



# Mountain View C O U N T Y

## REGULAR COUNCIL MEETING AGENDA

The Municipal Council will hold a Regular Council Meeting on Wednesday, June 22, 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 June 8, 2022
4. BUSINESS ARISING  
Nil
5. PUBLIC HEARINGS
  - 5.1 Bylaw No. LU 16/22 – SW 7-32-4-5
  - 5.2 Bylaw No. LU 18/22 – NW 4-32-5-5
6. DELEGATIONS
  - 6.1 Glenda Farnden, Sr. Municipal Relations Liaison, STARS Foundation – 10:30 a.m.
7. BYLAWS
  - 7.1 Bylaw No. LU 17/22 – NW 15-30-4-5
  - 7.2 Bylaw No. LU 20/22 – Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5
  - 7.3 Bylaw No. LU 22/22 – NW 7-32-4-5
  - 7.4 Bylaw No. LU 23/22 – NW 25-32-5-5
8. DIRECTIVES  
Nil
9. OLD BUSINESS
  - 9.1 Lone Pine Clay Target Club Tax Relief (Joe Vasek, Treasurer, to attend at 11:00 a.m.)
10. NEW BUSINESS
  - 10.1 IGCC One Page Summaries
  - 10.2 2022 Hard Road Surface Repair Plan
  - 10.3 Twp 322 Overlay and Asphalt Long Patching
  - 10.4 North Olds Golf Course Subdivision Road Repair
11. COUNCILLOR REPORTS
  - 11.1 Councillor Reports
12. CORRESPONDENCE
  - 12.1 Information Items
    - a. 2022-06-03 Contact Newsletter
    - b. Rural Economic Development and Rural Broadband Strategy letter dated June 2022
    - c. 2022-06-10 Contact Newsletter

d. 2022-06-14 Letter regarding Alberta Rising Cost of Utility Fees

13. CONFIDENTIAL ITEMS

- 13.1 Aviation Advisory Committee Short Term Development Recommendations, FOIP Act Section 25
- 13.2 Olds ICC Draft Session Notes, FOIP Act Section 24
- 13.3 Airports (Verbal), FOIP Act Section 24
- 13.4 CAO Report, FOIP Act Section 24

14. ADJOURNMENT

## MINUTES

## REGULAR COUNCIL MEETING

## Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, June 8, 2022, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB.

**PRESENT:**

Deputy Reeve G. Harris  
Councillor A. Miller  
Councillor D. Fulton  
Councillor G. Krebs  
Councillor J. Lutz  
Councillor P. Johnson

**ABSENT:**

Reeve A. Aalbers

**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**

Deputy Reeve Harris chaired the meeting in Reeve Aalbers absence.

Deputy Reeve Harris called the meeting to order at 9:00 a.m.

Deputy Reeve Harris acknowledged the passing of former Mountain View County Division 6 Councillor Ken Heck. A moment of silence was held. Mountain View County's flags were lowered to half-mast in his remembrance.

Deputy Reeve Harris introduced Council and staff.

**AGENDA**

Moved by Councillor Krebs  
RC22-311 That Council adopt the agenda of the Regular Council Meeting of June 8, 2022.

Carried.

**MINUTES**

Moved by Councillor Miller  
RC22-312 That Council adopt the Minutes of the Regular Council Meeting of May 25, 2022.

Carried.

**BUSINESS ARISING**

4.1 - Citizenship Award Presentation

Deputy Reeve Harris presented the 2022 Citizenship Awards from Mountain View County to the following recipients:

- Gracie Bobbie-Strelloff, Hugh Sutherland School
- Abigayle Dolinski, Olds Koinonia Christian School
- Maxwell Olsen, Cremona School

**PUBLIC HEARINGS**

5. 1 - Bylaw #LU 14/22

SE 12-33-4-5

Deputy Reeve Harris opened the Public Hearing regarding Bylaw #LU 14/22 and read the Bylaw.

The application for redesignation of the SE 12-33-4-5, 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 separate title for the farmstead
- Division 6

The Planning and Development Department recommended that Bylaw #LU 14/22 be given second reading.

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

Ronald Scarrott, Applicant, stated that the culvert goes under RR40 to the quarter to the East, and drains into a seasonal stream on that side.

Deputy Reeve Harris 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 Deputy Reeve Harris closed the Public Hearing.

Moved by Councillor Johnson

RC22-313 That Council give second reading to Bylaw No. LU 14/22 redesignating the lands within the SE 12-33-4-5.

Carried.

Moved by Councillor Johnson

RC22-314 That Council give third reading to Bylaw No. LU 14/22 redesignating the lands within the SE 12-33-4-5.

Carried.

5. 2 - Bylaw #LU 15/22

NE 17-32-4-5

Deputy Reeve Harris opened the Public Hearing regarding Bylaw #LU 15/22 and read the Bylaw.

The application for redesignation of the NE 17-32-4-5, was introduced by R. Pohl, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site



map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To subdivide the existing residential site from the quarter and keep the remaining agricultural land for their farming operations.
- Division 6

The Planning and Development Department recommended that Bylaw #LU 15/22 be given second reading.

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

Linnus Clark, Landowner, advised the old barn and garage on the property have been restored. He is willing to work with the new owner to fix up the old house, however if the new owner is not interested in this, the old house will be moved offsite as he does not want to see it torn down.

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

Council questions resulted in the following information:

- The redesignation boundary does connect directly to the road allowance.

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

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

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

Hearing no further comments Deputy Reeve Harris closed the Public Hearing.

Moved by Councillor Krebs  
RC22-315 That Council give second reading to Bylaw No. LU 15/22 redesignating the lands within the NE 17-32-4-5.

Carried.

Moved by Councillor Krebs  
RC22-316 That Council give third reading to Bylaw No. LU 15/22 redesignating the lands within the NE 17-32-4-5.

Carried.

## BYLAWS

### 7.1 - Bylaw #LU 24/22

Moved by Councillor Fulton  
RC22-317 That Council give first reading to Bylaw No. LU 24/22 redesignating the lands within the NE 18-29-1-5 as contained in the agenda package.

Carried.

Moved by Councillor Fulton

- RC22-318 That Council set the Public Hearing for Bylaw No. LU 24/22 redesignating the lands within the NE 18-29-1-5 for July 13, 2022, at or after 9:00 a.m.

Carried.

**DIRECTIVES**

## 8.1 - Directives

- Moved by Councillor Krebs  
RC22-319 That Council receive the Council Directives as information.

Carried.

**NEW BUSINESS**

## 10.1 – 2023 Proposed

## Budget Presentation Timeline

- Moved by Councillor Krebs  
RC22-320 That Council approve the 2023 Proposed Budget Presentation Timeline as presented.

Carried.

## 10.2 – 2022 Tax Sale Date

- Moved by Councillor Miller  
RC22-321 That Council receives the 2022 Tax Sale Date of October 7, 2022, as information and sets the payment terms as cash with a 10% non-refundable deposit on sale day and balance due within 30 days.

Carried.

10.3 – Lone Pine Clay  
Target Club Tax Relief

- Moved by Councillor Miller  
RC22-322 That Council direct Administration to invite the Treasurer of Lone Pine Clay Target Club to come to a future Council meeting to discuss the request for tax relief.

- Moved by Councillor Miller  
RC22-323 That Council defer the Lone Pine Clay Target Club Tax Relief item to a later Council meeting once the member attends Council to discuss the request for tax relief.

Carried.

## 10.4 – Audit Services

- Moved by Councillor Fulton  
RC22-324 That Council direct administration to issue a Request For Proposals for Financial Audit Services as required by the Municipal Government Act.

Carried.

10.6 – Fundraising Golf  
Tournament

- Moved by Councillor Krebs  
RC22-325 That Council approves a sponsorship in the amount of \$1000 for the Play 4 Sundre Kidz Golf Tournament scheduled for July 23, 2022 to be funded from the Council Grants G/L account, to be split equally with Sponsoring a Hole and a Hole-in-one.

Carried.

10.7 – 2021 Intermunicipal  
Shared Facility Reporting

- Moved by Councillor Lutz  
RC22-326 That Council receive the 2021 Intermunicipal Shared Facility Funding Report from the Town of Olds as information.

Carried.

## 10.8 – Historical Resources

- Moved by Councillor Johnson  
RC22-327 That Council Request Administration send a letter to RMA with a request for Historic Resources Management Branch to present, including information on identifying Indigenous sites, at the 2022 RMA Fall Conference. If that does not proceed, Mountain View County will re-request Historical Resources present to council. Further, Council receives the Historical Resources report presented as information.

Carried.

10.9 – RCMP Community Policing Report - Q4

- Moved by Councillor Krebs  
RC22-328 That Council receive the 2021/2022 Quarter 4 RCMP Community Policing Reports as information.

Carried.

**RECESS AND RECONVENE:**

Deputy Reeve Harris recessed the meeting at 10:15 a.m. and reconvened at 10:28 a.m.

Councillor Lutz re-joined the table at 10:33 a.m.

10.5 – County Owned Contaminated Sites

Ailsa Le May, Consultant with EnviroSearch, joined the Council meeting via Zoom. She provided a high-level overview on County owned contaminated sites.

A Question-and-Answer session was held.

Deputy Reeve Harris thanked Ms. Le May for her presentation.

- Moved by Councillor Lutz  
RC22-329 That Council accept the information regarding County owned contaminated sites as information.

Carried.

**DELEGATIONS**

6.1 – Olds Hospice Society

Mary Smith, Executive Director of Olds Hospice Society, introduced herself and provided an update on the organization.

A Question-and-Answer session was held.

Deputy Reeve Harris thanked Ms. Smith for the presentation.

- Moved by Councillor Fulton  
RC22-330 That Council receive the delegation from Olds Hospice Society as information.

Carried.

6.2 - Legacy Land Trust Society

Kim Good, Chair of Legacy Land Trust Society, introduced herself provided an update on the organization.

A Question-and-Answer session was held.

Deputy Reeve Harris thanked Ms. Good for the presentation.

- Moved by Councillor Fulton  
RC22-331 That Council receive the delegation from Legacy Land Trust Society as information.  
Carried.

**COUNCILLOR REPORTS**

Council discussed the following:

- FCM Conference
- East Division Councillor Open House at Lone Pine
- Resident Meetings
- Sundre ICC Meeting
- Green Acres Seminar
- Silage Compactor Demonstration
- Sundre Hospital Long Service Awards
- Eagle Hill Hall Membership Drive and Steak Fry
- Planning of an Open House with Division 5 and 6 Councillors
- Eagle Valley Cemetery Clean up June 11<sup>th</sup>
- Olds ICC Meeting
- Alberta High School Rodeo Finals hosted in Olds
- Library Board Meeting
- FCSS Meeting
- Water Valley Rodeo

- Moved by Councillor Miller  
RC22-332 That Council receive the verbal Councillor Reports as information.  
Carried.

**INFORMATION ITEMS**

- Moved by Councillor Fulton  
RC22-333 That Council receive the following items as information:  
a. 2022-05-20 Contact Newsletter  
b. 2022-05-27 Contact Newsletter  
c. 2022 Stars of Alberta Volunteer Awards

Carried.

**RECESS AND RECONVENE:**

Deputy Reeve Harris recessed the meeting at 12:08 p.m. and reconvened at 12:48 p.m.

**IN CAMERA**

- Moved by Councillor Fulton  
RC22-334 That the Regular Council Meeting of June 8, 2022, go into closed meeting at 12:48 p.m. to deal with items relative to the FOIP Act, Section 24.

Carried.

- Moved by Councillor Krebs  
RC22-335 That the Regular Council Meeting of June 8, 2022, return to the open meeting at 1:17 p.m.

Carried.

**ADJOURNMENT**

Deputy Reeve Harris adjourned the Regular Council Meeting of June 8, 2022, at 1:17 p.m.

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Chair

I hereby certify these minutes are correct.

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Chief Administrative Officer

# Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OWO  
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SUBJECT: Bylaw No. LU 16/22  
SUBMISSION TO: Council Meeting  
MEETING DATE: June 22, 2022  
DEPARTMENT: Planning and Development Services  
FILE NO.: PLRDSD20220077  
LEGAL: SW 7-32-4-5

REVIEWED AND APPROVED FOR SUBMISSION  
CAO: MANAGER:  
DIRECTOR: MB PREPARER: DMG  
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 16/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate five point zero zero (5.00) acres within SW 7-32-4-5 from Agricultural District (A) to Country Residential District (R-CR).

## Application Overview:

Applicant	MAES, Micheline
Property Owner	MAES, Micheline
Title Transfer Date	August 23, 2021
Existing Parcel Size	160.0 acres
Purpose of redesignation	For subdivision – first parcel out from previously unsubdivided quarter section.
Division	4
Rural Neighbourhood/Urban Centre	The subject property is in the rural community of Bergen, southeast from the Town of Sundre.
Bylaw given first reading	May 25, 2022
Bylaw advertised on	June 07, 2022, and June 14, 2022

## Key Dates, Communications and Information:

Application Submitted	February 24, 2022
Application Circulation Period	From March 16, 2022, to April 16, 2022
Supportive Information Requested/Submitted	The applicant submitted letters of support from adjacent landowners, as attached in this report.
Application Revised from Submission	No
Communications Received from Referrals	<u>Fortis Alberta Inc.</u> : No easement is required. <u>Foothills Natural Gas Co-op Limited</u> : Any existing Foothills Natural Gas Co-op Utility Right of Way concerning the said lands shall remain in effect and be registered to the subdivision parcel and the remaining parcel. <u>Telus Communications Inc.</u> : No objections
Objections Received and Addressed	A letter of concern from Jonathan Wright was received regarding impact to wildlife, especially grizzly bears. The applicant provided a response to the concern and the correspondence is attached to this report.

**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 <b>Figure 3: Growth Management Conceptual Strategy</b>, as attached, the subject property has split land use policy areas: Agricultural Preservation Area and Multi-Lot Residential Development Area. The application is for the consideration of first parcel out, as such the provisions of Section 3.0 have been considered in the evaluation of this application.</p> <p>The interpretation of applicable policies against this application is provided in the Policy Analysis part of this report.</p>
Area Structure Plan (ASP)	The subject property is not within an approved ASP
Land Use Bylaw No. 21/21	<p><b>11.1. Agricultural District (A)</b>  <u>Purpose:</u> To accommodate and promote agricultural land uses on larger parcels while having regard for the rural, agricultural character of the area.  <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><b>12.1. Country Residential District (R-CR)</b>  <u>Purpose:</u> To accommodate low density, country residential uses on unserviced residential 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.  <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> <p><b>9.6. Confined Feeding Operations</b>  c) Notwithstanding any other provision of this Bylaw that requires a minimum setback, the minimum distance of separation between a dwelling unit and a confined feeding operation, allowed under the Agricultural Operation Practices Act, shall be equivalent to the required distance of separation between a proposed confined feeding operation from an existing dwelling unit as determined by the Natural Resources Conservation Board.</p>
Policy and Procedures	<p><a href="#">6009-01: Environmental Protection for the Evaluation of Redesignation, Subdivision and Development Applications</a></p> <p><a href="#">6012-01: Guidelines for the Identification of Environmentally Significant Areas</a></p>

**Land Use and Development:**

Predominant Land Use on property	The subject property is zoned Agricultural District (A)
Predominant development on property	A newly yard site is in the process to be developed towards the western, north/central area.
Oil and gas facilities on property/adjacent	Oil and gas activity within this property and vicinity includes natural gas lines, salt water and oil well effluent lines. In addition, there is a well suspended water disposal, in the southeast portion of the subject quarter. There are no concerns

	with the proposal in relation to oil and gas facilities on this property.
Surrounding land uses	Surrounding land uses are predominantly agricultural with the exception of some residential development northwest from this proposal. There are two (2) NRCB approved CFOs in the area but not adjacent to this property.
Proximity to utilities	Although the proposal is undeveloped there is development within the subject property and vicinity.

#### **Physical and Natural Features:**

Waterbodies and wetlands on property	In accordance with Policy 6012 there is an unnamed, unclassified and unrestricted waterbody on the north – easterly side of the subject property. There are no concerns.
Topographical constraints on property	There are no topographical constraints as the terrain moderately slopes from southwest to northeast direction.
ESA areas and classifications	The 2008 Summit study identified the woodland area within this property and adjacent properties to the south and southeast as Level 3 (Moderate) Environmentally Significant Areas. In addition, on the subject property, specifically on LSD (Legal Subdivision Description) 3 & 6, Historical Resources classifies it as a (archaeological) potential, with an HRV (Historical Resources Value) of 5. The department of Historical Resources, AEP, was circulated to provide comments and no response was received.
Drainage and Soil Characteristics	Natural drainage in a west-northeast direction. Ditches north/south direction along Range Road 50. Soils are described as clay and gravel with some topsoil. CLI Class 5 and AGRASID's Land Suitability Rating System Class 4 as 1 <sup>st</sup> Dominant with a value of 4H(9) – 5W(1).
Potential for Flooding	There are no historical records nor evidence of potential for flooding on this property.

#### **Planning and Development History:**

Prior RD/SD/DP Applications	PLDP20210290: permit issued on July 06, 2021, for a Dwelling, Single Detached & Temporary RV Living. A condition of approval outlines that the temporary RV living accommodation will cease in 24 months from the approval date or upon final construction of the dwelling, whichever comes first.
Encumbrances on title affecting application	No relevant encumbrances on title

#### **Servicing and Improvements Proposed:**

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

#### **Suitability Assessment:**

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



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**DISCUSSION:**

The applicant proposes the redesignation of approximate five point zero zero (5.00) acres to Country Residential District (R-CR), in order to facilitate the subdivision, first parcel out from a previously unsubdivided quarter section. The proposal is compliant with the policies of the Municipal Development Plan and the regulations of the Land Use Bylaw.

**BACKGROUND:**

The subject property is in the rural community of Bergen, approximately six (6) miles southeast from the Town of Sundre, north from the intersection between Township Road 320 (Bergen Rd) and Range Road 50. This area is primarily agricultural with some of the adjacent quarter section been previously subdivided for small agricultural pursuits and residential development. Within the vicinity, in NW 12-32-5-5 there is a CFO with NRCB approval for an Intensive Livestock Operation – Hog (Ref: DPO28-97). Approval was for 450 sow farrow to early wean. In addition, in NW 8-32-4-5 there is an approved CFO with a capacity of 10,000 head of livestock (grandfathered). Based on County's policies the proposal for residential purposes is outside the CFO 800 metre radius.

The topography is hummocky with slight slopes in a north and east direction towards the Little Red Deer River flowing farther east; and slight slopes in a southwest direction towards a waterbody, known in the community as the McDougall creek, flowing farther south. Soils in the area have a CLI Class 4 to the east and Class 5 to the west. The AGRASID Land Suitability Rating System classified soils in the area as 4(H) – 5W(1); however the eastern area is undulating – low relief topography with a limiting slope of 2%, compared to the western area which is undulating – high relief topography with limiting slopes of 4%.

The Environmental Scan Map, as attached, shows that within the vicinity of this application there is a Connector 3 with a Level 3 Environmentally Significant Area, that provides connectivity with the McDougall Coulee (Level 4) ESA to the west and south, with the Little Red Deer River (Level 1) ESA farther east. Further the Historical Resources data identifies the adjacent property to the east and the eastern half of the subject property as a (archaeological) potential with an HRV 5. The Historical Resources Act mandates that when subject lands are identified as HRV 5, Historical Resources Act approval must be obtained unless the Land Use Procedures Bulleting Subdivision Historical Resources Act Compliance identifies that no approval is required for first parcel out; 80-acre split; boundary adjustment; or a parcel consolidation. The proposal will be the first parcel out to be created, as such no approval from Historical Resources Act is required. Nevertheless, the application was circulated to the department of Historical Resources, AEP, and no response was received.

Oil and gas activity within this area includes natural gas lines. salt water and oil well effluent lines. Within the subject property, towards the south, centre of the quarter section there is a suspended well - water disposal. There are no concerns with the proposal in relation to oil and gas facilities on this property.

**PROPOSAL & REMAINDER OF THE QUARTER SECTION:**

The proposal corresponds to an undeveloped area in the southwest corner of the subject property. As explained by the applicant the reason for the proposed 5.0 acres is *"in the nature of the parcel"* as on the site appears to be: *"many springs and shallow ground water areas that could prevent a person from building. While we are in a relative dry period now, during wet periods parts of this parcel would be swamp. I verified this with my neighbour to the south."* The applicant provided letters of support, attached to this report, from adjacent neighbours to the northwest, west and south from this property.

As presented the proposed residential site offers no constraints with topography or soil characteristics. In addition there are no waterbodies or wetlands that would be impacted as a result of this application. The proposal abuts Range Road 50, a gravel surface road allowance, with direct approach. Subject to Council approval this approach meets current County standards.

The remainder of the quarter will consist of approximately 155.0 acres, and remain with an Agricultural District (A) land use zoning. The majority of this area correspond to woodland, identified as a Level 3 – Connector 3, ESA. Towards the west-central area, the landowner is establishing a yard with permits for a Dwelling, Single Detached (PLDP20210290). The dwelling has not been constructed yet; however, there is a farm building on the site. Access to this property is directly off Range Road 50.

## CIRCULATIONS:

The proposal was circulated from March 16, 2022 to April 16, 2022, to 22 adjacent landowners and referral agencies to provide comments. Although no letters of objection were received from adjacent landowners, a letter from Mr. Jonathan Wright was received, outlining a concern over the proposal's impact to grizzly bears trail. The letter from the adjacent landowner was shared with the applicant who provided a response letter, also attached to this report.

Further, the application was circulated to NRCB to provide the recommended MDS from existing CFOs in the area that are located outside the half a mile distance from the proposal. As requested, NRCB provided the following recommended MDS:

CATEGORY	CFO MDS*	NW 12-32-5-5: 450 sows farrow to wean hog operation	NW 8-32-4-5: 10,000 heads (finishers)
1. lands zoned agricultural (e.g. farmstead, acreages)		391 metres	881 metres
2. lands zone non-agricultural (e.g. country residential, rural commercial business)		522 metres	1,175 metres
3. lands zoned high use recreational or commercial		652 metres	1,469 metres
4. lands zoned large scale country residential, rural hamlet, village, town or city		1,044 metres	2,350 metres

\* The MDS are from the closest manure collection area of an operation to the outside walls of the nearest residence for each of the categories.

Based on the above prescribed recommended MDS setback from NRCB and the proposal for residential purposes, the MDS for Category 2 will apply. The proposal will not be impacted by these CFOs as it is located outside the NRCBs recommended MDS distances from these two operations.

## POLICY & REGULATION ANALYSIS:

### Municipal Development Plan Bylaw No. 20/20

The subject property has split land use policy: Potential Multi-Lot Residential Development, to the west and Agricultural Preservation, centre and east. The proposal for the consideration of first parcel out will be reviewed in accordance with Section 3.0 Agricultural Land Use Policy, as follows:

Policy 3.3.5 (a) The "first parcel out" of a previously unsubdivided quarter section may only be supported by the County for the creation of one additional parcel, subject to redesignation and subdivision application and the provisions of the Land Use Bylaw and the MDP.

(b) A first parcel out subdivision within the Agricultural Preservation Area or the Potential Multi-Lot Residential Development Area shall be evaluated in accordance with section 3.0 of the MDP.

- Ø The proposal will be considered the first parcel out that is from a previously unsubdivided quarter section.
- Ø The applicant is seeking redesignation approval to Country Residential District (R-CR) as per the provisions of the Land Use Bylaw.

Policy 3.3.6 The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section.

- Ø The proposal will be considered the second title, which would be the first parcel to be created from this quarter section.

Policy 3.3.8 All new titles created in an agricultural district for non-agricultural use, shall require a redesignation to the appropriate land use district and a concurrent subdivision application.

- Ø The proposal consisting of 5.00 acres meets the provisions of R-CR parcels as per the LUB.

Policy 3.3.13 A Country Residential parcel may be permitted from an unsubdivided quarter subject to redesignation and subdivision in lieu of an agricultural parcel or farmstead separation. The parcel size should be two (2) to three (3) acres (0.81 to 1.21 ha). Lot sizes greater than three (3) acres (1.21 ha) (up to a maximum of five (5) acres (2.02 ha)) may be considered where setbacks, topography and easements prevent the creation of a reasonable building envelope.

- Ø The applicant indicates that due to the nature and characteristics of the land the proposal is for 5.00 acres, which area is sufficient for a reasonable building envelope.

Although the proposed parcel is larger than the 2 – 3 acres, the policy is a “should” policy to allow for the consideration of factors including topography. The applicant has provided reasons that wetter areas due to swallow ground water results in swamps and therefore a larger parcel would include a reasonable building envelope. As the policy allows for consideration of local circumstances Administration can support the proposal. The applicant was made aware of how future subdivision beyond the first parcel out may be impacted by policies in Section 4 Residential Land Use Policies. The subject property is farther away from approved CFOs and therefore, the 800 m radius policy in Section 3.3.15, below, does not apply to this application:

- Policy 3.3.15 Development of new Confined Feeding Operations (CFOs) shall not be supported within 1.6 km (1 mile) of any identified growth centre or an IDP with adjacent urban municipalities. Notwithstanding Figure 3’s identification of the Agricultural Preservation Area and Potential Multi-Lot Residential Development Area and applicable policies, redesignation and subdivision within an 800 metre radius surrounding a quarter section where an approved CFO is located may be considered and shall be limited to one (1) parcel out of a previously unsubdivided quarter section as a farmstead separation or an agricultural parcel. New subdivision shall not be supported on the quarter section where an approved CFO is located.
- Ø The proposed undeveloped residential parcel is not impacted by the activity related to Confined Feeding Operations that are located in proximity to this application, as both NRCB approved CFOs in NW 12-32-5-5 and NW 8-32-4-5 are outside the 800 m radius for approved CFOs.

#### Land Use Bylaw No. 21/21

The proposed redesignation to Country Residential District (R-CR) was reviewed under the provisions of Section 12.1. as the proposal is for 5.0 acres in size, within the parameters of parcel area within this land use district. Subject to Council approval, and as required in Section 9.8.c) future development, specifically a dwelling unit, will require to meet the required setback distance as determined by NRCB. In addition, the remainder of the quarter section will continue to remain as Agricultural District (A) in accordance with the regulations of Section 11.1.

#### CONCLUSION:

The proposed resignation to County Residential District is deemed appropriate for the intended use as per the regulations of the Land Use Bylaw. In addition, the location and size as proposed by the applicant is compliant with the policies of the Municipal Development Plan. Planning and Development supports a Council resolution based on Option One.

#### 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 16/22 redesignating the lands within the SW 7-32-4-5. (Approval)  That Council give third reading to Bylaw No. LU 16/22 redesignating the lands within the SW 7-32-4-5. (Approval)
Option Two:  This motion indicates additional information required to render a decision on application	That Council defer Bylaw No. LU 16/22 to _____.
Option Three:  This motion indicates that the application is not deemed suitable	That the Reeve open and close the Public Hearing.  That Council give second reading to Bylaw No. LU 16/22 redesignating the lands within the SW 7-32-4-5. (Refusal)  That Council give third reading to Bylaw No. LU 16/22 redesignating the lands within the SW 7-32-4-5. (Refusal)

---

ATTACHMENT(S):

- 01 - Bylaw No. LU 16/22 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 - Farm Land Assessment Map
- 09 - Letters in Support of Application
- 10 - Letter of Concern and Applicant's Response
- 11 - Presentation to Council

BYLAW NO. LU 16/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting SW 7-32-4-5 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 five point zero zero (5.00) acres (2.02 hectares) in the Southwest (SW) Quarter of Section seven (7), Township thirty-two (32), Range four (4), West of the fifth (5<sup>th</sup>) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading May 25, 2022

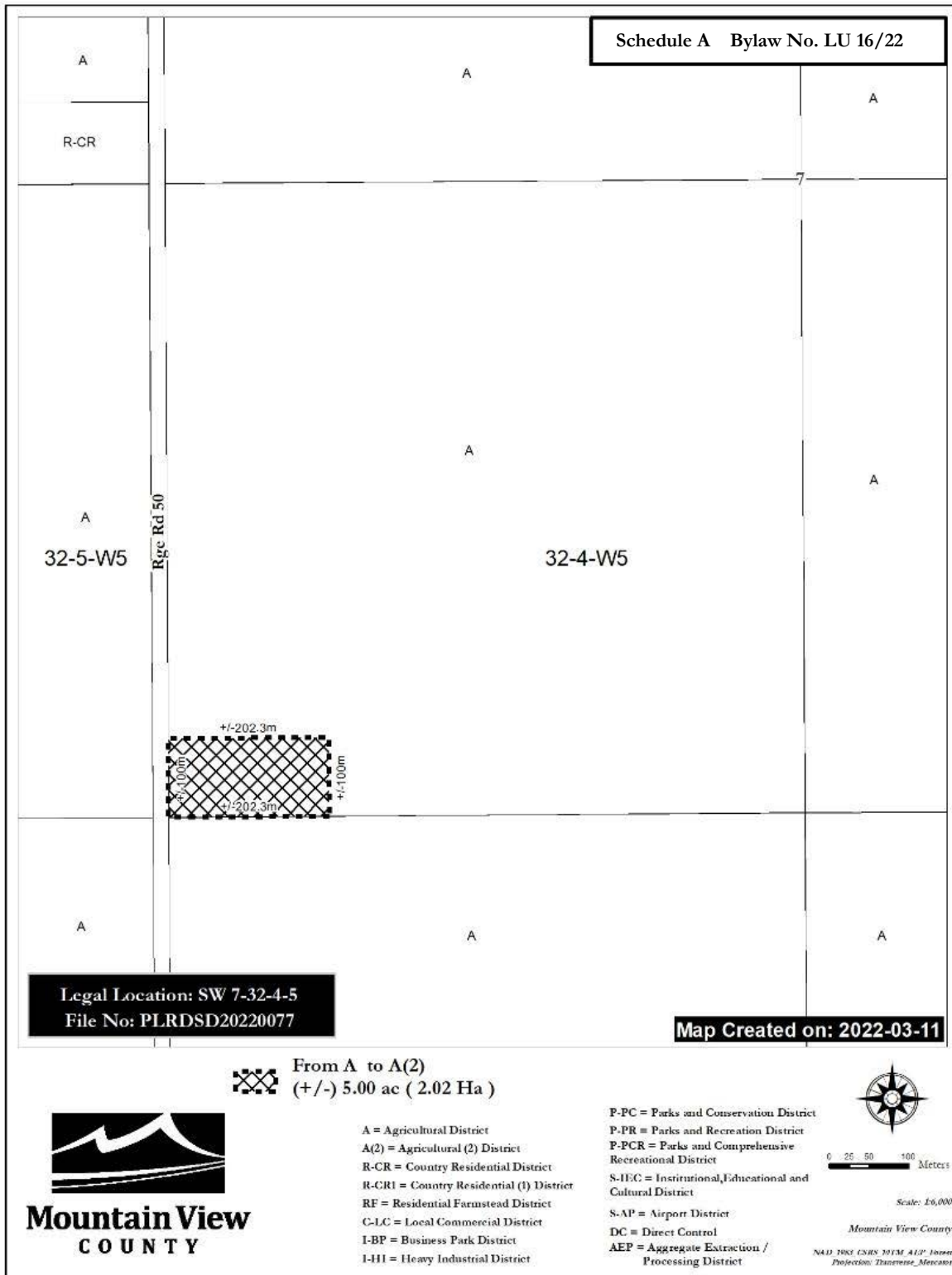
Received second reading \_\_\_\_\_

Received third reading \_\_\_\_\_

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date of Signing





## Mountain View COUNTY

### Location, Land Use, Ownership & Circulation

#### Legend

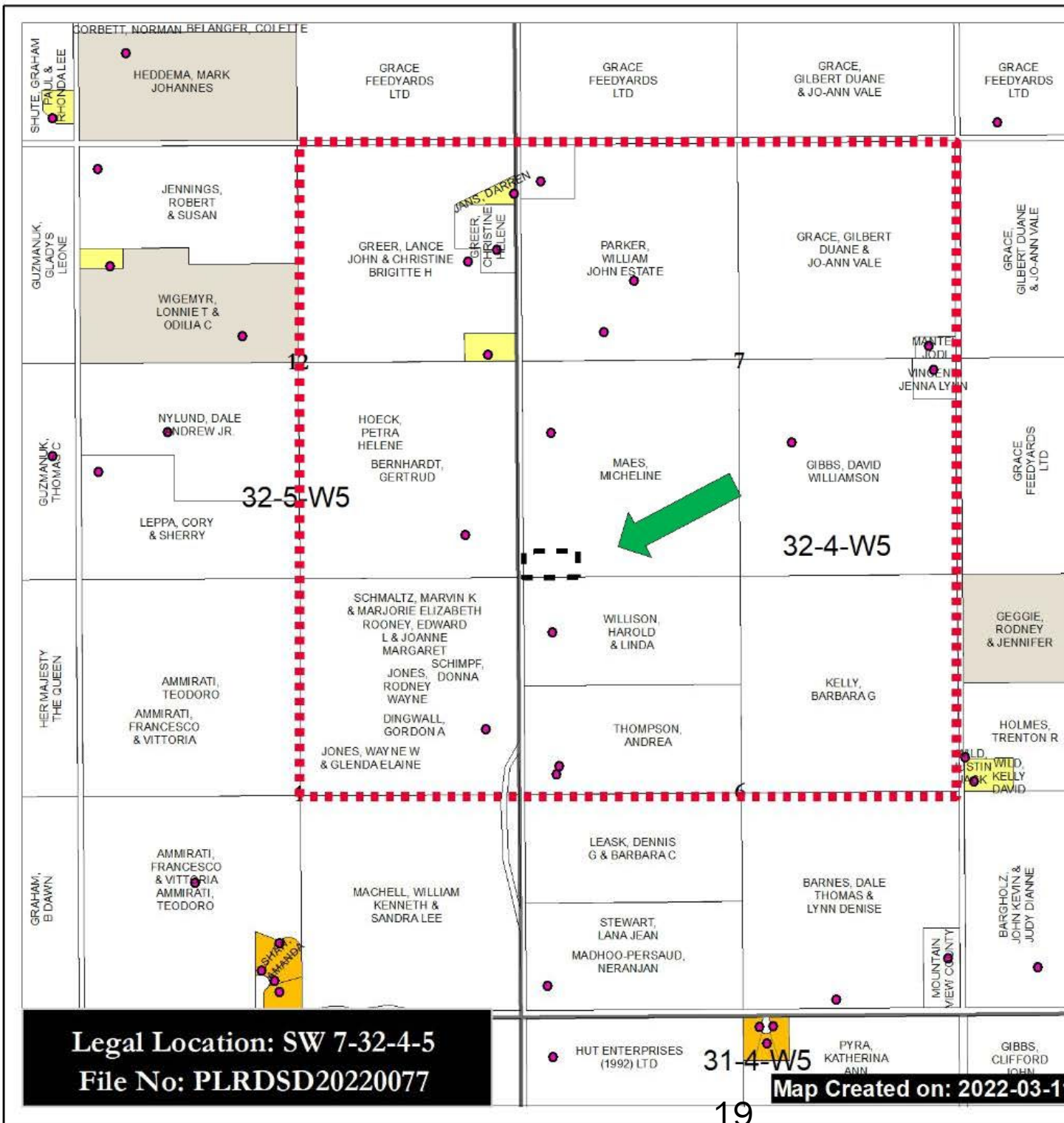
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (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

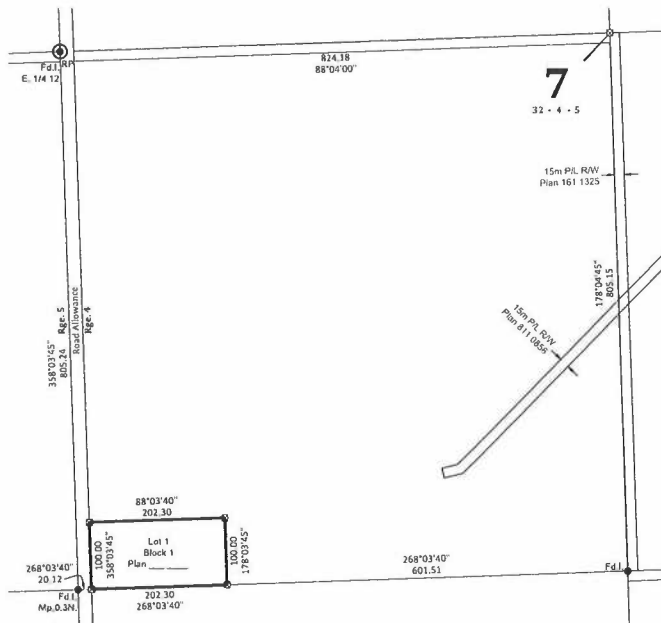


0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator





PLAN No. \_\_\_\_\_  
 ENTERED AND REGISTERED  
 ON \_\_\_\_\_  
 INSTRUMENT No. \_\_\_\_\_  
 A.D. REGISTRAR  
 LAND TITLES OFFICE

**AREAS**  
 Within S.W. 1/4 7-32-4-5 = 2.023 ha

**REGISTERED OWNER**  
 Micheline Mass  
 C. of T. \*\*\*

**SUBDIVISION AUTHORITY**  
 MOUNTAIN VIEW COUNTY  
 Mountain View File No:  
 Client File No:

LEGEND	ABBREVIATIONS
Statutory iron posts found shown thus: .....	C.S. Counter Sunk
Statutory iron posts placed shown thus: .....	CSRS Canadian Spatial Reference System
Placed statutory iron posts marked thus: .....	Fd. Found
10cm iron spikes placed shown thus: .....	GNSS Global Navigation Satellite System
Portions referred to shown thus: .....	ha Hectares
Geo-referenced points shown thus: .....	I. Statutory Iron Post
	m Metres
	M. Mound or Meridian
	N.E., S.W. North, East, South, West
	NAD North American Datum
	P.L. Pipeline
	R.W. Right-of-way
	Res. Restored
	Rge. Range
	RP Geo-Reference Point
	Sec. Section
	Twp. Township
	UTM Universal Transverse Mercator

**NOTES**  
 > Distances are ground, in metres and decimals thereof and are from post to post, unless shown otherwise.  
 > Geo-referenced point coordinates: N= 5733747.97, E= 667906.86 (F.d.I. E. 1/4 12-32-4-5)  
 > Combined Scale Factor = 0.999802  
 > Bearings and coordinates are grid UTM NAD83 (CSRS, Epoch 2002), reference meridian 117° W. (Zone 11), derived by G.N.S.S.

Surveyor: Dennis E. Regan, ALS

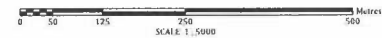
Surveyed between the dates of April 19, 2021 in accordance with the provisions of the surveys act.



Plan of Survey Showing  
**SUBDIVISION**  
 within

S.W.1/4 Sec.7,  
 Twp.32 Rge.4 W.5 M.

Mountain View County - Alberta  
**2021**



**Western Plains Geomatics Corp.**  
 47 Springshire Place  
 Calgary, Alberta, T2Z 3L2  
 Phone 403-631-7030  
 westernplains.ca

WPG File: 000799.SUB  
 Client File: -  
 Plan Date: April 28, 2021  
 Initials: DR - TY - DR

REV.  
 0





PLAN No. \_\_\_\_\_

#### AREAS

Within S.W. 1/4 7-32-4-5 = 2,023 ha







#### REGISTERED OWNER

Micheline Mass  
C. of T. \*\*\*

#### SUBDIVISION AUTHORITY

MOUNTAIN VIEW COUNTY  
Mountain View File No:  
Client File No:

#### LEGEND

Statutory iron posts found shown thus:  P293  
Statutory iron posts placed shown thus:   
Placed statutory iron posts marked thus:   
30cm iron spikes placed shown thus:   
Portions referred to shown thus:   
Geo-referenced points shown thus: 

#### NOTES

> Distances are ground, in metres and decimals thereof and are from post to post, unless shown otherwise.  
> Geo-referenced point coordinates: N= 5733747.97, E= 667906.86 (F.U.I. E, 1/4 12-32-4-5)  
> Combined Scale Factor = 0.999807  
> Bearings and coordinates are grid - UTM NAD83 (CSRS, Epoch 2002), reference meridian 117°W (Zone 11), derived by G.N.S.S.

#### ABBREVIATIONS

C.S. Counter Sunk  
CSRS Canadian Spatial Reference System  
Fd. Found  
GNSS Global Navigation Satellite System  
ha Hectares  
I. Statutory Iron Post  
m Metres  
M. Mound or Meridian  
N.E., S.W. North, East, South, West  
NAD North American Datum  
PL Pipeline  
ROW Right-of-way  
Res. Restored  
Rge. Range  
RP Geo-Reference Point  
Sec. Section  
Twp. Township  
UTM Universal Transverse Mercator

Surveyor: Dennis E. Regan, ALS

Surveyed between the dates of April 19, 2021 in accordance with the provisions of the surveys act.



Plan of Survey Showing  
**SUBDIVISION**  
within

S.W.1/4 Sec.7,  
Twp.32 Rge.4 W.5 M.

Mountain View County - Alberta  
**2021**

0 50 125 250 500 Metres  
SCALE 1:5000

Western Plains Geomatics Corp.  
47 Springshire Place  
Calgary, Alberta, T2C 3L2  
Phone 403-931-7030  
westernplains.ca

WPG File: 000789\_SUB  
Client File: -  
Plan Date: April 29, 2021  
Initials: DR - TY - DR

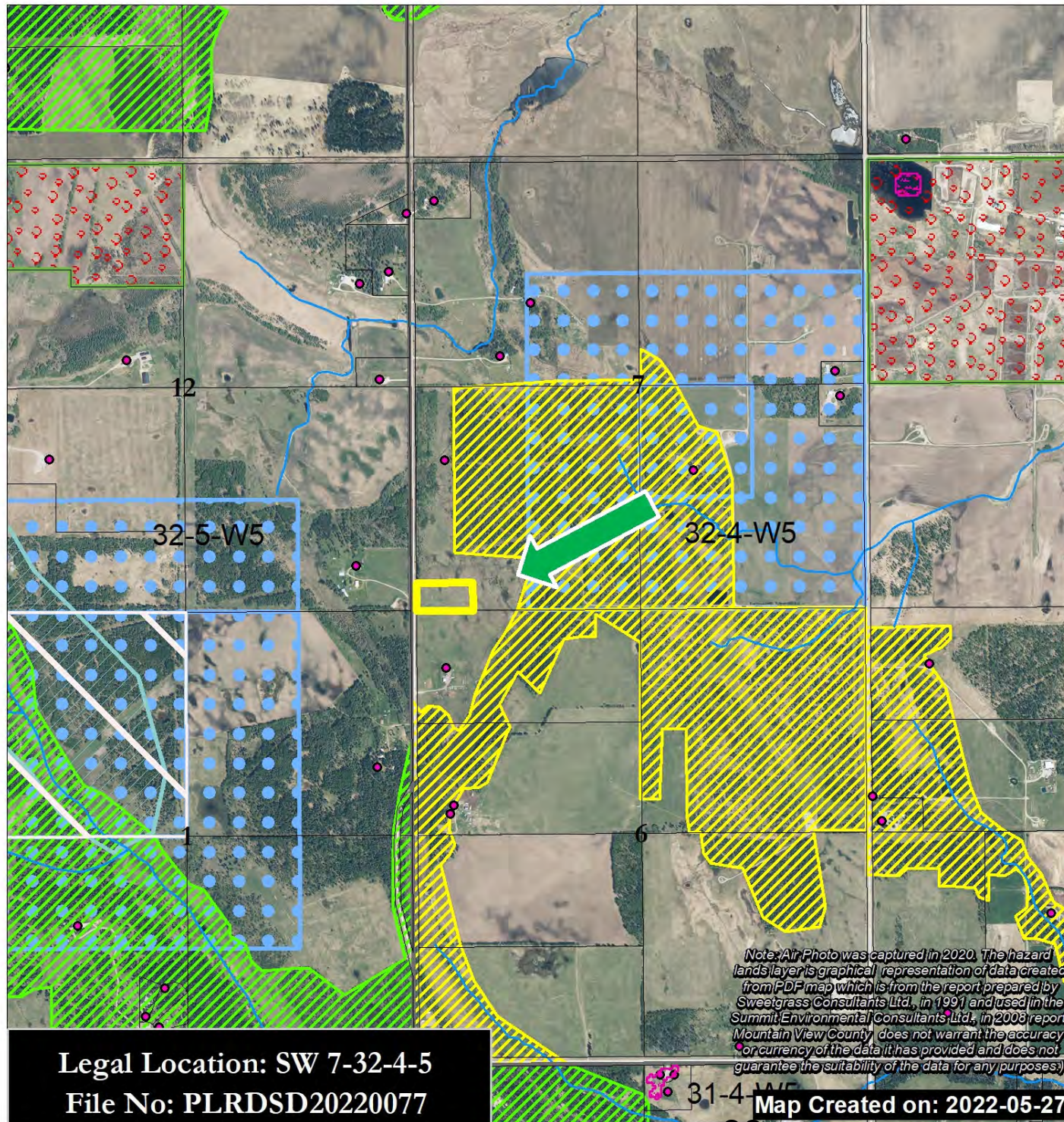
REV.  
0





# Mountain View COUNTY

## Environmental Scan



### Legend

- Floodway
- Flood Fringe
- 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

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 50 100 200 300 400 500 600 700 800  
Meters

Scale: 1:20,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

Legal Location: SW 7-32-4-5  
File No: PLRDSD20220077

Map Created on: 2022-05-27





## 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

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

32-5-W5

32-4-W5

Legal Location: SW 7-32-4-5  
File No: PLRDSD20220077

Map Created on: 2022-03-11





## Mountain View COUNTY

### Well & Pipeline Facilities

#### Legend

- |  |   |
|--|---|
| Application Location                   | Rural Address                               |
| <b>Gas Plants, Battery Sites, etc.</b> |   |
| <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                                |
| <b>Pipelines</b>                       |   |
| * * * <all other values>               |   |
| <b>SUBST_A</b>                         |   |
| 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

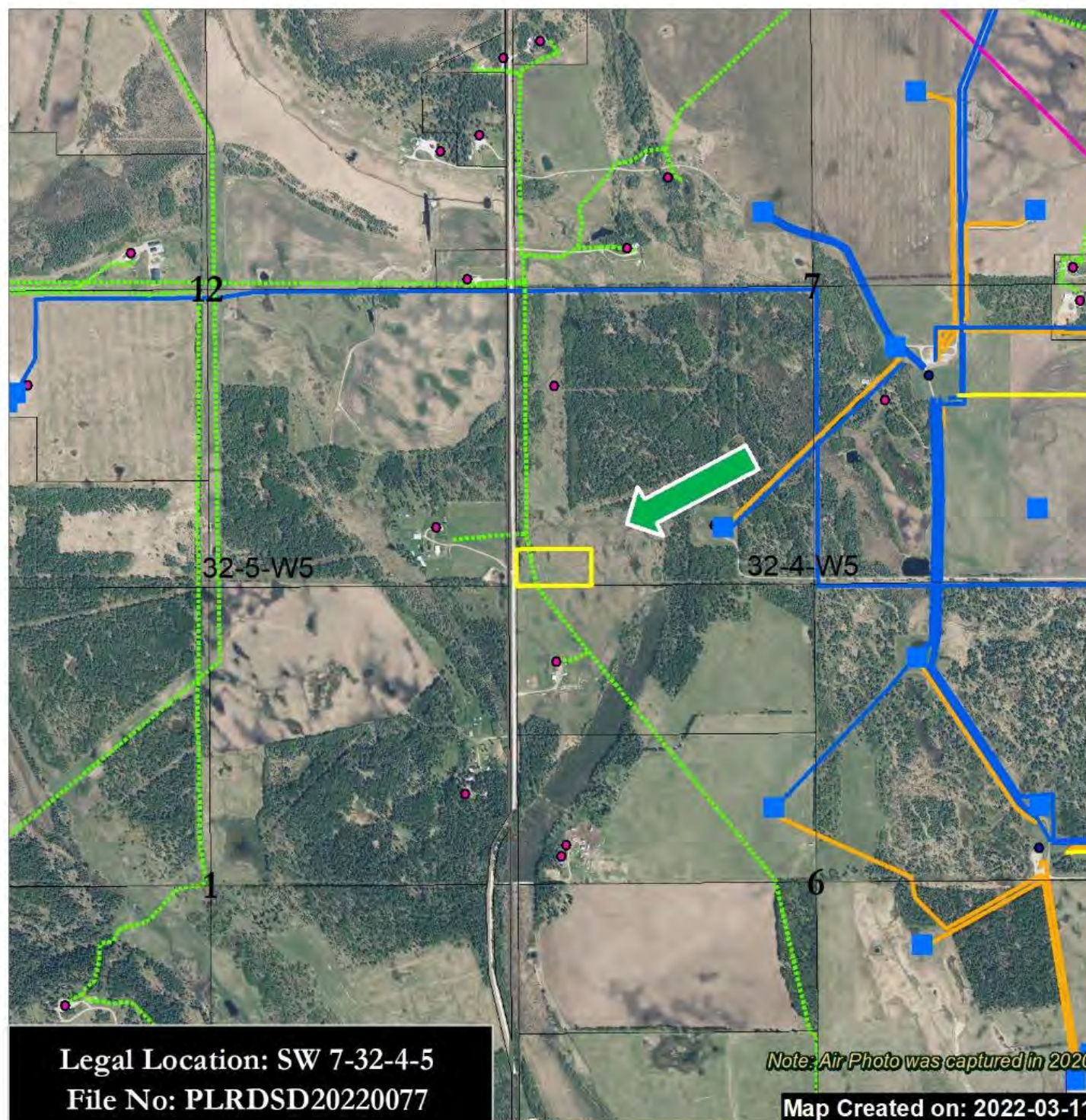
Scale: 1:15,000

Mountain View County

NAD 1983 CSRS 10TM AEP Forest

Projection: Transverse\_Mercator

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







# 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

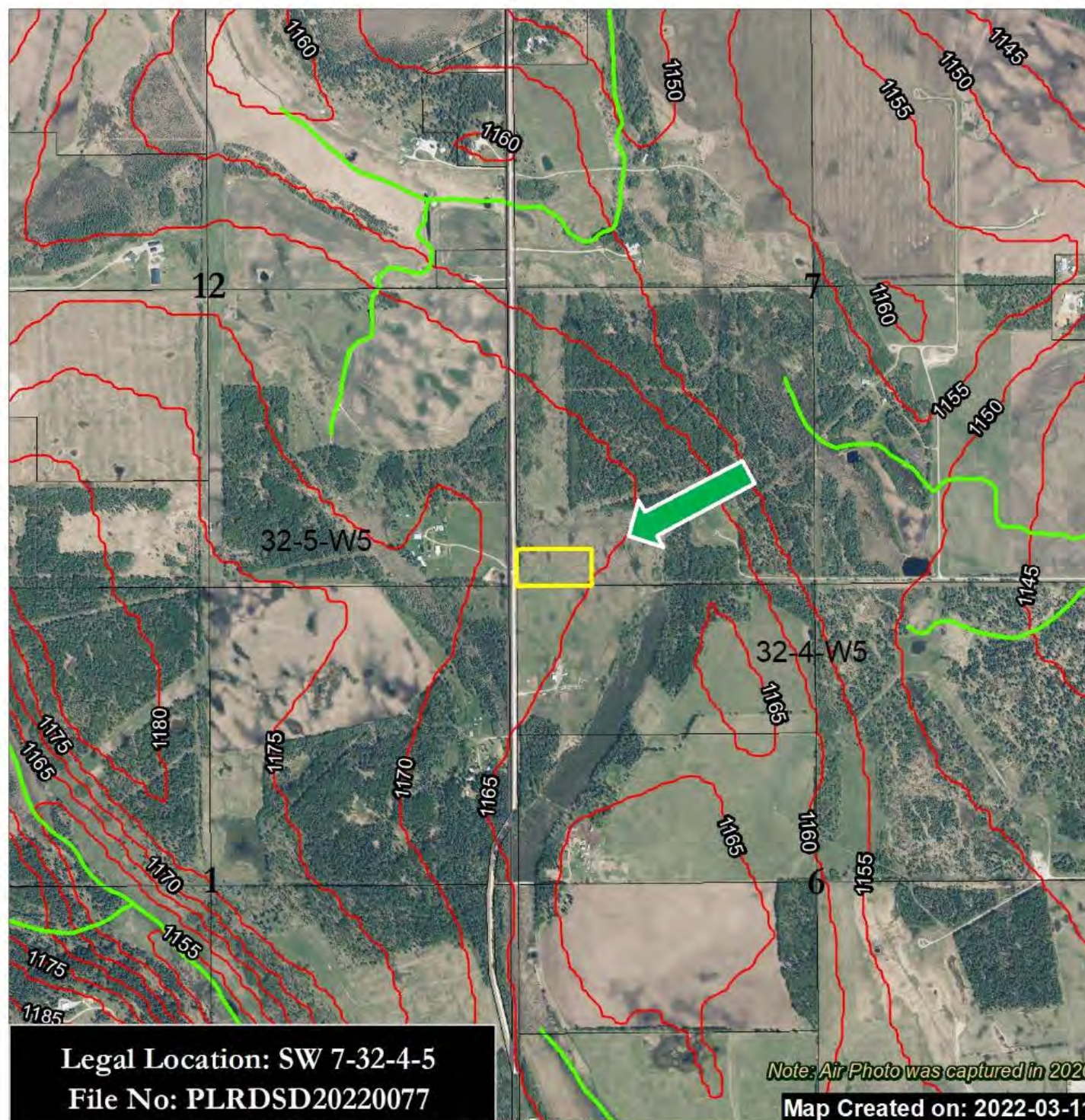


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator







## Mountain View COUNTY

### Site Dimension

#### Legend

- |   |                        |
|---|------------------------|
| Application Location                        | <b>Pipelines</b>       |
| Rural Address                               | === <all other values> |
| <b>Gas Plants, Battery Sites, etc.</b>      | <b>SUBST_A</b>         |
| <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: 1:1,500

