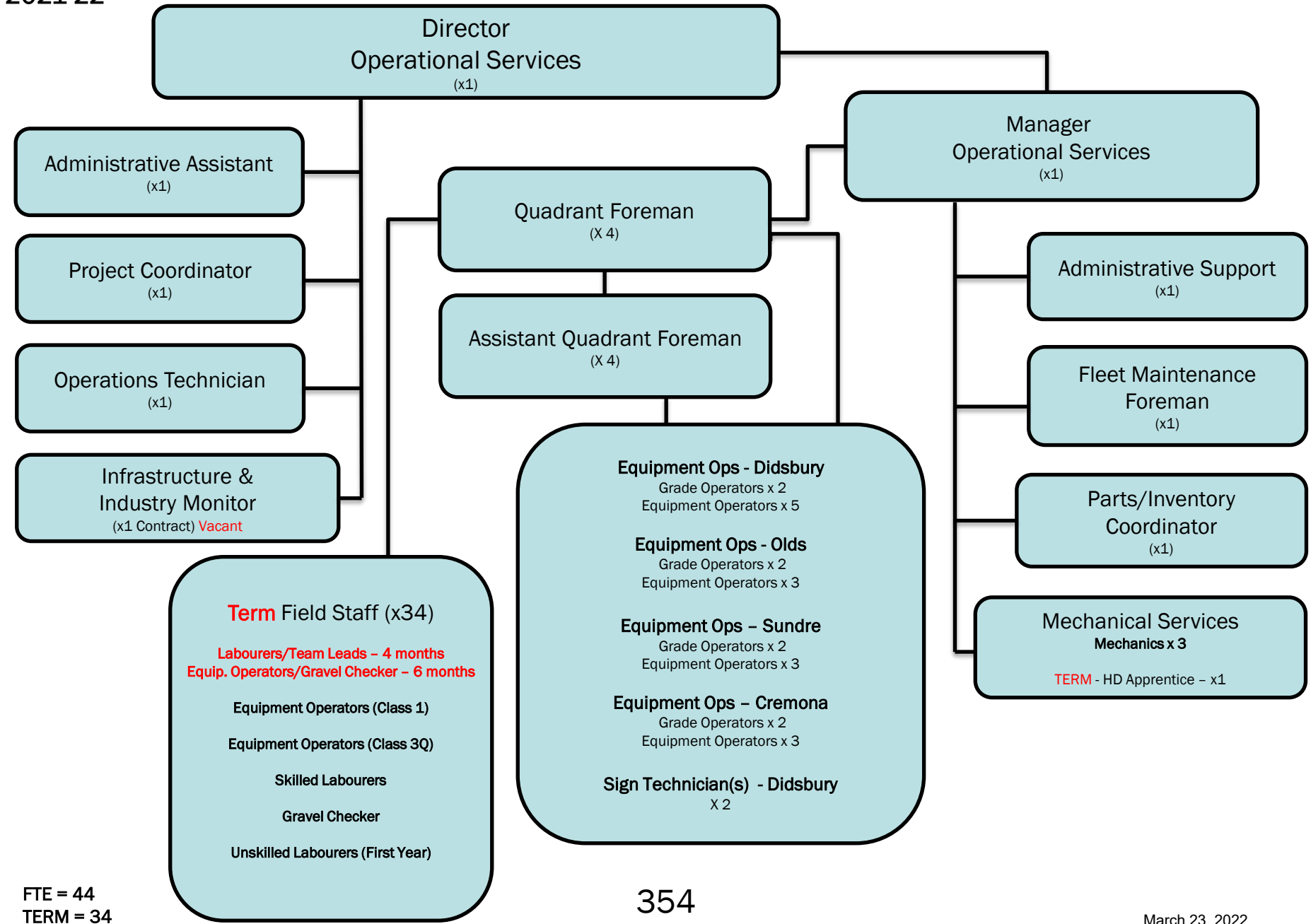


2022 Proposed Operating Budget Operational Services Commentary

The overall change to the Operational Services 2022 Operating Budget (including Facilities and Shops) is an increase of \$10K. There was a slight reallocation of costs within the operations budget resulting in an increase of \$81.9K. Facilities and Shops Operating Budget was reduced by \$71.4K.

The Airport Operating Budget increased by \$103K, \$36K was related to an increase in amortization budgets which are unfunded and therefore do not affect the overall tax revenue requirements. This airport does reflect the new airport management contracts for \$20K per month for the maintenance of the airports (\$10K/month per airport) which can be seen in the budget reallocations but did not affect the overall budgets in any significant way. An additional increase of \$65K appears for the Sundre Airport to facilitate the purchase and sale of fuel which is offset by revenue.

Operational Services - Organizational Structure
2021-22



FTE = 44
TERM = 34

354

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.610 OPERATIONS								
Payroll	816,850	66,422	750,428	795,756	713,530	747,089	777,488	818,288
Purchased Services	408,880	10,130	398,750	496,960	386,434	504,979	435,865	473,077
Training	81,477	47,477	34,000	5,004	11,888	8,940	16,178	12,755
Transfers	-	-	-	402	11,526	58,629	313,916	203,506
Goods & Materials	418,100	12,250	405,850	(6,510)	561,108	225,098	170,201	31,059
Fiscal Services	11,597,500	-	11,597,500	11,038,487	10,817,435	11,107,435	11,558,382	11,281,838
OP.610	13,322,807	136,279	13,186,528	12,330,098	12,501,920	12,652,168	13,272,032	12,808,707
MR.610 MINOR REPAIRS - OPERATIONS								
Payroll	2,030,748	(563,922)	2,594,670	2,469,064	2,458,348	2,485,215	2,479,029	2,447,612
Purchased Services	386,739	60,739	326,000	470,136	293,546	425,943	301,931	334,710
Transfers	(5,200,000)	-	(5,200,000)	(4,855,458)	(4,951,024)	(4,931,645)	(5,041,759)	(4,944,878)
Goods & Materials	1,551,000	85,500	1,465,500	1,542,131	1,370,577	1,523,471	1,595,756	1,471,628
Fiscal Services	1,400,000	-	1,400,000	1,654,001	1,465,493	1,425,328	1,273,459	1,308,779
MR.610	168,487	(417,683)	586,170	1,279,875	636,940	928,312	608,416	724,556
Bridges								
Payroll	-	-	-	29,829	13,766	12,414	11,249	13,324
Purchased Services	137,000	49,500	87,500	157,500	176,286	48,090	73,947	65,462
Transfers	-	-	-	1,896	38,554	10,302	12,458	9,879
Goods & Materials	-	-	-	0	1,241	996	3,764	1,674
Bridges	137,000	49,500	87,500	189,225	229,846	71,802	101,418	134,356
IN.013 MCDUGAL FLATS EVACUATION PLAN								
Purchased Services	-	-	-	-	-	-	761	5,865
Goods & Materials	-	-	-	-	-	-	1,239	413
IN.013	-	-	-	-	-	-	1,999	666
IN.014 MINOR PROJECTS								
Payroll	-	-	-	59	-	-	-	-
Purchased Services	100,000	-	100,000	26,082	60,697	160,074	22,947	61,007
Transfers	-	-	-	64	-	723	5,657	2,127
Goods & Materials	-	-	-	279	1,537	-	-	-
IN.014	100,000	-	100,000	26,485	62,234	160,797	28,605	83,879
IN.016 DESIGN GUIDELINES & CONSTR SPE								
IN.016 Transfers	-	-	-	-	-	-	11,926	3,975
IN.016	-	-	-	-	-	-	11,926	3,975
HP.106 SPOT PATCHING-CHIPSEAL								
Payroll	9,255	3,235	6,020	20,220	9,592	6,600	719	2,649



**2022 Proposed Operating Budget
Operational Services**

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
	Purchased Services	60,000	60,000	-	95,902	-	1,703	-	568
	Transfers	100,000	25,000	75,000	158,275	64,599	36,250	1,280	15,603
	Goods & Materials	30,000	20,000	10,000	43,224	10,598	17,947	-	6,213
HP.106		199,255	108,235	91,020	317,621	84,789	62,500	1,998	49,762
HP.108 COLD MIX PATCHING									
	Payroll	156,508	(40,894)	197,402	183,992	104,678	120,399	168,996	119,359
	Purchased Services	115,000	15,000	100,000	115,247	108,439	85,969	227	28,801
	Transfers	125,000	15,000	110,000	148,922	99,987	128,247	97,465	88,046
	Goods & Materials	5,150	-	5,150	1,450	193	9,449	-	3,150
HP.108		401,658	(10,894)	412,552	449,610	313,297	344,064	266,688	308,017
HP.112 PATCH SPRAYING									
	Payroll	-	-	-	34	-	-	-	-
	Purchased Services	50,000	-	50,000	49,875	49,351	50,761	46,765	49,188
	Transfers	-	-	-	100	-	-	-	-
HP.112		50,000	-	50,000	50,009	49,351	50,761	46,765	48,959
HP.113 CRACK SEALING									
	Payroll	189	189	-	424	139	-	-	-
	Purchased Services	100,000	10,000	90,000	97,582	79,152	77,400	51,994	71,631
	Transfers	-	-	-	-	256	-	-	-
HP.113		100,189	10,189	90,000	98,005	79,548	77,400	51,994	69,647
HP.115 PAVEMENT RESURFACING PLAN									
	Purchased Services	-	-	-	2,440	22,247	-	-	-
HP.115		-	-	-	2,440	22,247	-	-	7,416
HL.125 LINE STRIPING - ALL QUADRANTS									
	Purchased Services	40,000	-	40,000	39,771	56,640	36,850	31,406	32,924
	Transfers	-	-	-	1,013	-	-	-	-
HL.125		40,000	-	40,000	40,784	56,640	36,850	31,406	41,632
HS.115 OIL ROAD INSPECTION									
	Payroll	5,234	3,052	2,182	7,053	3,052	3,395	2,038	2,409
	Transfers	15,000	-	15,000	19,104	12,648	20,245	11,500	15,229
	Goods & Materials	-	-	-	734	-	-	-	1
HS.115		20,234	3,052	17,182	26,891	15,700	23,640	13,538	17,626
HS.120 SPRING CLEAN UP									
	Payroll	9,555	4,239	5,316	6,892	3,650	7,559	3,050	6,139
	Purchased Services	-	-	-	2,678	-	-	-	-
	Transfers	40,000	10,000	30,000	50,873	32,129	48,451	20,750	40,897

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
Goods & Materials	-	-	-	-	-	-	633	211
HS.120	49,555	14,239	35,316	60,443	35,779	56,010	24,433	38,741
DM.201 MACHINE DITCH CLEANING								
Payroll	22,247	7,947	14,300	22,259	15,163	13,884	18,598	15,023
Purchased Services	-	-	-	1,745	-	-	560	2,516
Transfers	90,000	30,000	60,000	143,454	86,267	133,731	177,137	149,384
Goods & Materials	1,000	-	1,000	-	68	5	3,097	1,254
DM.201	113,247	37,947	75,300	167,458	101,497	147,621	199,392	149,503
DM.500 SHOULDER REPAIR - ALL QUADRANT								
Payroll	761	693	68	798	576	-	107	65
Transfers	1,000	1,000	-	1,256	1,140	500	350	1,332
Goods & Materials	-	-	-	88	-	-	120	40
DM.500	1,761	1,693	68	2,142	1,716	500	577	931
CM.205 CULVERT CLEANING/MTCE								
Payroll	41,005	9,434	31,571	10,579	38,371	35,966	40,003	40,376
Purchased Services	3,500	-	3,500	-	2,944	-	293	239
Transfers	35,000	-	35,000	18,548	39,472	30,574	36,319	38,599
Goods & Materials	-	-	-	261	-	-	3,203	1,164
CM.205	79,505	9,434	70,071	29,388	80,787	66,539	79,817	75,714
CM.207 CULVERT INSTALL/REPLACE								
Payroll	21,060	7,881	13,179	6,476	13,668	11,479	18,305	11,828
Purchased Services	2,500	-	2,500	430	3,309	2,475	3,226	2,158
Transfers	45,000	-	45,000	31,091	56,452	46,830	78,723	55,818
Goods & Materials	45,000	-	45,000	28,580	52,716	26,270	58,656	35,257
CM.207	113,560	7,881	105,679	66,577	126,145	87,053	158,909	124,036
EM.210 PEST CONTROL								
Payroll	419	11	408	185	223	108	-	244
Purchased Services	2,000	-	2,000	-	1,130	-	-	-
Transfers	-	-	-	608	976	560	-	304
EM.210	2,419	11	2,408	793	2,329	668	-	999
EM.215 FLOOD MAINTENANCE								
Payroll	11,217	4,101	7,116	534	7,641	4,357	11,918	9,413
Purchased Services	-	-	-	-	-	-	-	22
Transfers	35,000	(5,000)	40,000	640	37,627	9,700	35,909	21,811
Goods & Materials	-	-	-	-	6,120	-	6,601	2,391
EM.215	46,217	(899)	47,116	1,174	51,388	14,057	54,429	39,958

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
EM.220 EARTH/ROCK SLIDE CLEANUP								
EM.220	-	-	-	-	-	-	-	-
EM.222 RIPRAP MAINTENANCE								
Payroll	746	746	-	610	-	182	-	61
Transfers	-	-	-	1,168	-	2,434	-	811
Goods & Materials	-	-	-	8	-	35	-	12
EM.222	746	746	-	1,786	-	2,651	-	884
VB.301 HAND BRUSHING								
Payroll	140,920	5,990	134,930	74,742	83,869	166,154	105,287	155,875
Purchased Services	-	-	-	-	2,081	-	25,840	8,665
Transfers	45,000	-	45,000	68,999	73,109	132,727	55,206	103,084
Goods & Materials	-	-	-	20	1,864	1,411	-	953
VB.301	185,920	5,990	179,930	143,761	160,923	300,292	186,333	215,849
VB.302 BRUSH BURNING								
Payroll	71,878	4,184	67,694	28,633	62,606	69,472	66,801	65,020
Purchased Services	-	-	-	-	-	183	-	61
Transfers	15,000	-	15,000	24,002	30,966	41,959	33,082	34,582
Goods & Materials	2,250	-	2,250	1,545	926	2,679	2,501	1,938
VB.302	89,128	4,184	84,944	54,180	94,498	114,293	102,383	103,725
VB.303 OVERGROWTH BRUSHING								
Payroll	18,831	(14,685)	33,516	19,049	11,569	16,863	38,025	23,956
Purchased Services	-	-	-	-	-	-	-	48
Transfers	10,000	-	10,000	11,240	16,683	9,548	16,032	11,931
Goods & Materials	-	-	-	-	-	-	1,465	488
VB.303	28,831	(14,685)	43,516	30,289	28,251	26,411	55,523	36,728
VM.306 ROAD ENCROACHMENT SPRAYING								
Payroll	269	269	-	304	358	98	-	79
Transfers	-	-	-	638	978	-	-	43
Goods & Materials	-	-	-	-	-	-	136	45
VM.306	269	269	-	942	1,336	98	136	523
TC.411 TRAFFIC COUNTING - ALL QUADRAN								
Payroll	2,257	754	1,503	972	336	3,505	-	4,315
Transfers	2,000	1,000	1,000	1,966	976	3,330	64	4,791
TC.411	4,257	1,754	2,503	2,938	1,312	6,835	64	2,737
TD.407 DELINEATOR INSTALL/REPLACE								
Payroll	4,048	(147)	4,195	1,815	2,903	3,508	4,633	3,402

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
Purchased Services	-	-	-	-	-	-	-	50
Transfers	4,000	-	4,000	2,382	4,816	2,942	5,434	4,698
Goods & Materials	1,500	-	1,500	1,715	1,658	1,506	4,632	2,625
TD.407	9,548	(147)	9,695	5,912	9,377	7,957	14,699	10,677
TG.403 GUARD RAIL INSTALL/REPLACE								
Payroll	982	269	713	-	2,075	-	-	-
Transfers	3,000	-	3,000	-	2,672	-	-	-
Goods & Materials	1,000	-	1,000	-	1,686	-	-	-
TG.403	4,982	269	4,713	-	6,432	-	-	2,144
TG.408 GUARD RAIL MAINTENANCE								
Payroll	6,384	(1,870)	8,254	2,398	6,755	1,470	6,158	3,396
Transfers	4,000	-	4,000	2,342	4,272	320	3,632	1,989
Goods & Materials	-	-	-	1,062	-	-	-	1,191
TG.408	10,384	(1,870)	12,254	5,802	11,026	1,790	9,790	7,535
TL.410 SUBDIVISION LIGHTING								
Goods & Materials	43,500	-	43,500	45,660	46,611	39,472	46,248	41,006
TL.410	43,500	-	43,500	45,660	46,611	39,472	46,248	44,110
TR.406 RAILROAD CROSSING MTCE (RR COM								
Purchased Services	10,000	-	10,000	11,388	11,062	10,966	9,672	10,466
TR.406	10,000	-	10,000	11,388	11,062	10,966	9,672	10,566
TS.401 SIGN/DELINEATOR MTCE								
Payroll	28,701	2,793	25,908	20,074	22,814	22,696	24,220	23,520
Transfers	12,500	2,500	10,000	14,314	10,312	10,676	13,266	13,009
Goods & Materials	1,000	-	1,000	-	196	2,281	133	872
TS.401	42,201	5,293	36,908	34,388	33,322	35,652	37,620	35,531
TS.402 SIGN INSTALL/REPLACE								
Payroll	101,991	32,743	69,248	42,975	53,989	67,229	63,364	61,280
Purchased Services	-	-	-	-	-	114	515	210
Transfers	80,000	-	80,000	89,376	83,202	78,249	78,762	79,103
Goods & Materials	81,000	-	81,000	73,255	81,054	97,664	73,868	83,468
TS.402	262,991	32,743	230,248	205,605	218,245	243,256	216,509	226,003
TS.405 SIGNS - NUTS/BOLTS/INCIDENTALS								
Payroll	839	(2,108)	2,947	118	1,523	479	3,622	1,625
Purchased Services	-	-	-	20	-	57	-	19
Transfers	500	-	500	500	512	96	1,984	832
Goods & Materials	2,500	-	2,500	2,107	2,148	5,212	2,003	3,340

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
TS.405	3,839	(2,108)	5,947	2,746	4,184	5,844	7,609	5,879
TS.406 RURAL ADDRESSING REVIEW								
Payroll	-	-	-	-	-	-	2,142	714
Purchased Services	-	-	-	-	-	-	71	24
Transfers	-	-	-	-	-	-	1,408	469
TS.406	-	-	-	-	-	-	3,621	1,207
DC.503 DUST CONTROL MTCE								
Payroll	16,274	12,266	4,008	5,697	5,779	2,339	3,580	2,921
Purchased Services	1,500	-	1,500	-	1,988	-	-	1,259
Transfers	85,000	10,000	75,000	127,616	66,230	89,441	108,566	85,898
Goods & Materials	50,000	-	50,000	52,353	32,424	52,448	41,205	35,164
DC.503	152,774	22,266	130,508	185,667	106,420	144,228	153,350	134,666
MG.505 GRAVEL ROAD INSPECTION								
Payroll	23,547	11,039	12,508	10,333	14,134	12,919	15,532	14,873
Transfers	40,000	-	40,000	44,608	53,286	76,286	84,931	77,383
MG.505	63,547	11,039	52,508	54,941	67,420	89,205	100,463	85,696
GR.001 GRAVEL MATERIAL TRANSFERS								
Payroll	85,021	75,035	9,986	10,019	29,870	10,185	10,227	8,945
Purchased Services	-	-	-	-	129,485	218	-	6,487
Transfers	200,000	50,000	150,000	222,792	166,613	155,228	185,416	160,050
Goods & Materials	1,000	-	1,000	-	4,094	1,583	71	1,602
GR.001	286,021	125,035	160,986	232,811	330,063	167,214	195,714	230,997
RB.507 SURFACE GRADING MTCE								
Payroll	46,276	21,090	25,186	59,774	60,961	28,690	23,771	26,160
Purchased Services	125,000	115,000	10,000	154,019	10,356	135,973	158,984	152,740
Transfers	900,000	(100,000)	1,000,000	1,169,187	928,216	903,685	820,652	885,544
Goods & Materials	-	-	-	10,284	21,808	16,407	8,155	20,516
RB.507	1,071,276	36,090	1,035,186	1,393,263	1,021,341	1,084,754	1,011,562	1,039,219
RB.508 MINOR ROAD REPAIR GRAVEL								
Payroll	33,584	13,459	20,125	29,342	35,775	9,135	11,782	11,231
Purchased Services	1,000	-	1,000	4,620	1,379	944	1,839	5,724
Transfers	350,000	(150,000)	500,000	322,784	499,102	199,931	274,526	249,535
Goods & Materials	150,000	-	150,000	118,722	212,915	92,111	167,985	131,660
RB.508	534,584	(136,541)	671,125	475,468	749,171	302,121	456,132	502,475
RB.509 GRAVEL ROAD RESHAPING								
Payroll	429	166	263	102	64	-	641	883

