



**Regular Council Meeting Agenda
for Monday, January 25, 2021 at 1:00 p.m.
to be held electronically via Council Chambers,
Town Office at 4512 – 46 Street, Olds, AB**

As of March 27, 2020 the *Meeting Procedures (COVID-19 Suppression) Regulation* was enacted to assist local municipal governments meet *Municipal Government Act* legislative requirements for holding Council meetings.

This Regular Council Meeting will be conducted through electronic communications and will be held without the public body present at meeting location and is being electronically communicated through ZOOM MEETINGS. **The PUBLIC will have opportunity to HEAR the meeting by calling this number 1 587 328 1099 (within Canada) and when prompted enter the Meeting ID 337 948 8245 and then Password 943170 to listen in to the live meeting.**

TO JOIN THE TOWN OF OLDS ZOOM MEETING

<https://us02web.zoom.us/j/3379488245?pwd=WmhhUGUrcmlLckZyRzNwL2NjYncvUT09>

1. CALL TO ORDER

A.) ADDED ITEM(s)

B.) ADOPTION OF THE AGENDA

2. ADOPTION OF PREVIOUS MINUTES

Pages 3-10

- 2A) Regular Council Meeting Minutes - January 11, 2021
Special Council Meeting Minutes – January 13, 2021

3. PRESENTATION AND DELEGATIONS

Pages 11-20

- 3A) Emergency Management Agency – COVID Update

4. BUSINESS ARISING OUT OF MINUTES/UNFINISHED BUSINESS

5. BYLAWS

You are encouraged to Pre-Register to speak by contacting Mr. Craig Teal no later than 4 p.m. the day before the Public Hearing at craig.teal@pcps.ab.ca or 403-343-3394 with your contact information (email or phone number) that you will use to participate in the electronic meeting; your address; and if you are speaking in favour or opposition of the bylaw. Providing your contact details as part of the Pre-Registration will ensure a reasonable attempt is made to re-connect in the event that you are disconnected.

Pages 21-110

- 5A) Bylaw 2020-14 Municipal Development Plan
(Public Hearing and consideration be given for second and third reading.)
- 5B) Bylaw 2020-19 Land Use Bylaw 01-23 Amendment
Director Chant to provide verbal update.

6. NEW BUSINESS

Pages 111-115	6A)	ICC Terms of Reference
Pages 116-122	6B)	Council Policy 106C Remuneration and Benefits
Pages 123-124	6C)	Request for Support to Reopen Small Businesses

7. REPORTS FROM COUNCIL, BOARDS AND COMMITTEES

Pages 125-151	7A)	Reports from Council, Boards and Committees
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8. QUARTERLY FINANCIAL POSITION UPDATE

9. CORRESPONDENCE AND INFORMATION

Pages 152-158	9A)	Correspondence and Information
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10. ADJOURNMENT

PUBLIC INFORMATION:

Media Scrum: any questions arising from the media can be sent to our 'Communications Coordinator' at communications@olds.ca and they will be forwarded on to the person addressed.

CLOSED SESSION INFORMATION:

When Council goes into a **CLOSED SESSION**, meeting attendees have two options for continued participation in the virtual Council meeting:

- 1) You may click on the 'leave meeting' button and leave the meeting and then watch our Town of Olds Website and Facebook pages for **LIVE Updates** as to when Council will return. Administration will post when the meeting will reconvene and the meeting attendees are able to re-join the virtual meeting at that time; *or you may*
- 2) Stay online in the virtual meeting platform, and Administration will move all meeting attendees into the meeting 'waiting room', while Council is in their **CLOSED SESSION**. Once Council has returned, all meeting attendees in the 'waiting room' will be brought back into the open meeting forum.

For a member of the public to speak to Council during a Council meeting, the item for discussion must fall under either one of the two excerpts noted below, as per the Town of Olds Procedural Bylaw.

Queries to Council during Council Meetings:

Excerpts from Town of Olds Procedural Bylaw

Conduct of Meetings

4. The Mayor or other presiding Chair may, upon request of a member of Council, authorize a person in the public gallery to address Council, but only on the topic being debated at that time in the meeting and with time limits specified by the Mayor or other presiding officers.

Delegations

4. Delegations who have not submitted a written letter may be granted by the Mayor or other presiding officer a brief opportunity to outline the matter they wish to present to Council, and following that outline, the Mayor or other presiding officer shall determine if the delegation is to be granted time to present the matter outlined.

Queries to Council can be sent via email during the Council meeting to legislative@olds.ca



Request for Decision

Adoption of Meeting Minutes

January 25, 2021

RECOMMENDATION

That the minutes from the January 11, 2021, Regular Council meeting be adopted as presented.

That the minutes from the January 13, 2021, Special Council meeting be adopted as presented.

STRATEGIC ALIGNMENT

The Town of Olds will respect people and the process ensuring a healthy environment where great decisions are made. The Town of Olds is committed to transparent and inclusive processes that are responsive and accountable.

LEGISLATIVE AUTHORITY***Municipal Government Act Division 9, Part 6, Section 208(1)***

The chief administrative officer must ensure that

(a) minutes of each council meeting

(i) are recorded in the English language without note or comment,

(ii) include the names of the councillors present at the council meeting,

(iii) are given to council for adoption at a subsequent council meeting, and

(iv) are recorded in the manner and to the extent required under section 230(6) when a public hearing is held;

Town of Olds Procedural Bylaw 2020-15.**BACKGROUND**

The purpose of this RFD is to adopt the previous minutes of Council as described in the Municipal Government Act and the Town of Olds Procedural Bylaw.

RISK/CONSEQUENCES

1. By not approving the previous meetings minutes, Council would then not approve the decisions they made, as recorded and no motion would be actioned by administration.
2. The minutes of the Council meetings can be adopted as amended; Council would need to be specific in an amendment to the recording of the previous meetings minutes.

FINANCIAL CONSIDERATIONS – N/A**ATTACHMENTS**

1. Prior to Adoption: Regular Council meeting minutes of January 11, 2021.
2. Prior to Adoption: Special Council meeting minutes of January 13, 2021.

Author:	Marcie McKinnon Legislative Clerk	Date: January 21, 2021
CAO Signature:	Michael Merritt	Date: January 21, 2021

Minutes of the Town of Olds Regular and Closed Council meeting conducted electronically through ZOOM Meetings on Monday, January 11, 2021 at 1:00 p.m. in the Council Chambers, at the Town Municipal Office.

As of March 27, 2020 the *Meeting Procedures (COVID-19 Suppression) Regulation* was enacted to assist local municipal governments meet *Municipal Government Act* legislative requirements for holding Council meetings. The PUBLIC had the opportunity to HEAR the meeting by calling this number 1 587 328 1099 (within Canada) and when prompted enter the Meeting ID 337 948 8245 and then Password 943170 to listen in to the live meeting.

PRESENT – ELECTED OFFICIALS:

In the Chair, Mayor Michael Muzychka (From Chambers.)
Councillor Debbie Bennett, Councillor Wanda Blatz, Councillor Mary Jane Harper, Councillor Mary Anne Overwater, Councillor Heather Ryan and Councillor Mitch Thomson participated virtually.

ABSENT– ELECTED OFFICIALS:

Participating virtually in the Regular meeting of Council – STAFF:

Chief Administrative Officer, Michael Merritt; Doug Wagstaff, Director of Community Services; Sheena Linderman, Director of Finance; Scott Chant, Director of Operations; Monica Leatherdale, Communications Coordinator and Marcie McKinnon, Legislative Clerk.

1. CALL TO ORDER

Mayor Michael Muzychka called the meeting to order at 1:00 p.m.

A.) ADDED ITEM(s)

Director Wagstaff requested one item be added under the closed session FOIP Section 16 – Disclosure harmful to business interests of a third part. To be added to end of agenda.

CAO Merritt requested that one item be added as item 6F) Operations and Capital Projects Verbal Updated be added to the agenda. Councillor Harper requested that this item include a snow removal update.

B.) ADOPTION OF THE AGENDA

Moved by Councillor Blatz, “to accept the Council agenda for the Monday, January 11, 2021 Regular and Closed Council meeting as amended.”

Motion Carried 21-01

2. ADOPTION OF PREVIOUS MINUTES

2A) Council Meeting Minutes

Moved by Councillor Bennett, “to accept the Regular Council Meeting Minutes for Monday, December 14, 2020, as presented.”

Motion Carried 21-02

Moved by Councillor Ryan, “to accept the Special Closed Council Meeting Minutes for Monday, December 21, 2020, as presented.”

Motion Carried 21-03

3. PRESENTATION AND DELEGATIONS

3A) COVID-19 UPDATE

The Town of Olds, Director of the Emergency Management Agency, Mr. Brian Powell provided an update to Council on COVID-19, through the PowerPoint Presentation contained in the agenda package.

Moved by Councillor Overwater, "that Council accept the Emergency Management Agency's presentation on COVID-19 for information."

Discussion ensued on:

- Enforcement of Alberta Health Service Regulations
- Case Status Breakdown (Currently 39 Active Cases)
- Breaking down the reporting presented to more specific local demographics
- Task Force information out to Businesses
- Planning and Development - Waiving Permits Fees
- Volunteer Recruitment for Disaster Volunteer program
- Olds Hospital COVID Capacity Levels (Olds Hospital has no Intensive Care Unit)

Motion Carried 21-04

4. BUSINESS ARISING OUT OF MINUTES / UNFINISHED BUSINESS

Councillor Ryan provided update to Council on the COVID Outbreak at Mountain View Lodge, it was declared over on January 8, 2021, by the Alberta Communicable Disease Control and currently there are no cases of COVID-19 at the Lodge.

5. BYLAWS

5A) Bylaw 2021-03 Establish a Council Committee of Broadband Investment

Mayor Muzychka spoke on the Broadband Investment Committee bylaw being presented today for Council consideration on the recommendation of the Town's legal advisors.

Moved by Councillor Bennett "that Bylaw 2021-03 be given first reading, as presented."

Motion Carried 21-05

Councillor Harper proposed that Council accept the 'Review' clause and that that the date be set as 'prior to sept 30, 2021.'

Moved by Councillor Blatz, "that Bylaw 2021-03 be given second reading, as amended."

Councillor Thomson requested the vote be recorded.

Six (6) FOR

(Muzychka, Bennett, Blatz, Harper, Ryan, Overwater)

One (1) AGAINST

(Thomson)

Motion Carried 21-06

Moved by Councillor Overwater, "that Council give unanimous consent for presentation of the third reading to the Town of Bylaw 2021-03."

Councillor Thomson requested the vote be recorded.

Six (6) FOR

(Muzychka, Bennett, Blatz, Harper, Ryan, Overwater)

One (1) AGAINST

(Thomson)

Motion defeated 21-07

Moved by Councillor Harper, "that Council call a Special Council meeting for Wednesday, January 13, 2021 at 2:00 p.m. for purpose of third reading of the bylaw."

Motion Carried 21-08

6. NEW BUSINESS

6A) Council Policy 106C Remuneration and Benefits

Moved by Councillor Blatz "that Council approve Council Policy 106C Remuneration and Benefits, as presented.

Motion Carried 21-09

6B) Mountain View Summer Games Legacy Foundation

CAO Merritt spoke to the request to dissolve this fund as contained in the agenda package.

Moved by Councillor Overwater, "that Council support Mountain View County's request to dissolve the Mountain View Summer Games Legacy Foundation."

Discussion ensued on potential considerations for use of the \$28,210.

CAO Merritt indicated this would be further discussed at the Budget/Service level review.

Motion Carried 21-10

Moved by Councillor Ryan, "that Council direct Administration to take the required steps to dissolve the Mountain View Summer Games Legacy Foundation and disperse the account funds per its Society Bylaws."

Motion Carried 21-11

6C) 2021 Oldman River Region GIS Enhancement Project & the 2021 South Regional Urban Orthophotography Project

CAO Merritt and Director Chant spoke on the opportunity to participate in the project as a Municipal member of the Oldman River Regional Services Commission.

Moved by Councillor Blatz, "that Council authorizes the Town of Olds to participate in an application for the 2021 Oldman River Region GIS Enhancement Project submitted by the Town of Fort Macleod under the Intermunicipal Collaboration component Alberta Community Partnership Grant."

Motion Carried 21-12

Moved by Councillor Harper, "that the Town of Olds, a participant, agrees to abide by the terms of the Conditional Grant Agreement, governing the purpose and use of the grant funds."

Motion Carried 21-13

6D) Council Meetings

Moved by Councillor Overwater, "that all Council meetings, continue to be held in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation, through Electronic Conferencing and be made available for the Public to HEAR live audio of each Council meeting."

Motion Carried 21-14

Moved by Councillor Thomson, "that all meetings of Town managed Authorities, Boards, Committees and Commissions continue to be held in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation, through Electronic Conferencing and be made available

for the Public to HEAR live audio of said meeting(s) on the Town of Olds website, if applicable.”
Motion Carried 21-15

6E) Alberta Community Partnership Grant

CAO Merritt spoke on the opportunity available through the Alberta Community Partnership (ACP) Grant Program.

Moved by Councillor Overwater, “that council authorize the Town of Olds to be the managing partner in an application for the ‘Mountain View Regional Emergency Management Framework’ to be submitted by the Town of Olds under the Intermunicipal Collaboration component of the Alberta Community Partnership Grant.”

Motion Carried 21-16

Moved by Councillor Bennett, “that the Town of Olds, the Managing Partner, agrees to abide by the terms of the Conditional Grant Agreement, governing the purpose and use of the grant funds.”

Motion Carried 21-17

ADDED ITEM

6F) Operations and Capital projects Verbal Update

Director Chant spoke to the Operation Centre progress had slowed a bit with the holiday season. However, still on track with the timeline and budget and the end target date for the end of March. Director Chant noted that there is a delay in the shipping of the air handling unit and he indicated that the Project Manager will be present at the February Council Policies and Priorities Committee meeting to provide a more detailed update.

Moved by Councillor Blatz, “that Council accept the Operations and Capital Projects update for January 11, 2021, as information.”

Director Chant gave update to Council on the snow clearing/remove from the December 22, 2020 snowfall. He indicated that by the end of day tomorrow, Tuesday, the entire Town of Olds will completely be done in snow clearing and have the snow removal completed. He further noted he would bring forward a cost break down to a future council meeting.

Motion Carried 21-18

7. REPORTS FROM COUNCIL, BOARDS AND COMMITTEES

None

8. QUARTERLY FINANCIAL POSITION UPDATE

None

9. CORRESPONDENCE AND INFORMATION

9A) Correspondence and Information

Moved by Councillor Bennett, “that the Correspondence and Information Report ending January 11, 2021, be received for information.”

CAO Merritt will share the City of Cold Lake, Office of the Mayor’s letter with the Director of Emergency Management.

Motion Carried 21-19

CLOSED SESSION

FOIP Section 16 – Disclosure harmful to business interests of a third party

FOIP Section 25 – Disclosure harmful to economic and other interests of a public body

Mayor Muzychka explained the process to the meeting participants for when Council moves in and out of the Closed Session.

Moved by Councillor Blatz, “that Council move to closed session in accordance with section 197(2) of the *Municipal Government Act* to discuss matters exempt from disclosure under FOIP Sections 16 & 25 at 2:40 p.m. with CAO Merritt, Director Linderman, Director Wagstaff, Director Andrew & Deputy Fire Chief Kjorsvik in attendance for the FOIP Section 25 item and for the FOIP16 item that CAO Merritt, Director Linderman and Director Wagstaff are in attendance.”

Motion Carried 21-20

Director Chant and Monica Leatherdale and the general public were moved to the waiting room of the meeting platform at 2:41 p.m.

Deputy Fire Chief Kjorsvik left the closed meeting at 3:16 p.m.

Moved by Councillor Ryan, “that the meeting reconvene to the regular Council meeting at 3:35 p.m.”

Motion Carried 21-21

Mayor Muzychka recessed the meeting at 3:35 p.m.

Administration moved the public into the waiting room at 3:45 p.m.

Mayor Muzychka reconvened the meeting at 3:45 p.m.

RISE AND REPORT

Moved by Councillor Bennett, “that Council accept the Inter-municipal Collaboration Committee (ICC) Report for information.”

Motion Carried 21-22

Moved by Councillor Blatz, “that Council direct administration to act as discussed.”

Motion Carried 21-23

10. ADJOURNMENT

Moved by Councillor Overwater “that this meeting be adjourned at 3:46 p.m.”

Motion Carried 21-24

Michael Muzychka,
Mayor

Michael Merritt,
Chief Administrative Officer

These minutes were approved on the ____ day of January, 2021.

Minutes of the Town of Olds Special Council meeting held electronically on Wednesday, January 13, 2021 at 2:00 p.m. through Zoom Meetings in the Council Chambers, at the Town Municipal Office.

This Special Council Meeting was conducted through electronic communications and was held without the public body present at meeting location and was electronically communicated through ZOOM MEETINGS. The PUBLIC had the opportunity to HEAR the meeting by calling this number 1 587 328 1099 (within Canada) and when prompted enter the Meeting ID 337 948 8245 and then Password 943170 to listen in to the live meeting.

PRESENT – ELECTED OFFICIALS:

In the Chair, Mayor Michael Muzychka (from Chambers)

ELECTRONICALLY PRESENT – ELECTED OFFICIALS:

Councillor Debbie Bennett, Councillor Wanda Blatz, Councillor Mary Jane Harper, Councillor Mary Anne Overwater, Councillor Heather Ryan and Councillor Mitch Thomson.

ABSENT– ELECTED OFFICIALS:

ELECTRONICALLY PRESENT for the Regular meeting of Council – STAFF:

Michael Merritt, Chief Administrative Officer; Doug Wagstaff, Director of Community Services; Sheena Linderman, Director of Finance; Scott Chant, Director of Operations; Director of Protective Services, Chief Justin Andres, Monica Leatherdale, Communications Coordinator and Marcie McKinnon, Legislative Clerk.

1. CALL TO ORDER

Mayor Michael Muzychka called the meeting to order at 2:02 p.m.

1A) ADDED ITEM(s)

None

1B) ADOPTION OF THE AGENDA

Moved by Councillor Blatz, “to accept the Special Council meeting agenda for the Wednesday, January 13, 2021, as presented.”

Motion Carried 21-24

2. BYLAW

2A) Bylaw 2021-03 Establish a Council Committee of Broadband Investment

Councillor Thomson requested the vote be recorded.

Councillor Thomson indicated he has a proposed amendment to the bylaw for Council consideration.

Moved by Councillor Thomson, “that in Section 1.(1) under Name and Composition, ‘*who were appointed to the Deputy Mayor schedule as per the October 26th, 2020 Organizational Meeting of Council*’ be removed.”

Councillor Thomson provided comment on proposed amendment.

Council discussion ensued.

Councillor Overwater called the question on the motion on the floor.

Mayor Muzychka called for the vote on Councillor Thomson’s proposed amendment.

One (1) FOR
(Thomson)
Six (6) AGAINST
(Muzychka, Bennett, Blatz, Harper, Ryan, Overwater)
Motion Defeated 21-25

Moved by Councillor Overwater, "that third reading be given to the Council Broadband Investment Committee Bylaw 2021-03, as presented."

Council discussion ensued.

Councillor Bennett called the question on the motion on the floor.
Mayor Muzychka called the vote on calling the question.
Six (6) FOR
(Muzychka, Bennett, Blatz, Harper, Ryan, Overwater)
One (1) AGAINST
(Thomson)
Motion Carried 21-26

Mayor Muzychka then called the vote for the motion on the floor.
Six (6) FOR
(Muzychka, Bennett, Blatz, Harper, Ryan, Overwater)
One (1) AGAINST
(Thomson)
Motion Carried 21-27

3, ADJOURNMENT

Moved by Councillor Bennett, "that this meeting be adjourned at 2:19 p.m."
Motion Carried 21-28

Michael Muzychka,
Mayor

Michael Merritt,
Chief Administrative Officer

These minutes were approved on the ____ day of January, 2021.



Request for Decision

COVID-19 UPDATE

January 25, 2021

RECOMMENDATION

That Council accept the Emergency Managements Agency's presentation on COVID-19 as information.

STRATEGIC ALIGNMENT

The Town of Olds will provide the necessary resources to ensure a safe, secure and healthy community. The Town of Olds is committed to transparent and inclusive processes that are responsive and accountable. The Town of Olds will respect people and the process ensuring a healthy environment where great decisions are made.

LEGISLATIVE AUTHORITY

The *Emergency Management Act*, the *Local Authority Emergency Management Regulation and Bylaw 2019-15 Municipal Emergency Management*, provides the legislative framework for local and provincial management of emergencies and disasters. The Local Authority Emergency Management Regulation 3.(2)(e) Incident Command System (ICS) will be used to support all Emergency Management responses.

BACKGROUND

Town of Olds Deputy Director of Emergency Management, Jennifer Lutz will provide an update on the Incident Command Post and the current status of the COVID-19 situation in Olds.

RISK/CONSEQUENCES

1. Council can make another recommendation being specific in what it wishes to direct as an alternate follow up.

FINANCIAL CONSIDERATIONS - Not known at this time.

ATTACHMENTS – Presentation

Submitted By:	Jennifer Lutz, Deputy Director of Emergency Management	Date: January 21, 2021
CAO Signature:	Michael Merritt	Date: January 21, 2021

COVID-19 Incident Command Post UPDATE

Town of Olds Council Meeting
January 25, 2021

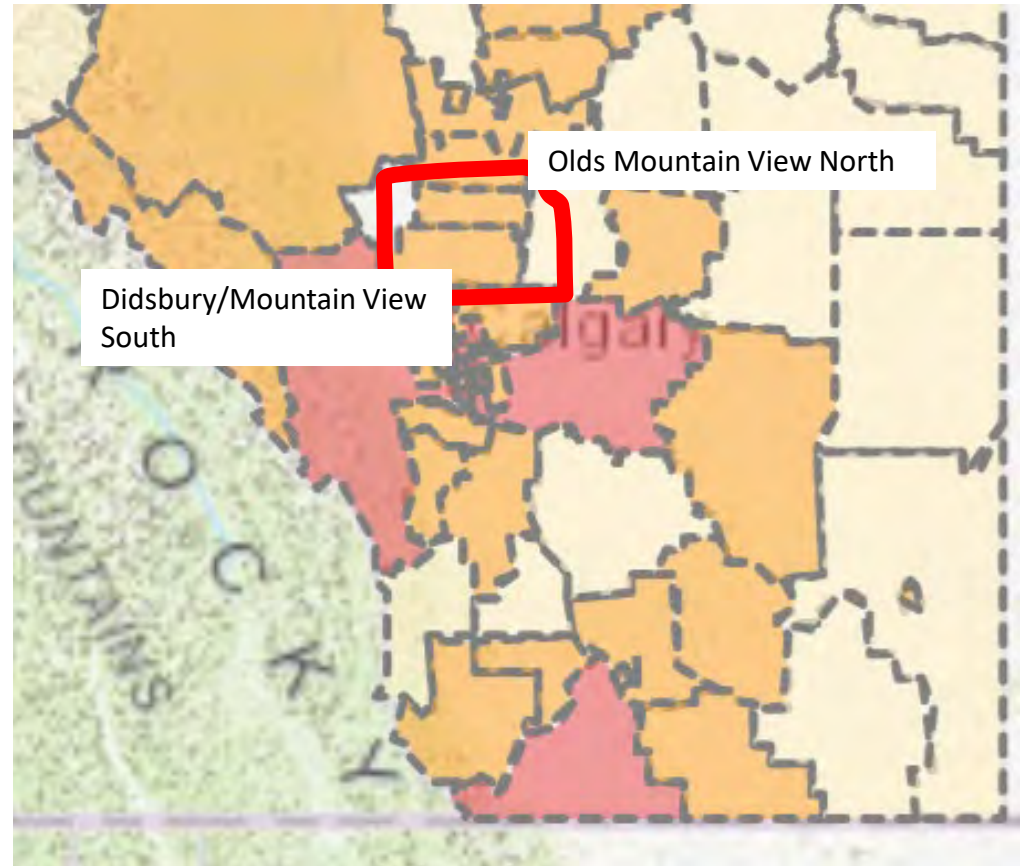


COVID-19 Case Data

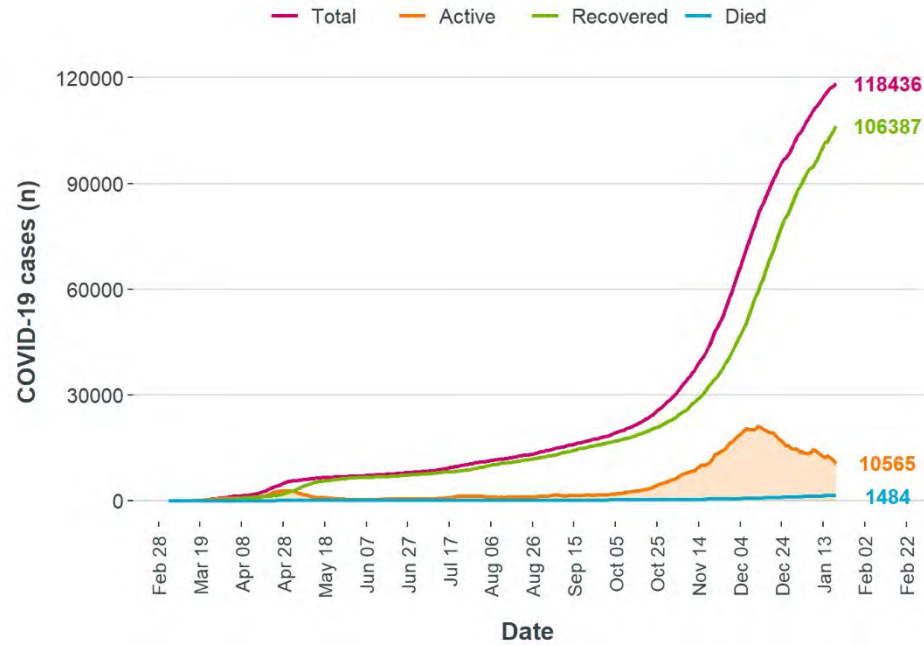
13

The area representing local COVID-19 case reporting is based on patient postal codes using the mid-year Alberta Health Care Insurance Plan population file. The area mirrors the local Fire Services map. Population data (12452) differs from Olds census data.