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

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



Legal Location: SW 7-32-4-5  
File No: PLRDSD20220077

Note: Air Photo was captured in 2020

Map Created on: 2022-03-11





## 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. \*

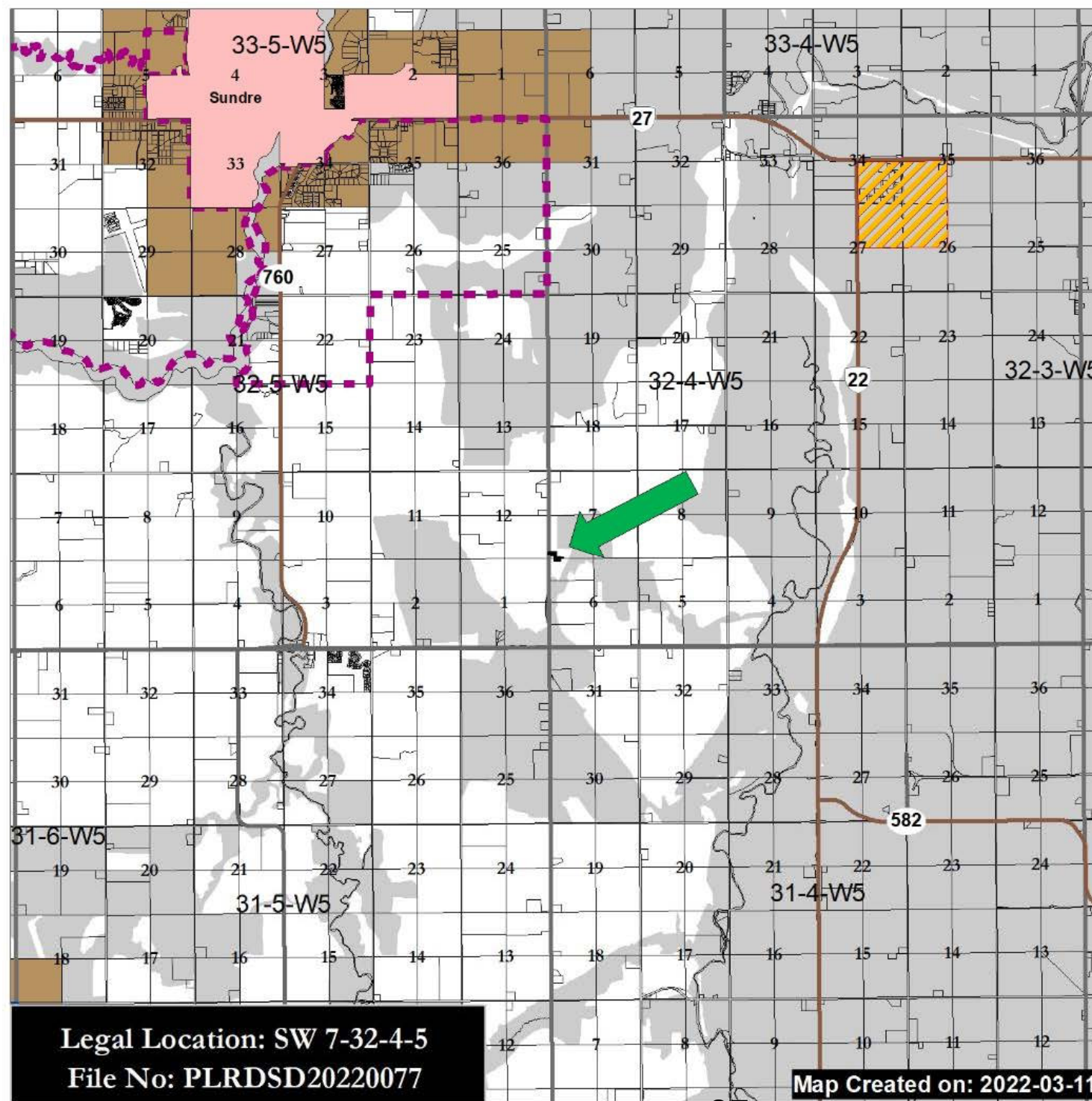


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse Mercator

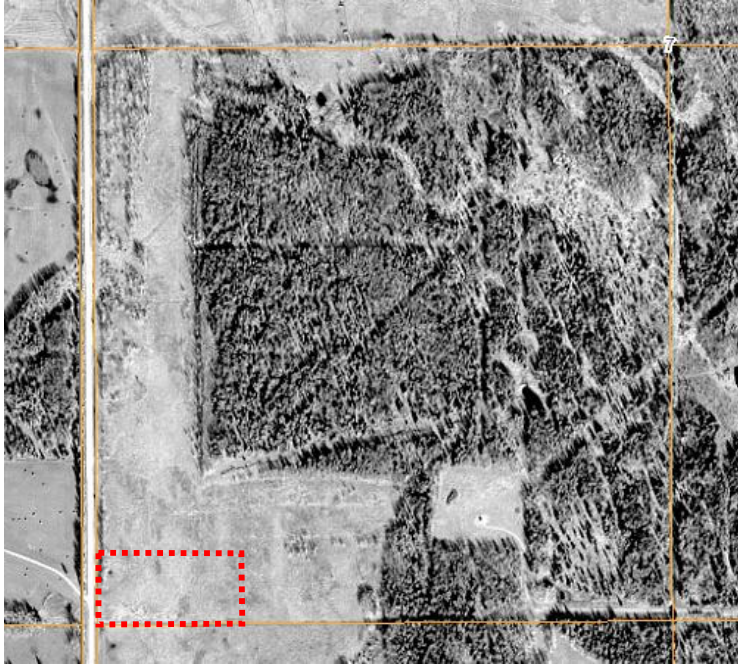






# Historical Aerial Photographs

## SW 7-32-4 W5M



**2005**



**2008**

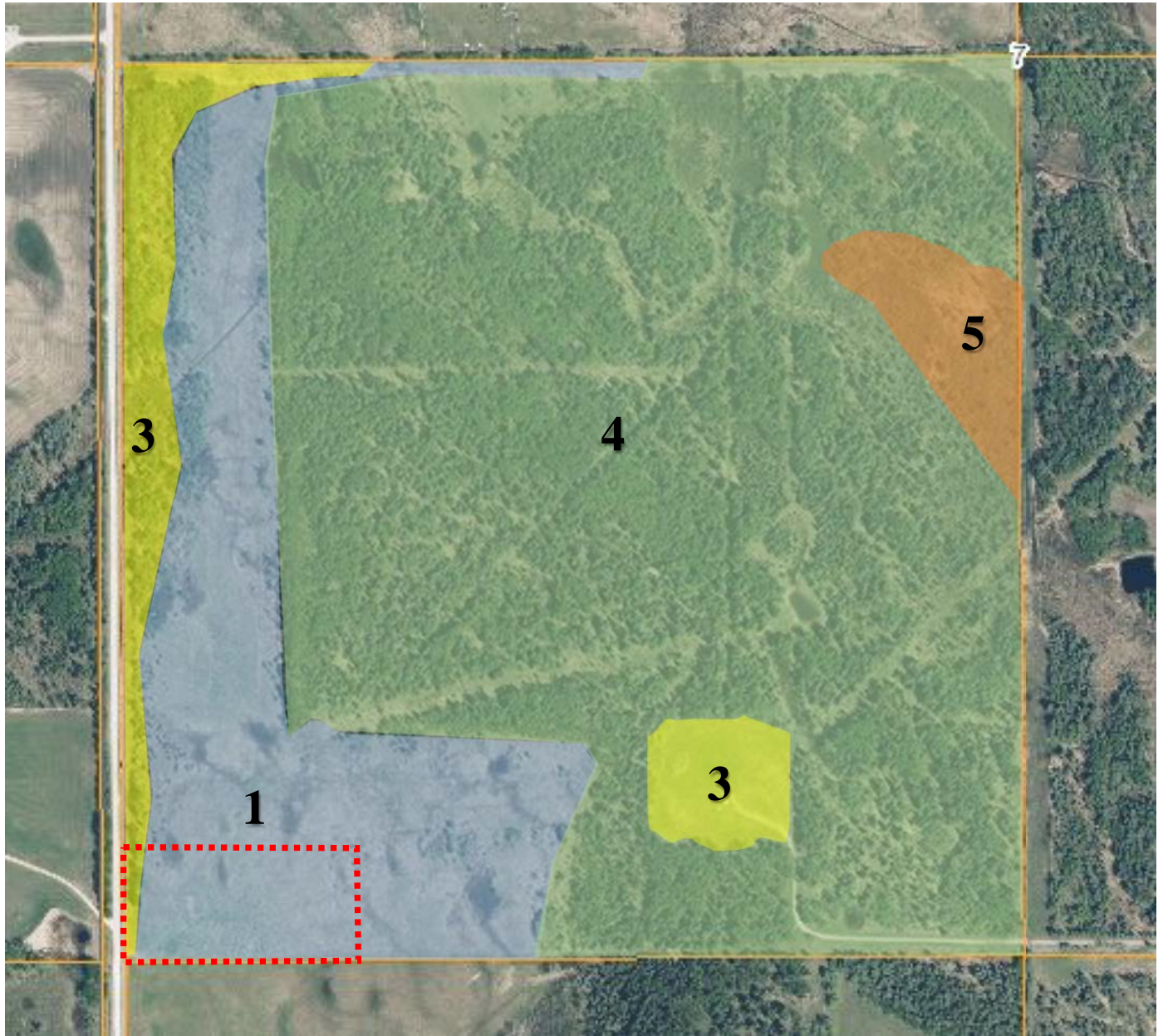


**2014**



**2018**






## Farm Land Assessment: SW 7-32-4 W5M

### Legend

- 1** 41.70 ac – 34.0%  
Fair to Fairly Good Arable
- 3** 10.00 ac – 19.0%  
Poor to Fair Arable
- 4** 98.00 ac – 9.5%  
Good to Very Good Pasture

- 5** 6.00 ac – 6.0%  
Fair to Good Pasture

 Proposal = ±5.00 ac

February , 2022

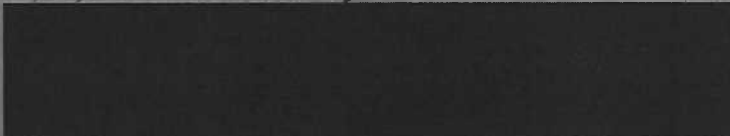
TO WHOM IT MAY CONCERN

This letter is to advise that Micheline Maes approached us to advise us of her intent to subdivide 5 acres as a first parcel out of SW7 - 32 - 4 - W5. The undersigned have no objection to the proposed subdivision.

Sincerely,

A black rectangular redaction box covering the signature of Linda Willison.

*Linda Willison*

A black rectangular redaction box covering the signature of Harold Willison.

*Harold Willison*

February<sup>24</sup>, 2022

TO WHOM IT MAY CONCERN

This letter is to advise that Micheline Maes approached us to advise us of her intent to subdivide 5 acres as a first parcel out of SW7 – 32 – 4 – W5. The undersigned have no objection to the proposed subdivision.

Sincerely,

[Redacted]

Petra Hock

[Redacted]

[Redacted]

Gertrud Bernhardt


[Redacted]

February , 2022

TO WHOM IT MAY CONCERN

This letter is to advise that Micheline Maes approached us to advise us of her intent to subdivide 5 acres as a first parcel out of SW7 – 32 – 4 – W5. The undersigned has no objection to the proposed subdivision.

Sincerely,

A large black rectangular redaction box covering the signature area.A black rectangular redaction box covering the signature area.

*Christine Green*

A long black rectangular redaction box covering the signature area.

## Dolu Gonzalez

---

**From:** Jonathan Wright [REDACTED]  
**Sent:** April 12, 2022 8:55 AM  
**To:** Dolu Gonzalez  
**Subject:** Maes proposed redesignation/subdivision file: PLRDSD20220077

Hello Dolu -

Just writing to you about a concern over the proposed subdivision of Micheline Maes, SW 7-32-4-5 on Range Road 50.

I have been tracking the local grizzly bears for several years now in the Bergen area (we live about a half mile south of this proposal on the 50) and have been getting their DNA analyzed from the many hair samples I've been collecting from the neighborhood. We know from this that there are at least six grizzly bears using a travel corridor north of the Bergen Road that is about 2 kilometers deep here max. They cross the 50 and the 45 from west to east and back but not so much the 44 as their destination is the Grace Feedlot. I continue to monitor them.

Their main trail crosses the 50 just south within 100 meters I would estimate of where Maes is already developing her own place and now there is this current additional proposal from her which I imagine will sit right on top of their trail. This trail is well enough used that segments of it can be seen from Google Earth if you know where to look and such that by setting a remote camera on it adjacent the development area (with landowner permission) I have during peak periods gotten over 40 separate images of various grizzly bears coming and going in a matter of a week, including sows with cubs. That's a LOT of bear activity for anywhere they are found.

You can see how the goals of the varied interest groups out here (let the grizzlies do what they want; pack as many new people into the county as possible) can lead to conflicts of interest and potentially dangerous situations here. So I just thought having this specific knowledge I'd better pipe-in.

Last spring in fact I was tracking a grizzly while Micheline was on her new property with developers. I introduced myself and let them know there was a grizzly right there in her woods (a very popular daily retreat for the bears, by the way) at that very moment and to be careful. She told me she "liked bears" and I offered to fill her in on the habits and travels of the animals in the area and specific to her property for her's and the bear's safety's sake. She took my phone number saying she was eager to talk to me about this but has not followed-up since.

Hopefully the bears will be as enthusiastic about these new folks developing properties right in their path(s) as we always seem to be about developing new properties. I have my doubts they will be, though. I would suggest given the unique and potentially dangerous nature of this situation that before this development be allowed to go through, other bear experts and the official bodies that govern the grizzlies are consulted. I am willing to contribute to this process if you'd like.

Thanks, Dolu -

Jon Wright, Bergen

[REDACTED]

[REDACTED]

## Dolu Gonzalez

---

**From:** Micheline Maes [REDACTED]  
**Sent:** April 25, 2022 12:05 PM  
**To:** Dolu Gonzalez  
**Subject:** Re: Letters Received from Circulation process

Hi Dolu,

Thank you.

With regards to the bear concern, Lorrence and I have taken the time to observe wildlife crossings from July onwards and have noted that moose, deer and black bear are crossing on the ridge halfway on the property.

I have not observed any bears or any bear tracks on the SW corner of the property. We walk the West and Southwest area several times a week. Jon mentioned that he thought they crossed there, which is why I paid special attention. Based on my observations, the tracks and the sightings were North of the proposed SW corner subdivision.

I notified the bear sighting group of the black bear seen running East. This observation was made from my shop door.

On Mon, Apr 25, 2022 at 11:47 AM Dolu Gonzalez <[dgonzalez@mvcountry.com](mailto:dgonzalez@mvcountry.com)> wrote:

# **PLRDSD20220077 – Bylaw No. LU 16/22**

*By: Dolu Mary Gonzalez, Planner*

*June 22, 2022*

<b>APPLICANT:</b>	<b>MAES, Micheline</b>
<b>LANDOWNER:</b>	<b>MAES, Micheline</b>
<b>LEGAL:</b>	<b>SW 7-32-4-W5M</b>
<b>DIVISION:</b>	<b>4</b>
<b>ACRES:</b>	<b>160.0 acres</b>

## **PROPOSED REDESIGNATION**

To Redesignate from Agricultural District (A) to Country Residential District (R-CR) an approximate five point zero zero (5.00) acres within an existing 160.0 acre parcel.





# Mountain View COUNTY

## Site Sketch - Redesignation

### Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- ▨ AltaLink Powerline Buffer (30m)
- ▭ Proposed Redesignation Boundary
- Wells**
- ▨ SUSPENDED WATER DISPOSAL (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

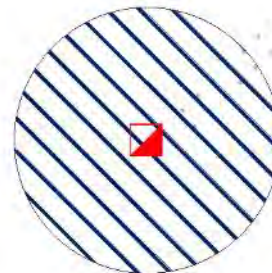
NOTE: For Exact Wells Classification review its Attribute Table or Contact AER

Proposed Area to be Redesignated from  
Agricultural District (A) to  
Country Residential District (R-CR)  
five point zero zero (+/- 5.00) acres

32-4-W5

32-5-W5

+/-202.3m  
+/-100m  
+/-202.3m  
+/-100m



Legal Location: SW 7-32-4-5

File No: PLRDSD20220077

36 Map Created on: 2022-03-11





## 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

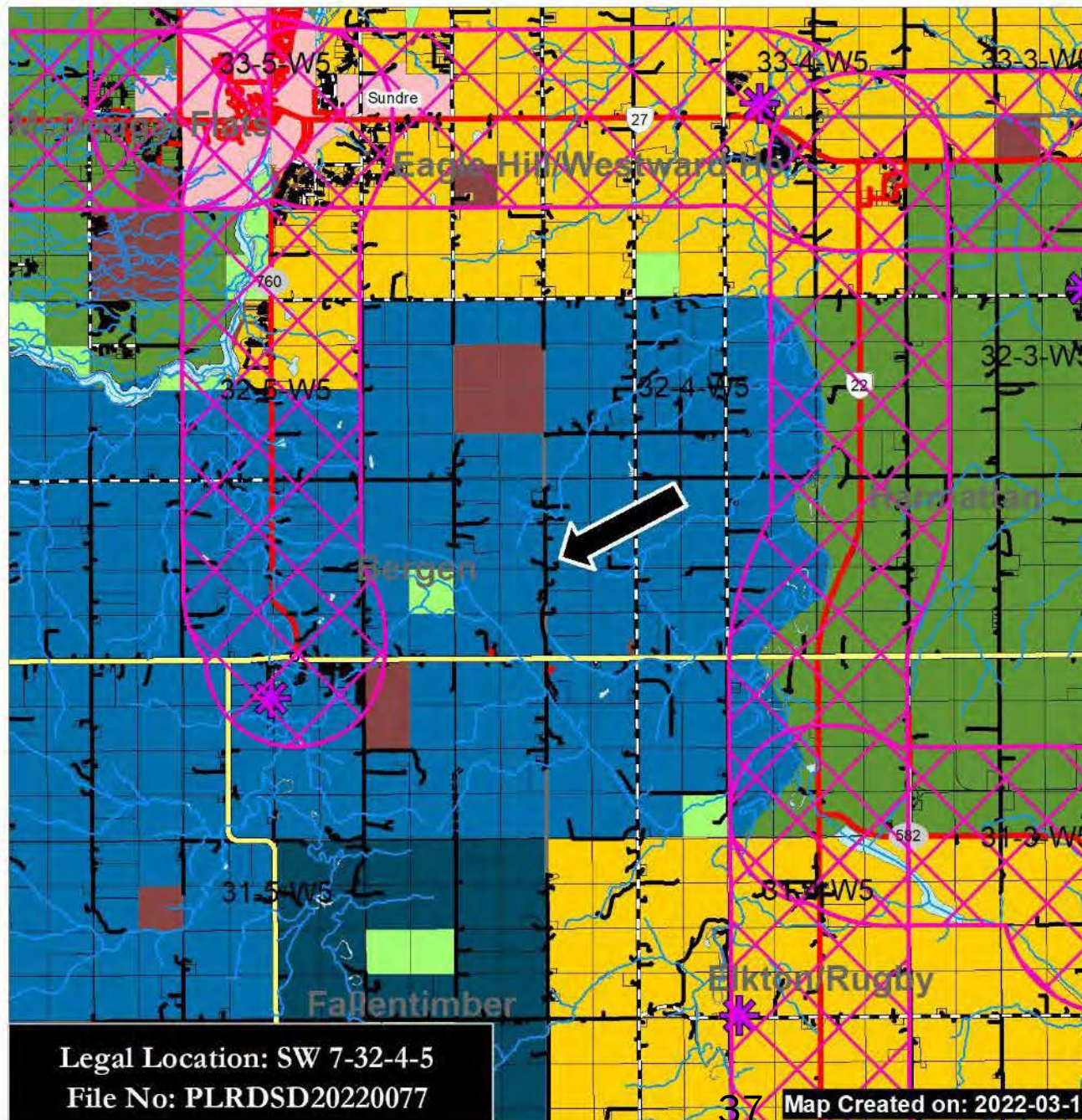


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



Legal Location: SW 7-32-4-5

File No: PLRDSD20220077

Map Created on: 2022-03-11





# Mountain View COUNTY

## Location, Land Use, Ownership & Circulation

### Legend

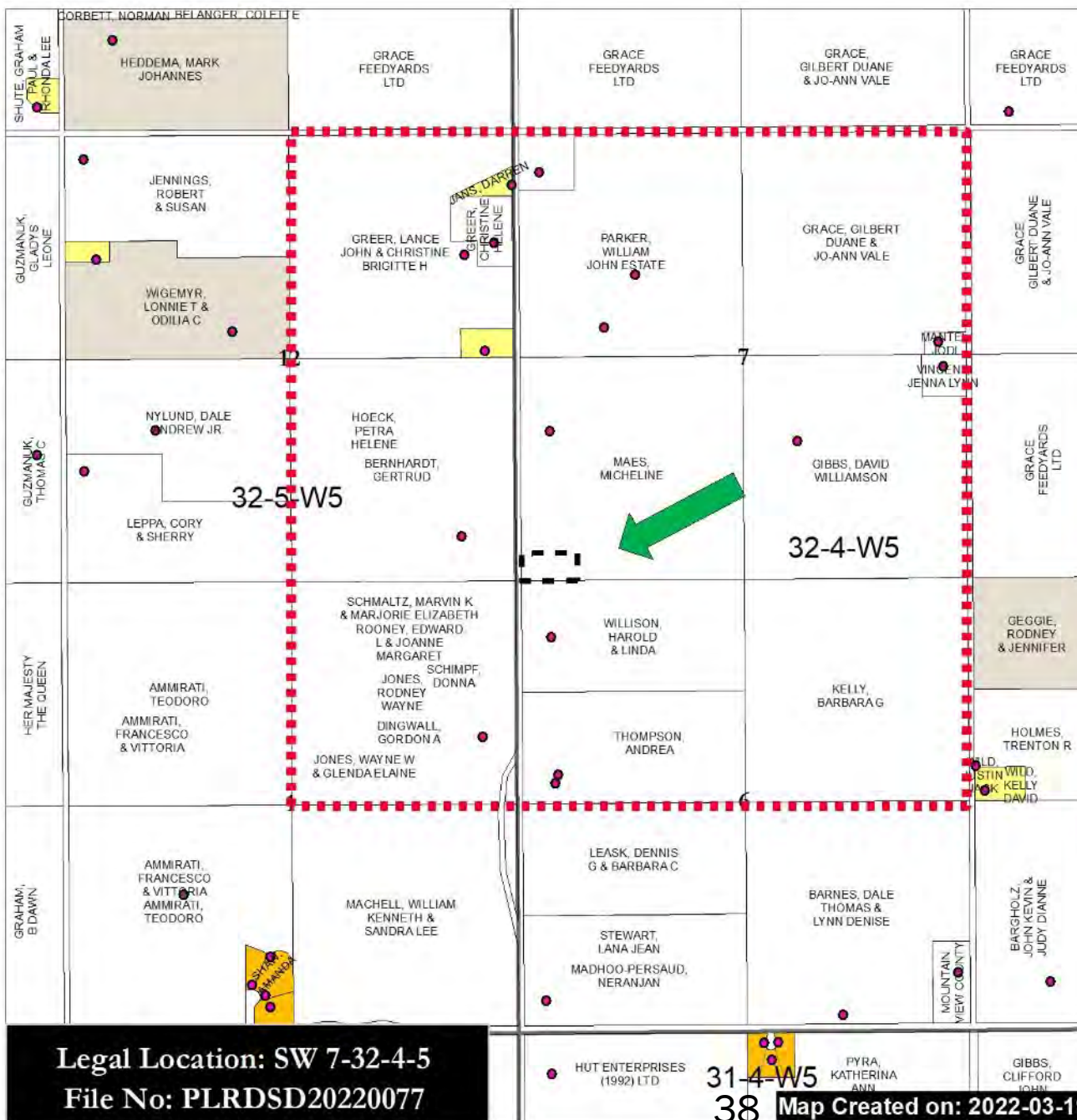
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (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



Legal Location: SW 7-32-4-5  
File No: PLRDSD20220077

31-4-W5  
38

Map Created on: 2022-03-11





## 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

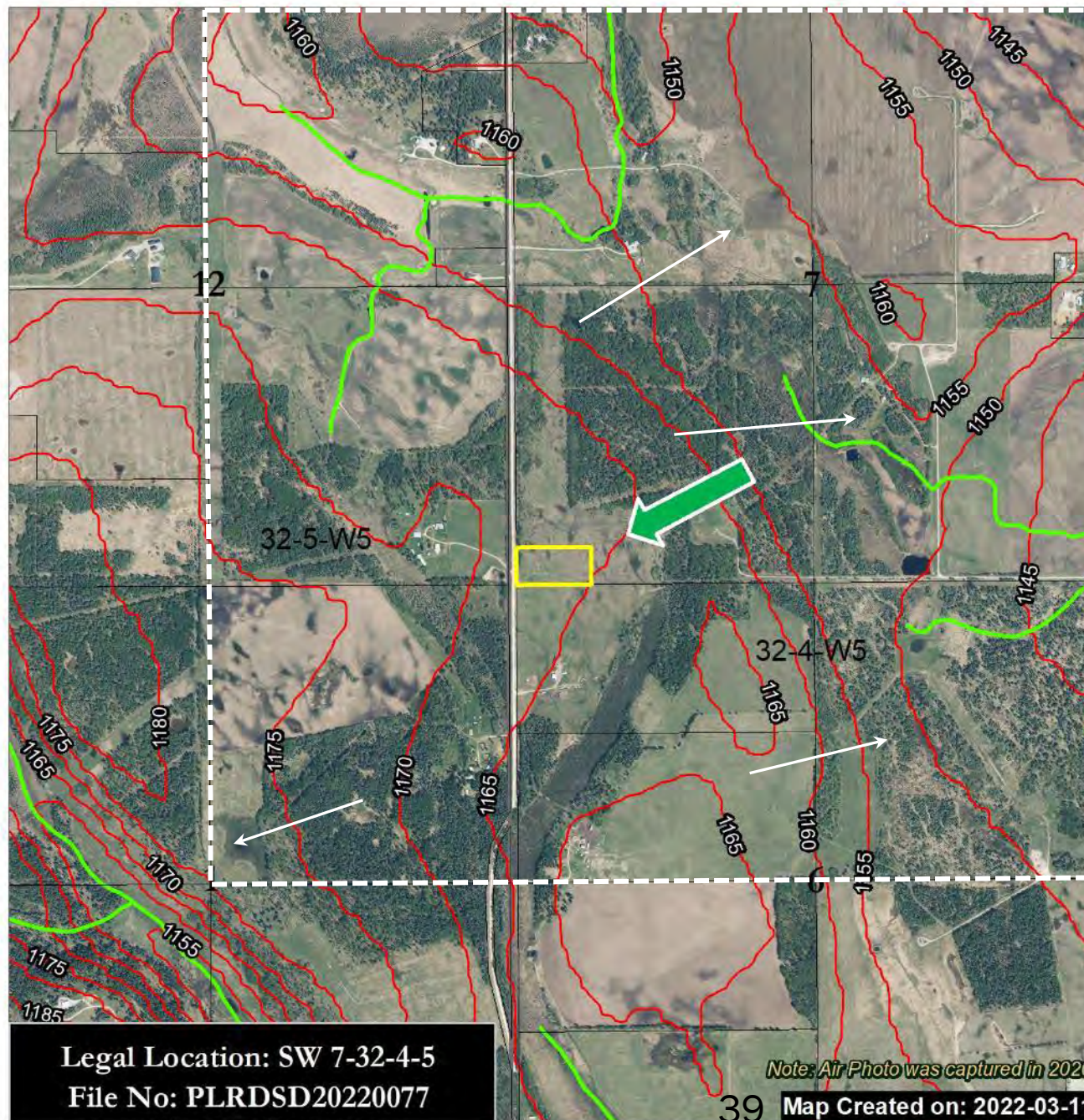


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



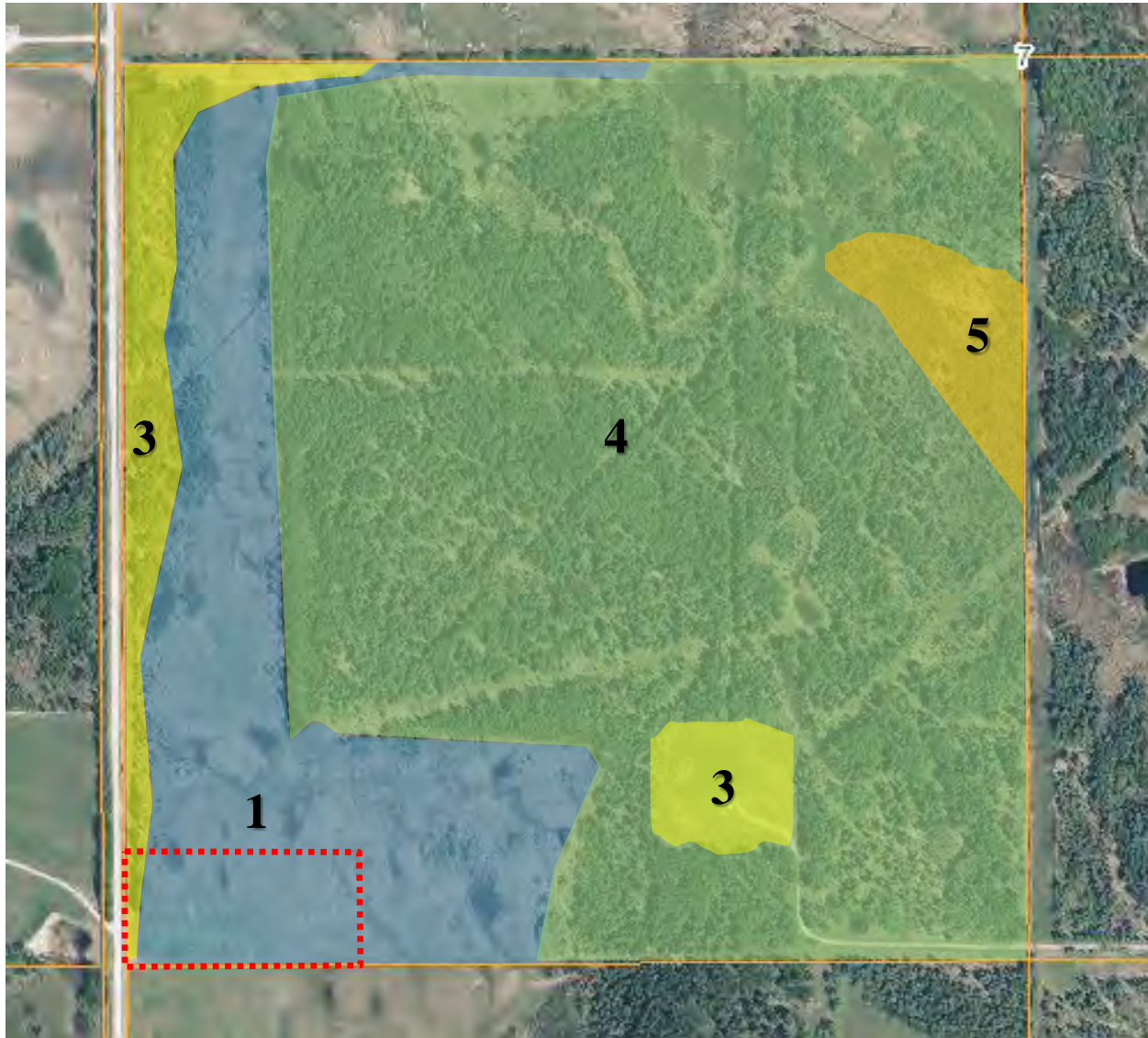
Legal Location: SW 7-32-4-5  
File No: PLRDSD20220077

Note: Air Photo was captured in 2020

39 Map Created on: 2022-03-11



# Farm Land Assessment: SW 7-32-4 W5M



**Mountain View**  
COUNTY

## Legend

- 1** 41.70 ac – 34.0%  
Fair to Fairly Good Arable
- 3** 10.00 ac – 19.0%  
Poor to Fair Arable
- 4** 98.00 ac – 9.5%  
Good to Very Good Pasture
- 5** 6.00 ac – 6.0%  
Fair to Good Pasture

 Proposal = ±5.00 ac





# Canada Land Inventory



## Soils

1	5
2	6
3	7
4	0



File No. PLRDSD20220077  
Legal: SW 7-32-4-5

# AGRASID Land Suitability Rating System



## Description

Variable	Value
(Spring Grains)	4H(9) - 5W(1): undulating – high relief
(Spring Grains)	4H(9) - 5W(1): undulating – low relief

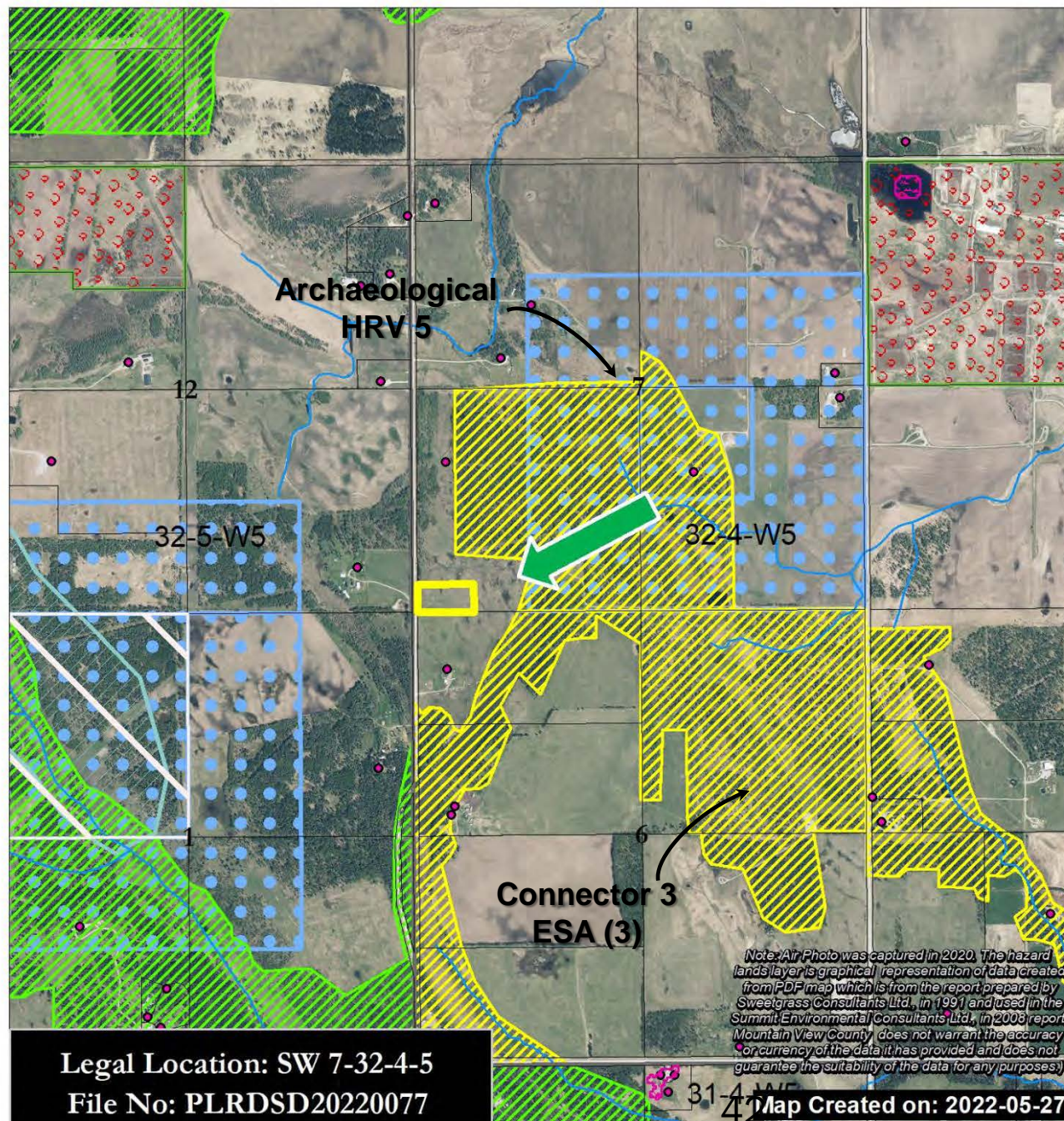
File No. PLRDSD20220077  
Legal: SW 7-32-4-5





# Mountain View COUNTY

## Environmental Scan



### Legend

- Floodway
- Flood Fringe
- 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-Palaeontological 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

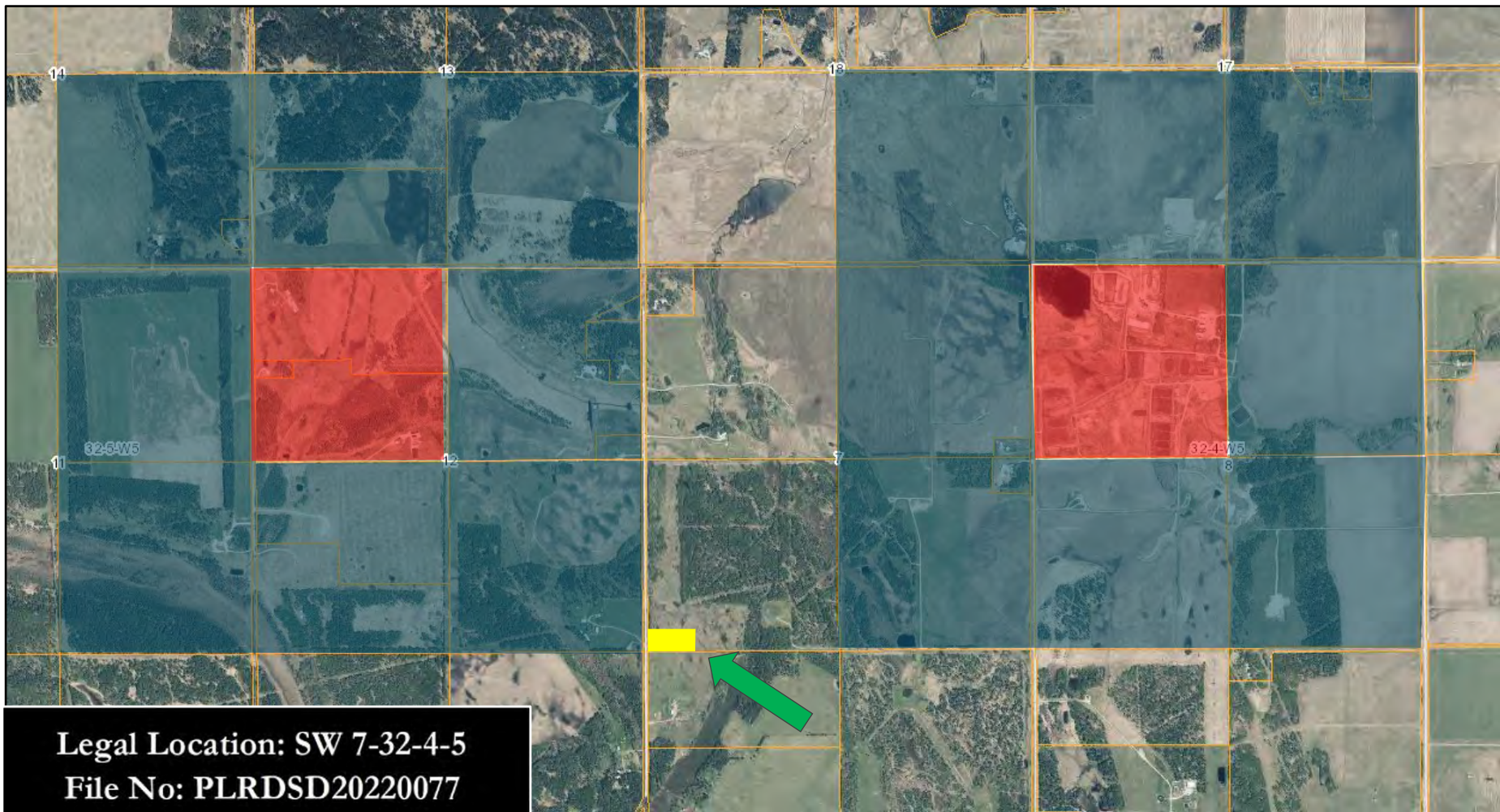


0 50 100 200 300 400 500 600 700 800  
Meters

Scale: 1:20,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator





## 800 m Buffer from Confined Feeding Operations

### Legend



NRCB Approved  
CFO (per quarter)



Proposed Redesignation &  
Subdivision Application



MDP 800 m buffer





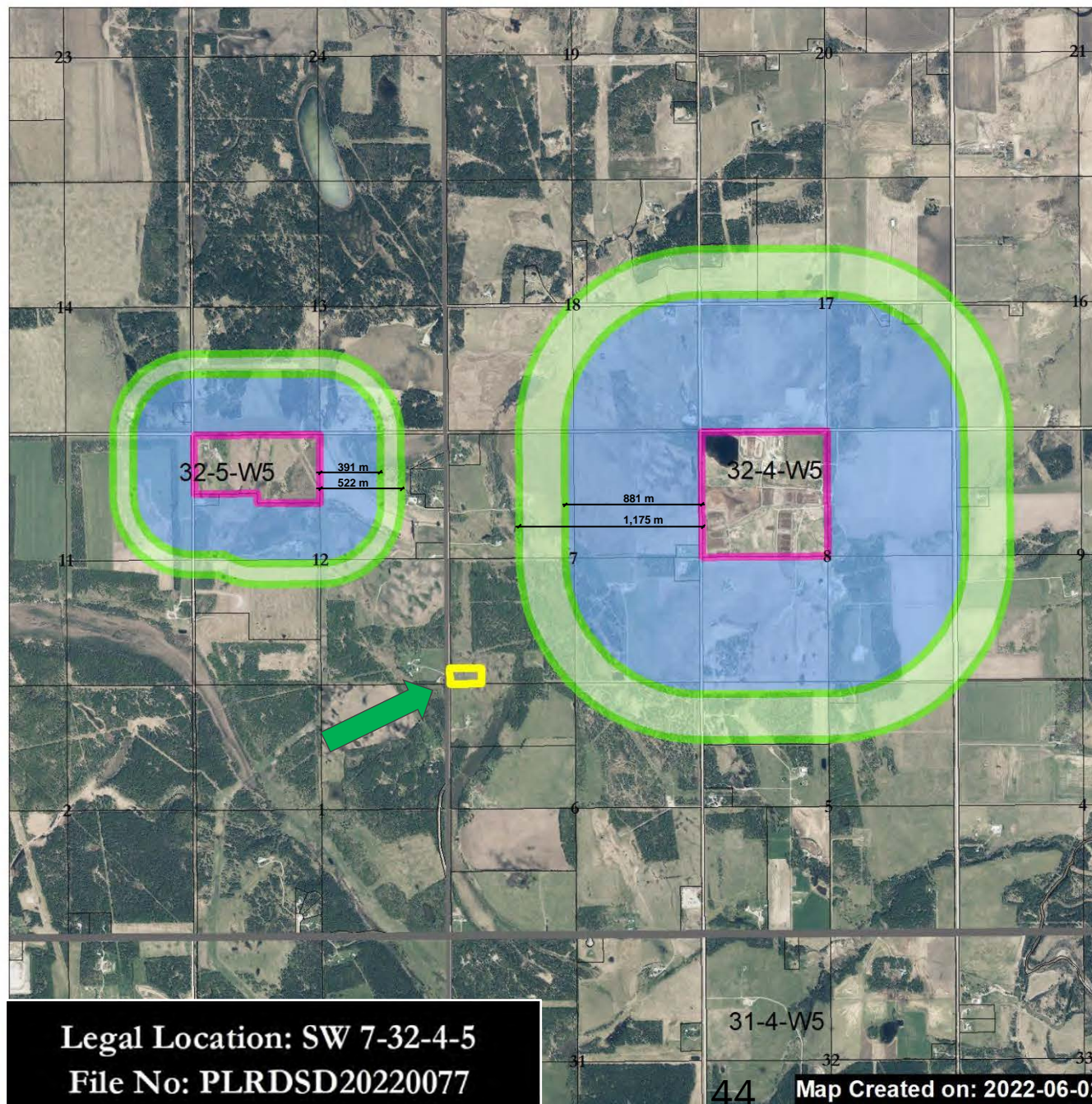
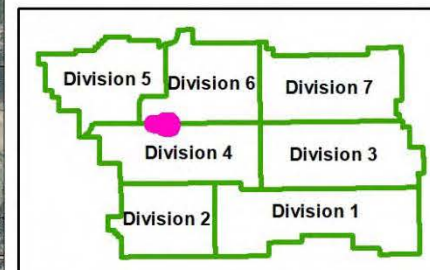


**Mountain View**  
COUNTY

## CFO Minimum Distance Separation

### Legend

-  Proposal
-  NRCB Approved CFO
-  Category 1
-  Category 2



0 250 500 1,000 1,500 Meters

Scale: 1:35,264

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator





## Mountain View COUNTY

### Well & Pipeline Facilities

#### Legend

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

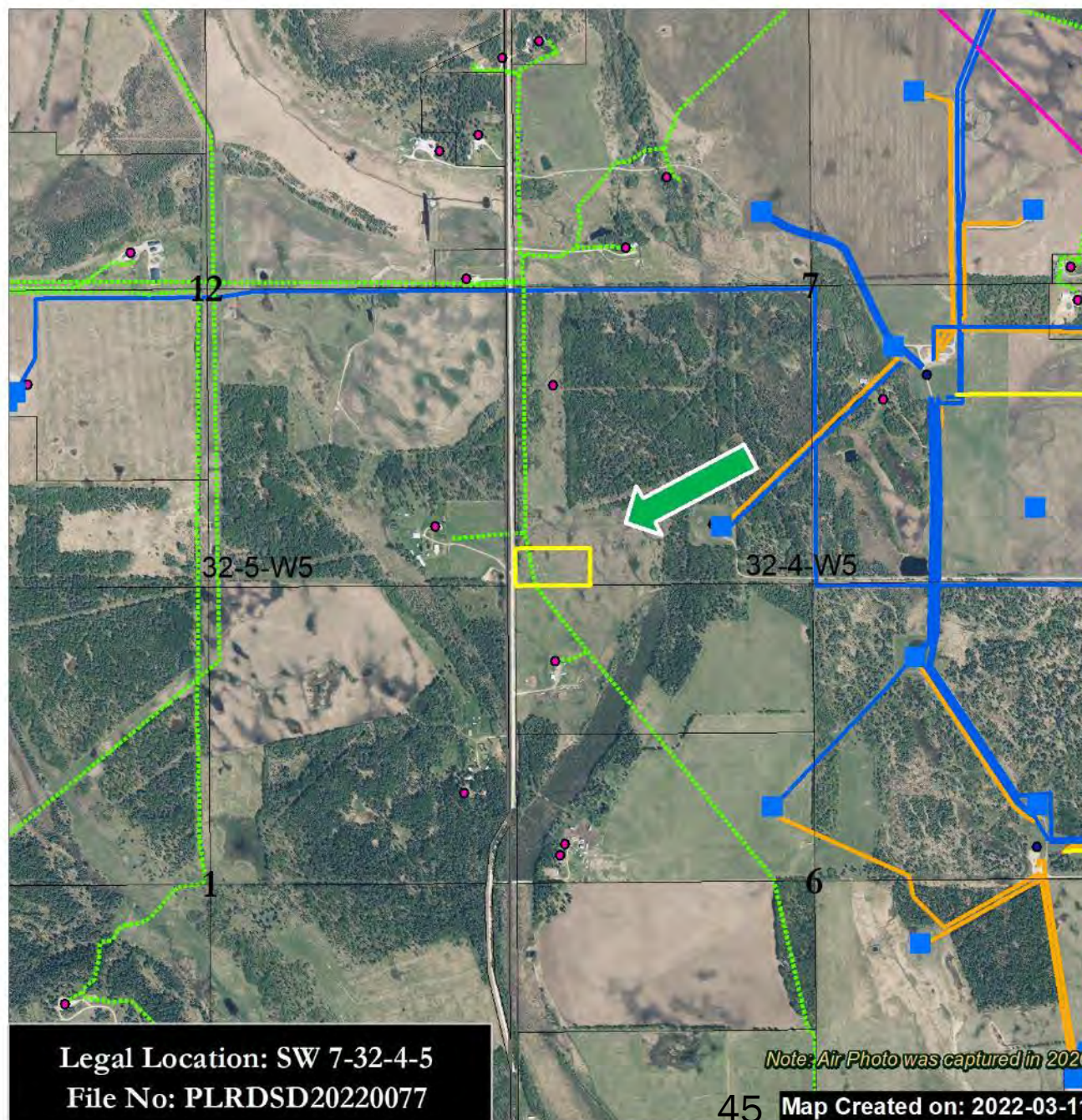


0 125 250 500 Meters

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: SW 7-32-4-5

File No: PLRDSD20220077

Note: Air Photo was captured in 2020

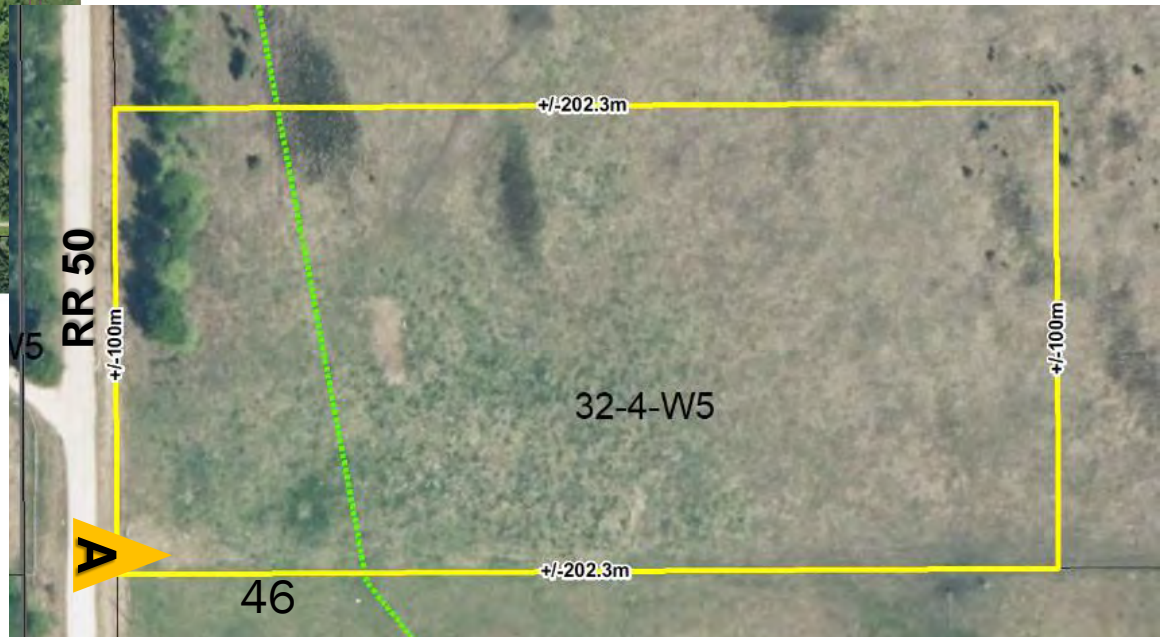
45 Map Created on: 2022-03-11



# Proposal: Country Residential District

## REASONS FOR 5 ACRES VS. 3 ACRES:

*Nature of parcel: there are many springs and shallow ground water areas that would prevent a person from building. While we are in a relatively dry period now, during wet periods parts of this parcel would be swamp.*



## Agricultural Preservation Area

- First parcel out may be supported subject to redesignation approval compliant with LUB (**S. 3.3.5**)
- Maximum two (2) title lots (**S. 3.3.6**)
- Redesignation complaint with LUB (**S. 3.3.8**)
- 2.0 - 3.0 acres in size for residential parcels (up to 5.0 ac) (**S. 3.3.13**)