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
Transfers	1,500	-	1,500	2,164	1,485	405	628	8,526
RB.509	1,929	166	1,763	2,266	1,549	405	1,269	1,074
RB.510 GRAVEL STABILIZATION								
RB.510	-	-	-	-	-	-	-	-
DC.512 DUST CONTROL - SAFETY & EMERG								
DC.512	-	-	-	-	-	-	-	-
SO.701 SNOW PLOWING & SANDING GENERAL								
Payroll	100,227	47,783	52,444	31,685	102,225	73,639	43,107	69,033
Purchased Services	-	-	-	-	-	-	3,828	2,896
Transfers	1,000,000	-	1,000,000	891,212	1,386,533	1,281,487	1,468,469	1,291,440
Goods & Materials	500,500	-	500,500	418,685	518,377	390,062	440,458	412,215
SO.701	1,600,727	47,783	1,552,944	1,341,582	2,007,135	1,745,187	1,955,861	1,902,728
SO.702 WINTER ROAD PATROL								
Payroll	27,640	14,546	13,094	12,093	21,778	17,654	21,889	18,248
Transfers	75,000	-	75,000	72,840	95,581	93,431	101,892	88,877
SO.702	102,640	14,546	88,094	84,933	117,359	111,085	123,780	117,408
SO.703 SAND & SALT MIXING - ALL QUADS								
Payroll	6,131	4,603	1,528	399	827	1,706	2,345	1,536
Purchased Services	2,500	-	2,500	-	2,578	-	14,276	9,573
Transfers	10,000	(10,000)	20,000	2,836	19,616	9,916	27,470	19,835
Goods & Materials	-	-	-	878	-	-	126	42
SO.703	18,631	(5,397)	24,028	4,112	23,020	11,622	44,216	26,286
SO.704 SNOW FENCE INSTALL/REMOVAL								
Payroll	19,551	(6,127)	25,678	5,640	8,474	12,251	26,330	21,647
Purchased Services	-	-	-	-	-	-	-	7
Transfers	5,000	(500)	5,500	4,240	5,584	8,007	12,938	11,985
Goods & Materials	-	-	-	-	-	-	2,446	1,471
SO.704	24,551	(6,627)	31,178	9,880	14,058	20,258	41,714	25,343
SO.705 WINTER DITCHING								
Payroll	2,440	2,007	433	755	91	667	702	850
Transfers	3,500	-	3,500	5,656	784	9,264	8,070	11,701
SO.705	5,940	2,007	3,933	6,411	875	9,931	8,772	6,526
SO.706 CULVERT STEAMING								
Payroll	33,938	9,211	24,727	9,897	27,348	22,067	33,701	33,539
Purchased Services	7,500	-	7,500	845	7,350	473	-	158
Transfers	30,000	-	30,000	14,158	39,861	23,099	28,397	31,661

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
SO.706	71,438	9,211	62,227	24,900	74,559	45,638	62,098	60,765
SO.707 SNOW MATERIAL SITE TRANSFERS								
Payroll	7,494	4,709	2,785	1,883	2,093	3,836	3,931	3,407
Purchased Services	-	-	-	-	-	-	7,560	2,520
Transfers	150,000	(25,000)	175,000	60,692	81,080	162,943	82,170	110,635
Goods & Materials	5,000	-	5,000	1,356	6,656	4,014	3,734	3,733
SO.707	162,494	(20,291)	182,785	63,931	89,828	170,793	97,395	119,339
SO.708 FROST PROBES - ALL QUADRANTS								
Payroll	3,368	1,576	1,792	2,191	1,437	2,897	1,665	2,281
Purchased Services	-	-	-	-	-	-	-	12
Transfers	3,000	1,000	2,000	3,488	2,972	2,338	2,366	2,449
Goods & Materials	-	-	-	2,000	-	-	1,650	550
SO.708	6,368	2,576	3,792	7,679	4,409	5,235	5,681	5,108
SO.709 SNOW WINTER PREPARATION								
Payroll	17,722	4,985	12,737	10,311	12,560	20,097	11,015	11,957
Purchased Services	-	-	-	-	-	570	-	190
Transfers	5,000	-	5,000	10,308	8,705	24,593	8,198	12,130
Goods & Materials	-	-	-	-	400	138	-	46
SO.709	22,722	4,985	17,737	20,619	21,664	45,398	19,213	28,758
WC.801 USER PAY CALCIUM PROGRAM								
Payroll	14,483	4,378	10,105	8,839	8,452	9,029	8,580	8,403
Purchased Services	-	-	-	-	-	-	-	(493)
Transfers	30,000	-	30,000	23,182	26,639	38,311	25,646	26,800
Goods & Materials	150,000	-	150,000	102,709	91,101	175,117	140,066	139,578
WC.801	194,483	4,378	190,105	134,730	126,192	222,457	174,292	174,314
WC.803 USER PAY GRAVEL PROGRAM								
Payroll	5,687	2,740	2,947	359	607	2,043	5,162	3,728
Transfers	10,000	-	10,000	9,496	7,852	15,770	27,027	23,043
Goods & Materials	-	-	-	-	-	660	-	220
WC.803	15,687	2,740	12,947	9,855	8,459	18,472	32,189	19,707
WC.804 MISCELLANEOUS CHARGE-OUTS								
Payroll	-	-	-	-	-	-	-	1,436
Transfers	-	-	-	-	-	-	-	3,092
Goods & Materials	-	-	-	-	-	-	-	2,026
WC.804	-	-	-	-	-	-	-	-
WC.810 ROAD INSPECTIONS								

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
Payroll	429	293	136	-	15	50	290	306
Purchased Services	50,000	(102,000)	152,000	95,765	137,410	162,993	177,703	151,362
Transfers	-	-	-	-	-	-	3,278	1,497
WC.810	50,429	(101,707)	152,136	95,765	137,425	163,042	181,271	160,579
SA.901 SIGN SHOP CLEANUP								
Payroll	2,582	(331)	2,913	1,695	3,178	2,620	1,695	2,307
Transfers	250	-	250	-	244	-	-	21
SA.901	2,832	(331)	3,163	1,695	3,422	2,620	1,695	2,579
SA.902 GENERAL SHOP CLEANUP								
Payroll	33,630	(3,792)	37,422	22,828	35,357	44,309	33,103	35,235
Transfers	4,500	-	4,500	5,206	4,448	4,985	4,172	11,833
Goods & Materials	-	-	-	-	-	127	-	42
SA.902	38,130	(3,792)	41,922	28,033	39,805	49,422	37,275	42,167
SA.903 GENERAL YARD CLEANUP								
Payroll	16,550	2,318	14,232	12,200	20,186	19,455	18,846	16,346
Purchased Services	-	-	-	-	9	-	-	-
Transfers	10,000	-	10,000	8,058	21,324	13,114	21,648	14,254
Goods & Materials	-	-	-	621	506	2,313	1,382	1,607
SA.903	26,550	2,318	24,232	20,880	42,025	34,881	41,875	39,594
SA.904 OTHER SUPPORT ACTIVITIES								
Payroll	3,381	290	3,091	2,188	3,949	2,627	5,049	3,892
Purchased Services	1,000	-	1,000	880	-	2,275	1,250	4,928
Transfers	10,000	-	10,000	11,215	4,188	6,575	18,408	14,591
Goods & Materials	-	-	-	-	-	-	1,177	392
SA.904	14,381	290	14,091	14,283	8,137	11,477	25,884	15,166
SA.905 TRUCK/EQUIPMENT MTCE								
Payroll	62,957	5,283	57,674	44,752	53,131	60,777	53,334	50,918
Transfers	20,000	-	20,000	27,124	23,090	23,986	22,085	22,088
SA.905	82,957	5,283	77,674	71,875	76,221	84,763	75,419	78,801
SA.906 PARTS & EQUIP PICKUP & DELIVER								
Payroll	4,642	3,097	1,545	4,873	2,817	1,920	1,189	1,254
Transfers	2,500	-	2,500	9,705	3,748	3,435	2,010	2,219
SA.906	7,142	3,097	4,045	14,578	6,565	5,355	3,199	5,040
SA.907 SAFETY MEETINGS (Tailgate/Safe								
Payroll	34,597	(3,207)	37,804	46,840	35,782	46,823	42,721	44,177
Transfers	8,500	-	8,500	14,341	8,094	27,022	26,014	23,046

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
SA.907	43,097	(3,207)	46,304	61,181	43,876	73,845	68,735	62,152
SA.908 OPERATOR TRAINING/SEMINARS								
Payroll	53,269	(2,588)	55,857	51,990	21,088	63,444	73,393	68,478
Purchased Services	-	-	-	-	-	-	1,428	4,803
Training	-	-	-	-	4,484	8,855	14,098	11,429
Transfers	2,500	-	2,500	15,445	7,800	28,495	22,369	29,998
SA.908	55,769	(2,588)	58,357	67,435	33,372	100,793	111,288	81,818
SA.909 HOURLY EMPLOYEE ADMIN DUTIES								
Payroll	94,891	23,299	71,592	137,351	107,378	102,505	89,040	90,102
Transfers	20,000	-	20,000	52,187	32,571	19,880	26,160	25,461
SA.909	114,891	23,299	91,592	189,538	139,948	122,385	115,200	125,844
SA.910 WORK IDENTIFICATION								
Payroll	9,538	2,609	6,929	6,398	6,977	10,456	7,125	8,108
Purchased Services	-	-	-	-	-	32	-	11
Transfers	7,500	-	7,500	8,484	6,426	6,102	6,480	7,569
SA.910	17,038	2,609	14,429	14,882	13,403	16,590	13,605	14,533
SA.911 LITTER CONTROL								
Payroll	20,653	5,742	14,911	15,626	7,520	15,213	14,737	15,432
Purchased Services	-	-	-	280	245	545	29	367
Transfers	12,500	-	12,500	16,314	10,248	15,079	14,816	16,386
SA.911	33,153	5,742	27,411	32,220	18,014	30,836	29,582	26,144
SA.915 FUEL COMMISSIONS								
Goods & Materials	10,000	10,000	-	10,149	10,174	10,542	11,208	10,703
SA.915	10,000	10,000	-	10,149	10,174	10,542	11,208	10,641
SA.916 ON-CALL TIME								
Payroll	45,775	45,656	119	72,618	68,155	67,404	66,765	58,618
Transfers	-	-	-	-	-	-	1,393	679
SA.916	45,775	45,656	119	72,618	68,155	67,404	68,158	67,906
SA.917 MOVING EQUIP FOR REPAIR								
Payroll	39,294	9,676	29,618	11,986	26,322	29,791	31,289	28,335
Transfers	30,000	-	30,000	37,073	39,786	37,554	43,093	39,663
SA.917	69,294	9,676	59,618	49,059	66,107	67,344	74,382	69,278
SA.918 ACCIDENT CLEAN-UP								
Payroll	617	617	-	236	1,411	-	-	60
Purchased Services	-	-	-	14,194	-	-	-	-
Transfers	2,000	-	2,000	192	2,194	-	-	529

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
SA.918	2,617	617	2,000	14,622	3,605	-	-	1,202
SA.920 UNALLOCATED TIME (OFFICE USE O								
Payroll	80	80	-	-	-	265	782	724
SA.920	80	80	-	-	-	265	782	349
SA.921 PREPARING EQUIP FOR SALE								
Payroll	2,573	1,053	1,520	2,739	2,717	1,661	4,130	1,930
Transfers	2,000	-	2,000	7,096	3,838	8,238	4,173	4,137
SA.921	4,573	1,053	3,520	9,835	6,555	9,899	8,303	8,252
SA.923 MONTHLY OPERATIONAL MEETINGS								
Payroll	2,408	404	2,004	2,858	3,186	4,658	3,013	4,172
Purchased Services	500	-	500	-	416	855	698	804
Training	-	(500)	500	-	-	852	113	740
Transfers	1,500	-	1,500	931	1,638	2,723	964	2,933
SA.923	4,408	(96)	4,504	3,789	5,240	9,088	4,788	6,372
SA.924 CORPORATE MEETINGS								
Payroll	9,437	(1,475)	10,912	3,282	13,075	13,958	10,718	15,937
Purchased Services	-	-	-	-	-	-	-	20
Transfers	3,000	-	3,000	1,898	3,763	5,952	2,852	5,103
SA.924	12,437	(1,475)	13,912	5,180	16,838	19,910	13,570	16,772
SA.925 OIL SPILL - CLEAN UP								
Transfers	-	-	-	-	-	-	11,028	3,676
SA.925	-	-	-	-	-	-	11,028	3,676
SA.926 FENCING MAINTENANCE								
Payroll	-	(272)	272	-	-	-	694	2,153
Purchased Services	-	-	-	-	-	-	75	25
Transfers	-	-	-	-	-	-	352	996
Goods & Materials	-	-	-	-	-	-	25	86
SA.926	-	(272)	272	-	-	-	1,146	382
SP.046 INVENTORY-YEAR END								
Payroll	1,101	320	781	1,615	2,819	2,164	2,594	2,835
Purchased Services	200	-	200	220	181	229	166	237
Transfers	3,000	3,000	-	2,160	3,340	3,390	3,240	3,740
Goods & Materials	-	-	-	-	81	-	-	-
SP.046	4,301	3,320	981	3,995	6,422	5,784	6,000	6,068
PT.001 PIT RECLAMATION								
PT.001	-	-	-	-	-	-	-	-

**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
PT.002 PIT MAINTENANCE								
Payroll	2,257	1,043	1,214	4,851	2,180	1,285	173	515
Purchased Services	-	-	-	-	-	-	11,117	5,700
Transfers	2,000	-	2,000	32,593	2,692	1,170	2,172	1,394
Goods & Materials	-	-	-	16	-	72	1,263	449
PT.002	4,257	1,043	3,214	37,460	4,872	2,528	14,725	7,375
PT.003 GRAVEL PIT GENERAL (includes OS-22-07 Gravel Pit Engineering)								
Purchased Services	55,000	40,000	15,000	48,228	655,312	47,658	39,109	51,891
Transfers	40,000	-	40,000	13,194	41,763	68,697	25,014	44,940
Grants	(450,000)	-	(450,000)	(1,277,849)	(496,963)	(440,321)	(459,139)	(459,693)
PT.003	(355,000)	40,000	(395,000)	(1,216,427)	200,113	(323,966)	(395,016)	(172,957)
PT.004 GRAVEL PIT PROSPECTING								
Payroll	919	919	-	507	-	721	119	306
Purchased Services	-	-	-	-	-	115,470	-	38,490
Transfers	-	-	-	221,379	45,655	155,168	22,007	175,032
PT.004	919	919	-	221,886	45,655	271,359	22,126	113,047
PT.005 GRAVEL PIT STRIP/RECL LIABILIT								
Transfers	-	-	-	138,656	13,150	742,272	77,434	751,267
PT.005	-	-	-	138,656	13,150	742,272	77,434	277,619
FR.003 SUBDIVISION UTILITY COSTS								
Purchased Services	85,000	-	85,000	54,306	78,980	75,032	21,105	34,609
Transfers	-	-	-	-	-	-	-	(3,186)
FR.003	85,000	-	85,000	54,306	78,980	75,032	21,105	58,372
FR.004 ADMIN OFFICE YARD MAINTENANCE								
Payroll	-	-	-	9,057	11,351	7,954	8,115	7,515
Purchased Services	10,000	-	10,000	3,500	6,582	5,040	4,256	6,639
Transfers	10,000	-	10,000	5,772	13,474	10,465	10,971	10,479
Goods & Materials	500	-	500	797	200	121	787	435
FR.004	20,500	-	20,500	19,125	31,606	23,580	24,130	26,439
FR.020 YEARLY FACILITY MTCE (LRP)								
Purchased Services	-	-	-	89,401	18,190	21,071	40,536	20,536
Transfers	-	-	-	-	23,148	-	-	-
FR.020	-	-	-	89,401	41,337	21,071	40,536	34,315
FR.021 ENVIRONMENTAL LIAB MGMT								
Purchased Services	50,000	-	50,000	39,722	44,454	63,982	31,586	31,856
Transfers	-	-	-	-	-	-	-	1,200,000



**2022 Proposed Operating Budget
Operational Services**

	2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
FR.021	50,000	-	50,000	39,722	44,454	63,982	31,586	46,674
FR.022 ADMIN BLDG EXTERIOR INSULATION								
Purchased Services	-	-	-	-	5,561	300,106	-	100,035
FR.022	-	-	-	-	5,561	300,106	-	101,889
HP.115 PAVEMENT RESURFACING PLAN - 14652 Pavement Resurfacing Plan								
HP.115 14652	-	-	-	-	-	-	-	-
FR.020 YEARLY FACILITY MTCE (LRP) - 14669 Luft Pit Salt Shed 2020								
FR.020 14669	-	-	-	-	-	-	-	-
CP.0.208 SUNDRE AIRPORT DEVELOPMENT PLA - 13433 SUNDRE AIRPORT DEVELOPMENT PLA								
CP.0.208 13433	-	-	-	-	-	-	-	-
OS-21-11 SUNDRE SALT SHED REPAIR								
15204 Purchased Services	-	(57,500)	57,500	10,023	-	-	-	-
FR.020 15204	-	(57,500)	57,500	10,023	-	-	-	-
OS-21-12 OLDS SHOP FLOOR DRAINS								
OS-21-12	-	(16,000)	16,000	-	-	-	-	-
OS-22-15 Range Road 292 Gravel Stabilizer								
OS-22-15 Purchased Services	6,000	6,000	-	-	-	-	-	-
OS-22-15	6,000	6,000	-	-	-	-	-	-
OS-22-16 Airport Pit Development Permit								
OS-22-16 Purchased Services	12,500	12,500	-	-	-	-	-	-
OS-22-16	12,500	12,500	-	-	-	-	-	-
	20,442,332	81,921	20,360,412	19,913,223	21,053,290	21,832,468	20,869,272	21,251,677