<https://www.alberta.ca/stats/covid-19-alberta-statistics.htm#geospatial>

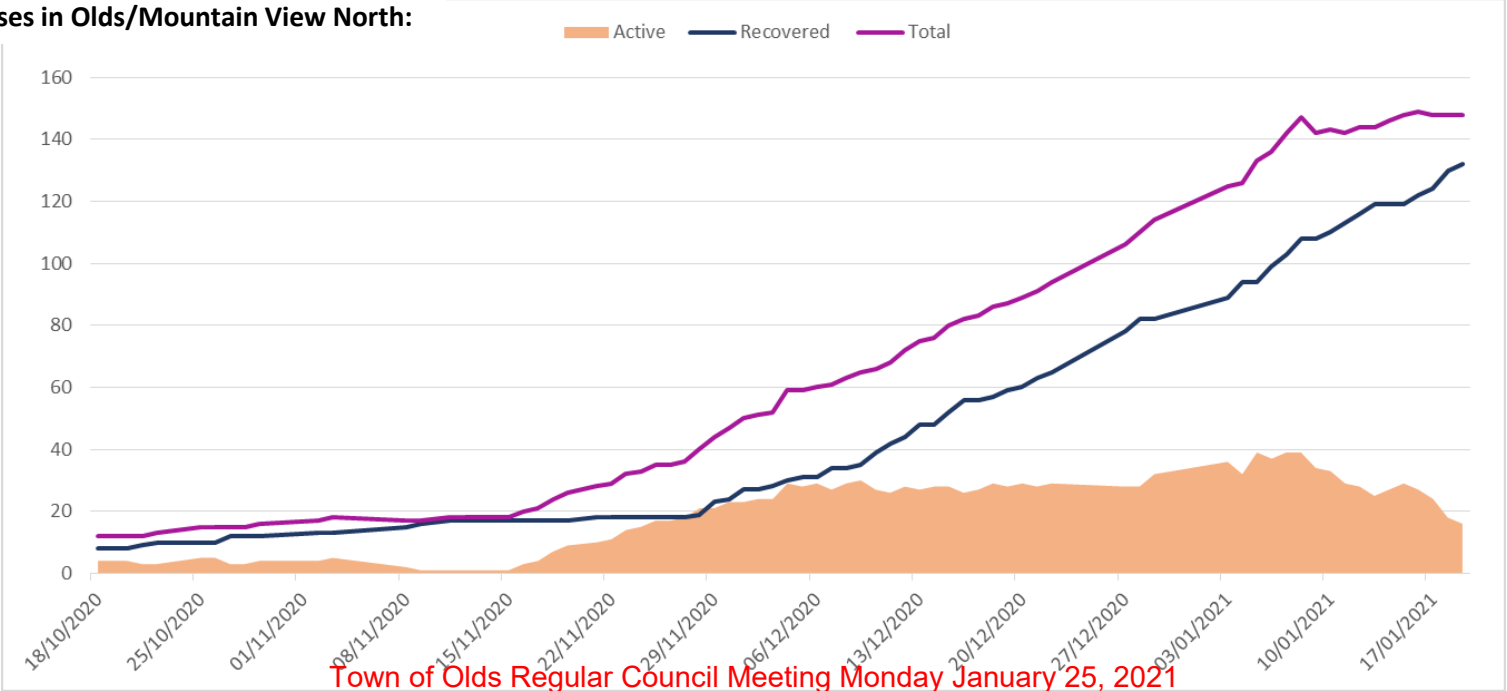


COVID-19 Cases in Alberta



14

COVID-19 Cases in Olds/Mountain View North:



ICP – Update

15

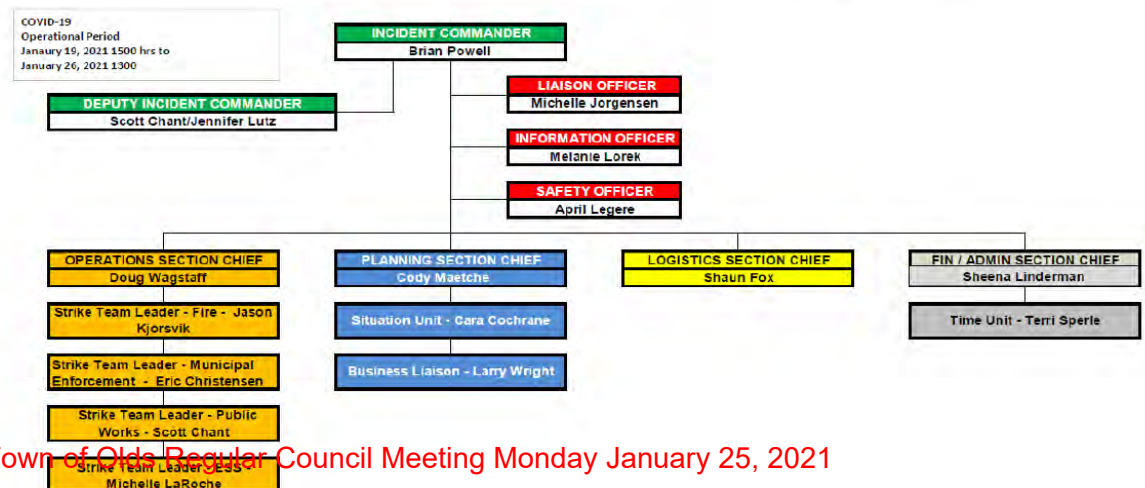
Incident Commander (Deputies)

- Monitoring and oversight.
- Mentoring staff participating in online ICS training offered by Alberta Emergency Management.

Safety Officer

- Share safety information.
- Currently, no COVID-19 related impacts on staffing levels.

Town of
OLDS COVID-19 Daily Situation Report #49, January 19, 2021



ICP – Update

16

Communications Officer

- Updated COVID-19 information on website, social media, and newspaper regarding the amended restrictions.
- Webpage updates including new Provincial and Federal supports for the business.
- Created verbiage around the Provincial complaint matrix and how ME handles complaints received.

Liaison Officer

- On-going communication with RCMP, AHS, Olds Hospital, Olds College, Sundial, Mountain View Seniors Housing, Alberta Emergency Management Agency.

ICP – Update

17

Operations:

Municipal Enforcement

- Implementing a 7 day a week duty schedule for Community Peace Officers.
- ME has only one complaint in the past week about masks at a business. “Let them Play” protest held with about 30 people. One complaint resulted from the protest but was immediately rescinded as the business owner wanted to allow them to continue.

Emergency Social Services

- Information provided to local motels regarding provincial assistance for Albertans needing help to self-isolate for COVID-19.

ICP – Update

18

Operations:

Public Works

- Maintaining normal operations.

Recreation Facilities

- Closed to public until further notice.
- If January 21 recreational facility closures are lifted by the Province, the Aquatic Centre and Sportsplex will reopen under COVID-19 protocol restrictions.

Fire

- Essential classroom training with appropriate PPE being worn. Maintaining COVID-19 response protocols.

ICP – Update

19

Planning:

Recovery efforts

- Continue to provide information for business and shop local promotions.
- Secretariat Representative utilized Business Program Funding Options Information for media interview.

Logistics: Status Quo.

Finance/Admin:

- Resident business license renewal fees waived.
- Continue to explore programs to support local residents and businesses to stimulate economic growth and support the local economy.

Questions?

20



RECOMMENDATION

That a public hearing be held for Bylaw No. 2020-14;

That Bylaw No. 2020-14 be amended by making the changes to Schedule A of the Bylaw that are listed in the document titled "Proposed Amendments to Bylaw No. 2020-14":

That Bylaw No. 2020-14, as amended, be given second reading;

That Bylaw No. 2020-14, as amended, be given third reading.

STRATEGIC ALIGNMENT

In Council's Strategic Plan for 2017-2021, focus area four is Growth and Expansion. The goal for this area is: "*The Town of Olds will lay the foundation to ensure responsible and sustainable growth.*"

One of the strategies to accomplish this is item 4.3: "*Approve Municipal Development Plan in 2018.*" Outcome 4.3.1 is "*An approved current Municipal Development Plan relevant to current and future planning needs.*"

LEGISLATIVE AUTHORITY

Municipal Government Act – Chapter M-26, Part 17, Division 4 Section 632(1) every Council of a municipality must by bylaw adopt a municipal development plan

BACKGROUND

Role of the Municipal Development Plan

The Municipal Development Plan (MDP) guides future physical growth and development to ensure that it is orderly, economical and beneficial while balancing the environmental, social and economic needs and aspirations of the community. The MDP is visionary, strategic and long term (30+ years) in its outlook and application. The MDP provides a policy framework for decisions about the future use of land through the adoption of more detailed plans, Land Use Bylaw designations and subdivision approvals.

Process for MDP Review

The MDP Review began in March 2017 with updates to background information and identification of key planning issues facing the community. A series of workshops with Council

and Town Administration were held to discuss and create changes. Public input on the background, issues and proposed changes was sought in June 2017 through a public review period and hosting of an open house. Once an updated draft MDP was prepared, further public input was sought. This involved posting materials on the website and hosting an open house in June 2018.

In August 2018, the MDP Review was put on hold to enable completion of the Intermunicipal Development Plan (IDP) update with Mountain View County. The updated IDP was adopted on November 25, 2020.

Proposed Plan

The MDP presented for first reading updates the 2007 MDP to reflect changes in population and growth, changes in legislated requirements and opportunities, updates of anticipated future land use needs and the direction of the 2010 Transportation Master Plan. The updated MDP lays out policies to guide the building of an urban community with a population of up to 36,000. Through the Future Land Use Concept, it provides residential, commercial, industrial, and major open space areas and a major road network that would be required by and would support the expected population. A population of 18,000 is expected by 2046 and the 36,000 population level would not be reached for many years beyond 2046.

Overview of Changes

The attached "Town of Olds Municipal Development Plan – Highlights of Changes from 2007 MDP" provides an indication of which areas of the plan were adjusted or created during the MDP Review.

Input for Public Hearing

Following first reading of Bylaw No. 2020-14, the public hearing and proposed MDP were advertised to enable further public comment on the plan. The MDP was also circulated to referral agencies and local developers. A copy of the MDP was posted to the Town's website.

The attached "Input Received and Comments from Administration" provides a summary of the written comments that were received as of January 13, 2021. Administration's comments on how to address any suggested changes to the MDP are also provided along with copies of the written correspondence.

Amendments in Response to Input

The attached "Proposed Amendments to Bylaw No. 2020-14" provides the specific details of amendments being proposed by Administration in response to the input that was received.

RISK/CONSEQUENCES

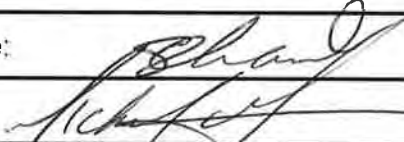

1. Council may request further information from Administration prior to proceeding with second and third reading of the bylaw. This would push back the adoption of the MDP.
2. Council may provide direction to Administration on changes to the proposed bylaw with the amended bylaw coming before Council for second and third reading at a later date.
3. Council may defeat second or third reading of the bylaw. The current 2007 MDP would remain in place until a revised update/replacement is created and adopted.

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

1. Bylaw No. 2020-14 to adopt the Town of Olds Municipal Development Plan
2. Town of Olds Municipal Development Plan (September 2020)
3. Town of Olds Municipal Development Plan - Highlights of Changes from 2007 MDP
4. Input Received and Comments from Administration
5. Proposed Amendments to Bylaw No. 2020-14

Author: Craig Teal, RPP MCIP, Director, PCPS	Date: January 13, 2021
Director Signature: 	Date: Jan 21/2021
CAO Signature: 	Date: Jan 21/2021

**TOWN OF OLDS
BYLAW NO. 2020-14**

**A BYLAW OF THE TOWN OF OLDS, IN THE PROVINCE OF ALBERTA, BEING A BYLAW
TO ADOPT THE TOWN OF OLDS MUNICIPAL DEVELOPMENT PLAN**

WHEREAS, Section 632(1) of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, requires that every Council of a municipality must by Bylaw adopt a Municipal Development Plan;

AND WHEREAS, a Municipal Development Plan has been prepared in accordance with Section 632(3) of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta;

AND WHEREAS, notice of the proposed Bylaw and Public Hearing was given pursuant to Section 606(2) of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta;

AND WHEREAS, a Public Hearing into the proposed Bylaw was scheduled for and held on January 25, 2021 commencing at 6:00 pm at the Town of Olds Office;

NOW THEREFORE, the Council of the Town of Olds duly assembled enacts as follows:

1. **THAT** the "Town of Olds Municipal Development Plan" dated September 2020, as attached and forming part of this Bylaw, is adopted;
2. **THAT** Bylaw No. 2007-22 and all amendments thereto are repealed.

Read a first time on the ____ day of _____, 2020.

Public Hearing held on the ____ day of _____, 2021.

Read a second time on the ____ day of _____, 2021.

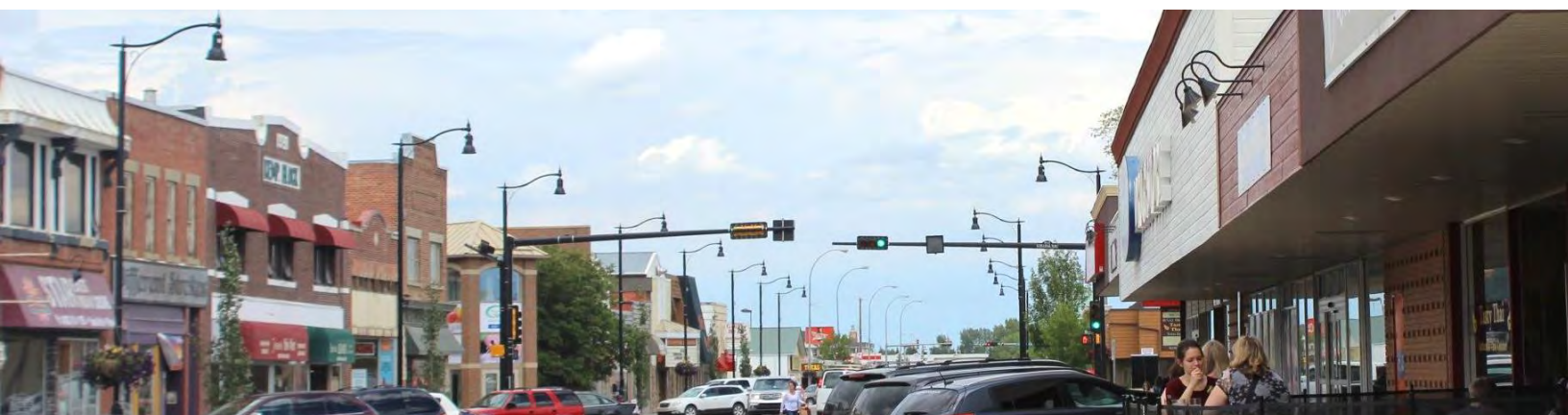
Read a third and final time on the ____ day of _____, 2021.

Michael Muzychka, Mayor

Michael Merritt, Chief Administrative Officer

SIGNED by the Chief Elected Officer and the Chief Administrative Officer this ____ day of _____, 2021.

Town of Olds Municipal Development Plan



BYLAW NO. 2020-14
SEPTEMBER 2020



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1.0 Introduction and Purpose

The *Municipal Government Act*, RSA, 2000 (as amended) requires all municipalities to prepare and adopt a municipal development plan (MDP). The *Act* states that an MDP must address such issues as future land use and development in the municipality, the provision of municipal services and facilities, and intermunicipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure.

The overall purpose of the Town of Olds Municipal Development Plan (MDP) is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, and efficient, and ensure that it enhances the quality of life for the citizens of Olds. The MDP is a policy document. It is used as a framework guiding the physical development of the community. It creates context within which both public and private sector decision making can occur. As a policy document the MDP is, for the most part, general in nature and long range in its outlook. The MDP helps Council evaluate immediate situations or proposals in the context of a long range plan.

Structure of the Plan

Sections 1.0 and 2.0 of the MDP provide introductory and background information about the role of the Plan, recent growth and development trends in Olds and significant features influencing the future development of the community. *These parts of the document are presented for the information of the reader only and are not to be interpreted as policy statements.*

Section 3.0 of the MDP provides a vision of the type of community that Olds aspires to be in the future. It also contains principles that will be used to guide the writing of this Plan. Section 4.0 provides an overview of the major elements shown in the Future Land Use Concept (Map 2) and the general direction of urban growth. The Future Land Use Concept is a key part of the overall policy framework of this Plan and it meant to be interpreted as policy alongside the text of this Plan.

Section 5.0 through and including Section 20.0 contain a mix of background and descriptive information, goals, objectives and policies organized by major topic. Each section contains specific statements that are intended as policy to guide decision making on planning and development issues. The goals and objectives contained in each section are not to be interpreted as policy but as context to guide policy interpretation. The specific policy statements are listed and assigned individual identification numbers and quick reference description.

Finally, a glossary of terms used throughout the Plan is provided for the convenience of the reader.

Relationship to Other Town Plans

The MDP is intended to direct future land use and development at a high level. More specific plans for the development of the community are undertaken as part of the area structure plan (ASP) and area redevelopment plan (ARP) processes. ASPs and ARPs provide more detailed guidance for the development of specific properties and are expected to be consistent with the general policy guidance provided in this MDP.

2.0 Community Context and Trends

Regional Setting and Connections

The Town of Olds is located in Mountain View County 5 kilometres west of the Queen Elizabeth 2 Highway in the heart of the Edmonton-Calgary corridor. Olds is 90 kilometres north of Calgary and about 60 kilometres south of Red Deer and 210 kilometres south of Edmonton.

Two other highways provide direct access to Olds. Highway 27 bisects the town west to east and is a major gateway to numerous recreational opportunities in the West Country and Rocky Mountains. This highway serves the town as well as agricultural, forestry, and oil and gas interests in the area.

Highway 2A is a north-south route that runs along the east side of Olds past Olds College. This highway provides an alternate route to get to Bowden and Red Deer (north), and Didsbury, Carstairs and Calgary (south).

Olds has access to rail by virtue of its location on the main Canadian Pacific Railway line that connects Edmonton and Calgary. Access by air is available at the Olds-Didsbury Airport, a small airport located 6 kilometres south of town. Scheduled air service is available at the Calgary International Airport.

Future Opportunities

Olds is a community with potential. The Town is the economic centre of Mountain View County and is in the heart of a region with a diverse economy. The Town is also an important part of the Edmonton to Calgary corridor. Statistics Canada and the Alberta Treasury Board and Finance forecasts that an additional 1.5 million people will live in central Alberta by 2041. Olds is well positioned to capture a share of this population growth and the related economic opportunities when the following factors are considered:

- Olds offers affordable residential, commercial, and industrial real estate when compared with larger communities in the Edmonton-Calgary corridor;
- Some people, both baby boomers and millennials alike, prefer small town living;
- Employment opportunities are becoming more numerous and more diverse, especially considering work from home options; and
- A range of quality recreation, education, and community services are available.

Population Growth

Olds' strategic location and diverse economic base have made it the economic centre of Mountain View County and have contributed to the community's growth. The Town's 2016 population, according to the Federal Census was 9,184, and has grown by an average of 2.40% per year since 2006. In addition to the permanent resident population, Olds College has a student resident capacity of approximately 634, for those who choose to live on campus during the school year.

In 1952, Olds was home to 1,617 people and the Town's population has grown steadily as shown on the following table.

Year	Population		Year	Population		Year	Population
1952	1,617		1981	4,813		2006	7,248
1961	2,438		1991	5,549		2011	8,235
1971	3,408		2001	6,607		2016	9,184

The Town of Olds anticipates further population growth throughout the “planning period”. The “planning period” encompasses the next 20 to 30 years. Population projections for five year increments through to the year 2046 are provided in the table below.

Year	Low Projection 2.14% per year	Medium Projection 2.31% per year	High Projection 2.40% per year
2016	9,184	9,184	9,184
2021	10,210	10,295	10,340
2026	11,350	11,540	11,642
2031	12,617	12,936	13,108
2036	14,026	14,501	14,758
2041	15,593	16,255	16,616
2046	17,334	18,221	18,708

Average annual population growth of 2.31% during the planning period is considered a reasonable expectation for the Town of Olds. Using this growth rate, the population of Olds is expected to move beyond 12,000 around the year 2030. By 2046, the population of Olds would be over 18,000 if this rate of population growth is realized for the duration of the planning period.

Development Trends

Olds has a diverse housing stock with a range of different types of housing constructed over the Town's history. The 2006 Federal Census reported that 1,869 of the dwellings in Olds were single detached homes, but that there were also 275 semi-detached dwelling, 83 row houses, a combined total of 600 apartment dwelling units and 164 other types of dwellings. As of the 2016 Census, there were 2,255 single detached dwellings, 370 semi-detached dwellings, 160 row houses, a combined total of 680 apartment dwelling units, and 230 other single-attached and movable dwellings.

The Census data indicates that approximately 48% of Olds' housing was constructed prior to 1986, 32% was built between 1986 and 2006 and 19% was built over the last 10 years. This is supported by data from the Town indicating that new residential construction activity has been strong in the

community over the past 10 years. Town records indicate that 951 housing starts of all types have occurred in the Town between 2006 and 2016.

The demand for housing is expected to remain strong over the planning period (next 20 to 30 years). Assuming a medium growth scenario with 2.31% population growth per year, and assuming average household size remains at or close to 2.48 persons per household, an additional 3,644 dwelling units will need to be constructed. At an average residential density of 12.35 units per hectare, it is anticipated 295 hectares (4.5 quarter sections) of land will be required to accommodate residential growth anticipated between 2016 and 2046.

Future housing development in Olds will likely be similar to the form of housing of most other smaller urban communities in Canada. Residential areas are expected to become denser and the mix of housing is expected to change with a move toward smaller houses and more townhouses, condominiums, and apartment units.

Olds is expected to continue to attract new commercial and industrial development. Olds' emergence as the major service centre in Mountain View County combined with its population growth will result in more retail and service sector development in the Town. The Town's location in the Edmonton-Calgary corridor will make it attractive for industrial development in future years. The diversification of the area's agricultural economic base through renewed interest in international export markets and the developing cannabis market are expected to fuel additional interest in industrial development.

The existing rate of commercial land consumption in relation to the population growth of Olds is 9.55 hectares (23.59 acres) for every 1,000 persons. This is calculated using the total gross area of land developed to accommodate commercial use in relation to the 2016 Town population of 9,184. The existing rate of industrial land consumption is 16.48 hectares (40.72 acres) for every 1,000 persons. This is calculated using the total gross area of land developed as of December 2018 to accommodate industrial use in relation to the projected 2018 Town population of 9,613 (2016 population increased by 2.31% per year for 2 years).

The following table identifies the total future land area requirements to accommodate the Town's needs at a future population of 18,200.

Land Use	Existing Developed Land	Future Land Requirement	Total
Residential	299 ha	295 ha	594 ha
Commercial	88 ha	86 ha	174 ha
Industrial	158 ha	142 ha	300 ha

The currently available and undeveloped land base within the limits of the Town of Olds may not be able to accommodate the anticipated growth over the planning period (now up to 2046) for all major land use classes. Commercial and industrial lands are expected to be consumed before the supply of available residential land. It is expected that additional land, beyond the Town's 2007 boundaries, will be required to accommodate long term future growth.

Development Influences

Map 1: Significant Features (see back of document) identifies the study area for this planning process and it illustrates the location of natural and man-made features that will influence the future growth pattern of the Town of Olds. Some of these features represent constraints to urban development while others are opportunities that can be used by the Town to help create an attractive and interesting urban environment.

The presence of two provincial highways that bisect the Town as well as the CP rail line are constraints to residential development as they move a large volume of vehicular and rail traffic with the attendant noise that comes from these forms of transportation. These same pieces of transportation infrastructure, however, also should be viewed by the Town as opportunities as they provide the access that is critical for thriving commercial and industrial uses. Careful planning is required to ensure that the appropriate land uses are targeted for lands adjacent to these key transportation links.

In the northwest part of Olds, the presence of the former wastewater treatment plant and solid waste transfer station are constraints to residential development in this part of the community. The Province of Alberta mandates setback distances from wastewater facilities and this Plan must account for this setback by identifying appropriate land uses for property in this part of the community. The former wastewater lagoon is currently being decommissioned and remediated; a 300 m setback from the edge of the wastewater treatment plant applies to all residential uses until the site has been fully remediated. These facilities may be relocated during the planning period and if this occurs, further opportunities for residential development may emerge in the northwest part of Olds.

The presence of Olds College in the community presents a significant opportunity for the Town. The College is home to talented staff and students that have the potential to generate ideas that will lead to economic development opportunities. The College does own much of the land to the east and the southeast of Olds and this limits the Town's growth in these directions.

There are no significant streams or rivers that exist as constraints to development in the plan area but there are low areas, ponds, and wetlands that will affect development, particularly as Olds grows to the south. More detailed planning for these areas will need to study ways to transform these potential natural constraints into opportunities that make for an attractive urban setting.

Significant pipeline right-of-ways are located throughout the plan area. This infrastructure represents a constraint to development because the corridors are undevelopable and the need to cross these corridors with municipal services adds costs. In the future, however, these corridors can be viewed as an opportunity for the Town as they can easily accommodate trails for pedestrian and bicycle use.

Many of the pipelines and wells to the south and west of Olds contain sour oil/gas. Based on the operating level and concentration of sour gas present, the setback from these facilities can be as much as 1,500m for any urban centre, residential development and public facility where a large number of people may gather. The exact setback distance can vary over time in response to how the well or pipeline is operated. A firm setback distance will only be available when urban expansion and/or development is proposed.

As in all communities, the availability of water and sewer servicing is an important determinant of the pattern of future growth. The terrain in the Olds area is relatively flat which in some cases makes development easier but which can also make development more difficult when seeking appropriate grade for wastewater and storm sewer lines.

3.0 Vision and Principles

Our Vision of Olds in 2046...

It is 2046 and the Town of Olds has surpassed a population of 18,000 residents and is now the City of Olds. Olds is known as the Connected City and is the gateway to the connected world. Residents appreciate Olds and regard it as a desirable community to call home offering a good balance between economic opportunities and high quality of life. Community facilities, amenities and social opportunities are part of the attraction along with Olds' commitment to environmentally responsible growth and the creation of a sustainable community. Through its internationally recognized engagement policy, the City of Olds has worked alongside the community to accomplish a multitude of shared goals and achievements.

Olds' success as a safe, healthy community in which to live and raise a family is built on inclusiveness and caring. Housing options are abundant and diverse to meet the needs of young families, older families, single person households, students, seniors and renters. Specialized housing assistance is available for those in need along with a broad range of family support services such as child care and access to health care professionals. Amenities are available for youth and the physically active in the form of soccer fields, ball diamonds, community gyms and more. Younger and older residents interact at Olds' library, schools and cultural centre to recreate and enjoy the performing arts. Olds' neighbourhoods meet the needs of many types of households and families and provide many facilities and services near people's homes.

Uptowne Olds is a vibrant focal point and identifying feature of the community. Its mixture of uses provides commercial, professional and community services to all residents. A rich stock of historically significant architecture and a welcoming pedestrian environment draw residents and tourists to Uptowne Olds and distinguish it from other commercial areas serving the town and surrounding area. Commercial activities and services available in Olds have expanded to feature small scale locally owned businesses and larger national chain outlets in response to residents' needs.

There is a broad range of employment opportunities in Olds as new and existing businesses build on the strategic advantages a location in Olds offers within the growing Calgary-Edmonton Corridor. High paying, skilled job opportunities, aided by the mutually beneficial relationship between business and Olds College, enable workers of all ages to find local employment in diverse fields. Value added production, building on the rich agricultural possibilities of the region, and increased availability of a skilled, local workforce supports many businesses and provides both stability and growth in the community. The thriving agricultural presence of the Olds Regional Exhibition (ORE) in their southern location adds to the employment prospects for Olds. Education and community based learning facilities enable lifelong learning, foster creativity and knowledge amongst Olds residents.

While growth has been encouraged, it has been managed to maintain Olds' small town atmosphere, charm and quality of life. Olds has developed in an environmentally responsible manner. Efficient use of land and mixing of compatible land uses supports pedestrians and cyclists. Natural features are preserved for their function and beauty. Parks and green spaces extend throughout the town and are a well-used and treasured part of the urban landscape. Environmental stewardship is a source of pride for the community as water conservation, composting, recycling and energy conservation have become common practices in everyday life. Olds has developed a celebrated waste management system featuring the early adopter Waste to Energy Policy, and has worked to ensure that Olds is a brownfield free city.