**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. \*

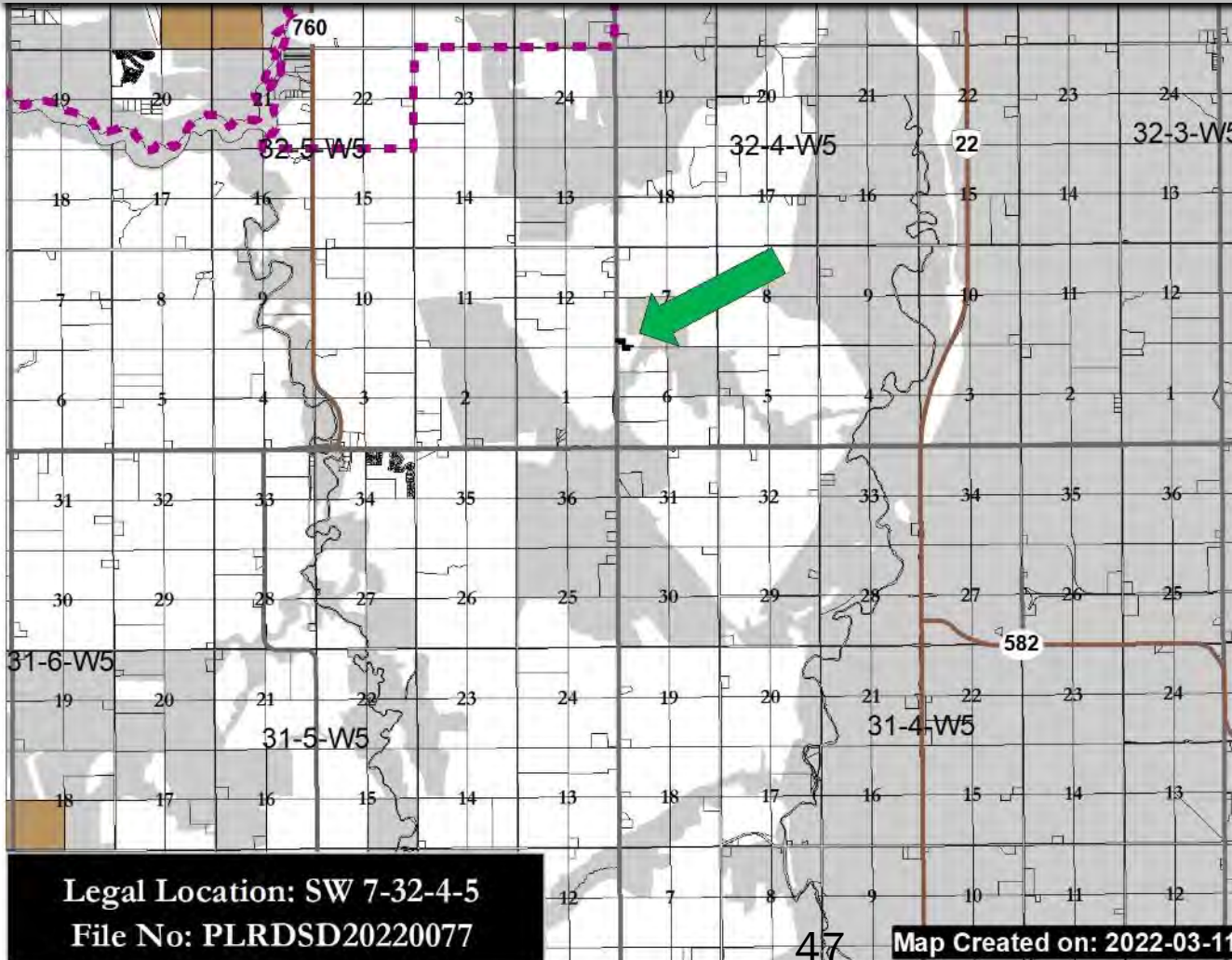


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

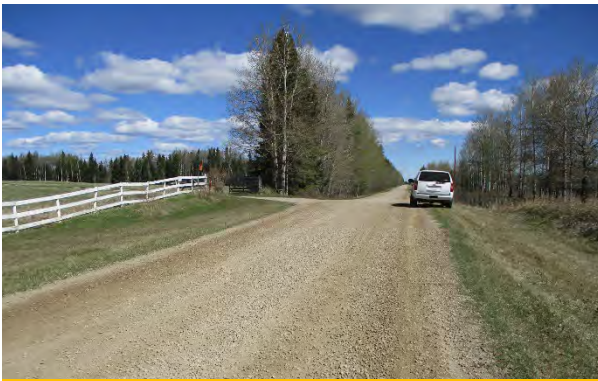
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse Mercator





# Road and Access: Proposal

Range Road 50



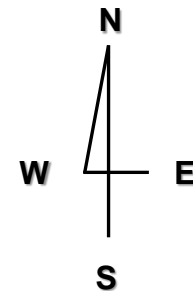
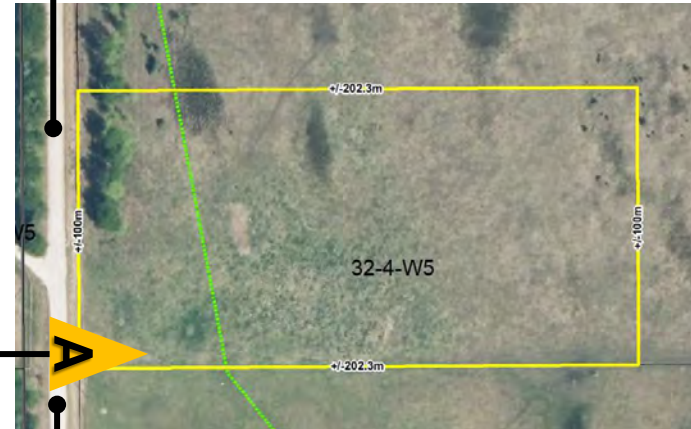
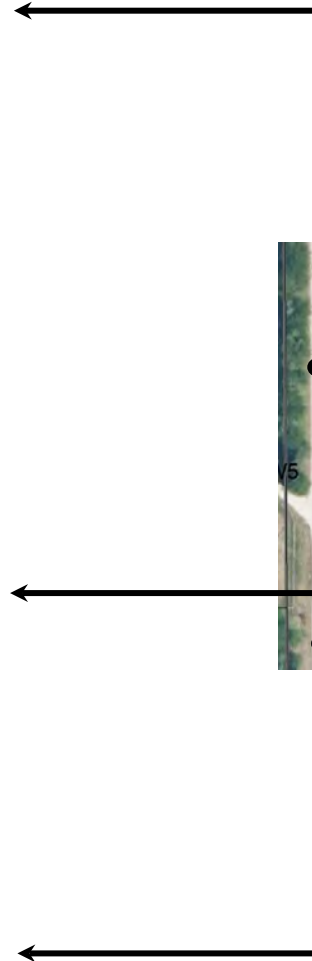
**NORTH**



**APPROACH**



**SOUTH**

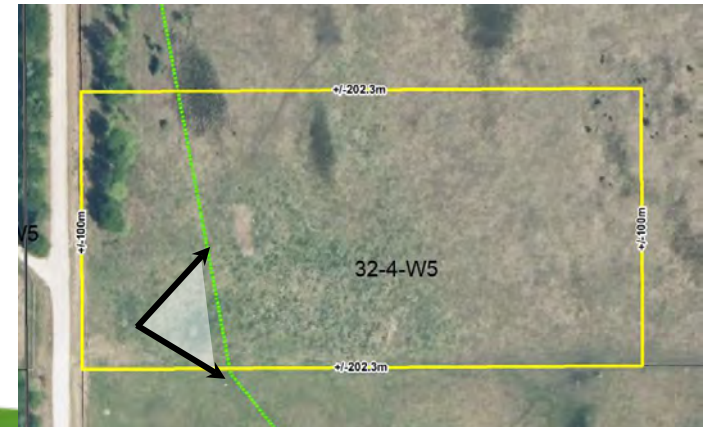
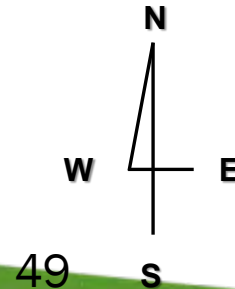




# Proposal: Westerly Area



Looking East Across the Proposed Area

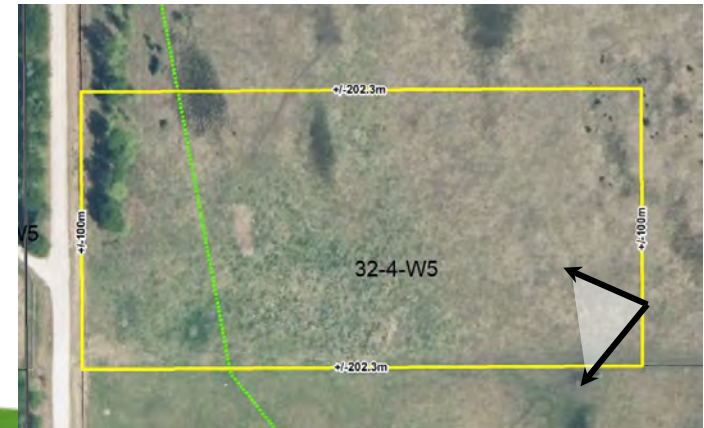
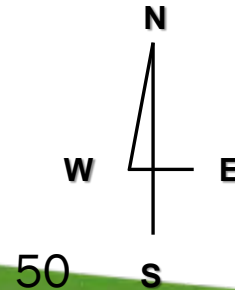




# Proposal: Easterly Area



Looking West Across the Proposed Area

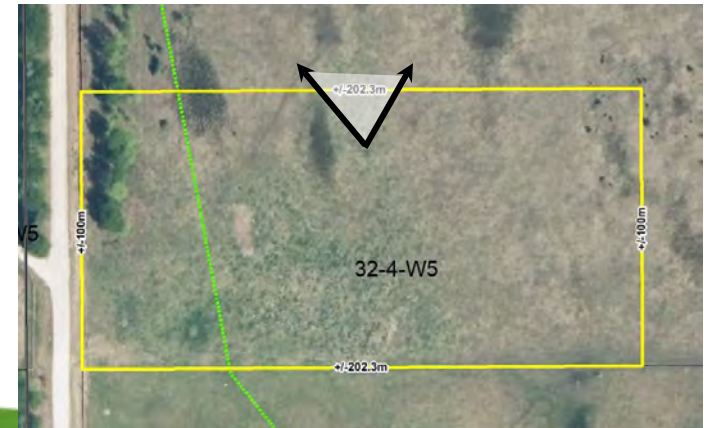
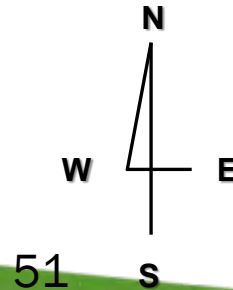




# Proposal: Northern/ Central Area



**Looking North Across the Proposed Area**



# Administrative Position

The Planning and Development Department supports Approval for PLRDSD20220077, within the SW 7-32-4 W5M for the following reasons:

1. The proposal complies with the policies of the Municipal Development Plan.
2. The proposal is deemed suitable for the intended use as Country Residential District compliant with the regulations of the Land Use Bylaw.
3. There are no outstanding technical matters.
4. The proposal will not negatively impact the surrounding agricultural community.



## 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 18/22  
SUBMISSION TO: Council Meeting  
MEETING DATE: June 22, 2022  
DEPARTMENT: Planning and Development Services  
FILE NO.: PLRDSD20220093  
LEGAL: NW 4-32-5-5

REVIEWED AND APPROVED FOR SUBMISSION  
CAO: MANAGER:  
DIRECTOR: MB PREPARER: RP  
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 18/22 which proposes to amend Bylaw No. 21/21, being the Land Use Bylaw (LUB), by redesignating an approximate two point three three (2.33) acres within NW 4-32-5-5 from Agricultural District (A) to Country Residential (1) District (R-CR1).

### Application Overview:

Applicant	WRAYTON, Jamie
Property Owner	WRAYTON, Jamie
Title Transfer Date	July 30, 2007
Existing Parcel Size	137.2 acres
Purpose of redesignation	The applicant would like to create a new residential parcel surrounding an existing dwelling site for his daughter and her family. The applicant is constructing a new dwelling within the balance of the quarter, south of the proposed parcel.
Division	4
Rural Neighbourhood/Urban Centre	Bergen
Bylaw given first reading	May 25, 2022
Bylaw advertised on	June 07, 2022, and June 14, 2022

### Key Dates, Communications, and Information:

Application Submitted	March 04, 2022
Application Circulation Period	March 28, 2022, to April 27, 2022
Supportive Information Requested/Submitted	None
Application Revised from Submission	No
Communications Received from Referrals	<p><u>Alberta Transportation (AT)</u>: The requirements of Sections 14 and 15 of the Regulation has been met. Any appeals can be heard by the SDAB.</p> <p><u>AltaLink</u>: No comments received.</p> <p><u>Chinook's Edge School Division</u>: No comments received.</p> <p><u>Environmental Public Health</u>: No comments received.</p> <p><u>EQUUS</u>: <i>Utility Right of Way must be registered before the land is subdivided.</i></p> <p><u>Fortis Alberta</u>: <i>No easement is required.</i></p> <p><u>Foothills Gas Co-op Ltd</u>: No objections to the subdivision.</p> <p><u>Sundre Fire Department</u>: No comments received.</p> <p><u>Telus Communications</u>: <i>No objection.</i></p>

	<u>NAL Resources Ltd.</u> : No comments received. <u>Whitecap Resources Inc.</u> : No comments received. <u>Adjacent Landowners</u> : No comments received.
Objections Received and Addressed	N/A

#### Applicable Directions, Policy and Regulations:

Intermunicipal Development Plan	Not in an IDP area.
Municipal Development Plan (MDP) Bylaw No. 20/20	<p>According to Figure 3 Growth Management Conceptual Strategy, this property is within the Potential Multi-Lot Residential Development Area.</p> <p><b>4.0 Residential Land Use Policies</b></p> <p>4.3.1 Land Use Redesignation shall be required for new rural residential subdivision/development.</p> <p>4.3.2 Land Use Redesignation and Subdivision applications shall be submitted simultaneously for consideration.</p> <p>4.3.3 Low density residential subdivision/development of up to three (3) titled lots, retaining the balance of the quarter as the fourth (4th) title, including single lot applications beyond the first parcel out, may be supported if the following criteria are met:</p> <ol style="list-style-type: none"> <li>Low density residential subdivision should only be permitted if the landowner has held title to the quarter section for at least five (5) years and the location of new lots should be directed to the least productive site on the quarter section.</li> <li>Low density residential subdivision (up to three (3) lots with the balance of the quarter as the fourth lot) should generally occur within the areas identified as Potential Multi-lot Residential Development Areas within Figure 3 – Growth Management Conceptual Strategy.</li> <li>The subdivision shall not result in more than four (4) titles in the quarter section.</li> <li>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.</li> <li>The minimum lot size is two (2) acres (0.81 ha). Parcel sizes should be two (2) to three (3) acres (0.81 to 1.21 ha) however, larger lots may be considered (up to a maximum of five (5) acres (2.02 ha)) where setbacks, topography and easements prevent the creation of reasonable building envelopes.</li> <li>Lands in the Potential Multi-Lot Residential Development Area that are considered high quality forage lands shall not be subdivided for low density residential development. A site assessment will be done on the proposed area of subdivision looking at the permanent limitations to productivity on the property. The evaluation will include consultation with the Canadian Land Inventory (CLI) and Agricultural Regions of Alberta Soil Inventory</li> </ol>

	<p>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.</p> <ul style="list-style-type: none"> <li>h. The development should be located on the periphery of the quarter section to minimize access roads, to discourage panhandle roads, and to minimize the use of agricultural land for roads.</li> <li>k. Residential development shall be designed in accordance with the County's access management policy.</li> <li>m. The subdivision shall not result in more than the maximum allowable dwelling units per quarter section as set out in the Land Use Bylaw.</li> </ul> <p><b>10.0 Reserve Lands</b></p> <p>10.3.2 The full 10% reserve allowable under the Municipal Government Act will be taken to ensure the recreational and operational needs of the community are met.</p> <p>10.3.6 All cash-in-lieu for municipal reserves shall be paid to the County to be held and used for the same purposes as municipal reserve land could be used.</p>
<p>Bergen Area Structure Plan Bylaw No. 03/15</p>	<p>According to Figure 6 Bergen Land Use Policy Areas map, this property is within the Agriculture Land Use Policy Area.</p> <p><b>6.3 Agriculture</b></p> <ul style="list-style-type: none"> <li>6.3.1 The use of land within the Agriculture area will be primarily for agricultural operations.</li> <li>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.</li> <li>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.</li> </ul> <p><b>7.4 Residential Development</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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: <ul style="list-style-type: none"> <li>(a) The subdivision shall not result in more than three (3) titled lots with the balance of the quarter as the fourth titled lot.</li> </ul> </li> </ul>

	<p>(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)</p> <p>(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.</p> <p>(d) The lots shall be concentrated in an area that allows the balance of the quarter section to remain in agricultural operation.</p> <p>(e) The development should be proposed adjacent to any existing residential development or approved subdivision on contiguous neighbouring quarter sections.</p> <p>(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.</p>
Land Use Bylaw No. 21/21	<p><b>9.1. Aerodrome Protection Zone Overlay</b></p> <p>1. The purpose of the Aerodrome Protection Zone Overlay is to reflect the extent of the noise exposure forecast areas, and height limitations affecting aerodrome in the County.</p> <p>2. Note: Since there are no federally registered Aerodrome Protection Zone Overlays for Sundre Airport, the Aerodrome Protection Zone Overlay shall encompass all lands within the Outer Surface and Flight Glide Path as shown on Map 3, Schedule 2a.</p> <p><b>11.1 Agricultural District (A)</b>  <b>Purpose:</b> To accommodate and promote agriculture land uses on larger parcels while having regard for the rural, agricultural character of the area.  <b>Parcel Area:</b> Minimum 80.0 acres</p> <p><b>12.2 Country Residential (1) District (R-CR1)</b>  <b>Purpose:</b> To accommodate clustering of residential uses on smaller parcels that encourage the preservation of ecologically significant areas, historical sites, and agricultural land.  <b>Parcel Area:</b> Minimum 2.0 ac; Maximum 2.99 ac.</p>
Policy and Procedures	N/A

#### DISCUSSION:

##### Land Use and Development:

Predominant Land Use on property	The predominant land use within the subject quarter is agricultural. There is also a residential site.
Predominant development on property	The proposal contains a dwelling, a shed, a greenhouse and a children's playhouse. The balance of the quarter contains a farm building, a chicken coop, paddocks, an animal shelter, a few sheds and a travel trailer. The landowner also intends on

	constructing a new dwelling south of the proposed parcel. There is also some development related to oil and gas activity.															
Oil and gas facilities on property/adjacent	<p>Oil and gas facilities within the subject quarter consists of two operating natural gas pipelines. One of these pipelines runs along the west side of the subject quarter and proposal area. The second pipeline is located over 130 metres north of the proposal. There is also a Foothills Natural Gas Co-op Line that is used to service the surrounding residential sites.</p> <p>There are also a few other oil and gas facilities surrounding the subject quarter and are summarized in the table below:</p> <table><tr><th>Amount</th><th>Type of Facility</th><th>Facility Status</th></tr><tr><td>1</td><td>Oil Well</td><td>Pumping</td></tr><tr><td>1</td><td>Oil Well Effluent Pipeline</td><td>Operating</td></tr><tr><td>2</td><td>Battery Site (Regulation Station)</td><td>2 Operating;</td></tr><tr><td>1</td><td>Battery Site (Gas Gathering System)</td><td>Active</td></tr></table> <p>The closest facility from the neighbouring quarters is an operating battery site located in the quarter to the north (SW 9-32-5-5). This facility is over 430 metres north of the proposal.</p>	Amount	Type of Facility	Facility Status	1	Oil Well	Pumping	1	Oil Well Effluent Pipeline	Operating	2	Battery Site (Regulation Station)	2 Operating;	1	Battery Site (Gas Gathering System)	Active
Amount	Type of Facility	Facility Status														
1	Oil Well	Pumping														
1	Oil Well Effluent Pipeline	Operating														
2	Battery Site (Regulation Station)	2 Operating;														
1	Battery Site (Gas Gathering System)	Active														
Surrounding land uses	<p>The subject quarter is predominantly surrounded by agricultural zoned land. Five of the neighbouring quarter sections are currently unsubdivided, two have two titles and one has three titles. The quarters to the northeast (SE 9-32-5-5) and southeast (SE 4-32-5-5) each contain one residential zoned lot. The quarter to the southwest (SE 5-32-5-5) contains the Bergen Missionary Church Fellowship, which is zoned Institutional, Educational &amp; Cultural District (S-IEC).</p> <p>The subject quarter has already had one 22.8 acre agricultural parcel that was subdivided in 1992, which also contains one residential site.</p> <p>The east portion of the subject quarter is within the Sundre Airport's glide path as identified in the Land Use Bylaw; however, the proposal is located outside of the glide path. The subject quarter is over 4.9 kilometres southeast of the Sundre Airport.</p>															
Proximity to utilities	The proposal contains an established residential site with existing utilities.															

#### Physical and Natural Features:

Waterbodies and wetlands on property	There are no waterbodies, streams or wetlands that have been identified within the subject quarter. Fallentimber Creek meanders in the quarters to the southeast (SE 4-32-5-5), east (NE 4-32-5-5) and northeast (SE 9-32-5-5) and is over 430 metres east of the subject quarter. There is also an unclassified creek, located over 150 metres west of the proposal.
Topographical constraints on property	The subject quarter appears relatively flat with little topographic relief, but generally slopes down to the northeast. The proposal also appears relatively flat. According to AGRASID, the landform model is considered <i>undulating, high relief</i> .
ESA areas and classifications	<p>There are no ESAs that have been identified within the subject quarter. According to the Summit Report, there is a Level 2 ESA that surrounds Fallentimber Creek to the east and is considered to have high environmental significance.</p> <p>The provincial Fiera Report also identifies the quarter to the east as being environmentally significant as this quarter contains</p>

	<p>areas with ecological integrity that also contributes to the area's water quality and quantity.</p> <p>The proposal is located over 630 metres from the closest ESA area.</p>
Drainage and Soil Characteristics	<p>According to Canada Land Inventory (CLI) data, the subject quarter contains predominantly Class 5 soils.</p> <p>According to AGRASID's Land Suitability Rating System (LSRS), the subject quarter, including the proposal area, mostly contains soils with an LSRS Rating of 4H(8) – 5W(2). This means that 80% of the soils have severe limitations due to a lack of heat units, while 20% of the soils have very severe limitations due to drainage. The western edge of the subject quarter has soils with an LSRS Rating of 4H and has severe limitations due to temperature.</p> <p>According to the Farmland Field Sheet, the subject quarter contains soils with four varying levels of productivity. The soils with the highest Farmland Assessment Rating (FAR) of 39.0% are located along the subject quarter's western edge. The remaining cleared areas within the quarter have FARs that range from 27.0% to 32.0%. The least productive soils have a FAR of 7.5% and surround the treed areas.</p>
Potential for Flooding	The proposal appears to be at no risk for flooding.

#### Planning and Development History:

Prior RD/SD/DP Applications	<p><b>BP 04-103:</b> Building Permit for <i>Dwelling Unit and Ancillary Building – Detached Garage</i> was issued by MVC on June 01, 2004.</p> <p><b>LP 04-055:</b> Location Permit for <i>Dwelling Unit &amp; Ancillary Building – Detached Garage</i> was issued by MVC on May 12, 2004.</p> <p><b>SD 129-91:</b> Proposed subdivision to create one twenty-two point eight (22.8) acre lot as a first parcel out was approved by MPC on February 20, 1992. One of the Conditions of Subdivision was to provide a road-widening-agreement along the westerly portion of the quarter, which was signed on May 20, 1992.</p>
Encumbrances on title affecting application	None affecting the proposed parcel.

#### Servicing and Improvements Proposed:

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

#### Suitability Assessment:

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

#### DISCUSSION:

The applicant is proposing to redesignate an approximate two point three three (2.33) acres from Agricultural District (A) to Country Residential (1) District (R-CR1). The subsequent subdivision application is seeking to create the third title for the quarter.

**BACKGROUND:**

The subject lands are located along Range Road 54, in the rural neighbourhood of Bergen, approximately 10 kilometres south of the Town of Sundre. According to Figure 3 Growth Management Conceptual Strategy of the Municipal Development Plan (MDP), the subject lands are within the Potential Multi-Lot Residential Development Area.

The subject quarter is surrounded mostly by agricultural zoned land and two residential zoned lots in the quarters to the northeast and southeast. The surrounding quarters have between one and three titles each. The Bergen Missionary Church Fellowship, within a lot zoned Institutional, Educational & Cultural District (S-IEC), is located in the quarter southwest of the subject quarter.

Fallentimber Creek meanders in the areas east of the subject quarter, which is also located within a Level 2 Environmentally Significant Area (ESA). The subject quarter has no identified ESA areas, waterbodies or streams but does have small patches of land that have remained forested. The proposal is well removed from the ESA and creek and should have a minimal impact on the surrounding environment.

Access to the proposal can be made via Range Road 54 to the west. This is a gravel road with good site lines. There is already a road widening agreement reflected on Title (Instrument 921 130 854) for the westerly portion of the quarter.

**PROPOSAL:**

The proposal is seeking to create a new residential parcel surrounding a developed dwelling site. The proposal would be considered the second parcel removed from the quarter and is seeking to create the third title as a Country Residential (1) District (R-CR1) lot.

The parent parcel is 137.2 acres and has mostly been farmed, with the exception of the treed areas that stretch towards the quarter to the east. A review of available soil data shows that the soils within the subject quarter are relatively productive but do have limitations due to temperature and drainage issues in a few locations. The Farmland Field Sheet shows that most of the parent parcel has soils that are considered *Fair to Fairly Good Arable* with the poorest soils surrounding the forested areas. As the proposal is seeking to subdivide existing development and the manner in which the land is being used is not intended to change, the proposal should have a minimal impact on existing agricultural operations.

Development within the proposal consists of a dwelling, a shed, a greenhouse and a children's playhouse. The proposal's northern boundary is situated just north of the access to the site and north of the septic system. The eastern boundary is just east of a water well and greenhouse but also west of the farm development (barn, paddocks, sheds and chicken coop), which are to remain with the balance of the quarter. The southern boundary is located just south of the driveway used by the dwelling site.

The landowner is also developing a new dwelling within the proposed remainder, which was approved through PLDP20220094 on April 13, 2022. This dwelling, which has not yet been constructed, is intended to be located south of the proposed lot, using an existing access.

**CIRCULATIONS:**

EQUUS responded that a *Utility Right of Way must be registered before the land is subdivided* and that a *Utility Right of Way form has been sent to the landowner*. Fortis Alberta responded that *no easement is required*. Foothills Natural Gas Co-op Ltd. and Telus Communications both responded that they had no objections.

Alberta Transportation (AT) did not respond with any conditions or concerns and outlined that access to the proposal is via a County road. AT confirmed that any potential appeals could be heard by the local subdivision Appeal Authority (SDAB).

During the circulation process the necessary oil and gas facility operators were notified about the proposal and no responses of conditions or concerns were received. Development within the proposal is located outside of any pipeline right of ways and should not be impacted by surrounding oil and gas facilities.

**POLICY ANALYSIS:**

The subject lands are located within the Potential Multi-Lot Residential Development Area of the Municipal Development Plan (MDP) and also located within the Agriculture Land Use Policy Area of the Bergen Area Structure Plan (ASP); as such, this application has been evaluated in accordance with the provisions of the MDP, the Bergen ASP and the regulations of the Land Use Bylaw (LUB).

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

The application is proposing to create the third title from the quarter as a residential parcel and was reviewed under the policies of Section 4.0 Residential Land Use Policies. The proposal is seeking to redesignate the subject lands to the appropriate land use district, Country Residential (1) District (R-CR1), in compliance with Policies 4.3.1 and 4.3.2.

Policy 4.3.3 provides the criteria to consider low density residential subdivisions, which the proposal is able to meet. The landowner has held title to the subject lands for more than five years. The subject lands are located within the Potential Multi-Lot Residential Development Area, which is an area that can consider a maximum of four titles for a quarter and the proposal is seeking to create the third title for the quarter. The proposal is between two and three acres, being approximately two point three three (2.33) acres and is below the maximum of nine acres used for residential purposes within a quarter section. The proposal is located along the periphery of the quarter and has direct access to a county road. The existing farm development (paddocks, barns, sheds and chicken coop) within the proposed remainder can continue supporting agricultural operations taking place within the quarter and the proposal should have a minimal impact on these operations. Currently there are two dwellings within the subject quarter, with a third dwelling being constructed within the proposed remainder, which complies with the dwelling density requirements, according to the LUB.

Should this application be approved for redesignation and subdivision, it will be subject to the requirements of Municipal Reserve (MR) as a Condition of Subdivision Approval. In accordance with Policy 10.3.6, the applicant shall provide cash-in-lieu for municipal reserves, as provided through the Municipal Government Act.

Bergen Area Structure Plan (ASP) No. 03/15

Figure 6 Bergen Land Use Policy Areas map shows that the subject lands are located within the Agriculture Land Use Policy Area. The ASP may allow for residential subdivisions within this policy area when the proposed parcel complies with the MDP and Sections 7 and 8 of the ASP. The community also seeks to *retain a predominantly rural, agricultural character* for the area.

Section 7.4 of the ASP provides additional policies for residential development and subdivisions, which the proposal is able to comply with. The development within the proposal consists of a detached home. The proposal is seeking to create the third title for the quarter, below the maximum of four titles. The maximum area taken from the quarter section for residential subdivisions is below 9 acres. The proposal is a suitable size, being between two and three acres. The proposal is only subdividing the existing residential site and all of the farm development is to remain within the balance of the quarter. The proposal is located along the periphery of the quarter and the future dwelling site that the landowner is constructing is located immediately south of the proposed lot, ensuring the existing farmed fields may remain intact.

Land Use Bylaw (LUB) No. 21/21

The LUB specifies the parcel size for Country Residential (1) District (R-CR1) lots to be between two and two point nine nine acres, which the proposal is able to comply with, being two point three three (2.33) acres. The balance of the quarter shall remain zoned Agricultural District (A) and have a final parcel size of approximately one hundred thirty-four point eight seven (134.87) acres, meeting the minimum requirement of 80 acres.

According to Schedule 2a of the LUB, the east portion of the subject quarter is within the glide path of the Sundre Airport. The proposal and existing development within the parent parcel are located outside of the glide path. The subject quarter is also over 4.9 kilometres southeast of the Sundre Airport. Development within the proposal is not impacted by the airport's height limitations.

**CONCLUSION:**

Administration can support a resolution of approval for this proposal. The proposal is within the parameters described in the Municipal Development Plan, the Bergen Area Structure Plan and the Land Use Bylaw. The land is deemed suitable for its intended use as a Country Residential (1) District (R-CR1) parcel, being the second parcel removed from this quarter section. There were no objections or concerns during the circulation process. The proposal should have a minimal impact on surrounding land uses.

---

**OPTIONS / BENEFITS / DISADVANTAGES:**

---

Option One:	That the Reeve open and close the Public Hearing.
-------------	---



This motion indicates support	<p>That Council give second reading to Bylaw No. LU 18/22 redesignating the lands within the NW 4-32-5-5. (Approval)</p> <p>That Council give third reading to Bylaw No. LU 18/22 redesignating the lands within the NW 4-32-5-5. (Approval)</p>
<p>Option Two:</p> <p>This motion indicates additional information required to render a decision on application</p>	That Council defer Bylaw No. LU 18/22 to _____.
<p>Option Three:</p> <p>This motion indicates that the application is not deemed suitable</p>	<p>That the Reeve open and close the Public Hearing.</p> <p>That Council give second reading to Bylaw No. LU 18/22 redesignating the lands within the NW 4-32-5-5. (Refusal)</p> <p>That Council give third reading to Bylaw No. LU 18/22 redesignating the lands within the NW 4-32-5-5. (Refusal)</p>

ATTACHMENT(S):

- 01 - Bylaw No. LU 18/22 and Schedule "A"
- 02 - Growth Management Conceptual Strategy Figure 3
- 03 - Bergen Area Structure Plan Policy Areas
- 04 - Location, Land Use, Ownership & Circulation Map
- 05 - Application Site Sketch
- 06 - Aerial Photographs
- 07 - Soils Information Maps
- 08 - Presentation to Council

BYLAW NO. LU 18/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NW 4-32-5-5 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 (1) District (R-CR1) an approximate two point three three (2.33) acres (0.94 hectares) in the Northwest (NW) Quarter of Section four (4), Township thirty-two (32), Range five (5), West of the fifth (5<sup>th</sup>) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading May 25, 2022,

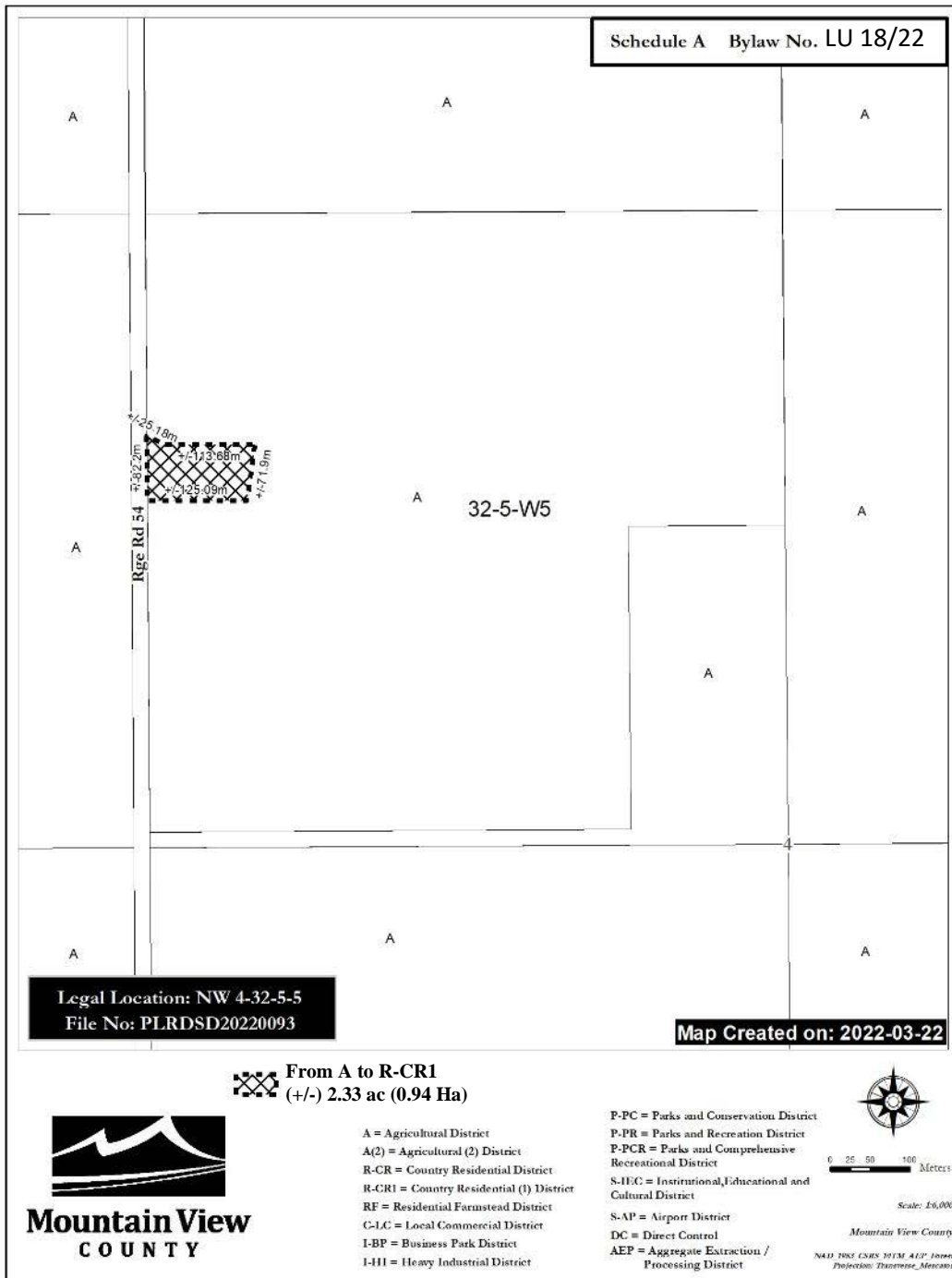
Received second reading \_\_\_\_\_,

Received third reading \_\_\_\_\_,

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date of Signing





## 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 (ASP's / Concept Plans Required)
- Economic Nodes (ASP's / 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.\*

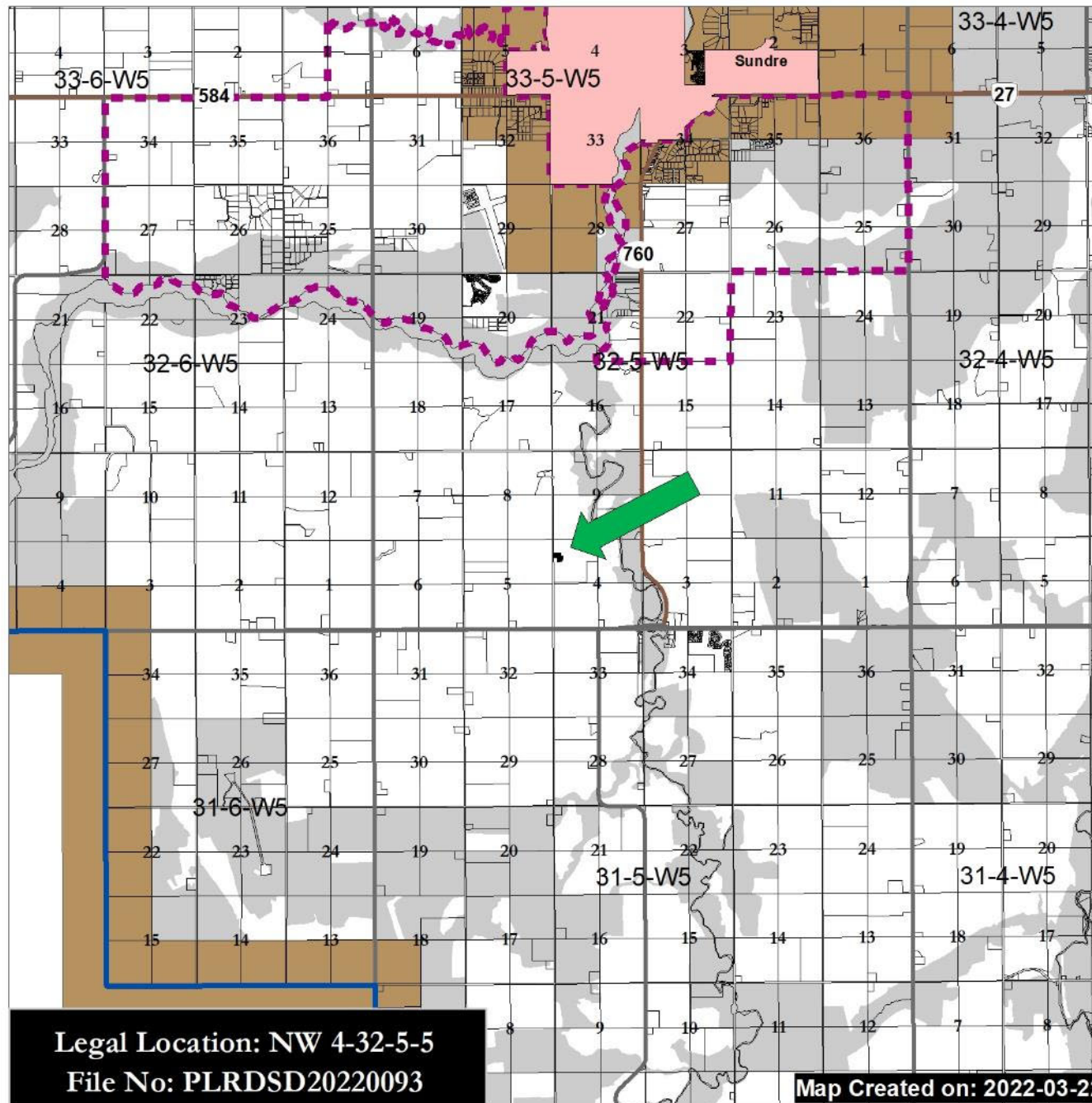


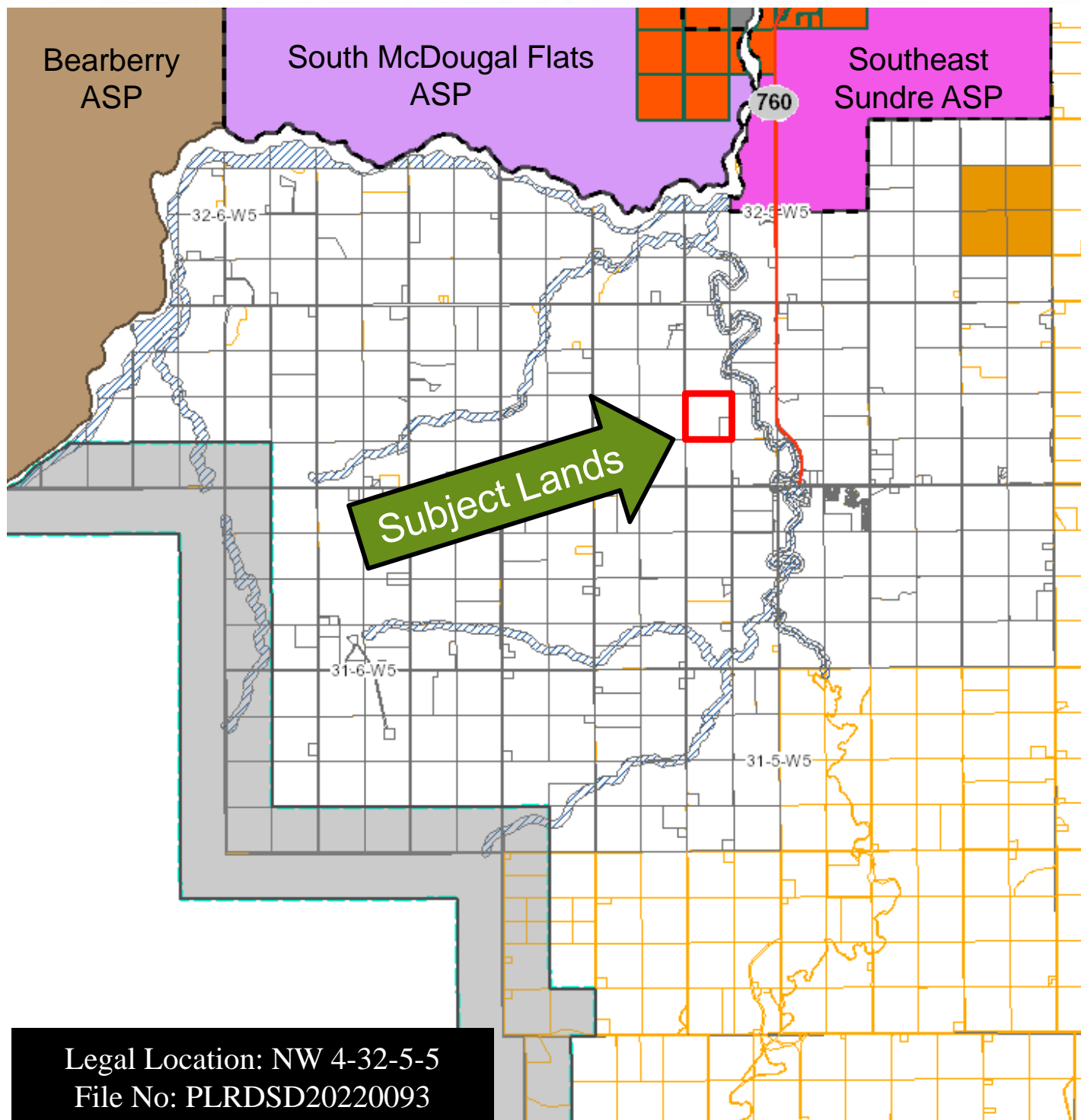
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Scale: 1:100,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse Mercator





## Bergen Area Structure Plan Policy Areas

-  Subject Quarter
-  Agriculture
-  Jackson Lake
-  Stream Corridor
-  IDP Area



0 125 250 500 Meters

Scale: 1:15,000  
Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator





# Mountain View COUNTY

## Location, Land Use, Ownership & Circulation

### Legend

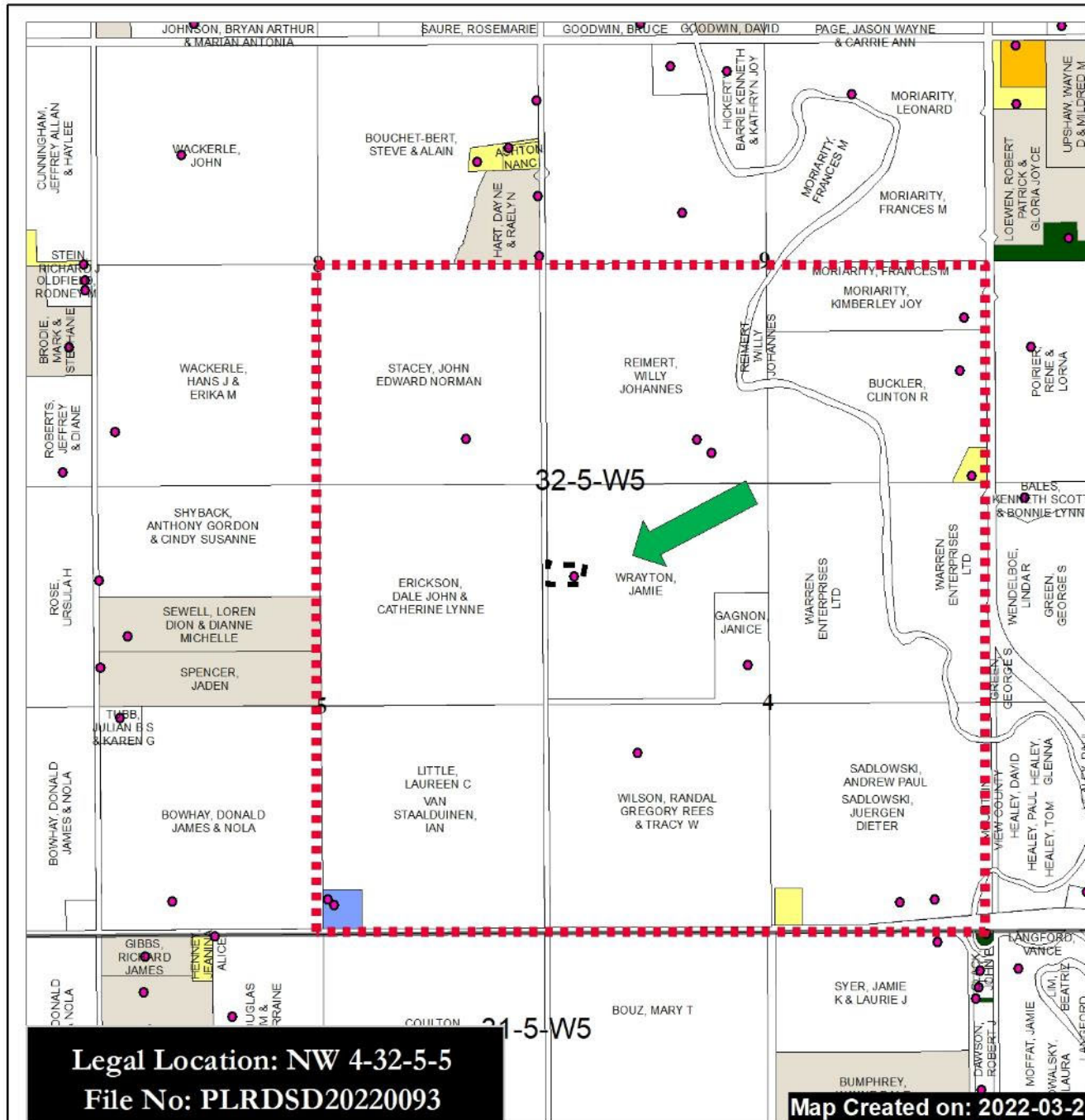
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (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



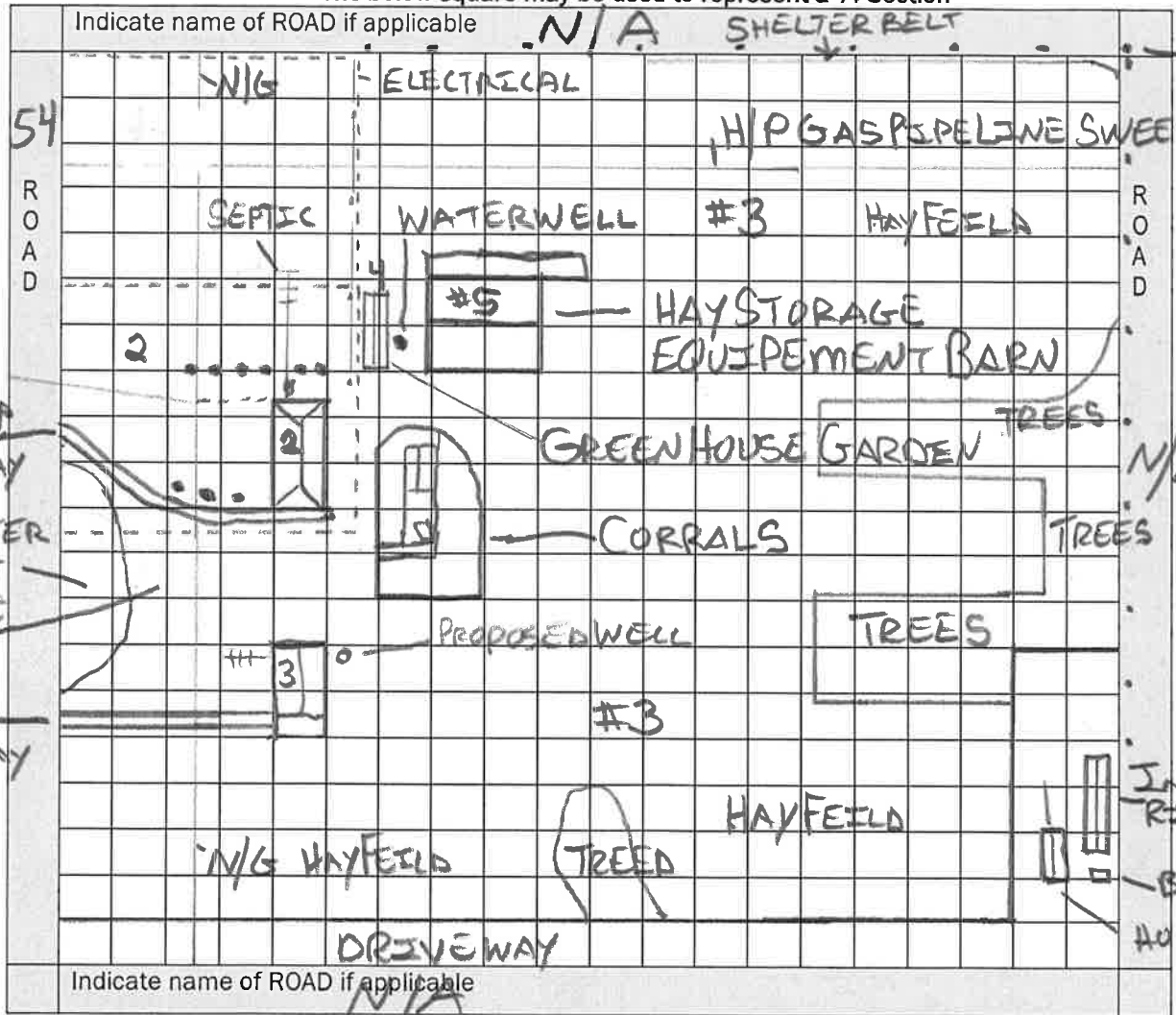
# PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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



# 4 - GREENHOUSE

# 5 - BARN HAY - EQUIPEMENT

# 2 - 2 ACRES - 2432 SQ' HOUSE

137.2 TOTAL ACRES

# 3 - 133.2 ACRES - 1550 SQ' NEW HOUSE







## Mountain View COUNTY

### Well & Pipeline Facilities

#### Legend

- |   |                         |
|---|-------------------------|
| Application Location                        | <b>Pipelines</b>        |
| Rural Address                               | == <all other values>   |
| Gas Plants, Battery Sites, etc.             | <b>SUBST_A</b>          |
| Gas Processing Plant                        | — CRUDE OIL             |
| Wells                                       | — FRESH WATER           |
| Proposed Redesignation Subdivision Boundary | — FUEL GAS              |
| Altalink Powerline Buffer (30m)             | — HVP PRODUCTS          |
| TC Energy Notification Zone 200m            | — LVP PRODUCTS          |
| TC Energy Notification Zone 750m            | — MISCELLANEOUS LIQUIDS |
| Subject Land                                | — 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: NW 4-32-5-5  
File No: PLRDSD20220093

Note: Air Photo was captured in 2020

Map Created on: 2022-03-22





## 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)
  - 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



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



Legal Location: NW 4-32-5-5  
File No: PLRDSD20220093

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.