**2022 Proposed Operating Budget
Shops**

			2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.670 SHOP OPERATIONS - 8166 OPS-SHOPS-BLDG										
		Payroll	12,304	(22,249)	34,553	9,368.63	18,272	11,910	2,571	10,918
		Purchased Services	75,147	9,397	65,750	102,229.43	64,444	65,110	59,070	62,875
		Training	-	(281)	281	-	-	-	(1,030)	(343)
		Transfers	-	-	-	1,260.00	1,485	2,430	5,850	3,255
		Goods & Materials	43,600	3,550	40,050	38,862.69	37,618	39,378	34,812	37,269
OP.670	8166		131,051	(9,583)	140,634	151,720.75	121,819	118,828	101,272	113,973
OP.670 SHOP OPERATIONS - 8286 SHOP OPERATIONS										
		Transfers	(400,000)	-	(400,000)	(355,798.04)	(361,818)	(421,648)	(376,955)	(386,807)
		Goods & Materials	-	-	-	-	-	390	6	132
		Fiscal Services	75,000	-	75,000	36,506.20	32,559	63,861	73,869	56,763
OP.670	8286		(325,000)	-	(325,000)	(319,291.84)	(329,259)	(357,397)	(303,080)	(329,912)
SA.909 HOURLY EMPLOYEE ADMIN DUTIES - 6583 Hourly Employee Admin Duties -										
SA.909	6583	Payroll	-	-	-	-	-	-	-	-
SA.909	6583	Transfers	-	-	-	-	-	-	-	-
SA.909	6583		-	-	-	-	-	-	-	-
SH.001 MECH SHOP - FLEET FOREMAN - 10419 MECH SHOP - FLEET FOREMAN (Lab										
		Payroll	147,736	8,193	139,544	26,305.03	28,805	45,798	46,218	40,274
		Transfers	75,000	(75,000)	150,000	64,620.00	97,380	144,270	153,990	131,880
SH.001	10419		222,736	(67,958)	290,695	90,925.03	126,185	190,068	200,208	172,154
SH.002 MECH SHOP - PARTS DEPT COORD - 10420 MECH SHOP - PARTS DEPT. COORDI										
		Payroll	119,140	7,032	112,107	120,734.57	114,696	115,466	109,238	113,134
		Transfers	-	-	-	945.00	2,025	-	-	675
SH.002	10420		119,140	6,122	113,017	121,679.57	116,721	115,466	109,238	113,809
SH.902 MECHANICAL SHOP CLEANUP - 13322 MECHANICAL SHOP CLEAN-UP										
		Payroll	-	-	-	3,052.18	2,062	3,614	3,105	2,927
		Training	-	-	-	-	-	-	-	-
		Transfers	-	-	-	14,535.00	9,990	14,175	12,600	12,255
SH.902	13322		-	-	-	17,587.18	12,052	17,789	15,705	15,182
SH.909 MECH SHOP ACTING ADMIN/ASSIST - 13323 MECH SHOP ACTING ADMIN/ASSIST										
		Payroll	-	-	-	97.26	-	718	1,075	598
		Training	-	-	-	-	-	-	-	-
		Transfers	-	-	-	720.00	-	3,105	2,880	1,995
SH.909	13323		-	-	-	817.26	-	3,823	3,955	2,593
SH.923 MECHANICAL SHOP PROGRESS MTGS - 13324 MECHANICAL SHOP PROGRESS MTGS										



**2022 Proposed Operating Budget
Shops**

		2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
	Payroll	-	-	-	-	-	1,180	580	586
	Training	-	-	-	-	-	-	-	-
	Transfers	-	-	-	-	-	4,275	1,890	2,055
SH.923	13324	-	-	-	-	-	5,455	2,470	2,641
MR.670 MINOR REPAIR - SHOP OPERATIONS									
	Payroll	-	-	-	785.99	1,562	1,504	586	1,217
	Purchased Services	1,260	10	1,250	1,014.21	1,180	1,252	338	923
	Transfers	-	-	-	(928.00)	1,276	1,506	(654)	709
	Goods & Materials	2,500	-	2,500	597.18	2,728	5,873	502	3,034
	Fiscal Services	15,000	-	15,000	13,991.13	12,791	13,058	12,074	12,641
MR.670		18,760	10	18,750	15,460.51	19,537	23,192	12,846	
		166,687	(71,409)	238,096	78,898.46	67,055	117,223	142,614	108,964



**2022 Proposed Operating Budget
Airports Budget**

			2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.620 AIRPORTS - 8157 SUNDRE GENERAL										
OP.620	8157	Purchased Services		-		-	-	-	29.04	20.98
OP.620	8157	Purchased Services	2,428.00	28.00	2,400.00	2,401.60	2,587.84	2,371.24	2,317.70	2,049.43
OP.620	8157	Purchased Services	1,250.00	250.00	1,000.00	1,135.00	1,105.00	450.00	-	150.00
OP.620	8157	Purchased Services	500.00	(400.00)	900.00	216.33	860.82	859.44	859.44	859.94
OP.620	8157	Purchased Services	1,500.00	700.00	800.00	1,622.76	1,016.50	1,027.30	779.88	811.86
OP.620	8157	Purchased Services	120,000.00	120,000.00		-	-	-	590.00	370.67
		Purchased Services	125,678	120,578	5,100	5,375.69	5,570	4,708	4,576	4,951
OP.620	8157	Goods & Materials	2,500.00	200.00	2,300.00	2,666.39	2,672.24	2,640.52	2,290.14	2,338.76
OP.620	8157	Goods & Materials	3,200.00	200.00	3,000.00	3,535.10	3,373.39	3,331.98	3,245.36	3,212.85
OP.620	8157	Goods & Materials	350.00	50.00	300.00	364.42	365.94	360.70	372.53	365.08
OP.620	8157	Goods & Materials	300.00	100.00	200.00	455.72	286.81	272.62	218.71	269.13
OP.620	8157	Goods & Materials	150.00	-	150.00	134.51	132.26	142.89	132.18	140.69
OP.620	8157	Goods & Materials	200.00	-	200.00	210.00	210.00	210.00	210.00	210.00
OP.620	8157	Goods & Materials	65,000.00	65,000.00		-	-	-	-	-
OP.620	8157	Goods & Materials		-		-	527.67	-	-	8.27
		Goods & Materials	71,700	65,550	6,150	7,366.14	7,568	6,959	6,469	6,999
OP.620	8157	Grants	-	(85,000.00)	85,000.00	85,000.00	85,000.00	85,000.00	85,000.00	85,000.00
		Grants	-	(85,000)	85,000	85,000.00	85,000	85,000	85,000	85,000
OP.620	8157	Fiscal Services	28,000.00	-	28,000.00	27,283.14	27,283.14	27,283.14	27,283.14	27,283.14
OP.620	8157	Fiscal Services		-		-	-	-	-	787.48
OP.620	8157	Fiscal Services	-	(500.00)	500.00	-	205.95	411.90	411.90	411.90
		Fiscal Services	28,500	-	28,500	27,283.14	27,489	27,695	27,695	27,626
OP.620	8157		225,878	101,128	124,750	125,024.97	125,628	124,362	123,740	124,576
OP.620 AIRPORTS - 8158 OLDS/DIDS GENERAL										
OP.620	8158	Purchased Services		-		-	-	-	534.04	178.01
OP.620	8158	Purchased Services	2,338.00	38.00	2,300.00	2,302.58	2,490.80	2,277.83	2,238.53	1,960.73
OP.620	8158	Purchased Services		-		200.00	-	-	-	-
OP.620	8158	Purchased Services		-		140.29	218.39	187.70	-	62.57
OP.620	8158	Purchased Services		-		-	-	-	-	0.00
OP.620	8158	Purchased Services		-		-	-	-	-	0.00
OP.620	8158	Purchased Services		-		-	-	-	-	0.01
OP.620	8158	Purchased Services	120,000.00	120,000.00		-	-	-	-	-
OP.620	8158	Purchased Services		-		42.65	41.90	41.00	41.00	27.33
		Purchased Services	122,338	120,038	2,300	2,685.52	2,751	2,507	2,814	2,690
OP.620	8158	Goods & Materials		-		-	-	-	-	12.37
		Goods & Materials	-	-	-	-	-	-	-	-
OP.620	8158	Grants	-	(155,500.00)	155,500.00	151,968.54	151,968.54	154,561.28	131,288.11	138,735.91
		Grants	-	(155,500)	155,500	151,968.54	151,969	154,561	131,288	145,939
OP.620	8158	Fiscal Services	75,000.00	37,000.00	38,000.00	72,299.42	55,612.66	38,375.20	37,813.38	38,000.65
OP.620	8158	Fiscal Services	11,000.00	1,000.00	10,000.00	10,724.17	10,724.17	10,658.38	5,326.19	5,664.99
OP.620	8158	Fiscal Services	-	(2,000.00)	2,000.00	-	961.98	1,923.96	1,923.94	1,923.94
		Fiscal Services	86,000	36,000	50,000	83,023.59	67,299	50,958	45,064	54,440
OP.620	8158		208,338	538	207,800	237,677.65	222,018	208,025	179,165	203,070
OP.620 AIRPORTS - 8285 AIRPORTS										
OP.620	8285	Purchased Services	37.00	37.00	-	41.08	40.09	39.25	33.35	37.15
OP.620	8285	Purchased Services		-		-	-	-	-	27.33
		Purchased Services	37	37	-	41.08	40	39	33	38



**2022 Proposed Operating Budget
Airports Budget**

			2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
OP.620	8285		37	37	-	41.08	40	39	33	38
OD.001 OLDS DIDSBURY AIRPORT MAINTENA - 4277 Olds/Didsbury Airport - Mowing										
OD.001	4277	Payroll		-		-	-	159.76	246.53	135.43
OD.001	4277	Payroll		-		-	-	18.16	16.98	11.71
OD.001	4277	Payroll		-		-	-	24.86	31.50	18.79
OD.001	4277	Payroll		-		-	-	17.61	16.01	11.21
OD.001	4277	Payroll		-	-	-	-	23.88	7.58	10.49
OD.001	4277	Payroll		-	-	-	-	4.06	13.82	5.96
OD.001	4277	Payroll		-	-	-	-	1.90	6.85	2.92
OD.001	4277	Payroll		-	-	-	-	3.60	0.64	1.41
OD.001	4277	Payroll		-	-	-	-	2.71	3.28	2.00
OD.001	4277	Payroll		-	-	-	-	7.19	1.33	2.84
OD.001	4277	Payroll		-	-	-	-	0.34	0.13	0.16
		Payroll	-	-	-	-	-	264	345	203
OD.001	4277	Transfers		-		-	-	890.00	60.00	316.67
		Transfers	-	-	-	-	-	890	60	317
OD.001	4277		-	-	-	-	-	1,154	405	520
OD.001 OLDS DIDSBURY AIRPORT MAINTENA - 4278 Olds/Didsbury Airport - Gen Mt										
OD.001	4278	Payroll		-		197.39	-	-	320.86	106.95
OD.001	4278	Payroll		-		20.09	-	-	23.23	7.74
OD.001	4278	Payroll		-		26.13	-	-	35.33	11.78
OD.001	4278	Payroll		-		17.88	-	-	27.65	9.22
OD.001	4278	Payroll		-	-	20.07	-	-	27.71	9.24
OD.001	4278	Payroll		-	-	5.49	-	-	11.20	3.73
OD.001	4278	Payroll		-	-	2.36	-	-	5.00	1.67
OD.001	4278	Payroll		-	-	4.37	-	-	3.52	1.17
OD.001	4278	Payroll		-	-	2.32	-	-	4.31	1.44
OD.001	4278	Payroll		-	-	3.55	-	-	6.28	2.09
OD.001	4278	Payroll		-	-	0.38	-	-	0.28	0.09
		Payroll	-	-	-	300.03	-	-	465	155
OD.001	4278	Purchased Services		-		-	-	-	850.00	283.33
		Purchased Services	-	-	-	-	-	-	850	283
OD.001	4278	Transfers		-		1,698.00	-	-	424.00	141.33
OD.001	4278	Transfers		-		(1,998.03)	-	-	-	-
		Transfers	-	-	-	(300.03)	-	-	424	141
OD.001	4278	Goods & Materials		-		-	-	-	559.10	186.37
		Goods & Materials	-	-	-	-	-	-	559	186
OD.001	4278		-	-	-	0.00	-	-	2,298	766
OD.001 OLDS DIDSBURY AIRPORT MAINTENA - 4280 Olds/Didsbury Airport - Flight										
OD.001	4280	Payroll		-		-	-	-	-	17.66
OD.001	4280	Payroll		-		-	-	-	-	1.98
OD.001	4280	Payroll		-	-	-	-	-	-	1.01
OD.001	4280	Payroll		-	-	-	-	-	-	0.48
OD.001	4280	Payroll		-	-	-	-	-	-	0.24
OD.001	4280	Payroll		-	-	-	-	-	-	0.29
OD.001	4280	Payroll		-	-	-	-	-	-	0.53
OD.001	4280	Payroll		-	-	-	-	-	-	0.03
		Payroll	-	-	-	-	-	-	-	-
OD.001	4280	Transfers		-		-	-	-	-	42.67



**2022 Proposed Operating Budget
Airports Budget**

			2022 Budget	Change from 2021	2021 Budget	2021	2020	2019	2018	3 year Average
	Transfers		-	-	-	-	-	-	-	-
OD.001	4280		-	-	-	-	-	-	-	-
SU.001 SUNDRE AIRPORT MAINTENANCE - 4281 Sundre Airport - Mowing/Spraying										
SU.001	4281	Payroll		-		423.87	-	-	-	-
SU.001	4281	Payroll		-		20.75	-	-	-	-
SU.001	4281	Payroll		-		60.48	-	-	-	-
SU.001	4281	Payroll		-		37.66	-	-	-	-
SU.001	4281	Payroll		-	-	36.55	-	-	-	-
SU.001	4281	Payroll		-	-	17.37	-	-	-	-
SU.001	4281	Payroll		-	-	7.23	-	-	-	-
SU.001	4281	Payroll		-	-	10.34	-	-	-	-
SU.001	4281	Payroll		-	-	4.82	-	-	-	-
SU.001	4281	Payroll		-	-	14.82	-	-	-	-
SU.001	4281	Payroll		-	-	0.53	-	-	-	-
	Payroll		-	-	-	634.42	-	-	-	-
SU.001	4281	Purchased Services		-	-	-	-	630.00	11,036.88	3,888.96
	Purchased Services		-	-	-	-	-	630	11,037	3,889
SU.001	4281	Transfers		-	-	352.00	-	-	-	-
	Transfers		-	-	-	352.00	-	-	-	-
SU.001	4281		-	-	-	986.42	-	630	11,037	3,889
SU.001 SUNDRE AIRPORT MAINTENANCE - 4282 Sundre Airport - Gen Mtce										
SU.001	4282	Purchased Services		-	-	-	-	630.00	11,036.88	3,888.96
	Purchased Services		-	-	-	-	-	630	11,037	3,889
SU.001	4282		-	-	-	-	-	630	11,037	3,889
SU.001 SUNDRE AIRPORT MAINTENANCE - 4283 Sundre Airport - Plowing										
SU.001	4283	Transfers		-	-	64.00	-	-	192.00	64.00
	Transfers		-	-	-	64.00	-	-	192	64
SU.001	4283		-	-	-	64.00	-	-	192	64
SU.001 SUNDRE AIRPORT MAINTENANCE - 4284 Sundre Airport - Flight System										
SU.001	4284	Purchased Services	4,500.00	1,500.00	3,000.00	4,250.00	3,000.00	1,750.00	4,250.00	3,000.00
	Purchased Services		4,500	1,500	3,000	4,250.00	3,000	1,750	4,250	3,000
SU.001	4284		4,500	1,500	3,000	4,250.00	3,000	1,750	4,250	3,000
			438,753	103,203	335,550	368,044.12	350,686	336,590	332,157	339,811