Offering local and regional transit systems, a well-connected pathway system, leading edge roadways for driverless cars, and a multitude of electric car recharging modules, Olds offers a variety of transportation options to residents and visitors. The major open space and integrated trail system and proximity of housing, jobs and services encourage walking and bicycling. A good roadway system provides connections within and through Olds and links to other communities. Public transportation, walking and bicycling are widely used in addition to private automobiles. Residents and businesses have access to high quality, broadband telecommunication connections to the broader Central Alberta community and the world.

Olds residents are proud of the community they live in and have helped build. Well-kept and landscaped boulevards and private yards add to the sense of open space and greenery within the community. Streets are multi-functional and used for sidewalks, benches and landscaping to create attractive streetscapes throughout Olds. The community is well served with municipal infrastructure (roads, water, sanitary sewer, and storm sewer) and protective services (fire, police, ambulance) to meet residents' needs. The energy-efficient multi-purpose City Hall in the heart of Olds is a gathering place for the community and acts as an example for sustainable building practices. Olds is an inclusive community that is accessible to all and encourages members of the community to come together for recreation and social activities. Residents and neighbours look out for one another to foster a safe and secure environment. Future residents are attracted by the qualities of small town living with city amenities available in Olds.

Plan Principles

In striving towards our future vision, the Town of Olds is committed to the principles of sustainable community development. The following principles guide these efforts:

1. *Social sustainability* where needs such as housing and supportive services are identified and addressed in an inclusive manner and opportunities are created to bring people together as a community, as friends, and as an extended family;
2. *Environmental sustainability* based on our understanding and accountability for the impact that our choices have on the natural environment that we all share and the need for a healthy environment and natural processes to sustain our community;
3. *Economic sustainability* where diverse and stable businesses create and maintain employment opportunities and contribute to a community catering to a broad range of lifestyle options;
4. *Cultural sustainability* where we embrace our collective heritage and culture and share them with each other, newcomers, visitors and neighbouring communities; and
5. *Sustainable governance* based on our broad, inclusive and participative decision making and leadership practices as a community that is committed to growing together to reach our sustainable future.

4.0 Future Land Use Concept

Goal

To plan and manage growth and development in an environmentally, socially and fiscally sustainable manner that benefits the community's existing and future residents and businesses.

The Future Land Use Concept (Map 2) identifies the preferred long range growth and land use pattern as envisioned by the Town. This includes the type and location of different land uses, the general location of major roads, and possible growth areas. The Future Land Use Concept may be further defined through the preparation and adoption of statutory and non-statutory plans for smaller geographic areas of the Town.

Key concepts shown in the Future Land Use Concept include:

- Residential growth to the west, south and north recognizing that residential expansion to the west and southwest is limited by the presence of constraints and that the north direction poses fewer limitations;
- Sufficient land is assigned for residential use to accommodate long term growth up to and beyond 2046 with the ability to add 23,000 to 27,500 residents to the current population of approximately 9,200 (based on 2.31% per year growth rate Olds' population is projected to reach 18,221 by 2046);
- Future school sites to meet the needs of the projected 6,250 students across all grade levels;
- Major open spaces within new residential areas, some in combination with school sites, and preservation of major wetlands and similar natural features;
- Commercial land in locations accessible to future residential areas and visible along the major thoroughfares (Highway 27 and Highway 2A) to meet the needs of an expanding population, create employment areas and contribute towards a balanced assessment base;
- Balancing of future highway commercial concentrations on the west and east sides of the Highway 27/46 Street corridor with the Uptowne area as the central hub of the town's main commercial areas;
- Industrial areas for long-term expansion located to avoid or minimize conflict with non-industrial uses, provide choice between three major industrial areas in the southeast, northeast and the west, and provide some employment opportunities relatively close to residential areas;
- Recognition that the "more urban" components of Olds College (e.g. main academic buildings) are part of the town while the "more rural" components of Olds College (e.g. crop research fields) will remain part of the county; and
- Major road network comprised of highways, arterial roads and collectors roads to manage the future increased volume of vehicle traffic with a focus on establishing a grid of highway/arterial roads to move traffic around rather than through major residential areas.

In reading the Future Land Use Concept, it is important to remember that it is a conceptual, high level view of the town's future physical form and distribution of major areas of activity. Some important elements, such as the intent to build an integrated trail and pathway system as part of the Town's recreation and transportation infrastructure, are not shown on the map. These concepts are instead discussed in the text of the plan and will become more evident as more detailed area structure plans and local plans are prepared.

The Future Land Use Concept is not to be viewed or interpreted in isolation from the goals, objectives and policies expressed throughout the text of the Municipal Development Plan.

Also, identified future land uses, goals, objectives or policies related to lands outside the Town's current boundaries are statements of future intent or preference and are not binding on the owners of these properties.

The Land Use Bylaw shall be utilized to implement the MDP policies through the designation of land use districts and the application of development standards for each district. In this regard, the boundaries between the land uses shown on Map 2 are not to be rigidly interpreted and the specific boundaries shall be determined through the designation of the Land Use Bylaw districts and subsequent creation of new property lines through the subdivision process.

Policies

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|------------|---|---|
| 4.1 | Location of Major Land Uses | <p>The Town shall direct future residential, commercial, industrial and open space uses to the areas within the Town boundaries conceptually shown for each of these major land uses on the Future Land Use Concept (Map 2).</p> |
| 4.2 | Boundaries and Size of Areas for Major Land Uses | <p>The boundaries between each major land use category and the relative size of each area shown on the Future Land Use Concept (Map 2) shall not be rigidly interpreted.</p> <p>Where a more detailed plan in the form of an area structure plan or area redevelopment plan is available, the boundaries and areas of specific land uses in these adopted plans shall prevail.</p> <p>Where different Land Use Bylaw Districts have been applied, the boundaries and areas of specific uses of the Districts shall prevail.</p> |

5.0 Growth Management

Growth management is the process of accommodating changes and growth in the community, while directing the location and pattern of development. It seeks to ensure that the quality of life in Olds is maintained as the size of the community increases. Growth management is also a tool to ensure that development contributes to, and works towards, making the community's future vision as a sustainable community a reality. A lack of coordinated growth management can lead to land use conflicts and inefficient servicing patterns. This, in turn, can affect the ability of the Town to provide municipal services in a cost effective manner and achieve the optimal use of limited funds for capital improvements and upgrades.

Goals

To use land and infrastructure efficiently while encouraging a greater mix of land use and socio economic activities in both new and established areas.

To identify and secure the land and infrastructure capacity that is required to meet future growth needs.

Objectives

- (a) Ensure an appropriate supply of land and infrastructure is available to accommodate future growth.
- (b) Encourage growth in locations that can utilize existing or planned infrastructure capacity and reduce overall travel demands
- (c) Work with Mountain View County to identify and protect future growth areas for both municipalities.

Policies

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|------------|--|---|
| 5.1 | Growth Strategy | The Town shall monitor the growth of the town and should update its short-term (up to 5 years) growth strategy on an annual basis and its long-term (5 to 30 years) growth strategy at least every five years. |
| 5.2 | Relationship with Mountain View County | The Town shall work with Mountain View County to have an up-to-date Intermunicipal Development Plan that identifies and protects the Town's future growth areas as identified in the Future Land Use Concept (Map 2) while respecting the County's proposed growth areas and land use planning aspirations. |
| 5.3 | Efficient Utilization of Infrastructure | The Town shall give priority to the efficient utilization of existing and planned capacity in utility and transportation infrastructure in determining appropriate short-term growth directions. |

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| 5.4 | Contiguous Growth | <p>The Town should encourage development that is contiguous to the existing built-up area and takes advantage of proximity to existing infrastructure.</p> <p>This aim for contiguous development may not always be possible based on the timing for development desired by individual landowners/developers. The desire to encourage contiguous development shall not be applied in a manner that establishes a monopoly over the supply of available serviceable land.</p> <p>A landowner/developer wishing to proceed with development of an area that is not contiguous shall be required to bear the full cost of any infrastructure improvements needed to support their proposed development.</p> |
| 5.5 | Balancing Residential and Non-Residential Assessment | <p>The Town shall seek to manage the amount of residential land and non-residential land in its long range land use plan to be able to achieve a 70:30 split between residential and non-residential assessment.</p> |
| 5.6 | Annexation | <p>The Town shall propose periodic annexations of land from Mountain View County for residential, commercial and industrial purposes and shall seek to maintain at least a 30-year supply of land for residential, commercial and industrial uses within the Town boundaries at all times.</p> |
| 5.7 | Joint Growth - Commercial and Industrial Uses | <p>The Town shall work with Mountain View County through the Intermunicipal Development Plan to meet the combined needs of the Town and County for commercial and industrial lands.</p> |
| 5.8 | Protection of Agricultural Lands | <p>The Town shall ensure an orderly progression of development to minimize land use conflicts with and protect existing agricultural operations and land until it is required for urban development.</p> <p>The Town shall seek to develop at an intensity of development that minimizes the rate at which agricultural lands are converted to non-agricultural use.</p> |
| 5.9 | Location of Employment Opportunities | <p>The Town shall seek to reduce travel demands by assessing the potential for locating appropriate employment opportunities in or adjacent to residential areas through more detailed area structure plans and area redevelopment plans.</p> |

5.10	Redevelopment and Intensification	The Town shall undertake reviews of potential redevelopment and intensification opportunities in the established areas. This may take the form of an area redevelopment plan and/or regulations set out in the Land Use Bylaw.
5.11	Allocation of Costs of Growth	The costs of servicing newly developing areas shall be borne by the Developer in accordance with policies approved by Council.
5.12	Municipal Investment in Infrastructure and Services	Any public expenditure for improvements or services proposed within this plan shall be subject to the Town's annual operating and capital budgeting process and shall be evaluated in relation to the overall needs of the community and town-wide priorities.
5.13	Existing Sour Gas Facilities	The Town shall consult with the Alberta Energy Regulator (AER) regarding the potential for new development in the vicinity of existing sour gas facilities and shall refer to the AER, applications for subdivision and development of land, in accordance with the Subdivision and Development Regulation as approved under the <i>Municipal Government Act</i> .
5.14	New Sour Gas Facilities	The Town shall monitor proposals for new sour gas and related facilities within or adjacent to the Town's existing and future growth areas and determine on a case by case basis its position regarding such facilities.
5.15	New Oil and Gas Facilities	The Town shall encourage oil and gas facilities and pipelines to be located beyond the identified future growth areas. Where it is not possible to avoid these areas, the Town shall encourage the use of alignments and locations that are conducive to future urban development.
5.16	Setback from Waste Transfer Site	Subdivision and development within the area identified as development setback from the waste transfer site shall only be permitted in accordance with the Subdivision and Development Regulation. The Town may request a waiver of this setback from Alberta Environment.

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| 5.17 | Relocation of Waste Transfer Site | The Town shall encourage the Mountain View Regional Waste Management Commission to relocate the existing waste transfer site on 70 Avenue to remove the impact of the associated development setback from existing and future growth areas of the town. |
| 5.18 | Development Adjacent to CPR Right-of-Way | Subdivision and development of land adjacent to the CPR railway tracks shall be undertaken in a manner that mitigates the impact of rail operations on adjacent uses. The Town may require a noise study or other type of study (e.g. visual impact study, vibration study) that may, in the opinion of the Approving Authority, be considered necessary to properly evaluate subdivision and development proposals along the railway tracks. |
| 5.19 | Brownfield and Greyfield Redevelopment | The Town shall promote the environmental remediation and repurposing of brownfield and greyfield sites within the town. The intent is to make good use of lands that are already serviced and typically occupy a prominent location along a major travel route. As part of this effort, consideration may be given to the proposed tax incentives outlined in the Municipal Government Act. |

6.0 Urban Form and Design

Urban form refers to the physical layout and design of Olds' urban environment. It includes issues such as location of growth, density, street patterns, major transportation routes and systems, major open space areas and employment nodes. Urban design deals with the visual quality of the built environment. High quality urban design can enhance the distinctiveness of parts of the community and promote social objectives such as creating a strong sense of place and belonging and interaction amongst community members. It creates character and interest through such elements as the design of public parks, attractive streetscapes, and the contribution of individual buildings towards creating attractive outdoor spaces. Urban design can also influence the safety of the urban environment through the establishment of highly visible and lively spaces.

Goal

To create an attractive, safe, functional and stimulating physical environment where residents and visitors experience a strong sense of place and community pride.

Objectives

- (a) Promote high quality architecture and design in commercial, industrial, institutional and residential development.
- (b) Support and encourage innovative neighbourhood and building designs.
- (c) Ensure public spaces are designed with community safety as a priority.

Policies

6.1 Architectural Appearance and Visual Aesthetics

The Town shall require a high quality of architectural appearance and visually attractive development along all major travel corridors into and through the town. Where necessary, specific requirements shall be added to the Land Use Bylaw.

The Town shall work with Mountain View County to achieve a similar level of architecture and visually attractive development along the QE2 Highway, Highway 2A, Highway 27 and Range Roads 14, 15 and 20 leading into the town.

The Town shall actively manage unsightly premises, which may have suffered vandalism or neglect of upkeep, and shall encourage Mountain View County to apply the same approach within their jurisdiction.

6.2	Infill Development	<p>The Town shall support infill residential and commercial development on vacant or underutilized parcels of land in established neighbourhoods, provided consideration is given to:</p> <ul style="list-style-type: none"> • compatibility in height, scale and design of adjacent buildings in the area; • continuity with nearby streetscape and lot patterns; • compatibility with surrounding land uses; • appropriate landscaping, provision of parking / loading, and preservation of existing vegetation; • integration and preservation of buildings considered to have historical and / or architectural significance; and • capacity of municipal utilities and infrastructure unless otherwise directed in an area redevelopment plan.
6.3	Promoting a Compact Urban Form	<p>The Town should promote a compact and efficient urban form by facilitating infill development in existing residential, commercial and industrial areas, and gradually increasing the overall density of the Town.</p>
6.4	Promoting Appropriate Mixed Use	<p>The Town should encourage the development of appropriately designed mixed use areas with retail and office uses, higher density housing, schools, institutional uses and other community facilities to minimize the need for new transportation infrastructure and encourage less reliance on the private automobile.</p>
6.5	Promote Urban Design That Encourages Walkability	<p>The Town should promote urban design that encourages walkability by providing functional and attractive pedestrian linkages between adjacent neighbourhoods and the existing trails system, designing for universal accessibility, encouraging the development of active residential and commercial streetscapes, ensuring pedestrian crossings are clearly marked and by avoiding adverse microclimatic effects when designing streets, park spaces and pedestrian linkages.</p>
6.6	Innovative Neighbourhood Designs	<p>The Town should encourage and be receptive to consideration of innovative neighbourhood designs that respond to economic, demographic and market conditions; that are in Olds' interest and align with the goals, objectives and policies in this Plan.</p>
6.7	Crime Prevention Through Environmental Design (CPTED)	<p>The Town encourages the use of Crime Prevention Through Environmental Design (CPTED) in the design of new developments to avoid the creation of areas hidden from view and isolated spaces, as well as provide clear sightlines, sufficient lighting and promote natural surveillance throughout the Town.</p>

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| 6.8 | Fire Smart Principles | The Town encourages consideration and incorporation of Fire Smart principles in the management of natural areas and lands on the perimeter of the built up area. This includes such concepts as purposefully removing or limiting materials that may fuel fires (e.g. grass fires) and put properties at risk. |
| 6.9 | Age Friendly Design and Initiatives | The Town encourages and promotes urban design and services that are age friendly and supportive of people throughout their lifespans and allows for aging in community, aging in place, successful aging, healthy aging and smart growth. The Town supports initiatives that design and program with the elderly in mind as a means of building an inclusive community. |

7.0 Economic Development and Tourism

In order to make Olds more economically sustainable, and an attractive place to reside, it is important to attract and retain business investment, create employment opportunities, and expand the local tax base. Economic development entails attracting new businesses seeking to enter the regional and provincial market, as well as providing an environment where existing businesses can thrive and expand. Creating an attractive community with high quality amenities and services is a vital component in attracting and keeping the skilled labour force that local businesses, including the tourism sector, require for success.

Goal

To foster local business retention and to attract diverse, long term economic growth, including tourism, through a partnered approach to marketing Olds and Central Alberta.

Objectives

- (a) Develop and maintain partnerships for economic development including a strong relationship with Olds College.
- (b) Create a positive and competitive business climate.
- (c) Ensure an adequate supply of commercial and industrial land.
- (d) Evaluate regional market opportunities for innovation and diversification in Olds' economy.
- (e) Advocate investment into education and training programs to promote a skilled labour force.
- (f) Promote and enhance Olds' assets to increase the attractiveness of Olds as a tourism destination.

Policies

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| 7.1 | Regional Cooperation in Promoting Economic Development and Tourism | The Town should continue to be an active partner in promoting regional economic development opportunities in Central Alberta and, working with Mountain View County and other municipal area partners, promote development in the Mountain View area. |
| 7.2 | Adequate Supply of Serviced Land | The Town should ensure an adequate supply of serviced industrial, commercial and residential land. This may be accomplished by annexing additional lands to the Town of Olds and/or working with Mountain View County on joint growth areas and preparing more detailed area structure plans and servicing concepts. |

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| 7.3 | Creating a Positive Business Environment | The Town should foster a competitive business climate through policies and actions that help maintain reasonable operating costs and streamline approval processes and timelines. |
| 7.4 | Economic Diversification | The Town should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries and by working with Olds College to develop industries related to the College's areas of educational focus and expertise. |
| 7.5 | Attracting and Maintaining a Skilled Labour Force | The Town should encourage the efforts of businesses, employers, community agencies, Olds College and other educational institutions and senior levels of government to attract and maintain a local skilled labour force to meet the expanding needs of industry and commerce. |
| 7.6 | Marketing and Image-Building | The Town should continue to work co-operatively with public, not-for-profit and private sector organizations in promoting business and tourism development in and around Olds. |

8.0 Heritage Conservation

Heritage conservation has many cultural, social and economic benefits. Conserving heritage enables a community to retain and convey a sense of its history, and provides aesthetic enrichment as well as educational opportunities. Heritage resources help us understand where we have come from so that we can appreciate the link in our built environment from past, to present, to future. Historic buildings become landmarks and touchstones for the community, and the retention of historic elements serves to moderate the impact of rapid change. Key landmark buildings, monuments, historic homes and period streetscapes all add to the vibrancy and character of Olds.

Goal

To conserve and interpret heritage resources as an expression of community identity and pride and to encourage the preservation of significant sites and buildings.

Objectives

- (a) Encourage the conservation and retention of buildings of historic or architectural significance.
- (b) Recognize the importance of Olds' heritage in creating a unique sense of place and fostering community identity.
- (c) Ensure compatible development with heritage properties.

Policies

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| 8.1 | List of Historically Significant Properties | The Town shall maintain an inventory of historically, architecturally and culturally significant properties and, where appropriate, shall consider the protection of properties with municipal or provincial historic designation. |
| 8.2 | Partnerships for Heritage Conservation | The Town shall cooperate with other orders of government, private agencies and individuals in the preservation of historic sites. |
| 8.3 | Community Awareness | The Town shall promote community awareness about the importance and value to the community of heritage conservation and shall also promote heritage preservation awareness programs such as historic walking tours. |

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| 8.4 | Compatible Development | Through provision in the Land Use Bylaw, the Town should require development and signage proposals to complement the design, character, or appearance of historic buildings. |
| 8.5 | Facilitate Adaptive Reuse | Wherever possible, the Town should facilitate the adaptive reuse of historic buildings in order to preserve the identity and history of Olds' built environment, and demonstrate a commitment to sustainable building techniques. To meet provincial and municipal building codes, the Town shall also consider building code equivalencies where necessary and appropriate. |
| 8.6 | Use of Heritage Buildings for Civic Purposes | The Town should consider the adaptive reuse of historical buildings for civic functions and facilities and make them a priority in order to demonstrate civic leadership. |
| 8.7 | Heritage Management Plan | The Town shall maintain the Heritage Management Plan as a strategy for ensuring Olds' heritage resources and sites are protected well into the future. |

9.0 Environmental Management

Environmental management and the development of Olds as an environmentally sustainable and responsible community is a priority. Preservation of significant natural features is an important contributor to the high quality of life enjoyed by residents. Integrating these features into the open space system helps create an attractive and desirable community. It reinforces the interrelationships and linkages between urban dwellers, their surroundings and the natural systems that residents depend upon. Environmental management also entails consideration of how urban development can impact environmental systems. Efficient use of land, reduction of air pollution, protecting water quality, management and enhancement of open space natural features (natural capital), and efficient use of resources are important elements in Olds' efforts to be environmentally sustainable.

Goal

To preserve significant natural areas and create and maintain attractive, clean and ecologically responsible natural and built environments.

Objectives

- (a) Promote environmental sustainability principles in land use planning decisions and development practices.
- (b) Recognize the value and contribution natural areas and functions make towards quality of life in an urban setting.
- (c) Conserve and sensitively incorporate natural features as an integral part of the open space system and utility system.
- (d) Support programs and initiatives that increase awareness and public involvement in environmental management and conservation.

Policies

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| 9.1 Regional Approach to Conservation | <p>The Town shall work with Mountain View County and other local and regional organizations to create and implement a regional approach to the conservation of key natural areas and functions. This process should begin with an inventory of existing natural spaces within and surrounding the town.</p> |
| 9.2 Timing of Conservation Planning and Efforts | <p>The Town shall recognize that planning and efforts to conserve natural features in and around Olds must be initiated well in advance of urban expansion or development of the surrounding lands. This will require conversations with the owners of features that are identified for conservation well before lands are annexed or planned in detail for urban expansion or non-agricultural use.</p> |

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| 9.3 | Environmental Reserve - Lands Unsuitable for Development | Through the subdivision process, the Town shall require that lands considered unsuitable for development (e.g. due to steep slopes or being subject to flooding or consisting of a natural drainage course) are dedicated as environmental reserve in accordance with the provisions of the <i>Municipal Government Act</i> . |
| 9.4 | Environmental Reserve - Lands Adjacent Water Bodies and Water Courses | When lands adjacent to water bodies or water courses are subdivided, a strip of land shall be dedicated as environmental reserve to provide a buffer and provide public access. The width of the required dedication shall be established by the applicable area structure plan or the Subdivision Authority where there is no approved area structure plan. The minimum width of the strip of land to be required shall be 6m. |
| 9.5 | Use of Environmental Reserve | Lands dedicated as environmental reserve shall remain in their natural state and/or be used as part of the public trail system where necessary to ensure a continuous, integrated trail system. |
| 9.6 | Environmental Reserve Easements | Despite Policy 9.3 and Policy 9.4, the Town may use an environmental reserve easement in place of the dedication of an environmental reserve parcel where public access to the lands in question is not desirable. |
| 9.7 | Crown Ownership of Wetlands | Where the Crown (Province) claims ownership of a wetland classified as permanent or semi-permanent under the Alberta Wetland Policy, the wetland shall be treated as a water body and environmental reserve dedication shall be provided in accordance with Policy 9.4 and Policy 9.6. |
| 9.8 | Environmental Reserve – Wetland Value A | The Town shall require all wetlands that are given a wetland value of A under the Alberta Wetland Policy to be dedicated as environmental reserve at the time of subdivision. Where subdivision is not proposed these wetlands shall be protected through wetlands regulations set out in the Land Use Bylaw. |
| 9.9 | Environmental Reserve – Wetland Value B | <p>The Town shall require all wetlands that are given a wetland value of B under the Alberta Wetland Policy to be dedicated as environmental reserve at the time of subdivision. Where subdivision is not proposed these wetlands shall be protected through wetlands regulations set out in the Land Use Bylaw.</p> <p>The boundaries of a wetland with a wetland value of B may be modified to accommodate logical roadway, utility alignment and lot patterns.</p> |

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| 9.10 | Environmental Reserve – Wetland Value C and D | The Town shall not seek dedication as environmental reserve or preservation of wetlands that are given a wetland value of C or D under the Alberta Wetland Policy. |
| 9.11 | Compensation for Wetland Loss | <p>The Town may consider proposals for replacement of an impacted wetland within the same quarter section in which the impacted wetland is located on a case by case basis.</p> <p>When replacement of an impacted wetland does not occur within the same quarter section as the wetland that is being impacted, the Town's preference is that any compensation to be provided to offset the displacement of wetland area or loss of wetland value is provided within a 3 to 5 mile distance of the Town of Olds.</p> <p>The compensation area shall not be located in an area identified for future urban expansion under this plan or the Intermunicipal Development Plan with Mountain View County unless provision for the creation of the replacement wetland has been made in an approved area structure plan.</p> |
| 9.12 | Conservation Reserve – Upland Features | The Town may designate lands that cannot be obtained as environmental reserve as conservation reserve where the lands contain an environmentally significant feature that the Town wishes to conserve. Candidate sites may include existing sizeable (more than 1 acre) stands of trees or areas covered in native prairie grasses or similar features. The details for each candidate site for designation as conservation reserve shall be contained in the area structure plan that applies to the site. |
| 9.13 | Conservation Tools | In addition to environmental reserve dedication and possible conservation reserve designation, the Town shall investigate the possible use of such tools as land purchases, land swaps, tax incentives, leasing and conservation agreements or easements and other similar mechanisms as a means of conserving natural features both within and in the areas surrounding Olds. |
| 9.14 | Environmental Education and Awareness Initiatives | The Town should investigate the establishment of a stewardship program or similar initiative to, among other things, provide education, promote awareness and encourage residents to value biodiversity, plant native vegetation, naturalize their property and assist in monitoring the health of the Town's natural areas. |

- 9.15 Urban Forestry** The Town shall implement an urban forestry initiative that includes an annual investment in new tree planting on public lands that are under the control of the Town. This may include landscaping and revegetation of existing open spaces and boulevards and the inclusion of trees in new open space developments.
- 9.16 Green Infrastructure** The Town shall incorporate existing natural features as part of the overall infrastructure systems. This may include using existing wetlands as storm water management facilities wherever possible and planting shrubs and trees to improve air quality along major roads and within industrial areas.
- 9.17 Air Quality** The Town shall promote efforts to improve air quality and may work with other stakeholders to monitor air quality and establish outreach and awareness programs that promote improved air quality.
- 9.18 Green Buildings** The Town shall encourage developers and builders to follow the voluntary LEED™ green building rating system administered by the Canadian Green Building Council or follow sustainable building practices compatible with LEED™ standards. Sustainable building practices include:
- Minimizing storm water volumes through the installation of roof top gardens or on-site cisterns;
 - Installing water saving plumbing fixtures;
 - Using water efficient landscaping;
 - Increasing energy performance through reduction in demand, harvesting site energy and efficient building design;
 - Reducing waste by extending the life of existing buildings and using local and recycled building materials;
 - Improving indoor environmental quality through efficient heating and ventilation; and
 - Reducing light pollution and energy costs by installing outdoor lights that are designed to minimize escape of light to the sky or beyond the site.
- 9.19 Town Owned Buildings** The Town shall explore and, where feasible, implement programs and policies intended to increase sustainable building practices throughout Olds. As part of this effort, the Town shall be a civic leader by requiring sustainable building practices in the design and construction of new Town-owned facilities.
- 9.20 Light Pollution** The Town shall encourage the use of Dark Sky principles in the design and implementation of outdoor lighting for new development and redeveloped sites. The intent is to avoid casting unwanted and unnecessary lighting towards the sky and adjacent properties.