Map Created on: 2022-03-22





## 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

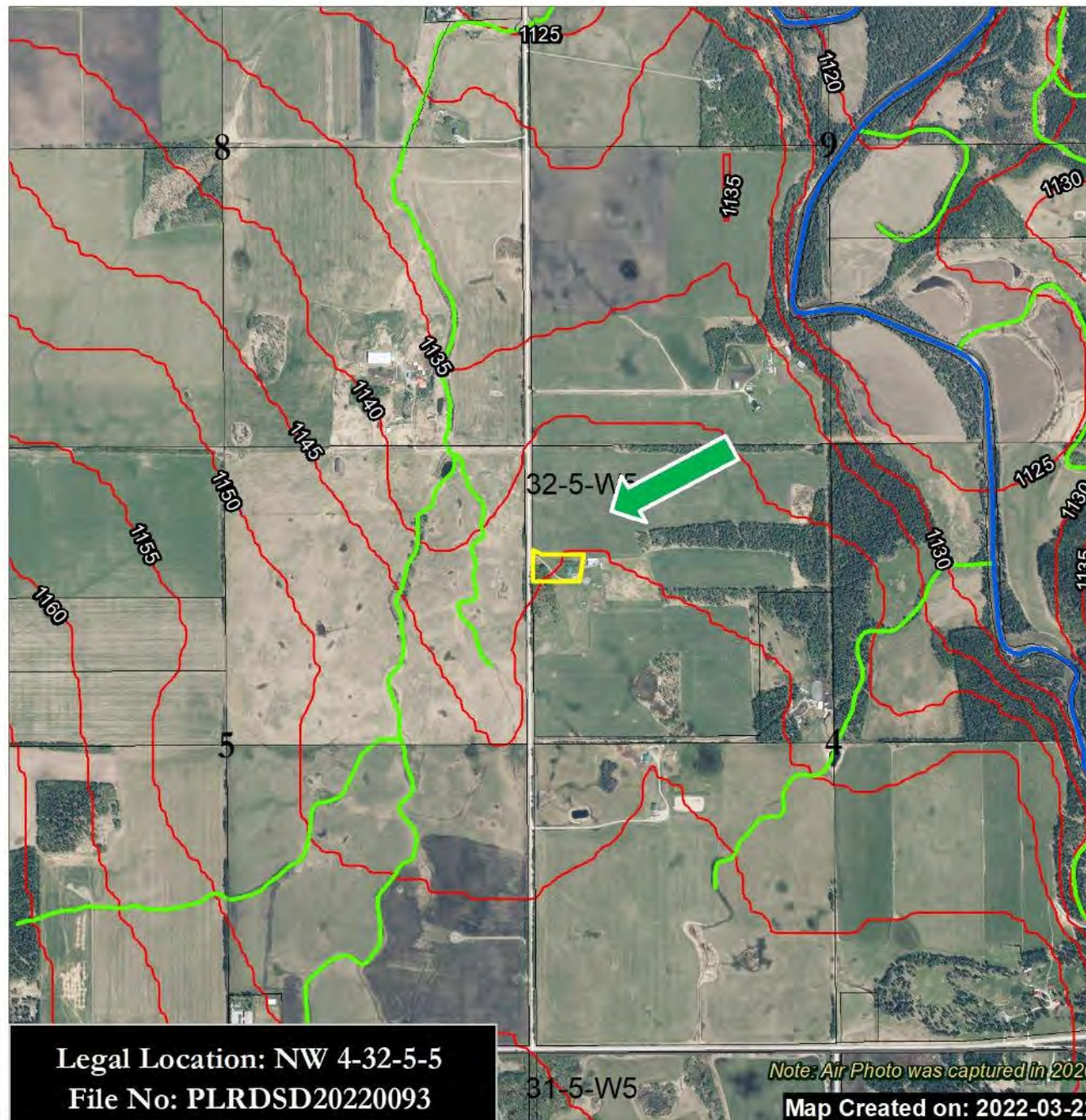


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



Legal Location: NW 4-32-5-5  
File No: PLRDSD20220093

Note: Air Photo was captured in 2020

Map Created on: 2022-03-22





## Mountain View COUNTY

### Site Dimension

#### Legend

- |   |                        |
|---|------------------------|
| Application Location                        | <b>Pipelines</b>       |
| Rural Address                               | === <all other values> |
| <b>Gas Plants, Battery Sites, etc.</b>      | <b>SUBST_A</b>         |
| <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: 1:1,500

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 4-32-5-5  
File No: PLRDSD20220093



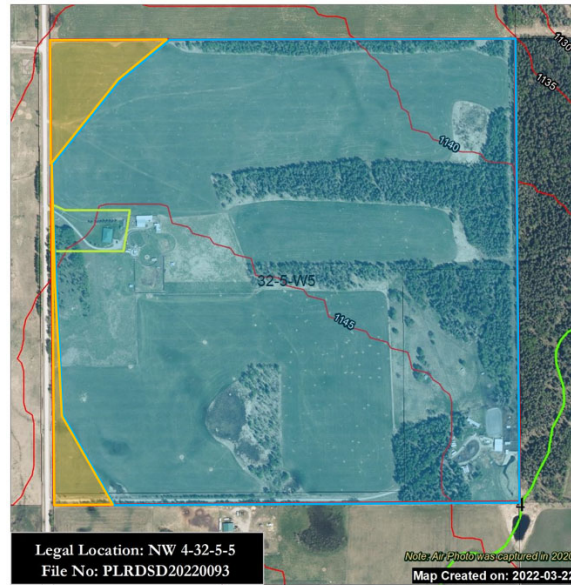
# Soil Information Mapping



## Canada Land Inventory



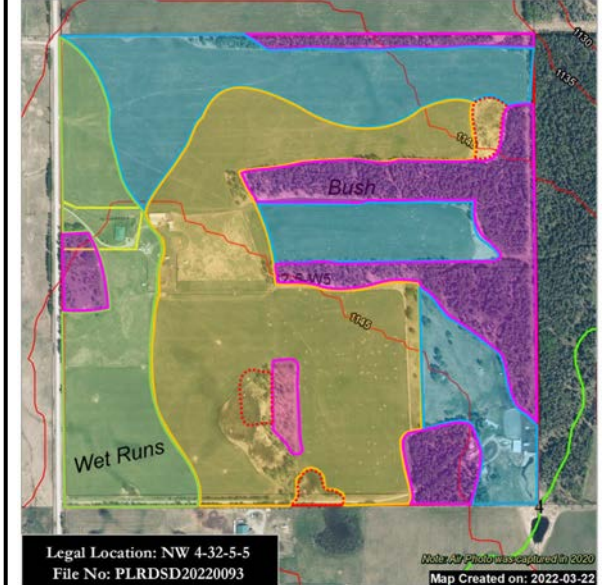
- |   |   |
|---|---|
|  Class 1  |  Class 5  |
|  Class 2 |  Class 6 |
|  Class 3 |  Class 7 |
|  Class 4 |  Class 0 |






## AGRASID Data



-  **LSRS Rating – 4H(10)**
  - Soils have severe limitations due to temperature.
-  **LSRS Rating – 4H(8) – 5W(2)**
  - 80% of Soils have Severe Limitation due to Temperature
  - 20% of Soils have Very Severe Limitations due to Drainage.

## Farmland Field Sheet



-  39.0% Fair to Fairly Good Arable
-  32.0% Fair to Fairly Good Arable
-  27.0% Poor to Fair Arable
-  7.5% Fair to Good Pasture
-  Slough

**APPLICANT: WRAYTON, Jamie**  
**LANDOWNER: WRAYTON, Jamie**  
**LEGAL: NW 4-32-5 W 5M**  
**DIVISION: 4**  
**ACRES: +/- 2.33 ac.**

**PROPOSED REDESIGNATION:**

**To Redesignate from:**

**Agricultural District (A) to Country Residential (1) District (R-CR1) an approximate two point three three (2.33) acres from an existing one hundred thirty-seven point two (137.2) acre parcel.**





# Mountain View COUNTY

## Location

### Legend

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

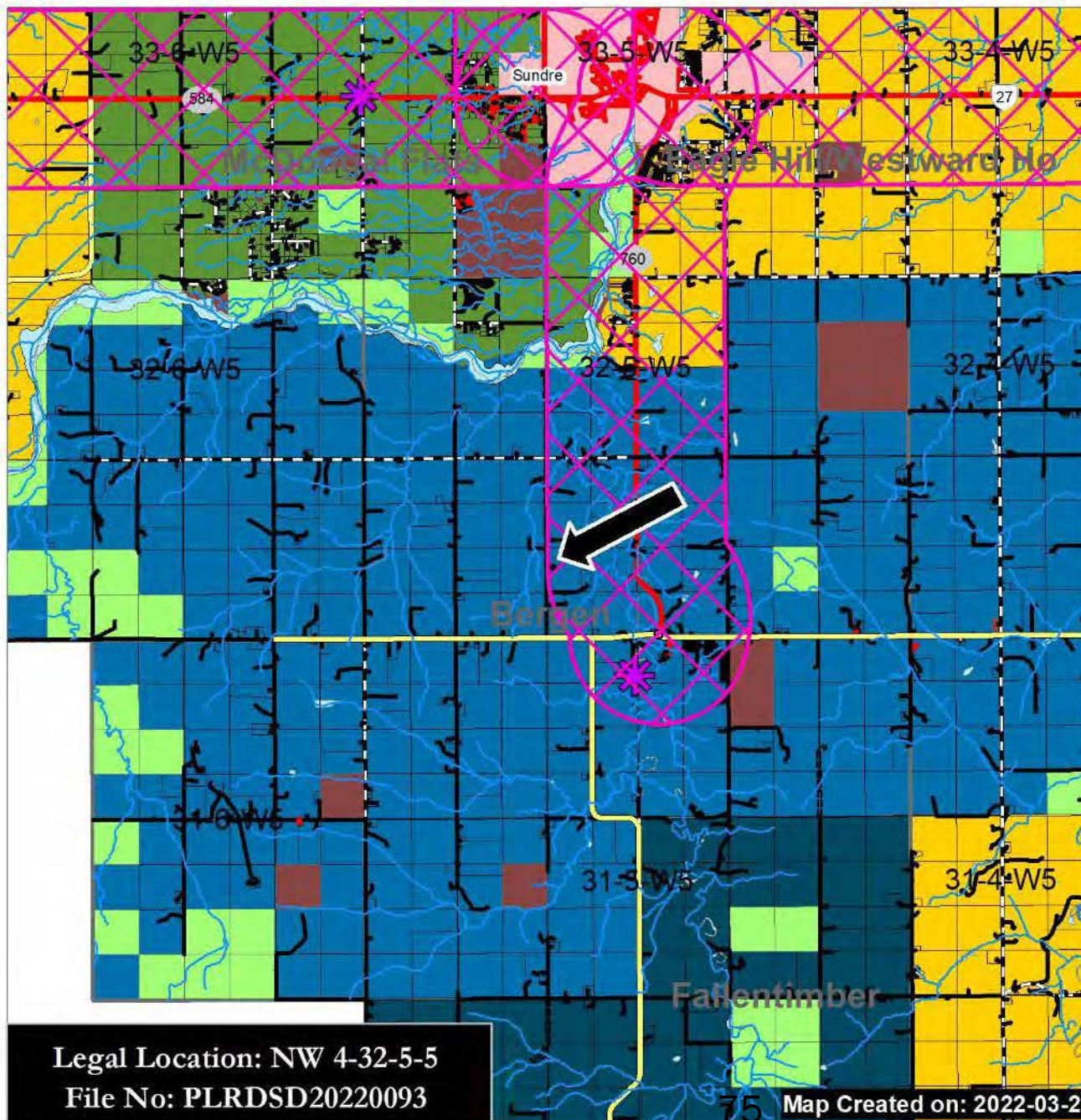


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

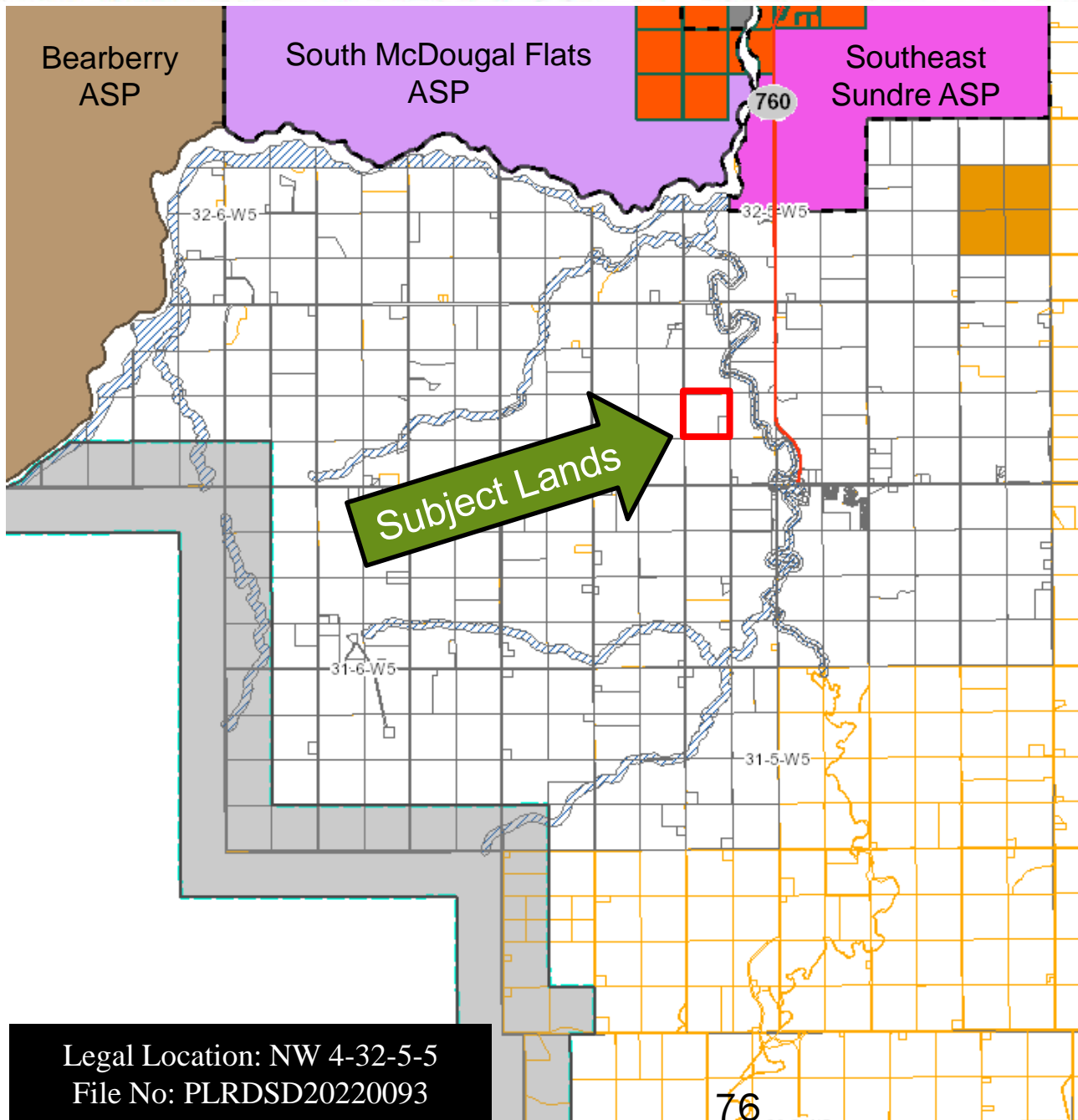


Legal Location: NW 4-32-5-5

File No: PLRDSD20220093

Map Created on: 2022-03-22





Legal Location: NW 4-32-5-5  
File No: PLRDSD20220093



**Mountain View  
COUNTY**

**Bergen  
Area Structure Plan  
Policy Areas**

-  Subject Quarter
-  Agriculture
-  Jackson Lake
-  Stream Corridor
-  IDP Area



0 125 250 500 Meters

Scale: 1:15,000  
Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



## 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 (ASP's / Concept Plans Required)
- Economic Nodes (ASP's / 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. \*

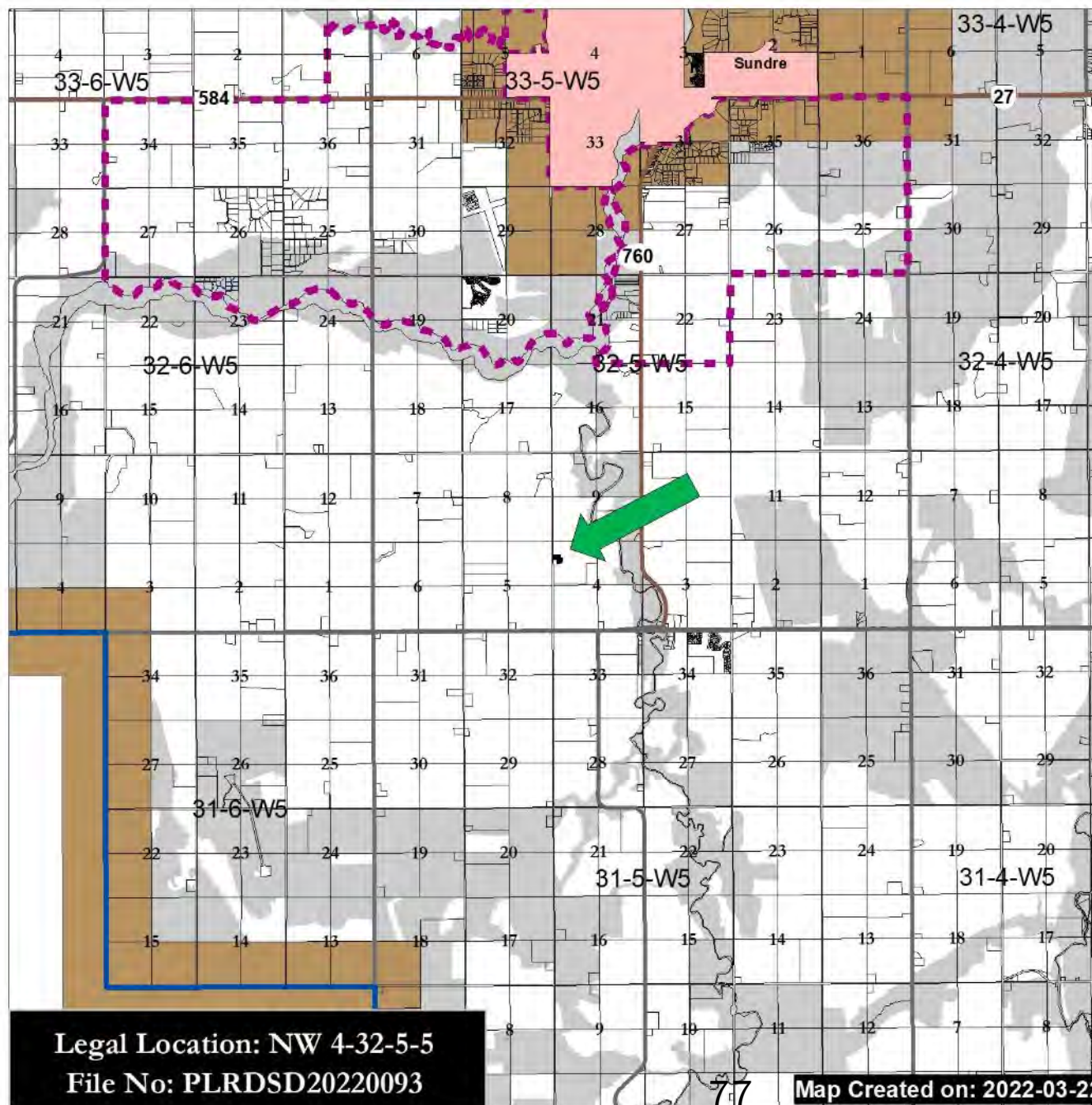


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Scale: 1:100,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse Mercator

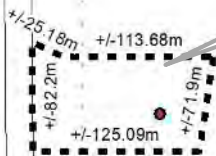




## Mountain View COUNTY

### Site Sketch - Redesignation

Proposed Area to be Redesignated from  
Agricultural District (A) to  
Country Residential (1) District (R-CR1)  
two point three three (+/- 2.33) acres



32-5-W5

Rgc Rd 54

4

#### Legend

- Application Location
- Rural Address
- - - Pipelines
- AltaLink Power Line
- ▨ Altralink Powerline Buffer (30m)
- ▭ Proposed Redesignation Boundary



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

Legal Location: NW 4-32-5-5




















File No: PLRDSD20220093

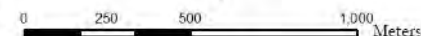




## Location, Land Use, Ownership & Circulation

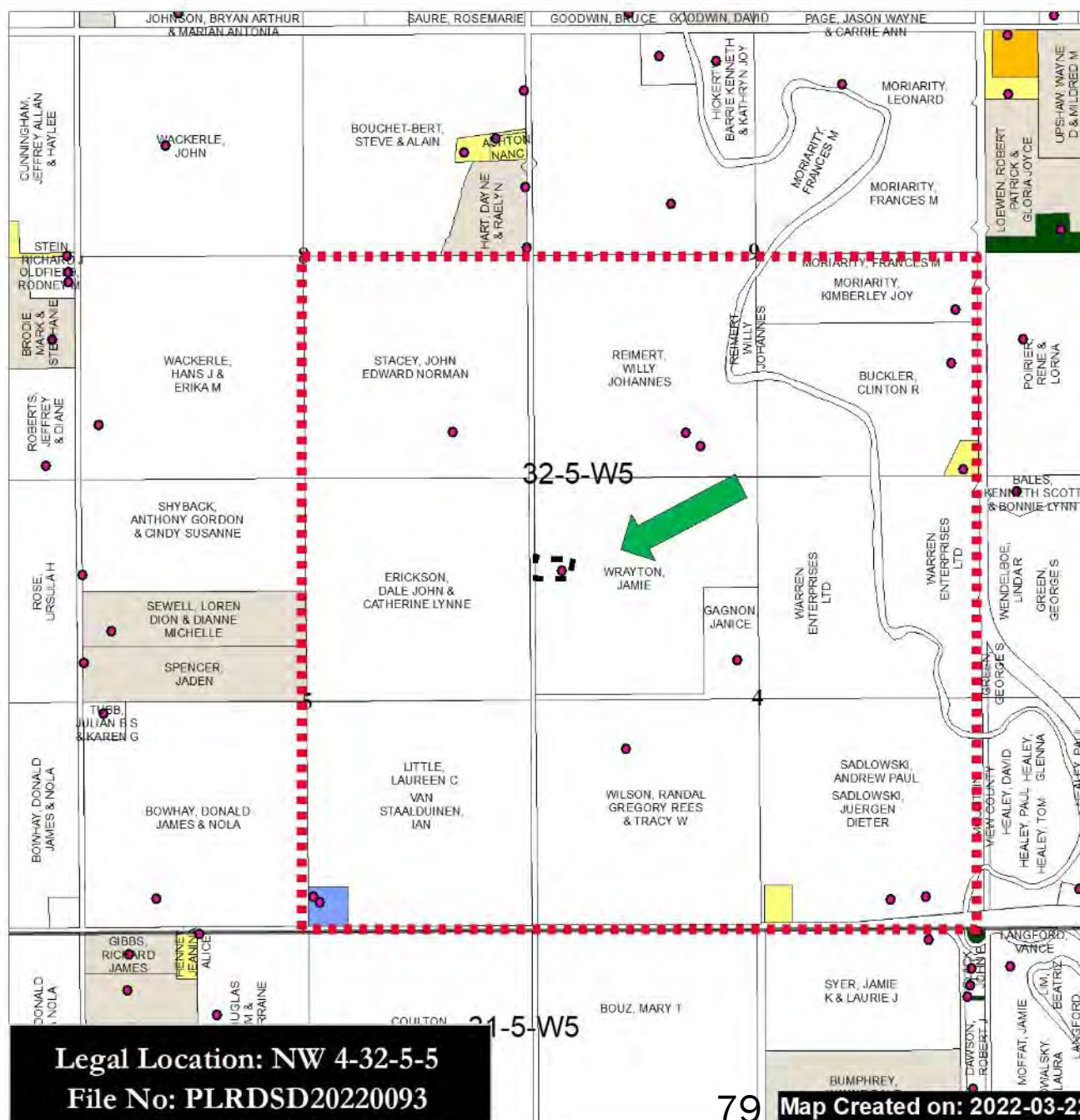
### Legend

- 
- Legend**
-  Rural Address
  -  Proposed Redesignation  
Subdivision Boundary
  - Land Use Zoning**
    -  Agricultural District (A)
    -  Agricultural (Z) District (A(Z))
    -  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**



Scale: 1:20,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse Mercator



**Legal Location: NW 4-32-5-5**  
**File No: PLRDSD20220093**




79 Map Created on: 2022-03-22

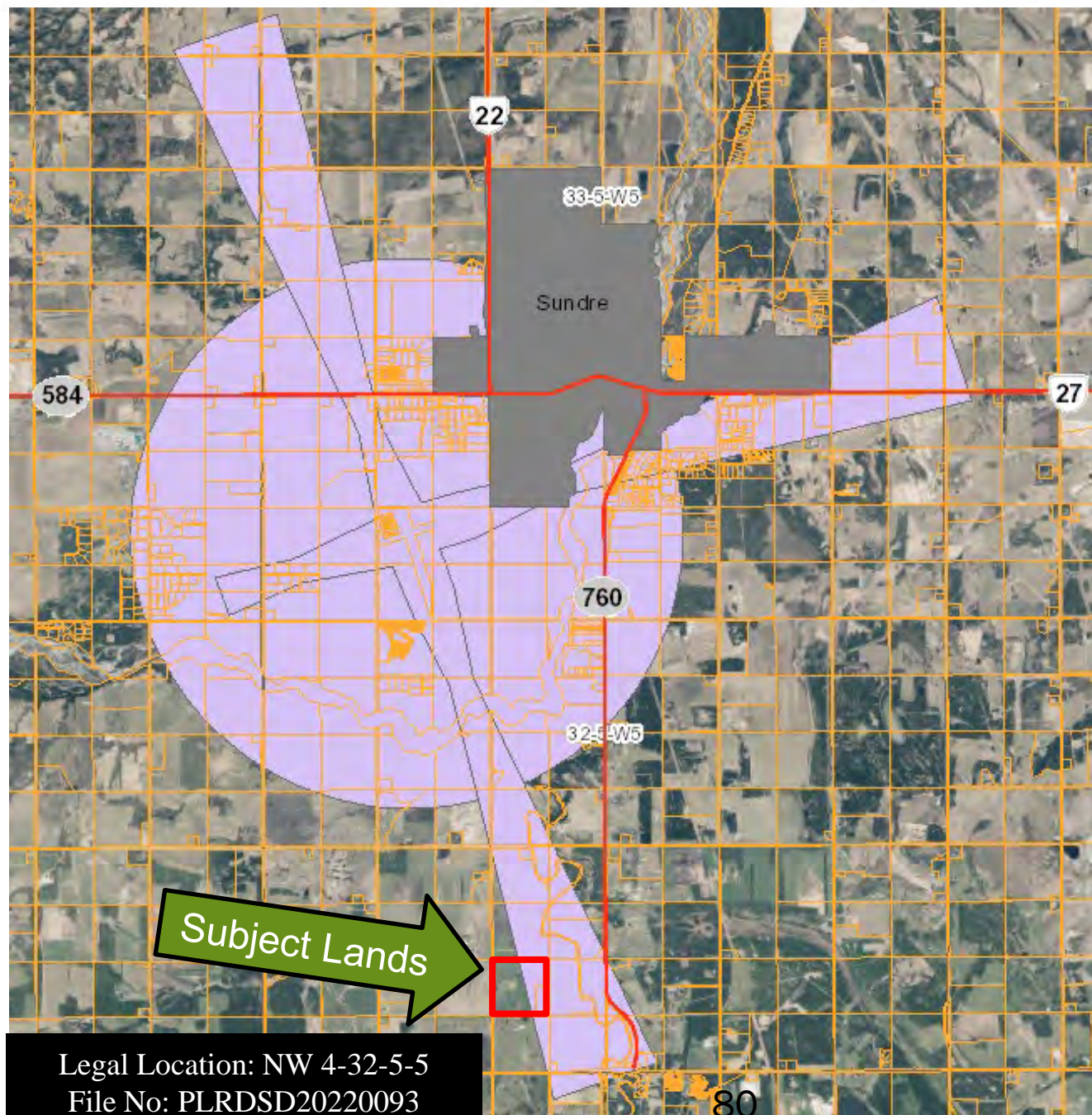




**Mountain View**  
COUNTY

**Schedule 2a – Sundre  
Airport Height Limitation  
Land Use Bylaw No. 21/21**

-  Airport Height Limitation
-  Town of Sundre
-  Subject Quarter



Legal Location: NW 4-32-5-5  
File No: PLRDSD20220093





## Mountain View COUNTY

### Well & Pipeline Facilities

#### Legend

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

32-5-W5



Legal Location: NW 4-32-5-5  
File No: PLRDSD20220093

Note: Air Photo was captured in 2020

81

Map Created on: 2022-03-22





## 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

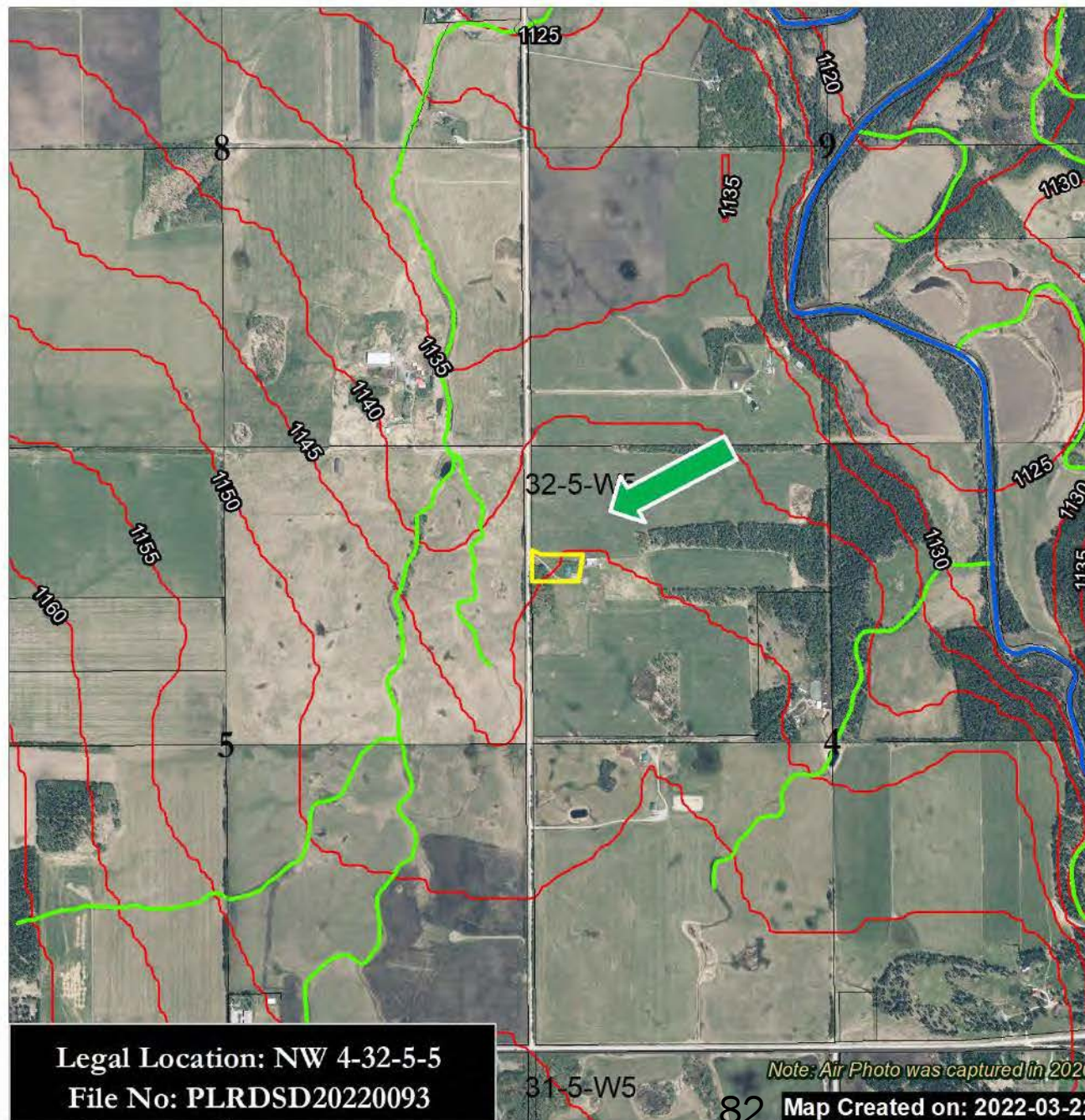


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



Legal Location: NW 4-32-5-5  
File No: PLRDSD20220093

Note: Air Photo was captured in 2020

82 Map Created on: 2022-03-22





## 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



Scale: 1:5,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



Legal Location: NW 4-32-5-5  
File No: PLRDSD20220093

Note: Air Photo was captured in 2020

83 Map Created on: 2022-03-22





# 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



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

32-5-W5

31-5-W5

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.

Legal Location: NW 4-32-5-5  
File No: PLRDSD20220093

8 Map Created on: 2022-03-22



# Soil Information Mapping



## Canada Land Inventory



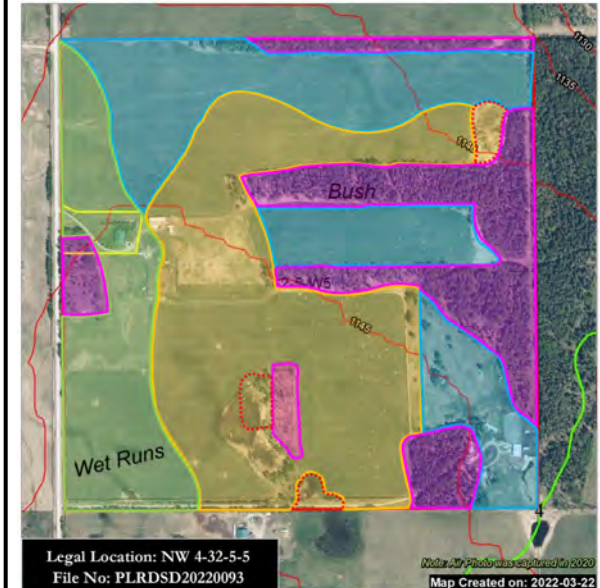
- |  |   |
|--|---|
|  Class 1   |  Class 5   |
|  Class 2  |  Class 6  |
|  Class 3 |  Class 7 |
|  Class 4 |  Class O |






## AGRASID Data



-  **LSRS Rating – 4H(10)**
  - Soils have severe limitations due to temperature.
-  **LSRS Rating – 4H(8) – 5W(2)**
  - 80% of Soils have Severe Limitation due to Temperature
  - 20% of Soils have Very Severe Limitations due to Drainage.

## Farmland Field Sheet



-  39.0% Fair to Fairly Good Arable
-  32.0% Fair to Fairly Good Arable
-  27.0% Poor to Fair Arable
-  7.5% Fair to Good Pasture
-  Slough



# Mountain View COUNTY

## Site Dimension

### Legend

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



Scale: 1:1,500

Mountain View County

NAD\_1983\_CSRS\_NTM\_AEP\_Forest

Projection: Transverse\_Mercator

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

32-5-W5

Legal Location: NW 4-32-5-5

File No: PLRDSD20220093

Note: Air Photo was captured in 2020

86

Map Created on: 2022-03-22

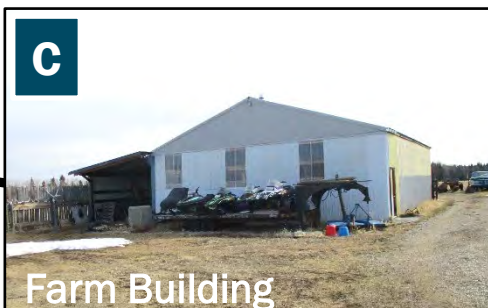
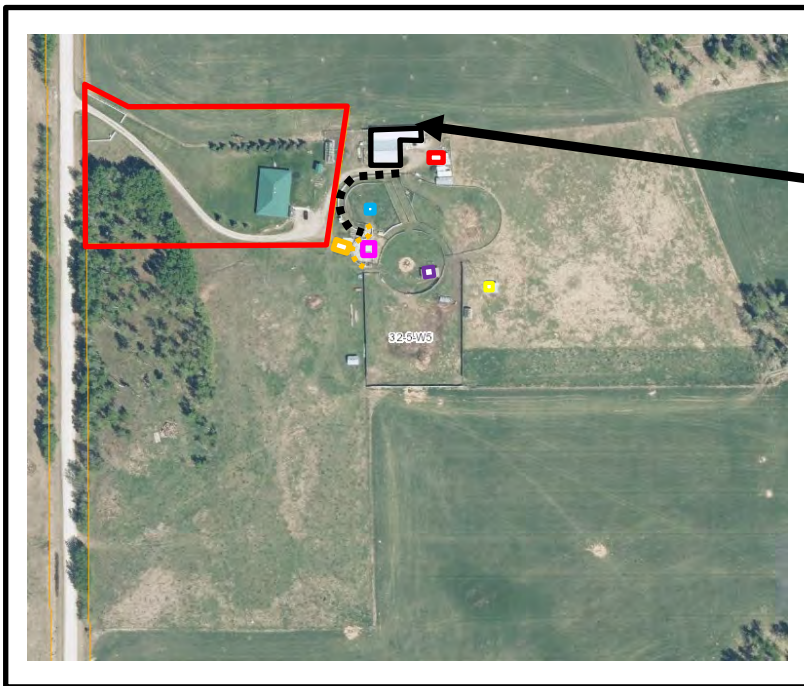


# Development Within Proposal



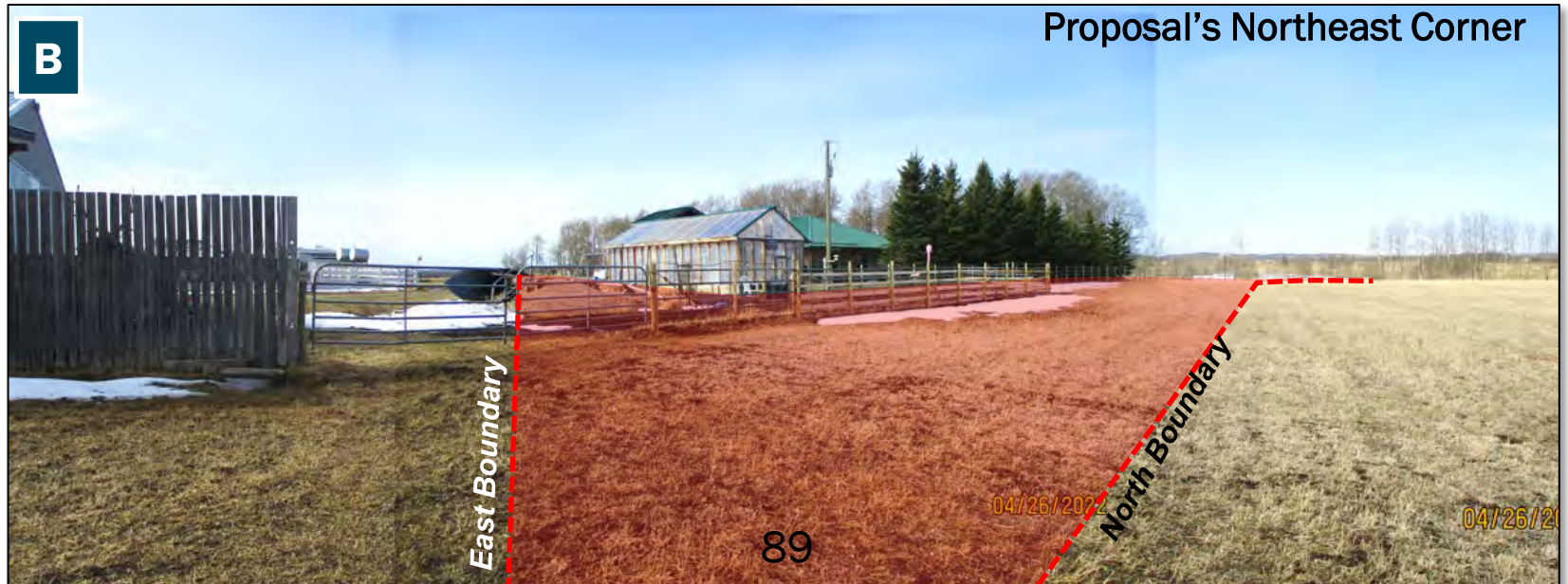
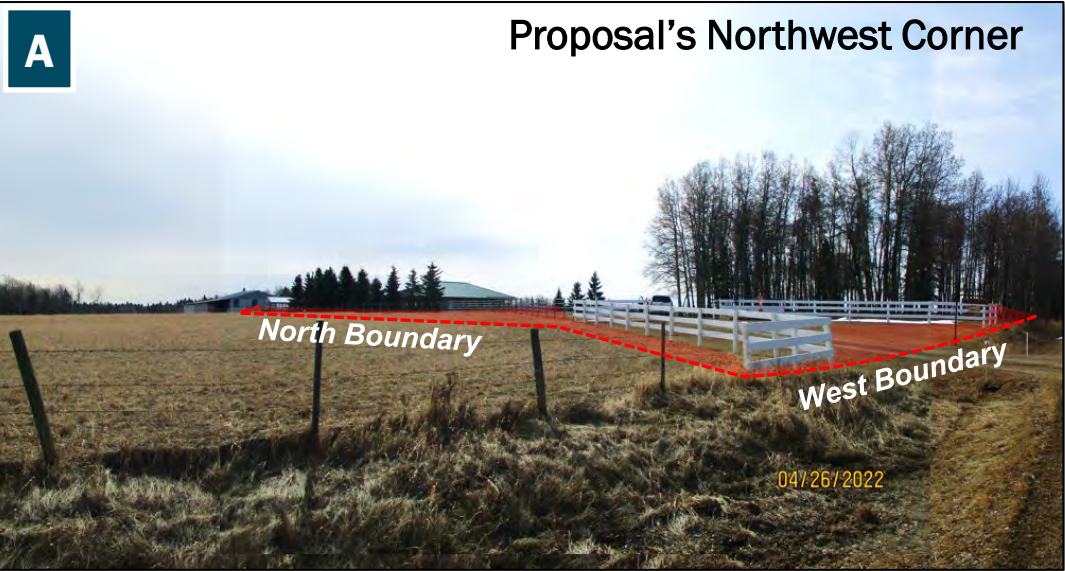
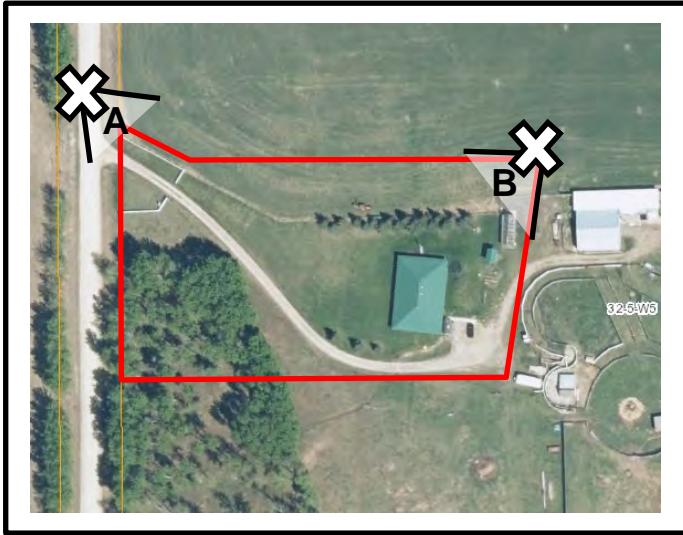


# Development Within Balance



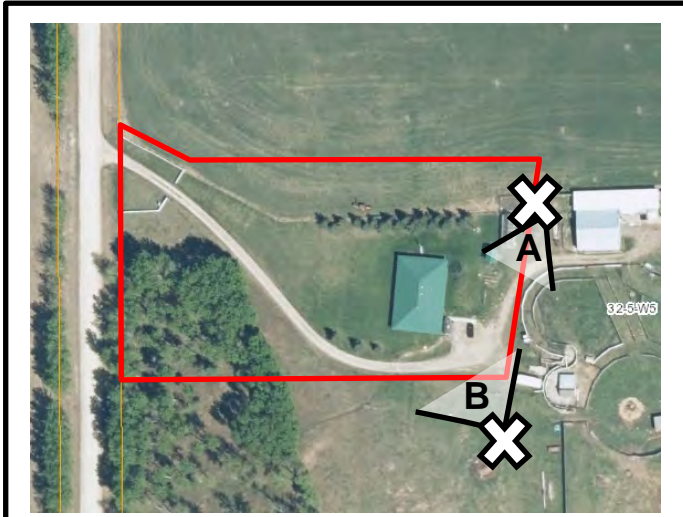


# Approximate Location of Proposal Boundaries



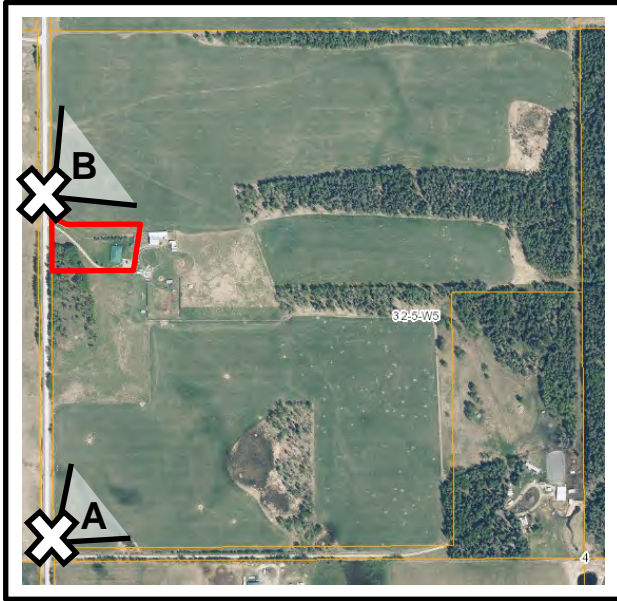


# Approximate Location of Proposal Boundaries



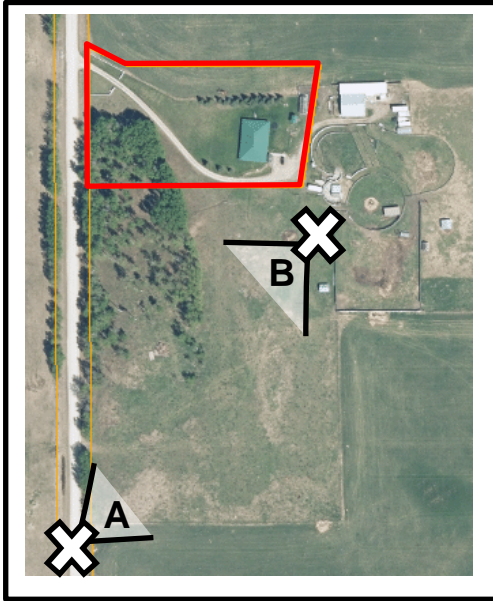


# Views of Balance of Quarter





# Views of New Dwelling Site Location (Proposed Remainder)



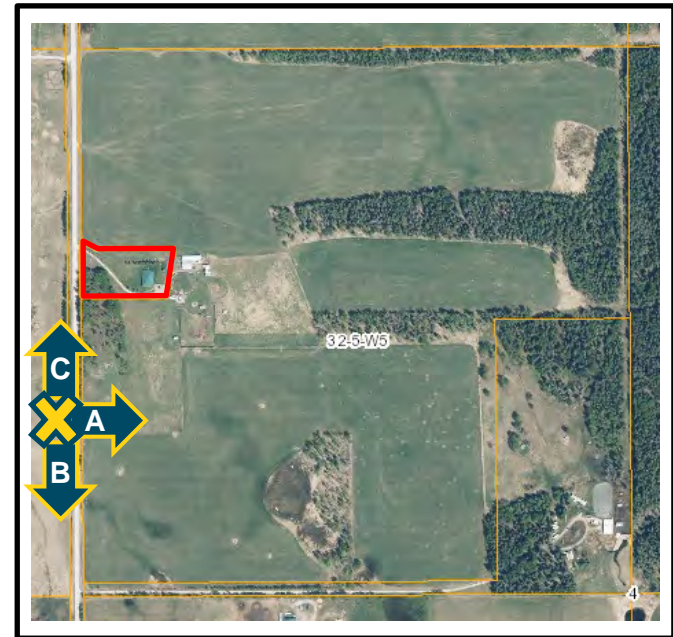


# Access & Site Lines to Proposal (Range Road 54)





# Access & Site Lines to Balance (Range Road 54)





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

According to Figure 3 Growth Management Conceptual Strategy, this property is within the Potential Multi-Lot Residential Development Area.

## 4.0 Residential Land Use Policies

- 4.3.3 Low density residential subdivision/development of up to three (3) titled lots, retaining the balance of the quarter as the fourth (4th) title, including single lot applications beyond the first parcel out, may be supported if the following criteria are met:
- Low density residential subdivision should only be permitted if the landowner has held title to the quarter section for at least five (5) years and the location of new lots should be directed to the least productive site on the quarter section.
  - Low density residential subdivision (up to three (3) lots with the balance of the quarter as the fourth lot) should generally occur within the areas identified as Potential Multi-lot Residential Development Areas within Figure 3 – Growth Management Conceptual Strategy.
  - The subdivision shall not result in more than four (4) titles in the quarter section.
  - 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.
  - The minimum lot size is two (2) acres (0.81 ha). Parcel sizes should be two (2) to three (3) acres (0.81 to 1.21 ha) however, larger lots may be considered (up to a maximum of five (5) acres (2.02 ha)) where setbacks, topography and easements prevent the creation of reasonable building envelopes.
- g. Lands in the Potential Multi-Lot Residential Development Area that are considered high quality forage lands shall not be subdivided for low density residential development. A site assessment will be done on the proposed area of subdivision looking at the permanent limitations to productivity on the property. The evaluation will include consultation with the Canadian Land Inventory (CLI) and Agricultural Regions of Alberta Soil Inventory Database (AGRASID) Land Suitability Rating System (LSRS) Class 2 and 3 soils as the 1st Dominant, or Co Dominant, the farmland assessment records, historical and current on-site management practices to guide the evaluation of land which will not be based on short term limitations.
- h. The development should be located on the periphery of the quarter section to minimize access roads, to discourage panhandle roads, and to minimize the use of agricultural land for roads.
- k. Residential development shall be designed in accordance with the County's access management policy.
- m. The subdivision shall not result in more than the maximum allowable dwelling units per quarter section as set out in the Land Use Bylaw.
- ## 10.0 Reserve Lands
- 10.3.2 The full 10% reserve allowable under the Municipal Government Act will be taken to ensure the recreational and operational needs of the community are met.
- 10.3.6 All cash-in-lieu for municipal reserves shall be paid to the County to be held and used for the same purposes as municipal reserve land could be used.



YourCounty. YourPlan.

### MUNICIPAL DEVELOPMENT PLAN

BYLAW NO.  
20/20  
SCHEDULE A

Consolidated Version (Bylaw No. 25/21) October 13, 2021.

Notes: All persons making use of the consolidation are reminded that it has no legislative function, that the amendments have been embodied for convenience of reference only, and that the original bylaws should be consulted for all purposes of interpreting and applying the bylaws.

# Policy Analysis – Bergen Area Structure Plan Bylaw No. 03/15

According to Figure 6 Bergen Land Use Policy Areas map, this property is within the Agriculture Land Use Policy Area.

## 6.3 Agriculture

6.3.1 The use of land within the Agriculture area will be primarily for agricultural operations.

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.

## 7.4 Residential Development

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.

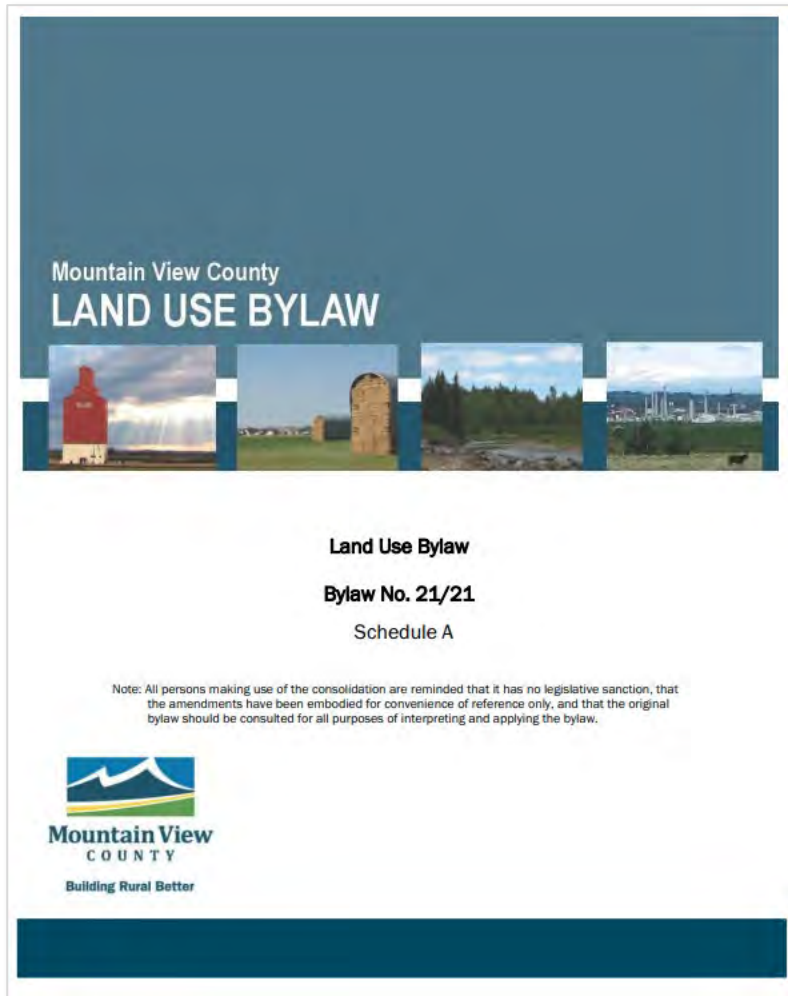


BERGEN AREA STRUCTURE PLAN  
Bylaw No. 03/15

Consolidated Version (Bylaw No. 04/22)  
April 13, 2022



# Policy Analysis - Land Use Bylaw No. 21/21



## 11.1 Agricultural District (A)

A	Parcel Area	Minimum 80.0 Acres
	Balance Lot: (+/-) 134.87 Acres	

## 12.2 Country Residential (1) District (R-CR1)

R-CR1	Parcel Area	Min 2.0 ac – Max 2.99
	Proposed Lot: (+/-) 2.33 Acres	

- ✓ The balance of the quarter shall meet the minimum parcel size of 80 acres.
- ✓ The proposed residential parcel shall meet the parcel size requirements for Country Residential (1) District (R-CR1) parcels.
- ✓ Existing development is located outside of Sundre Airport's glide path and will not be impacted by height limitations.