2022 Proposed Operating Budget
Projects By Funding Type

Funding Group	Funding Source	Budget Reference	Project	Capital	Inventory	Operating	Grand Total
General Revenue	General Revenue	CS-22-01	Lone Pine Clay Target Club Tax Relief			\$ 550.00	\$ 550.00
		CS-22-02	GIS Summer Student			\$ 20,000.00	\$ 20,000.00
		LM-22-02	County Land Improvements - Fencing	\$ 20,462.00			\$ 20,462.00
		LS-22-01	Council Meeting Streaming/Agenda Software			\$ 25,000.00	\$ 25,000.00
		LS-22-02	Photo/Video Library Replacement			\$ 25,000.00	\$ 25,000.00
		LS-22-03	Airport and Business Park Signage	\$ 33,000.00			\$ 33,000.00
		OS-22-01	Asphalt Long Patching	\$ 600,000.00			\$ 600,000.00
		OS-22-04	Base Stabilization	\$ 838,200.00			\$ 838,200.00
		OS-22-05	Subdivision Chip Program	\$ 200,000.00			\$ 200,000.00
		OS-22-06	Gravel Pit Stripping		\$ 130,000.00		\$ 130,000.00
		OS-22-07	Gravel Pit Engineering			\$ 60,000.00	\$ 60,000.00
		OS-22-10	Township 323A Microseal	\$ 50,000.00			\$ 50,000.00
		OS-22-13	Range Road 45 Repair	\$ 350,000.00			\$ 350,000.00
		OS-22-15	Range Road 292 Gravel Stabilizer			\$ 6,000.00	\$ 6,000.00
		OS-22-16	Airport Pit Development Permit			\$ 12,500.00	\$ 12,500.00
		OS-22-18	Cremona Floor Drains	\$ 20,000.00			\$ 20,000.00
		OS-22-19	Digital Message Boards	\$ 88,000.00			\$ 88,000.00
		OS-22-20	Radio Project	\$ 10,000.00			\$ 10,000.00
		OS-22-23	2022 Bridge Maintenance			\$ 137,000.00	\$ 137,000.00
		PD-22-01	ASP Reviews			\$ 5,000.00	\$ 5,000.00
		PD-22-02	Development Compliance Position			\$ (55,000.00)	\$ (55,000.00)
		PK-22-01	Davidson Park Expansion	\$ 3,000.00			\$ 3,000.00
		General Revenue Total				\$ 2,212,662.00	\$ 130,000.00
General Revenue Total				\$ 2,212,662.00	\$ 130,000.00	\$ 236,050.00	\$ 2,578,712.00
Grants	Canada Community Building Fund	OS-22-03	Re-Chipping Program	\$ 1,448,000.00			\$ 1,448,000.00
	Canada Community Building Fund Total			\$ 1,448,000.00			\$ 1,448,000.00
	FREC	OS-20-21	Coal Camp Bank Protection	\$ 1,249,991.00			\$ 1,249,991.00
	FREC Total			\$ 1,249,991.00			\$ 1,249,991.00
	FRIAA Firesmart	CA-22-01	Fire Preparedness (Bearberry Protection Area)			\$ 15,000.00	\$ 15,000.00
	FRIAA Firesmart Total					\$ 15,000.00	\$ 15,000.00
	MSI Capital Funding	OS-22-02	Re-Gravel Program	\$ 1,592,500.00			\$ 1,592,500.00
		OS-22-03	Re-Chipping Program	\$ 252,000.00			\$ 252,000.00
		OS-22-04	Base Stabilization	\$ 261,800.00			\$ 261,800.00
	MSI Capital Funding Total			\$ 2,106,300.00			\$ 2,106,300.00
	Municipal Climate Resiliency Grant	OS-22-24	Wildfire Trailer	\$ 100,000.00			\$ 100,000.00
	Municipal Climate Resiliency Grant Total			\$ 100,000.00			\$ 100,000.00
	Grants Total				\$ 4,904,291.00		\$ 15,000.00
Levies	Aggregate Levy	OS-22-02	Re-Gravel Program	\$ 95,000.00			\$ 95,000.00
		PD-22-02	Development Compliance Position			\$ 55,000.00	\$ 55,000.00
	Aggregate Levy Total			\$ 95,000.00		\$ 55,000.00	\$ 150,000.00
Levies Total				\$ 95,000.00		\$ 55,000.00	\$ 150,000.00
Liability	Unfunded Pit Reclamation Liability	OS-22-06	Gravel Pit Stripping		\$ 170,000.00		\$ 170,000.00
	Unfunded Pit Reclamation Liability Total				\$ 170,000.00		\$ 170,000.00
Liability Total					\$ 170,000.00		\$ 170,000.00
Reserves	Agriculture	LM-22-02	County Land Improvements - Fencing	\$ 19,538.00			\$ 19,538.00
	Agriculture Total			\$ 19,538.00			\$ 19,538.00
	Bad Debt Reserve	CS-22-07	Bad Debt			\$ 175,000.00	\$ 175,000.00
	Bad Debt Reserve Total					\$ 175,000.00	\$ 175,000.00
	Bridge	OS-22-22	2022 Capital Bridge	\$ 1,430,000.00			\$ 1,430,000.00
	Bridge Total			\$ 1,430,000.00			\$ 1,430,000.00
	Carry Over Project Reserve	OS-19-15	Gravel Road Stabilization Trial	\$ 64,953.00			\$ 64,953.00
		OS-20-10	Bergen Road Construction	\$ 978,684.00			\$ 978,684.00
		OS-21-13	Olds Golf Course Road Repair	\$ 75,000.00			\$ 75,000.00
		OS-21-14	Burns Ranch Road Repair	\$ 33,105.00			\$ 33,105.00
		OS-21-18	2021 Equipment Replacement	\$ 1,074,582.00			\$ 1,074,582.00
		OS-21-08	2021 Capital Bridge Carry Forward	\$ 2,163,641.00			\$ 2,163,641.00
		CS-20-14	City View Portal			\$ 2,607.00	\$ 2,607.00
		LS-20-06	Village of Cremona - Center Ave N Project			\$ 234,000.00	\$ 234,000.00
	Carry Over Project Reserve Total			\$ 4,389,965.00		\$ 236,607.00	\$ 4,626,572.00
	Equipment Fleet	OS-22-21	2022 Equipment Replacement	\$ 2,355,000.00			\$ 2,355,000.00
	Equipment Fleet Total			\$ 2,355,000.00			\$ 2,355,000.00
	Facility	CS-22-03	Gate Access Control	\$ 32,000.00			\$ 32,000.00
		LS-22-05	Water Valley Fire Hall - Training Area	\$ 35,000.00			\$ 35,000.00
	Facility Total			\$ 67,000.00			\$ 67,000.00
	General Fire	LS-22-04	Cremona Fire - Command Vehicle Program	\$ 85,000.00			\$ 85,000.00
		LS-22-06	Capital Fire Apparatus			\$ 823,000.00	\$ 823,000.00
	General Fire Total			\$ 85,000.00		\$ 823,000.00	\$ 908,000.00
	Office Equipment	CS-22-05	Business Services Hardware and Software	\$ 260,600.00			\$ 260,600.00
		CS-22-06	Air Photo Refresh			\$ 65,000.00	\$ 65,000.00
		CS-22-08	Finance Process Automation	\$ 43,250.00			\$ 43,250.00
	Office Equipment Total			\$ 303,850.00		\$ 65,000.00	\$ 368,850.00
	Pit Stripping and Reclamation	OS-22-08	Gravel Pit Reclamation	\$ 870,000.00			\$ 870,000.00
	Pit Stripping and Reclamation Total			\$ 870,000.00			\$ 870,000.00
	Road	OS-22-09	Township 322 Overlay	\$ 1,034,460.00			\$ 1,034,460.00
	Road Total			\$ 1,034,460.00			\$ 1,034,460.00
	Tax Rate Stabilization	CS-22-09	Tax Incentive			\$ 200,000.00	\$ 200,000.00
		OS-20-21	Coal Camp Bank Protection	\$ 249,999.00			\$ 249,999.00
	Tax Rate Stabilization Total			\$ 249,999.00		\$ 200,000.00	\$ 449,999.00
Reserves Total				\$ 10,804,812.00		\$ 1,499,607.00	\$ 12,304,419.00
Trust Account	Cash In Lieu Municipal Reserve	PK-22-01	Davidson Park Expansion	\$ 27,000.00			\$ 27,000.00
		PK-21-01	Bagnall Park Expansion			\$ 10,688.00	\$ 10,688.00
	Cash In Lieu Municipal Reserve Total			\$ 27,000.00		\$ 10,688.00	\$ 37,688.00
Trust Account Total				\$ 27,000.00		\$ 10,688.00	\$ 37,688.00
Grand Total				\$ 18,043,765.00	\$ 300,000.00	\$ 1,816,345.00	\$ 20,160,110.00



2022 Proposed Operating Budget Projects By Type

Sum of Budget			
Project Type	Budget Reference	Project	Total
Capital	CS-22-03	Gate Access Control	\$ 32,000.00
	CS-22-05	Business Services Hardware and Software	\$ 260,600.00
	CS-22-08	Finance Process Automation	\$ 43,250.00
	LM-22-02	County Land Improvements - Fencing	\$ 40,000.00
	LS-22-03	Airport and Business Park Signage	\$ 33,000.00
	LS-22-04	Cremona Fire - Command Vehicle Program	\$ 85,000.00
	LS-22-05	Water Valley Fire Hall - Training Area	\$ 35,000.00
	OS-22-01	Asphalt Long Patching	\$ 600,000.00
	OS-22-02	Re-Gravel Program	\$ 1,687,500.00
	OS-22-03	Re-Chipping Program	\$ 1,700,000.00
	OS-22-04	Base Stabilization	\$ 1,100,000.00
	OS-22-05	Subdivision Chip Program	\$ 200,000.00
	OS-22-08	Gravel Pit Reclamation	\$ 870,000.00
	OS-22-09	Township 322 Overlay	\$ 1,034,460.00
	OS-22-10	Township 323A Microseal	\$ 50,000.00
	OS-22-13	Range Road 45 Repair	\$ 350,000.00
	OS-22-18	Cremona Floor Drains	\$ 20,000.00
	OS-22-19	Digital Message Boards	\$ 88,000.00
	OS-22-20	Radio Project	\$ 10,000.00
	OS-22-21	2022 Equipment Replacement	\$ 2,355,000.00
	OS-22-22	2022 Capital Bridge	\$ 1,430,000.00
	PK-22-01	Davidson Park Expansion	\$ 30,000.00
	OS-19-15	Gravel Road Stabilization Trial	\$ 64,953.00
	OS-20-10	Bergen Road Construction	\$ 978,684.00
	OS-21-13	Olds Golf Course Road Repair	\$ 75,000.00
	OS-21-14	Burns Ranch Road Repair	\$ 33,105.00
	OS-21-18	2021 Equipment Replacement	\$ 1,074,582.00
	OS-21-08	2021 Capital Bridge Carry Forward	\$ 2,163,641.00
	OS-20-21	Coal Camp Bank Protection	\$ 1,499,990.00
	OS-22-24	Wildfire Trailer	\$ 100,000.00
Capital Total			\$ 18,043,765.00
Inventory	OS-22-06	Gravel Pit Stripping	\$ 300,000.00
Inventory Total			\$ 300,000.00
Operating	CA-22-01	Fire Preparedness (Bearberry Protection Area)	\$ 15,000.00
	CS-22-01	Lone Pine Clay Target Club Tax Relief	\$ 550.00
	CS-22-02	GIS Summer Student	\$ 20,000.00
	CS-22-06	Air Photo Refresh	\$ 65,000.00
	CS-22-07	Bad Debt	\$ 175,000.00
	CS-22-09	Tax Incentive	\$ 200,000.00
	LS-22-01	Council Meeting Streaming/Agenda Software	\$ 25,000.00
	LS-22-02	Photo/Video Library Replacement	\$ 25,000.00
	LS-22-06	Capital Fire Apparatus	\$ 823,000.00
	OS-22-07	Gravel Pit Engineering	\$ 60,000.00
	OS-22-15	Range Road 292 Gravel Stabilizer	\$ 6,000.00
	OS-22-16	Airport Pit Development Permit	\$ 12,500.00
	OS-22-23	2022 Bridge Maintenance	\$ 137,000.00
	PD-22-01	ASP Reviews	\$ 5,000.00
	PD-22-02	Development Compliance Position	\$ -
	CS-20-14	City View Portal	\$ 2,607.00
	LS-20-06	Village of Cremona - Center Ave N Project	\$ 234,000.00
	PK-21-01	Bagnall Park Expansion	\$ 10,688.00
Operating Total			\$ 1,816,345.00
Grand Total			\$ 20,160,110.00



2022 PROJECT BUDGET

Updated 2022 Project Sheets





Mountain View
C O U N T Y

Project Sheet

10 - 1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Department: Operational Services

Year: 2022

Project Name: 2022 Equipment Replacement

Budget Reference #: OS-22-21

Project Manager: Manager

Cost Center: Capital

RR: N/A

Project Type: Capital

TWP: N/A

Segment: N/A

Service Level Enhancement: Yes

Project Description & Benefits:

Administration did a review of the Long Range Plans and the conditions of the fleet and are recommending the attached additions and disposals.

The total budget for equipment purchases is \$3,429,582 (OS-21-18 & OS-22-21) We provided cost estimates for each equipment purchase. When the costs are exceeded for one purchase we will offset it with savings from another equipment purchase. The equipment purchases will match the equipment listing therefore excluding additions and scope changes.

Council Goal or Initiative:

Infrastructure:

Provide and maintain sustainable infrastructure efficiently, effectively and in an environmentally responsible way in our communities.

Project Funding/Costs:

Funding Source:

		<u>Dollar Amount:</u>
Grants:		
Reserves:	Equipment Fleet	\$ 2,355,000.00
Levies:		
General Revenue:		\$ -
Total Funding:		\$ 2,355,000.00

Costs:

	<u>Dollar Amount:</u>
2022 Purchases	\$ 2,355,000.00
Total Cost:	\$ 2,355,000.00



Mountain View
C O U N T Y

Project Sheet

10 - 1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Department:	Operational Services	Year:	2021
Project Name:	2021 Equipment Replacement	Budget Reference #:	OS-21-18
Project Manager:	Mgr Ops	Cost Center:	Capital
RR:	N/A	Project Type:	Capital
TWP:	N/A	Recurring:	Yes
Segment:	N/A	Service Level Enhancement:	Yes

Project Description & Benefits:

Administration did a review of the Long Range Plans and the conditions of the fleet and are recommending the attached additions and disposals. In this plan Administration has deferred two graders that were previously deferred in 2020. The potential risk is that resale value and maintenance of these graders will become more expensive from a life cycling cost perspective than our current standard of five year replacement.

The total budget for equipment purchases is \$3,429,582 (OS-21-18 & OS-22-21) We provided cost estimates for each equipment purchase. When the costs are exceeded for one purchase we will offset it with savings from another equipment purchase. The equipment purchases will match the equipment listing therefore excluding additions and scope changes.

Council Goal or Initiative:

Infrastructure:

Provide and maintain sustainable infrastructure efficiently, effectively and in an environmentally responsible way in our communities.

Project Funding/Costs:

Funding Source:

	<u>Dollar Amount:</u>
Grants:	
Reserves: Carry Over Project Reserve	\$ 1,074,582.00
Levies:	
General Revenue:	
Total Funding:	\$ 1,074,582.00

Costs:

	<u>Dollar Amount:</u>
2021 Carry Forward Equipment Replacement	\$ 1,062,082.00
Add: Used Wobbly Packer	\$ 12,500.00
Total Cost:	\$ 1,074,582.00

Added the Wobbly Packer but the total \$1,074,582 did not change



2022 Equipment Replacement

Year	Department	Acquisition Type	Description	Qty	OS-21-18 Carried Forward	OS-22-21 2022 Replacement
2022	OPS	Replacement	Grader	1		570,000
2022	OPS	Replacement	Grader	1		570,000
2022	OPS	Replacement	Wheel Loader	1		380,000
2022	OPS	Replacement	Pickup Trucks - 2 Ton	1		90,000
2022	OPS	Replacement	Pickup Trucks - 2 Ton	1		90,000
2022	OPS	Replacement	Water Truck	1		230,000
2022	OPS	Replacement	Paving Packer	1		130,000
2022	OPS	New to Fleet	Used: Wobbly Packer	1		12,000
2022	OPS	New to Fleet	Used: AG Tractor	1		45,000
2022	AG	Replacement	Pickup Truck	1		55,000
2022	AG	Replacement	Mower	1		18,000
2022	AG	Replacement	Skid Steer	1		110,000
2022	PATROL	Replacement	Patrol Car	1		55,000
2021	OPS	Replacement	Pickup Trucks	1	60,000	
2021	OPS	Replacement	Pickup Trucks	1	45,000	
2021	OPS	Replacement	Pickup Trucks	1	51,500	
2021	OPS	Replacement	Pickup Trucks	1	51,500	
2021	OPS	Replacement	Pickup Trucks	1	51,500	
2020	OPS	Deferred from 2020	New SUV	1	52,000	
2020	OPS	Deferred from 2020	Retriever	1	25,000	
2020	OPS	Deferred from 2020	Retriever	1	25,000	
2020	OPS	Deferred from 2020	Belly Dump Trailers x2	2	104,000	
2021	AG	Replacement	Pickup Trucks	1	51,500	
2020	OPS	Deferred from 2020	Komatsu Wheel Loader	1	350,000	
2020	OPS	Deferred from 2020	Tilt Trailer	1	50,000	
2021	Ops	2022 Addition to Budget	Wobbly Packer	1	12,500	
2021	Surplus	Funds from 2021 Carried Forward to Cover Equipment Cost Differentials			145,082	
					1,074,582	2,355,000
Total 2022 Equipment Replacement						3,429,582

The total budget for equipment purchases is \$3,429,582 (OS-21-18 & OS-22-21) We provided cost estimates for each equipment purchase. When the costs are exceeded for one purchase we will offset it with savings from another equipment purchase. The equipment purchases will match the equipment listing therefore excluding additions and scope changes.



Project Sheet

10 - 1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Department:	CAO Services	Year:	2022
Project Name:	Fire Preparedness for Bearberry Protection Area	Budget Reference #:	CA-22-01
Project Manager:	Director of Operation Services	Cost Center:	2.10 CAO
RR:		Project Type:	Operating - One Time
TWP:			
Segment:		Service Level Enhancement:	No

Project Description & Benefits:

This project will include development of a strategic-level Wildfire Preparedness Guide (WPG) to the new AAF standards (2020) and development of a tactical-level Structure Protection Plan (SPP) for the multi-lot subdivisions, rural properties, youth camps, and RV parks/campgrounds in the Bearberry Area.

The overall objective of the project is to provide emergency responders with strategic and tactical information to improve values at risk protection success during interface wildfires in the area.

This project is eligible for the Forest Resource Improvement Association of Alberta Grant Association of Alberta (FRIAA) Firesmart grant. Should we not be successful with this grant we will proceed with this project and fund it with the Environmental Reserve.

The Firesmart grant has been awarded

Council Goal or Initiative:

Community/Quality of Life:

Promote safe communities.

Project Funding/Costs:

Funding Source:

		Dollar Amount:
Grants:	FRIAA Firesmart Grant	\$ 27,500.00
Reserves:		
Levies:		
General Revenue:		\$ -
Total Funding:		\$ 27,500.00

Costs:

	Dollar Amount:
Wildfire Preparedness Guide for the Bearberry area	\$ 27,500.00
Total Cost:	\$ 27,500.00

Project Sheet

10 - 1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Department:	Operational Services	Year:	2021
Project Name:	Capital Bridge Program	Budget Reference #:	OS-21-08
Project Manager:	Project Coordinator	Cost Center:	Capital
RR:	N/A	Project Type:	Capital
TWP:	N/A	Recurring:	No
Segment:	N/A	Service Level Enhancement:	No

Project Description & Benefits:

See attached sheets and bridge plan for further bridge information.

At the September 16th, 2020 Council directed administration to apply to the Province to use granted Municipal Stimulus funding for projects including Bridge Engineering for Planned Construction 2022-2023 (Motion RC20-513). 7 bridges have been selected (BF 304, 1272, 72990, 67051, 77639, 357 and 505) and engineering will begin in the fall of 2020. Construction costs are estimated to be \$2.6M for these bridges including design and engineering.

The total budget for the Capital Bridge Program is \$3.59M (OS-21-08 & OS-22-22). We have provided cost estimates for each bridge in the program and when the costs are exceeded for one project we use the savings from another project to offset.

Council Goal or Initiative:

Infrastructure:

Provide and maintain sustainable infrastructure efficiently, effectively and in an environmentally responsible way in our communities.

Project Funding/Costs:

Funding Source:

	<i>Dollar Amount:</i>
Grants:	
Reserves: Carry Over Project Reserve	\$ 2,163,641.00
Levies:	
General Revenue:	\$ -
Total Funding:	\$ 2,163,641.00

	<i>Dollar Amount:</i>
Capital Bridge Programs Carried forward to 2022 (Reconciled 2019/2020/2021 Bridges to a single carry forward sheet)	\$ 2,163,641.00
Total Cost:	\$ 2,163,641.00

Project Sheet

10 - 1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Department: Operational Services	Year: 2022
Project Name: Capital Bridge Program	Budget Reference #: OS-22-22
Project Manager: Project Coordinator	Cost Center: Capital
RR: N/A	Project Type: Capital
TWP: N/A	
Segment: N/A	Service Level Enhancement: No

Project Description & Benefits:

See attached sheets and bridge plan for further bridge information.

The total budget for the Capital Bridge Program is \$3.59M (OS-21-08 & OS-22-22). We have provided cost estimates for each bridge in the program and when the costs are exceeded for one project we use the savings from another project to offset.

Council Goal or Initiative:

Infrastructure:

Provide and maintain sustainable infrastructure efficiently, effectively and in an environmentally responsible way in our communities.

Project Funding/Costs:

Funding Source:

	<i>Dollar Amount:</i>
Grants:	
Reserves: Bridge	\$ 1,430,000.00
Levies:	
General Revenue:	\$ -
Total Funding:	\$ 1,430,000.00

	<i>Dollar Amount:</i>
2022 Capital Bridge Program	\$ 1,430,000.00
Total Cost:	\$ 1,430,000.00

2022 -2024 Mountain View County Capital Bridge Plan

Last update by BVBS October 18, 2021



2022

				OS-21-08	OS-22-22		
				Capital Bridges Carried Forward	2022 Capital Bridge Program		
1	79007	Culvert Replacement 1810 x 15.3m MP	Olds Olds Creek	NW26-33-2-5	290,000 32,225		Carry Forward from 2021 (including 32K in Engineering)
2	78115	Culvert Replacement 1829 x 34.2 MP	Carstairs Trib. Lonepine Creek	SW16-30-27-4	350,000 37,878		Carry Forward from 2021 (including 37.8K in Engineering)
3	73078	Bridge Replacement 6.1M PG Girder Span	Water Valley Big Prairie Creek	NW34-31-3-5	691,488		Carry Forward from 2020
4	2251	Bridge Replacement 1 - 6.1m TT Span	Water Valley Big Prairie Creek	SW10-30-5-5	293,585		Carry Forward from 2020
5	79527	Culvert Replacement 2 - 1219 x 34.2/40.4m CSPs	Cremona Trib. Little Red Deer River	SW17-30-4-5	305,880	330,000	\$305,880 Carry Forward from 2021 + \$330,000 additional funding for a total anticipated spend in 2022 of \$635,880
8	1272	Bridge Replacement 8.5-8.5-8.5 M HC Spans	Carstairs Beaverdam Creek	SW25-29-3-W5	60,000	1,100,000	Construction, including 60K in Engineering Carried Forward for a total anticipated spend in 2022 of \$1,160,000
9	357	Bridge Engineering	Olds Trib Lonepine Ck	NE SEC 13 TWP 32 RGE 1 W5M	20,000		Carried Forward from 2021
10	505	Bridge Engineering	Didsbury Rosebud River	SW SEC 3 TWP 32 RGE 2 W5M	21,293		Carried Forward from 2021
11	72990	Bridge Engineering	Carstairs Sheep Coulee	NW SEC 36 TWP 29 RGE 29 W4M	21,293		Carried Forward from 2021
12	76051	Bridge Engineering	Elkton Trib Little Red Deer	NW SEC 20 TWP 31 RGE 4 W5M	20,000		Carried Forward from 2021
13	77639	Bridge Engineering	Crossfield Carstairs Creek	SE SEC 27 TWP 29 RGE 29 W4M	10,000		Carried Forward from 2021
14	9285	Bridge Replacement 8.5 - 8.5 - 8.5 HH 3 Span	Didsbury Lonepine Creek	SW30-31-27-4	10,000		Carried Forward to cover closing costs

2,163,641

1,430,000

Est. Total 2022

3,593,641

The total budget for the Capital Bridge Program is \$3.59M. We have provided cost estimates for each bridge in the program and when the costs are exceeded for one project we use the savings from another project to offset.