**9.21 Renewable
Energy**

The Town shall encourage the use of renewable energy technologies, such as photovoltaic cells and small scale wind turbines, where the use of such technologies does not cause incompatibilities with nearby residential uses.

10.0 Housing and Neighbourhood Design

Neighbourhoods are living entities which undergo demographic, social, economic and physical change over time. These changes include such things as altering preferences and needs in housing and changing views on the types of uses that should be within or close to the neighbourhood. Neighbourhoods experience life cycle effects such as population gain, peak and loss. More sustainable neighbourhoods are those that are able to adapt over time, due in large part, to the variety of housing types that are available. Well designed and sustainable neighbourhoods are a critical building block in making Olds more sustainable overall.

Goal

To create inclusive neighbourhoods containing a range of housing opportunities and related compatible uses supporting the needs and preferences of a variety of household types and income levels.

Objectives

- (a) Promote the establishment of neighbourhoods that are designed based on the principles of social, environmental and economic sustainability.
- (b) Provide for a mix of housing types and forms to meet a variety of lifestyles, special needs, life cycle demands and market preferences.
- (c) Encourage re-investment and infill in older neighbourhoods.
- (d) Promote the creation of affordable and special needs housing.

Policies

10.1	Location of Major Residential Areas	The Town shall direct future residential development to the areas conceptually shown for residential uses on the Future Land Use Concept Map.
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| 10.2 | Residential Density for New Neighbourhoods | <p>The target residential density for new neighbourhoods shall be an average that falls between 11 to 13 dwelling units per gross developable hectare. For the purposes of this policy, gross developable hectare is all lands in title less lands to be dedicated as environmental reserve and lands within a pipeline right of way.</p> <p>This target shall be calculated over large tracts of land (e.g. larger than 40 acres) to enable lower density areas to be offset by higher density areas within the same neighbourhood or planning area. It applies to new proposed neighbourhoods only. Undevelopable lands and lands for commercial and industrial uses shall not be included in the calculation.</p> <p>Residential densities that are higher than the above target shall be encouraged where there is sufficient capacity in the major municipal utility infrastructure.</p> |
| 10.3 | Housing Mix | <p>The Town shall require a mix of housing types and forms in all residential neighbourhoods and shall avoid excessive concentration of any single type of housing. Duplex and multi-family residential units shall make up at least 30% of the total housing units in a residential neighbourhood unless otherwise approved in an area structure plan.</p> |
| 10.4 | Housing Types and Forms | <p>The Town shall encourage the creation of a wide variety of housing types and forms including dwelling units in combination with compatible non-residential uses, live-work units and secondary suites.</p> |
| 10.5 | Transition Between Housing Types | <p>The Town shall encourage transitions from one housing type to another to occur on a street block by block basis. Housing types that front one another across a street shall be similar. Transitions between types shall occur across side yards and rear yards or lanes and open space areas.</p> |
| 10.6 | Higher Density Residential Development | <p>The Town may consider the development of higher density residential uses (4 or more units) in accordance with the following guidelines:</p> <ul style="list-style-type: none"> • The development is adjacent to or in close proximity to collector and/or arterial roads. • The use is located at the periphery of low density residential neighbourhoods. • The use is compatible with surrounding land uses. • If located in an existing neighbourhood, the site is suitable for the proposed form of infill development. • The development is in a location where all necessary services and amenities can readily be provided. |

10.7	Attainable, Affordable and Special Needs Housing	<p>The Town of Olds encourages the provision of attainable, affordable and special needs housing in the community. Specifically:</p> <ul style="list-style-type: none"> • The Town shall encourage the creation of attainable housing by private developers in response to market demands. • The Town shall encourage the Government of Alberta and the Government of Canada to fulfill their mandates with respect to the provision of affordable housing. • The Town intends to partner with private, public and non-profit organizations in the creation of affordable housing and special needs housing. • For this purpose, affordable housing shall be defined as appropriately designed dwelling units that are accessible to households below Olds' median income without spending more than 30 percent of household income on housing related costs.
10.8	Innovative Housing	<p>The Town of Olds should encourage innovative or alternative forms of housing which broaden the range of housing choice.</p>
10.9	Design and Architecture of Residential Structures	<p>The Town of Olds shall encourage high quality design and architectural appearance for all new and renovated residential structures. This may be put into effect through criteria and guidelines established in the Town's Land Use Bylaw, area structure plans or area redevelopment plans.</p>
10.10	Flexible Housing Design	<p>The Town encourages builders to create dwelling units that are capable of meeting the needs of a variety of occupants and that have the ability to adapt to changing needs of occupants over time.</p>
10.11	Inclusion of Nonresidential Land Uses	<p>The design of new neighbourhoods shall be encouraged, but not required, to include compatible non-residential uses, such as local commercial services and public uses that serve the needs of area residents in an effort to create neighbourhood identity and bring basic services closer to residents.</p>
10.12	Home Occupations and Bed and Breakfast Establishments	<p>The Town shall support the development of home occupations and bed and breakfast establishments in residential neighbourhoods as a secondary use of a dwelling unit and where compatible with residential uses.</p>

- 10.13 Infill and Intensification in Older Neighbourhoods**
- Residential and mixed use infill projects that make a positive contribution to the image, overall architectural appeal, and quality of older neighbourhoods shall be encouraged where there is adequate capacity in the major municipal infrastructure to accommodate the impacts of the project.
- The following should be taken into account:
- Similar placement on the lot to other buildings on adjacent properties in relation to front and side parcel boundaries;
 - Sensitive increases in building mass with landscaping and architectural treatment used to achieve transition between larger and smaller buildings;
 - Preservation of existing mature vegetation to the greatest extent possible; and
 - Positive contribution to the streetscape in terms of building appearance, landscaping and parking areas.
- Where necessary, as determined by Council, the Town may establish infill guidelines for older neighbourhoods through the Land Use Bylaw.
- 10.14 Student Housing**
- Student housing needs and issues shall be reviewed as part of any area redevelopment plan prepared by the Town. The need for student housing shall be considered when designing new neighbourhoods or reviewing higher density or mixed use infill projects.
- 10.15 Secondary Suites**
- The Town shall consider development of secondary suites in low density residential areas to broaden the range of available, affordable housing options.
- 10.16 Small Lot Residential Development**
- The Town may consider creating one or more districts in the Land Use Bylaw to facilitate the development of single detached dwellings on small or narrow lots (e.g. less than 50 ft traditional frontage and less than 120 ft traditional lot depth).

11.0 Commercial Development

Commercial development serves many purposes and is a vital component of a community. It provides local and regional goods and services, acts as employment areas and contributes to the health and vitality of the local economy. Concepts for commercial development evolve and there are a variety of forms that may occur. Local convenience stores, plazas, malls, large format retailers and power centres are among the types of commercial development possible.

Goal

To support a vibrant commercial sector that services both local residents and the regional market.

Objectives

- (a) Identify locations and policies for long term commercial development.
- (b) Improve the quality and aesthetics of development along major commercial corridors.
- (c) Recognize emerging trends in retailing and commercial land use where appropriate.
- (d) Promote commercial development that generates opportunities for local employment.

Policies

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| 11.1 | Location of Commercial Development | The Town shall direct future commercial development to the areas conceptually shown for commercial uses on the Future Land Use Concept Map. |
| 11.2 | Highway 27/46 Street Commercial Corridor | <p>The Highway 27/46 Street commercial corridor shall be the primary highway commercial area within the Town. Opportunities for intensification of land use, mixed use development and improvements to make the corridor more pedestrian friendly shall be explored.</p> <p>Mixed use development in this corridor shall consist of commercial development at ground level, with residential development only being considered behind a commercial use at ground level, or above a commercial use.</p> |

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| 11.3 | Quality of Commercial Development | <p>The Town shall ensure, through performance standards contained in the Land Use Bylaw, that landscaping, building placement, building form and architectural treatment of commercial development provides a high quality visual appearance.</p> <p>Commercial developments shall provide for safe and convenient onsite vehicular, bicycle and pedestrian movement. Where necessary, adequate buffering between commercial and nearby existing or future residential areas shall be provided to minimize noise, traffic, light and visual impacts.</p> |
| 11.4 | Location of Local Commercial Sites | <p>The Town shall support the development of local neighbourhood convenience commercial sites in select locations on major arterial and collector streets and shall prohibit such uses from locating adjacent to school sites. Care shall be taken to choose sites which minimize land use conflicts with nearby residential properties but at the same time, provide convenient access to neighbourhood patrons.</p> |
| 11.5 | Revitalization of Older Commercial Properties | <p>The Town will encourage the revitalization and adaptive reuse of existing underutilized or vacant commercial properties.</p> |
| 11.6 | Mixed Use Nodes | <p>The Town may consider the creation of mixed use nodes incorporating commercial and residential uses and other compatible uses at the highway and local commercial areas shown on the Future Land Use Concept map located along an arterial road.</p> <p>Mixed use development in these locations shall consist of commercial development at ground level, with residential development only being considered behind (away from street side of site) a commercial use at ground level, or above a commercial use.</p> |

12.0 Uptowne Olds

Uptowne Olds (our name for our Downtown) functions as the business, administrative and cultural centre of the community. It is a mixed use area that includes commercial, industrial and residential uses and the place where Olds began. It is an important element of Olds' image in the eyes of residents, investors and visitors. Its vitality and health is a reflection on the community as a whole. Diversity, intense development and linkages to other parts of the community are key elements in revitalizing and maintaining a strong and vibrant historic town core.

Goal

Encourage the continued growth and intensification of Uptowne Olds as a vibrant mixed use centre that is a focal point for the community and is an attractive place to shop, work, live and play.

Objectives

- (a) Reinforce the Uptowne area as a business, administrative, government and cultural centre.
- (b) Promote and encourage higher-density residential development in or near Uptowne.
- (c) Maintain an active Uptowne area by promoting diversity, intensity and linked development.

Policies

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| 12.1 | Role of Uptowne | The Town shall support the on-going redevelopment of the Uptowne as the centre and heart of the town and as the primary area for the highest level of administrative, retail, office, institutional, cultural, and entertainment facilities. As part of this effort, the Town shall implement the recommendations of the Uptowne Olds Area Redevelopment Plan. |
| 12.2 | Infill and Intensification Opportunities | The Town shall promote opportunities for infill and intensification within Uptowne in order to facilitate a mixed use and compact urban form, utilize existing infrastructure efficiently and increase the range of services and amenities available to residents and visitors. |

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| 12.3 | Uptowne Housing Strategy | Wherever possible, the Town shall support the development of higher density housing in or near Uptowne including the conversion of commercial and industrial uses to residential uses where appropriate. In acting on this policy, the Town shall recognize that residential uses in Uptowne will be subjected to more noise and traffic than is typically considered acceptable in a predominantly residential area and shall accept this as one of the trade-offs associated with creating residential opportunities in the town core. |
| 12.4 | Pedestrian Oriented Design Standards | New development and major redevelopments in Uptowne will be encouraged to use pedestrian oriented building and site design (building entrance close to or directly accessible to the public sidewalk) rather than vehicle oriented designs (parking lot separating building from public sidewalk) wherever possible. |
| 12.5 | Parking Standards | The Town shall ensure through the Land Use Bylaw that provision is made for sufficient on-street and off-street parking in the Uptowne area. |

13.0 Industrial Development

Land for industrial development opportunities, in locations that meet the needs of a broad range of industrial activities, is a vital part of overall community planning. Industrial uses and locations serve as major employment areas, contribute to the standard of living enjoyed by residents and supplement the residential tax base to fund services provided to residents. Successful industrial areas rely on ready access to regional and provincial transportation infrastructure, support services, and skilled labour. Locations for a range of industrial activities should be free of potential constraints so as to not hinder future industrial expansion. The ability to expand Olds' industrial land base is key to the community's long-term economic success and sustainability.

Goal

To ensure that there is sufficient serviced industrial land available to attract and accommodate a wide range of industrial development in the future.

Objectives

- (a) Maintain an adequate supply of serviced industrial lots.
- (b) Encourage existing industries to maintain and expand their operations.
- (c) Attract a broad range of new industrial development to the town.
- (d) Avoid conflict between industrial uses and other land uses.

Policies

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| 13.1 | Location of Industrial Land Uses | The Town shall direct future industrial development to the areas conceptually shown for industrial uses on the Future Land Use Concept Map. |
| 13.2 | Maintaining an Adequate Supply of Industrial Land | The Town shall seek to ensure that an adequate inventory of serviced industrial sites of various lot sizes and type (light and general) to meet the needs of business and industry. |
| 13.3 | Development Standards | The Town's Land Use Bylaw shall contain development standards for industrial sites including building placement and design, landscaping and screening of storage and parking areas, signage and intensity of development, while recognizing the industrial nature of these areas. |

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| 13.4 | Land Use Compatibility with Industrial Development | The Town, through provisions in detailed plans and the Land Use Bylaw, shall ensure that adequate separation distances and transition between industrial and non-industrial uses are maintained in locating any industry that may create land use conflicts with regard to noise, dust, vibration, smoke, and odour or pose safety and risk management issues. |
| 13.5 | Truck and Dangerous Goods Routes to Industrial Areas | The Town shall ensure that industrial areas are planned so as to have direct access to truck routes, highways, and railways to the greatest extent possible. |
| 13.6 | Promoting Environmentally Friendly and Innovative Industrial Uses | The Town shall encourage the development of more innovative and environmentally friendly industrial employment centre concepts such as business parks, high tech campuses, research parks, and eco-industrial parks. |

14.0 Parks, Recreation, and Culture

The parks and open space system is a highly valued aspect of the community. The recreational and cultural opportunities provided contribute greatly to the satisfaction of residents. Individuals and groups are able to pursue a wide range of activities based on their differing interests and abilities. Major open space, recreation and cultural facilities foster and encourage interaction among community members, as well as providing venues for individual development. Health and wellness in an urban setting can be significantly influenced through the provision of easily accessible recreation and cultural experiences in both indoor and outdoor settings. Planning for, and expanding, these necessities and amenities is part of ensuring that Olds remains a community offering a high quality of life.

Goal

To create an integrated, accessible and well-planned open space and parks system that supports a broad range of recreation and cultural opportunities catering to diverse age groups, income levels and skill levels.

Objectives

- (a) Provide open spaces and park areas that are functional and effective in satisfying the needs of residents and visitors to Olds.
- (b) Develop a continuous system of pathways with linkages to parks and natural areas as Olds grows.
- (c) Encourage sharing and multiple-use of parks and open space areas among a variety of user groups and activities.
- (d) Provide a range of recreation and culture facilities that reflects the variety of recreational and cultural pursuits and interests in Olds.
- (e) To work with Mountain View County to ensure that recreation and cultural facilities are provided for everyone in the region.
- (f) To work with the Olds Regional Exhibition to relocate the livestock component of the Exhibition's operations to its property south of 54th Street.

Policies

14.1 Trails and Pathways

Trails and pathways shall be designed and constructed to be universally accessible and in accordance with the direction provided through the Open Space and Trails Master Plan and the Olds Wayfinding Signage Master Plan, as amended from time to time.

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| 14.2 | Open Space Connections | As new areas are planned and developed, the Town shall ensure the design of the parks and open space system provides linkages between major open spaces, connections between neighbourhoods and linear corridors. |
| 14.3 | Types of Parks | <p>The Town recognizes the benefits of providing a combination of active and passive parks in the community with a range of amenities for residents. The planning and design of parks will include consideration of the need for a variety of types of parks and the need to match park infrastructure and amenities with the needs of residents. This shall include creating shaded areas in each park.</p> <p>The types of parks to be provided and their respective functions, characteristics, and amenities shall be based on the Open Space and Trails Master Plan.</p> |
| 14.4 | School Sites and Joint Use Sites | The Town shall work with School Boards in the planning and location of school sites and joint use sites. Joint use of these sites between the Town, School Boards and community organizations shall be encouraged and pursued wherever practical. The Town shall seek a formal reserve agreement and joint use agreement with each of the School Boards having jurisdiction within the town. |
| 14.5 | Arts and Culture | When planning parks and outdoor public spaces, the Town shall investigate opportunities to create and include performance/display space or activity space for arts and culture events. |
| 14.6 | Gathering Spaces | In conjunction with streetscapes and other public realm areas, parks and open space shall be designed to create opportunities for area residents to gather and interact wherever possible. |
| 14.7 | Amount of Reserve Dedication | The Town shall require that at least 10 percent of the gross developable land being subdivided be dedicated as Reserve (municipal reserve, school reserve and/or municipal and school reserve) in accordance with the provisions of the <i>Municipal Government Act</i> . Gross developable land excludes all lands that have been or will be dedicated as environmental reserve. |
| 14.8 | Form of Reserve Dedication | In residential areas, the Town shall generally seek reserve dedication in the form of land. In non-residential areas, reserve dedication may be provided in the form of land, cash-in-lieu or a combination of land and cash as determined by the Subdivision Authority. |

- 14.9 Use of Reserve** Reserve lands, or cash-in-lieu, may be used for school sites, parks or recreational facilities.
- 14.10 Allocation of Reserve** Reserve lands, excluding environmental reserve and conservation reserve, shall be allocated between Town and School Board purposes in conformance with the Reserve Agreement between the Town and the School Boards.
- 14.11 Reserve Dedication Priorities**
- In recognition that the Town has a limited amount of Reserve dedication and there are several competing demands on Reserve land, the following order of priority shall be used in determining which parcels of land may receive credit as part of the ten percent dedication:
- First, elementary and junior high school sites and major neighbourhood open spaces identified in adopted area structure plans;
- Second, local parks, linear corridors and trail linkages identified in adopted area structure plans;
- Third, natural areas identified for conservation and not already dedicated as environmental reserve or secured through a conservation easement;
- Fourth, high school sites and community open spaces; and
- Fifth, buffer strips to separate potentially conflicting land uses.
- Lands used for storm water management purposes shall not be accepted as part of the required minimum reserve dedication.
- 14.12 Sites for Future Major Recreation Facilities**
- Following an update of the Mountain View Region Parks, Recreation and Culture Facility Master Plan, the Town shall identify and secure the required site(s) for the priority facilities that are identified for location within Olds in the updated Master Plan.
- The process to plan for future arena upgrades and multi-plex development and sites for future major facilities shall be part of a future update of the Open Space and Trails Master Plan.

15.0 Future Tree Reserves

For the past 25+ years, residents and visitors have been able to enjoy the existing tree reserve in the southwest part of town. This area is a unique part of the Town's open space system and has become a much cherished place of peaceful relaxation, contemplation and passive recreation.

It is the intent of the Town to create more sites like the existing tree reserve. For each site, this means having a ten acre (or more) parcel of land that can be heavily reforested to establish an overhead tree canopy and a sense of enclosed space. A series of trails and pathways winding through the site and visitor amenities, like benches and parking facilities would be added.

This initiative is recognized as taking a long term view of, and long term commitment to, the quality of the future urban environment and amenities in Olds. Land acquisition and funding of the desired park space will need to be addressed. Land acquisition is likely needed due to the equally important demands on the Town's ability to obtain municipal reserve land dedication for schools, parks, playgrounds, and trail networks. Funding for the initiative must be weighed with other capital priorities and resources available.

Figure 1: General Locations for Future Tree Reserves



The locations shown in Figure 1 were selected based on the opportunity to:

- balance the long term provision of major open space areas between the parts of the town north and south of Highway 27;
- create connections between other major open space areas that exist or are planned such as the dog park, sports fields and future school sites; and
- access planned and existing municipal roads and water infrastructure.

Reforestation of an area with significant tree canopy takes a number of years to become established. To be able to enjoy the desired benefits of these new park areas, the start of the project must take place in the short term (next 3-5 years) so that the amenity (i.e. mature tree canopy) is available to be enjoyed in the medium to longer term (next 15-25 years).

Goal

To create two new park areas consisting of reforested areas interspersed with small meadows and a series of intertwining pathway loops that enables peaceful relaxation and recreation in a forest like setting.

Policies

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| 15.1 | Land Acquisition Process | <p>The Town shall start a process to discuss the acquisition of Location A and Location B shown in Figure 1 with the affected landowners with the objective of acquiring one or both locations within two years of the date that this Plan is adopted.</p> <p>The Town shall consult Mountain View County where required regarding the acquisition of land within the County's jurisdiction.</p> |
| 15.2 | Location, Size and Configuration of Future Sites | <p>The precise location, size and configuration of Location A and Location B shall be determined in consultation with the affected landowners. This process shall take into consideration future development of the affected parcels of land for other planned uses.</p> <p>Alternative locations compared to those shown in Figure 1, but still within the same general vicinity, may be considered. The intention is to complement the existing tree reserve with similar areas in other residential quadrants of the community.</p> |
| 15.3 | Detailed Planning and Design | <p>Once each location is acquired, the Town shall undertake a detailed design and implementation plan for each location. This plan is expected to layout the amenities of the site and provide a more detailed capital plan for Council consideration.</p> |

16.0 Community and Protective Services

Community and protective services encompass a broad range of services provided to the whole community, neighbourhoods and individuals. These services help make Olds a safe community in which to live and work and create an environment where all residents have the opportunity to enjoy a high quality of life. A key focus is to ensure that individuals, families and communities in need are able to access a range of support services and that all community members are able to participate in and feel part of the larger community. Related to this is the physical environment's ability to encourage interaction through formal and informal contact with neighbours and with other community members.

Goal

To build a safe, healthy and inclusive community through the provision of a variety of protective and community services.

Objectives

- (a) Ensure opportunities are available for all residents to enjoy a high quality of life and participate in the community.
- (b) Support the ability to develop an adequate range of social gathering spaces and social service facilities to meet the needs of the community in appropriate and accessible locations.
- (c) Facilitate the planning and delivery of social programs that support and enhance individuals, families, neighbourhoods and the community.
- (d) Provide residents with a safe living environment through the effective provision of protective and emergency services.

Policies

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| 16.1 | Emergency Services | The Town shall continue to provide emergency services either directly or in cooperation with service providers and shall prepare a Regional Emergency Services Strategy to guide the provision of these services. Further, the Town shall continue to participate in the Mountain View Regional Emergency Response Plan. |
| 16.2 | Protective Services | The Town shall continue to provide protective services either directly or in cooperation with service providers, in accordance with provincial regulations and Council standards. The Town should prepare, and keep current, a protective services master plan to guide the provision of services, desired service levels and the facilities needed to provide protective services to the community. |

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| 16.3 | Location of Social Service Facilities | <p>The Town shall ensure that its land use plans accommodate the development of facilities that house social services and programs within the community in locations that are compatible with existing and future surrounding land uses. Facilities accommodating social services should be:</p> <ul style="list-style-type: none"> • located in areas convenient for users to access using major roads and the pedestrian system; • dispersed throughout the broader community rather than clustered in a single area; • able to accommodate multiple uses and physically accessible to seniors and persons with disabilities. |
| 16.4 | Olds Hospital and Care Centre | <p>Uses and development near and adjacent the Hospital and Care Centre shall be managed to avoid the creation of any conflicts with the hospital or place any limitations on future operations and expansion of the existing hospital site.</p> |
| 16.5 | Inclusive Community – Social Interaction | <p>The Town shall promote and favour building forms, site layouts and neighbourhood designs that are physically accessible and facilitate a high degree of social interaction possibilities among residents. This includes such concepts as pedestrian friendly streetscapes and establishing formal and informal gathering spaces.</p> |
| 16.6 | Inclusive Community – Programs and Initiatives | <p>The Town shall continue to work with community agencies in the provision of social and support services to Olds residents. This includes coordinating and facilitating the provision of preventative social services to meet the community's needs with specific consideration given to children, youth, seniors, persons with disabilities, low income individuals, immigrants and single parent families.</p> |

17.0 Transportation

Facilities related to travel within, and through, Olds occupy a considerable amount of land and represent a significant investment of public resources. Ensuring the efficient movement of people and goods to and between various parts of the community is a key planning consideration. It is important to recognize and seek balance between the implications that land use patterns have on transportation needs and vice versa. Equally important is the fact that personal mobility takes many forms and a diverse range of transportation modes needs to be considered. This includes use of private vehicles, cycling, walking and, eventually, public transit. In planning for growth and change in Olds for the long term, appropriate attention must be paid to the provision of facilities for all these modes of transportation.

Goal

To provide for the safe and efficient movement of people and goods within and through Olds by coordinating the planning of land use and transportation systems and encouraging the use of non-motorized modes of transportation.

Objectives

- (a) Ensure the coordination and construction of safe and efficient roads, bicycling and pedestrian facilities.
- (b) Seek opportunities to reduce travel demands and promote alternatives to the private automobile.
- (c) Coordinate the planning and construction of transportation facilities within the Town with the Provincial and County authorities responsible for connecting routes outside of and through the town.
- (d) Promote the development and enhancement of regional transportation facilities.

Policies

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| 17.1 | Coordination of Land Use and Transportation | The Town shall coordinate transportation and land use plans with the objective of reducing the demand for travel particularly by private automobile. |
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17.2	Transportation Master Plan	<p>The Town shall implement the recommendations of the Transportation Master Plan and shall periodically update the Plan's policies, standards and proposals related to the movement of private and commercial vehicles, future public transit, wheelchairs and scooters, bicycling and walking.</p> <p>Where there is a conflict between the recommendations of the Transportation Master Plan and an approved statutory plan, or a decision is made to accept an alternative solution through the adoption of a statutory plan, the policy and direction of the statutory plan prevails.</p>
17.3	Utilization of Available Infrastructure Capacity	<p>The Town shall coordinate the planning and construction of transportation infrastructure and development, so as to maximize the utilization of available and planned transportation capacity.</p>
17.4	Coordination of Community Connections	<p>The Town shall coordinate the provision of road, transit and pathway connections between and through existing and future communities in the area structure planning process. This includes such items as:</p> <ul style="list-style-type: none"> • collector road connections and patterns that facilitate movement within neighbourhoods without reliance on the arterial road system (e.g. school drop offs); • collector road patterns that facilitate the future provision of a public transit system as the community grows (e.g. routing that reaches as many houses as possible); and • trails and paths that link to facilities within and beyond the community (e.g. able to bicycle to the dog park).
17.5	Transportation Needs in Industrial and Commercial Areas	<p>The Town shall ensure the provision of appropriate transportation facilities in commercial and industrial areas, to accommodate both the movement of truck traffic and the travel needs of employees and customers.</p>
17.6	Mitigation of Undesirable Impacts	<p>The Town shall endeavour to mitigate undesirable community, social, environmental and noise impacts in the planning, construction and operation of transportation facilities. Efforts to achieve this may include:</p> <ul style="list-style-type: none"> • distance separation through increased lot depth and/or buffer spaces; • physical barriers such as berms, fences, or sound walls; • locating more noise resilient uses and building forms such as commercial along major roadways; or • use of traffic calming techniques.