# Administrative Position

The Planning and Development Department supports Approval for PLRDSD20220093, within the NW 4-32-5W 5M for the following reasons:

1. The proposal complies with the Municipal Development Plan.
2. The land is deemed suitable for its intended use as a Country Residential (1) District (R-CR1) parcel in accordance with the regulations of the Land Use Bylaw.
3. There were no responses of objections or concerns from the circulation of this application to adjacent landowners or referral agencies.





June 8, 2022

Via email

Glenda Farnden  
Sr. Municipal Relations Liaison  
STARS Foundation

Dear Glenda:

This letter confirms an appointment for you to meet with County Council at **10:30 a.m., Wednesday, June 22, 2022**, in Council Chambers at 1408 Twp. Rd. 32.0, Didsbury, Alberta.

As per County Bylaw #24/20: Delegations shall be granted a maximum of ten (10) minutes to present the subject matter, with additional time for questions from Council at Council's discretion. Where the Reeve or other presiding officer determines that additional time shall be granted to a delegation, additional time shall be granted in the length specified by the Reeve or other presiding officer.

If you have information that could be included with the meeting agenda, we will need to receive it prior to June 15, 2022 at 12:00 p.m. (noon) or you could e-mail a copy of any PowerPoint presentation to [lmcmillan@mvcountry.com](mailto:lmcmillan@mvcountry.com) prior to June 20, 2022.

If you require additional information, 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



**CRITICAL CARE, ANYWHERE.**

100

**WE ARE ALL *STARLINE*®**



# #1 PRIORITY

## UNINTERRUPTED OPERATIONS

**STARS - Under strict protocols**  
**Slowed approach re-integration**  
**Increasing stress-related types of missions**

### COVID-related cases

- \* 1 –in- 5 STARS missions
- \* Now - decreasing cases
- \* Decreasing hospitalizations

### STARS Transport Physicians

- \* Assist hospital personnel
- \* Critical care guidance
- \* Virtual consultations
- \* Airway management
- \* Ventilation/resuscitation



## 24 / 7 SAFETY NETWORK

### Access to Available Resource

- \* GIS mapping
- \* Pre-set coordinates

### Transport Physicians

- \* Medical oversight all critical calls
- \* Mechanism of injury/illness
- \* Determine and dispatch appropriate level of response
- \* 1–10 ratio for STARS community assistance
- \* 99 requests per day

**Over 36,000 emergency requests received last year.**





# MINUTES COUNT!

## Transport Physicians

- \* Coordinate complex logistics
- \* Schedule with receiving hospitals
  - ✓ Neurosurgeons
  - ✓ Mobilize Specialty Teams
  - ✓ Cardiac Cath Lab
  - ✓ CAT Scanner  
(prerequisite for stroke patients)

## Physicians in Virtual Consultation

- \* Face-to-face decisions
- \* Transmit *real-time* diagnostics
- \* Positive Results!
  - ✓ Critical/trauma patients
  - ✓ Direct delivery to O.R.
  - ✓ Improved patient outcome

**This is a game changer.**



# THINK OUTSIDE THE BOX

## SUPPORTING OUR MISSION

### IDENTIFY EFFICIENCIES

- Operational
- Fund-raising
- Downsized staff (affected areas)

### STARS LOTTERY “Single-Largest Funding Source”

### STARS CALENDAR CAMPAIGN DECREASED

- Inability to travel
- Calendar sales at Municipal Offices across Alberta

### PIVOT TO SAFE ONLINE EVENTS

- Unforeseeable future for events
- Rural communities host online 50/50's & raffles
- Multi-Provincial Radiothons

### ALBERTA GOVERNMENT SUPPORT

- HEMS Review released
- AHS Announcement - 50% funding for STARS
- Funding Date TBD

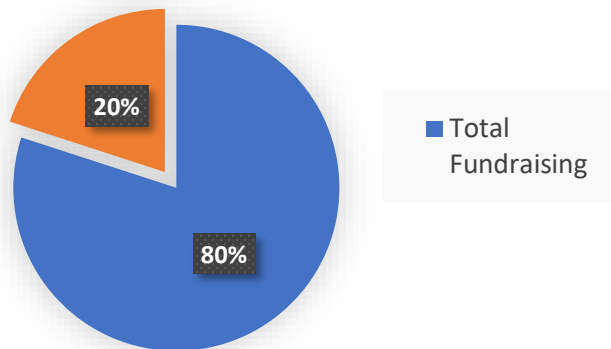




# FUELED BY GENEROSITY

Achieving successes together

## STARS Alberta Funding

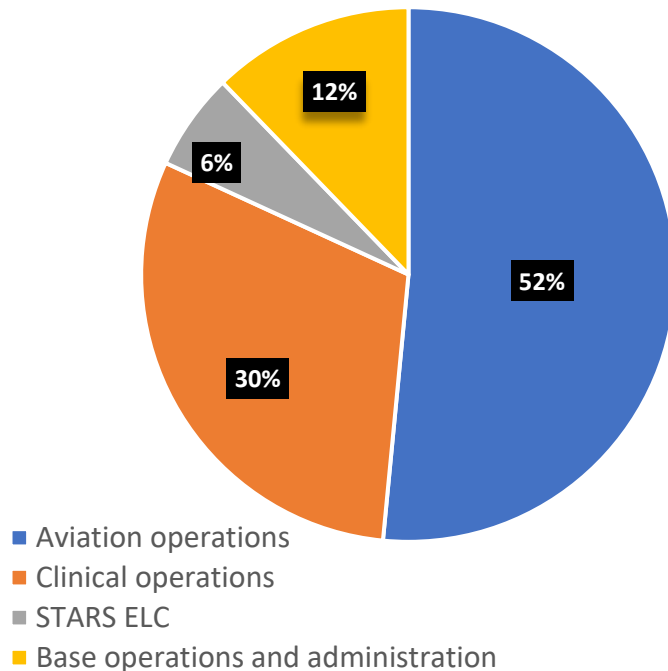


### Funding in Thousands

AB Government Funding	\$	7,990
AB Operating expenditures	\$	39,950
AB Government funding as a Percentage of costs		20%

STARS Gross Fundraising	\$	17,310
AB Lottery (net)	\$	12,810
Calendar (net)	\$	417
Site Registration/Emergency contact centre	\$	2,702

## STARS Alberta Expenditures (3 Bases)



MOUNTAIN VIEW COUNTY @ June 15, 2022	2017	2018	2019	2020	2021	2022	TOTAL
Near Carstairs	5	3	3	2	2	3	18
Near Cremona	6	4		2	2	1	15
Didsbury Hospital (critical inter-facility transfers)	6	10	17	6	13	6	58
Near Didsbury (scene calls)	2	3	2	2	5	1	15
Near Linden						1	1
Near Madden					1		1
Olds Hospital (critical inter-facility transfers)	12	10	10	8	18	7	65
Near Olds (scene calls)	1	4	3	3	5	1	17
Sundre Hospital (critical inter-facility transfers)	11	14	11	4	16	8	64
Near Sundre (scene calls and Search & Rescue)	12	6	4	5	6	2	35
Near Torrington			1				1
Near Water Valley		2	1	1	2	1	7
<b>TOTAL (average 53 missions per year)</b>	<b>55</b>	<b>56</b>	<b>52</b>	<b>33</b>	<b>70</b>	<b>31</b>	<b>297</b>





# MUNICIPALITIES SUPPORT STARS

- \* STARS – An Essential Service
- \* Emergency Protective Services Asset

## Per capita or annual fixed-rate commitment

- \* Urban - \$2 per capita
- \* Rural - Up to \$90 per capita

## 90% Regional Partnerships

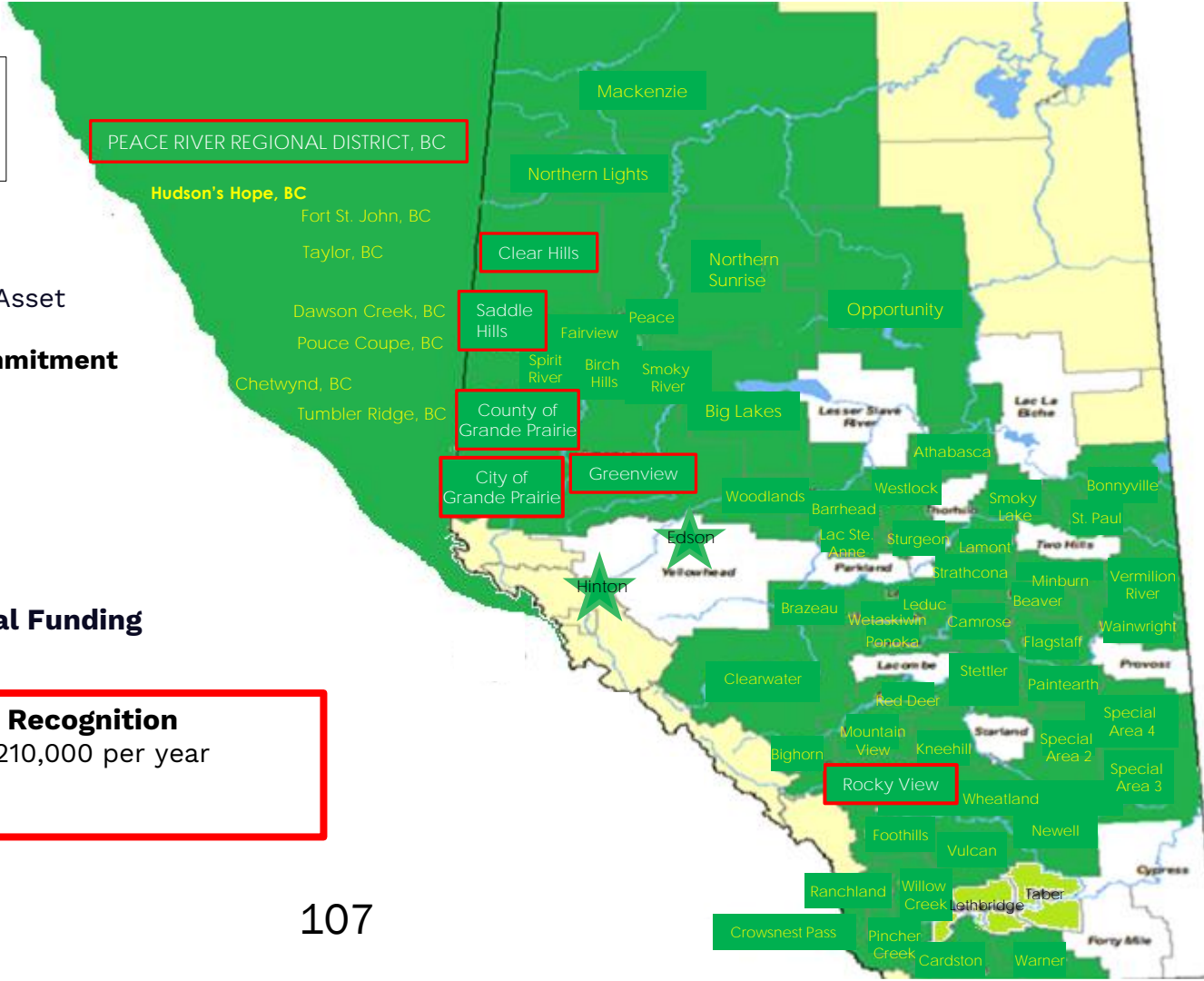
- \* Mountain View County
- \* Bordering Municipal Neighbors
- \* **\$2M+ Sustainable Operational Funding**

## (7) Municipalities Receive Logo Recognition

- \* Standing Motion - \$100,000 - \$210,000 per year

(2) Upcoming Logo Unveillings

\* GREEN represents municipal supporters



# A GENERATIONAL INVESTMENT

## \$138M Fleet Campaign

- \$65M Federal Government (5)
- \$13M Saskatchewan Govt. (1)
- \$13M Alberta Government (1)
- \$47M Corporate Business  
Dedicated Individuals  
Municipalities

## \$138M Finalized Campaign

Final (2 of 9) arrived!

10<sup>th</sup> Helicopter - Arrival late Fall

Sale of BK117s / Market value / USD rate

Fully H145 operational July 2022

**Serving Mountain View County**





## H145 BREAKTHROUGH TECHNOLOGY

- \* Outperforms previous BK117
- \* Speed, range, fuel efficiency
- \* Powerful twin engines
- \* Advanced avionics
  - Auto-pilot / Auto-hover
  - Reduced pilot fatigue
  - Superior safety features
- \* New 5-bladed system
  - Increased lift/load capacity
  - Beneficial in complex terrain
- \* Less maintenance required
  - Reduced Cost
  - Increased availability



## HIGHEST LEVEL OF CRITICAL CARE

- \* World-Class Expertise
- \* STARS ICU Flight Nurse
- \* STARS ALS Paramedic
- \* Transport Physician Oversight
- \* Cutting Edge Diagnostics
- \* Bluetooth / Integrated Wi-fi
- \* Satellite Connectivity
- \* Virtual Enhancements
- \* Transmit Test Results
- \* **Critical Care – Anywhere**



**AIRBUS H145 - INTENSIVE CARE UNIT**

**WE ARE ALL STARS®**





STARS - Serving Albertans since 1985.  
More than 50,000 missions flown,  
No cost to the patient.

## Thank You, Mountain View County

*Celebrating 30+ years in partnership since 1988.*

### Current Pledge of Support

\$2 per capita / per year  
Standing Motion  
*(provides for STARS in annual budget)*



A life is saved every day.  
You are **STARS** reason for being.

# 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 17/22  
SUBMISSION TO: Council Meeting  
MEETING DATE: June 22, 2022  
DEPARTMENT: Planning and Development Services  
FILE NO.: PLRDS20220078  
LEGAL: NW 15-30-4-5

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 17/22 redesignating the lands within the NW 15-30-4-5 as contained in the agenda package.

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

## BACKGROUND / PROPOSAL:

To redesignate an approximate eight point one eight (8.18) acres from Agricultural District (A) to Residential Farmstead District (R-F).

## Application Overview:

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

## Key Dates, Communications, and Information:

Application Submitted	February 24, 2022
Application Circulation Period	From March 21, 2022, to April 21, 2022
Supportive Information Requested/Submitted	The applicant submitted additional information, as attached, in support of the farmstead proposal.
Application Revised from Submission	No
Communications Received from Referrals	<p><u>NRCB</u>: No position with respect to subdivision and land use zone redesignations as these are under municipal jurisdiction under the land use bylaw and municipal development plan. The minimum distance separation for a 75 sows (farrow to finish) hog operation is:</p> <ul style="list-style-type: none"> <li>Category 1 327 metres</li> <li>Category 2 435 metres</li> <li>Category 3 544 metres</li> </ul>



	<ul style="list-style-type: none"> <li>Category 4 871 metres</li> </ul> <p><u>Alberta Transportation (Revised)</u>: AT offers the following:</p> <ul style="list-style-type: none"> <li>If the proposal complies with the Land Use Bylaw, then Section 14 of the Regulation<sup>s</sup> have been met.</li> <li>Highway 22 is a major two-lane highway.</li> <li>Pursuant to Section 16 of the Regulation, AT can vary the requirements of Section 15 at this time, to accommodate the proposed subdivision.</li> <li>No additional highway access will be considered as a result of this subdivision.</li> <li>Access to the remnant title must be from Twp Rd 303.</li> <li>The existing access at the NW corner of the subject quarter, off Twp. Rd 303 should meet all access management guidelines: Access not permitted within 400 m of a public road or another access.</li> <li>Any appeal of this subdivision be referred to the Land and Property Rights Tribunal.</li> </ul> <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 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 <b><i>Figure 3: Growth Management Conceptual Strategy</i></b>, as attached, the proposal is in the Agricultural Preservation Area, which policies may support first parcel out proposals subject to an appropriate land use designation in accordance with the Land Use Bylaw,</p> <p>The interpretation of applicable policies in Section 3.0 Agricultural Land Use Policies will 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><b>12.3 Residential Farmstead District (R-F)</b>  <u>Purpose</u>: To accommodate a single residential parcel of land containing the farmstead from an unsubdivided quarter section. Agricultural uses may be accessory to the residential use.</p> <p><u>Parcel Area</u>: Minimum 0.8 ha (2.0 ac) – Maximum area deemed necessary to accommodate the farmstead.</p> <p><b>11.1 Agricultural District (A)</b>  <u>Purpose</u>: To accommodate and promote agricultural 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><b>9.6. Confined Feeding Operations</b>  1 c) Notwithstanding any other provision of this Bylaw that requires a minimum setback, the minimum distance of</p>

	separation between a dwelling unit and a confined feeding operation, allowed under the Agricultural Operation Practices Act, shall be equivalent to the required distance of separation between a proposed confined feeding operation from an existing dwelling unit as determined by the Natural Resources Conservation Board.
Policy and Procedures	N/A

#### Land Use and Development:

Predominant land Use on property	The subject property holds an Agricultural District (A) land use designation.
Predominant development on property	Development on this property is the subject of the application, corresponding to a farmyard consisting of a dwelling unit, quonset/shop, garage, and other accessory buildings in connection with the farmstead. The remainder area is cultivated.
Oil and gas facilities on property/adjacent	Oil and gas activity within this property and vicinity relates to natural gas lines. Other pipelines in the vicinity include HVP products line to the east and a few oil well effluent lines to the west.
Surrounding land uses	The surrounding area is predominantly agricultural with Agricultural District (A) designations. There is a CFO identified in the adjacent quarter to the northeast in SE 22-30-4-5. NRCB records indicates that the CFO received County's approval, DP 083-96 for an Intensive Livestock Operation. Information from the file indicates that this DP was to expand CFO from 30 sows (farrow to feeder) to 75 sows (farrow to feeder). Based on NRCB's response, as attached, the applicable MDS for this operation is Category 2: 435 metres.
Proximity to utilities	The proposal consists of a developed yard with services in the form of water well and private sewage treatment system. Cochrane Lake is the gas provider in the area.

#### Physical and Natural Features:

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

#### Planning and Development History:



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

**Servicing and Improvements Proposed:**

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

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

**OPTIONS / BENEFITS / DISADVANTAGES:** N/A

**ATTACHMENT(S):**

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

BYLAW NO. LU 17/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NW 15-30-4-5 pursuant to the Municipal Government Act.

---

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

To redesignate from Agricultural District (A) to Residential Farmstead District (R-F) an approximate eight point one eight (8.18) acres (3.31 hectares) in the Northwest (NW) Quarter of Section fifteen (15), Township thirty (30), Range four (4), West of the fifth (5<sup>th</sup>) Meridian, as outlined on Schedule "A" attached hereto.

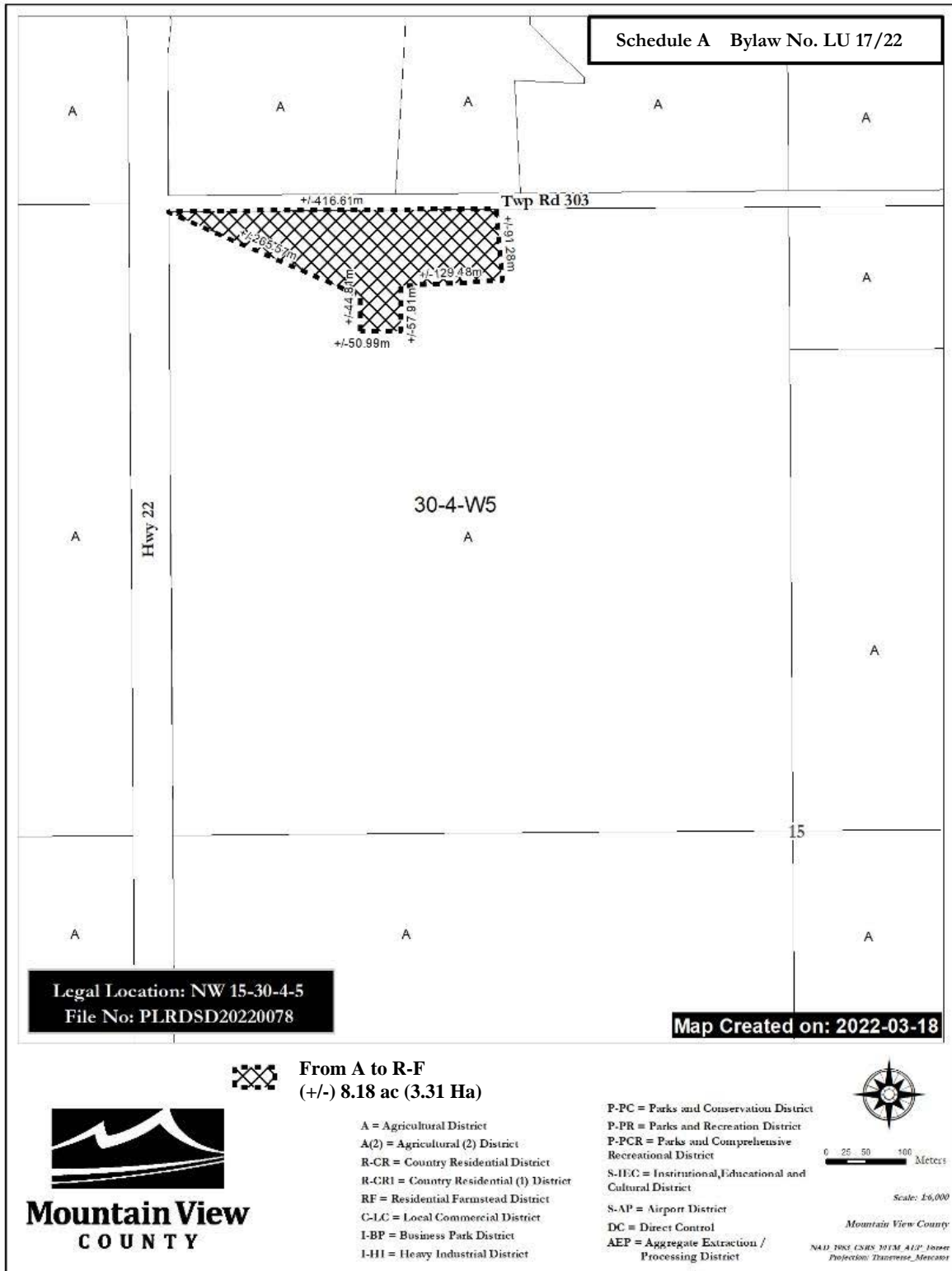
Received first reading \_\_\_\_\_,

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date of Signing







## Mountain View COUNTY

### Location, Land Use, Ownership & Circulation Legend

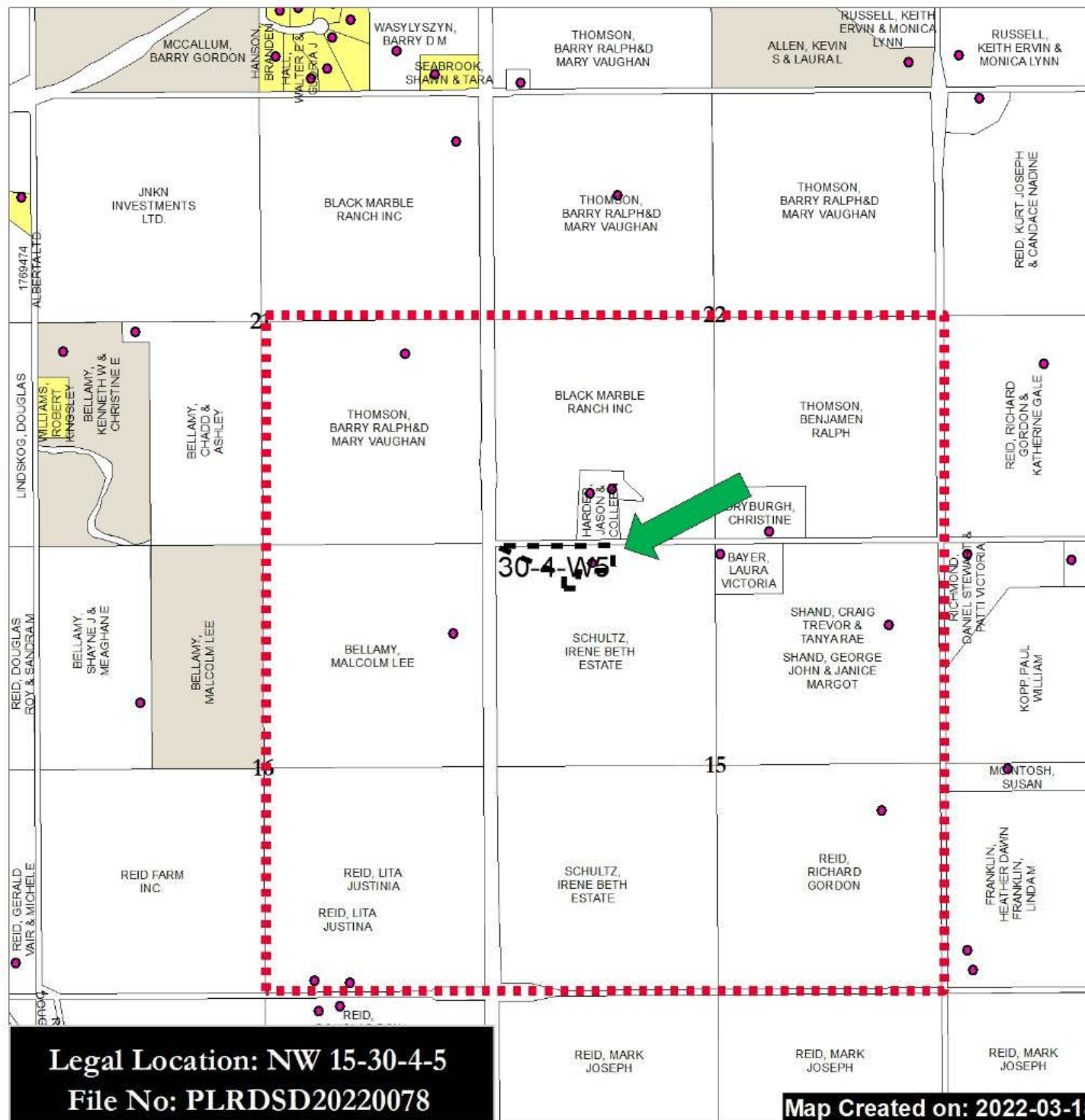
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (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





Hwy 22

Twp Rd 303

Length: 1,354.3 Feet

Length: 869.7 Feet

Length: 314.4 Feet

Length: 424.8 Feet

Length: 190 Feet  
Length: 153.4 Feet

Length: 175.7 Feet

119





# 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
- 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

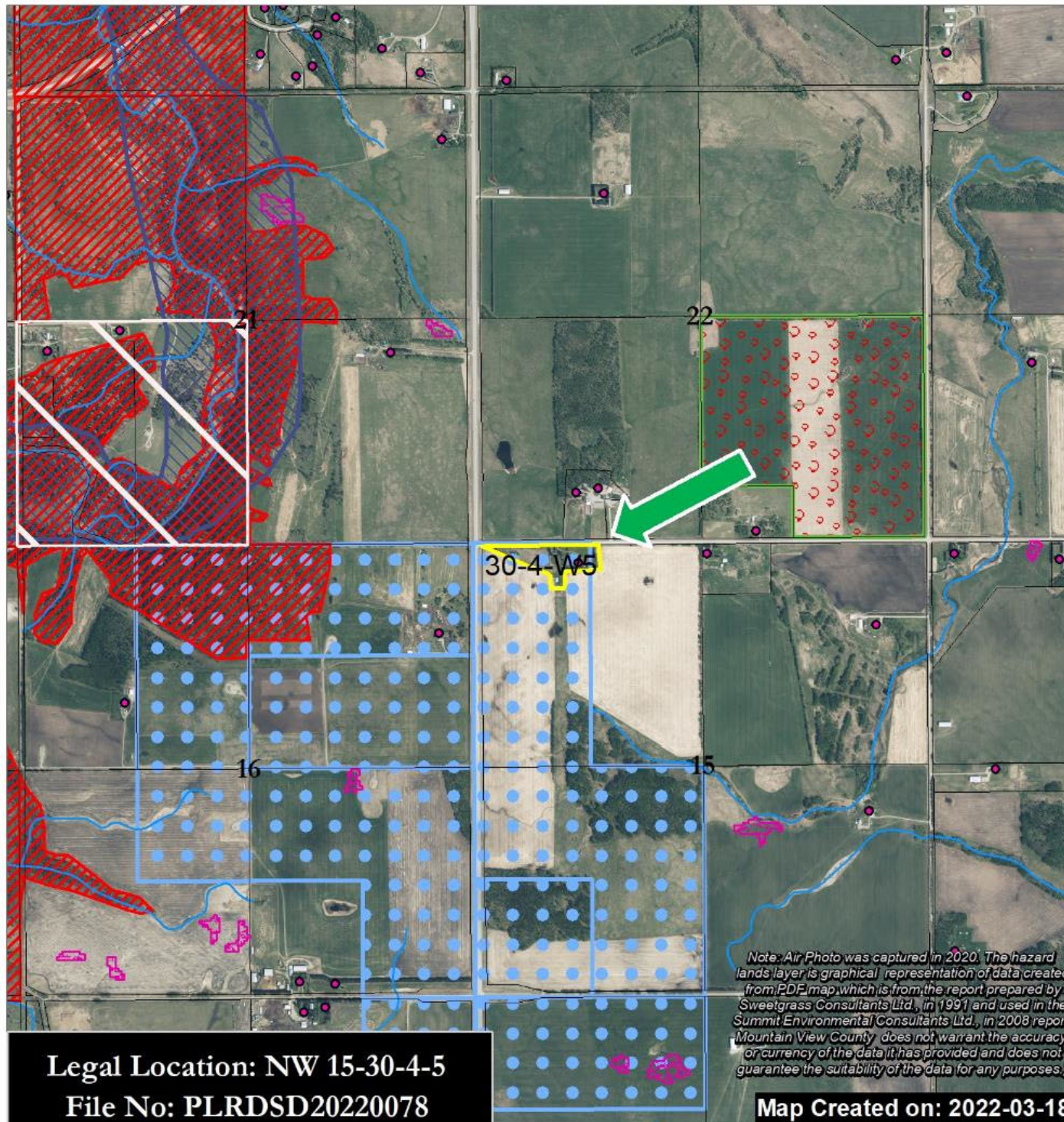


0 50 00 200 300 400 500 600 700 800  
Meters

Scale: 1:20,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



Legal Location: NW 15-30-4-5

File No: PLRDSD20220078

Map Created on: 2022-03-18





# 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

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 15-30-4-5  
File No: PLRDSD20220078

Map Created on: 2022-03-18





## 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

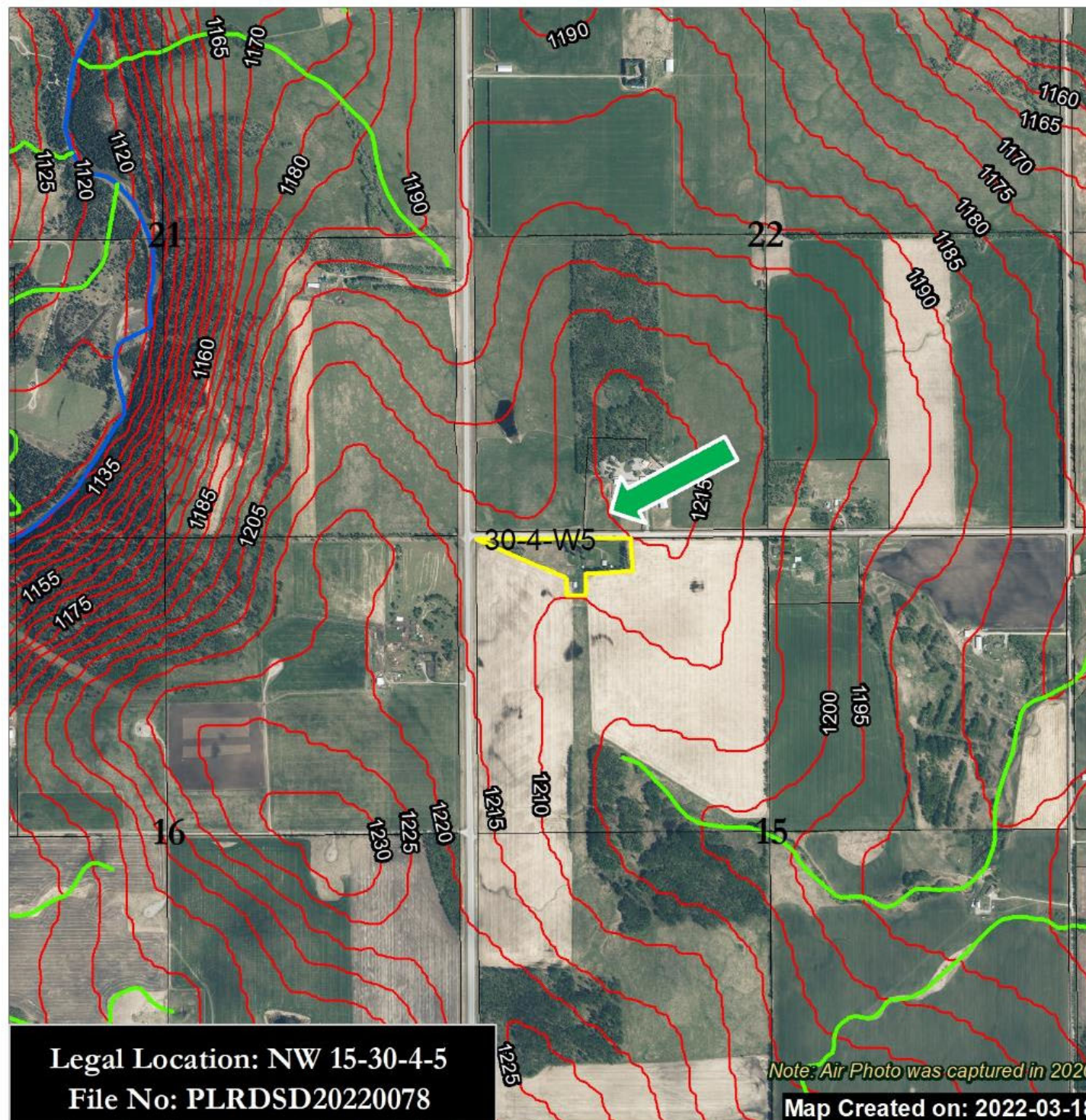


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



Legal Location: NW 15-30-4-5  
File No: PLRDS20220078

Note: Air Photo was captured in 2020

Map Created on: 2022-03-18





## Mountain View COUNTY

### Well & Pipeline Facilities

#### Legend

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



0 125 250 500 Meters

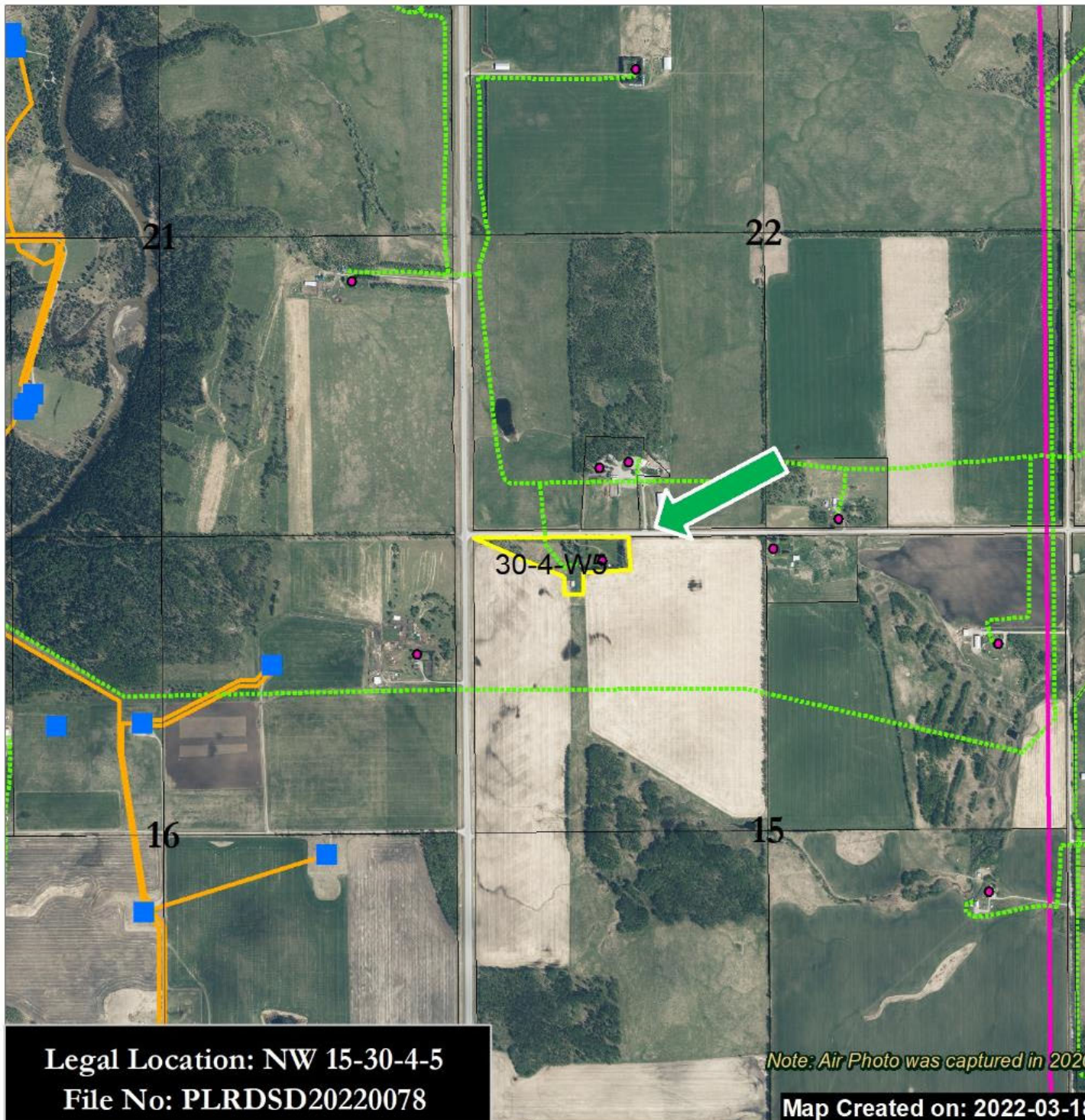
Scale: 1:15,000

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: NW 15-30-4-5  
File No: PLRDS20220078

Note: Air Photo was captured in 2020

Map Created on: 2022-03-18

123





## Mountain View COUNTY

### Site Dimension

#### Legend

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>● Application Location</li><li>● Rural Address</li><li>● Gas Plants, Battery Sites, etc.</li><li>● &lt;all other values&gt;</li><li>● Gas Processing Plant</li><li>● Wells</li><li>● Proposed Redesignation Subdivision Boundary</li><li>● Altalink Powerline Buffer (30m)</li><li>● Streetlights - Fortis</li><li>● Power Poles - Fortis</li></ul> | <ul style="list-style-type: none"><li><b>Pipelines</b></li><li>--- &lt;all other values&gt;</li><li><b>SUBST_A</b></li><li>— CRUDE OIL</li><li>— FRESH WATER</li><li>— FUEL GAS</li><li>— HVP PRODUCTS</li><li>— LVP PRODUCTS</li><li>— MISCELLANEOUS LIQUIDS</li><li>— NATURAL GAS</li><li>— OIL WELL EFFLUENT</li><li>— SALT WATER</li><li>— SOUR NATURAL GAS</li><li>— UNKNOWN</li></ul> |
|---|---|



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



Legal Location: NW 15-30-4-5  
File No: PLRDSD20220078

Note: Air Photo was captured in 2020

Map Created on: 2022-03-18





# NEILSON WILDE LAW

Linda J. Neilson, B.Sc., J.D.  
James B. Wilde, B.A., M.A., L.L.B.  
Barristers, Solicitors & Notaries

---

Box 95, 411 - 10<sup>th</sup> Avenue  
Carstairs, Alberta T0M 0N0  
Telephone: (403) 337-3105  
Fax: (403) 337-3077  
Email: linda@wildelaw.ca  
Email: james@wildelaw.ca

OUR FILE: 226793

February 23, 2022

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

ATTN: PLANNING DEPARTMENT

Dear Sir/Madame:

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

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

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

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

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

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



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

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

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

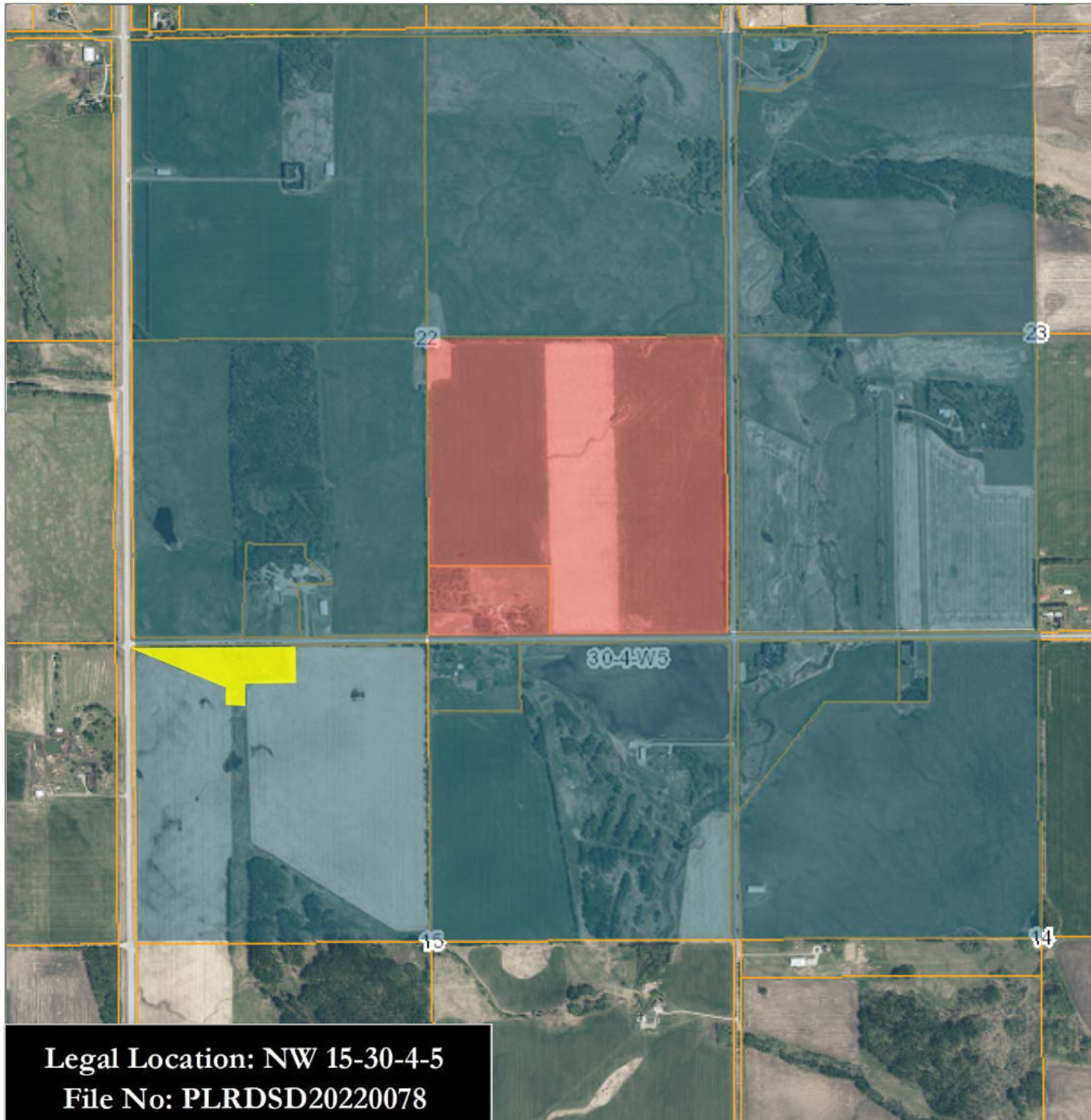
Thank you for your consideration of this matter. I will deliver the cheque for payment along with an additional copy of this letter to your office.

Yours truly, /

A black rectangular redaction box covering the signature of James B. Wilde.


James B. Wilde  
Barrister and Solicitor

Enclosure




**Mountain View  
COUNTY**

## Confined Feeding Operations

 NRCB Approved  
CFOs (per quarter)

 MDP 800 m buffer

 Proposed  
Redesignation &  
Subdivision  
Application



Scale: 1:2,500

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest

Projection: Transverse\_Mercator

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



April 26, 2021

Dolu Mary Gonzalez  
Planner  
Planning and Development Services  
Mountain View County  
1408 Twp Rd 320, Postal Bag 100  
Didsbury, Alberta  
T0M 0W0

Sent via email at: [dgonzalez@mvcounty.com](mailto:dgonzalez@mvcounty.com)

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

Dear Dolu:

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

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

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

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

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

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

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

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

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

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

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

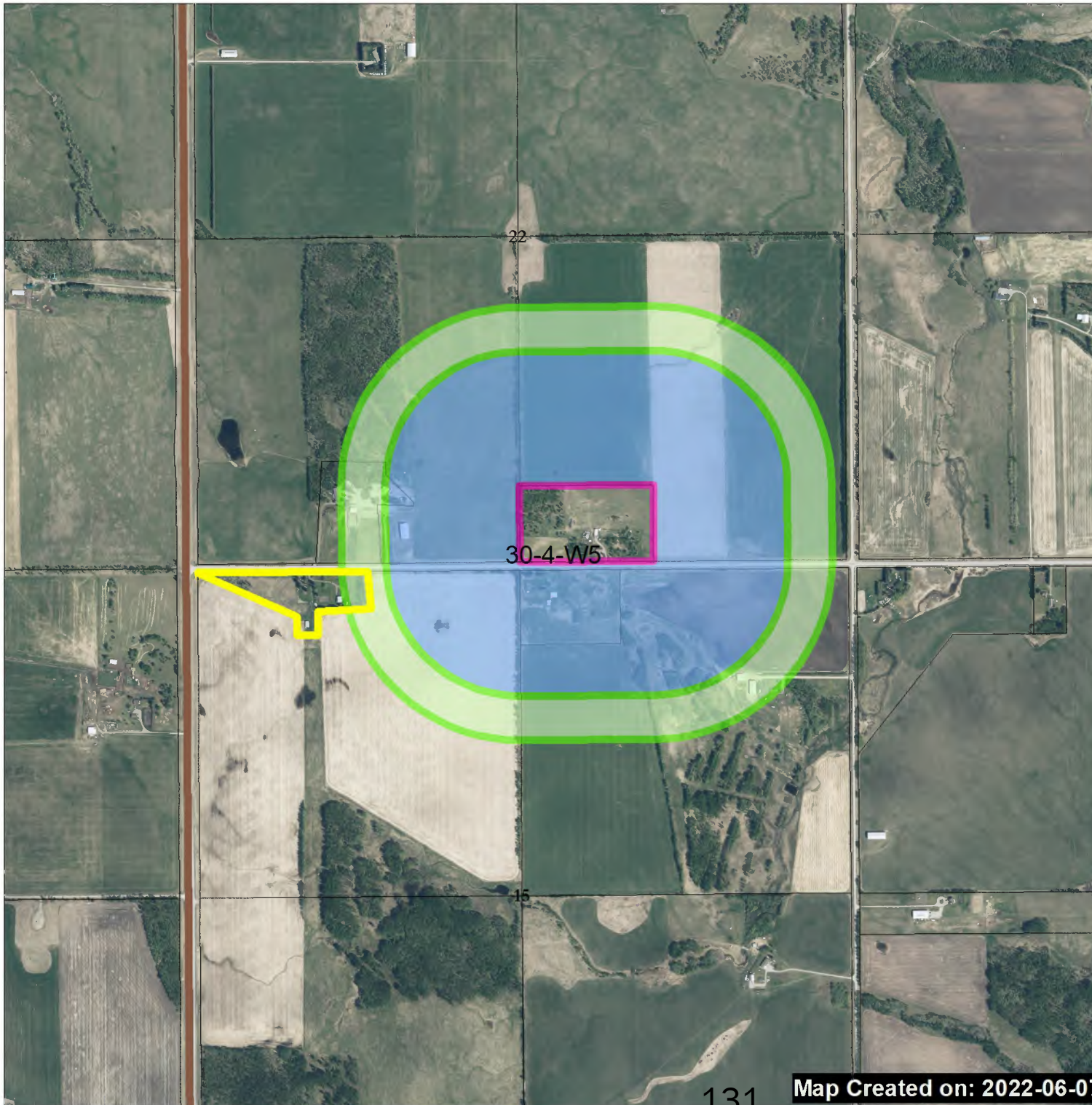
If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Francisco Echegaray', is written over a horizontal line.

Francisco Echegaray, P. Ag.  
Approval Officer



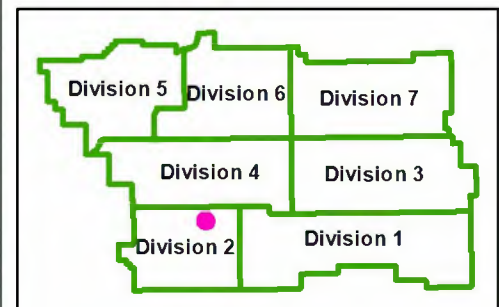


# Mountain View COUNTY

## CFO Minimum Distance Separation

### Legend

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



0 250 500 Meters

Scale: 1:13,416

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest

Projection: Transverse\_Mercator

# 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 20/22	REVIEWED AND APPROVED FOR SUBMISSION
SUBMISSION TO:	Council Meeting	CAO:
MEETING DATE:	June 22, 2022	MANAGER:
DEPARTMENT:	Planning and Development Services	DIRECTOR: MB
FILE NO.:	PLRDSD20220116	PREPARER: DMG
LEGAL:	Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5	LEGAL/POLICY REVIEW:
		FINANCIAL REVIEW:

## ADMINISTRATIVE POSITION:

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

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

## BACKGROUND / PROPOSAL:

To redesignate an approximate fourteen point five eight (14.58) acres from Agricultural (2) District (A(2)) to Agricultural District (A); to redesignate an approximate thirteen point eight four (13.84) acres from Agricultural District (A) to Agricultural (2) District (A(2)) and to redesignate an approximate twenty point three zero (20.30) acres from Agricultural District (A) to Residential Farmstead District (R-F)

## Application Overview:

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

## Key Dates, Communications, and Information:

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



	<u>Foothills Natural Gas Co-op Limited</u> : no objections
	<u>Telus Communications Inc.</u> : no objection
Objections Received and Addressed	No letters of objection/concern were received

#### Applicable Directions, Policy, and Regulations:

Intermunicipal Development Plan (IDP)	The subject property is not within an IDP area
Municipal Development Plan Bylaw No. 20/20	In accordance with Figure 3: Growth Management Conceptual Strategy, as attached, the subject property is in the Agricultural Preservation Area, which policy may support for only one (1) parcel to be subdivided from a previously unsubdivided quarter section.  The interpretation of applicable policies against this proposal will be provided at the Public Hearing stage.
Area Structure Plan (ASP)	The property is not within an approved ASP
Land Use Bylaw No. 21/21	<b>11.1. Agricultural District (A)</b> <u>Purpose</u> : To accommodate and promote agriculture land uses on larger parcels while having regard for the rural, agricultural character of the area.  <u>Parcel Area</u> : Minimum 32.37 ha (80.0 ac) or the area in title at the time of passage of this Bylaw.  <b>11.2. Agricultural (2) District (A(2))</b> <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.  <u>Parcel Area</u> : 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.  <b>12.3. Residential Farmstead District (R-F)</b> <u>Purpose</u> : To accommodate a single residential parcel of land containing the farmstead from an unsubdivided quarter section. Agricultural uses may be accessory to the residential use.  <u>Parcel Area</u> : Minimum 0.8 ha (2.0 ac) - Maximum area deemed necessary to accommodate the farmstead
Policy and Procedures	N/A

#### Land Use and Development:

Predominant land Use on property	The subject property is a previously subdivided quarter section with an Agricultural (2) District bare parcel of 41.27 acres. The remainder of the property of 118.73 acres has an Agricultural District (A) zoning.
Predominant development on property	The A(2) District parcel is bare; however, the Development Authority approved on April 12, 2022, a Dwelling, Move In/Relocation; Dwelling, Secondary Suite (within basement of Dwelling); and Accessory Building. The remainder of the quarter section has a developed yard, the farmstead, consisting of two (2) dwellings, garage, barn, quonset, grain bins and other related accessory buildings; surrounded by farmland.
Oil and gas facilities on property/adjacent	There are three (3) pipelines: a discontinued fuel gas pipeline, a

	discontinued sour natural gas pipeline and a natural gas line. The application was circulated to AER; however, no comments were received.
Surrounding land uses	Surrounding land uses are predominantly agricultural in the form of large- and small-scale agricultural parcels. In addition, there is a multi-lot residential development northwest from this property and single residential development to the east and south from this property.
Proximity to utilities	The subject property is developed and serviced. Foothills is the gas provider in the area.