2022 -2024 Mountain View County Capital Bridge Plan

Last update by BVBS October 18, 2021



2023

1	357	Culvert Replacement 1738 x 1920 20.7m SPE	Olds Trib Lonepine Ck	NE13-32-1-W5	\$250,000	Construction Costs
2	460	Bridge Replacement 11.6-11.6-11.6 HC 3 Span	Carstairs Dogpound Creek	SE22-30-3-W5	\$1,130,000	Construction Costs
3	505	Bridge Replacement 8.5 HC 1 Span	Didsbury Rosebud River	SW-3-32-2-W5	\$350,000	Construction Costs
4	552	Culvert Replacement 2607 x 2881 29.3m SPE	Olds Lonepine Ck	SE-29-32-28-W4	\$300,000	Construction Costs
5	2474	Bridge Replacement 8.5-8.5-8.5 HC 3 Span	Didsbury Rosebud River	SE3-31-1-W5	\$940,000	Construction Costs
6	9235	Culvert Replacement 1-1200, 1-1000 21.9m CSP	Olds Trail Creek	SW16-33-2-W5	\$200,000	Construction Costs
7	9286	Culvert Replacement 3 x 1500 x 1200 TP	Olds Trib Lonepine Ck	SW17-32-27-W4	\$310,000	Construction Costs
8	72990	Bridge Replacement 6.1 TT 1 Span	Carstairs Sheep Coulee	NW36-29-29-W4	\$350,000	Construction Costs
9	76051	Culvert Replacement 1800 CSP x 30M IL	Elkton Trib. To Little Red Deer	NW20-31-4-W5	210,000	Construction Costs
10	76901	Culvert Replacement 2200 26m MP	Crossfield Cattlepass	SE23-29-1-W5	\$220,000	Construction Costs
11	77141	Culvert Replacement 1524 22.4m MP	Garfield Trib Dogpound Creek	SW20-30-3-W5	\$150,000	Construction Costs
12	78722	Culvert Replacement 1500 48.3m MP	Bergen Fair Creek	SW7-31-5-W5	\$200,000	Construction Costs

Est. Total 2023	\$4,610,000
------------------------	--------------------

2022 -2024 Mountain View County Capital Bridge Plan

Last update by BVBS October 18, 2021



2024						
1	675	Culvert Replacement 2134x1550 RPP, 1829 SP	Carstairs Carstairs Creek	NW33-29-1-W5	\$350,000	Could delay
2	696	Bridge Rehabilitation 41.1 TH 1 Span	Olds Little Red Deer	SE16-33-3-W5	\$200,000	Rehab - Stripdeck, Subdeck, Top caps, misc. (review cost estimate)
3	867	Bridge Replacement 12.8-12.8-12.8 3 Span SC	Crossfield Rosebud River	SE13-29-28-W4	\$75,000	Replace curbs?? SC girder deterioration Review cost estimate
4	1623	Bridge Replacement 6.1 PG 1 Span	Acme Trib Lonerpine Ck	SE29-30-27-W4	\$250,000	
5	7977	Culvert Replacement 2438 31.1m SP	Westward Ho Eagle Creek	NE8-33-4-W5	\$300,000	
6	13827	Culvert Replacement 1524 18.3m MP	Olds Trail Creek	SE33-32-2-W5	\$130,000	
7	70124	Bridge Replacement 8.5 PG 1 Span	Olds Spruce Creek	NW9-33-27-W4	\$240,000	
8	71193	Culvert Replacement 2027 x 2241 18.9m SPE	Carstairs Trib Lonerpine Ck	NW26-30-28-W4	\$230,000	
9	73170	Bridge Replacement 6.1 HC 1 Span	Neapolis Trib Lonerpine Ck	NW8-32-28-W4	\$200,000	
10	73729	Bridge Replacement 6.1 HC 1 Span	Westcott Trib Dogpound Creek	NW10 -31-3-W5	\$250,000	
11	73751	Bridge Replacement 8.5-8.5-8.5 HC	Carstairs Trib Dogpound Creek	NE16-30-3-W5	\$750,000	
12	79666	Culvert Replacement 2000 21.0m MP	Olds Trib Lonerpine Ck	SW15-33-28-W4	\$200,000	
13	304	Bridge Rehab 10.1-21.3-10.1 FC 3 Span	Didsbury Dogpound Creek	SE3-31-3-5	55,000	6 abut pile splices, 2 corbels & Misc.
Est. Total 2024					\$3,230,000	



5 Year Budget Forecast

	2023 Forecast	2024 Forecast	2025 Forecast	2026 Forecast	2027 Forecast
Revenue					
Net taxes available for municipal purposes	31,675,640	32,402,694	33,050,748	33,711,763	34,385,998
Sale of goods	122,000	124,000	126,000	129,000	132,000
Sale of services	267,000	272,000	277,000	283,000	289,000
Fees & levies	666,000	679,000	693,000	707,000	721,000
Fines & penalties	379,000	387,000	395,000	403,000	411,000
Return on investments	1,300,000	1,300,000	1,000,000	1,000,000	900,000
Rentals	150,000	153,000	156,000	159,000	162,000
Recovery	149,000	152,000	155,000	158,000	161,000
Government transfers for operating	870,035	870,035	870,035	870,035	870,035
	35,578,675	36,339,729	36,722,783	37,420,798	38,032,033
Total Revenue					
Expenses					
Council	681,000	695,000	709,000	723,000	737,000
CAO Services	773,000	788,000	804,000	820,000	836,000
Corporate Services					
Finance & General Office	2,016,627	1,865,245	1,658,930	1,407,826	1,122,004
Assessment	448,000	457,000	466,000	475,000	485,000
Business Services	1,158,000	1,183,000	1,209,000	1,236,000	1,263,000
Waste Management	371,000	378,000	386,000	394,000	402,000
Planning & Development Services					
Planning	1,023,000	1,047,000	1,071,000	1,096,000	1,121,000
Development	708,000	724,000	741,000	758,000	775,000
Permitting	387,000	396,000	405,000	414,000	424,000
Legislative & Community Services					
Legislative Services	2,806,942	3,029,618	3,067,792	3,106,730	3,146,447
Agriculture & Land Management	1,462,000	1,491,000	1,521,000	1,551,000	1,582,000
Community Grants & Transfers	5,545,450	5,662,507	5,775,757	5,891,272	6,009,098
Grants - Fire apparatus plan	111,288	532,945	400,000	588,000	1,342,500
Operational Services					
Roads, Facilities & Shops	21,021,000	21,441,000	21,870,000	22,307,000	22,753,000
Airports	448,000	458,000	468,000	478,000	488,000
Total Expenses	38,960,307	40,148,315	40,552,480	41,245,829	42,486,049
Excess (Deficiency) Of Revenue	(3,381,632)	(3,808,586)	(3,829,696)	(3,825,031)	(4,454,016)
Gain/(loss) on sale of assets	(204,000)	(208,000)	(212,000)	(216,000)	(220,000)
Government transfers for capital	2,889,776	3,766,122	3,766,122	3,766,122	3,766,122
Excess of Revenue over Expenses	(695,856)	(250,464)	(275,574)	(274,909)	(907,894)
Amortization	13,627,506	13,627,506	13,627,506	13,627,506	13,627,506
Disposal of Tangible Capital Assets	500,000	500,000	500,000	500,000	500,000
Reserve Funding	9,188,176	10,345,257	11,179,422	5,964,875	7,364,454
Capital Spending	(13,288,891)	(14,116,545)	(16,520,956)	(9,862,565)	(10,598,176)
Unfunded Liability Reduction	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
Unfunded Liability Addition	300,000	300,000	300,000	300,000	300,000
Reserve Additions	(9,164,178)	(9,931,728)	(8,329,890)	(9,767,790)	(9,792,030)
Contingency	(316,756)	(324,027)	(330,507)	(337,118)	(343,860)
Balanced Budget	-	-	-	-	-



5 Year Budget Forecast

	2023 Forecast	2024 Forecast	2025 Forecast	2026 Forecast	2027 Forecast
Base Stabilization	1,122,000	1,144,000	1,166,000	1,188,000	1,210,000
Re-Chipping Program	1,530,000	1,560,000	1,590,000	1,620,000	1,650,000
Re-Gravel Program	1,721,250	1,755,000	1,788,750	1,822,500	1,856,250
Asphalt Long Patching	-	-	612,000	-	-
Subdivision Chip Program	-	-	204,000	-	-
Bridges	4,702,200	3,294,600	6,797,892	3,294,600	4,600,200
Equipment	2,022,987	4,923,001	2,200,989	968,255	410,081
Facilities	-	-	357,000	-	-
Office	170,442	273,972	301,512	346,902	237,813
Fire Equipment	-	-	150,960	-	-
Reclamation	162,988	-	741,069	-	-
Asphalt Overlay	1,269,288	566,712	-	-	-
Other Misc Capital Projects	587,735	599,259	610,784	622,308	633,832
Total 10 Year Capital Plan Expenditures	13,288,891	14,116,545	16,520,956	9,862,565	10,598,176

Grant Funding	2,889,776	3,766,122	3,766,122	3,766,122	3,766,122
Reserve Funding	8,327,906	9,058,285	10,549,422	4,609,757	5,248,094
General Revenue	2,071,209	1,292,137	2,205,412	1,486,686	1,583,960
Aggregate Levy	95,000	95,000	95,000	95,000	95,000
Total 10 Year Capital Plan Funding	13,288,891	14,116,545	16,520,956	9,862,565	10,598,176

Assumptions:

1. MSI will be replaced in 2024. The grant criteria is unknown therefore assume we will receive the same portion as we did for MSI after Edmonton & Calgary amounts are removed.
2. Carry over projects are not included in the forecast because they have previously approved funding.
3. Forecast was prepared using inflation of 2% based on 2022 Budget Option 2 in the budget package. (No reliance on Tax Rate Stabilization Reserve, no capital savings)
4. Depreciation changes were not considered as they have no funding effect.
5. Tax revenue is increased to offset the police agreement incremental amount.(2023: \$314,854 2024: 93,541) In 2024 the police contract is estimated at \$1,120,896
6. No estimation or allowance has been made for competitive grant programs. Strategic Transportation Infrastructure Program (STIP) - \$2,786,000. Alberta will fund 75% if they approve it.
7. There is a loss of capital grant funding in the next 4 years of approximately \$4M. (using 2019 grant funding as base)
8. The capital expenditure forecast is based on future projects known today. There is no contingency for emergent projects.
9. Operating Initiatives in 2022 total \$1.5M, assume the same throughout the plan adjusted for inflation.



5 Year Reserve Forecast

	2023 Beg of Year \$	2023 End of Year \$	2024 End of Year \$	2025 End of Year \$	2026 End of Year \$	2027 End of Year \$
Reserve Type						
Bad Debt Reserve	2,325,000	2,150,000	1,975,000	1,800,000	1,625,000	1,450,000
Bridge Reserve	15,340,079	13,111,895	12,161,419	6,092,714	4,951,839	2,515,977
Emergency Facilities	1,285,964	1,435,964	1,585,964	1,735,964	1,885,964	2,035,964
Environmental	286,567	286,567	286,567	286,567	286,567	286,567
Equipment Fleet	2,703,549	3,330,562	1,057,560	1,506,572	3,188,316	5,428,235
Facility	5,694,970	5,694,970	5,694,970	5,337,970	5,337,970	5,337,970
General Fire	1,019,564	1,458,276	1,475,331	1,474,371	1,436,371	643,871
Intermunicipal Funding	1,762,726	1,847,719	1,933,391	2,019,749	2,106,798	2,194,543
Intermunicipal Collaboration - Cremona	176,648	725,513	1,294,795	1,876,490	2,470,856	3,078,153
Office Equipment	611,847	641,405	567,433	465,921	319,019	281,206
Operating Expense	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Park Facilities	57,907	57,907	57,907	57,907	57,907	57,907
Pit Stripping and Reclamation	3,552,159	3,789,171	4,189,171	3,848,101	4,248,101	4,648,101
Road Reserve	31,532,689	32,369,705	34,785,643	37,768,293	40,750,943	43,733,593
Strings and Keys Music	9,835	9,835	9,835	9,835	9,835	9,835
Tax Rate Stabilization	1,929,643	1,412,887	888,860	358,352	(178,765)	(722,625)
Total Revenue	70,289,146	70,322,374	69,963,845	66,638,806	70,496,720	72,979,297
Net Annual Change in Reserves		33,228	(358,530)	(3,325,039)	3,857,915	2,482,576

Notes:

1. 2023 Beginning Balance is the forecasted ending balance of the 2022 Budget(use beginning balance from unaudited 2021 Financial Statements)
No reliance on Tax Rate Stabilization Reserve to balance the budget and no additional savings for future capital purchases.
2. Tax Stabilization Reserve maximum amount of 5% will not be exceeded and in 2026 additional funding is required.
3. The Tax Stabilization Reserve funds the tax incentive(\$200k) and the contingency(1% of net municipal tax revenue).
4. The Road Reserve funds the asphalt overlay project in the County Long Infrastructure Plan (CLIP). The delayed road projects will be reviewed annually.
To prepare for future road costs after 2027 we will transfer an amount equivalent to capital grant amount currently funding annual capital road programs.
5. The Bridge Reserve does not have a committed funding amount therefore any change to the budget will adjust the transfer in amount.
At the end of 5 years we have a balance of \$2.5M. It will not be sufficient to pay for the next 5 years of capital purchases estimated at \$27M.
6. Carry Over Project Reserve is not included in the forecast as we forecast those projects to be complete in the budget year.
7. The 5 Year Budget Plan will be reviewed each year to recalculate the capital needs and adjust the transfer in budget amount.

Regular Council Meeting

Request for Decision

Operational Services

Date: March 23, 2021

SUBJECT: BF 1272 Tender Results

RECOMMENDATION: That Council accept the tender results for BF 1272 as information

ALTERNATIVE OPTIONS:

BACKGROUND:

As part of the 2022 Capital budget, Council approved the replacement of BF 1272 with a budget of \$1,100,000. A tender was posted publicly on the Alberta Purchasing Connection on January 19th, with an opening held at 3:00pm on February 4th. A total of 8 bids were received with the low bid being submitted by AB 1690082 Ltd. The modified tender amount was \$759,434. With engineering, this project is expected to cost a total of \$850,000.



RELEVANT POLICY: [Policy #1009 – Financial Controls](#)

BUDGET IMPLICATIONS:

Attachments ☐ Nil ☒

PREPARED BY: JC
REVIEWED BY: RM



Mountain View
COUNTY

Regular Council Meeting

Request for Decision

Operational Services

Date: March 23, 2022

SUBJECT: Bridge File 79527 Tender Results

RECOMMENDATION: That Council approve an additional \$135,000 expense for the replacement of BF 79527, to be funded from the existing 2022 Capital Bridge Program Budget

ALTERNATIVE OPTIONS: N/A

BACKGROUND: As part of the 2021 Capital Budget, Council approved the replacement of BF 79527 with a budget of \$650,000. A tender was posted publicly on the Alberta Purchasing Connection with an opening held at 3:00pm on March 4, 2021. A total of 7 bids were received, with the lowest bid coming from In-Line Contracting Partnership. The modified tender price was \$648,950. With engineering, the total cost is an estimated \$785,000.

This project was put out for tender in 2021, with the lowest bid being \$654,750 and a \$320,000 budget. The most recent tender results had a greater variance in price than the previous, with the next lowest bid being approx., \$50,000 more, and the highest bid being \$800,000 more. Operational services believes that it is unlikely that the County would get additional value from tendering this project out again and recommends that council approve \$135,000 to move forward with construction in 2022.



RELEVANT POLICY: Policy #1009 – Financial Controls

BUDGET IMPLICATIONS: N/A

Attachments ☐ Nil ☒

PREPARED BY: JC
REVIEWED BY: RM



Mountain View
C O U N T Y

Regular Council Meeting

Request for Decision

CAO Services

Date: March 23, 2022

SUBJECT: Parkland Airshed Management Zone 2022 Membership

RECOMMENDATION: That Council provide direction to administration on renewal of the annual PAMZ membership.

ALTERNATIVE OPTIONS: N/A

BACKGROUND:

The objectives of the Parkland Airshed Management Zone (PAMZ) are to:

- Identify air quality problems and respond to air quality issues and concerns within the zone boundaries
- Operate and maintain a regional air quality monitoring system synchronized with the Alberta Ambient Air Quality Monitoring System
- Maintain an emission inventory that supports a fair funding formula whereby all emitters contribute in proportion to their share of emissions
- Maintain communication and public outreach programs to educate and promote dialogue with stakeholders about air quality issues.

PAMZ is a non-profit group who will respond to air quality concerns raised within their zone. Administration has raised concerns with the executive director regarding 2022 monitoring activities. PAMZ has indicated that they intend to monitor a proposed new development (Gravel Pit) that currently is not in operation and does not have a Development Permit approved. This is a significant departure from PAMZ past practice of setting up their monitoring programs to respond to existing public air quality concerns. The McDougal Flats area has previously been monitored with broad-ranging indeterminate results and to date there have not been any follow up actions identified by Alberta Environment resulting from the PAMZ monitoring activities. Administration has raised concerns with PAMZ that there may be economic development consequences for the county with the PAMZ shift to pre-emptive air quality monitoring. The shift in criteria to instigate PAMZ air quality monitoring is not in alignment with Council's Economic Development objectives to attract new business and work towards the diversification of Mountain View County's local economy and may lead to negative consequences throughout the County.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attachments ☒ Nil ☐

1. 2022-02-01 Letter from Kevin Warren, Executive Director of PAMZ
-

PREPARED BY: lmc

REVIEWED BY: JH



February 1, 2022

Mountain View County
P.O. Bag 100
Didsbury, AB
T0M 0W0

Attn: Reeve Angela Aalbers & Council

Re: Parkland Airshed Management Zone 2022 Membership

We thank Mountain View County for its continued participation in and support of the Parkland Airshed Management Zone Association (PAMZ).

The year 2021 was a challenging year for PAMZ, as it was for all of us. PAMZ was able to maintain normal operations of its regional air quality monitoring program and conducted air quality monitoring with its Dr. Martha Kostuch portable station in Olds and Innisfail. Public activities of the association continued to be held in the virtual realm. Our Blue Skies Awards Program which had been postponed in 2020 was successfully held in this fashion as was our Annual General Meeting. A virtual tour of the Riverside Air Quality Monitoring station was captured on video and can be viewed on YouTube as well as a video of the Blue Skies Awards Ceremonies.