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| 17.7 | Bicycle and Pedestrian Facilities | The Town intends to provide bicycle and pedestrian facilities throughout the town through the joint efforts of the municipality and private developers. The Town shall view bicycle and pedestrian facilities as integral parts of the transportation system serving both recreation and transportation needs. |
| 17.8 | Right of Way Protection | The Town shall protect the appropriate rights-of-way to allow for the implementation of proposals contained in the Transportation Master Plan as amended from time to time. |
| 17.9 | Transportation Systems Management | The Town shall address local transportation issues including the impact of traffic on residential areas, (e.g. traffic calming) and maximizing the efficiency of the major road network (e.g. traffic signal phasing) through the use of appropriate management techniques. |
| 17.10 | Coordination with Provincial and County Transportation Facilities | The Town shall work with the Province of Alberta and Mountain View County to ensure coordination in the planning and construction of connections with the Provincial and County road and trail systems. |
| 17.11 | Regional Transportation Systems | The Town shall actively support the development of effective inter-modal regional transportation systems including bus, rail and air service. This includes a regional trail system providing connections to the other urban communities within Mountain View County. |
| 17.12 | Addressing Transportation Needs | The Town shall encourage the establishment of transportation services that address the needs of seniors, lower income households, youth, and those with disabilities. These services may entail ride sharing programs, shared transportation arrangements, private service providers, or similar initiatives. |

- 17.13 Highway 27 and Highway 2A** The Town acknowledges that there is a need to improve the function of Highway 27 and Highway 2A to serve the existing needs of the community and the traffic passing through the town. The Town shall:
- seek the cooperation of the Province of Alberta to secure appropriate investments in Highway 27 and Highway 2A as a priority item;
 - work with the developers of property adjacent to Highway 27 and Highway 2A to ensure that adequate highway right-of-way is available to undertake future improvements;
 - work with the Province and developers to upgrade intersections that are impacted by development of lands in the town; and
 - seek cooperation from the Province in improving pedestrian and bicyclist safety, user experience and ease of use of pedestrian crossings along Highway 27 and Highway 2A.
- 17.14 Truck and Dangerous Goods Traffic** The Town shall seek the co-operation of the Province of Alberta and Mountain View County to study the optimum way of moving east/west truck and dangerous goods traffic in the Olds area and to jointly work towards identifying and protecting an appropriate corridor for this road.
- 17.15 South Arterial** The future east/west arterial in the southern part of Olds is not intended to function as a through truck route.

18.0 Utilities

The utility systems that support our day to day activities include the municipal water system, wastewater system, storm water management system, solid waste management system, and franchise utilities (electricity, gas, cable, and telecommunications). These services are essential for the day-to-day health, safety and convenience of Olds residents. Environmental protection, health, safety and convenience are all safeguarded through quality management and maintenance of these systems.

Goal

To provide environmentally responsible, safe, efficient and reliable utility systems to serve the Town.

Objectives

- (a) Ensure that utility infrastructure and capacity is available when required to accommodate growth in Olds.
- (b) Ensure utilities are maintained and operated in an efficient manner that minimizes their impact on the environment.

Policies

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| 18.1 | Quality of Utility Services | <p>The Town shall provide high quality utility services to residents and businesses in Olds. To this end, the Town shall establish and maintain standards and specifications for the construction of infrastructure based on:</p> <ul style="list-style-type: none"> • Accepted engineering practice and local experience; • Compliance with relevant Federal and Provincial requirements; • Compatibility with current industry materials and construction methods; and • Adaptability to future upgrades and maintenance requirements. |
| 18.2 | Timing of Utility Provision | <p>The Town shall provide or facilitate the provision of utility services as development of growth areas occurs and in advance of anticipated development and population increases.</p> |
| 18.3 | Utility Master Plan and Infrastructure Funding | <p>The Town shall maintain, fund and implement a comprehensive long-term master plan for utility infrastructure and establish budget priorities based on the premise that investment in infrastructure maintenance is a necessary annual investment rather than a discretionary cost.</p> |

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| 18.4 | Utility Improvements | The Town shall investigate opportunities and technologies that provide cost effective improvements in the efficiency and/or environmental impacts of the provision of utility services. |
| 18.5 | Solid Waste Reduction, Recycling and Energy Efficiency | The Town shall promote the principles of reduce, reuse and recycle materials and the efficient use of energy by Town departments, businesses and residents. |
| 18.6 | Former Wastewater Treatment Facilities | The Town shall work to obtain formal de-commissioning of the former wastewater treatment plant facilities in the NW 6 to remove the impact of the setback requirement on adjacent lands and repurpose the site. |
| 18.7 | Broadband Network | The Town shall require the installation of infrastructure and facilities related to broadband telecommunication services in all new developing areas and major redevelopment areas. |
| 18.8 | Storm Water Management | The Town shall make provisions for storm water management throughout all new development areas. Best management practices, such as the integration of existing water bodies and natural areas into storm water management ponds, shall be pursued. The release of storm water downstream to a recognized receiving water body or water course shall be protected through utility right(s) of way in the name of the Town. |
| 18.9 | Water Conservation | The Town shall encourage water conservation by managing demand by users where possible and through public awareness campaigns. |

19.0 Intermunicipal Planning and Regional Cooperation

It is important to recognize that Olds is part of a region and that many issues and factors that can impact the community, its economic vibrancy and the quality of life of its citizens occur beyond and transcend the town boundaries. It is for this reason that the Province encourages and expects cooperation between municipalities, provincial departments and other agencies to address planning issues. For many years, Olds and its partners have worked through the Municipal Area Partnership to provide services to the area in a coordinated manner. Further, the intermunicipal collaboration framework, and the intermunicipal development plan will result in more direct involvement and sharing of growth management goals and responsibilities between the Town of Olds and Mountain View County.

Goal

To cooperate with municipalities and other government agencies to achieve mutual objectives that benefits residents and businesses in Olds and help to secure the Town's long-term growth.

Objectives

- (a) Work with Mountain View County to ensure orderly development practices, issue resolution and appropriate management and control of future growth areas in the areas adjacent to the Town/County boundary.
- (b) Work with the Government of Alberta, its agencies and other municipalities, in the provision of programs and services that benefit residents and businesses in the region.
- (c) Consolidate Olds' position as an urban service centre in Central Alberta and a growth centre in the Calgary/Edmonton corridor.

Policies

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| 19.1 Edmonton/
Calgary Corridor | <p>The Town shall work with the Provincial Government, other municipalities and interested community organizations in the Edmonton/Calgary corridor to:</p> <ul style="list-style-type: none"> • ensure a coordinated approach to growth in the corridor; • ensure the provision of adequate infrastructure to support growth in the corridor; and • implement the recommendations of the Central Alberta Highways 2/2A Corridor Design Study dealing with the appearance of development along major highways. |
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| 19.2 | Watershed Protection | The Town shall cooperate with all municipalities within the watershed of the Red Deer River in the establishment of a regional watershed committee. One purpose of the committee should be to provide comment and input on any actions and decisions of the Provincial and Federal Governments which may impact on the region's watershed and water supply. |
| 19.3 | Intermunicipal Development Plan | <p>The Town shall maintain an Intermunicipal Development Plan with Mountain View County and the Plan shall address:</p> <ul style="list-style-type: none"> • future land use within the area that the Plan covers; • the manner in which proposals for future development in the area will be addressed including the process to refer planning matters, plans and applications between the two municipalities; • co-ordination of transportation systems and municipal utilities and proposals for the financing and programming of intermunicipal infrastructure; • co-ordination of intermunicipal programs relating to the physical, social and economic development of the area and provision of intermunicipal services and facilities consistent with the agreed upon intermunicipal collaboration framework; • co-ordination of environmental matters within the area; • processes to consider annexation proposals needed to facilitate Town growth; • processes for ongoing consultation and discussion of planning issues and issues of mutual concern, including a process to resolve points of interpretation and disagreement; and • processes relating to the administration of the Plan including the process to consider amendments or repeal. |
| 19.4 | Regional Service Provision | The Town shall work at an elected official and administrative level with surrounding municipalities, communities and agencies to ensure the coordinated delivery of services that benefit residents and ratepayers. |

20.0 Implementation

The success of any plan depends on the degree to which efforts are made to implement and integrate the plan's directions into decision making. The MDP provides the means whereby Council, the Municipal Planning Commission, Town staff and members of the community can evaluate situations or proposals in the context of a long range plan for Olds.

Goal

To promote the implementation and use of the Municipal Development Plan.

Objectives

- (a) Implement the MDP through other statutory and non-statutory plans and ensure consistency between these plans and the MDP.
- (b) Provide guidance on interpreting and applying the MDP policies and directions.
- (c) Foster awareness of land use planning policies and participation in planning processes by stakeholders and the general public.
- (d) Provide for periodic review and amendment of the MDP and monitoring of effort to achieve the MDP goals.

Policies

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| 20.1 | Interpretation of Key Words | <p>The MDP contains “shall”, “should” and “may” policies which are interpreted as follows:</p> <ul style="list-style-type: none"> • “Shall” policies must be complied with, • “Should” policies mean compliance in principle but subject to the discretion of the applicable authority on a case by case basis, and • “May” policies indicate that the applicable authority determines the level of compliance that is required. |
| 20.2 | Plan Amendments | <p>The Town or a landowner may initiate an amendment to this Plan. The Town shall require the submission of such background information as is considered necessary to support the amendment prior to the start of the bylaw amendment process. Amendment of the MDP shall follow the appropriate procedures as outlined in the <i>Municipal Government Act</i>.</p> |

20.3	Relation to Other Statutory Plans	All statutory plans adopted by the Town shall be consistent with one another. The Municipal Development Plan shall be consistent with the direction of the Intermunicipal Development Plan. All area structure plans and area redevelopment plans shall be consistent with the MDP.
20.4	Preparation of More Detailed Land Use Plans	The policies of the MDP shall be further refined and implemented through the preparation, adoption and day-to-day application of area structure plans, area redevelopment plans and the Land Use Bylaw. The Town shall continue to ensure that stakeholders (e.g. School Authorities) and the general public are consulted and have input into all detailed plans as these plans are being prepared.
20.5	Area Structure Plan Required	<p>Before approval of any Land Use Bylaw amendment that would allow for subdivision or development of a large block of land that has not been previously developed or used for any use other than agriculture, an area structure plan shall be required.</p> <p>For the purposes of this policy, a large block of land refers to a parcel of land having an area of 40 acres or more.</p> <p>For blocks of land having an area less than 40 acres, an area structure plan may be required if, in the opinion of the Town, such a plan is needed.</p> <p>All area structure plans shall be prepared in accordance with the requirements of the Municipal Government Act and any policies established by the Town relating to process and content requirements of an area structure plan.</p>
20.6	Preparation of Area Redevelopment Plans	<p>The Town may identify areas that could benefit from the preparation and adoption of an area redevelopment plan. In preparing such plans, the following considerations should be taken into account:</p> <ul style="list-style-type: none"> • area residents should be as active in the planning process as possible; • access should be provided to key resource personnel and professional expertise related to land use planning; • sufficient time and information should be provided to allow a full understanding of the implications of the proposed plan; and • recognize and plan for the role the area plays or could play within the greater community.
20.7	Public Participation	The Town shall utilize its Public Participation Policy when advising residents of existing plans and planning policies and the outcome of key planning decisions.

- 20.8 Plan Review** In order to ensure that the MDP is current, the plan should be reviewed every five to ten years.
- 20.9 Plan Monitoring** To allow tracking of the impact and effectiveness of the MDP policies a bi-annual (every 2 years) report should be prepared and submitted to Town Council.
- 20.10 Relation to Town Funding and Budgeting Process** Various policies in this Plan suggest spending by the Town in order to achieve its successful implementation. Pursuant to the Municipal Government Act, it is not the intention of this Plan to commit Town Council to funding decisions. The funding of any proposals of this Plan shall be considered on an annual basis during the Town's budget process along with all other funding requests and priorities.

Glossary of Terms

The definitions provided below are for use in understanding the concepts and ideas discussed in the context of the Municipal Development Plan. Where a definition listed below is different than the one provided in the Land Use Bylaw, the Land Use Bylaw definition shall be used in processing a development or subdivision application.

Adaptive Reuse is a process whereby buildings are adapted for new uses, while retaining their original architectural features.

Affordable Housing refers to dwelling units that are designed to be both adequate in meeting the size and safety needs of individuals and families, and affordable to households with income at or below the community's median income, without spending more than 30% of their income on housing costs. For renters, these costs account for: rent, electricity, fuel, water and other municipal services. For owners, these costs account for: mortgage payments, property taxes, condominium fees, electricity, fuel, water and other municipal services.

Area Redevelopment Plan (ARP) is a plan adopted as an area redevelopment plan pursuant to the Municipal Government Act, which provides a framework for future development in an already developed area.

Area Structure Plan (ASP) is a plan adopted as an area structure plan pursuant to the Municipal Government Act, which provides a framework for future subdivision and development in an area.

Arterial Road refers to a corridor that accommodates a major road and facilities for multi-modal forms of transportation (i.e. pathway for multi-users, travel lanes for public transit, etc). It is meant to carry more traffic than other roads and corridors and enable the movement of people and goods between the neighbourhoods and districts that make up the larger urban community.

Attainable Housing refers to a range of housing provided at varying market rates and able to meet the needs of different households in terms of size of dwelling, price point, tenure, type of housing unit, and similar factors. Attainable housing is typically supplied through private developers in response to market demands.

Biodiversity is the variety of life and its processes; and it includes the variety of living organisms, the genetic differences among them, and the communities and ecosystems in which they occur. Diversity is the key to ensuring the continuance of life on Earth. It is also a fundamental requirement for adaptation and survival and continued evolution of species.

Brownfield Site is a site that is the result of industrial activities such as railroads, gas stations, oil refineries, truck terminals, wood treatment facilities, dry cleaners, liquid/chemical storage facilities, steel and heavy manufacturing plants, etc. Often these sites are contaminated and require remediation before redevelopment can occur.

Community Economic Development refers to a community-based and community-directed process that explicitly combines social and economic development to foster the economic, social, ecological and cultural well-being of communities on a sustainable and inclusive basis.

Conservation Agreement or Easement is an agreement registered against title whereby a landowner grants to another person or organization rights related to the protection, conservation and enhancement of the environment, including the protection, conservation and enhancement of biological diversity and items of natural scenic or aesthetic value. A conservation agreement may provide for recreational use, open space use, environmental education use, and research and scientific studies of natural ecosystems.

Eco-industrial Park refers to a type of industrial park in which businesses cooperate with one another and the local community in an attempt to reduce waste, efficiently share resources (such as information, materials, water, energy, infrastructure and natural resources), and produce sustainable development, with the intention of increasing economic gains and improving environmental quality.

Ecological Footprint is a measure of the "load" imposed by a given population on nature. It represents the land area necessary to sustain current levels of resource consumption and waste discharge by that population.

Economic Development refers to creating a positive environment from which local businesses can succeed and grow, and attracting new enterprises to the community.

Emergency Services public organizations that respond to emergencies when they occur, specifically ambulance and fire services.

Environmental Reserve is land that is dedicated (given) to a municipality, during the subdivision process, because it is considered undevelopable for environmental reasons in accordance with Section 664 of the Municipal Government Act. This may include areas such as wetlands, ravines, drainage courses, steep slopes, etc.

Environmental Reserve Easement is a legal agreement registered with Land Titles in favour of the municipality for lands that would be normally taken as environmental reserve in accordance to Section 664 of the Municipal Government Act. It requires the land to remain in its natural state but continues to be owned by a private landowner.

Environmentally Sensitive Area means an undisturbed or relatively undisturbed site, which because of its natural features, has value to society and ecosystems worth preserving.

Geographic Information System (GIS) is a system allowing for the visualization, analysis, use and presentation of location related data and geographic information.

Goal refers to an idealized end towards which planned action is directed and which provides an indication of what is to be achieved.

Greenfield is undeveloped land used for agriculture or left in a natural state.

Green Infrastructure refers to a strategic approach to conservation that addresses the ecological, social and economic impacts of sprawl and the accelerated consumption and fragmentation of open land. It is the network of natural lands, open space, waterways, and smart growth design measures that form the framework for healthy and sustainable communities. With a green infrastructure in place, communities can protect native species and ecological processes, maintain clean air and water, reduce habitat fragmentation, pollution, and other threats to biodiversity, and improve the health and quality of life for people.

Greyfield Sites are older, economically obsolete commercial areas, often characterized by a large expanse dedicated to surface parking.

Growth Management is the process of directing or guiding development in a manner that is consistent with the vision, guiding principles, goals, objectives and policies contained in this MDP.

Growth Strategy refers to a document that establishes high level policy direction for the long term (50+ years) growth of the community.

Growth Study refers to a document that evaluates the supply of developable land relative to demand in the 5-30 year time frame and establishes approaches to issues such as annexation of land, timing of major utility extensions etc.

Heritage Conservation refers to actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve preservation, rehabilitation, restoration or a combination of these actions or processes.

Highway Commercial refers to commercial areas intended for trade and service(s) related to automotive transportation and the automobile traveler, and other commercial land uses which are built at low densities, in planned centres, generally to serve the host community and the region as a whole.

Inclusive Communities refers to both a process and a goal; inclusion is the ability to participate effectively in economic, social, political and cultural life of society. It is about having what is needed materially and socially to live comfortably. An inclusive community is one that creates and celebrates the opportunity for full participation for all citizens.

Infill Development occurs in mature or built up areas on vacant or underutilized lands, behind or between existing development, and which is comparable with the characteristics of surrounding development.

Infrastructure refers to systems and facilities (e.g. roads, sanitary sewers, water treatment and distribution networks, power lines, and telephone and cable TV systems) that service urban development.

Intermunicipal Collaboration Framework is a document describing how two or more municipalities work together to provide desired services to residents, ratepayers and properties.

Intermunicipal Development Plan (IDP) is a plan adopted by two or more councils, pursuant to the Municipal Government Act, which is an overall policy guide for the coordination of land use planning matters between the municipalities.

Joint Use Site means a site that houses multiple, but complimentary facilities such as a school, library and recreation centre. Parking and other associated uses can be shared in order to use land efficiently. Facilities may be housed under one roof or in separate buildings.

Land Use Bylaw (LUB) refers to the bylaw that divides the town into land use districts and establishes procedures for processing and deciding upon development applications. It sets out rules that affect how each parcel of land can be used and developed and includes a zoning or district map.

Mixed Use refers to a combination of different land uses, such as, but not limited to, residential, office commercial, retail commercial, public or entertainment, which are horizontally integrated (i.e. uses located on the same site beside one another) and/or vertically integrated (i.e. uses located on different floors in the same building) within a single compact form of urban development. The mixes of uses are to be compatible, mutually beneficial, and integrated into the community, for example, live/work in the same complex.

The term “mixed use” can also relate to a range of dwelling types that could provide residences to a diversity of living arrangements and incomes within a neighbourhood and the inclusion of non-residential uses like places of worship and local commercial in a neighbourhood.

Municipal Development Plan (MDP) is a plan adopted by Council, pursuant to the Municipal Government Act, which is an overall policy guide to a municipality’s future growth and development.

Municipal Government Act (MGA) is Provincial legislation which outlines the power and obligations of a municipality. Part 17 of the MGA provides the means by which plans and bylaws may be adopted to guide development and the use of land and buildings.

Natural Capital is an extension of the economic notion of capital (manufactured means of production) to environmental 'goods and services'. It refers to a stock (e.g., a forest) which produces a flow of goods (e.g., new trees) and services (e.g., carbon removal, erosion control, and habitat).

Neighbourhood means a mainly residential area designed as a comprehensively planned unit containing a variety of housing types, community services, recreation and culture amenities and parks necessary to meet the needs of the neighbourhood population.

Objective refers to directional statements that are usually phrased in measurable terms for given time frames.

Oil or Gas Development refers to active, suspended, and abandoned wells, pipelines, and processing facilities. It may also include rail and road use for oil or gas development.

Policy means a statement identifying a specific course of action for achieving objectives.

Protective Services provision of services to ensure the security of persons and property.

Reserve means land provided, as part of a subdivision, by the developer without compensation for park and school purposes in accordance with the provisions of the Municipal Government Act. This includes lands dedicated as municipal reserve (MR), school reserve (SR) and municipal and school reserve (MSR).

Smart Growth refers to a collection of land use and development principles that aim to enhance our quality of life, preserve the natural environment, and save resources over time. These principles ensure that growth is fiscally, environmentally and socially responsible and recognize the connections between development and quality of life. Smart growth enhances and completes communities by placing priority on infill, redevelopment, and densification strategies.

Special Needs Housing refers to a range of housing options meant to respond to the diverse housing and care needs of a population at various stages of life. This may include such options as live-in care,

accessible housing designs, supervised living arrangements, Alzheimer cottages, assisted living, hospices, palliative care, and transitional housing.

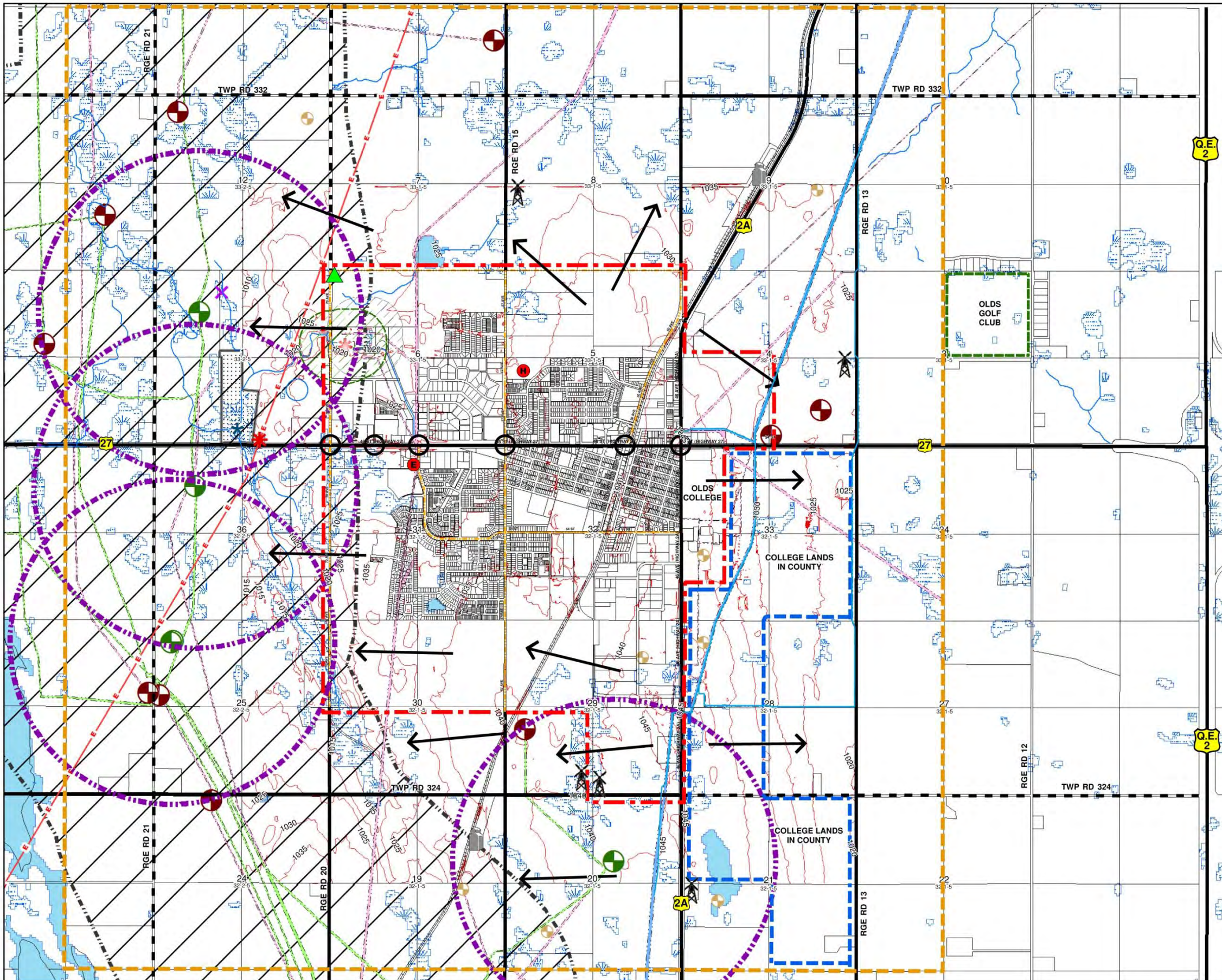
Sustainable Development means development that meets the needs of today without compromising the ability of future generations to meet their own needs. This means the community needs to sustain its quality of life and accommodate growth and change by harmonizing long-term economic, environmental and social needs. It also requires that development respects and enhances the cultural capital of the community in terms of its traditions, values, heritage, sense of place, arts, diversity and social history.


Traffic Demand Management (TDM) refers to strategies aimed at reducing the number of vehicle trips, shortening trip lengths, and changing the timing of trips so that they occur outside of peak hours. These strategies include use of public transit, car pools, bicycling and walking and typically focus on home-to-work trips.

Urban Design refers to planning and architecture that contributes to the creation of attractive spaces by having regard to design elements such as building form and style, views and vistas, open space, and streetscape treatments, which provide an urban context that is both functional and aesthetically pleasing.

Urban Forestry is the practice of maintaining a viable and healthy urban forest for the health, environmental and economic benefits of the community. These benefits include better air quality, cooling and shade, aesthetics, noise buffering and wildlife habitat.

Urban Form refers to the design and layout of our urban built environment and includes considerations such as density, street layout, transportation, centres of employment, and urban design.