**Physical and Natural Features:**

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

**Planning and Development History:**

Prior RD/SD/DP Applications	<p><b>File History for SE 10-33-2-5</b>  <u>DPO9-041</u>: On May 12, 2009, the Development Approving Authority approved a Dwelling Unit Addition &amp; Ancillary Building Detached Garage with Westerly Front Yard Setback Relaxations.</p> <p><u>PLRDSD20190098</u>: On July 10, 2019, Council approved the redesignation to Agricultural (2) District and subsequently on August 27, 2019, the Subdivision Authority approved the subdivision to create one (1) parcel of 41.21 acres. The approval required a Road Widening Agreement and an inspection report for the existing septic system for the existing farmyard.</p> <p><b>File History for Plan 1912539 Block 2 Lot 1</b>  <u>PLDP20220124</u>: On April 12, 2022, the Development Approving Authority approved a Dwelling, Move In/Relocation; Dwelling, Secondary Suite (within basement of Dwelling); and Accessory Building.</p>
Encumbrances on title affecting application	<u>Instrument 191 260 651</u> - Re: Acquisition of Land by Caveat by Mountain View County for future road improvements along Range Road 22.

**Servicing and Improvements Proposed:**

Water Services	The existing farmyard is serviced by water well. Development
----------------	--



	within the agricultural parcel will be serviced by water well.
Sewer Services	The existing farmyard is serviced by a buried open discharge (PRPS20190593). Development within the agricultural parcel will be serviced by private sewage treatment system.
Stormwater/Drainage Improvements	Not required for this application.
Solid Waste Disposal	N/A

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

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**OPTIONS / BENEFITS / DISADVANTAGES:** N/A

---

**ATTACHMENT(S):**

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

BYLAW NO. LU 20/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5 pursuant to the Municipal Government Act.

---

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

To redesignate from Agricultural (2) District (A(2)) to Agricultural District (A) an approximate fourteen point five eight (14.58) acres (5.90 hectares) in Plan 1912539 Block 2 Lot 1; to redesignate from Agricultural District (A) to Agricultural (2) District (A(2)) an approximate thirteen point eight four (13.84) acres (5.60 hectares) the Southeast (SE) Quarter of Section ten (10), Township thirty-three(33), Range two (2), West of the fifth (5<sup>th</sup>) Meridian; and to redesignate from Agricultural District (A) to Residential Farmstead District (R-F) an approximate twenty point three zero (20.30) acres (8.22 hectares) in the Southeast (SE) Quarter of Section ten (10), Township thirty-three(33), Range two (2), West of the fifth (5<sup>th</sup>) Meridian, as outlined on Schedule "A" attached hereto.

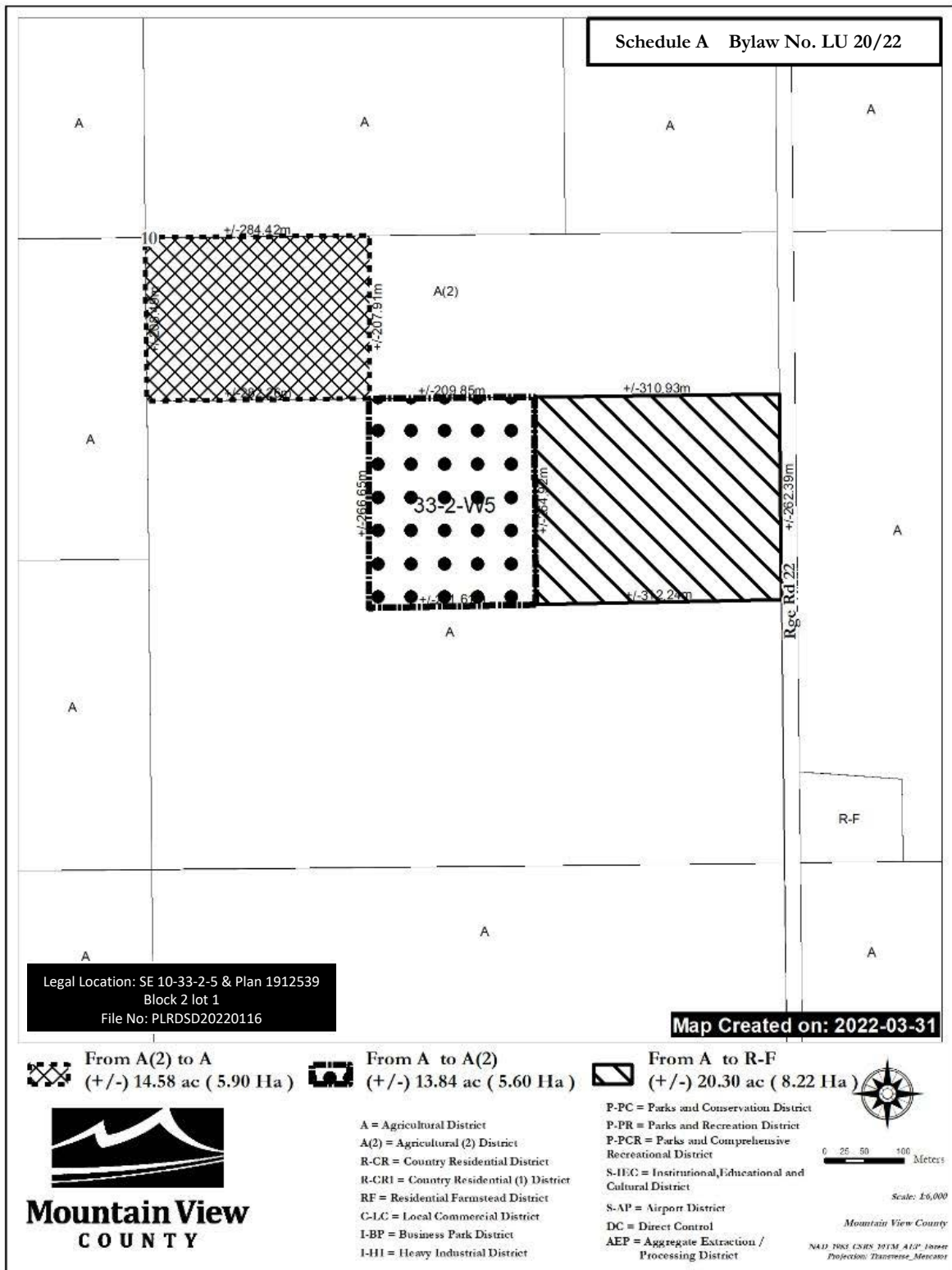
Received first reading \_\_\_\_\_,

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date of Signing







# Mountain View COUNTY

## Location, Land Use, Ownership & Circulation Legend

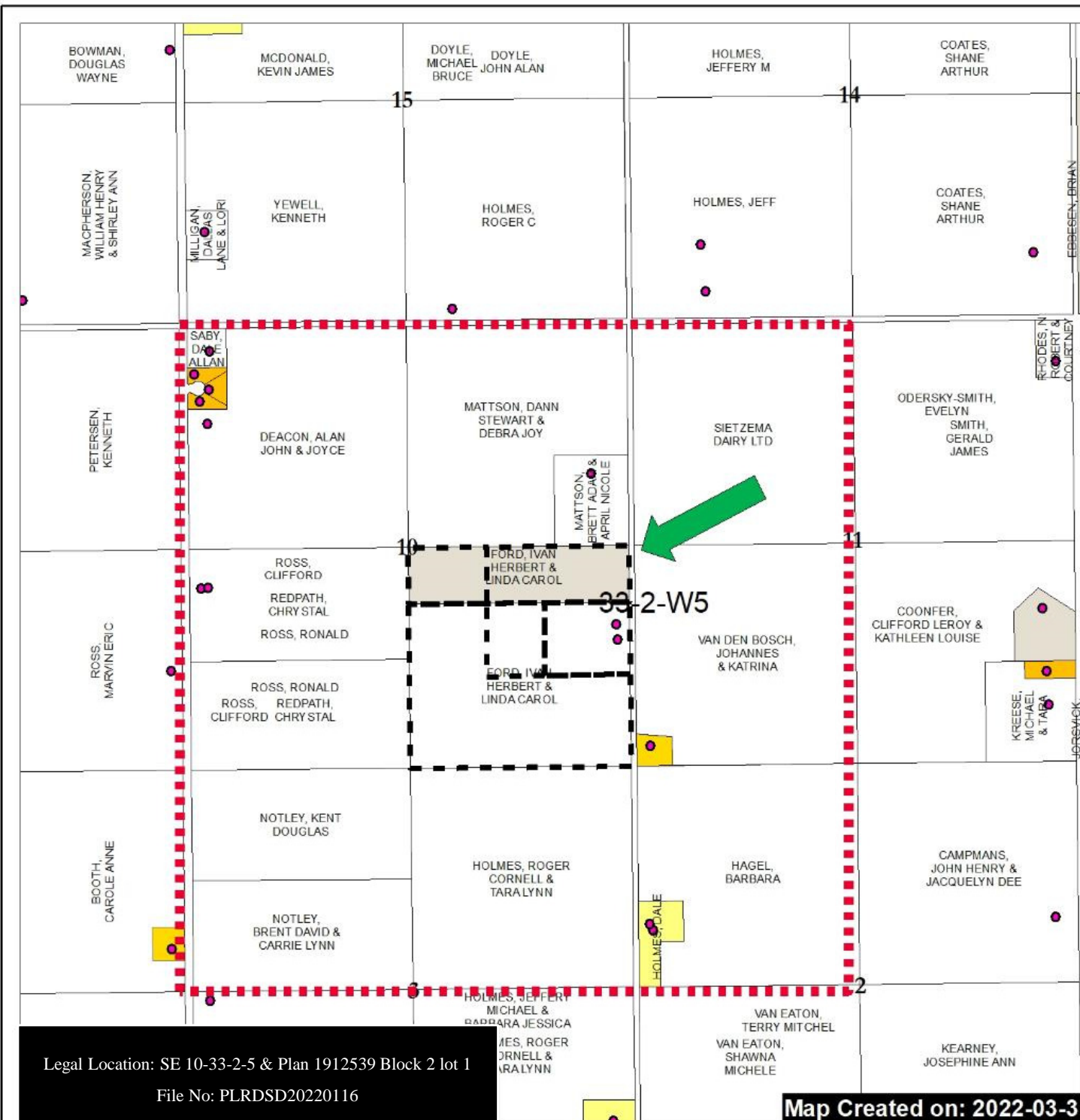
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (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







## Mountain View COUNTY

### Site Sketch - Redesignation

#### Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- ▨ AltaLink Powerline Buffer (30m)
- ▭ Proposed Redesignation Boundary
- Wells
- ✕ SUSPENDED GAS (1)



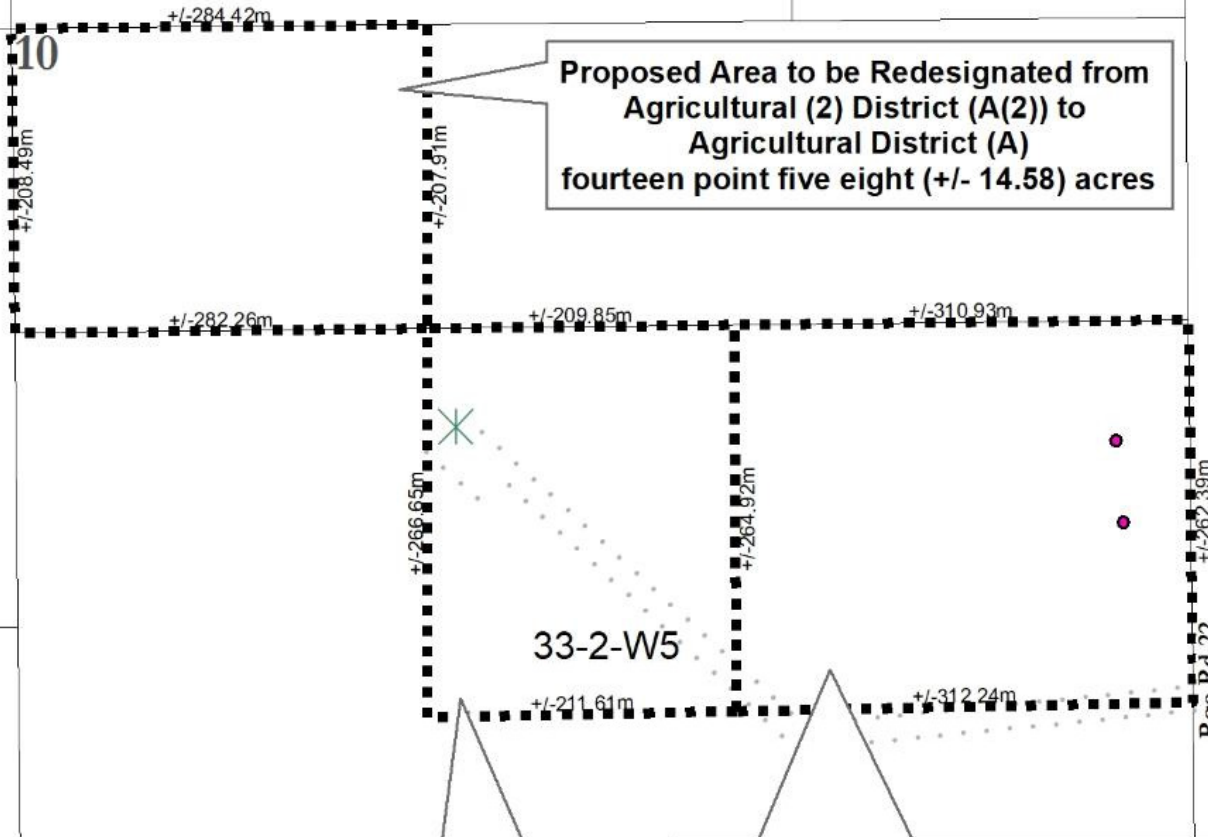
0 50 100 200 Meters

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 (2) District (A(2)) to  
Agricultural District (A)  
fourteen point five eight (+/- 14.58) acres

33-2-W5

Proposed Area to be Redesignated from  
Agricultural District (A) to  
Residential Farmstead District (R-F)  
twenty point three zero (+/- 20.30) acres

Proposed Area to be Redesignated from  
Agricultural District (A) to  
Agricultural (2) District (A(2))  
thirteen point eight four (+/- 13.84) acres

Legal Location: SE 10-33-2-5 & Plan 1912539 Block 2 lot 1

File No: PLRDSD20220116

Map Created on: 2022-03-31

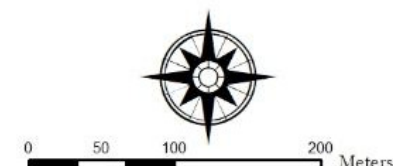


## Mountain View COUNTY

### Site Sketch - Subdivision

#### Legend

- Application Location
- Rural Address
- ... Pipelines
- AltaLink Power Line
- ▨ AltaLink Powerline Buffer (30m)
- - - Proposed Redesignation Boundary
- Wells
- ✱ SUSPENDED GAS (1)

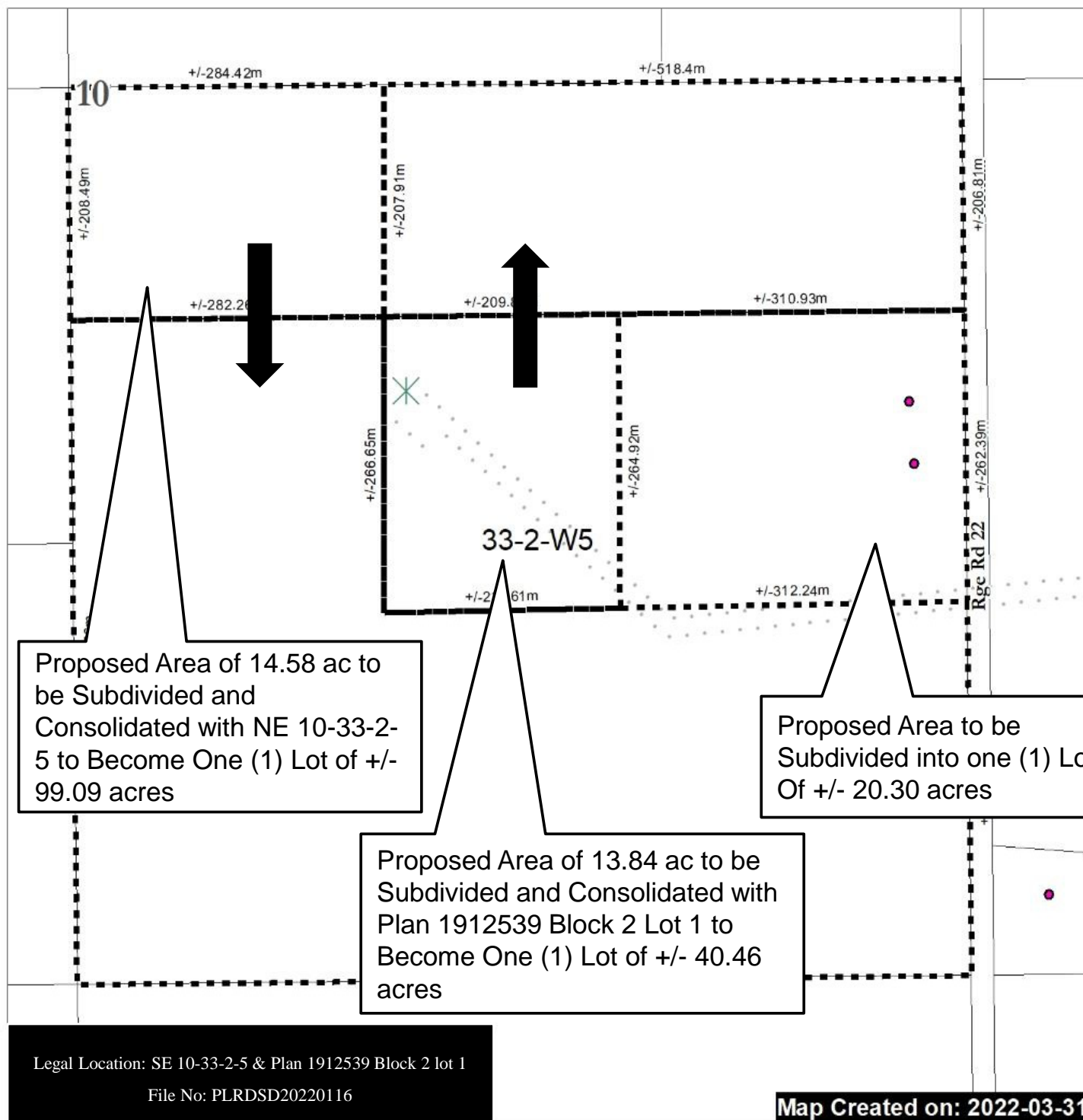


Scale: 1:5,000

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: SE 10-33-2-5 & Plan 1912539 Block 2 lot 1

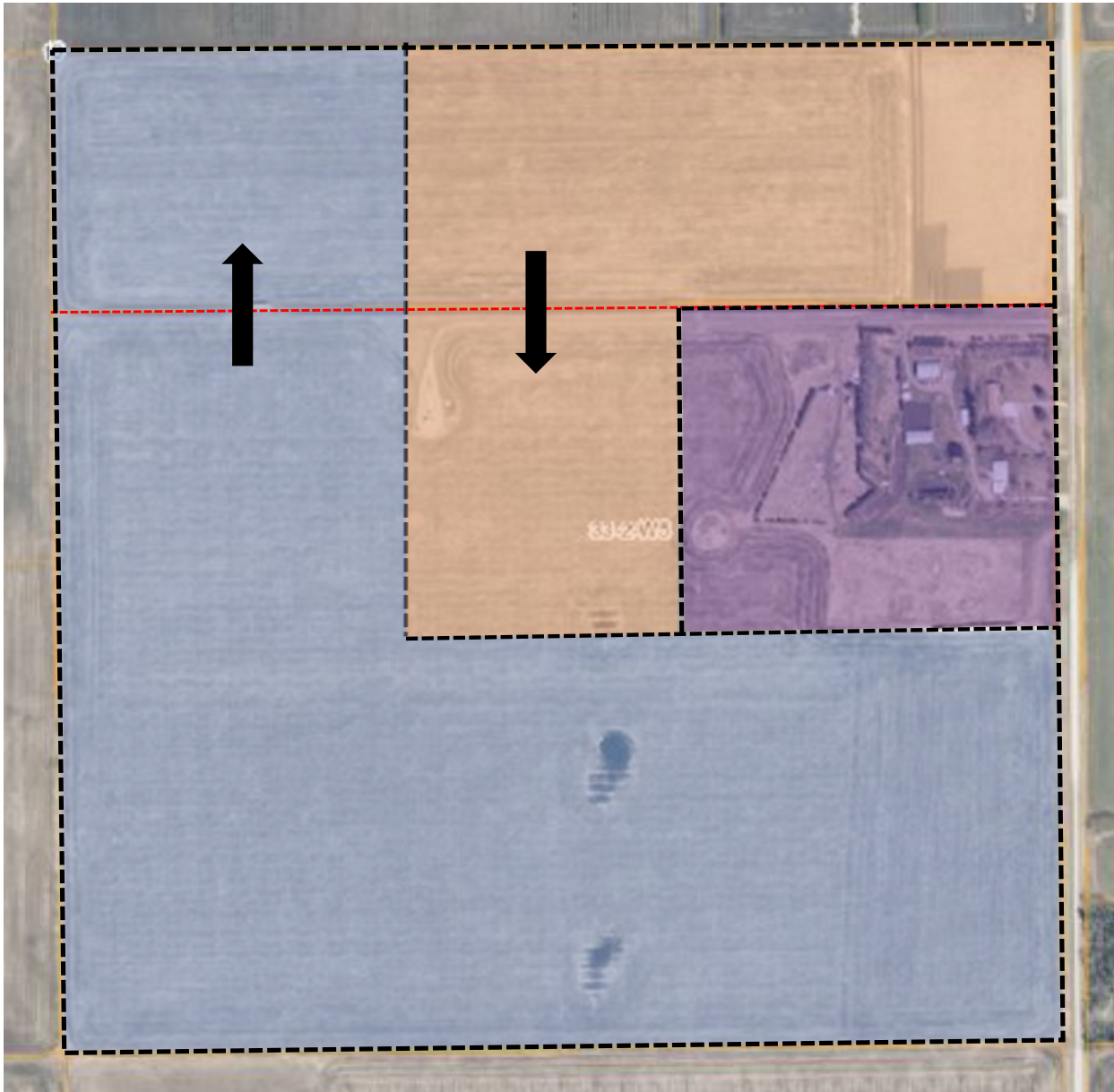
File No: PLRDSD20220116


Map Created on: 2022-03-31





# PROPOSED APPLICATION IN SE 10-33-2 W5M

## FILE NO. PLRDSD20220116



 Proposed Area to be Consolidated to become One (1) parcel of 40.46 ac. Agricultural (2) District (A(2))

 New parcel of 20.30 ac. Residential Farmstead District (R-F)

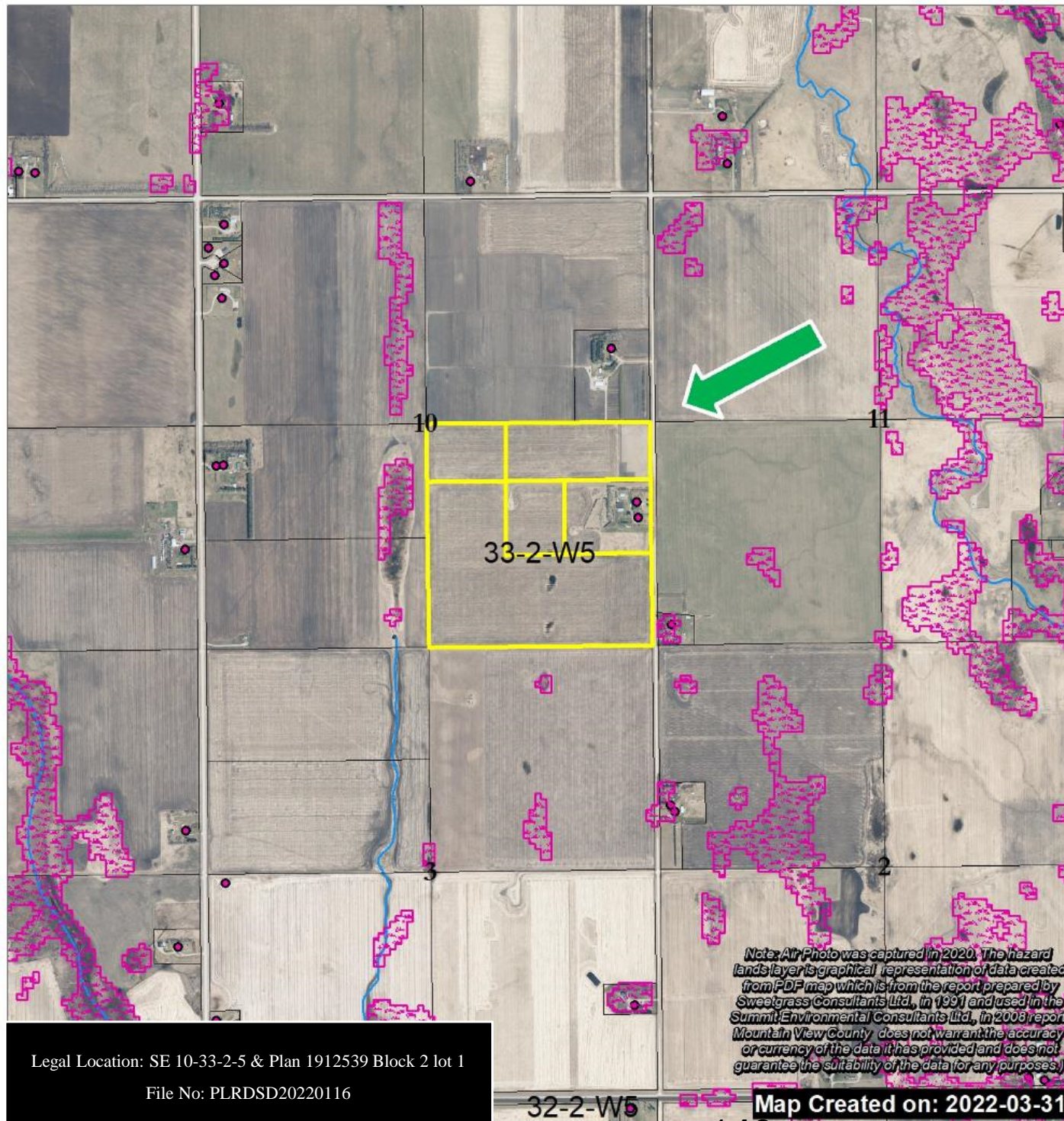
 Proposed Area to be Consolidated to become One (1) parcel of 99.09 ac. Agricultural District (A)





# Mountain View COUNTY

## Environmental Scan



### Legend

- Floodway
  - Flood Fringe
  - 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.



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

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.

Map Created on: 2022-03-31

Legal Location: SE 10-33-2-5 & Plan 1912539 Block 2 lot 1

File No: PLRDSD20220116



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

- |  |                       |
|--|-----------------------|
| Application Location                               | <all other values>    |
| Rural Address                                      | <b>SUBST_A</b>        |
| Gas Plants, Battery Sites, etc. <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          |
| TC Energy Notification Zone 200m                   | MISCELLANEOUS LIQUIDS |
| TC Energy Notification Zone 750m                   | NATURAL GAS           |
| Subject Land                                       | OIL WELL EFFLUENT     |
|  | SALT WATER            |
|  | SOUR NATURAL GAS      |
|  | UNKNOWN               |



0 125 250 500 Meters

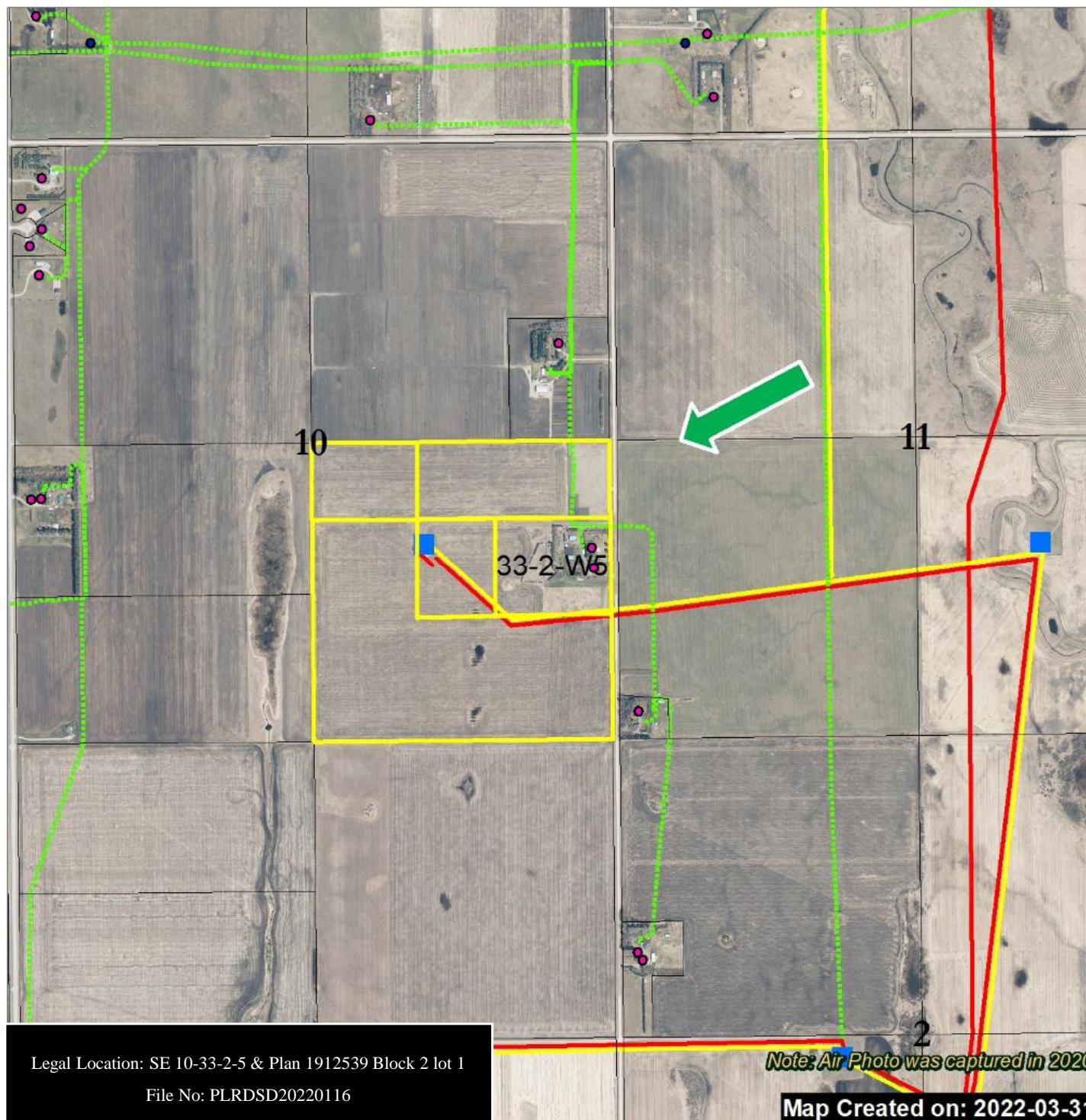
Scale: 1:15,000

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: SE 10-33-2-5 & Plan 1912539 Block 2 lot 1

File No: PLRDSD20220116

Note: Air Photo was captured in 2020

Map Created on: 2022-03-31





# 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

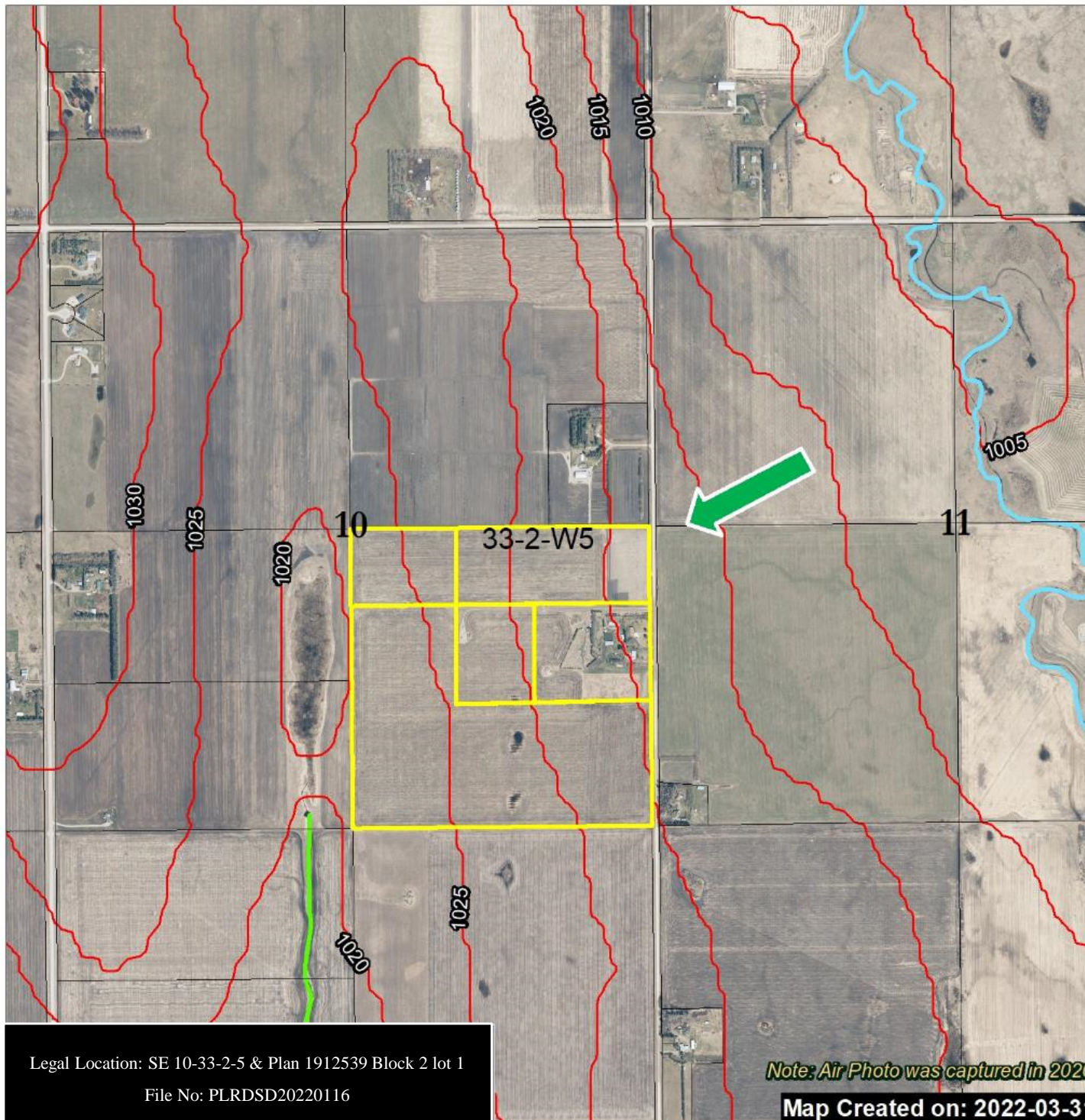


0 125 250 500 Meters

Scale: 1:15,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



Legal Location: SE 10-33-2-5 & Plan 1912539 Block 2 lot 1

File No: PLRDSD20220116

Note: Air Photo was captured in 2020

Map Created on: 2022-03-31





# Mountain View COUNTY

## Site Dimension

### Legend

- |   |                        |
|---|------------------------|
| Application Location                        | <b>Pipelines</b>       |
| Rural Address                               | --- <all other values> |
| Gas Plants, Battery Sites, etc.             | <b>SUBST_A</b>         |
| <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: 1:5,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

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







# MATTSON TREE FARM

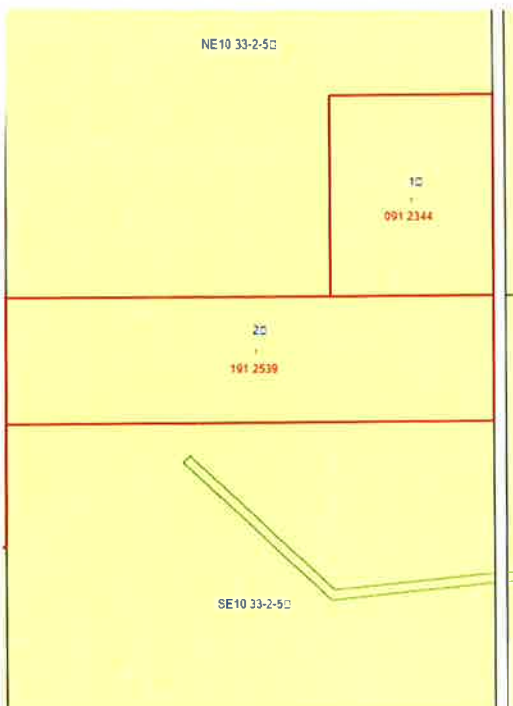
Box 19 Site 1 RR2  
Olds, AB T4H 1P3

March 10, 2022

Mountain View County  
PO Bag 100  
Didsbury, AB T0M 0W0

To whom it may concern:

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



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

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

farmed.

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



## Current layout of Lot 1 Block 2 Plan 1912539



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

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



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



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



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

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



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

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



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

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

## **How does the Subdivision support the Municipal Development Plan?**

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

The vision of the Mountain View County is:

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

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

The Goal for the Agricultural portion of the county is:

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

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

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

Sincerely,



Brett Mattson

Nursery Manager





May 18, 2022

File No.: PLRDSD20220116

Sent via email: [info@mattsonreefarm.com](mailto:info@mattsonreefarm.com)

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

Dear Mr. Mattson:

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

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

***Municipal Development Plan Bylaw No. 20/20***

*Policy 3.3.5 “(a) The “first parcel out” of a previously unsubdivided quarter section may only be supported by the County for the creation of one additional parcel, subject Municipal Development Plan Bylaw No. 20/20 Page 14 to redesignation and subdivision application and the provisions of the Land Use Bylaw and the MDP.*

*(b) A first parcel out subdivision within the Agricultural Preservation Area or the Potential Multi-Lot Residential Development Area shall be evaluated in accordance with section 3.0 of the MDP.”*

*Policy 3.3.6 “The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section.”*

*Policy 3.3.10 “A farmstead separation, considered a non-agricultural use, may be subdivided from a previously unsubdivided quarter section, where the farmstead has been in existence for a minimum of 10 years or more at the time of application.”*

*Policy 3.3.11 “The maximum parcel size for farmstead separations should be 9 acres (3.64 ha) with a minimum parcel size of two (2) acres (0.81 ha). Larger lot sizes may be permitted when required for shelter belts, ancillary buildings, physical characteristics and land required to provide physical access.”*

*Policy 3.3.12 “Farmstead separation applications shall be considered a non-agricultural subdivision and therefore shall require redesignation to an appropriate land use district, and will be reviewed in accordance with the following criteria:*

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

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

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

Sincerely,

  
Dora Mary Gonzalez, Planner  
Planning and Development Services

/dmg

cc FORD, IVAN HERBERT AND LINDA CAROL  
Via Email: [lindafor@aernet.com](mailto:lindafor@aernet.com)



# 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 22/22  
SUBMISSION TO: Council Meeting  
MEETING DATE: June 22, 2022  
DEPARTMENT: Planning and Development Services  
FILE NO.: PLRDS20220072  
LEGAL: NW 7-32-4-5

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

## ADMINISTRATIVE POSITION:

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

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

## BACKGROUND / PROPOSAL:

To redesignate an approximate twenty-four point one six (24.16) acres from Agricultural District (A) to Agricultural (2) District (A(2)).

## Application Overview:

Applicant	BURKE, Raye Laverne
Property Owner	PARKER, William John ESTATE
Title Transfer Date	March 28/74 – estate Nov. 30/21
Existing Parcel Size	150 acres
Purpose of redesignation	Create a new smaller agricultural parcel
Division	4
Rural Neighbourhood/Urban Centre	Bergen

## Key Dates, Communications, and Information:

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

## Applicable Directions, Policy, and Regulations:

Intermunicipal Development Plan	Not within an IDP area
Municipal Development Plan Bylaw No. 20/20	According to Figure 3 Growth Management Conceptual Strategy this property is within the Potential Multi-Lot Residential Development Area. Section 4 Residential Land Uses Policies

	<p>4.3.3 Low density residential subdivision/development of up to three (3) titled lots, retaining the balance of the quarter as the fourth (4<sup>th</sup>) title, including single lot applications beyond the first parcel out, may be supported if the following criteria are met:</p> <ul style="list-style-type: none"> <li>a. Low density residential subdivision should only be permitted if the landowner has held title to the quarter section for at least five (5) years and the location of new lots should be directed to the least productive site on the quarter section.</li> <li>b. Low density residential subdivision (up to three (3) lots with the balance of the quarter as the fourth lot) should generally occur within the areas identified as Potential Multi-lot Residential Development Areas within Figure 3 – Growth Management Conceptual Strategy.</li> <li>c. The subdivision shall not result in more than four (4) titles in the quarter section.</li> <li>d. The maximum total area taken from a quarter section for residential subdivision shall not exceed nine (9) acres (3.64 ha) including agricultural subdivisions smaller than nine (9) acres (3.64 ha). Larger areas may be considered where setbacks, topography and easements prevent the creation of reasonable building envelopes.</li> <li>e. The minimum lot size is two (2) acres (0.81 ha). Parcel sizes should be two (2) to three (3) acres (0.81 to 1.21 ha) however, larger lots may be considered (up to a maximum of five (5) acres (2.02 ha)) where setbacks, topography and easements prevent the creation of reasonable building envelopes.</li> <li>f. New undeveloped lots should be sited on the quarter section in a manner that allows for the most amount of agricultural land to be preserved.</li> <li>g. Lands in the Potential Multi-Lot Residential Development Area that are considered high quality forage lands shall not be subdivided for low density residential development. A site assessment will be done on the proposed area of subdivision looking at the permanent limitations to productivity on the property. The evaluation will include consultation with the Canadian Land Inventory (CLI) and Agricultural Regions of Alberta Soil Inventory Database (AGRASID) Land Suitability Rating System (LSRS) Class 2 and 3 soils as the 1<sup>st</sup> Dominant, or Co Dominant, the farmland assessment records, historical and current on-site management</li> </ul>
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	<p>practices to guide the evaluation of land which will not be based on short term limitations.</p> <p>h. The development should be located on the periphery of the quarter section to minimize access roads, to discourage panhandle roads, and to minimize the use of agricultural land for roads.</p> <p>i. Panhandle lots are not to be considered appropriate subdivision design except for a farmstead separation or where existing utilities, topographic or farming practices preclude other design solutions.</p> <p>j. Development of residential lots along coulees or other natural features may be considered, if other provisions of the MDP are satisfied.</p> <p>k. Residential development shall be designed in accordance with the County's access management policy.</p> <p>l. Consultation with adjacent landowners should precede any application to the County when more than one (1) lot is proposed. Written confirmation from the neighbours and/or affected community should be provided to the County.</p> <p>m. The subdivision shall not result in more than the maximum allowable dwelling units per quarter section as set out in the Land Use Bylaw.</p> <p>n. Servicing suitability may be required in support of an application when proposing more than one (1) lot.</p>
Area Structure Plan	The property is not located within an ASP
Land Use Bylaw No. 21/21	Section 11.2 A(2) Agricultural (2) District Purpose: To accommodate smaller parcels of agricultural land and fragmented parcels physically separated by permanent or man-made features for agricultural uses. Residential uses are accessory to the agricultural use.
Policy and Procedures	N/A

## DISCUSSION:

### Land Use and Development:

Predominant land Use on property	The quarter is predominantly in agricultural production with a developed residential site.
Predominant development on property	The proposed parcel includes a dwelling and accessory buildings as well as pasture divided into separate paddocks.
Oil and gas facilities on property/adjacent	There are natural gas pipelines within the quarter that provide services to the homes within the quarter and the adjacent. There is one well and a saltwater pipeline on the balance of the quarter well removed from this proposal.
Surrounding land uses	Five of the adjacent quarters are unsubdivided two of the quarters have one parcel subdivided and one quarter to the east has four titles. Two of the subdivided parcels to the east are zoned Country Residential District.

Proximity to utilities	The proposed parcel has a developed residence.
------------------------	--

**Physical and Natural Features:**

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

**Planning and Development History:**

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

**Servicing and Improvements Proposed:**

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

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

**OPTIONS / BENEFITS / DISADVANTAGES:**

**ATTACHMENT(S):**

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



BYLAW NO. LU 22/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NW 7-32-4-5 pursuant to the Municipal Government Act.

---

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

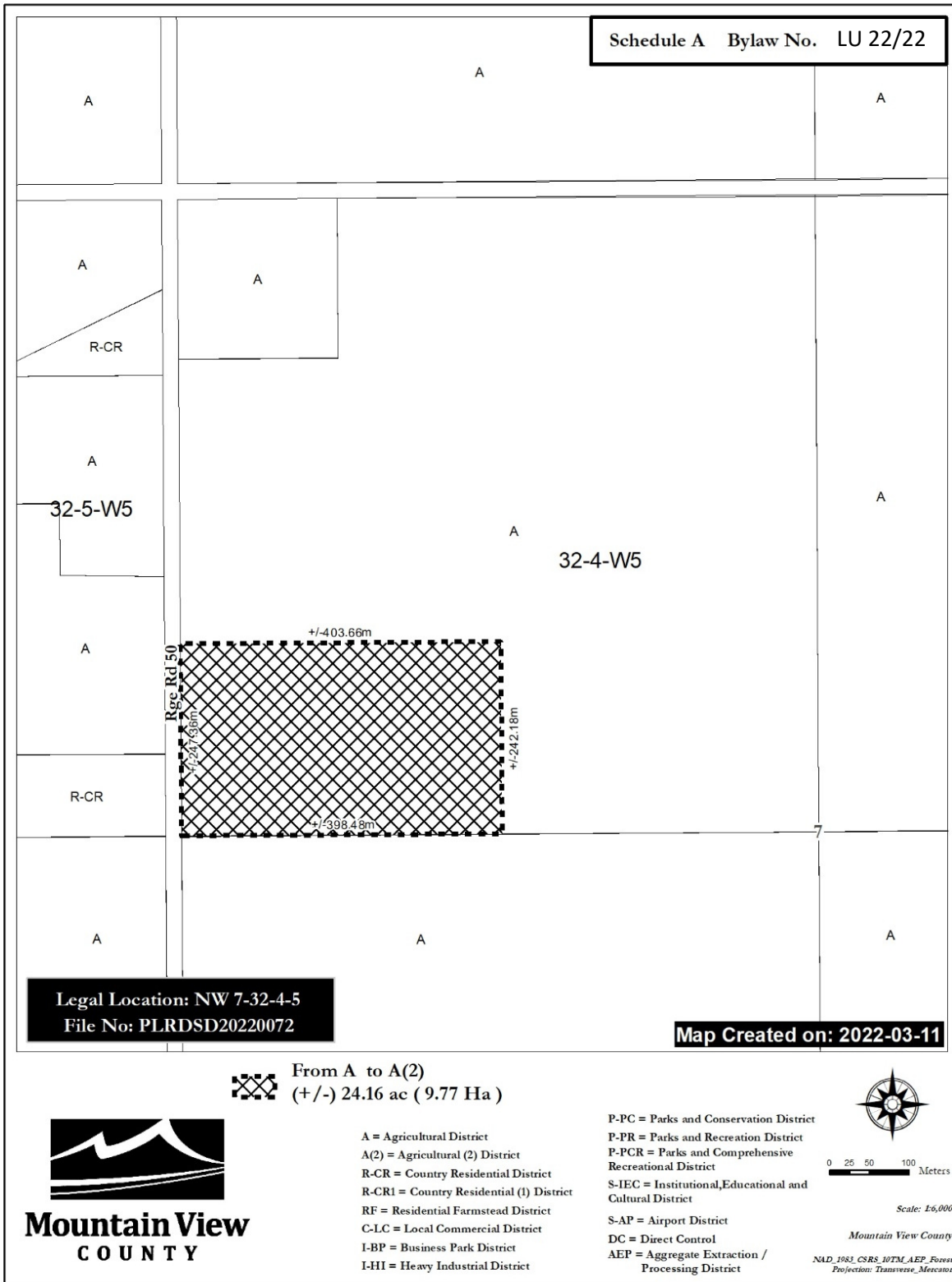
To redesignate from Agricultural District (A) to Agricultural (2) District (A(2)) an approximate twenty-four point one six (24.16) acres (9.77 hectares) in the Northwest (NW) Quarter of Section seven (7), Township thirty-two (32), Range four (4), West of the fifth (5<sup>th</sup>) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading \_\_\_\_\_,

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date of Signing







# Mountain View COUNTY

## Location, Land Use, Ownership & Circulation Legend

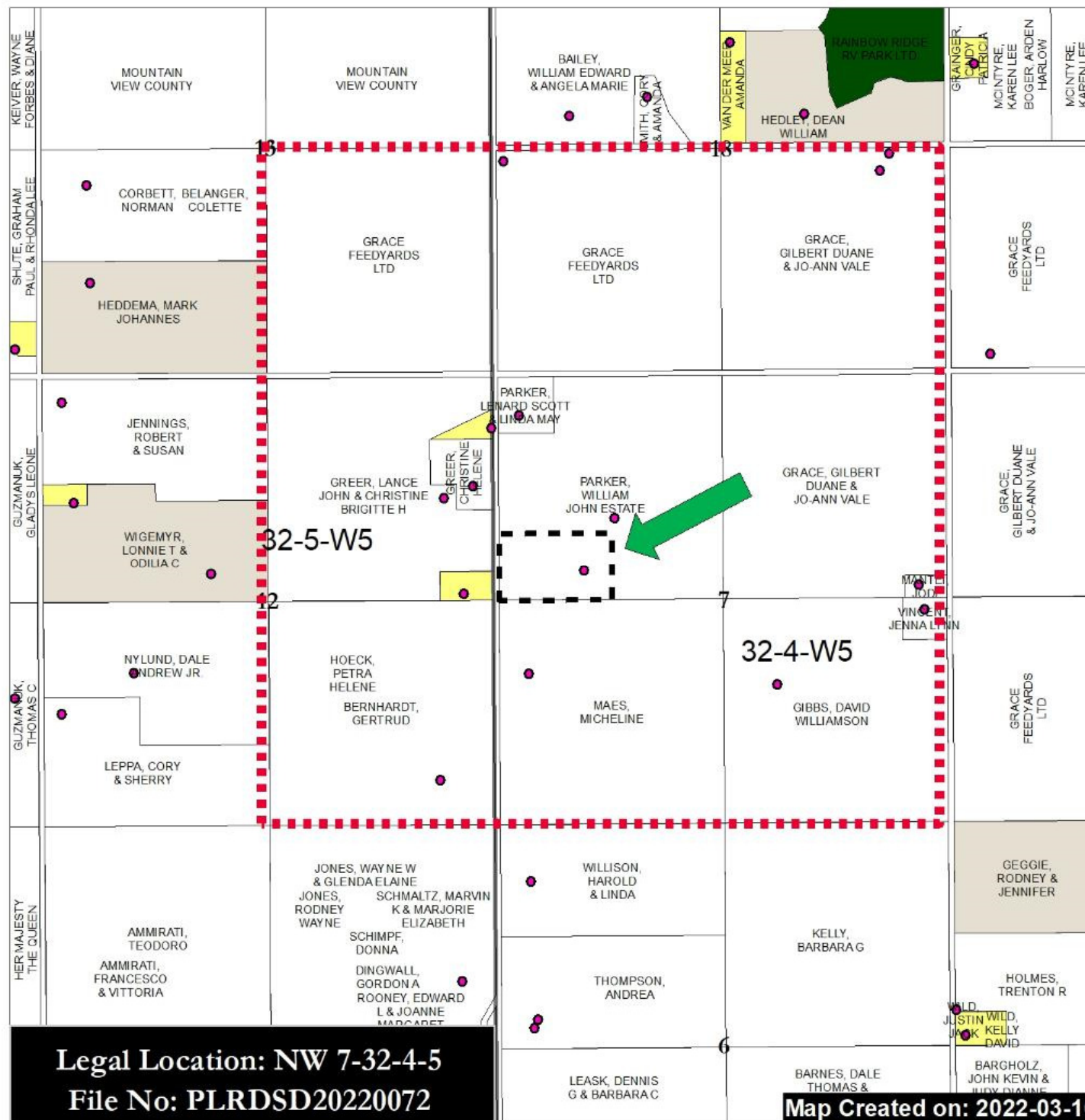
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (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



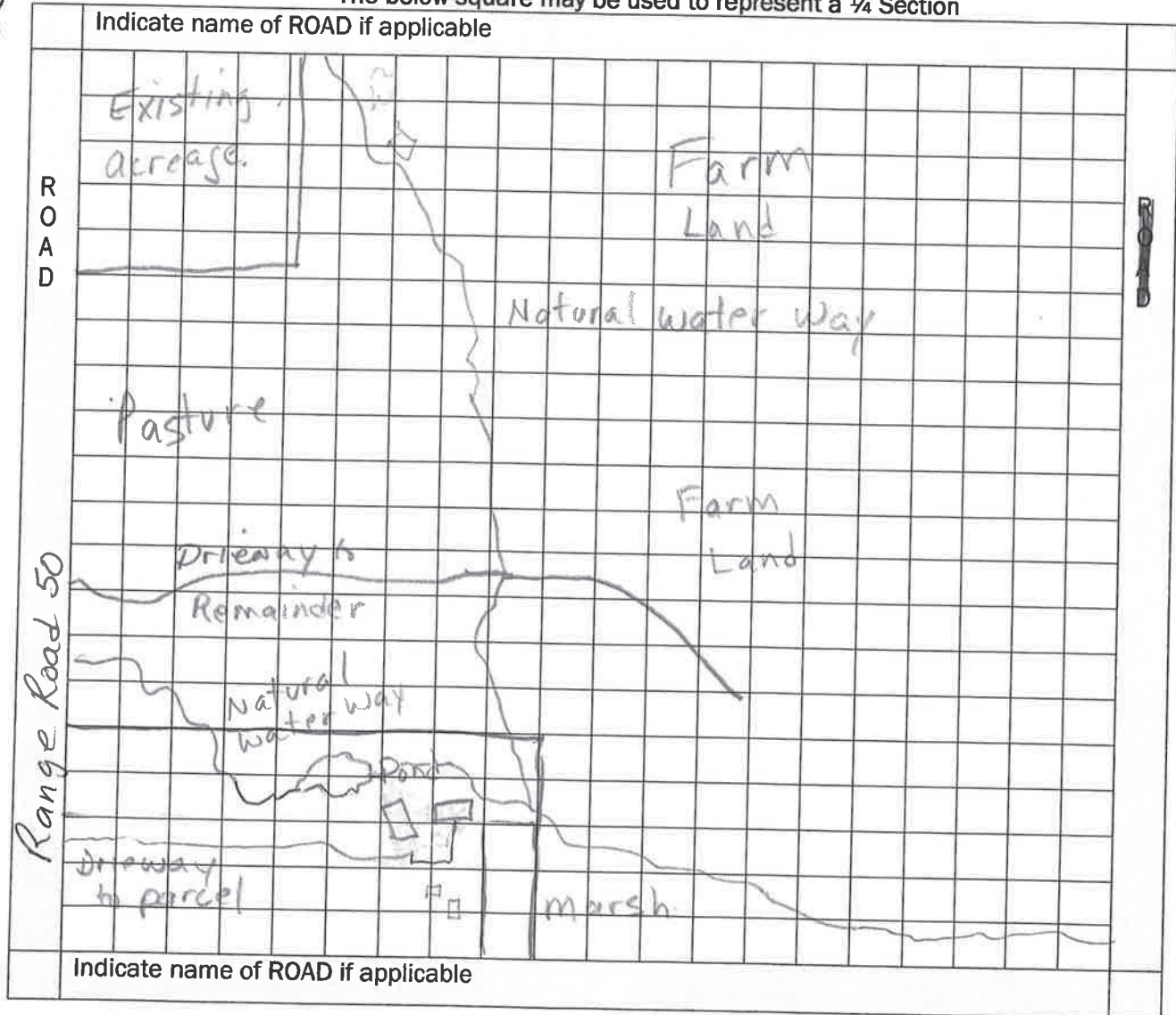
## PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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



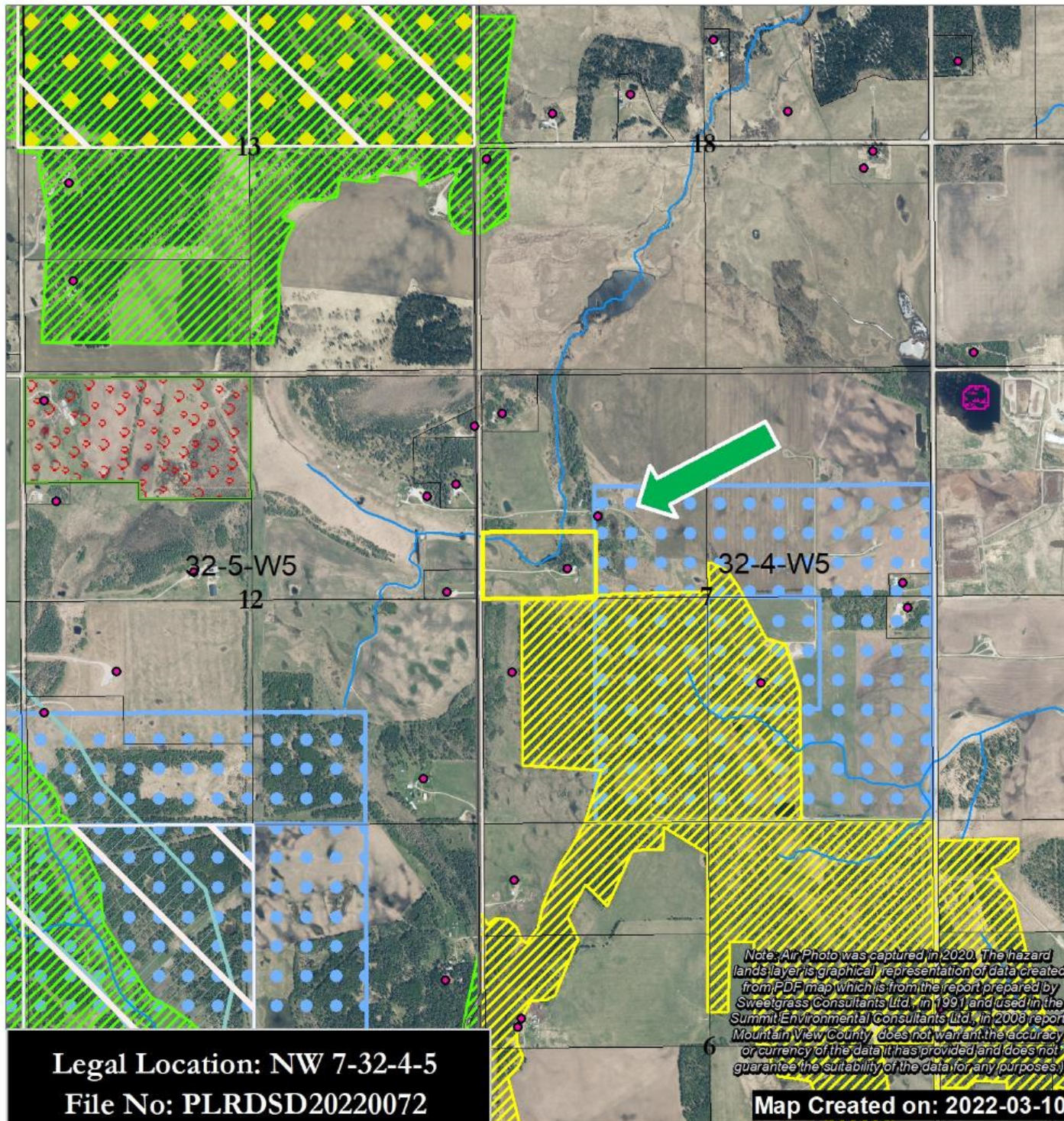
Please see attached Map #1





# Mountain View COUNTY

## Environmental Scan



### Legend

- Floodway
- Flood Fringe
- 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

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 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: NW 7-32-4-5  
File No: PLRDSD20220072

Map Created on: 2022-03-10





# 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

32-5-W5

32-4-W5

Legal Location: NW 7-32-4-5  
File No: PLRDSD20220072

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.