The activities and accomplishments of PAMZ in 2021 will be published on-line in our Annual Report to the community during the second quarter of 2022. The 2020 Annual Report is freely available at: https://pamz.org/wp-content/uploads/2021/07/PAMZ_2020AnnualReport_June2021_FINAL.pdf.

In 2021, the Alberta Airsheds Council (AAC), of which PAMZ is a founding member, published its second Provincial Air Quality Report. This report was published with funding from all ten provincial airsheds and includes 2020 data from all three of PAMZ permanent continuous monitoring stations: Red Deer Riverside, Red Deer Lancaster and Caroline. The report is freely available at: <https://pamz.org/wp-content/uploads/2021/07/AAC-2020-Provincial-Air-Quality-Report.pdf>

To ensure the smooth operation of the PAMZ Air Quality Monitoring program throughout 2022, PAMZ is requesting you remit the 2022 Monitoring Program Fee at the earliest opportunity. Again, we thank you for your continued support of PAMZ and look forward to working with Mountain View County over the coming years towards successfully monitoring and managing our zone's air quality.

Regards,

Kevin Warren
Executive Director, PAMZ

403.862.7046 Phone
403.238.6604 Fax

P.O. Box 1020
Sundre, Alberta T0M 1X0

www.pamz.org



PAMZ | Parkland Airshed
Management Zone

INVOICE

Invoice #: 2022-021
Invoice Date: February 1, 2022

Mountain View County
P.O. Bag 100
Didsbury, AB
T0M 0W0

Attn: Accounts Payable

<u>Amount</u>	<u>Description</u>	<u>Price</u>
1	2022 PAMZ AQM Program Fee Assessment Mountain View County	\$4,354.24

Sub -Total \$4,354.24

GST Number: 872803697

GST (5%) \$ 217.71

TOTAL \$4,571.95

Please Remit Payment to:

Parkland Airshed Management Zone
Box 1020
Sundre, AB
T0M 1X0

Ph: 403.862.7046
Email: pamz@pamz.org

Invoice 2022-021

Mountain View County

2022 PAMZ Fee Allocation

PAMZ 2022 Budget	\$650,763
PAMZ Non-Industrial Emissions	<u>X 14%</u>
	= \$91,106.82

Area	Municipal	
In PAMZ	Population	2022 Fee
100%	X <u>13,074</u>	X \$91,106.82 =
	273,556	\$4,354.24
	Zone Population	

Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: March 23, 2022

SUBJECT: Council Public Engagement Opportunities

RECOMMENDATION: That Council provide direction to Administration on which public engagement opportunities to pursue for 2022.

ALTERNATIVE OPTIONS: That Council accept the report as information.

BACKGROUND: With the reduction in public health measures and restrictions on gatherings lifted, the opportunity to organize and host public events is available for the County to increase engagement with residents in a social atmosphere without a specific issue or topic.

In the past, Mountain View County has hosted public social events typically with Council as the central focus. These events included the Canada Day Breakfast (last weekday before July 1), the Harvest Season Breakfast (following the October Organizational meeting), along with individual Councillor open houses and other potential opportunities like festivals or celebrations held by rural communities and partner urban municipalities.

The full Council events like the two breakfasts feature budget and staff support.

Administrative involvement in Councillor Open Houses can range from providing substantial information and in person administrative support to simply booking the hall/location and advertising support with no staff presence at the gathering.

External opportunities can include parade appearances and booths at trade shows or farmers' markets. The level of staff and budget support will depend on the event and the scope that Council or an individual Councillor wishes to achieve.

Another engagement opportunity identified by Council is Newsletters. In past years, newsletters have been done on a divisional basis with the content typically developed by the Councillor and vetted through the CAO and Communication Coordinator for editing, clarity and sometimes formatting. There has been no standard newsletter format in terms of look or content. Currently, Administration and the Reeve have been working on a County-wide quarterly newsletter. The first of these newsletters was published in December with another due in April. Council has an opportunity to consider and discuss a vision for County newsletters and the level of involvement of Administration in producing County-wide and/or Divisional newsletters.

RELEVANT POLICY: [Public Participation Policy #1030](#)

BUDGET IMPLICATIONS: Typically funded through Communications – Purchased Services: \$4,500

Attachments ☐ Nil ☒

PREPARED BY: AW

REVIEWED BY: CA

Regular Council Meeting

Request for Decision

Legislative, Community & Agricultural Services

Date: March 23, 2022

SUBJECT: Mountain View Seniors Housing

RECOMMENDATION: That Council receives the information brought forward by Sam Smalldon from Mountain View Seniors Housing at the Council meeting of March 9, 2022 as information.

ALTERNATIVE OPTIONS: That Council approves the request brought forward by Mountain View Seniors Housing to reissue the unused 2020 and 2021 Transportation funding previously allocated to MVSH in the amount of \$23,645.72.

BACKGROUND: In 2020 Mountain View Seniors Housing was funded a total of \$18,000 through the Transportation grant. Due to COVID19 the funding was not spent in full; \$12,696.80 of the funding was returned to Mountain View County.

In 2021 Mountain View Seniors Housing was funded through the Transportation grant for a total of \$18,000. Due to COVID19 the funding was not spent in full; \$10,948 of funding was returned to Mountain View County.

Mountain View Seniors Housing has applied to the 2022 Transportation Grant for an additional \$28,936.

RELEVANT POLICY: [Policy No. 8013 – Transportation Grant Funding](#)

BUDGET IMPLICATIONS: The \$23,645.72 is currently unfunded in the 2022 Operating Budget and a funding source would need to be identified.

Attachments ☒ Nil ☐

att 01 – Request letter from Mountain View Seniors Housing

PREPARED BY: JA
REVIEWED BY: CA



January 18, 2022

Jeff Holmes, Chief Administrative Officer
Mountain View County
1408 – Twp Rd 320, Postal Bag 100
Didsbury, AB, T0M0W0

HAND DELIVERED

Re: Unused MVSH Transportation Grant Funding in 2021

Dear Jeff Holmes,

We thank you for the continuing support from Mountain View County for Transportation Grants we received each year and for providing transportation to Seniors who are residents at Mountain View Seniors Housing (MVSH) enabling them to attend off-site events and activities. In 2020 and 2021 this was not possible as much as we had hoped due to the Pandemic and therefore in 2020 we had unused funding we return as required and in 2021 we had unused funding of \$10,948.92.

We are writing to request your consideration for MVSH to repurpose these unused funds received in 2021 for additional activities and entertainment for Seniors to be held at the Lodge facilities in 2022. For the past 18-20 months of this Pandemic, residents and families have had restricted access at Lodges and these repurposed funds would support our Seniors who need additional activities and entertainment for their mental health and wellbeing.

If there are any questions, please ask.

Sincerely,

Sam Smalldon, MBA, CPA, CMA
Chief Administrative Officer
Mountain View Seniors' Housing
Cell (403) 586-2702
Fax (403) 796-0773
Email sam.smalldon@mvsh.ca
Website www.mvsh.ca



February 23, 2022

Reeve Angela Aalbers and County Council,
Mountain View County (MVC)

Re: Request for Funding for Seniors at Mountain View Seniors' Housing (MVSH) Seniors

Dear Reeve Aalbers and MVC Council,

The Mountain View Seniors' Housing Board would first off like to thank Mountain View County Council for its past approval of a Transportation Grant to assist seniors at MVSH to remain active and mobile in their communities.

The past two years during the Pandemic have been extremely difficult, restrictive, and debilitating for our seniors as we have been under our Pandemic Plan and protocols required to prevent COVID19 as enforced by the Chief Medical Officer of Health in Alberta.

In light of this, the Board is once again requesting funding through Transportation Grant Program (a separate application has already been submitted), but would also like to make a further request that would enhance programs and activities for our seniors to increase their energy and mobility in 2022. As well, to further enhance the quality of life for our seniors, the Board is requesting funding for our residents to have technology as tools for greater connectivity and communications that will enable seniors to re-engage with their community, friends, and families.

Our accounting records indicate MVSH used about \$3,500 of the \$27,000 awarded by Mountain View County under its Transportation Grant program. This left about \$23,500 in unspent funds that MVSH returned to the County for the fiscal years 2020 and 2021. The Board respectfully requests your council consider re-granting these funds to MVSH so it may make 2022 a year of full of mobility, enhanced programs and activities and an addition of new technology for our seniors. (A listing of specific uses and funding breakdown is attached.)

On behalf of the Board, I wish to thank you for continuing support MVSH as we move forward with our strategic business plan and for considering this request.

Sincerely,

Heather Ryan, Board Chair
Mountain View Seniors' Housing

Attachment: List of Funded Activities and Technology

Cc MVSH Board Directors
MVC CAO
MVSH CAO



List of Specific Uses for Funding from Mountain View County (MVC)
February 23, 2022

Mountain View Seniors Housing (MVSH) provides housing and services to over 440 Seniors. Funding from MVC would provide the following activities, programs and technology to improve Seniors' mobility, energy and re-engagement with their Community and with Families.

Activities and Programs \$7,500

MVSH has four (4) Lodge sites which provide regular activity programs. Enhancing these programs will provide Seniors greater opportunity to exercise and improve both their mental well being, cognition and mobility. MVSH does provide regular programs including entertainment and visits by outside Community groups, but these funds would be split between the Lodge sites for extra and enhanced activities and programming in 2022.

Technology \$16,000

MVSH has four (4) Lodge sites with over 290 residents and twelve (12) Manor sites with 150 residents, all which require technology to enable seniors to connect virtually with families, friends and members of the community. MVSH does not receive any capital funding for furniture or equipment from any source other than donations. This funding would provide about \$1,000 per site and permit MVSH to provide an iPad for seniors to use in making those valuable connections, as well as some additional entertainment services (such as movies on a subscription basis, etc...) at their site.

Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: March 23, 2022

SUBJECT: SDAB Appeal Fee Refund

RECOMMENDATION: That Council authorize Administration to refund the \$425.00 appeal fee related to SDAB PLRDSD20210281.

ALTERNATIVE OPTIONS: That Council accept this report as information only.

BACKGROUND: On December 9th 2021, the Subdivision and Development Appeal Board conducted a hearing for SDABPLRDSD20210281 relative to a subdivision application that was refused by the Municipal Planning Commission.

For Council's convenience a summary of the appeal is as follows:

1. Lands are designated Agricultural (A) District. The appellant previously applied to redesignate to Agricultural (2) (A(2)) District an 18.48 acre parcel which was refused by Council on October 13th 2021.
2. Land Use Bylaw requires for the minimum parcel size of a parcel zoned Agricultural (A) district to be 80.0 acres.
3. MPC refused the subdivision on November 18th 2021 due to the proposed parcel size being non-compliant with County and Provincial Legislation.
4. Appellant appealed to the SDAB as they felt they were not properly represented during their re-designation application to Council.
5. SDAB, although within their purview to vary the minimum parcel size, refused the appeal as it was inconsistent with the intent of the Agricultural (A) District and they do not have the authority to redesignate the parcel to a more appropriate district.

To file an appeal, Appellants are required to submit a fee of \$425.00. The fee is intended to help cover some of the costs associated to the appeal but also to deter individuals from filing appeals without merit. If an Appellant is successful, the \$425.00 is refunded in its entirety.

Following the appeal, Administration was contacted by the Appellant seeking a refund of the fee as they felt misled by Administration that they

“understood that they could appeal at the municipal level because of Community Creek creating the 18-acre parcel which was less than the 40 acres under A2 or 80 acres under A1. We were also told the SDAB did not review redesignation and that would not play into their decision. If we knew this prior, we would not have appealed to the SDAB at all”

As only Council has the authority to refund the cost of the appeal, the request was brought forward for consideration at the Regular Council Meeting on January 12th 2022 and the following motion was passed by Council.

RC22-022 That Council refuse the request to refund the \$425.00 appeal fee associated to SDABPLRSD20210281, except in the event that the Land and Property Rights Tribunal assumes jurisdiction over the file and proceeds to a hearing on the merits of the refused subdivision.

The LPRT reviewed the file on February 18th 2022 and made the following conclusions:

[17]... given that the SDAB accepted jurisdiction and rendered a decision, it would be inappropriate for the MGB [now LPRT] to proceed with this appeal at this time. Once a board – whether it be the [LPRT] or SDAB – has accepted jurisdiction and rendered a decision that decision should stand, subject to appeal to the Alberta Court of Appeal. Otherwise, there will be a risk of parallel proceedings and competing decisions on the same matter, which will ultimately cause confusion – a result not likely intended by the Legislature.

[30] In this case, the question as to whether the wetlands and unclassified creek would qualify as bodies of water for the purposes of s. 678 is academic, since there is a named creek that clearly does qualify on the land that is the proposed remnant parcel, which forms part of the land that is the subject of the application; as such, this panel would have heard the appeal had it been filed first with the LPRT and not already decided by the SDAB.

As such, although the LPRT made the determination to not proceed with the hearing, it made that decision based on the fact that the SDAB had previously rendered a decision on the file and not because it did not assume jurisdiction over the file. It is Administration’s position that the intent of Council’s previous direction was relative to the LPRT deciding if they had jurisdiction and, in this case, they determined they did. As such, Administration would recommend the refund of the \$425.00 appeal fee to the appellant.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: \$425.00

Attachments ☐ Nil ☒

PREPARED BY: CA
REVIEWED BY: CA



Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: March 23, 2022

SUBJECT: 2022 County Land Lease Tenders

RECOMMENDATION: That Council approve the lease of County owned Agricultural lands for the Part of the W 1/2 29-32-5 W5M, E 1/2 29-32-5 W5M, SE 32-32-5 W5M to _____ at a rate of _____ per year for a three year grazing lease ending December 31st, 2024.

ALTERNATIVE OPTIONS:

BACKGROUND: Leases of Mountain View County owned land generates revenue, reduces the cost of maintenance and provides opportunity for agricultural producers. County owned leased land will strive to adopt environmental best management practices.

The W 1/2 29-32-5 W5M, E 1/2 29-32-5 W5M, SE 32-32-5W5M, referred to as the Sundre Airport grazing lease was advertised for tender in the local paper and on the County website. The Sundre Airport grazing lease is comprised of 5 quarter sections, excluding the Sundre Airport area. Exclusion fencing exists around a wellsite and pipeline. There is approximately 625 acres within the grazing lease and a carrying capacity of 250 Animal Units/year. Approximately half of the area is forested, and half is native range. The area has a Land Suitability Rating of 4H(5) – 5W(5) meaning severe limitations due to reduced heat units and drainage. The majority of the soils are silt loam and fine silt loam over course gravelly material. The Canadian Land inventory rating on the land is mostly 5 with a small area being 6. There are 2 watering systems on the property. One is a solar powered system fed by a dugout in the northwest corner and the other is a powered water bowl fed from a well in the southeast corner of SE-32-32-5W5M. There is also a small corral setup nearby this watering system.

The term of the lease is currently contemplated for a period of just under three years, commencing on the date that the tender is awarded and terminating December 31, 2024. As per Policy/Procedure 6302: Agricultural Lease of MVC Owned Property, the lessee shall be responsible for weed control, fence maintenance and responsible for the repair of the watering systems provided by Mountain View County. The lease cannot be transferred, assigned or sublet. Payments are to be made annually. In addition to the annual rental, the lessee will be required to pay the applicable taxes on the properties. The 2021 taxes were \$656.09.

Any improvements erected during the term of this lease, such as construction of fences, shall become the property of Mountain View County at the expiration of the lease. A minimum of \$2,000,000 personal Liability Insurance with Mountain View County as named insured must be maintained throughout the lease.

The deadline for proposals was on Friday, March 11, 2022. As posted, the highest tender will not necessarily be accepted and any tender must include:

- The number and type of animals to be pastured
- The projected number of months / days of grazing and which months grazing will occur
- Strategies for obtaining uniform grazing and understanding of the importance of maintaining pasture health
- Schedule for monitoring of pasture and herd health
- Individuals' ability and experience
- Price per animal unit and total annual payment

Policy 6302 states that priority may be given to bona fide farmers owning lands contiguous to lands advertised and priority may be given to bona fide farmers paying taxes within Mountain View County.

A disclaimer was advertised that the SE 32-32-5 W5M is zoned for gravel pit extraction and pending approvals an active gravel pit may develop at the sole discretion of the Lessor.

Currently County grazing lease rates range from \$25-\$51.50 per animal unit.

Administration has included all proposals received in Council's Closed Session package for review.

RELEVANT POLICY: [Policy No. 6302 Agricultural Lease of MVC Owned Property](#)

BUDGET IMPLICATIONS:

Attachments ☐ Nil ☒

PREPARED BY: CC/CV
REVIEWED BY: CA

Regular Council Meeting

Request for Decision

Legislative, Community and Agricultural Services

Date: March 23, 2022

SUBJECT: South McDougal Flats Area Structure Plan Steering Committee Appointments

RECOMMENDATION: That Council appoint the following to the South McDougal Flats ASP Steering Committee:

Councillor _____, Councillor _____ and Councillor _____

Town of Sundre Representative: Mayor Richard Warnock

Public members _____, _____, _____, _____

McDougal Flats Area Protection Society representative _____

ALTERNATIVE OPTIONS: That Council request Administration continue to advertise the South McDougal Flats ASP Steering Committee vacancies.

BACKGROUND: At the Regular Council Meeting on February 9, 2022, Council approved the Terms of Reference for the Steering Committee for the South McDougal Flats Area Structure Plan Review. In accordance with the terms, Council is to appoint the following:

- Three (3) Councillors
- One (1) Town of Sundre representative
- Four (4) Public Members, including one (1) representative from the aggregate extraction/processing industry, and one (1) representative from Commercial or Industrial interests.
- One (1) McDougal Flats Area Protection Society representative

Since February 9th 2022, Administration has advertised the vacancies through its normal channels and received several applications for Council's consideration that are included in Council's Closed Session package. Administration did receive confirmation from the Town of Sundre that Mayor Warnock is willing to participate on the Steering Committee as their representative.

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attachments ☐ Nil ☒

Applications are included in Council's Closed Session Package as required by FOIP Section 17.

PREPARED BY: CD
REVIEWED BY: CA

Regular Council Meeting

Request for Decision

CAO Services

Date: March 23, 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: LMC

Regular Council Meeting

Request for Decision

CAO Services

Date: March 23, 2022

SUBJECT: Information Items

RECOMMENDATION:

That Council receive the following items as information:

- a. 2022-03-04 Contact Newsletter
 - b. 2020-03-08 Letter from Minister of Transportation
 - c. 2022-03-11 Contact Newsletter
 - d. 2021 STARS Impact Report
 - e. University of Calgary letter regarding veterinary care
-

ALTERNATIVE OPTIONS: N/A

BACKGROUND: Receive as Information

RELEVANT POLICY: N/A

BUDGET IMPLICATIONS: N/A

Attachments ☒ Nil ☐ As per recommendation

PREPARED BY: LMC



FEATURED:

Upcoming EOEP Courses

The Elected Officials Education Program (EOEP) is offering courses both in-person and virtually. Council's Role in Strategic Planning and Council's Role in Service Delivery are being offered in conjunction with the RMA's 2022 Spring Convention.

[Learn more...](#)

MEMBER BULLETINS

Member bulletins are posted to [RMAAlberta.com](#) regularly each week.

Below is a list of all the member bulletins compiled from the past week.

Provincial Broadband Strategy Released

The Government of Alberta has released a Provincial Broadband Strategy. The strategy acknowledges there is a digital divide and that addressing this divide will benefit Albertans. The strategy makes a total of \$390 million in funding available over the next four years.