**Town of
OLDS**

MUNICIPAL DEVELOPMENT PLAN


SIGNIFICANT FEATURES

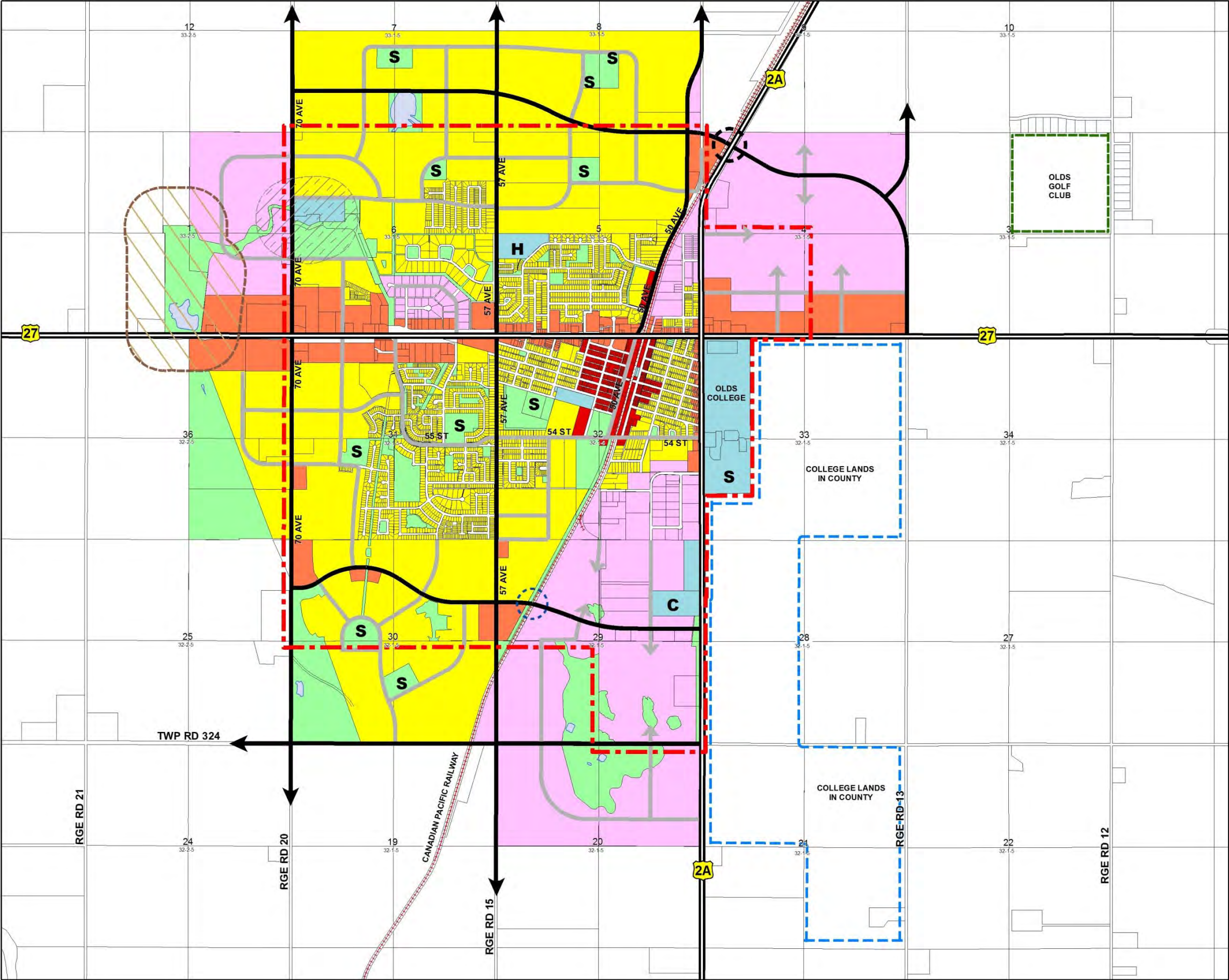
- Town Boundary
- Study Area Boundary
- Major Paved Road
- Major Town Roads
- Gravel County Road
- Railway - Canadian Pacific Railway
- Power Transmission Line
- 5m Contour Interval (2013)
- General Slope of Land
- Creek/Ditch
- Wetlands (Subject to Confirmation)
- Pond/Slough
- Setback from Waste Transfer Site - 300 m
- Setback from Wastewater Surge Pond - 300 m
- Former Landfill
- Sour Oil/Gas Pipeline ROW
- Sweet Oil/Gas Pipeline ROW
- Sour Pipeline Right-Of-Way Within 1.5km
- Sour Well Within 1.5 km
- Oil/Gas Facility
- Active Sweet Oil/Gas Well With 100m Setback
- Active Sour Oil/Gas Well With 100m Setback
- Abandoned Oil/Gas Well
- Key Intersection
- Regional Water Supply Line
- Regional Lift Station
- Eco Site Transfer Station
- Power Substation
- Olds Creek Wetland (Storm Water Project)
- Telecommunications Tower
- Grain Elevator
- Hospital
- RCMP/EMS Station

Date: September 2020

 **PCPS**
community planning services

MAP 1





MUNICIPAL DEVELOPMENT PLAN
FUTURE LAND USE CONCEPT

- Town Boundary
- Highway
- Arterial Road
- Collector Road
- Cemetery
- Hospital
- Existing & Potential School Site
- New Rail Crossing
- New Rail Crossing and Interchange
- Uptowne Commercial / Mixed Use
- Highway & Local Commercial
- Industrial
- Major Open Space & Undeveloped
- Public / Institutional
- Residential
- Development Setback - 300m - Waste Transfer Station
- Former Landfill Setback (300m)

1. This map shows generalized indications of land use and is not intended for scaling or detailed design.
2. The land use patterns must be interpreted with the text of this plan. Detailed land use and boundaries will be identified through area structure plans.
3. Town Boundary has been shifted for visual purposes.
4. The land uses and features shown beyond the Town Boundary are intended as information only. The policies of this plan do not apply to lands outside the Town Boundary.

Town of Olds Municipal Development Plan - Highlights of Changes from 2007 MDP

87

Changes to Maps

- a) Map 1: Significant Features was updated to reflect current Town boundaries and features that influence the available growth directions for the Town such as setbacks from sour gas facilities
- b) Map 2: Future Land Use Concept was updated by changing the future arterial road network based on the direction provided in the 2010 Transportation Master Plan
- c) Map 2: Future Land Use Concept was updated by assigning the area in the northeast (east of Highway 2A and north of Highway 27) to commercial and industrial uses rather than residential based on anticipated need for industrial growth
- d) Map 2: Future Land Use Concept was updated by adding residential areas to the north, south and southwest to make up for the residential use displaced from the northeast area
- e) Map 2: Future Land Use Concept was updated by removing a future school location in the NW 31 (south of No Frills), adding the new high school site, and adding school sites in the north residential and south residential areas
- f) Map 2: Future Land Use Concept was updated by adding a commercial node on 50 Avenue near the future intersection with the east-west arterial and a commercial node on 57 Avenue near the future intersection with the east-west arterial leading into the southeast industrial area
- g) Map 2: Future Land Use Concept was updated by adding a commercial area on the south side of Highway 27 west of 70 Avenue
- h) Map 2: Future Land Use Concept was updated by removing the setback from the former sewage lagoon and adding a setback to the former landfill that is west of 70 Avenue

Changes to Text

- a) Section 1.0 Introduction and Purpose
 - i. text added to communicate how the plan is organized
- b) Section 2.0 Community Context and Trends
 - i. text updated to reflect growth that occurred since 2006
 - ii. revised projections for future population levels and amounts of land required
 - iii. updated discussion of items influencing development patterns
- c) Section 3.0 Vision and Principles
 - i. text of vision revised and principles related to sustainable development added
- d) Section 4.0 Future Land Use Concept
 - i. text updated to match changes to the Future Land Use Concept and future population that could be accommodated
 - ii. policy added relating to interpreting boundaries and size of areas for land uses shown on the Future Land Use Concept
- e) Section 5.0 Growth Management
 - i. introductory text about topic area added
 - ii. clarification of policy relating to contiguous growth
 - iii. added policy regarding balance of residential and non-residential assessment
 - iv. added policies pertaining to land supply in Town boundaries and working with County on commercial and industrial
 - v. added policy regarding relocation of the waste transfer site
 - vi. added policy regarding redevelopment of brownfield and greyfield sites
- f) Section 6.0 Urban Form and Design
 - i. introductory text about topic area added
 - ii. added policy regarding architecture and appearance on major travel corridors
 - iii. added policy relating to Fire Smart Principles
 - iv. added policy relating to Age Friendly Design
- g) Section 7.0 Economic Development and Tourism
 - i. introductory text about topic area added
- h) Section 8.0 Heritage Conservation
 - i. introductory text about topic area added
- i) Section 9.0 Environmental Management
 - i. introductory text about topic area added
 - ii. several policies added and updated relating to the dedication of environmental reserve and Town expectations relating to wetlands and use of the Provincial Wetlands Policy
 - iii. added policy relating to conservation reserve
 - iv. added policy regarding education and awareness initiatives
 - v. added policy relating to urban forestry
 - vi. added policy relating to air quality
 - vii. added policy relating to light pollution or Dark Sky Principles
 - viii. added policy regarding renewable energy technologies

- j) Section 10.0 Housing and Neighbourhood Design
 - i. introductory text about topic area added
 - ii. clarification of policy relating to density for new residential neighbourhoods
 - iii. added policy relating to transition between types of housing
 - iv. expanded policy on affordable housing to include attainable housing
 - v. added policy relating to flexible housing design
 - vi. expanded policy regarding infill and intensification in older neighbourhoods
- k) Section 11.0 Commercial Development
 - i. introductory text about topic area added
 - ii. clarified policy for mixed use along Highway 27/46 Street corridor
 - iii. clarified policy regarding mixed use nodes along arterial roads in highway commercial and local commercial areas
- l) Section 12.0 Uptowne Olds
 - i. introductory text about topic area added
- m) Section 13.0 Industrial Development
 - i. introductory text about topic area added
- n) Section 14.0 Parks, Recreation, and Culture
 - i. introductory text about topic area added
 - ii. added a policy regarding the identification of sites for new or upgraded major recreation facilities based on the future update of the Open Space and Trails Master Plan
- o) Section 15.0 Future Tree Reserves – New Section - added to identify two locations where the Town may acquire land to create two new treed park spaces similar to the existing one in the southwest part of town
- p) Section 16.0 Community and Protective Services
 - i. introductory text about topic area added
- q) Section 17.0 Transportation
 - i. introductory text about topic area added; policy clarified that Transportation Master Plan has been created and that alignments for roads will be based on approved statutory plans
 - ii. expanded policy on road and path connections within and between neighbourhoods;
 - iii. expanded policy on how mitigation of traffic impacts can take place
- r) Section 18.0 Utilities
 - i. introductory text about topic area added
 - ii. expanded policy relating to quality of utility services based on regulations and best practices
 - iii. added policy relating to providing utility services to planned areas of growth in advance of development
 - iv. added policy relating to decommissioning the former wastewater treatment facilities
 - v. added policy relating to the provision of storm water management and drainage
 - vi. added policy regarding water conservation

- s) Section 19.0 Intermunicipal Planning and Regional Cooperation
 - i. introductory text about topic area added
 - ii. updated policies relating to having an intermunicipal development plan with the County
 - iii. moved policy relating to annexation to Growth Management section
- t) Section 20.0 Implementation
 - i. introductory text about topic area added
 - ii. added policy clarifying the requirement to prepare and adopt an area structure plan before allowing subdivision and development of parcels larger than 40 acres
 - iii. updated policy relating to public participation to be based on the Town's Public Participation Policy
 - iv. amended policy to allow for greater time between MDP reviews
 - v. amended policy to allow for less frequent formal monitoring reports
 - vi. added policy clarifying the relation between the MDP and the annual budgeting process
- u) Added a Glossary of Terms that are used in the MDP

Input Received and Comments from Administration

This attachment summarizes the written comments received on the proposed Town of Olds Municipal Development Plan. Full copies of correspondence are included. Administration's comments on the need to adjust the proposed MDP follow point of input.

Comments from Local Developers

Josh Remai on behalf of Span West

- No comments

Doug Bender on behalf of Enzo Developments

- Suggest that more detail on water supply for Town growth could be included

Jeanne Richardson on behalf of The Highlands

- No specific comments on the MDP
- Sidewalk width should be reviewed to encourage more walkability
- Fair policy for the development of playgrounds is needed so that one developer does not have to bear the full cost while another gets help from service clubs
- Tax evaluations of properties appear higher than selling prices and there appear to be discrepancies for similar houses in different subdivisions

Administration Comments

- Securing water supply for future Town needs is not addressed in the MDP and this topic is left to the utilities master plan described in Policy 18.3 and the Town's routine interactions with the Mountain View Regional Water Commission; an amendment is not recommended
- Sidewalk width is laid out in the Town's Design Guidelines. While the MDP supports more pedestrian connections being provided through Policy 17.4 and Policy 17.7 the construction level detail is best left out of the MDP; an amendment is not recommended
- A policy on funding playground improvements is not contained in the MDP and this level of detail is not effectively addressed in a MDP; an amendment is not recommended
- Tax evaluations by the Assessor and the process should not be covered in the MDP; an amendment is not recommended

Comments from Pipeline Companies

B&A Planning on behalf of TC Energy

- Request referrals of all subdivisions, plans and development permit applications within 220m of the TC Energy pipeline right of way in the west part of Olds
- Suggests a policy relating to need to obtain approval prior to ground disturbance within 30m
- Suggests a policy to keep permanent structures at least 7m from the edge of the right of way and temporary structures at least 3m from the edge of the right of way

ATCO Gas Distribution

- No concerns

ATCO High Pressure Pipelines

- Standard letter sent with a subdivision referral relating to existing rights of way, need for crossing agreements, alternations at the expense of the developer, etc.

Administration Comments

- Referrals to TC Energy current happen when area structure plans are prepared and subdivisions are proposed; restrictions relating to pipelines are best addressed using these tools
- Referring development permits within 220m to TC Energy keeps them informed but does not assist with the processing of development permits; annual updates from Town staff about development near the pipeline will achieve the same purpose
- Adding policy regarding ground disturbance and construction practices in the MDP will not be effective; an amendment is not recommended
- Setbacks from the edge of a pipeline right of way are best addressed through the Land Use Bylaw rather than the MDP; an amendment is not recommended
- ATCO High Pressure Pipelines' comments are more applicable at the time of actual construction of infrastructure and buildings rather than at the MDP level; an amendment is not recommended

Comments from Mountain View County

- Suggested change to Policy 5.6 in Growth Management to add reference to the Intermunicipal Development Plan (IDP)
- Suggested change to Policy 6.1 in Urban Form and Design to delete reference to the QE2 Highway and add reference to the Intermunicipal Development Plan
- Suggested change in Policy 7.2 in Economic Development and Tourism to add references to the Intermunicipal Development Plan and the Intermunicipal Collaboration Framework
- Suggested change in Policy 9.1 in Environmental Management to replace “shall” with “may” and delete reference to natural spaces surrounding the Town
- Suggested change in Policy 9.2 in Environmental Management to limit application to lands within the Town boundaries
- Suggested change in Policy 9.11 in Environmental Management to expand the area where wetland compensation from lands within the Town can be directed
- Suggested change in Policy 9.13 in Environmental Management to limit application of policy to lands within the Town boundaries

Administration Comments

- Suggested changes to Policy 5.6, Policy 6.1, Policy 7.2, Policy 9.1, Policy 9.2 and Policy 9.13 can be accommodated with some adjustment from the suggested wording; recommended amendments have been provided in a separate attachment (see “Proposed Amendments to Bylaw No. 2020-14)
- Suggested changes to Policy 9.11 are not recommended as the watershed that would be used by Alberta Environment and Parks is significant in size and extends as far as the Drumheller area. The policy is a communication of the Town’s preference but the actual decision on where compensation funds are directed is up to Alberta Environment and Parks

Comments from Agencies and Provincial Departments

Natural Resources Conservation Board

- No comment in relation to the Agricultural Operation Practices Act

South Red Deer Regional Wastewater Commission

- MDP adequately reflects the relationship between the Commission and the Town

- Suggests that the MDP recognize the Town and Commission commitment to encourage grant funding from the Provincial and Federal governments for a emergency storage pond

Mountain View Regional Waste Management Commission

- Note that process to close and transfer ownership of the former waste transfer site is well underway and MDP may have to change to reflect future use of the site

Administration Comments

- The MDP policies will not compel the Provincial or Federal government to provide grant funding and the Town commitment to pursue grant funding does not have to be included in the MDP; an amendment is not recommended
- Changes to the former waste transfer station and recent changes to the Town's Land Use Bylaw makes it possible to take a different approach to the former waste transfer station site and setbacks shown on the MDP maps; recommended amendments have been provided in a separate attachment (see "Proposed Amendments to Bylaw No. 2020-14)

From: josh@spanwest.com
Sent: Monday, December 14, 2020 1:54 PM
To: Craig Teal
Subject: RE: Town of Olds Municipal Development Plan - Bylaw No. 2020-14

Looks okay to me, no comments,

Thanks Craig

Josh Remai, Owner
Span West Building Corporation
514B 45th Street E, Saskatoon SK, S7K 0W2
306-242-0313 spanwest.com

** Please note: Due to Covid-19, we currently have reduced office hours. There will be someone available for deliveries and pickups Monday to Friday from 9:00am-4pm. Safety protocols have been put in place so please read the procedures posted on the door prior to entering the office.*

From: Craig Teal <craig.teal@pcps.ab.ca>
Sent: December 7, 2020 10:13 AM
Subject: Town of Olds Municipal Development Plan - Bylaw No. 2020-14

Hello,

Please find attached materials relating to the proposed Town of Olds Municipal Development Plan.

I would appreciate hearing back from you by January 11, 2021. Please forward any comments you may have via email.

If you do not have any comments please send me an email indicating that is the case.

Thank you for your time and attention to this matter.

Regards,

Craig Teal, RPP MCIP
Director
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca

From: Doug Bender [REDACTED]
Sent: Tuesday, January 12, 2021 6:32 PM
To: Craig Teal
Subject: Re: Town of Olds Municipal Development Plan - Bylaw No. 2020-14

Hi Craig,
First Happy New Year.

I guess I didn't read your email properly as for some reason I thought I had until the 21st so I apologize for the late response.

Congratulations, you have done a great job on the plan.

If I could suggest I think it would be beneficial to have more detail on water supply. A community without water cannot grow or be sustainable. Is there an inter-municipal plan in place that addresses this as a region? What is the present capacity for the population of 9500 and possible capacity to attract industry. What are the sources for future growth and capacities.

If we look at Okotoks as an example - restricted growth due to water and the control of the community under the thumb of Calgary (for water) it has put the community in quite a predicament.

Anyway just my thoughts.

On another note I am working on getting Miller Meadows back on track so hope to correspond soon.

Regards,

Doug

[REDACTED]

----- On Mon, 07 Dec 2020 09:13:27 -0700 **Craig Teal** <craig.teal@pcps.ab.ca> wrote -----

Hello,

Please find attached materials relating to the proposed Town of Olds Municipal Development Plan.

I would appreciate hearing back from you by January 11, 2021. Please forward any comments you may have via email.

If you do not have any comments please send me an email indicating that is the case.

Thank you for your time and attention to this matter.

Regards,

Craig Teal, RPP MCIP

Director

Ph: 403.343.3394

Unit B, 4730 Ross Street

Red Deer, AB T4N 1X2



www.pcps.ca

From: jeanne richardson [REDACTED]
Sent: Tuesday, January 12, 2021 4:17 PM
To: Craig Teal; schant; mmuzychka@olds.ca
Subject: Re: Town of Olds Municipal Development Plan - Bylaw No. 2020-14

Hi Craig,

This is late, sorry. Frank and I looked over the attachments and really don't have any input for you. I have a few comments about plans in general.

Standard width of sidewalks in developments is too narrow to encourage walkability around the town. It's impossible for 2 people to walk side by side without one having to be on the road or on personal property. Mothers with strollers and children also face problems with the narrowness of sidewalks. And this problem has only been amplified with the pandemic. Add winter to this mix and it's easy to see why outside exercise is not as inviting as it should be.

Also, the town needs a consistent and fair policy of assisting developers with construction of playgrounds. The cost of equipment should not depend on what service club chooses to donate to what playground, leaving some developers to fund 100% of equipment and others receiving financial help.

Also, there is a huge discrepancy in taxation evaluations between subdivisions, and also between selling prices and taxation evaluations. We have examples of tax evaluations much higher than selling prices, and also of the exact same houses built by the same builder in two different subdivisions being evaluated almost \$100,000.00 differently. Fair and equitable taxation should be a priority.

Thanks,

Jeanne Richardson

From: "Craig Teal" <craig.teal@pcps.ab.ca>
Sent: Monday, December 7, 2020 9:13:27 AM
Subject: Town of Olds Municipal Development Plan - Bylaw No. 2020-14

Hello,

Please find attached materials relating to the proposed Town of Olds Municipal Development Plan.

I would appreciate hearing back from you by January 11, 2021. Please forward any comments you may have via email.

If you do not have any comments please send me an email indicating that is the case.

Thank you for your time and attention to this matter.

Regards,

Craig Teal, RPP MCIP
Director
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2

January 8, 2021

Parkland Community Planning Services RE Town of Olds
Unit B, 4730 Ross Street
Red Deer, Alberta | T4N 1X2

Sent via email to: craig.teal@pcps.ab.ca

ATTN: Craig Teal, Parkland Community Planning Services

RE: Town of Olds MDP Review

Your File #: Bylaw No 2020-14

Our Reference #: R01860AB

Thank you for sending B&A Planning Group notice of this project on December 7, 2020. B&A is the land use planning consultant for TC Energy (TC) in Western Canada. On behalf of TC, we work with municipalities and stakeholders regarding land use and development surrounding their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

As per the requirements of the Canada Energy Regulator (CER), additional development in proximity to TC's pipelines with potential new residents, employees, structures, ground disturbance, and crossings could warrant pipeline remediation. Consultation between TC and the applicant prior to development assists both parties in determining the best course of action to proceed with potential remediation and development. This is to help prevent pipeline damage, unwarranted crossings, and identify development within proximity to the pipeline that may trigger a pipeline Class upgrade.

Description of Proposed MDP

We understand that the Town of Olds is updating their Municipal Development Plan and is requesting feedback / comments prior to January 11, 2021 for the public hearing on January 25, 2021.

We have identified that there is a TC Energy pipeline running through the west end of the Town of Olds and will therefore be impacted by updates to the MDP. Please refer to **Attachment 01 Approximate Location of TC Infrastructure** for maps that show the approximate location of TC's infrastructure within the Town.

Recommendations for MDP

Based on a review of the MDP, we have identified the TC Energy pipeline labelled as "Sweet Oil/Gas Pipeline ROW" on the significant features map and one written section relating to pipeline infrastructure in the county: *"Significant pipeline right-of-ways are located throughout the plan area. This infrastructure represents a constraint to development because the corridors are undevelopable and the need to cross these corridors with municipal services adds costs. In the future, however, these corridors can be viewed as an opportunity for the Town as they can easily*

 TCEnergy@bapg.ca



accommodate trails for pedestrian and bicycle use." (p.5) However, as this statement is written in the general influences section and there are no specific policies related to development in proximity of pipelines we recommend that Parkland Community Planning Services, and the Town of Olds, consider including some more specific policies about development in proximity of pipelines. TC Energy has limited infrastructure within Red Deer County, but most of the policies below would apply to all pipelines and operators.

1. As per the requirements of the Canada Energy Regulator (CER) (formerly the National Energy Board (NEB)), TC Energy is required to monitor all new development in the vicinity of their pipelines that results in an increase in population or employment. Therefore, we would appreciate being kept informed about applications in proximity (within 220 m) of the pipeline. In order to facilitate this, we recommend the following policy be included in the MDP:
 - *"The Municipality shall ensure that all area structure plan, subdivision and development applications that are located within 220 m of a pipeline are referred to the pipeline operator for review and input"*
2. As per the requirements of the Canada Energy Regulator (CER) (formerly the National Energy Board (NEB)), any ground disturbance within 30m of the pipeline, known as the "prescribed area" requires written consent from the pipeline operator (TC Energy or other). To ensure that developers and landowners are aware of this requirement, we recommend the inclusion of the following policy:
 - *"All development within 30m of or crossings a pipeline shall require written consent from the pipeline operator and is the responsibility of the applicant to obtain prior to development permit approval."*
3. To support the requirement for locate requests prior to conducting ground disturbance within proximity of a pipeline we recommend inclusion of the following policy:
 - *"A Locate Request shall be made prior to any ground disturbance taking place within 30m of a pipeline."*
4. *TC Specific: To ensure that developers and landowners are aware of TC Energy's preferred setbacks from their pipelines, we recommend inclusion of the following policies:
 - *"Permanent structures shall not be installed anywhere on the pipeline ROW and should be placed at least seven (7) metres from the edge of the ROW and twelve (12) metres from the edge of the pipeline."*
 - *"Temporary structures shall not be installed anywhere on the pipeline ROW and should be placed at least three (3) metres from the edge of the ROW and eight (8) metres from the edge of the pipeline."*

Additional best practices and guidelines for development adjacent to pipelines in the land use planning process are included within **Attachment 02 Work Safely Booklet**. We recommend that these documents be reviewed in full.

Conclusion

Please continue to keep us informed about this project and any future policy, land use, subdivision, and development activities in proximity to TC's pipelines and facilities. Referrals and any questions

regarding land use planning and development around pipelines should be sent to tcenergy@bapg.ca. Thanks again for providing us with the opportunity to provide comments on this project and we look forward to working with you in the future.

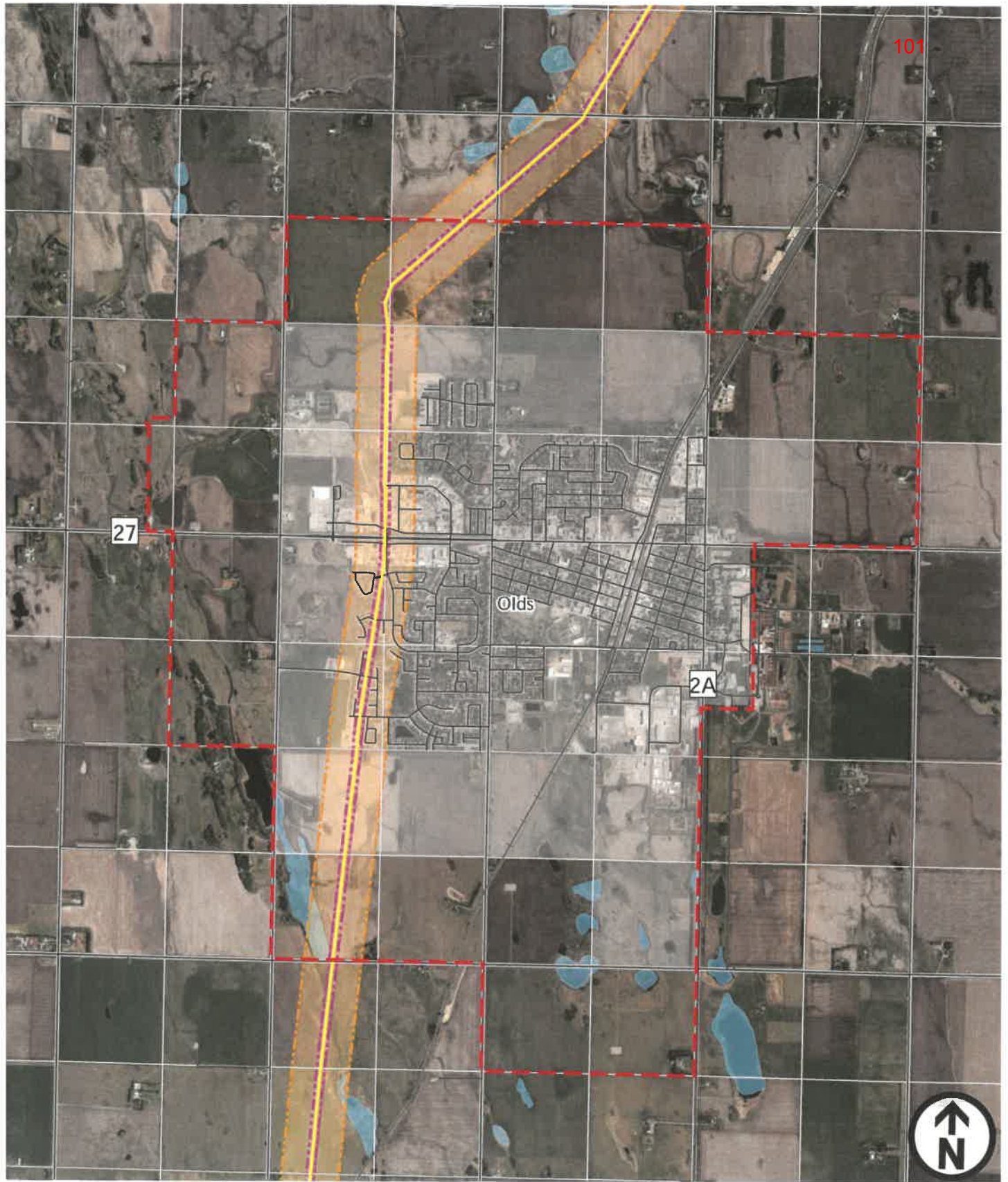
Sincerely,

Kayla McCarthy

Community Planner | MPlan

(403) 692 4531 | kmccarthy@bapg.ca

B&A Planning Group 600, 215 - 9 Avenue SW | Calgary, AB T2P 1K3 | www.bapg.ca



Map File: R01860AB_Concept

Dec 7, 2020 - 14:50 PM W:\1069 Land Services Western Canada\Referrals and Responses\1800-1800\R01860AB\Olds_MDP\1_Maps\R01860AB_Concept.mxd

0 250 500 750 1,000 metres 1:40,000



Legend

- | | | |
|--------------------|---------------------------------|--------------------|
| Subject Site | Prescribed Area (30m) | Quarter Section |
| TC Energy Pipeline | Pipeline Assessment Area (220m) | Urban Municipality |
| Railway | Waterbody | |
| Road | | |

TC Energy Infrastructure Municipal Development Plan

Olds

Referral #: R01860AB

Map and data for informational and planning purposes only
Conceptual alignment only. Aerial Source: ESRI

December 2020

Town of Olds Regular Council Meeting Monday January 25, 2021

From: Carey, Kalie <Kalie.Carey@atco.com>
Sent: Tuesday, December 08, 2020 1:52 PM
To: Craig Teal
Subject: RE: Town of Olds Municipal Development Plan - Bylaw No. 2020-14

Good afternoon,

ATCO Gas Distribution is in receipt of your correspondence regarding the above noted file. Upon review, it has been determined that ATCO Gas Distribution has no facilities in the area of the proposed subdivision, therefore, there are no concerns.