Map Created on: 2022-03-10



0 50 100  
Meters

Scale: 1:5,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator





## Mountain View COUNTY

### Site Dimension

#### Legend

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>● Application Location</li><li>● Rural Address</li><li>Gas Plants, Battery Sites, etc.<ul style="list-style-type: none"><li>● &lt;all other values&gt;</li></ul></li><li>Gas Processing Plant</li><li>Wells</li><li>Proposed Redesignation Subdivision Boundary</li><li>Altalink Powerline Buffer (30m)</li><li>Streightights - Fortis</li><li>Power Poles - Fortis</li></ul> | <ul style="list-style-type: none"><li><b>Pipelines</b><ul style="list-style-type: none"><li>■ ■ ■ &lt;all other values&gt;</li></ul></li><li><b>SUBST_A</b><ul style="list-style-type: none"><li>CRUDE OIL</li><li>FRESH WATER</li><li>FUEL GAS</li><li>HVP PRODUCTS</li><li>LVP PRODUCTS</li><li>MISCELLANEOUS LIQUIDS</li><li>NATURAL GAS</li><li>OIL WELL EFFLUENT</li><li>SALT WATER</li><li>SOUR NATURAL GAS</li><li>UNKNOWN</li></ul></li></ul> |
|---|---|



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







## 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. \*

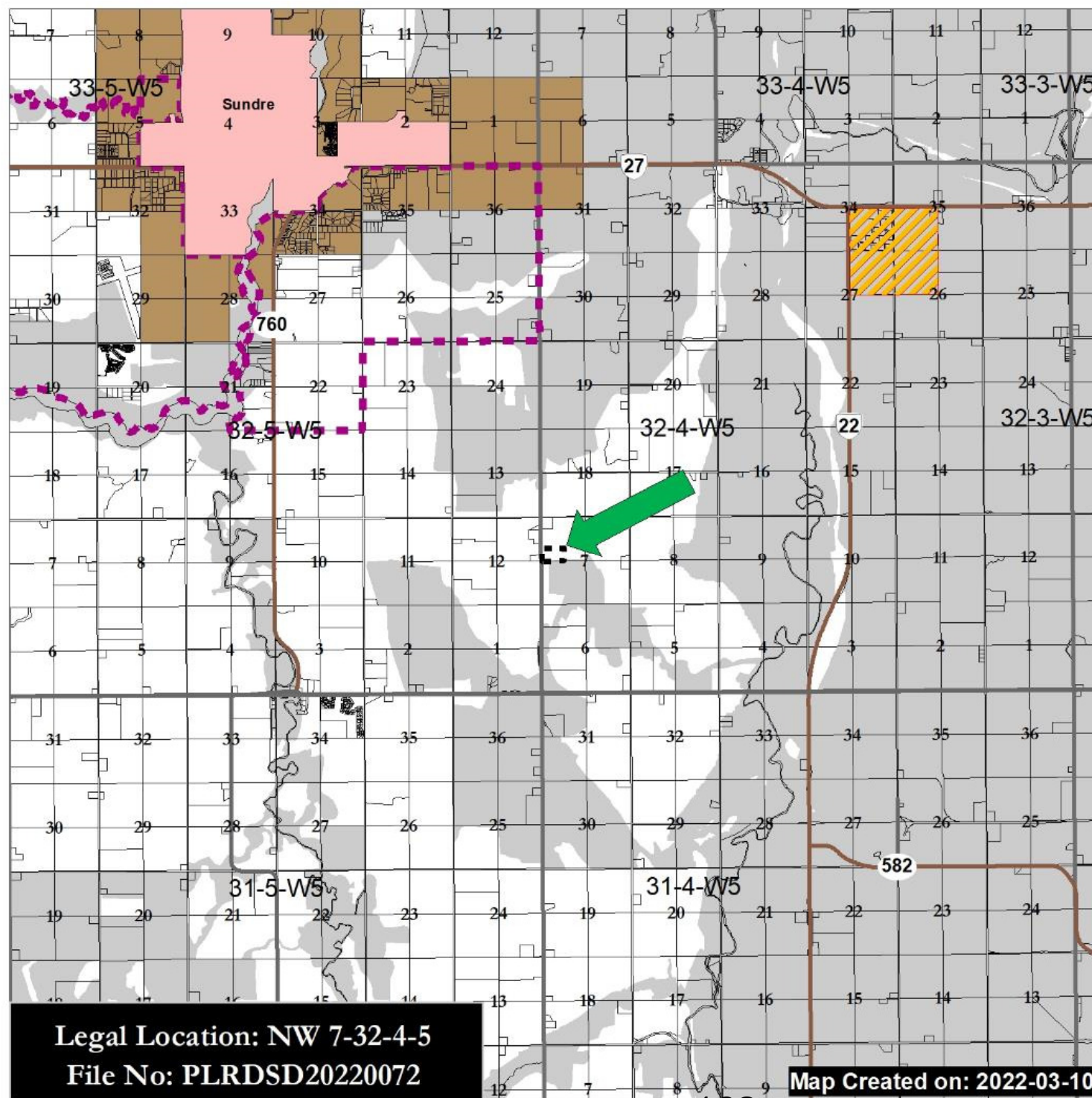


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse Mercator





May 24,2020

To Tracy Connatty  
Mountain View County

Good morning Tracey,

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

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

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

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

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

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

I hope this explains our intent for the parcel.

Thank You  
Raye Burke

# 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 23/22  
SUBMISSION TO: Council Meeting  
MEETING DATE: June 22, 2022  
DEPARTMENT: Planning and Development Services  
FILE NO.: PLRDS20220120  
LEGAL: NW 25-32-5-5

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

## ADMINISTRATIVE POSITION:

That Council give first reading to Bylaw No. LU 23/22 redesignating the lands within the NW 25-32-5-5 as contained in the agenda package.

That Council set the Public Hearing for Bylaw No. LU 23/22 redesignating the lands within the NW 25-32-5-5 for July 13, 2022, at or after 9:00 a.m.

## BACKGROUND / PROPOSAL:

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

## Application Overview:

Applicant	FARRELL, Charene Ann and DUMAS, Eric Real
Property Owner	FARRELL, Charene Ann and DUMAS, Eric Real
Title Transfer Date	Oct. 31, 2012
Existing Parcel Size	154 acres
Purpose of redesignation	Create a separate parcel for an existing residential site
Division	6
Rural Neighbourhood/Urban Centre	Eagle Hill/Westward Ho

## Key Dates, Communications, and Information:

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

## Applicable Directions, Policy, and Regulations:

Intermunicipal Development Plan	The property is not within an IDP area.
Municipal Development Plan Bylaw No. 20/20	According to Figure 3 Growth Management Conceptual Strategy the subject quarter is located within the Growth Centre southeast of the Town of Sundre and the Southeast Sundre Area

	<p>Structure Plan (ASP) provides policies for growth of higher density residential, commercial and industrial uses.</p> <p><b>10.0 Reserve Lands</b></p> <p>10.3.2 The full 10% reserve allowable under the Municipal Government Act will be taken to ensure the recreational and operational needs of the community are met.</p> <p>10.3.6 All cash-in-lieu for municipal reserves shall be paid to the County to be held and used for the same purposes as municipal reserve land could be used.</p>
Southeast Sundre Area Structure Plan Bylaw No. 12/13	<p>According to the Future Land Use Map this property is within the Agricultural Policy Area. This area allows for the consideration of a maximum of three titles within a quarter.</p> <p><b>5.1.6 Agriculture</b></p> <p>6. Subdivision shall be limited to 3 new parcels removed from each quarter section in the area identified as Agricultural as shown on Figure 6.</p>
Land Use Bylaw No. 21/21	<p><b>Section 12.1 – R-CR Country Residential District</b></p> <p><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>
Policy and Procedures	N/A

#### DISCUSSION:

##### Land Use and Development:

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

##### Physical and Natural Features:

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



**Planning and Development History:**

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

**Servicing and Improvements Proposed:**

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

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

**OPTIONS / BENEFITS / DISADVANTAGES:****ATTACHMENT(S):**

- 01 - Bylaw No. LU 23/22 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 - Future Land Use Map Southeast Sundre ASP

BYLAW NO. LU 23/22

Being a Bylaw of Mountain View County in the Province of Alberta to amend Land Use Bylaw No. 21/21 affecting NW 25-32-5-5 pursuant to the Municipal Government Act.

---

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

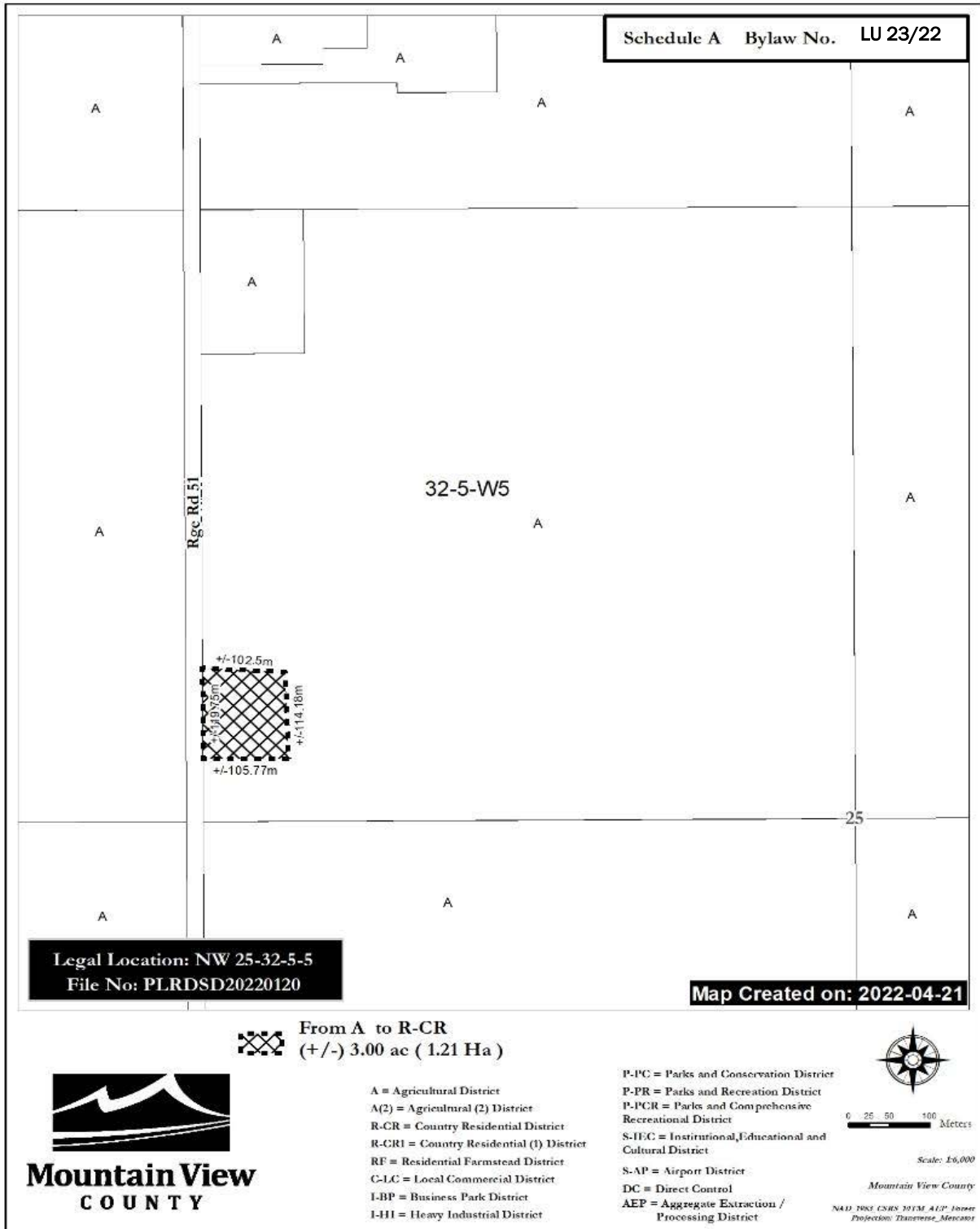
To redesignate from Agricultural District (A) to Country Residential District (R-CR) an approximate three point zero zero (3.00) acres (1.21 hectares) in the Northwest (NW) Quarter of Section twenty-five (25), Township thirty-two (32), Range five (5), West of the fifth (5<sup>th</sup>) Meridian, as outlined on Schedule "A" attached hereto.

Received first reading \_\_\_\_\_,

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer




















\_\_\_\_\_  
Date of Signing

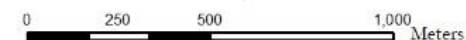






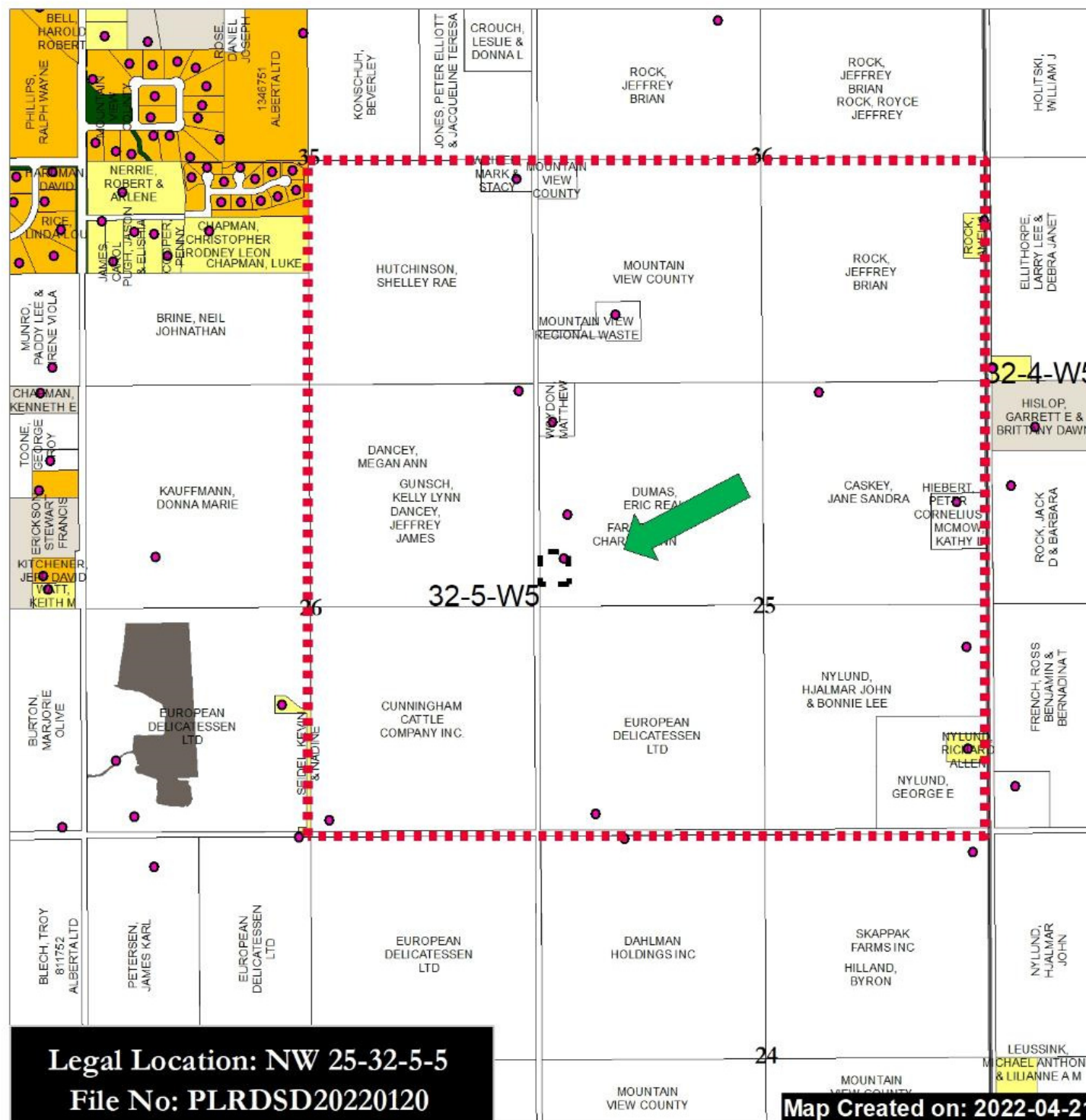
Location,  
Land Use, Ownership  
Legend & Circulation

-  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**



*Scale: 1:20,000*

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse Mercator



**Legal Location: NW 25-32-5-5**  
**File No: PLRDS20220120**

Map Created on: 2022-04-21

## 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	
ROAD	<div style="position: absolute; top: 10px; left: 10px; border: 2px solid black; padding: 5px; width: 150px; height: 80px;"> <div style="text-align: center;">6 ACRES PARCEL</div> </div> <div style="position: absolute; top: 40%; left: 40%; font-size: 2em;">154 ACRES</div>
RR 51	
ROAD	
Indicate name of ROAD if applicable	

DRIVEWAY  
32449 20  
RR 51

WATER WELL  
CAR SHELTER  
MOBILE HOME  
SEPTIC TANK  
3 ACRES









# 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

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 25-32-5-5  
File No: PLRDSD20220120

Map Created on: 2022-04-21



0 50 100  
Meters

Scale: 1:5,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator





**Legal Location: NW 25-32-5-5**  
**File No: PLRDS20220120**

*Note: Air Photo was captured in 2020*

**Map Created on: 2022-04-21**



**Mountain View  
COUNTY**

## Site Dimension

### Legend

- |   |                         |
|---|-------------------------|
| ● Application Location                      | <b>Pipelines</b>        |
| ● Rural Address                             | --- <all other values>  |
| <b>Gas Plants, Battery Sites, etc.</b>      | <b>SUBST_A</b>          |
| ● <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: 1:1,500

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
 Projection: Transverse\_Mercator

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





## 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. \*

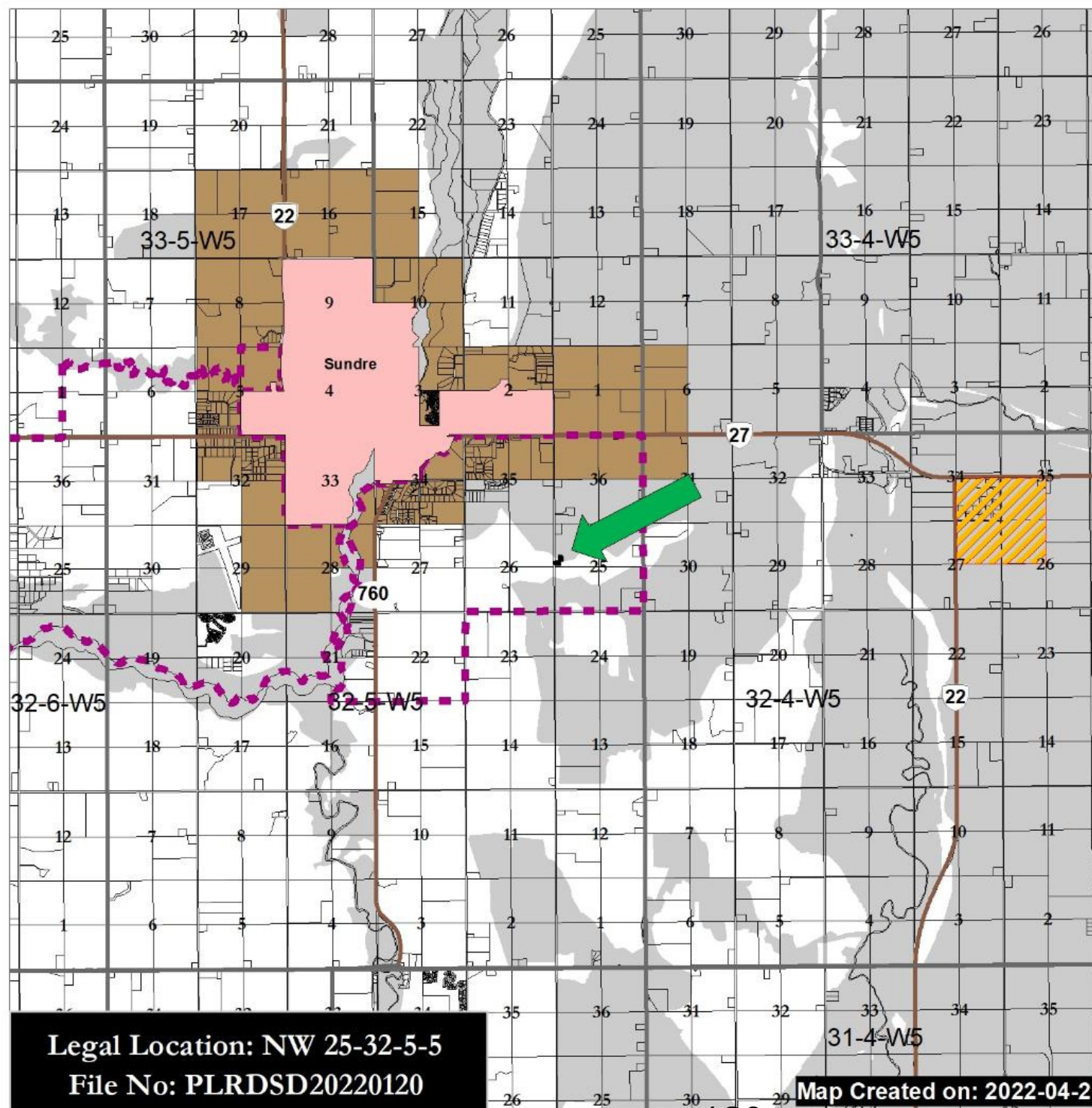


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse Mercator

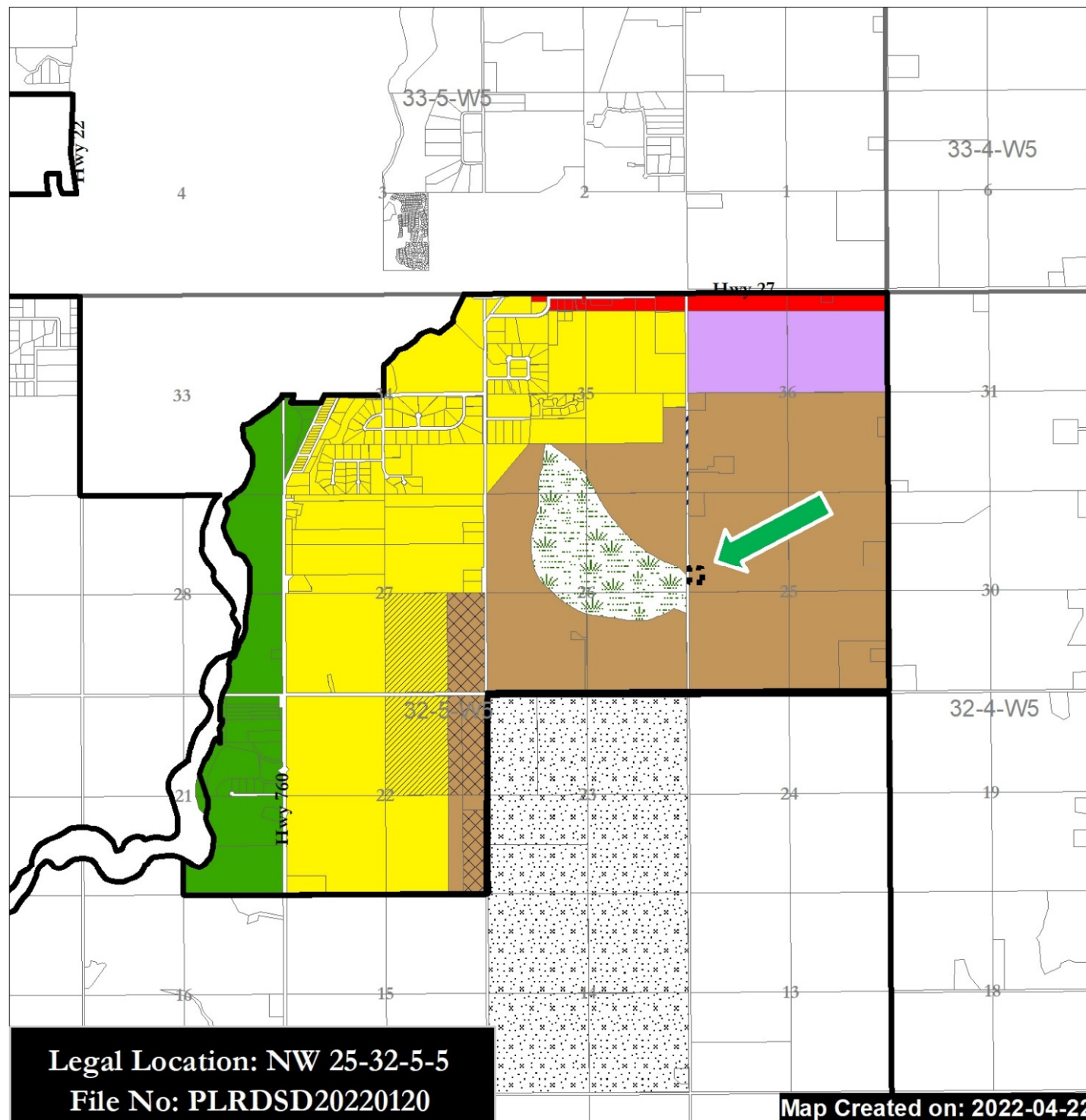


Legal Location: NW 25-32-5-5

File No: PLRDS20220120

Map Created on: 2022-04-21





## Mountain View COUNTY

### South East Sundre ASP Future Land Use

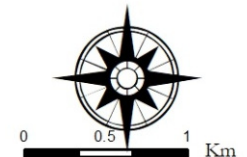
#### Legend

Proposed Redesignation/Subdivision Boundary

#### SE Sundre ASP

- Aggregate Advisory Area
- Potential Aggregate Deposits Area
- Aggregate Impact Area Setback
- Agricultural
- Business Park
- Country Residential
- Environmental Protection Area
- Highway Commercial
- Recreational
- Waste Transfer Station Setback

Subject Land



Scale: 1:45,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

# Regular Council Meeting

## Request for Decision

Corporate Services

**Date:** June 22, 2022

**SUBJECT:** Lone Pine Clay Target Club Tax Relief Request

**RECOMMENDATION:** That Council authorize Administration to grant tax relief to the Lone Pine Clay Target Club in the amount of \$515.79.

**ALTERNATIVE OPTIONS:** Council may choose to not grant tax relief or an amount that Council deems equitable.

**BACKGROUND:** Council approved Lone Pine Clay Target Club Tax Relief in the 2022 Budget. From a procedural point of view approving this project gives the organization earlier indication of a reduction in tax. In the past, the club qualified for a property tax exemption under Community Organizations Property Tax Exemption Regulations (COPTER). Now they may apply to Council for a tax reduction through section 347 of the MGA and Council may approve if it is equitable to do so. For the past several years Council has granted this group tax relief by reducing municipal portion of their taxes by 50%. The total property tax levy for the non-residential portion is \$1,473.33 and without school and senior housing requisitions it is \$1,052.64. This results in a tax reduction of \$515.79 for the 2022 tax year after the 1% tax incentive. It is calculated as follows:

	Total	Municipal & Police	School & Senior Lodging
Property Tax Owing	1,647.05	1,181.73	465.32
Less: Vacant Farmland	(173.72)	(129.09)	(44.63)
Non-Residential	1,473.33	1,052.64	420.69
1% tax incentive	(14.73)	(10.53)	(4.21)
Net Payment	1,458.60	1,042.11	416.48
<hr/>			
50% Tax Reduction		(526.32)	
1% tax incentive		10.53	
Remaining 50% Tax Reduction		(515.79)	

**RELEVANT POLICY:** [Policy # 1023 - Property Tax Exemptions given under the Community Organization Property Tax Exemption Regulation \(Copter\) 281/98.](#)

[Section 347 of the Alberta Municipal Government Act gives Council the authority to cancel, reduce, refund, or defer the payment of taxes where "Council considers it equitable to do so"](#)

**BUDGET IMPLICATIONS:** If the full amount requested be approved by Council, tax revenue would be reduced by \$515.79.

---

Attachments ☒ Nil ☐

1. Lone Pine Clay Target Club Tax Relief Request & Payment Receipt
2. Lone Pine Clay Target Club Tax Relief 2022 Approved Project Sheet

---

PREPARED BY: MA  
REVIEWED BY: LM



12 May 2022

RECEIVED

MAY 16 2022

MOUNTAIN VIEW COUNTY  
DIDSBURY

From: Lone Pine Clay Target Club  
C/O J.J. Vasek  
60 Diamond St  
Red Deer, Alberta  
T4R 1Y4

To: Mountain View County  
Postal Bag 100  
1408 Twp RD 320  
Didsbury, Alberta  
T0M 0W0

Dear Mrs. Marshall:

Find enclosed a cheque in the sum of \$1,458.60 as our share of the taxes on SE-26-33-29-4.

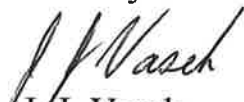
Please note that we have deducted 1% from the original assessment of \$1,473.33 for paying our share of the taxes before 30 June 2022.

Also note that the Lone Pine Clay Target Club leases only that portion described as Non-Residential and is therefore not responsible for the \$173.72 of taxes for that portion classified as Vacant Farm Land.

As there is now a newly elected Council, I would like to request new Council's continued support for the Lone Pine Clay Target Club which is a registered non-profit club. For the past number of years, you have kindly voted to refund one half of our municipal taxes. Your continued support for the Club would be greatly appreciated.

I am prepared to present myself before Council if you so desire if I am notified as to when this request will come before Council

Thank you.

  
J. J. Vasek  
Treasurer



**Mountain View**  
C O U N T Y

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

# Official Receipt

LONE PINE CLAY TARGET CLUB  
C/O 60 DIAMOND STREET  
RED DEER AB T4R 1Y4

**COPY**

GST Reg. #: R121758056  
Receipt #: 0527644  
Receipt Date: 2022/05/17  
Page: 1  
Received by: AJ

\*Tax Codes: E=Exempt; T=Taxable; I=Included

Account #	Type	Description	Reference	Tax	Tx Cd*	Payment
2933263000	TX	TAX PAYMENT	CURRENT	0795529	.00	1,458.60

AR Balance: .00

TX Balance: 12,892.48

Tender Type & Description	Reference	Amount
CQ LONE PINE CLAY TARGET CLUB	CHQ # 000945	1,458.60

Tax:	.00
Total Amount Paid:	1,458.60
Tender Received:	1,458.60
Change Given:	



# Mountain View COUNTY

Page #: 2 of 2

## 2022 ASSESSMENT DETAILS

Account # T78

Roll	Description	Class	Assessment	Tax Rate	Tax Due
2933263000	SE-26-33-29-4 55.450 Acres	100 VACANT FARM LAND	15,520	11.1939	\$173.72
	Rural Address: 29112 - Twp Rd 334	210 NON-RESIDENTIAL	100,280	14.6921	\$1,473.33

School Support: Public

Copy: TEBB FARMS LTD

Monthly Payment Plan: Inactive

Mortgage Co:

Property is: Land & Improvement

Additional Rural Addresses:

$$1,473.33 - 1\% = 1,458.60$$

SUBTOTAL

\$1,647.05

Rural Address:

School Support:

Copy:

Monthly Payment Plan:

Mortgage Co:

Property is:

Additional Rural Addresses:

Rural Address:

School Support:

Copy:

Monthly Payment Plan:

Mortgage Co:

Property is:

Additional Rural Addresses:

Rural Address:

School Support:

Copy:

Monthly Payment Plan:

Mortgage Co:

Property is:

Additional Rural Addresses:

**TOTAL TAXES DUE AND PAYABLE ON OR BEFORE:** September 15, 2022

**\$1,647.05**

TAX RATES	MUNICIPAL	SCHOOL	SENIOR'S HOUSING	DESIGNATED IND.	(PROV) POLICING	TOTAL TAX RATE
FARMLAND	8.1704	2.5240	.3521	.0000	.1474	11.1939
MACHINERY & EQUIP	10.3496	.0000	.3521	.0000	.1474	10.8491
NON-RESIDENTIAL	10.3496	3.8430	.3521	.0000	.1474	14.6921
RESIDENTIAL	2.8004	2.5240	.3521	.0000	.1474	5.8239
LINEAR & NON-RES DI	10.3496	3.8430	.3521	.0766	.1474	14.7687
FARMLAND DI	8.1704	2.5240	.3521	.0766	.1474	11.2705
MACHINERY & EQUIP DI	10.3496	.0000	.3521	.0766	.1474	10.9257
RESIDENTIAL DI	2.8004	2.5240	.3521	.0766	.1474	5.9005





# 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

<b>Department:</b>	Corporate Services	<b>Year:</b>	2022
<b>Project Name:</b>	Lone Pine Clay Target Club Tax Relief	<b>Budget Reference #:</b>	CS-22-01
<b>Project Manager:</b>	Director of Corporate Services	<b>Cost Center:</b>	3.10 Finance
<b>RR:</b>		<b>Project Type:</b>	Operating - One Time
<b>TWP:</b>			
<b>Segment:</b>		<b>Service Level Enhancement:</b>	No

## Project Description & Benefits:

Under Community Organizations Property Tax Exemption Regulations (COPTER), community groups such as the Lone Pine Clay Target Club are no longer granted tax exemption status. They may apply to Council for tax relief; section 347 of the MGA provides Council the authority to cancel, reduce, refund or defer taxes if they consider it equitable to do so. For the past several years Council has granted this group tax relief by cancelling half the municipal portion of their taxes, which for the 2021 tax year was \$510.42. From a procedural point of view approving this project gives the organization earlier indication of tax relief. A motion of Council will still be required after the assessment appeal period is over.

## Council Goal or Initiative:

Community/Quality of Life:

Provide and support cultural and recreational opportunities

## Project Funding/Costs:

### Funding Source:

	<u>Dollar Amount:</u>
Grants:	
Reserves:	
Levies:	
General Revenue:	\$ 550.00
<b>Total Funding:</b>	<b>\$ 550.00</b>

### Costs:

	<u>Dollar Amount:</u>
Tax Forgiveness	\$ 550.00
<b>Total Cost:</b>	<b>\$ 550.00</b>

# Regular Council Meeting

## Request for Decision

---

Legislative, Community and Agricultural Services

---

**Date:** June 22, 2022

**SUBJECT:** One-Page Ministry Summaries

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**RECOMMENDATION:** That Council accept the One-Page Ministry Summaries as presented and request that they be sent to the applicable Ministries.

That Council request that Administration attempt to set up meetings with the following ministries at the Fall RMA Convention:

---

**ALTERNATIVE OPTIONS:** That Council accept the One-Page Ministry Summaries as amended and request that they be sent to the applicable Ministries.

---

**BACKGROUND:** The Intergovernmental Communications Committee met on May 17, 2022 to review the current inventory of One-Page Ministry Summaries. These documents are used to outline the top issues that the County is wishing to lobby the Provincial Government for and are circulated to each of the Ministries for their information and response.

The current recommendations from the Intergovernmental Communications Committee are included for Council's review but can be summarized as follows:

**Advanced Education**

- Removal of Rural Veterinary Shortage lobby effort; continuation of request for RABCCA Amendments to align with RMA Resolution going to Fall RMA Convention;

**Agriculture and Forestry**

- Amendment of Economic Rebound lobby effort to request for the Province to allow MVC to play a larger role in the establishment of a Resource Template;
- Amendment of Rural Veterinary Shortage to focus on short term solutions.
- Introduction of new lobby efforts regarding using high quality agricultural land for renewable energy projects.

**Energy**

- Amendment of Solar Panel Recycling to include all AUC approvals requiring a reclamation strategy and appropriate securities.

**Environment and Parks**

- Increased lobby effort to seek an agreement in alignment with Section 5(4) of the Subdivision and Development Regulations.
- Alignment of lobby effort to Min. of Energy regarding all AUC approvals requiring a reclamation strategy and appropriate securities.
- Amendment of Code of Practice lobbying effort to directly request an answer on the timeline for release.

**Finance**

- Continued lobbying effort for amendments to RABCCA to align with RMA Resolution going to Fall RMA Convention.

**Jobs and Economy**

- Continued lobbying effort for the Alberta Recovery plan to align with County's desire to work collaboratively.

**Labour and Immigration**

- Lobbying for a Stackable Clinical Certificate Program for rural veterinarian recruitment.

**Service Alberta**

- Includes a request to be notified of third-party projects taking place in MVC.

Previous lobby efforts to Education, Health, Infrastructure, Justice, Municipal Affairs and Transportation have concluded and have no current issues to lobby.

**Fall RMA Convention Minister Meetings**

The IGC recommends that Council determine which ministries they would like to attempt to meet with at the 2022 Fall RMA Convention so that meeting requests can be sent out and established prior to the Convention.

---

**RELEVANT POLICY:** N/A

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**BUDGET IMPLICATIONS:** N/A

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**Attachments** ☒ Nil ☐

att 01 – Advanced Education  
att 02 -- Agriculture-Forestry  
att 03 – Energy  
att 04 – Environment and Parks  
att 05 -- Finance  
att 06 – Jobs, Economy and Innovation  
att 07 – Labour and Immigration  
att 08 – Service Alberta

---

**PREPARED BY:** CD

**REVIEWED BY:** CA



## TOPICS

### RABCCA Amendments Support

#### Ask/Solution

- That the Minister support Mountain View County's lobby efforts to the Minister of Finance to amend the Reform of Agencies, Boards and Commissions Compensation Regulation (RABCCA) in support of rural post-secondary institutions, including Ag focused Olds College and Lakeland College.

#### Background

- Mountain View County is sponsoring an emergent resolution to the Rural Municipalities of Alberta (RMA) to request the Government of Alberta eliminate the tiering into levels of post-secondaries within the RABCCA regulation or amend it to combine position Level 1 and 2 post-secondary institutions. The reasoning behind this resolution is to support the need for competitive compensation packages from rural post-secondary institutions to continue their innovative and industry-leading education initiatives (see enclosed Draft Resolution).

## TOPICS

### Diversifying Ag Sector – Economic Rebound: Path Forward

#### Ask/Solution

- That the Minister support Mountain View County's request to assist in the development and piloting of the Resource Template currently being contemplated by the Ministry. This template will allow municipalities to support the GoA in attracting and retaining new agriculture and agri-food processing plants in Alberta by providing private industry key information on the resources they may require in justifying investment.

#### Background

- Mountain View County is poised for private investment in value-added agriculture processing as the County has some of the best Agricultural lands within the Province and:
  - Is strategically located along the Alberta Provincial Highway No. 2 corridor between Red Deer and Calgary;
  - Has six business parks for commercial and industrial development with the Netook Business Park located off the Alberta Provincial Highway No. 2 directly east of Olds having more than twenty vacant lots with sizes ranging between 2.5 and 7.6 acres and consolidation potential.
  - Owns two regional aerodromes with the Olds/Didsbury airport in close proximity to the Netook business park and poised for growth.
  - Has acquired a water license from Alberta Environment that has not yet been allocated with an allocation potential of 704,450 m<sup>2</sup>/year and a maximum diversion rate of 1.13m<sup>3</sup> per second.
  - Has Olds College located within our region. Olds College is one of the top research colleges in the country focused on enhancing innovation in agriculture through applied research.
  - Has a Council with an approved economic development strategy in place that focuses on realizing opportunities that are agriculture focused.

### Rural Veterinary Shortage

#### Ask/Solution

- That the Minister engage rural municipalities throughout Alberta with a focus on informing and engaging rural students to become enrolled in veterinary programs in an effort to increase the amount of students that will return to a rural veterinary environment at the conclusion of their studies.
- That the Minister lobby the Minister of Labour and Immigration to develop programs that focus on immigration of veterinarians from countries with similar certification requirements that are rural focused in an effort to assist with the short term shortage of veterinarians in rural Alberta.

#### Background

- Mountain View County applauds the recent announcements from the Province of Alberta to increase funding available for capital infrastructure required to support the University of Calgary Veterinary Program and funding dedicated to increase the enrollment of the program by nearly double in the coming years.
- Although a great initiative to support the long term shortage of veterinarians expected in the Province, Mountain View County is concerned that it will likely take a minimum of seven years prior to seeing additional veterinarians within communities. In an effort to solve the immediate needs of Rural Alberta, Mountain View County supports ongoing discussions that focus on immigration programs, as recommended by the University of Calgary Veterinary Medicine Faculty, aimed at veterinarians suited for the rural Alberta environment.

## **RABCCA Amendments Support**

### **Ask/Solution**

- That the Minister support Mountain View County's lobby efforts to the Minister of Finance to amend the Reform of Agencies, Boards and Commissions Compensation Regulation (RABCCA) in support of rural post-secondary institutions, including Ag focused Olds College and Lakeland College.

### **Background**

- Mountain View County is sponsoring an emergent resolution to the Rural Municipalities of Alberta (RMA) to request the Government of Alberta eliminate the tiering into levels of post-secondaries within the RABCCA regulation or amend it to combine position Level 1 and 2 post-secondary institutions. The reasoning behind this resolution is to support the need for competitive compensation packages from rural post-secondary institutions to continue their innovative and industry-leading education initiatives (see enclosed Draft Resolution).

## **Use of High Quality Agriculture Lands for Renewable Energy Projects**

### **Ask/Solution**

- That the Minister undertake a review and analysis at the Provincial level on the extensive use of high quality agriculture lands for the development of renewable energy project and how that will impact Alberta's ability to grow agriculture products in the future.

### **Background**

- Mountain View County is concerned about the current trend of Renewable Energy projects being approved by the AUC for placement on private lands that are better suited for agricultural production. Recently, a number of renewable energy project developers have begun approaching private landowners contemplating the use of large amounts of agricultural land for the placement of renewable energy projects.
- These conversations have committed to a lease rate that is in most cases greater than the potential revenue that could be acquired by a landowner through either the production of their historic agricultural products or through the lease of their land to other producers for agricultural purposes, thereby making it an attractive proposal without the risks associated with agricultural production.



## TOPICS

### Reclamation/Securities for Alternative Energy Projects

#### Ask/Solution

- That the Minister stop the issuance of Alberta Utility Commission approvals for Alternative Energy Projects until such time that a transparent reclamation strategy is developed and approved by Alberta Environment and Parks that deals with end of use reclamation and/or recycling obligations.
- That the Minister connect with the Minister of Agriculture and Forestry to determine the impact the approval of renewable energy projects on agriculture lands will have on food production for Alberta agriculture.

#### Background

- Currently, the Alberta Utilities Commission continues to provide provincial approvals for renewable energy projects with no requirements for securities to be taken at time of application to deal with the inevitable reclamation obligations that will occur with these projects at the end of their life.
- The County is concerned that without firm policy requiring reclamation and appropriate securities, renewable energy projects will likely require similar future programs, funded by taxpayers, as the Orphan Well Association or will result in the creation of land liabilities similar to the current state of Brownfields within the Province.
- The Rural Municipalities of Alberta supported a resolution (7-19S) in March 2019 seeking the Government of Alberta's support to establish a method in ensuring that there is funding in place for abandoned wind and solar energy projects, but no programs have since been announced.
- Any renewable energy projects that are contemplated on agriculture lands should be assessed on their negative impact on food production by taking valuable agriculture land out of production. Rural municipalities work hard through their statutory plans to protect agriculture lands and production and the AUC approval process does not take into account those plans and strategies.

## TOPICS

### Body of Water Agreements

#### Ask/Solution

- That the Minister make a decision relative to the County's request for an agreement to be entered into in accordance with Section 5(4) of the Subdivision and Development Regulations to 'further define the term body of water' and in the event that the Minister chooses to deny that request, that the County be provided a reason as to the denial.

#### Background

- In the April 4<sup>th</sup> 2022 letter from the Minister, it was noted that 'the department has agreed to conduct a further assessment of the County's request for the department to enter into an agreement with Mountain View County in accordance with Section 5(4) of the Subdivision and Development Regulation to 'further define the term body of water'' Further, the letter notes that 'once the department has completed its assessment, department staff will reach out to schedule a follow-up meeting with County officials'.
- Mountain View County has not received a request for a follow up meeting at this time and continues to deal with the ongoing challenges associated with this issue.

### Reclamation/Securities for Alberta Utility Commission Approved Projects

#### Ask/Solution

- That the Minister support the development of policy that requires a reclamation/recycling program for all Alberta Utilities Commission approved projects including the submission of applicable securities by applicants to deal with reclamation and/or recycling obligations at the conclusion of the project's useful life.

#### Background

- AEP has publicly stated that they will not approve the wind turbine project being proposed on crown land in the swan hills area until such time that a reclamation strategy, including securities can be determined. If the Government realizes the issues that this project could pose to the tax payer on crown land, why is there not the same consideration for renewable energy projects on private land?
- The Alberta Utilities Commission continues to provide provincial approvals for renewable energy projects on private lands with no requirements for securities to be taken at time of application to deal with the inevitable reclamation obligations that will occur with these projects at the end of their life.
- The County is concerned that without firm policy requiring reclamation and appropriate securities, renewable energy projects will likely require similar future programs, funded by taxpayers, as the Orphan Well Association and brown field expenses not born by the polluter.
- The Rural Municipalities of Alberta supported a resolution (7-19S) in March 2019 seeking the Government of Alberta's support to establish a method in ensuring that there is funding in place for abandoned wind and solar energy projects, but no programs have since been announced.

**Ask / Solution**

- That the Minister clarify when the Code of Practice for pits will be updated for private lands.
- That Alberta Environment and Parks maintain inspection and enforce compliance with the Conservation and Reclamation Regulations and the Code of Practice for Pits.

**Background**

- Mountain View County has experienced difficulty explaining the delineation between provincial and municipal responsibilities to our residents and ratepayers in part due to a lack of consistency of policy decisions and implementations across the department, and a gap in responsibility for communicating to stakeholders.
- Mountain View County continues to experience opposition relative to the extraction of aggregate which increases the difficulty for operators to access a valuable resource at a reasonable cost.

**Coal Camp Hamlet Flood Protection**

**Ask / Solution**

- That the Minister assist the County in it's repeated requests for clarification from the Department of Fisheries and Oceans as to why a letter of credit, that will inevitably tie up grant and taxpayer funds and impact other critical infrastructure projects for the County, is required for this project when it has not been requested or provided for any past projects.