[Learn more...](#)

The RMA Assigns Statuses to Some Fall 2021 Resolutions

Immediately after resolutions are endorsed by RMA members, the RMA sends the resolutions to the relevant provincial or federal ministry or organization for an initial response. Based on the response received, the RMA



FOLLOW US ON
TWITTER!

[@RuralIMA](#)



LIKE US ON
FACEBOOK!

[/RMAAlberta](#)

AGRICULTURE UPDATE

assigns the resolution a status and drafts an initial reaction.

[Learn more...](#)

You're Invited to an Alberta Environment and Parks Priority Issues Presentation

In February, the RMA hosted a presentation and Q&A session with senior representatives from Alberta Environment and Parks (AEP). Due to popular demand, the RMA will be hosting another session with AEP senior representatives before the RMA's 2022 Spring Convention on March 14.

[Learn more...](#)

REMINDERS

Resolutions for the RMA 2022 Spring Convention Now Available

The resolutions that will be presented during the resolution session at the RMA 2022 Spring Convention are now available. Any members wishing to propose amendments to resolutions included in the resolutions package are encouraged to email proposed amendments in advance.

[Learn more...](#)

Spring 2022 Emergent Resolution Deadline is March 11

As per the RMA's Resolution Process policy, an emergent resolution is defined as a resolution submitted to the RMA after the resolution deadline - February 15, 2022 for the 2022 Spring Convention - that addresses a subject or problem that has arisen subsequent to the resolution deadline. To accommodate this process, emergent resolutions must be submitted prior to 3:00 pm on Friday, March 11, 2022.

[Learn more...](#)

**Moisture Situation Update -
February 3, 2022**

JOB POSTINGS

RMA, Nisku
Financial Analyst

**Administrative Coordinator
(term)**

Woodlands County
Executive Assistant

Big Lakes County
Agricultural Fieldman

Lamont County
Water Utilities Supervisor

Alberta Municipal Supervisors
Association (remote)
**Executive Assistant -
Contract Part Time**

Birch Hills County
**Finance Coordinator -
Assessment and Taxation**

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**.

Registration Open for Second Round of Canada's History and the Municipal Role in Reconciliation Workshop

Through our commitment to reconciliation, the RMA and Alberta Municipalities are partnering to host virtual workshops that will explore how past government policies have defined today's relationship between Indigenous and non-Indigenous peoples. These workshops follow four sold out sessions that were hosted in fall 2021. There are still three workshops open for registration in March.

[Learn more...](#)

ANNOUNCEMENTS

AEMA: Create Financial Resilience


The 2021 Survey of Albertans shows only 54% of Albertans have the proper insurance and fewer have an emergency fund. Financial resilience is about more than just having money in the bank. Insurance is a financial safety net; when you have the right coverage it helps you and your loved ones recover when something bad happens. Take one minute to [watch this video](#) and visit alberta.ca/BePrepared to learn more. Join the challenge so you can be #BePrepared for anything. Do you know what your policy covers and (more important) what it doesn't cover?

MCCAC Updates

- **Did you miss the Climate Resilience Capacity Building info session?** Global climate change has local impacts. Communities bear the brunt of extreme weather events such as drought, wildfires, and flooding. In response to these events and other changing climatic conditions, communities must become climate resilient by understanding, planning, and acting on the current and future impacts of climate change. The Action Centre's Ronak Patel, Program Lead, Capacity Building, explains what the Climate Resilience Capacity

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

 Forward to friend

 Share on Twitter

 Share on Facebook

Building Program aims to accomplish through its three streams: **watch the information session.**

IN THE NEWS

- **Budget 2022: Cash influx good news for rural communities**
- **Alberta to keep 1976 coal policy in place, run future projects through land use plans**
- **Getting it right on coal in Alberta**
- **Vaccine mandate ended for Alberta public servants, premier says**
- **Alberta government to expand continuing care facilities, services with \$3.2B investment**
- **Connecting Albertans, growing the economy**
- **Alberta to force municipalities to lift mask bylaws**
- **After 2 years of burnout stories, can Alberta actually recruit more nurses?**
- **Alberta's ambulance response times have worsened from the start of the pandemic, data shows**
- **Alberta to spend \$300M on new critical care beds**
- **Alberta crews preparing as wildfire season officially begins**
- **Ethics commissioner calls for reform of Alberta lobbyist rules**



Website



Twitter



Facebook



LinkedIn



YouTube

Our mailing address is:

2510 Sparrow Drive
Nisku, AB T9E 8N5

You are receiving this email because you are subscribed to the RMA Contact newsletter.
Want to change how you receive these emails?



ALBERTA
TRANSPORTATION

Office of the Minister

March 8, 2022

AR 86535

Ms. Angela Aalbers
Reeve
Mountain View County
PO Box 100
Didsbury, AB T0M 0W0

Dear Reeve Aalbers:

Thank you for your December 6, 2021 letter and your March 4, 2022 letter outlining Mountain View County's topics of interest. I apologize for the delayed response.

Maintaining and continuing to build Alberta Transportation's relationship with Mountain View County is important to me, and I appreciate being made aware of your priority projects.

Regarding the High Load Corridor, Alberta Transportation will continue to monitor the existing High Load Corridor in order to ensure future engagement and planning is conducted at an appropriate time. The funding required for a further planning study to review alternate routes will be evaluated along with other planning needs across the province. Once the planning study has received provincial prioritization, the department looks forward to inviting the county to participate in the planning study. In the meantime, department staff will be managing the current highway network to keep conditions safe for motorists and scheduling repairs and other work as required, within available budgets.

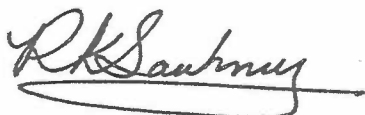
I appreciate the importance of municipalities having sustainable and predictable funding for their infrastructure in order to optimize their funding and asset management decisions. In regards your comments about bridge funding, as Minister McIver previously indicated, the Government of Alberta is developing the *Alberta Infrastructure Act* and a 20-Year Strategic Capital Plan in recognition of the importance of sustainable funding for all municipalities. This new Act will strengthen transparency and predictability for how government makes its capital funding decisions, and the 20-Year Strategic Capital Plan will help us anticipate growth pressures and build essential infrastructure to support that growth.

.../2

If you have any further questions, please contact Mr. Mike Damberger, Regional Director. Mr. Damberger can be reached toll-free at 310-0000, then 403-340-4325, or at mike.damberger@gov.ab.ca.

Thank you for taking the time to write.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Sawhney', with a horizontal line drawn underneath it.

Rajan Sawhney
Minister of Transportation

cc: Honourable Jason Nixon
MLA for Rimbey-Rocky Mountain House-Sundre
Honourable Nathan Cooper
MLA for Olds-Didsbury-Three Hills
Mike Damberger
Regional Director, Alberta Transportation



FEATURED:

As the Industry Booms, Rural Municipalities Continue to Face Mounting Unpaid Property Tax Bills from Oil and Gas Companies

The RMA has conducted a member survey identifying that as of December 31, 2021, approximately \$253 million in property taxes currently owed to rural municipalities by oil and gas companies have gone unpaid.

[Learn more...](#)

Please note, due to the 2022 Spring Convention, there will be no issue of Contact next week.

MEMBER BULLETINS

Member bulletins are posted to RMAAlberta.com regularly each week.

Below is a list of all the member bulletins compiled from the past week.

2022 Spring Convention Updates

RMA Insurance and Canoe will be hosting a hospitality suite at the Spring Convention. We're encouraging everyone who is planning on attending to wear plaid! The event will be Tuesday, March 15 from 6:30 to 9:30 pm at the Westin Ballroom. We hope to see you there!

Want to have everything convention related at the tip of your fingertips? Check out the convention mobile app!



FOLLOW US ON
TWITTER!

[@RuralIMA](https://twitter.com/RuralIMA)



LIKE US ON
FACEBOOK!

[Learn more...](#)

Don't Miss Second Offering of EOEP Finance Course

Based on overwhelming demand, the Elected Officials Education Program (EOEP) has opened registration for a second offering of the Municipal Corporate Planning and Finance course. The course is offered to elected officials after regular work hours, via Zoom, to accommodate their busy schedules.

[Learn more...](#)

RMA, ABMunis, and IAMA Receive Fourth Round of MAMP Asset Management Funding

The RMA, in collaboration with Alberta Municipalities (ABMunis) and Infrastructure Asset Management Alberta (IAMA), has received funding under the Federation of Canadian Municipalities (FCM) Municipal Asset Management Program (MAMP) to develop and deliver a fourth round of asset management capacity-building activities to municipalities in Alberta.

[Learn more...](#)

REMINDERS

Resolutions for the RMA 2022 Spring Convention Now Available

The resolutions that will be presented during the resolution session at the RMA 2022 Spring Convention are now available. Any members wishing to propose amendments to resolutions included in the resolutions package are encouraged to email proposed amendments in advance.

[Learn more...](#)

Spring 2022 Emergent Resolution Deadline is March 11

/RMAAlberta

AGRICULTURE UPDATE

**Moisture Situation Update -
February 28, 2022**

JOB POSTINGS

RMA, Nisku
Financial Analyst

Leduc County
**Community Recreation
Programmer**

Lac Ste. Anne County
**Marketing and
Communications Assistant**

Special Areas Board, Hanna
Junior Analyst

Flagstaff County
Agricultural Fieldman

Sturgeon County
**Investment Attraction
Officer - Development**

City of Wetaskiwin
**Facilities Operator I
(Recreation)**

VIEW OUR JOB BOARD

LOOKING FOR INFORMATION FROM A PREVIOUS ISSUE?

View our **Contact newsletter
archive** or our **member
bulletin archive**.

[Learn more](#)

As per the RMA's Resolution Process policy, an emergent resolution is defined as a resolution submitted to the RMA after the resolution deadline - February 15, 2022 for the 2022 Spring Convention - that addresses a subject or problem that has arisen subsequent to the resolution deadline. To accommodate this process, emergent resolutions must be submitted prior to 3:00 pm on Friday, March 11, 2022.

[Learn more...](#)

You're Invited to an Alberta Environment and Parks Priority Issues Presentation

In February, the RMA hosted a presentation and Q&A session with senior representatives from Alberta Environment and Parks (AEP). Due to popular demand, the RMA will be hosting another session with AEP senior representatives before the RMA's 2022 Spring Convention on March 14.

[Learn more...](#)

Upcoming EOEP Courses

The Elected Officials Education Program (EOEP) is offering courses both in-person and virtually. Council's Role in Strategic Planning and Council's Role in Service Delivery are being offered in conjunction with the RMA's 2022 Spring Convention.

[Learn more...](#)

ANNOUNCEMENTS


AEMA: Gather Supplies

The 2021 Survey of Albertans shows only 51% of Albertans have gathered enough supplies to stay safe during disruptions. Emergencies and disasters can affect grocery stores, pharmacies, and even gas stations and banking services. Having supplies is one thing you can do to help your household manage unexpected situations, whether they are big or small. Take one minute to [watch this video](#) and visit alberta.ca/GetSupplies for ideas on

about the key 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.

 Forward to friend

 Share on Twitter

 Share on Facebook

what kind of emergency supplies you may need. Join the challenge so you can be #BePrepared for anything.

Getting into Horticulture - Choosing Land for Field Crops

Join Rob Spencer, Spencer Horticultural Solutions, for **an overview of the key features to consider** when selecting land for growing horticulture crops. Soil type, access to water, topography, and frost risk can all affect the success of these crops. Learn how some online tools can help you find the information you need. This session will benefit new producers getting into farming and established farmers looking for new ventures.

- Thursday, March 31 from 7:00 to 8:30 pm online
- Cost: \$21 (includes GST)
- **Register online**

MCCAC Updates

- **Applications now open for the Climate Resilience Capacity Building Program.** The Climate Resilience Capacity Building Program supports climate adaptation activities directly controlled or influenced by a community. Topics or sectors may include but are not limited to: water quality and quantity, assets and infrastructure, agriculture, forestry, economy, human health, food security, and knowledge transfer / capacity building. Visit **mccac.ca/CRCB** for more details.
- **What can a charging station bring your community? Demonstrate your commitment to future growth:** Around 12% of Canada's climate pollution comes from cars and trucks burning fossil fuels. Switching to electric vehicles demonstrates your community's commitment to cleaner skies and a healthier climate. Learn more about how the **Electric Vehicle Charging Program** can make it easier to install an EV Charger in your community.

- 'We have to be prudent': Kenney warns municipalities that high oil prices won't prompt big spending
- Alberta EMS funding details released; union says there's no staff
- Rural municipalities frustrated by unpaid oil and gas taxes
- Feds match Alberta's \$390M pledge for improved high-speed internet
- Alberta Municipalities leaders reject provincial police force models
- Time for energy industry companies to pay back taxes, say rural municipalities
- Recognizing Albertans who make our communities safe
- New recovery community to be built near Edmonton
- Councillors worry UCP's changes to municipal act could set 'dangerous precedent'
- Oil and gas companies now owe Alberta rural communities \$253M in unpaid taxes
- Rural municipalities say unpaid oilpatch taxes rising despite high oil prices
- The leaders driving Alberta's economic transformation (Director Amber Link is featured)
- Jason Kenney's win-win-win announcement might not give him the big win he needs
- Calgary-based TC Energy will not revive Keystone XL oil pipeline project
- B.C. adds conditions for Trans Mountain pipeline expansion as concerns remain over spill-response plans
- Shortage of hay leaves Alberta livestock owners desperate for feed this winter
- Alberta to pause collection of provincial fuel tax to help consumers shocked by high prices
- New study on Chinese mystery snail could help manage spread in Alberta

Our mailing address is:

2510 Sparrow Drive

Nisku, AB T9E 8N5

You are receiving this email because you are subscribed to the RMA Contact newsletter.

Want to change how you receive these emails?

ALLY IMPACT REPORT

MOUNTAIN VIEW
COUNTY

STARS®





- **STARS** PRESIDENT AND CEO, ANDREA ROBERTSON

With you by our side, we are all **STARS**.

On behalf of everyone at **STARS**, thank you for your unwavering support throughout the unprecedented events of the past year.

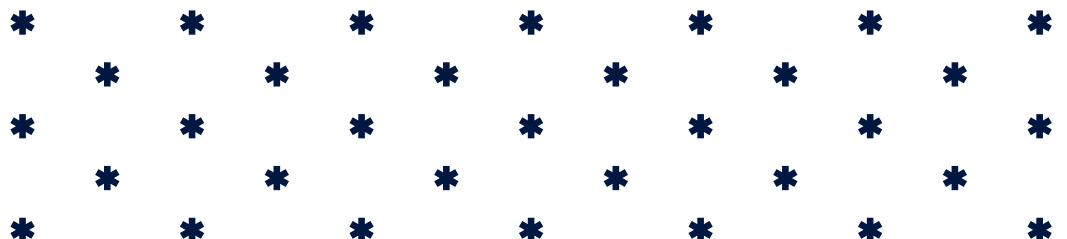
STARS has always made it a priority to be ready for the unexpected, and through the COVID-19 pandemic, our crews have cared for and transported critically ill patients battling the virus. Our COVID-19-related calls peaked at 18 per cent of our total missions in November 2020. With your support, we were able to deliver highly specialized, rapid critical care while keeping our crews safe with personal protective equipment and training.

Even with the pandemic, motor vehicle collisions, recreational incidents, mental health and other medical emergencies did not stop. We continue to provide care and transport to those patients who live, work, and play throughout Western Canada.

Since 1985, our success has been grounded in partnerships with our allies. Your contribution has played a significant role in **STARS'** ability to be there when patients need us most. It's only together that we can put the right tools in the hands of the best talent. This doesn't just save time, it saves lives. Thank you!

Sincerely,

Andrea Robertson
President and CEO
STARS





MOUNTAIN VIEW COUNTY

ALLIES IN SAVING LIVES

In 2021, Mountain View County generously contributed \$26,148 towards **STARS** flight operations from the Calgary and Edmonton bases that serve the southern and central regions of Alberta - **THANK YOU**. With your partnership we continue fighting for the lives of people who work, play, and travel across the prairie provinces.

2020 and 2021 have been unprecedented years for every sector of industry, non-profit organizations, and communities. That is why many things at **STARS** have looked different, including how we prepare for a mission, our community education training endeavors, our day-to-day work environments, and how we engage with our colleagues and the community. While these current environmental challenges prevented our in-person camaraderie, the commitment to the safety of our communities remains, and your support has never wavered. We are so grateful that we can continue to play a vital role in your safety values during these challenging times.

We are sincerely grateful for your commitment, which helped **STARS** carry out 2,994 flights across Western Canada during the past year, with 1,436 in Alberta alone. Our Emergency Link Centre (ELC) handled 32,702 emergency requests (an average of 90 per day), with 9,430 being industry related calls. Due to COVID-19 our mobile education and community outreach programs have been interrupted to accommodate provincial health restrictions. Despite that, our crew still facilitated education and training for 1,757 medical personnel across the Western provinces.

As a leading healthcare organization, we must always lead by example, and the safety of our air medical crew, pilots and patients remains at the forefront of every decision we make. In the first week of November 2020, slightly more than 18 per cent of all **STARS** missions across the Prairies were related to patients with confirmed or suspected COVID-19. On Sept. 24, 2021 we reached a one-day record, transporting six COVID-19 patients in one day. When you support STARS, you ride along with us on every mission.

For more than 35 years, **STARS** success has been grounded in community partnerships and donations. We are committed to continuing those alliances and providing life-saving services well into the future, for your children, your grandchildren, and beyond.

THANK YOU



MOUNTAIN VIEW COUNTY

2021 MISSION STATISTICS

MOUNTAIN VIEW COUNTY + IFT's @ December 31, 2021	2017	2018	2019	2020	2021	TOTAL
Near Carstairs	5	3	3	2	2	15
Near Cremona	6	4		2	2	14
Didsbury Hospital (critical inter-facility transfers)	6	10	17	6	13	52
Near Didsbury	2	3	2	2	5	14
Near Madden (within Mountain View County)					1	1
Olds Hospital (critical inter-facility transfers)	12	10	10	8	18	58
Near Olds	1	4	3	3	5	16
Sundre Hospital (critical inter-facility transfers)	11	14	11	4	16	56
Near Sundre (scene and search & rescue)	12	6	4	5	6	33
Near Torrington (within Mountain View County)			1			1
Near Water Valley		2	1	1	2	6
TOTAL served by (2) bases: Calgary & Edmonton	55	56	52	33	70	266



In 2021 because of your support, **STARS** was able to carry out 70 critical inter-facility and scene missions within Mountain View County, and the rural hospitals that serve your residents and area. Thank you for helping to support the residents of Mountain View County in the communities where they live, work and play.

Your gifts make an impact and help improve and enhance our responsiveness to every patient's unique situation. Within the last year, because of the generous support from you, **STARS** initiated a pilot project which launched our transport physicians as Emergency Link Centre consultants, ensured our crews were equipped with safe and effective PPE materials for each mission, and successfully navigated through an unprecedented, world-wide pandemic while keeping all six **STARS** bases mission ready.

Thank you for your steadfast commitment to STARS since 1988. Your commitment helps **STARS** maintain the highest level of critical care for your residents and ensures that health and safety is of the utmost priority.



STARS®



- **STARS** VERY IMPORTANT PATIENT, GLEN RECKNELL
AND **STARS** FLIGHT PARAMEDIC TROY PAULS

VIP STORY

Friendships come in many forms and often have unique beginnings. But there are few with a start quite like the friendship between Troy Pauls, a **STARS** flight paramedic, and Glen Recknell, a **STARS** Very Important Patient.