Thanks and have a great day!

Kalie Carey

Land Administrative Coordinator
ATCO Pipelines & Liquids Global Business Unit
P. 780 733 2796 F. 780 420 7364
A. 10035 – 105 Street, Edmonton, AB T5J 2V6

From: Craig Teal <craig.teal@pcps.ab.ca>
Sent: Monday, December 7, 2020 9:04 AM
To: historical.lup@gov.ab.ca; setbackreferrals@aer.ca; Implan@gov.ab.ca; waterapprovals.reddeer@gov.ab.ca; TransDevelopmentRedDeer@gov.ab.ca; 3rdpartyrequests@altalink.ca; srussell@cesd73.ca; CentralZone.EnvironmentalHealth@albertahealthservices.ca; innisfail_area@equs.ca; landserv@fortisalberta.com; swest@foothillsgas.ca; suzanne.leshchyshyn@nrcb.ca; circulations@telus.com; pnrweb@tc.gc.ca; TCenergy@bapg.ca; @ Gas Land Department <land.admin@atcogas.com>; Circulations, HP <HP.Circulations@atco.com>; rod.steeves@rdcrs.ca; cao@sdrwc.com; watermtn@telus.net; jeff.hanger@rdrwa.ca; osp@O-NET.ca; cyrus_njung@cpr.ca; Margaretha Bloem <mbloem@mvcounty.com>
Subject: Town of Olds Municipal Development Plan - Bylaw No. 2020-14

****Caution – This email is from an external source. If you are concerned about this message, please forward it to spam@atco.com for analysis.****

Hello,

Please find attached materials relating to the proposed Town of Olds Municipal Development Plan.

I would appreciate hearing back from you by January 11, 2021. Please forward any comments you may have via email.

If you do not have any comments please send me an email indicating that is the case.

Thank you for your time and attention to this matter.

Regards,

Craig Teal, RPP MCIP
Director
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2

January 11, 2021

Our File No.: 20-3859

Your File No.: Bylaw No. 2020-14

**PCPS Community Planning Services
Planning and Development Department**

SENT: via email

Attention: Craig Teal

RE: Proposed Town of Olds Municipal Development Plan

The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
2. ATCO Transmission requires a separate utility lot for its sole use.
3. A pipeline alteration may be required in this area.
 - All costs associated with any alterations to ATCO Transmission facility(s) and/or appurtenances to accommodate development will be borne by the developer/owner.
 - This process can take up to 18 months to complete.
4. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Transmissions Land Department at 1-888-420-3464 or landadmin@atco.com for more information.
5. Road crossings are subject to Engineering review and approval.
 - Road crossing(s) must be paved and cross at a perpendicular angle.
 - Parallel roads are not permitted within ATCO Transmission right(s)-of-way.
 - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
6. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
7. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
8. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
9. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
 - If alterations are required, the cost will be borne by the developer/owner.

10. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.

If you have any questions or concerns, please contact the undersigned at Maira.Wright@atco.com.

Sincerely,
ATCO Gas and Pipelines Ltd.

Maira Wright
Sr. Administrative Coordinator, Operations Engineering

APPROVED:
AS TO FORM
<u>MW</u>
AS TO CONTENT
<u>MW</u>
AP



January 11, 2021

Sent via email: craig.teal@pcps.ab.ca

Parkland Community Planning Services
Unit B, 4730 Ross Street
Red Deer, AB
T4N 1X2

Attention: Craig Teal

Dear Mr. Craig Teal:

Re: Town of Olds MDP Bylaw No. 2020-14

Thank you for your letter dated December 7, 2020 with respect to the above noted Application. The letter and material were circulated to the Planning and Development Services Department as well as the Operational Services Department with comments as follows:

1. **Engineering Technologist:**
No comments
2. **Operational Services:**
No comments
3. **Director Planning & Development Services:**
The policies outlined below apply to lands within the County and should only apply to lands within the Town where the Town has jurisdiction, unless the matter is addressed in the IDP. Please consider the following ~~strike through~~ and additions in red.

Section 5.0 Growth Management

Policy 5.6 The Town shall propose periodic annexations of land from Mountain View County for residential, commercial and industrial purposes and shall seek to maintain at least a 30-year supply of land for residential, commercial and industrial uses within the Town boundaries at all times ~~through the IDP~~.

Section 6.0 Urban Form and Design

6.1 The Town shall work with Mountain View County to achieve a similar level of architecture and visually attractive development along the ~~QE2 Highway~~, Highway 2A, Highway 27 and Range Roads 14, 15 and 20 leading into the Town ~~through the IDP~~.

Section 7.0 Economic Development and Tourism

7.2 The Town should ensure an adequate supply of serviced industrial, commercial and residential land. This may be accomplished by annexing additional lands to the Town of

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

Building Rural Better

Olds and/or working with Mountain View County on joint growth ~~areas~~ opportunities through the IDP and Intermunicipal Collaboration Framework and preparing more detailed area structure plans and servicing concepts.

9.0 Environmental Management

9.1 The Town ~~shall~~ may work with Mountain View County and other local and regional organizations to create and implement a regional approach to the conservation of key natural areas and functions. This process should begin with an inventory of existing natural spaces within ~~and surrounding~~ the Town.

9.2 The Town shall recognize that planning and efforts to conserve natural features in ~~and around~~ Olds must be initiated well in advance of urban expansion or development of the surrounding lands. This will require conversations with the owners of features that are identified for conservation well before lands are ~~annexed or~~ planned in detail for urban expansion or non-agricultural use.

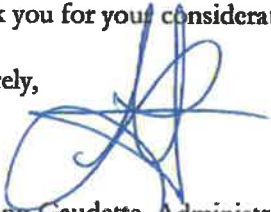
9.11 When replacement of an impacted wetland does not occur within the same quarter section as the wetland that is being impacted, the Town's preference is that any compensation to be provided to offset the displacement of wetland area or loss of wetland value is provided within ~~a 3 to 5 mile distance of~~ the same watershed the Town of Olds.

9.13 In addition to environmental reserve dedication and possible conservation reserve designation, the Town shall investigate the possible use of such tools as land purchases, land swaps, tax incentives, leasing and conservation agreements or easements and other similar mechanisms as a means of conserving natural features ~~both within and in the areas surrounding~~ Olds.

No additional comments.

Thank you for your consideration to include us in your referral agencies.

Sincerely,



Lee-Ann Gaudette, Administrative Assistant
Planning and Development Services
/lg

From: Andy Cumming <Andy.Cumming@nrcb.ca>
Sent: Tuesday, December 08, 2020 8:40 AM
To: Craig Teal
Subject: RE: Town of Olds Municipal Development Plan - Bylaw No. 2020-14

Hello Craig.

Thank you for the opportunity to respond to the Town of Olds municipal development plan. We have no comment on the proposed plan under the Agricultural Operation Practices Act.

Sincerely,

Andy Cumming
NRCB – Director Fiels Services

NRCB core values: Integrity; Fairness; Respect; Excellence; Service

This communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and/or privileged information. Please contact me immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted.

From: Craig Teal [<mailto:c>]
Sent: Monday, December 7, 2020 9:04 AM
To: historical.lup@gov.ab.ca; setbackreferrals@aer.ca; Implan@gov.ab.ca; waterapprovals.reddeer@gov.ab.ca; TransDevelopmentRedDeer@gov.ab.ca; 3rdpartyrequests@altalink.ca; srussell@cesd73.ca; CentralZone.EnvironmentalHealth@albertahealthservices.ca; innisfail_area@equs.ca; landserv@fortisalberta.com; swest@foothillsgas.ca; Suzanne Leshchyshyn <Suzanne.Leshchyshyn@nrcb.ca>; circulations@telus.com; pnrweb@tc.gc.ca; TCenergy@bapg.ca; land.admin@atcogas.com; Circulations, HP <HP.Circulations@atco.com>; rod.steeves@rdcrs.ca; cao@srdrrwc.com; watermtn@telus.net; jeff.hanger@rdrwa.ca; osp@O-NET.ca; cyrus_njung@cpr.ca; Margaretha Bloem <mbloem@mvcounty.com>
Subject: Town of Olds Municipal Development Plan - Bylaw No. 2020-14

Hello,

Please find attached materials relating to the proposed Town of Olds Municipal Development Plan.

I would appreciate hearing back from you by January 11, 2021. Please forward any comments you may have via email.

If you do not have any comments please send me an email indicating that is the case.

Thank you for your time and attention to this matter.

Regards,

Craig Teal, RPP MCIP
Director
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2

From: CAO SRDRWC <cao@srdwrc.com>
Sent: Monday, December 07, 2020 12:24 PM
To: Craig Teal; Michael Merritt; Scott Chant
Subject: Re: Town of Olds Municipal Development Plan - Bylaw No. 2020-14

Good afternoon Craig, I am the CAO for two Regional Services Commission's serving the Town of Olds.

First, the South Red Deer Regional Wastewater Commission provides transportation of untreated wastewater to the City of Red Deer for treatment. The provisions in the MDP adequately reflect the long-term strategic planning that occurs between SRD and the Town to ensure that take away capacity is available to handle future growth. One area that the Commission and Town Administration has recognized as a future need is an emergency storage pond that would provide the ability to handle high-flow rain events (peak shaving) and short-term storage in the event of a major equipment failure, or failure of downstream facilities. SRDRWC will be constructing an emergency pond in Bowden that will provide some back-up to Olds. SRD would suggest that the Town MDP recognize a commitment from both parties to encourage grant funding from the Provincial and Federal governments to fund the development of a future emergency storage pond specifically for the Town of Olds.

Second, the Mountain View Regional Waste Management Commission provides solid waste and recycling collection services to the Town of Olds. Section 5.17 of the MDP refers to the Town's preference to encourage the MVRWMC to relocate the site.

5.17	Relocation of Waste Transfer Site	The Town shall encourage the Mountain View Regional Waste Management Commission to relocate the existing waste transfer site on 70 Avenue to remove the impact of the associated development setback from existing and future growth areas of the town.
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As a point of updating the plan, the MVRWMC board resolved to permanently close the Olds Transfer Station in 2019. The property is currently under contract for a conditional sale to a private investor with the closing expected by late January 2021. MVRWMC recently completed a Level 1 ESA of the property that only identified low to moderate risk of environmental impairment. The prospective purchaser plans to renovate the current structure and use the site for office/equipment storage either for his own businesses or Commercial leasing.

If you have any questions regarding the comments above, please give me a call.

Michael Wuetherick, P.Eng
Chief Administrative Officer
South Red Deer Regional Wastewater Commission
Bay 1, 7889 - 49th Avenue
Red Deer, AB T4P 2B4
Tel: (403) 507.5139

Proposed Amendments to Bylaw No. 2020-14

This attachment provides the text of a series of amendments to Bylaw No. 2020-14 that are recommended by Administration in response to the input received through public review and circulation of the proposed MDP.

Amendments relating to Mountain View Regional Waste Management Commission Input

1. Delete the third paragraph on page 5 that starts with "In the northwest part of Olds,".
2. Delete Policy 5.16 on page 12 relating to Setback from Waste Transfer Site.
3. Delete Policy 5.17 on page 13 relating to Relocation of Waste Transfer Site.
4. Removing the "Setback from Waste Transfer Site – 300 m" from Map 1 Significant Features.
5. Removing the "Setback from Wastewater Surge Pond – 300 m" from Map 1 Significant Features.
6. Removing the "Eco Site Transfer Station" from Map 1 Significant Features.
7. Removing the "Development Setback – 300m – Waste Transfer Station" from Map 2 Future Land Use Concept.
8. Changing the land use for the former waste transfer site from "Public/Institutional" to "Industrial" on Map 2 Future Land Use Concept.

Amendments relating to Mountain View County Input

1. Replace Policy 5.6 with the following:

"The Town shall propose periodic annexations of land from Mountain View County for residential, commercial and industrial purposes and, through the Intermunicipal Development Plan, shall seek to maintain at least a 30-year supply of land for residential, commercial and industrial uses within the Town boundaries at all times."

2. Replace Policy 6.1 with the following:

“The Town shall work with Mountain View County to achieve a similar level of architecture and visually attractive development along Highway 2A, Highway 27 and Range Roads 14, 15 and 20 leading into the Town through the Intermunicipal Development Plan.”

3. Replace Policy 7.2 with the following:

“The Town should ensure an adequate supply of serviced industrial, commercial and residential land. This may be accomplished by annexing additional lands to the Town of Olds and/or working with Mountain View County on joint growth opportunities through the Intermunicipal Development Plan and Intermunicipal Collaboration Framework and preparing more detailed area structure plans and servicing concepts.”

4. Replace Policy 9.1 with the following:

“The Town may work with Mountain View County and other local and regional organizations to create and implement a regional approach to the conservation of key natural areas and functions. This process should begin with an inventory of existing natural spaces.”

5. Replace Policy 9.2 with the following:

“The Town shall recognize that planning efforts to conserve natural features must be initiated well in advance of urban development. This will require conversations with owners of features that are identified as desirable for conservation well before lands are planned in more detail for urban development or non-agricultural use.”

6. Replace Policy 9.13 with the following:

“In addition to environmental reserve dedication and possible conservation reserve designation, the Town shall investigate the possible use of such tools as land purchases, land swaps, tax incentives, leasing and conservation agreements or easements and other similar mechanisms as a means of conserving natural features.”



Request for Decision

Inter-municipal Cooperation Committee (ICC) Terms of Reference

January 25, 2021

RECOMMENDATION

That Council accept the Inter-municipal Cooperation Committee (ICC) amendments to the ICC Terms of Reference as presented.

STRATEGIC ALIGNMENT

In Councils Strategic Plan for the 2017-2021 term, Good Governance is a focus area with the goal: "The Town of Olds will respect people and the process ensuring a healthy environment where great decisions are made." One of the strategies to accomplish this is identified as item 1.4: "Develop a strategic, comprehensive review of all by-laws and policies over the next four years."

LEGISLATIVE AUTHORITY

1. Municipal Government Act
2. Inter-municipal Cooperation Committee (ICC) Master Agreement

BACKGROUND

As per the ICC Master Agreement the Terms of Reference for the IC Committee are to be reviewed annually by both Councils.

At their December 18, 2020, the ICC meeting the Committee agreed to amendments to the Terms of Reference. For timeliness' the ICC Members were provided a copy of the Terms of Reference with agreed too amendments via email for consensus to the amendments. All ICC Members provided consensus via email, and as agreed to, the Terms of Reference were prepared for respective councils' consideration at a regular council meeting.

Town of Olds Council will consider these changes at their January 25, 2021 Regular Council Meeting and Mountain View County Council will consider them at their January 27, 2021 Regular Council Meeting.

The changes being proposed to the ICC Terms of Reference are as follows:

Delete – under Deliverables

~~Completion of Joint Growth Management plan~~

~~Establish any technical work/committee to help ICC achieve its purpose~~

Amend – under Administrative Support

*The Committee Chair shall be elected by the members of the Committee from amongst the Elected Officials and shall normally serve for a term of two years, **however with permission of the ICC Members the Chair role may be adjusted.** ~~with the position rotating between the Signatories.~~ Unless otherwise determined by the Committee, the Signatory from which the Chair is chosen shall normally provide the administrative support to the Committee for the term of the Chair.*

RISK/CONSEQUENCES

Should Council not approve the ICC Member supported changes to the Terms of Reference, they may propose amendments to be taken back to the Committee however, would need to be specific in what they want amended.

FINANCIAL CONSIDERATIONS – n/a**ATTACHMENTS**

1. Terms of Reference with proposed amendments.
2. Terms of Reference clean copy.

Author:	Marcie McKinnon Legislative Clerk	Date: January 21, 2021
CAO Signature:	Michael Merritt	Date: January 21, 2021

Terms of Reference

Inter-municipal Cooperation Committee

Town of Olds and Mountain View County

Purpose

To foster open, meaningful and ongoing communication, with the broad intent of fostering effective collaboration ensuring routine monitoring of the health of their inter-municipal relationship and agreements; and providing a forum both for dealing with issues before they become problems and capitalizing on opportunities that might arise in a mutually beneficial and timely fashion.

Mandate

The mandate of the ICC given by both Councils is to carry out the work identified in the Inter-Municipal Cooperation Master Agreement:

To foster open, meaningful and ongoing communication, the Signatories agree to establish a joint *Inter-Municipal Cooperation Committee* (the “Committee”) with the broad intent of fostering effective collaboration between them; ensuring routine monitoring of the health of their inter-municipal relationship and agreements; and providing a forum both for dealing with issues before they become problems and capitalizing on opportunities that might arise in a mutually beneficial and timely fashion.

Duration

As long as the Master Agreement is in place, the ICC is required.

Composition

The Chief Elected Officials, Two Councillors and CAOs (or designates for CAOs) from each signatory.

Quorum

Six members consisting of any two elected officials and CAOs (or CAO designates).

Deliverables

Completion of Joint Growth Management plan
 Establish any technical work/committee to help ICC achieve its purpose
 Review of Master Agreement as per section 18.1
 Development of Sub-Agreements listed in Section 23 for Councils to approve.
 Any other matter fits with the ICC mandate or directive from Councils

Reporting

Report to Councils in closed session(s) the summary session notes from each ICC meeting. The Committee will routinely report annually to the Signatory Councils in open session on the health of their inter-municipal relationship and cooperation agreements. The full Councils of the Signatories are to meet together as required but no less than once a year once per year with the primary intent of receiving the annual report of the Inter-municipal Cooperation Committee in accordance with Article 9.4 and of maintaining and building the relationship between the Town and the County.

Administrative Support

The Committee Chair shall be elected by the members of the Committee from amongst the Elected Officials and shall normally serve for a term of two years **however with permission of the ICC Members the Chair role may be adjusted.** ~~with the position rotating between the Signatories.~~ Unless otherwise determined by the Committee, the Signatory from which the Chair

is chosen shall normally provide the administrative support to the Committee for the term of the Chair. 114

Review

Terms of Reference shall be reviewed by December 31 of each year.

Dissolution

The ICC remains in place unless the Master Agreement is terminated as per section 18.3

DRAFT

Terms of Reference

Inter-municipal Cooperation Committee

Town of Olds and Mountain View County

Purpose

To foster open, meaningful and ongoing communication, with the broad intent of fostering effective collaboration ensuring routine monitoring of the health of their inter-municipal relationship and agreements; and providing a forum both for dealing with issues before they become problems and capitalizing on opportunities that might arise in a mutually beneficial and timely fashion.

Mandate

The mandate of the ICC given by both Councils is to carry out the work identified in the Inter-Municipal Cooperation Master Agreement:

To foster open, meaningful and ongoing communication, the Signatories agree to establish a joint *Inter-Municipal Cooperation Committee* (the “Committee”) with the broad intent of fostering effective collaboration between them; ensuring routine monitoring of the health of their inter-municipal relationship and agreements; and providing a forum both for dealing with issues before they become problems and capitalizing on opportunities that might arise in a mutually beneficial and timely fashion.

Duration

As long as the Master Agreement is in place, the ICC is required.

Composition

The Chief Elected Officials, Two Councillors and CAOs (or designates for CAOs) from each signatory.

Quorum

Six members consisting of any two elected officials and CAOs (or CAO designates).

Deliverables

Review of Master Agreement as per section 18.1

Development of Sub-Agreements listed in Section 23 for Councils to approve.

Any other matter fits with the ICC mandate or directive from Councils

Reporting

Report to Councils in closed session(s) the summary session notes from each ICC meeting. The Committee will routinely report annually to the Signatory Councils in open session on the health of their inter-municipal relationship and cooperation agreements. The full Councils of the Signatories are to meet together as required but no less than once a year once per year with the primary intent of receiving the annual report of the Inter-municipal Cooperation Committee in accordance with Article 9.4 and of maintaining and building the relationship between the Town and the County.

Administrative Support

The Committee Chair shall be elected by the members of the Committee from amongst the Elected Officials and shall normally serve for a term of two years however with permission of the ICC Members the Chair role may be adjusted. Unless otherwise determined by the Committee, the Signatory from which the Chair is chosen shall normally provide the administrative support to the Committee for the term of the Chair.

Review

Terms of Reference shall be reviewed by December 31 of each year.

Dissolution

The ICC remains in place unless the Master Agreement is terminated as per section 18.3.



Request for Decision

Council Policy 106C Remuneration and Benefits

January 25, 2021

RECOMMENDATION

That Council approve Council Policy 106C Remuneration and Benefits as presented.

STRATEGIC ALIGNMENT

The Town of Olds will respect people and the process ensuring a healthy environment where great decisions are made. The Town of Olds will ensure responsible fiscal balance between community expectation and available revenues.

LEGISLATIVE AUTHORITY

1. *Municipal Government Act*
2. *Town of Olds Procedural Bylaw*

BACKGROUND

At the January 11, 2021 regular Council meeting, Council accepted the policy as presented with updated honorarium rates. Unfortunately, the dollar amounts provided were incorrect.

The correction being request today is as follows:

As of January 1, 2020, monthly Honorarium for members of Council are:

<i>Mayor</i>	\$3,365.50	\$3279.80
<i>Councillor</i>	\$1,842.42	\$1795.13

RISK/CONSEQUENCES

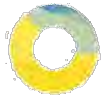
Council may amend any part of this policy and would need to provide specific direction on those modifications.

FINANCIAL CONSIDERATIONS – undetermined at this time.

ATTACHMENTS

1. Council Policy 106C Remuneration and Benefits with amendments

Author:	Marcie McKinnon Legislative Clerk	Date: January 21, 2021
CAO Signature:	Michael Merritt	Date: January 21, 2021



Town of Olds

106C Remuneration and Benefits

Prepared By: Office of the CAO

Council Approval Date: January 13, 2021

Effective Date: Immediately

Council Resolution No.: 21-09

References: Election Finances and Contributions Disclosure Act
 Policy 107C Council Member Appointment
 Policy 126C Council Professional Development
 2017 Citizens Committee on Council Remuneration Report

POLICY STATEMENT

The Municipal Government Act allows for compensation to be made to Elected Officials for duties performed. The Town of Olds will provide Remuneration and benefits to the Mayor and Councillors that reflects the demands of Council and Council's value to the community.

PURPOSE

The purpose of this policy is to outline the type and frequency of Remuneration for the Town of Olds elected officials.

DEFINITIONS

"Council" means elected officials of the Town of Olds, including Mayor and Councillors.

"Expenses" means reimbursement made to elected officials for approved Expenses paid out-of-pocket, based on actual submitted receipts, not subject to applicable source deductions.

"Honorarium/Honoraria" means a flat monthly amount paid to elected officials as Remuneration for Council Meetings as outlined in Section 1, subject to applicable source deductions.

"Honorarium Meeting(s)" are identified as outlined in Section 1.2.

"Per Diem Meeting(s)" are identified as outlined in Section 2.2.

"Official Function" means an event, such as a convention, that has an official purpose for one's employment, vocation or profession-whether run by a person, institution or governmental agency-or an official duty.

"Per Diem" means an hourly, daily or flat amount paid to elected officials for attendance at approved meetings or events as outlined in Section 2, subject to applicable source deductions.

"Professional Development Plan" includes identified training needs to become more adept in the performance of professional duties.

"Remuneration" includes Per Diem, Expenses and Honoraria.

"Special Event" means a planned public or social occasion to which the Mayor and/or Council have been invited to attend. In some cases when a Special Event involves funding such as a golf tournament

or gala, attendance requires prior approval by Council.

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SCOPE

This policy applies to all members of Town of Olds Council. Council Policy 106C supersedes Council Policy 126C Council Professional Development.

REMUNERATION

1. Honoraria

- 1.1. Council shall be compensated with a monthly Honorarium. Additional fees for individual meetings that are paid on a per meeting or per hour basis shall be expensed as identified in this document.

As of January 1, 2020, monthly Honorarium for members of Council are:

Mayor	\$3,365.50	\$3279.80
Councillor	\$1,842.42	\$1795.13

- 1.2 The following constitutes an Honorarium:

- Regular Organizational Meeting
- Regular Council Meetings
- Public Hearings that are part of Regular or Special Council Meetings
- Preparation time for meetings
- Meetings with residents
- Correspondence related to Council business
- Public Events including the following and is not limited to:
 - Canada Day
 - Remembrance Day
 - Summer Oldstice
 - Olds Fashioned Christmas
 - Volunteer Appreciation
 - Grand Openings and Ribbon Cuttings
 - Anniversaries/Birthdays/Graduations
 - National Indigenous Peoples Day
 - Any staff functions

- 1.3 In the Mayor's absence, the Deputy Mayor or Councillor representing the Mayor will receive the equivalent of a Per Diem when attending public events listed under 2.2.

- 1.4 The Mayor and Council Honoraria is tied to increases in the Alberta Consumer Price Index, shall be reviewed on a yearly basis, and shall not be greater than the Cost of Living Allowance awarded to staff.

In an election year, for election month, Honorarium will be prorated as to the days not serving in public office and will have sixty (60) days to settle up all expense claims.

- 1.5 Additional Honorarium or fees may be accepted from other organizations by a member of Council where they are received due to the member of Council:

- serving on a regional body, such as a regional Commission, where all members receive an Honorarium or fee, or
- attending a meeting, Official Function, course, conference or seminar, where the attendance has been approved by Council, or
- if the number of meetings changes significantly (e.g. 3 meetings per month), the

Honorarium will be reviewed at the time of the increase in meetings.

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2. Per Diem

- 2.1. A Per Diem may be claimed from the Town of Olds by a member of Council for items listed below, provided that no other Honorarium or fee has been accepted for that item.