**Background**

- In July 2020, Mountain View County received approval to allocate funds previously received from the Flood Recovery Erosion Control Program, towards the protection of the Red Deer Riverbank adjacent to the Coal Camp Road and Hamlet.
- The intent of the project is to armour 230m of the north bank with riprap and planted vegetation to reduce the potential for further bank erosion during future flood events, which will protect County critical infrastructure as well as providing additional protection for private residences along the north bank.
- The County's consultant, Wood Environment and Infrastructure Solutions, completed the design in early 2021 and obtained Water Act approval from the Ministry in July 2021. After a Fisheries Act Authorization Application was submitted to the Department of Fisheries and Oceans and further conversations, the application was eventually deemed incomplete due to post construction monitoring and letter of credit requirements.
- Wood has calculated the letter of credit requirements to be upwards of \$640,000 on a total project value of \$1,2M based on the strictest interpretation of the guide and has attempted multiple times to set up a meeting with the Department of Fisheries and Oceans to no avail.
- Mountain View County reached out to AEP for support in dealing with the DFO May, and also followed up with MP Dreeshan with an in-person meeting in May and a follow up letter for support to encourage the DFO to engage with MVC.



## TOPICS

### RABCCA Amendments Support

#### Ask/Solution

- That the Minister amends the Reform of Agencies, Boards and Commissions Compensation Regulation (RABCCA) in support of rural post-secondary institutions, including Agriculture focused Olds College and Lakeland College, by eliminating the tiering into levels of post-secondaries, or by combining Level 1 and 2 Post-Secondary Institutions to ensure equitable treatment.

#### Background

- Mountain View County is sponsoring an emergent resolution to the Rural Municipalities of Alberta (RMA) to request the Government of Alberta eliminate the tiering into levels of post-secondaries within the RABCCA regulation or amend it to combine position Level 1 and 2 post-secondary institutions. The reasoning behind this resolution is to support the need for competitive compensation packages from rural post-secondary institutions to continue their innovative and industry-leading education initiatives (see enclosed Draft Resolution for more background information).

Resolution **?-22S**

Reform of Agencies, Boards and Commissions Compensation Regulation (RABCCA) in support of Rural Post-Secondary Institutions

Sponsored by: Mountain View County

Seconded by: County of Vermilion River

*Emergent Resolution*

---

**WHEREAS**, student enrollment numbers do not alone accurately reflect the size, scope and complexity of activities and responsibilities within rural post-secondary institutions; and

**WHEREAS**, rural post-secondary institutions are often responsible for serving large geographical regions; multiple communities and stakeholders; unique and varied partnerships; industry focused applied research entities; diverse learning enterprises and associated assets; and

**WHEREAS**, rural institutions often require leaders to manage larger, more diverse and complex portfolios which require specialized skills and competencies applicable to the region or unique mandate of the institution; and

**WHEREAS**, salaries within Alberta's public post-secondary institutions are already subject to controls, whereby institutions are mandated to publish the details of salaries and compensation, which serves as effective public oversight of compensation; and

**WHEREAS**, the Alberta Government in 2021 implemented performance-based funding, which in 2023 will include an administrative expense metric to contain executive and senior leadership compensation; and

**WHEREAS**, rural based institutions have been placed into Position Level 1 of the RABCCA regulation, which undermines the concept of "parity" between rural and urban based institutions and will transition rural based institutions from destination institutions into steppingstone institutions for leadership, thereby producing a decline of talent levels and increased staff turnover;

**THEREFORE, BE IT RESOLVED** that the Rural Municipalities of Alberta request that the Government of Alberta eliminate the tiering into levels of post-secondaries within the RABCCA regulation or amend it to combine position Level 1 and 2 post-secondary institutions.

## Member Background

The Reform of Agencies, Boards and Commissions Compensation Act (RABCCA) was introduced by the NDP government in May 2016. The stated purpose of this legislation was to address executive compensation in public agencies, which included public post-secondary institutions. To operationalize the Act, regulations were enacted with accompanying guidelines in 2018.

Initially, the legislation only applied to presidents but was structured in a manner where it could easily be expanded to other leaders. This occurred with the introduction of the Post-Secondary Institutions' Compensation Regulation in March 2021. Essentially, the president and two levels below are now subject to the legislation. Existing positions' employment contracts must align with the regulation by 2023. New hires require a fully compliant employment contract immediately.

The legislation and regulation rests on a five-level grid in which each institution is assigned to a level.

Level	Institutions
Five	University of Alberta & University of Calgary
Four	University of Lethbridge NAIT, & SAIT
Three	Athabasca University, Grant MacEwan University, & Mount Royal University
Two	Lethbridge College, Bow Valley College, Norquest College, Red Deer Polytechnic
One	Alberta University of the Arts, Medicine Hat College, Grande Prairie Regional College, Northern Lakes College, Keyano College, Olds College, Lakeland College, Portage College

Under this regime, compensation of post-secondary leaders is now formulaic, with very limited ability to deviate from the grids. While the Minister of Treasury Board and Finance may grant exemptions, this process is laborious and without clear criteria.

Alberta's rural institutions support the government's agenda of reducing administrative spend. Between 2015/2016 and 2019/2020, the college sector has reduced its Administrative Expense Ratio from 15.57% to 13.68%; a metric decrease of 1.89%, and an overall incremental improvement of 12.1% over the four-year period. They have done so while strategically hiring to develop the programming necessary to produce the graduates needed for Alberta's economic recovery. This has resulted in the sector



increasing full load equivalent students by 23.64% between 2015/2016 and 2019/2020. These are indicators of institutional sustainability and value to the region.

If in 2023, rural institutions are no longer able to provide contracts consistent with their urban based counterparts, many will move to the urban centers (Level 2 and 3 institutions) to preserve salary. The loss of talent will slow the progress toward institutional sustainability as well as enrollment and graduation growth, which those leaders have been instrumental in producing.

According to a Canadian Agriculture Human Resource Council study (2019) the agriculture and food sector in Canada is expecting 123,000 jobs to go unfilled by 2029. It will be due to a lack of available talent and is one example where rural colleges can lead the way and grow Alberta's stake in addressing this gap. But they need to attract the leadership to develop the programming and those leaders need to stay.

RABCCA represents an additional layer of red tape in an area that is already managed by transparency measures, budget controls and, in 2023, a new administrative expense performance metric. The creation of tiered compensation levels reduces the ability of colleges and polytechnics to compete and a tiered system creates an explicit hierarchy of post-secondary institutions. It implies that the difference in compensable factors, when comparing senior leadership between post-secondaries, should be far greater than it has been historically.

At a time when we are promoting "parity of esteem" among learners taking different pathways (e.g., the skilled trades and degrees), it is simply not helpful to define institutions by position levels. Further, the lowest level may be defined as rural and northern institutions – arguably those with the greatest challenge in attracting and retaining talent.

## **RMA Background**

RMA will provide

## TOPICS

### Alberta Recovery Plan

#### Ask/Solution

- That the Minister allocate Administrative Staff to meet with Mountain View County Administration to provide clarity on how the County can play a larger role in the Alberta Recovery Plan.

#### Background

- As part of the Alberta's Recovery Plan the Jobs, Economy and Innovation Ministry has noted: "Alberta has a hard-earned reputation for high-quality agriculture and forestry products and a growing capacity to help meet the global demand for food. An important part of our economy, the agri-food sector contributes \$8.5 billion in Gross Domestic Product (GDP) and employs nearly 73,000 Albertans. There is tremendous opportunity to keep growing, even in a post-COVID world. We are developing an ambitious sector plan that combines existing strengths with emerging growth opportunities." (<https://www.alberta.ca/recovery-plan.aspx#economy>)
- In the September 2020 publication *Selling Alberta to the World: An Investment and Growth Strategy*, it was noted that Agriculture is one of the principal sectors highlighted by the ministry. Also, noted was Alberta's sector-leading post-secondary opportunities.
- Mountain View County is uniquely positioned to help with these goals as the County's land-use and planning framework are designed to emphasize retention of productive land, along with supporting traditional and emerging Agricultural production opportunities.
- Mountain View County also maintains a pro-active and engaged relationship with Olds College, one of the country's top ag-focused post-secondary institutions.

## TOPICS

### Rural Veterinary Shortage

#### Ask/Solution

- That the Minister support Development of a Stackable Clinical Certificate Program allowing for certification of foreign trained veterinarians and providing a structured process for career diversification and/or re-entry into the work force after career break; and endorse participation of Rural Municipalities Alberta in a committee pursuing recruitment of foreign veterinarians from high quality universities to help ensure “a good fit” in rural communities.

#### Background

- Mountain View County applauds the recent announcements from the Province of Alberta to increase funding available for capital infrastructure required to support the University of Calgary Veterinary Program and funding dedicated to increase the enrollment of the program by nearly double in the coming years.
- Although a great initiative to support the long term shortage of veterinarians expected in the Province, Mountain View County is concerned that it will likely take a minimum of seven years prior to seeing additional veterinarians within communities. In an effort to solve the immediate needs of Rural Alberta, Mountain View County supports ongoing discussions that focus on immigration programs, as recommended by the University of Calgary Veterinary Medicine Faculty, aimed at veterinarians suited for the rural Alberta environment.



## TOPICS

### Rural Connectivity – Internet; Broadband

#### Ask/Solution

- That Service Alberta communicate to Mountain View County any third parties projects that are being contemplated utilizing the UBF so that MVC can be involved in the designing and scoping of projects to maximize the value it will bring to the community, including economic development for MVC and Alberta.

#### Background

- Mountain View County appreciates the conversations with Ministry staff that have supported further communications with the County when potential projects are identified that might benefit the municipality.
- The ongoing COVID-19 pandemic has further illustrated the need for effective and reliable broadband/internet service in rural areas, as many students in both elementary, secondary, and post-secondary required a strong, reliable connectivity to stay up with their studies and to complete mandatory testing online.
- Mountain View County supports the designation of broadband/internet service and cellular service as “basic” or “essential” for Canadians (as deemed by the CRTC).



# Regular Council Meeting

## Request for Decision

---

Operational Services

---

**Date:** June 22, 2022

**SUBJECT:** 2022 Hard Road Surface Repair Plan

---

**RECOMMENDATION:** That Council accept the 2022 Hard Road Surface Repair Plan as information.

---

**ALTERNATIVE OPTIONS:** That council provide direction on alternative plans if requested

---

**BACKGROUND:**

---

**RELEVANT POLICY:**

---

**BUDGET IMPLICATIONS:**

---

**Attachments** ☒ Nil ☐

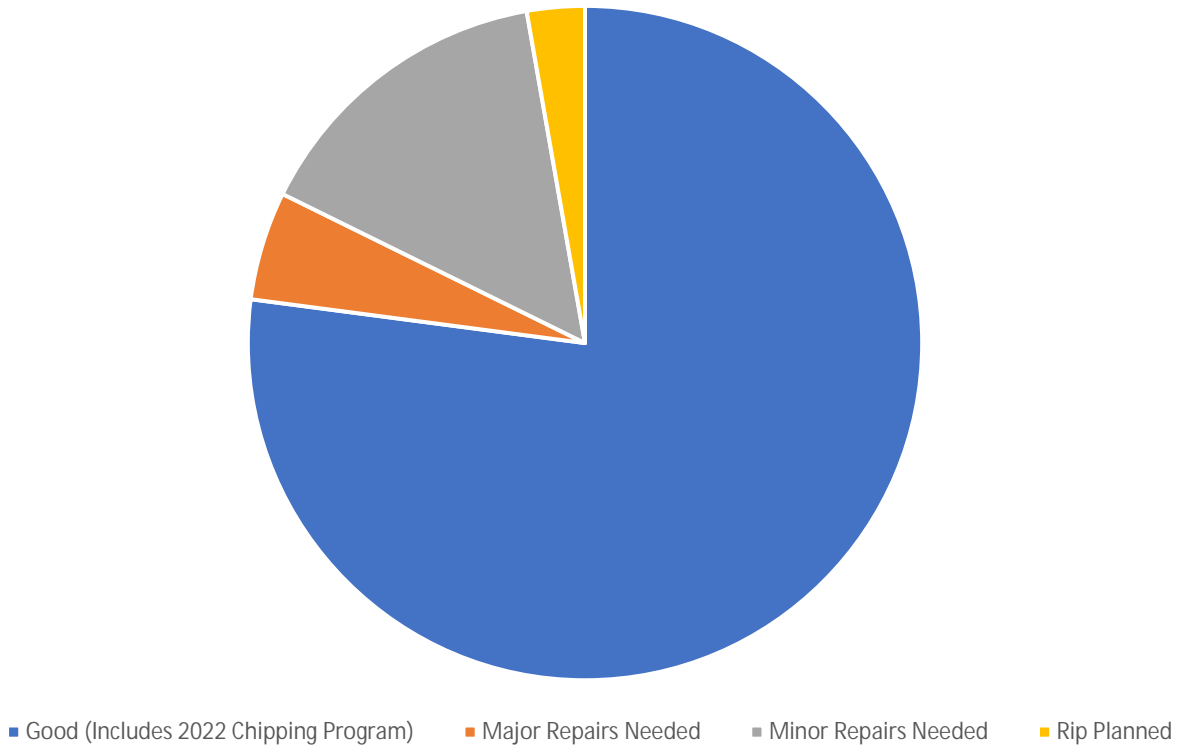
att 01 - 2022 Hard Surface Road Evaluations and Work Plan Report  
att 02 - 2022 Base Stabilization Program  
att 03 - 2022 Hard Surface Road Evaluation Map  
att 04 - 2022 Subdivision Repair Map

---

**PREPARED BY:** RM

**REVIEWED BY:** RM

2022 Chip Seal Road Analysis



During the spring of 2022 all of the chip seal roads in the County were assessed for condition. Every chip seal road in the County is assessed annually to rate its condition on the following basis:

1. **Good**, no repairs required or is on the annual rechipping plan
2. **Minor repairs needed**, basic pothole patching
3. **Major repairs needed**, dig out required, isolated large failures in need of repair, gravel overlay patches
4. **Rip Planned**, overall surface failure, rutting, multiple subsurface failures over most of the road

The is assessment was used to prepare the priorities for the Base Stabilization Program, Subdivision rechipping and summer dig outs. The goal being that the crews can do the dig outs before the rechipping crew is in the area so the surface can be restored. Near the end of the summer when crews become free Operations will reassess some of the known problems areas to do some more patching to prepare the roads for winter.

Subdivision Repairs 2022 (See Maps)

4147Hwy 587 (River Valley Estates)	ACP Patching and chipseal
32375R62 (Molmac)	ACP Patching and chipseal
5449 TR323A	Microseal
32460R61	ACP Patching



## 2022 Base Stabilization Program

2021

Quadrant 1	Comments	Length of Rip (KM)	Length of Base (KM)	Length of Collector Road Base (KM)
<b>Base Stabilization</b>				
RR 23 south of Twp 302		1.6		
T312R273 Neopolis	3/4 of the mile is broken up		1.1	
Twp 303 from RR 20 to RR 23		1.6		
<b>Quadrant 2</b>				
<b>Base Stabilization</b>				
RR 283 South of Hwy 27		1.6		
RR 20 from Twp 322 to Twp 320	Major road failure	3.2		
<b>Quadrant 3</b>				
<b>Base Stabilization</b>				
Twp 320 from RR35 past RR40		2.4		
RR 44 from Twp 334 to Twp 340	South of Curve at Twp 340 (Garrington Road)			2.9
T325AR52 (Tanas)	To Hwy 760			1
<b>Quadrant 4</b>				
<b>Base Stabilization</b>				
T290R314 to T290R32	Dogpound Road		4	
R35T293- 2021	Garfield Road		1	

Total KM

10.4

6.1

3.9

Estimated Rip Cost \$41,947 per Km

\$ 436,248.80

Estimated Base Cost \$37,918 per Km

\$ 231,299.80

Estimated Base Cost Collector Road \$88,208 per KM

\$ 344,011.20

Estimated Costs

\$ 1,011,559.80

2022 Approved Budget

\$ 1,100,000.00

Estimated Remaining Budget

\$ 88,440.20



## Mountain View COUNTY

**2022 Chipping Program**  
(+/- 121.60Km Proposed)  
Date: 2022-06-08

### Legend

- RIP
- Minor Repair
- Major Repair
- Good

### 2022 Chipseal - Proposed

- Double Chip  
(2\*11.68km = +/- 23.36km)
- Single Chip  
(+/- 98.24Km)
- chip sealed
- gravel
- paved
- unimproved



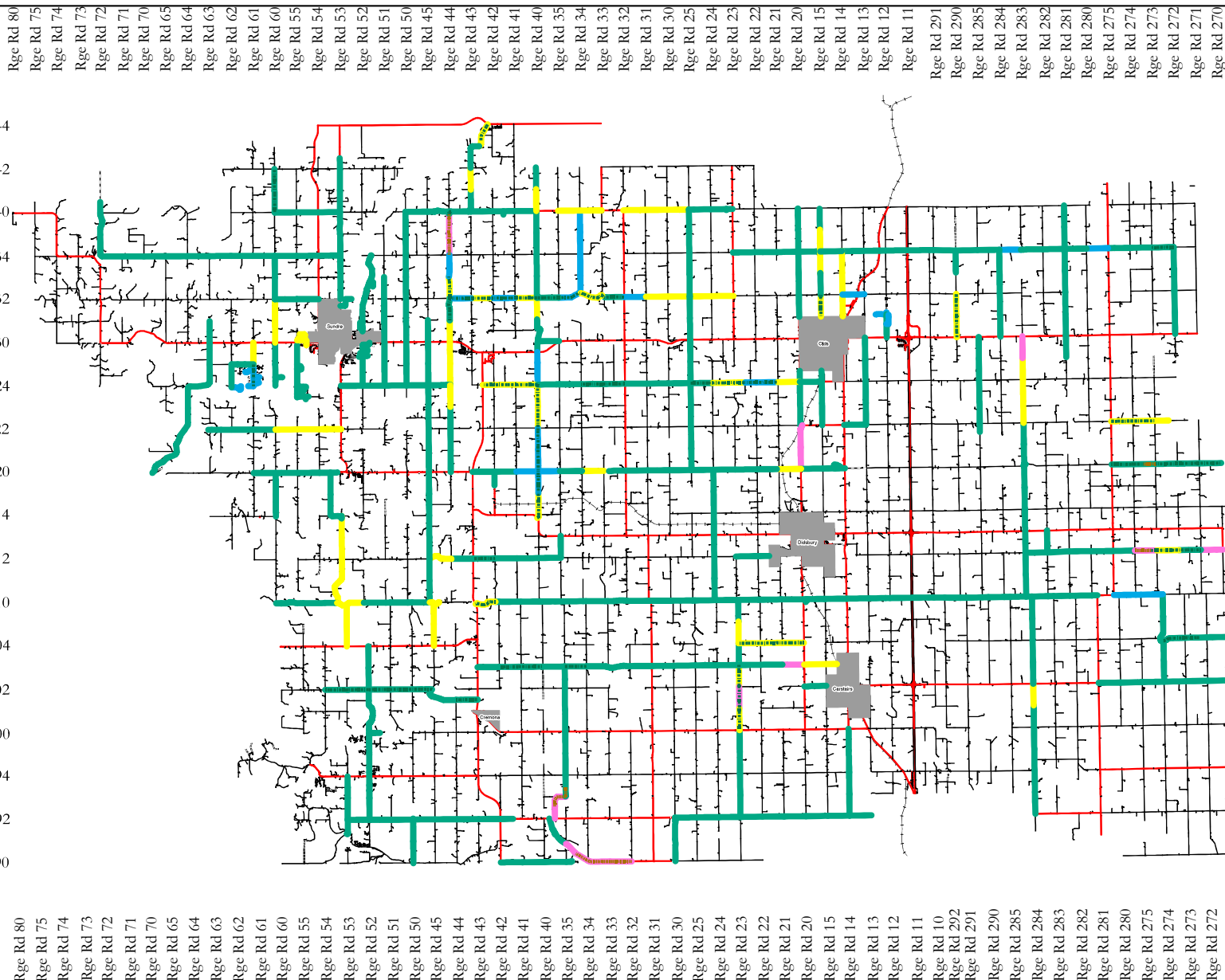
0 1.25 2.5 5 7.5 10 Kilometers

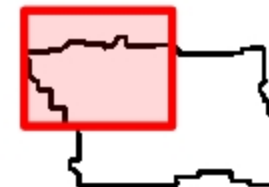
Scale: 1:130,000

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](http://www.mountainviewcounty.com)

Projection: Transverse\_Mercator  
NAD\_1983\_CSRS\_10TM\_AEP\_Resource

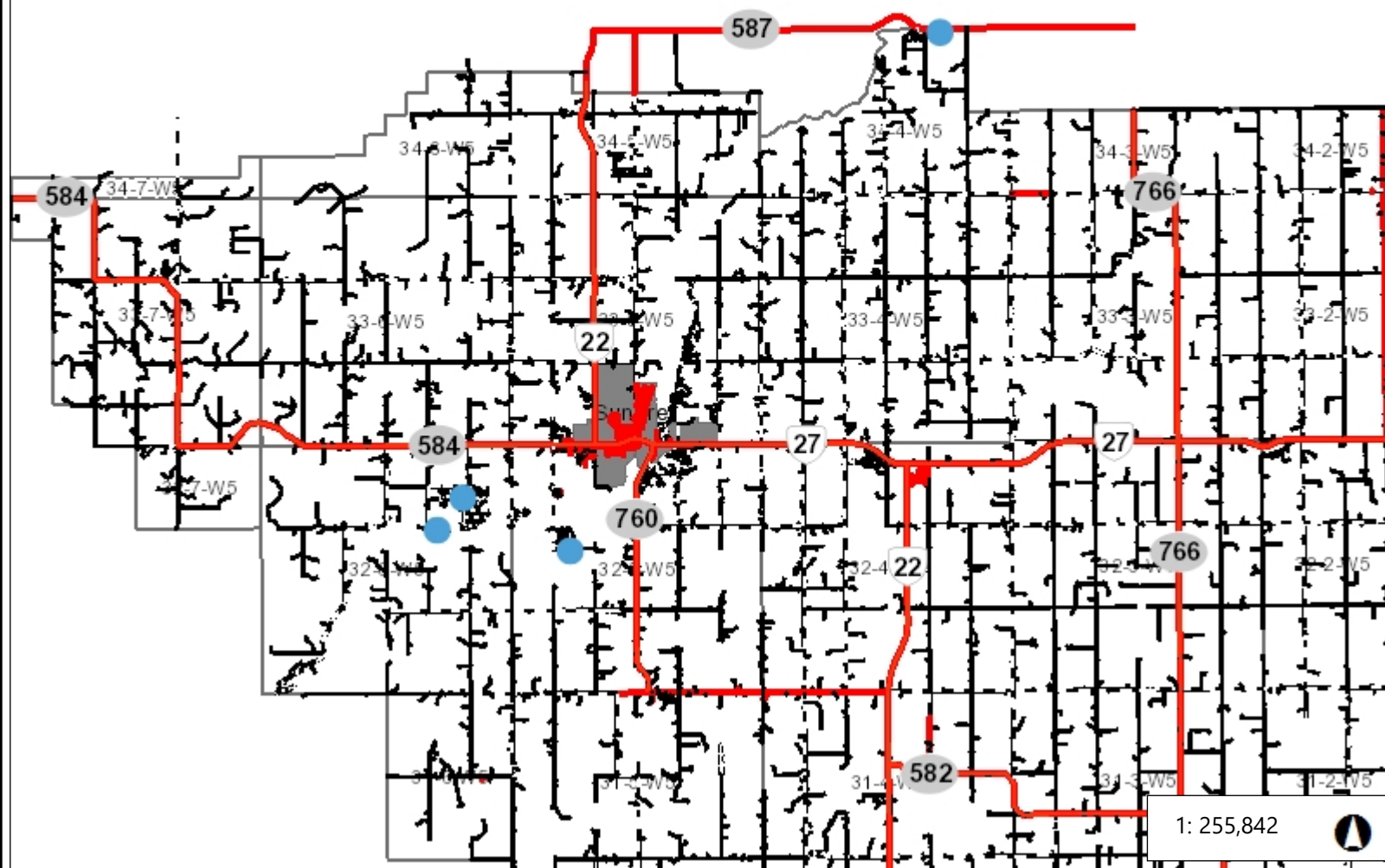
Not responsible for errors or omissions





### Legend

- MVC Primary Secondary Highway
- Roads - with Driveways, NO LABELS
  - chip sealed
  - gravel
  - paved
  - == unimproved
- County Towns and Village
- Township Grid



1: 255,842



12,996.8	0	6,498.38	12,996.8	Meters
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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

Planned to be completed with contractor



# Regular Council Meeting

## Request for Decision

---

Operational Services

---

**Date:** June 22, 2022

**SUBJECT:** Township 322 Overlay and Asphalt Long Patching Program Tender Results

---

**RECOMMENDATION:** That Council accept the tender results of Township 322 Overlay and Asphalt Long Patching Program as information.

---

**ALTERNATIVE OPTIONS:** Do not accept the result and direct administration not to proceed with the 2022 paving program.

---

**BACKGROUND:** As per Policy #1009, Operational Service pre-qualified six contractors to bid on the Township 322 Overlay and Asphalt Long Patching Program. Tender is set to close on June 20<sup>th</sup> at 2:00pm. The results will be presented as a late item on June 22 to Mountain View County Council.

---

**RELEVANT POLICY:** [Policy #1009 - Financial Controls](#)

---

**BUDGET IMPLICATIONS:**

OS-22-09 Township 322	\$1,034,460 from the Roads Reserve
OS-22-01 Asphalt Long Patching	\$600,000 from General Revenue

---

Attachments ☒ Nil ☐

att 01 - Asphalt Overlay Prequalification  
att 02 - Project Sheet OS-22-09  
att 03 - Project Sheet OS-22-01

---

**PREPARED BY:** RM  
**REVIEWED BY:** RM

Mountain View County  
P.O. Box 100  
Didsbury, AB  
T0M 0W0

June 7, 2022  
File: N:\2225\001\00\L01

**Attention: Ryan Morrison**  
**Manager of Infrastructure Project & Tech Services**

Dear Ryan:

**RE: Asphalt Overlay and 2022 Long Patching Program**  
**Pre-Qualification Summary**

On May 27, 2022 at 2:00 p.m., a total of six (6) request for pre-qualification were submitted and opened for the above noted project. We have reviewed the submissions to confirm all required documentation was provided. Submission evaluation forms are attached. The following summarizes the submitted contractors and the evaluations:

<u>Bidder</u>	<u>Evaluation Results</u>
Border Paving Ltd.	Satisfactory
Ruby Rock Asphalt Works Ltd.	Satisfactory
Lafarge Canada Inc.	Satisfactory
Consite Construction Ltd.	Satisfactory
Aecon Transportation West Ltd.	Satisfactory
Lahrman Construction Inc.	Satisfactory

Based on the above, it is our recommendation that all the bidders be prequalified to receive tender packages for the project.

Upon Notice from Mountain View County, MPE will prepare and distribute pre-qualification acceptance letters to the bidders, followed with the tender documents.

If you have any questions, please contact the undersigned at 403-219-6465.

Yours truly,

**MPE ENGINEERING LTD.**



Rick Wiljamaa, P.Eng.  
Project Manager

RW:ed

cc: Ryan Morrison, Mountain View County  
Colin Stroeder, MPE Engineering Ltd.



**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: Township 322 Overlay

Budget Reference #: OS-22-09

Project Manager: Project Coordinator

Cost Center: Capital

RR: N/A

Project Type: Capital

TWP: 322

Segment: T322R14-T322R15

Service Level Enhancement: No

### Project Description & Benefits:

Township 322 (between Hwy 2A and Range Road 20) is an asphalt road that has reached the end of its service life. In order to maintain the road, an asphalt overlay is required. This project is included in the CLIP long-range plan.

### 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: Road	\$ 1,034,460.00
Levies:	
General Revenue:	\$ -
<b>Total Funding:</b>	<b>\$ 1,034,460.00</b>

#### Costs:

	<i>Dollar Amount:</i>
Paving contractor	\$ 1,034,460.00
<b>Total Cost:</b>	<b>\$ 1,034,460.00</b>





**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: Asphalt Long Patching

Budget Reference #: OS-22-01

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:

Operational Services hires a contractor to apply asphalt patches to the roads based on their condition. Each year the hard surface roads are inspected in the Spring to evaluate the most critical locations for long patching.

### 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:

Grants:

Reserves:

Levies:

General Revenue:

*Dollar Amount:*

\$ 600,000.00

Total Funding: \$ 600,000.00

#### Costs:

Paving Contractor

*Dollar Amount:*

\$ 600,000.00

Total Cost: \$ 600,000.00

# Regular Council Meeting

## Request for Decision

---

Operational Services

---

**Date:** June 22, 2022

**SUBJECT:** North Olds Golf Course Subdivision Road

---

**RECOMMENDATION:** That Council approve \$177,950 from the tax rate stabilization reserve to fund the additional repair costs on the North Olds Golf Course Subdivision Road Project.

---

**ALTERNATIVE OPTIONS:**

1. Only do \$75,000 worth of repairs
  2. Lower the service level of the road and turn it to gravel
- 

**BACKGROUND:** In 2019, Operations began to receive calls about the condition of this road. Large failures were appearing in the front of many of the driveways and the road was generally not in good shape. Crews hauled in our pothole patch mix and filled the holes. The condition of the road has continued to deteriorate, and it was decided that more work was needed than what can be done in the Subdivision Rechipping Program due to the size and scope of the work to be completed. Operations met onsite with Richardson Brothers and prepared a work plan for budget approval. In 2021 we met again, and it was agreed that more work was needed to repair this road than was previously contemplated.

A cost estimate from Richardson Bros. (Olds) Ltd. to repair to the north acreage access road of the Olds golf course was provided and work plan was agreed to for the estimates. The plan is to dig out all of the failed sections of road, install a geogrid, bring in new material and then rebase the road. One way traffic will be maintained at all times and all signage and flag people (if needed) will be supplied by the contractor.

**Estimated Costs**

Excavation & Construction	\$199,500
Paving	\$50,000
Survey Crew	<u>\$3,000</u>
<b>Total estimated costs</b>	<b>\$252,950</b>

Both Operations and Richardson Brothers feel that paving the repairs will ensure they last longer but understand it's a large cost for a small segment of road.

---

**RELEVANT POLICY:**

---

**BUDGET IMPLICATIONS:**

OS-21-13 Olds Golf Course Road Repair	\$75,000 Carry Over Projects Reserve
Unallocated 2022 Work Plan	\$177,950 Tax Rate Stabilization Fund

---

Attachments ☐ Nil ☐

att 01 - Project Sheet OS-21-13 Olds Golf Course Road Repair  
att 02 - Map Olds Golf Course Road Repair  
att 03 - Survey Map provided by RBO

---

PREPARED BY: RM  
REVIEWED BY: RM



# 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

<b>Department:</b> Operational Services	<b>Year:</b> 2021
<b>Project Name:</b> Olds Golf Course Road Repair	<b>Budget Reference #:</b> OS-21-13
<b>Project Manager:</b> Project Coordinator	<b>Cost Center:</b> Capital
<b>RR:</b> N/A	<b>Project Type:</b> Capital
<b>TWP:</b> N/A	<b>Recurring:</b> No
<b>Segment:</b> 33106R12	<b>Service Level Enhancement:</b> No

## Project Description & Benefits:

The north subdivision chipseal road at the Olds Golf Course is in need of repairs in several locations.

This is a major road repair and is being proposed separate from the Subdivision Rechip Program because of the size and scope of the work to be completed.

## 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	\$ 75,000.00
Levies:	
General Revenue:	\$ -
<b>Total Funding:</b>	<b>\$ 75,000.00</b>

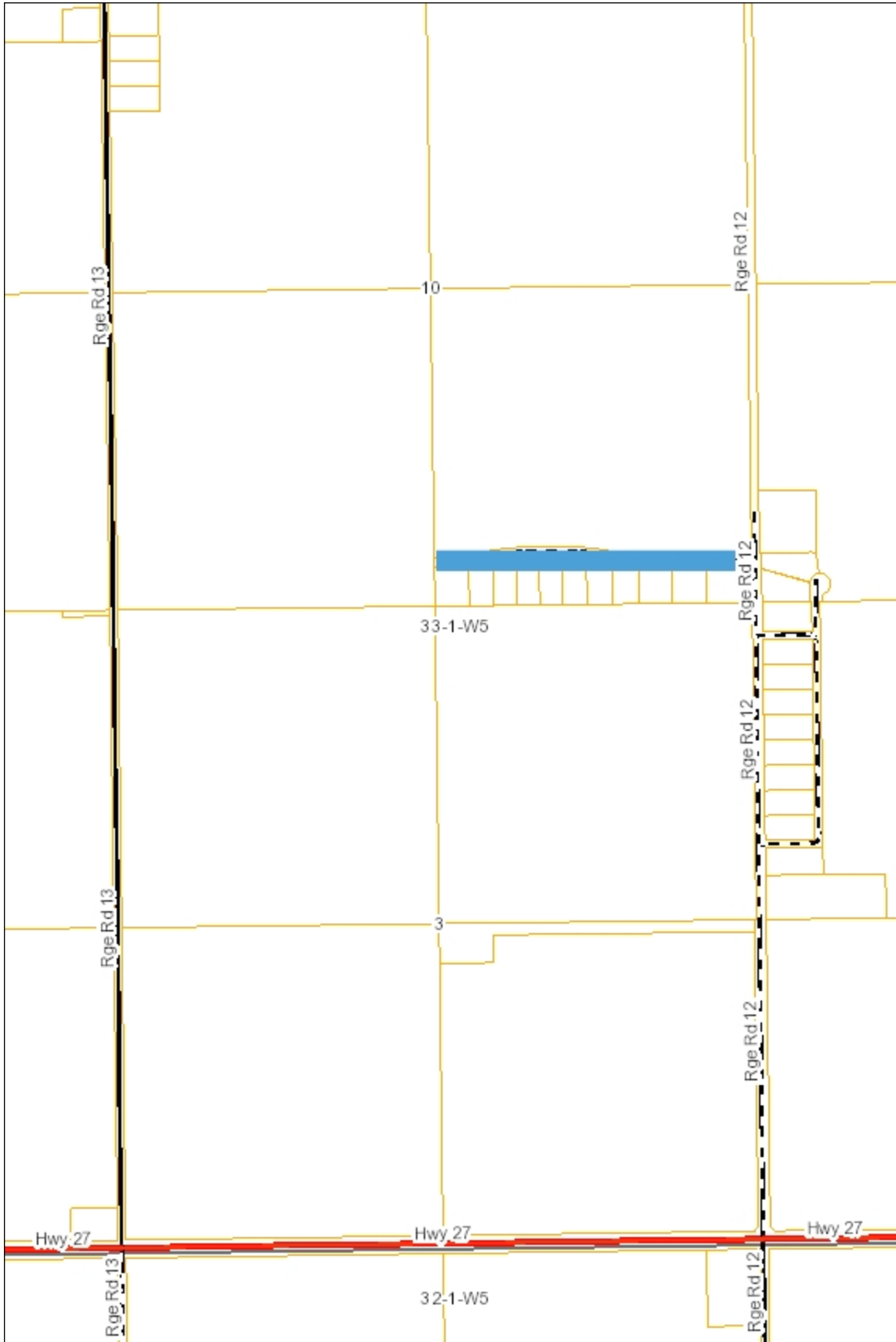
### Costs:

	<u>Dollar Amount:</u>
Road Repairs	\$75,000
<b>Total Cost:</b>	<b>\$ 75,000.00</b>



#### Legend

- County Towns and Village
- Parcels (PGIS)
- Section Number Grid
- Township Grid



#### Notes

Not responsible for errors or omissions

1: 15,000

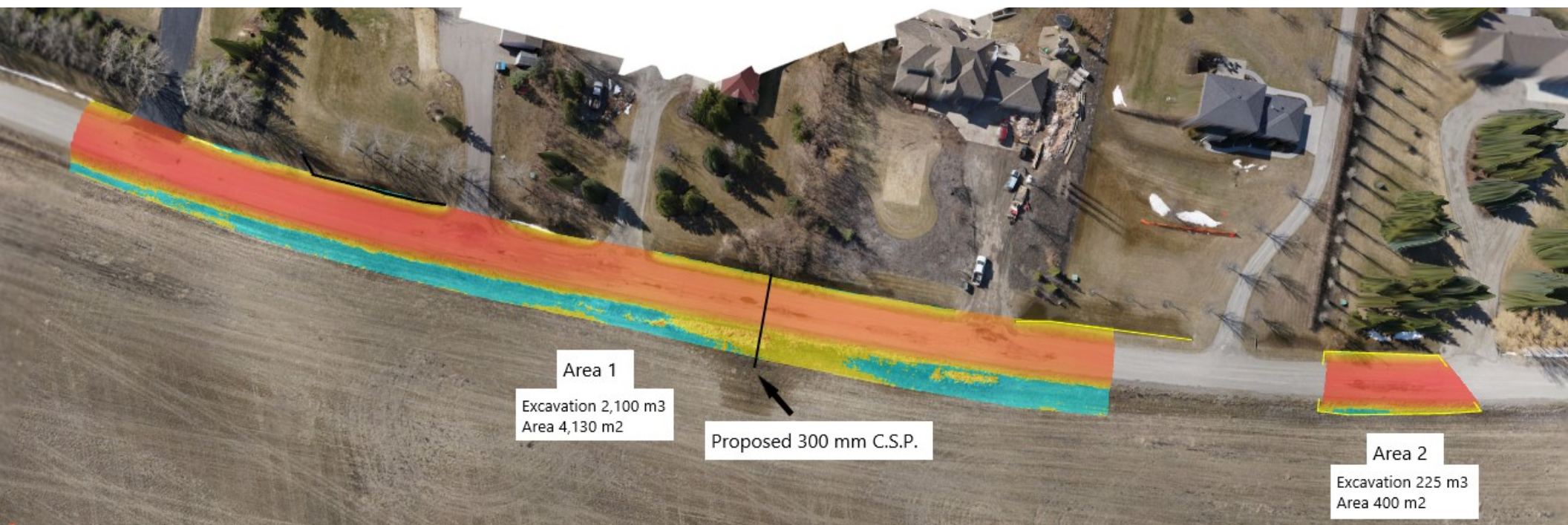


0.8 0 0.38 0.8 Kilometers

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
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**Mountain View**  
COUNTY

# Regular Council Meeting

## Request for Decision

---

CAO Services

---

**Date:** June 22, 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



**Mountain View**  
C O U N T Y

# Regular Council Meeting

## Request for Decision

---

CAO Services

---

**Date:** June 22, 2022

**SUBJECT:** Information Items

---

**RECOMMENDATION:**

That Council receive the following items as information:

- a. 2022-06-03 Contact Newsletter
  - b. Rural Economic Development and Rural Broadband Strategy letter dated June 2022
  - c. 2022-06-10 Contact Newsletter
  - d. 2022-06-14 Letter regarding Alberta Rising Cost of Utility Fees
- 

**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:

### RCMP Releases Joint Business Plan

The RCMP released its 2022 - 2025 Joint Business Plan. This three-year plan represents a collaborative effort between the Alberta RCMP and Justice and Solicitor General, with input gathered from stakeholders. The Joint Business Plan focuses on six key areas.

[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.

### Register for Infrastructure Asset Management Alberta's Upcoming Workshop

Infrastructure Asset Management Alberta (IAMA) is hosting an in-person workshop on June 15, 2022 in Calgary. The workshop is open to anyone interested in building their asset management knowledge.

[Learn more...](#)

### Reminder: Complete the Government of Alberta's LGFF Program Design Survey

Municipal Affairs launched the engagement for the program design of the Local Government Fiscal



FOLLOW US ON  
TWITTER!

[@RuralIMA](#)



LIKE US ON  
FACEBOOK!

[/RMAAlberta](#)

AGRICULTURE UPDATE



Framework (LGFF), which will replace the Municipal Sustainability Initiative as the province's primary municipal capital grant program beginning in the 2024 - 2025 fiscal year. An email was sent all Chief Elected Officials and Chief Administrative Officers containing a link to a survey on the program design. The deadline to submit responses is June 13, 2022.

[Learn more...](#)

## Provide Input on Draft Infrastructure Damage Prevention Legislation

Utility Safety Partners (USP) (formerly Alberta One-Call) is proposing that the Government of Alberta adopt comprehensive provincial damage prevention legislation for buried and above-ground utilities in Alberta. As part of this effort, USP has developed draft legislation they plan to provide to the Government of Alberta for possible inclusion in a future legislative session.

[Learn more...](#)

## Watch for Four Part Broadband Series

The RMA is excited to launch a series of four articles designed to help members understand broadband and rural internet issues. Over the next four weeks, four articles will be shared in Contact.

[Learn more...](#)

## Updated RMA Insurance Policy Change Forms

RMA Insurance has been working on updating the policy change forms in the past year. These updated forms now include fields for information required by the insurance companies. Please discontinue using any old forms.

[Learn more...](#)

**Moisture Situation Update -  
May 23, 2022**

### JOB POSTINGS

RMA

**Risk Advisor - Southern AB**

**Claims Adjuster - Red Deer**

Sturgeon County  
**Marketing and Campaign  
Specialist**

Athabasca County  
**Public Works Manager**

City of Leduc  
**Leduc Assisted  
Transportation Services  
(LATS) Operator**

Rosieridge Waste  
Management Services  
Commission  
**Director of Operations**

Town of Morinville  
**Youth Program Leader**

Wheatland County  
**Deputy Regional Fire Chief**

**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

# REMINDERS

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

Join Chief Superintendent Peter Tewfik to learn all about the RCMP's new Community Safety and Well-Being Branch. This branch works towards proactively reducing crime and victimization by addressing the contributing root causes in communities served by the RCMP. This webinar will take place Tuesday, June 14 from 2:30 to 4:30 pm and is free to attend.

[Learn more...](#)

# ANNOUNCEMENTS

## AEMA: Emergency Management Exemplary Service Award

The Emergency Management Exemplary Service Award (EMESA) is a prestigious recognition of exceptional service and achievement in the field of emergency management. The award recognizes deserving individuals or groups in five categories:

- Resilient Communities
- Search and Rescue Volunteers
- Search and Rescue Employees
- Youth
- Outstanding Contribution to Emergency Management


This award recognizes the work being done across Canada to prevent, prepare for, respond to, and recover from emergencies and disasters. Details on the awards process are available at [publicsafety.gc.ca](https://publicsafety.gc.ca). The Alberta Emergency Management Agency (AEMA) is gathering all EMESA award submissions for Alberta. Nominations will be assessed by a committee between July and September 2022 and submitted to Public Safety Canada for final endorsement.

To nominate deserving recipients, please note that both

our **position**  
**statements.**

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

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nomination forms must be submitted. Both forms can be downloaded from [Alberta.ca](https://alberta.ca). Email your nominations for Alberta to [aema.stakeholders@gov.ab.ca](mailto:aema.stakeholders@gov.ab.ca) by July 1, 2022.

## Transport Canada: Grade Crossings Regulations and Rail Safety Improvement Program Information Sessions

Transport Canada (TC) will be providing additional information sessions in order to share information with road authorities on some of the key points to consider when applying for funding under the Rail Safety Improvement Program (RSIP). While the key focus of these sessions will be the RSIP, TC will also touch on the requirements of the Rail Safety Grade Crossings Regulations and the changes that were made in November 2021 to the compliance deadline. Please express your interest in joining one of the sessions below by sending an email to [Amadomo.saye@tc.gc.ca](mailto:Amadomo.saye@tc.gc.ca).

- English session on June 15 from 1:30 to 3:00 pm (EST)
- French session on June 16 from 10:30 am to noon (EST)

Please email any questions on the Rail Safety Improvement Program to [tc.rsipitr-pasfitr.tc@tc.gc.ca](mailto:tc.rsipitr-pasfitr.tc@tc.gc.ca).

## NPAA: Thorsby and Warburg Benefit from a Nurse Practitioner's Approach to Primary Care

The Nurse Practitioner Association of Alberta (NPAA) is launching a series of articles featuring interesting news about the work nurses are doing across Alberta to share with RMA members. **The first one is now available.**

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## IN THE NEWS

- **This year's canola crop is the most expensive**



- ever planted, say Alberta farmers
- **Berry Global Collaborates to Increase Circularity for Agricultural Films**
- **Without intervention, 'superpigs' could soon invade Alberta cities, researcher warns**
- **Dry spring forcing some Alberta cattle ranchers to evaluate their herds**
- **Diamond Valley: Two towns will become one in Alberta**
- **Alberta's potential new roadside attractions: Rest stops that aren't horrific**
- **The County of Barrhead and MCSnet are pleased to announce a partnership that will enhance Broadband Connectivity for County residents**



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CHIEF ADMINISTRATIVE OFFICER JEFF  
HOLMES  
PO BOX 100 1408 TWP RD. 320  
DIDSBURY AB T0M 0W0

Ottawa, June 2022

Dear CHIEF ADMINISTRATIVE OFFICER JEFF HOLMES and Council,

The economic contributions from rural communities are integral to Canada's success. Rural areas are home to many key industries such as manufacturing, forestry, agriculture, and energy.

Yet, municipalities under 20,000 residents receive less support from the federal government in comparison to their much larger counterparts. Red tape duplications and certain application requirements disproportionately burden small rural communities with very few staff.

This is unfair, unjust, and needs to be addressed urgently. As such, Conservative Shadow Minister for Rural Economic Development and Rural Broadband Strategy, M.P. Shannon Stubbs, Deputy Shadow Ministers M.P. Damien Kurek and M.P. Jacques Gourde, are seeking to convene a townhall with you to address federal funding for rural communities.

Rural Canadians must band together for fairer and more robust funding for communities all over rural Canada.

It is integral to our economy that the federal government works for everyone no matter where they live. The voices of rural Canadians need to be heard. We kindly ask you to express the three most important issues impacting your economic development as a rural community. We will use this feedback to ensure our work for rural Canada is as productive as possible and will determine the agenda for our proposed townhall. This is an opportunity to network, share your priorities, and solutions to the challenges we face.

We value hearing from you and should you wish to attend our forum, please email M.P. Stubbs at [shannon.stubbs@parl.gc.ca](mailto:shannon.stubbs@parl.gc.ca), M.P. Kurek at [damien.kurek@parl.gc.ca](mailto:damien.kurek@parl.gc.ca), or M.P. Gourde at [jacques.gourde@parl.gc.ca](mailto:jacques.gourde@parl.gc.ca).

Thank you for your time.

Shannon Stubbs, M.P.  
Shadow Minister for Rural Economic Development  
and Rural Broadband Strategy  
Lakeland

Damien C. Kurek, M.P.  
Deputy Shadow Minister for Rural Economic  
Development and Rural Broadband Strategy  
Battle River—Crowfoot

Jacques Gourde, M.P.  
Deputy Shadow Minister for Rural Economic  
Development and Rural Broadband Strategy  
Lévis—Lotbinière



## FEATURED:

### Learn More About the Alberta Mentorship Program

The Alberta Mentorship Program (AMP) is seeking to expand its offering of mentorship programs beyond Edmonton and Calgary to newcomers in rural and small urban communities in Alberta. The AMP actively supports mentorship programs for immigrants to facilitate their integration into Alberta's workforce and economy.

[Learn more...](#)

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## MEMBER BULLETINS

Member bulletins are posted to [RMAAlberta.com](https://RMAAlberta.com) regularly each week. Below is a list of all the member bulletins compiled from the past week.

### Four Part Broadband Series - Broadband Technology

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

[Learn more...](#)

RMA Insurance: RiskPro Credit Requirements



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We would like to thank everyone who virtually attended RiskPro 2022 and viewed our presentations. We are pleased to offer RiskPro credits again this year to members who attended RiskPro sessions and completed the audit requirements.

[Learn more...](#)

## REMINDERS

### Register for Infrastructure Asset Management Alberta's Upcoming Workshop

Infrastructure Asset Management Alberta (IAMA) is hosting an in-person workshop on June 15, 2022 in Calgary. The workshop is open to anyone interested in building their asset management knowledge.

[Learn more...](#)

### Reminder: Complete the Government of Alberta's LGFF Program Design Survey

Municipal Affairs launched the engagement for the program design of the Local Government Fiscal Framework (LGFF), which will replace the Municipal Sustainability Initiative as the province's primary municipal capital grant program beginning in the 2024 - 2025 fiscal year. An email was sent all Chief Elected Officials and Chief Administrative Officers containing a link to a survey on the program design. The deadline to submit responses is June 13, 2022.

[Learn more...](#)

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

Join Chief Superintendent Peter Tewfik to learn all about the RCMP's new Community Safety and Well-Being Branch. This branch works towards proactively reducing crime and victimization by addressing the contributing root

## AGRICULTURE UPDATE

**Moisture Situation Update -  
June 7, 2022**

### JOB POSTINGS

RMA

**Claims Adjuster - Red Deer**

**Business Systems Analyst**

**Contract Manager - Ontario**

**Client Relations Manager -  
Insurance**

Sturgeon County

**Senior Communications  
Officer**

City of Medicine Hat

**Wastewater Treatment Plant  
Superintendent**

Town of Stony Plain

**Manager of Engineering**

Thorhild County

**Manager of Planning &  
Development**

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### 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

causes in communities served by the RCMP. This webinar will take place Tuesday, June 14 from 2:30 to 4:30 pm and is free to attend.

[Learn more...](#)

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## ANNOUNCEMENTS

### Alberta Living Wage Network

The **Alberta Living Wage Network** is a network of **municipalities and community organizations** with the goal of advancing a coordinated living wage movement in Alberta. A **living wage** is the hourly wage a worker needs to earn to cover their basic expenses and participate in their community. The network assists communities in their annual living wage calculation and provides certification to qualifying living wage employers.

Do you want to know what the living wage is in your community? Do you want your community to benefit from the Living Wage Employer Program? Consider joining the network! There are already **22 members** (municipalities and non-profits) representing 15 communities across the province. Members get their living wage calculated for them and employers in their community can be certified as Living Wage Employers. Members meet every month or two to discuss and vote on the direction of the network. The first year is pay-what-you-can.

Please contact Ryan Lacanilao at [coordinator@livingwagealberta.ca](mailto:coordinator@livingwagealberta.ca) or fill out the **contact form** if you are interested or would like more information.

### RhPAP: 2022 Rural Community Conference is Coming Soon

Rural Health Professions Action Plan (RhPAP) is launching registration for the 2022 RhPAP Health Provider Attraction and Retention (A&R) Conference. Taking place October 4 - 6, 2022 in Drayton Valley at the community's Clean Energy Technology Centre (CETC), the conference will feature three days of learning, sharing, and reconnection. The theme for the conference will be "Put


our **position statements**.

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On Your Perspectives: Looking Through the Rural Lens". The conference will provide an exceptional opportunity for those interested or involved in rural attraction and retention to learn from each other and to share best practices. **Save \$50 when you register by June 30, 2022!**

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## IN THE NEWS

- **Supporting improved mental health in rural Alberta**
  - **Alberta needs strategy to reverse stagnation of its aging rural areas: report**
  - **Do Albertans trust the RCMP? Kenney says new poll supports provincial police force idea**
  - **Out-of-town ambulances responded to more calls from Edmonton than in home territory last year**
  - **Alberta rail crossings among Canada's most dangerous, safety deadlines looming**
  - **Alberta beekeepers looking for options after massive colony losses**
  - **Alberta report shares 113 recommendations to stop violence, improve safety for Indigenous women and girls**
  - **Fewer farmers in Alberta in 2021, but number of women increasing**
  - **Backers of Banff passenger rail project say they need provincial yes or no**
  - **Federal oil and gas windfall tax would be 'extreme act of aggression,' Alberta's energy minister warns**
  - **Oilpatch faces uphill battle recruiting skilled and unskilled workers**
  - **Alberta First Nations seek consultation, benefits from oilsands carbon storage plans**
  - **Chief and council all acclaimed for Smith's Landing First Nation**
  - **Winds helping fight against out-of-control wildfire in northwestern Alberta**
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# COUNTY OF ST. PAUL

5015 – 49 Avenue, St. Paul, Alberta, T0A 3A4  
www.county.stpaul.ab.ca

*Our Mission - To create desirable rural experiences*



June 14, 2022

Alberta Utilities Commission  
106 Street Building  
10<sup>th</sup> Floor, 10055-106th  
Edmonton, AB  
T5J 2Y2

## **RE: Rising Cost of Alberta Utility Fees**

There have been numerous municipalities throughout Alberta that have voiced their concern to the AUC about the current rising cost of utility fees for both electricity and natural gas.

The County of St. Paul No.19 is echoing and supporting those municipalities by submitting this correspondence and is asking for the Commission to reevaluate the fees being charged on top of the actual usage fees, and the amount of profit corporations are making off our County residents and all Albertans. The fundamentals of utilities shouldn't be an opportunity for corporate profit.

Over the past couple of years, Albertans have been faced with an extreme economic recession, the stress of the pandemic combined with rising employment uncertainty and inflation impacting food, fuel, supply shortages and housing. Individual residents are not the only ones stricken by the current utility fees, business big and small, including non-profits are struggling to keep their doors open due to the ever-increasing cost of utilities.

We urge you to take the time to consider what the rising cost of Alberta's utility fees are doing to our residents. Now is not the time to be financially stressing Albertans more by increasing utility fees, but rather a time to support all Albertans through this difficult economic time.

Sincerely,

Glen Ockerman  
Reeve  
Cc: David Hanson, MLA  
RMA Membership  
AUMA Membership