One summer, Recknell was enjoying his grandson's birthday at a lake when he decided to take a ride on a jet ski. After travelling roughly five kilometres away from the family campsite, he crashed into a sandbar. The momentum tossed him in the air and the hard landing left Recknell with a severe injury to his spinal cord.

"I woke up with water splashing over my face and I couldn't feel anything below my neck," he said. "I knew immediately I was paralyzed."

Fortunately, a family member happened to be following behind and positioned a lifejacket under Recknell's head to keep the water from covering his face. They went for help and a short time later, firefighters and paramedics arrived and transported Recknell to shore.

"That's when I saw the beautiful red **STARS** helicopter and their air medical crew waiting for me. It's a sight I will never forget. I thought then that maybe I would live: **STARS** is here."

Recknell was transported to a trauma centre from the lake in 45 minutes, a trip which would take well over three hours by ground.

One week later, Pauls was back at the same hospital for another mission when he ran into a member of Recknell's family and was updated on his status.

The two men have had several opportunities to get together over the years, but one moment that stands out for Pauls was Recknell's VIP visit to the base.

"I was completely stunned when he came to the base and was able to stand up after months of incredible physiotherapy and hard work," said Pauls.

"His attitude remains positive despite his circumstances, and Dawn – who has been by his side since high school – continues to be a devoted partner," said Pauls. "They are truly inspiring people."

"I know in my heart if it wasn't for **STARS** I wouldn't be here today," said Recknell. "Before my accident we didn't know much about **STARS**. Now we understand just how vital they are to all of us. They need us, and we need them."

WHERE YOUR SUPPORT GOES



TIME

18%



TOOLS

20%



TALENT

62%

Time can be the difference between life and death, or between intervention and irreversible effects. The sooner our **STARS** crews are able to be there to care for a patient, the better their chance of survival. Saving time saves lives.

Your support means our crews have the right tools to care for critically ill and injured patients throughout Western Canada. This ranges from single-use syringes all the way up to our helicopters. The advanced medical and aviation equipment we use helps save lives.

Our people are our biggest asset. Our nurses, paramedics, and physicians go through intense and on-going training to be **STARS** crew members. Their commitment to being the best in trauma care saves lives.

CREW HIGHLIGHT

STUART GRANT



At **STARS** with the help of our allies, the expertise of our crew is one of three critical areas where we are able to constantly innovate: time, tools, talent. We focus on hiring the best talent to care for our critically ill and injured patients. Stuart Grant, one of our flight nurses' experience with **STARS** has come full circle.

After completing a degree in biology, Grant decided to further his education and entered an emergency medical technician (EMT) program.

"It was during my ambulance practicum that I had my first true exposure to **STARS**," Grant said, referring to a call for help from a local hospital needing assistance with a patient in the emergency department. "**STARS** had been dispatched and when they arrived, I fully expected to step aside and become a spectator."

Instead, the **STARS** crew kept him involved and coached him through assisting the patient. "This left a lasting impression on me," he said. "This experience gave me a goal for where I wanted to be."

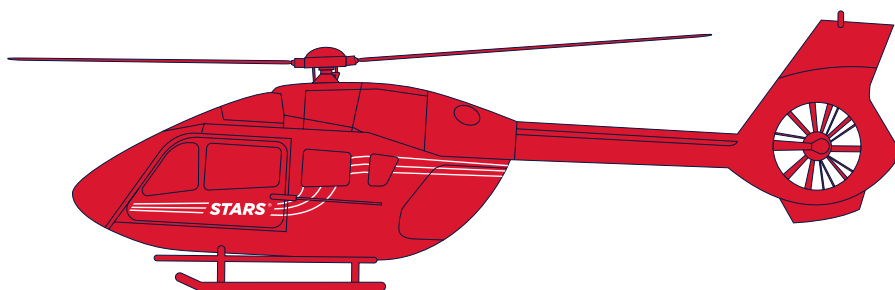
Throughout his time in the EMT program, and in his experience volunteering in the emergency department of a hospital, he was exposed to what it really looks like to care for the critically ill and injured.

Grant enrolled in the University of Calgary nursing program and began working in urgent care centres. He continued to Mount Royal University where he took the advanced critical care nursing program and began studying to become an advanced care paramedic. He did this while working as a registered nurse on trauma and triage teams.

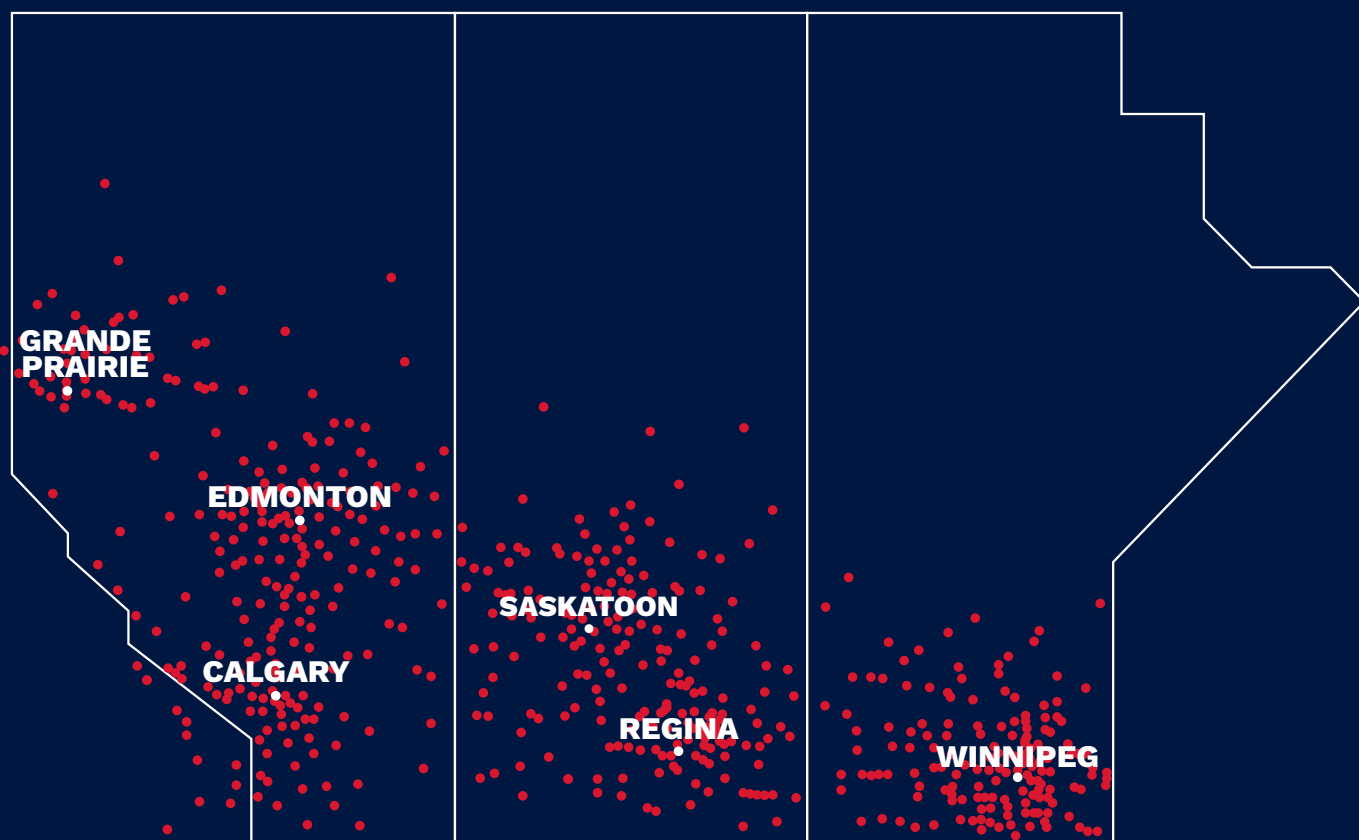
In December 2019, Grant officially joined the **STARS** crew.

"Since the start, **STARS** realized that the combination of a critical care nurse and advanced care paramedic brings unique experience and training," Grant said. "For myself, the blend of training benefits my patients, no matter which uniform I am wearing."

OUR MISSION LOCATIONS



STARS is proud to provide critical care to the ill and injured throughout Western Canada. From eastern British Columbia to Manitoba, we are able to be there for the next patient who needs us most thanks to support from our allies.



2020/21 Missions from Alberta

Since 1985, STARS has flown more than **45,000** missions across Western Canada.

Below are **1,436 STARS missions** carried out during 2020/21 from our bases in Calgary, Edmonton and Grande Prairie.

*** Alberta** Airdrie **2** Alberta Beach **1** Aldersyde **1** Alexander First Nation **1** Alexis Nakota Sioux Nation **3** Andrew **2** Arrowwood **1** Ashmont **1** Athabasca **13** Atikameg **3** Balzac **1** Banff **16** Barrhead **7** Bashaw **2** Bassano **4** Bawlf **1** Beaumont **1** Beaver Mines **1** Beaverlodge **5** Beiseker **2** Bentley **2** Berwyn **1** Bezanson **1** Big Valley **1** Black Diamond **13** Blackie **1** Blairmore **13** Blue Ridge **1** Bonanza **2** Bonnyville **18** Bow Island **3** Boyle **5** Bragg Creek **3** Brazeau Dam **1** Brooks **20** Burmis **4** Busby **1** Byemore **1** Cadotte Lake **3** Calling Lake **1** Camrose **17** Canmore **7** Cardiff **1** Cardston **3** Carmangay **1** Caroline **6** Carseland **2** Carstairs **1** Carvel **2** Caslan **1** Castor **8** Champion **1** Chauvin **2** Cheadle **3** Cherhill **2** Chestermere **1** Chipman **1** Claresholm **8** Clear Prairie **1** Cleardale **2** Cline River **3** Clive **1** Cochrane **2** Cold Lake **24** Condor **1** Consort **1** Cooking Lake **2** Coronation **4** Cowley **2** Cremona **1** Crooked Creek **1** Darwell **2** Daysland **1** De Winton **4** Debolt **2** Delburne **1** Delia **1** Devon **1** Dewberry **1** Didsbury **14** Dixonville **2** Donnelly **1** Drayton Valley **19** Driftpile **2** Drumheller **17** Duffield **1** Dunvegan **1** Eden Valley First Nation **5** Edson **7** Elbow Falls PRA **8** Elk Island Park **1** Elk Point **9** Elnora **2** Enilda **1** Evansburg **5** Exshaw **5** Fairview **5** Fallis **1** Foremost **1** Fort Macleod **7** Fort McMurray **1** Fort Saskatchewan **2** Fox Creek **12** Frog Lake **3** Galahad **2** Ghost Lake **1** Gibbons **1** Gift Lake **4** Girouxville **4** Gleichen **10** Goodfare **1** Goodfish Lake **5** Grande Cache **13** Grande Prairie **11** Gratum **2** Grassland **1** Grimshaw **3** Grouard **1** Grovedale **8** Gull Lake **1** Gunn **1** Guy **1** Hanna **14** Hardisty **1** Hattonford **1** Hespero **2** High Prairie **19** High River **13** Hines Creek **1** Hinton **9** Hondo **1** Horse Lake First Nation **3** Horseshoe Lake **1** Hussar **1** Hythe **2** Indus **1** Innisfail **6** Irma **1** Irricana **3** Island Lake **1** Jasper **6** Kananaskis Village **2** Kapasiwin **1** Kavanagh **3** Kehewin Cree Nation **2** Keoma **2** Killam **3** Kitscoty **1** La Glace **4** Lac Cardinal **1** Lac La Biche **12** Lac la Nonne **2** Lacombe **3** Lake Louise **4** Lamont **3** Langdon **2** Lavoy **1** Leduc **8** Legal **2** Lethbridge **78** Linden **1** Little Buffalo **3** Little Smoky **3** Lloydminster **8** Lodgepole **1** Lomond **2** Longview **3** Ma-Me-O Beach **2** Manning **2** Mannville **1** Maskwacis **2** Mayerthorpe **7** McLennan **6** Medicine Hat **10** Meeting Creek **1** Millarville **2** Millet **5** Milo **1** Mirror **1** Mission Beach **1** Morley **2** Mossleigh **1** Mulhurst **4** Muskeg River **5** Myrnam **1** Nanton **3** Neerlandia **3** New Sarepta **4** Newbrook **3** Nisku **1** Nojack **1** Nordegg **1** North Cooking Lake **3** O'Chiese First Nation **5** Olds **15** Onoway **1** Oyen **3** Paul First Nation **2** Peace River **6** Pearce **1** Peers **2** Penhold **1** Picture Butte **1** Pincher Creek **12** Ponoka **9** Priddis **3** Provost **4** Raymond **2** Red Deer **54** Redwater **11** Rich Lake **1** Rich Valley **1** Rimbey **10** Rivière Qui Barre **1** Rochester **2** Rocky Mountain House **16** Rockyford **2** Ross Haven **1** Saddle Lake Cree Nation **4** Salt Prairie **2** Sandy Beach **3** Sangudo **1** Saskatchewan River Crossing **7** Seba Beach **2** Sherwood Park **1** Siksika Nation **3** Slave Lake **4** Smith **1** Smoky Lake **18** Spirit River **6** Spring Lake **1** Springbank **3** Spruce Grove **1** St. Paul **26** Standard **1** Steeper **1** Stettler **12** Stoney Nakoda First Nation **6** Stony Plain **2** Strachan **8** Strathmore **29** Sturgeon Lake Cree Nation **2** Sunchild First Nation **11** Sundre **9** Sunset House **2** Swan Hills **2** Sylvan Lake **4** Taber **6** Tangent **1** Teepee Creek **4** Thorhild **1** Thorsby **2** Three Hills **14** Tofield **12** Tomahawk **1** Travers **2** Trout Lake **2** Turner Valley **2** Two Hills **7** Valhalla **3** Valleyview **15** Vauxhall **2** Vegreville **15** Vermilion **9** Viking **5** Vulcan **9** Wabamun **4** Wabasca **4** Wainwright **12** Waiparous **2** Wanham **3** Warburg **2** Waskatenau **1** Water Valley **3** Waterton Park **1** Westrose **2** Westlock **22** Wetaskiwin **41** Whitecourt **12** Wildwood **3** Woking **1** Worsley **3** Ya Ha Tinda Ranch **2** Youngstown **3**

*** British Columbia** Altona **2** Canal Flats **2** Cranbrook **8** Creston **1** Dawson Creek **5** Edgewater **1** Elkford **1** Fernie **6** Field **4** Fort Steele **1** Golden **8** Invermere **9** Kimberley **1** Mount Robson **1** Radium Hot Springs **2** Sparwood **3** Sunset Prairie **2** Taylor **2** Tumbler Ridge **1** Wonowon **1**

Our fiscal year runs from April through March. Missions may have been scene calls in the area closest to the listed communities.

YEAR IN REVIEW 2020/2021

STARS EMERGENCY LINK CENTRE

32,702 EMERGENCY REQUESTS HANDLED

9,430 INDUSTRY CALLS

90 AVERAGE EMERGENCY REQUESTS A DAY

EDUCATION

1,757 PERSONNEL TRAINED

Due to COVID-19 our mobile education and community outreach programs have been interrupted to accommodate provincial health restrictions.

ALLY FUNDING BREAKDOWN

ALBERTA

SASKATCHEWAN

MANITOBA

* FUNDRAISING

* GOV'T FUNDING

MISSIONS

2,994 YEARLY MISSIONS

1,436 AB 901 SK 657 MB

45K+ SINCE 1985

8 AVERAGE MISSIONS A DAY

FUNDING

40,359 ANNUAL DONORS

\$10M APPROXIMATE ANNUAL COST/BASE

INCIDENT TYPES



CARDIAC 17%



ENVIRONMENTAL <1%



OTHER MEDICAL 18%



PULMONARY 11%



OBSTETRICAL 1%



NEUROLOGICAL 11%



OTHER TRAUMA 19%



VEHICLE INCIDENTS 22%

Do you have questions about what we do or what it means to be an ally? Feel free to reach out.

GLEND A FARNDEN

Sr. Municipal Relations Liaison
STARS Foundation
780-512-6205
gfarnden@stars.ca

Strengthening Alberta's rural communities through improved access to veterinary care

Alberta has a crisis-point shortage of veterinary professionals. While pet owners in urban areas have struggled with finding veterinary care, the shortage has been felt most acutely in rural areas. This has wide reaching effects for individual animal owners but also for producers involved in animal related agriculture. Animal agriculture is not just a key economic driver in Western Canada – it is part of our identity and meeting the veterinary needs is critical to the future success of the industry and sustainability of our communities.

For some time, capacity at educational institutions has been a bottleneck to graduating enough veterinarians to meet these needs. Now, a recent commitment of \$59M from the Government of Alberta to the University of Calgary Faculty of Veterinary Medicine (UCVM) is setting the stage to meet the demands for veterinary care in Alberta for generations to come. This investment will fund the infrastructure needed to double UCVM's Doctor of Veterinary Medicine intake from 50 to 100 students annually.

To build on this historic investment and meet the future veterinary needs of Alberta, outreach in rural communities to boost recruitment is critical.

While the Doctor of Veterinary Medicine program attracts ample qualified applicants, less than half are from rural areas. Barriers to apply are varied and can include a lack of awareness of the DVM program and its admission requirements, a lack of confidence to apply as the veterinary profession is not always seen as diverse and inclusive, and the financial, logistical, and emotional considerations that accompany relocating to Calgary for the duration of the program.

It is well documented that the majority of veterinarians make their career choice by the age of 9. Working with municipalities and community partners to deliver outreach sessions to rural students, teachers, and parents, will encourage more Alberta youth to consider a career in veterinary medicine. We envision a program that starts in elementary school and includes in person school and community visits augmented by an online "what is it like to be a vet" program. Sessions will include hands-on components with veterinary tools and animal simulators as well as discussions and Q&A with current students and alumni. Both programs will be delivered by UCVM's veterinary clinicians who will serve as

role models and mentors. While in-school visits will be an important component of the program, partnership with agricultural organizations to support outreach at youth agricultural events across the province will be part of the program design as well. By increasing the applicant pool from rural areas, these communities will be better served in the future as DVM graduates return to their home communities after graduation.

This program will complement existing outreach initiatives at UCVm, including the W.A. Ranches Youth Outreach program, creating a fulsome approach to engaging with rural and urban youth interested in the agricultural sector, including the veterinary profession. Establishing partnerships with rural municipalities can benefit both outreach and recruitment efforts as members of these communities are in an ideal position to identify and champion youth who are likely to excel in the DVM program and in the veterinary profession more generally. Longer term, such a program has the potential to encompass outreach across multiple professions that rural areas are challenged to recruit for as we envision working with colleagues in medicine and nursing.

The Opportunity

To make this vision a reality, \$1M is needed. This investment will support the personnel, materials, and travel to deliver visits to 500 venues over 3 years. This would include the following:

- Dedicated personnel to design and set up this new program over a 6-month timeframe and deliver ongoing support.
- Creation of materials for in-person and online programming.
- Delivery of this program, for example the expenses associated with travel to rural areas.

Next Steps

Community partnership will play a critical role in fully realizing the potential of the Government of Alberta's historic investment at the University of Calgary's Faculty of Veterinary Medicine. Please join us in supporting education and outreach among the next generation of veterinary practitioners.

Contact Us

Dr. Renate Weller
Dean and Professor
Faculty of Veterinary Medicine
University of Calgary
Calgary, AB T2N 4Z6
T: 403.220.8505
E: renate.weller@ucalgary.ca

Megan Robinson
Director of Development
Faculty of Veterinary Medicine
University of Calgary
Calgary, AB T2N 4Z6
T: 403.210.6461
E: megan.robinson@ucalgary.ca