The following Per Diem rates are effective January 1, 2020:

- < 30 minutes \$ 50.00
- 30 minutes to 2 hours \$100.00
- 2 to 4 hours \$150.00
- 4 to 8 hours \$250.00
- 8 plus hours \$325.00 (Covers an actual full day of 10-14 hour days (including travel time). The Per Diem would compensate for the actual time away from home, business or other activities.)
- Special Events \$100.00

- 2.2 Claimable Per Diems includes the following:

- Policies and Priorities Committee Meetings
- Ad Hoc Committee Meetings
- Special Council Meetings
- Travel time
- Public Hearings outside of a Regular Council Meeting
- Meetings outside of a Regular Council Meeting such as meetings with community partners and ministries
- Meetings of Authorities, Boards, Commissions, Committees that the member, or alternate has been appointed to that do not Remunerate
- Conferences, Conventions, Education Sessions, Seminars and Workshops
- Elected Official Orientation and Training
- Special Events such as golf tournaments, facility tours and galas

- 2.3 Councillors who attend an event or meeting of an Authority, Board, Commission or Committee to which they are not the designated Council representative, or the alternate, will not receive a Per Diem.

- 2.4 Any claim for per diem amounts in excess of individual Council Members Professional Development Plan be approved/denied in an open regular council meeting.

3. Expenses

Expenses paid by an elected official out of pocket may be submitted to Finance for reimbursement. Receipts must accompany the claim.

Meals

- 3.1 The Town will provide a light meal for Council meetings as required.

- 3.2 While traveling on Town business, meals may be claimed at the amount shown on receipts submitted. Where no receipt is submitted, a maximum amount for meals may be claimed at the rate approved by the Provincial Government. Gratuities on meals may be claimed to a maximum of fifteen (15) percent of the bill.

- 3.3 Meals that are previously paid for by the Town in the registration fees for meetings and conferences or included as part of the venue, are not an allowable expense that can be claimed except in special circumstances such as the meal time conflicting with travel schedules, dietary

considerations or the attendee has another meeting at the same time as the conference meal.

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Miscellaneous

- 3.4 Miscellaneous charges such as parking, secretarial services, photocopying, internet etc. may be claimed.
- 3.5 Lodging may be claimed.
- 3.6 Registration fees may be claimed.
- 3.7 Liquor is not an allowable expense that can be claimed, except where protocol dictates.
- 3.8 Conference partner programs and accommodation are the only allowable spousal expenses.
- 3.9 Costs will not be reimbursed when attending a political party function of any type.

Travel

- 3.10 Travel is authorized for members of Council for a meeting or Official Function related to the appointment of that member of Council to a committee or regional body.
- 3.11 Travel is authorized for members of Council approved by policy or by resolution to attend a course, conference or seminar on behalf of the Town of Olds.
- 3.12 Other travel for members of Council shall be approved by resolution of Council.
- 3.13 Council members will strive for fiscal responsibility when booking accommodations and travelling. This means standard accommodations and the use of the town vehicle or carpool whenever possible. Elected Officials shall not claim personal vehicle mileage inside the community. Travel by commercial carrier such as airlines, rail, taxi or bus may be claimed at the most economical costs of travel where possible. Most economical does not always mean lowest base fare as luggage fees, seat selection fees and air and airport time are also factors.
- 3.14 Travel by personal vehicle may be claimed at the current rate per kilometre as approved by the Provincial Government from time to time while travelling on Town business.

EXPENSE SUBMISSION AND REIMBURSEMENT

- 1. Council members will be responsible for reimbursing the Town the registration fee(s) for non-attendance unless due to extenuating circumstances as approved by the Mayor.
- 2. Procedures and forms for the submission and processing of claims shall be provided by the Chief Administrative Officer.
- 3. Claims submitted by Councillors shall be approved by the Mayor.
- 4. Claims submitted by the Mayor shall be approved by the Deputy Mayor or an alternate member of Council in the absence of an assigned Deputy Mayor.
- 5. Completed Remuneration forms must be received by the deadlines set by Payroll. All claims shall be reviewed for compliance with this policy by the Director of Finance or his/her designate, prior to issuing payment.

6. In order that Council may track expenditures, administration shall provide Council with a monthly statement covering their individual Councillors and/or Mayor's Budget. Councillors shall be accountable to the Mayor for the management of their individual budgets.
7. To provide transparency to the taxpayers, elected officials must be accountable for the Expenses they incur. Quarterly remuneration payment for each member of council shall be separately posted to the Town's website.

DEDUCTIONS AND BENEFITS

Deductions

Remuneration from Honoraria and Per Diem will be subject to applicable source deductions as prescribed by federal and/or provincial law that may include but are not limited to:

- Canada Pension Plan
- Employment Insurance
- Income Tax

Benefits

The following benefits are available to members of Council: Group Life Insurance, Dependent Life, Extended Health, Accidental Death and Dismemberment, and Dental coverage.

Elected Officials are eligible for the following benefits effective November 1st of the year in which they are elected or re-elected. Coverage is available for Single or Family. Health and Dental coverage may be waived, however insurance coverage is mandatory. Details are available from Human Resources.

Premiums payment rate/ratio must match staffs, for:

- Extended Health
- Dental
- Group Life
- Dependent Life
- Accidental Death & Dismemberment

Optional additional insurance. Premiums are paid 100% by the Elected Official:

- Supplemental Life Insurance
- Critical Illness Insurance

Programs funded by the Town of Olds:

- Health Spending Account as per the Town policy
- Healthy Employee Initiative as per the Town policy

Elected officials are not eligible for Workers Compensation coverage.

REMUNERATION REVIEW

1. No later than March 1st of the prior year (year three (3) of the term) of the general municipal election, Council shall appoint an Ad Hoc Citizens Committee on Council Compensation consisting solely of public at large members.
2. Council shall attend interviews with the Citizens' Ad Hoc Committee for the review of the Town of Olds Council Remuneration and Benefits Policy 106C.
3. Council shall charge the Ad Hoc Citizens Committee on Council Compensation to report within 90 days with recommendations on the policy on Honorariums and benefits to be established for members of Council effective once the new Council is elected.

4. Within 30 days of Council receiving the recommendations of the Ad Hoc Citizens Committee on Council compensation report, and shall place the report on the Council agenda a motion to accept, reject or modify the recommendations.

Approved Oct. 24/11 Motion No 11-330

Amended May 27/13 Motion No 13-157, 13-158, & 13-159

Amended June 26, 2017 Motion No 17-267 & 17-363

Amended October 9, 2018 Motion No 18-388

Amended November 9, 2020 Motion No 20-467

Amended January 13, 2021 Motion No 21-09



Request for Decision

Support to Reopening Business

January 25, 2021

RECOMMENDATION

That Council direct Administration to prepare and send a letter to the Alberta Provincial Government 'in support' to reopen small businesses, with signature of the Mayor.

STRATEGIC ALIGNMENT

In Council's Strategic Plan for the 2017-2021 term, Good Governance is a focus area with the goal: "The Town of Olds will respect people and the process ensuring a healthy environment where great decisions are made."

LEGISLATIVE AUTHORITY

Municipal Government Act

BACKGROUND

On January 13, 2021, correspondence was received requesting that the Town of Olds petition the Alberta government to reopen small businesses. To support our small businesses in Olds, as not every business can earn through curb side pickups. Everyone deserves the right to work and our small businesses should be able to open safely.

Council is being asked to consider the request from correspondent in asking the provincial government to reopen small business.

RISK/CONSEQUENCES

- That the Town is not following Alberta Health Services guidelines.
- That further business closures could occur.

FINANCIAL CONSIDERATIONS - Not applicable.

ATTACHMENTS

1. Email Correspondence

Author:	Marcie McKinnon Legislative Clerk	Date: January 21, 2021
CAO Signature:	Michael Merritt	Date: January 22, 2021

From: [Marcie McKinnon](#)
To: [Council Email Distribution](#)
Cc: [Michael Merritt](#)
Subject: FW: Request for advocate
Date: January 13, 2021 9:42:00 PM

Sent: January 13, 2021 1:53 AM

To: Communications Email Distribution <communications@Olds.ca>; Legislative
<Legislative@Olds.ca>

Subject: Request for advocate

Hello,

I would like to request that the Town of Olds petition our Alberta government to open small businesses. I support our small businesses in Olds, but not every business can earn through curb side pick ups. Everyone deserves the right to work, and our rich small businesses should be able to open safely.

Thank you for your time

--



Request for Decision

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Reports from Council, Authorities, Boards Committees and Commissions

January 25, 2021

RECOMMENDATION

That the reports from Council, Authorities, Boards, Committees and Commissions ending January 25, 2021 be received for information.

STRATEGIC ALIGNMENT

The Town of Olds is committed to transparent and inclusive processes that are responsive and accountable.

LEGISLATIVE AUTHORITY

Excerpt from Council Member Appointment Policy:

Members of Olds Town Council are appointed to Authorities, Boards, and Commissions annually. Authority, Board, Commission (ABC)" means a committee that is granted the authority by Council to make decisions on behalf of Council to which elected officials are appointed to at the Town of Olds Organizational Meeting.

BACKGROUND

The appointment of elected officials the various, authorities, boards, commissions and committees provide for the interest of the town to be expressed and to provide a direct communication link on matters that Council as a whole, should be informed of.

✓	Red Deer River Municipal Users Group (RDRMUG)		Olds Citizens' on Patrol
	Emergency Management		Olds Institute for Community & Regional Development (OICRD)
	Family & Community Support Services (FCSS)		Olds Institute Technology Committee
	Inter-municipal Cooperation Committee (ICC)		Olds Municipal Library Board (OML)
	Inter-municipal Planning Commission		Olds Policing Advisory Committee (OPAC)
	Inter-municipal Subdivision and Development Appeal Board		Parkland Community Planning Services (PCPS)
	Mountain View Regional Waste Management Commission (MVRWMS)		Parkland Regional Library Board (PRL)
	Mountain View Regional Water Services Commission (MVRWSC)		Public Art Advisory Committee (PAAC)

	Mountain View Seniors' Housing (MVSH)		
	Municipal Area Partnership (MAP)		South Red Deer Regional Wastewater Commission (SRDRWC)
	Municipal Planning Commission (MPC)		Southern Alberta Energy from Waste Association (SAEWA)
	Olds & District Chamber of Commerce		Central Alberta Economic Partnership (CAEP)

RISK/CONSEQUENCES

- Council can pass/make another recommendation being specific in what it wishes to direct as an alternate follow up.

FINANCIAL CONSIDERATIONS



Approved by budget



New = Budget Adjustment

Cost	Funding Source (budget/in kind/grant) with G/L Code
Council Personal Development Plans	2021 Operation Budget
Total Cost	

ATTACHMENTS

Various minutes are attached

Author:	Marcie McKinnon Legislative Clerk	Date: January 21, 2021
CAO Signature:	Michael Merritt	Date: January 21, 2021

RED DEER RIVER MUNICIPAL USERS GROUP NOTICE OF ANNUAL GENERAL MEETING

January 21, 2021
1:00 pm
(IN CONJUNCTION WITH REGULAR MEETING)
Via ZOOM

AGENDA

1. Call to Order – Welcome

2. Introductions

2.1. **Agenda:** Page 1 - 2
Approval of Agenda

3. Confirmation of Minutes:

3.1. Minutes of AGM January 16, 2020 – Page 3 - 5
3.2. Business arising from Minutes of January 16, 2020

4. Financial:

4.1. Financial Statements for Year ended **December 31, 2019** Page 6 - 7
Reviewed by Mayor R. Poole and Mayor T. Leslie

5. Election of Officers - Section 2/3 (See note attached)

Page 8

5.1. Urban Co-Chair

5.2. Rural Co-Chair

5.3. Executive Committee/Board of Directors (Minimum of 5)

6. Appointment of **Auditors/Review Committee** for year ending December 31, 2020.

RDRMUG Bylaws state that a Review Committee of TWO RDRMUG Members be appointed to audit the financial statements for the year ended December 31, 2019. (The RDRMUG Bylaws provide for an “external” audit of the financial records during the fiscal year following the scheduled municipal election. (2022 is an “external audit” year.) Current review members are Mayor R. Poole, Town of Blackfalds and Mayor T. Leslie, Town of Sundre.

7. Approval of Signing Authority:

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2020 signing officers are Y. Cassidy, CAO, County of Stettler, D. Drohomerski, CAO, Town of Drumheller and Councillor J. Garbutt, Town of Drumheller. Any TWO signatures are required on all cheques.

NOTE:

It has been suggested that RDRMUG consider incorporating electronic transfer payments for accounts payable. The Town of Drumheller is in the process of switching their accounts payable to an electronic transfer system.

- Invoices would be continued to be authorized by Executive Director and forwarded to the Town of Drumheller for payment.
- Payment would be scrutinized and authorized by the CAO, Town of Drumheller.
- Payment would then be processed by the Finance Manager, Town of Drumheller
- Electronic Transfers will make RDRMUG accounts payable system more efficient.

Recommendation: Consider switching RDRMUG accounts payable to electronic transfers.

8. Accounting Authority – Section 6.1

8.1. The Town of Drumheller is the accounting authority and performs the duties of treasurer for the RDRMUG.

Recommendation: Confirm the Town of Drumheller to continue as RDRMUG Accounting Authority for the RDRMUG Fiscal Year ending December 31, 2021. Current fee for service is \$5000.00 per year.

9. Changes to Bylaws:

None recommended

10. Adjournment of Annual General Meeting

WEB SITE MEMBERS AREA

NO USER NAME OR PASSWORD REQUIRED

Minutes of the Red Deer River Municipal User Group
ANNUAL GENERAL MEETING
January 16, 2020 at 1:00 PM
Badlands Community Facility, Drumheller, Alberta

Attendance: Co-Chair Terry Leslie – Town of Sundre
 Co-Chair John Ireland – Lacombe County
 Keith Ryder - RDRMUG Executive Director
 Ron Hoyt – M.D. of Acadia
 Dennis Kuiken – Village of Acme
 Richard Poole - Town of Blackfalds
 Bill Windsor – Town of Didsbury
 Darryl Drohomerski – Town of Drumheller
 Jay Garbutt – Town of Drumheller
 Gerald Campion - Town of Hanna
 Gavin Bates – Town of Innisfail
 Wanda Blatz – Town of Olds
 Tim Ainscough – City of Red Deer
 Michael Dawe – City of Red Deer
 Bill Shaw – City of Red Deer
 Jay Slemph – Special Areas
 Murray Marshall – Starland County
 Al Campbell – Town of Stettler
 Les Stuhlberg – County of Stettler
 Graham Parsons - Town of Sylvan Lake
 Chris Reeds – Town of Trochu
 Ray Wildeman – Town of Three Hills
 Recording Secretary – Libby Vant

1.0 Call to Order - Welcome: Co-Chair Terry Leslie called the meeting to order at 1:00 PM.

2.0 Introductions:

2.1 Agenda:
 Approval of Agenda

MOTION L. Stuhlberg moved that the agenda for the January 16, 2020 Red Deer River Municipal User Group Annual Meeting be adopted as presented. Carried.

3.0 Confirmation of Minutes

4.1 Confirmation of Minutes of the Annual General Meeting of January 17, 2019

4.2 Business Arising from Minutes of January 17, 2019

MOTION W. Blatz moved that the Red Deer River Municipal User Group Annual Meeting minutes of January 17, 2019 be adopted as presented. Carried.

4.0 Financial:

Executive Director K. Ryder presented and overview of the Financial Statements for the Year ended December 31, 2018.

MOTION B. Windsor moved to approve the Financial Statements for the Year ended December 31, 2018 as presented. Carried.

5.0 Election of Officers:

5.1 Election for Urban Chairman

Executive Director K. Ryder called for nominations from the floor.

MOTION B. Windsor moved that Terry Leslie, Town of Sundre be nominated for Urban Chair. Carried. Executive Director K. Ryder asked if there were any other nominations; there were none.

MOTION A. Campbell moved that nominations cease. Carried.
Mayor Terry Leslie, Town of Sundre was appointed Urban Chairman.

5.2 Election for Rural Chairman

Executive Director K. Ryder called for nominations from the floor.

MOTION R. Poole moved that John Ireland, Lacombe County be nominated for Rural Chair. Carried. Executive Director K. Ryder asked if there were any other nominations; there were none.

MOTION G. Campion moved that nominations cease. Carried.
Councillor John Ireland, Lacombe County was appointed Rural Chairman.

5.3 Election of Officers – 2020 Executive Committee

Executive Director K. Ryder explained that in 2011 a bylaw amendment allowed for a minimum of five (5) directors and for this number to be increased if deemed necessary. He further explained the role of the Board of Directors includes: directing the affairs of RDRMUG, overseeing the performance of the Executive Director, strategic planning, signing authority, accountability to RDRMUG members and attending meetings at the call of the Co-Chairs.

Executive Director K. Ryder called for nominations from the floor for any additional members to the Executive Committee.

MOTION R. Poole moved that Wanda Blatz, Town of Olds be nominated to the 2020 Board of Directors. Carried. Executive Director K. Ryder asked if there were any other nominations; there were none.

MOTION J. Slemp moved that nominations cease. Carried.

The 2020 Board of Directors is as follows:

Rural Co-Chair, Councillor J. Ireland, Lacombe County
Urban Co-Chair, Mayor T. Leslie, Town of Sundre
Mr. T. Ainscough, City of Red Deer (Resource)
Councillor G. Bates, Town of Innisfail

Councillor W. Blatz, Town of Olds
 Councillor A. Campbell - Town of Stettler
 Councillor G. Campion - Town of Hanna
 Councillor M. Dawe, City of Red Deer
 Councillor M. Marshall, Starland County
 Mayor R. Poole, Town of Blackfalds
 Mr. Bill Shaw, City of Red Deer (Water Advisor) Resource
 Councillor Jay Slemple, Special Areas

6.0 Appointment of Auditors or Review Committee for Year ending December 31, 2018:

Executive Director K. Ryder advised that the RDRMUG Bylaws state that a Review Committee of TWO RDRMUG Members be appointed to review the financial statements for the year ended December 31, 2018. R. Poole and T. Leslie both advised that they would let their names stand in this role for a further year.

MOTION G. Campion moved to accept R. Poole and T. Leslie to review the financial statements for the Year ended December 31, 2018. Carried.

7.0 Approval of Signing Authority:

Executive Director K. Ryder advised that two signing authorities are required for RDRMUG documents. He recommended that the current signing officers, Y. Cassidy, CAO, County of Stettler, D. Drohomerski, CAO, Town of Drumheller and Councillor J. Garbutt, Town of Drumheller continue with the current signing protocol.

MOTION J. Ireland moved to approve Y. Cassidy, D. Drohomerski, and J. Garbutt as the 2020 RDRMUG signing authorities. Carried.

8.0 Approval of Administrative Authority:

Executive Director K. Ryder advised that the Town of Drumheller is the accounting authority and performs the duties of treasurer for the RDRMUG. His recommendation was to confirm that the Town of Drumheller continue as the RDRMUG Accounting Authority at the current fee for services of \$ 5,000.00 per year.

MOTION L. Stuhlberg moved to accept the Town of Drumheller to continue as the RDRMUG Accounting Authority at the current fee for service of \$ 5,000.00 per year. Carried.

9.0 Changes to Bylaws:

None.

10.0 Adjournment:

MOTION G. Campion moved to adjourn the meeting at 1:20 PM. Carried.

Red Deer River Municipal User Group Association
224 Centre Street
Drumheller, Alberta T0J 0Y4

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Balance Sheet (un-audited)
For The Year Ended December 2019

Assets

Current Assets

Cash on Hand	-	
Bank - Scotiabank	50,031.43	
Bank - Investments	-	
Bank - Chinook	17.56	
Prepaid Expenses	-	
Accounts Receivable	-	
Accrued Revenue	-	
GST Clearing	1,050.03	
GST Recoverable	-	
	<hr/>	51,099.02

Capital Assets

Furniture and Fixtures	-
Equipment	-
Tools and Software	-
	<hr/>

Total Assets

51,099.02

Liabilities and Equity

Current Liabilities

Accounts Payable	4,059.36	
Accrued Liabilities	-	
Deferred Memberships	-	
Reserves	-	
	<hr/>	4,059.36

Surplus

Opening Surplus	50,039.31	
Surplus (Loss) for Year	(2,999.65)	
Closing Surplus	<hr/>	47,039.66

Total Liabilities and Surplus

51,099.02

Reviewed by:

Richard Poole

Mayor Richard Poole

Terry Leslie

Mayor Terry Leslie

Date: April 17, 2020

April 22, 2020

Red Deer River Municipal User Group Association
224 Centre Street
Drumheller, Alberta T0J 0Y4

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Statement of Revenue and Expense (un-audited)
For The Year Ended December 2019

	Budget	Actual	Variance
Revenue			
Municipal Membership	67,500	66,571.50	(928.50)
Interest Earned	1,800	1,855.40	55.40
Other Income		-	-
	69,300.00	68,426.90	(873.10)
Expenses			
Administration			
Contract Services (includes per diems)	46,000	39,925.26	(6,074.74)
Meeting Expense	1,200	1,339.83	139.83
Bank Charges		-	-
Town of Drumheller	5,125	5,125.00	-
Memberships/subscriptions	150	166.12	16.12
Office Supplies	500	320.00	(180.00)
Conference, Meetings	750	-	(750.00)
Travel Expense (Staff)	2,000	846.85	(1,153.15)
Web Site Maintenance	1,000	479.70	(520.30)
Miscellaneous	500	250.00	(250.00)
Accounting/Legal	1,000	-	(1,000.00)
GST Expense		-	-
Members Expenses			
Per Diems (Members)	500	-	(500.00)
Travel (Members)	500	-	(500.00)
Projects			
Special Projects		-	-
Consulting/Professional		-	-
Pamphlets and Written		-	-
Miscellaneous		-	-
Integrating Land Use Planning	10,000	21,814.00	11,814.00
RDRMUG Water Quality Water Protection Plan			
Contract Staff		-	-
Travel		-	-
Facility/Office Rental		-	-
Printing, mailing, etc.		1,159.79	1,159.79
Miscellaneous		-	-
	69,225.00	71,426.55	2,201.55
Surplus (Loss) for Year	75.00	(2,999.65)	(3,074.65)

Reviewed by:

Richard Poole

Mayor Richard Poole

Terry Leslie

Mayor Terry Leslie

Date: April 17, 2020

April 22, 2020

2021 Election of Officers

The current structure of the RDRMUG is as follows:

In 2008 the RDRMUG choose to become a society and the Red Deer River Municipal Users Group Association was formed. The bylaws require that the Society be governed by an Executive Committee/Board of Directors to be elected annually that will include:

- 2 (TWO) Co-Chairs, RDRMUG Members, one being from an “urban” municipality and one being from a “rural” municipality.
- A minimum of 5 Directors elected from the RDRMUG membership.

By-Law Amendments:

At the 2009 AGM it was unanimously approved to elect 6 (SIX) Directors

*At the 2011 AGM it was unanimously approved to elect a **MINIMUM** of 5 (FIVE) Directors*

2020 RDRMUG Executive Committee/Board of Directors

Rural Co-Chair: Councillor John Ireland, Lacombe County

Urban Co-Chair: Mayor Terry Leslie, Town of Sundre

Mr. Tim Ainscough, City of Red Deer (Resource)*¹

Councillor Gavin Bates, Town of Innisfail

Councillor Wanda Blatz, Town of Olds

Councillor Al Campbell, Town of Stettler

Councillor Gerald (Brass) Campion, Town of Hanna

Councillor Michael Dawe, City of Red Deer*²

Councillor Murray Marshall, Starland County

Mayor R. Poole, Town of Blackfalds

Mr. Bill Shaw, City of Red Deer Water (RDRMUG Advisor/Resource)

Mr. Jay Slemph, (Council Appointed Representative) Special Areas

*¹ Replaced by Alex Monkman, Water Superintendent, City of Red Deer (Resource)

*² Replace by Councillor Dianne Wyntjes, City of Red Deer

CONSIDERATIONS:

1. Is the number of Board members adequate?
2. Is the structure of the Board still sufficient? (re. rural-urban split)
3. Do we want to have different length of terms? ie. 1 year terms and 2 year terms so that there is continuity on the Board of Directors.

AGM and REGULAR MEETING PACKAGE COVER PAGE

January 21, 2021
1:00pm - ZOOM

ZOOM Link: <https://zoom.us/j/91093454297?pwd=Q0p4YWZ3NW01MjBZV0wxK2t2NTNvZz09>
(if you have ZOOM app downloaded – just click link to join meeting)

1. **Presentation(s):** Mr. Ken Lewis: Alternate Land Use Services
Ms. Carolyn Ross: Cows and Fishes
Provide an update on the Riparian Health Revisits

2. **Annual General Meeting Package** (Separate Package)

3. **Regular Meeting Package**

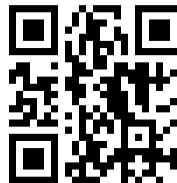
3.1. Agenda	Page 1 - 2
3.2. Minutes from November 19, 2021	Page 3 – 7
3.3. Financials to December 31, 2020	Page 8 - 12
3.4. 2021 Operating Budget	Page 13 – 14
3.5. Response letter from Minister J. Nixon	Page 15 - 16

(If you are unable to attend/participate please remember an alternate or another member of your Council or Administration are most welcome)

NOTE: Meeting packages available www.rdrmug.ca

WEB SITE: www.rdrmug.ca

Contact: execdir@rdrmug.ca



1. Call to Order – Welcome - Introductions

2. Agenda: -

Page 1 - 2

2.1. Additions

2.2. Approval of Agenda

3. Presentations:

3.1. Mr. Ken Lewis Alternate Land Use Services (ALUS) and Ms. Carolyn Ross from Cows and Fishes will provide an update and overview of their recent work in Riparian Health Revisits.

4. Minutes:

4.1. Confirmation of Minutes of November 19, 2020

Page 3 - 7

4.2. Business arising from Minutes of November 19, 2020

5. Financial:

5.1. Financial Statements to December 31, 2020

Page 8 - 12

5.2. 2021 DRAFT Operating Budget (copy included)

Page 13 – 14

(Budget now shows actual numbers for year ending December 31, 2020)

Note: The budget was brought forward from the November 19, 2020 meeting to allow members the opportunity to review and consider any new expenditures relating to the RDRMUG Handbook document and resulting recommendations.

6. New Business:

6.1. RDRMUG Handbook – “A Look Back – Going Forward”

Update/Review of work completed by Bill Shaw (BPS Consulting Ltd.) on Handbook (Copy of Final Draft – [Click here](#))

6.1.1. Review recommendations from Special Committee meeting of January 15, 2021.

6.1.2. Review possible action items.

6.2. Executive Committee Recommendations:

6.2.1. Proposed meeting dates for 2021: January 21, 2021, March 18, 2021, May 20, 2021, July 15, 2021, September 16, 2021, and December 2, 2021.

(Note: the regular November date has been changed to accommodate the AUMA Convention Nov. 17 – 19 and the RMA Convention Nov. 22 – 25)

Face to face meetings will be held in Drumheller unless special circumstances require a “field trip” or other situations deemed by the Executive Committee.

6.3. Executive Director Contract renewal. (see email sent to members)

7. Executive Director Report:

- 7.1. Update on Administration items
- 7.2. Year in Review
- 7.3. Future meeting(s) format
- 7.4. Response from Minister J. Nixon (copy included)

Page 15 -16

8. Agenda Additions:

9. Municipal Project Review: *An opportunity for all representatives to share their current and future water/waste water projects in an open round table format. If a member has a report that they wish to have included in the minutes we would ask for a written copy*

10. Correspondence & Articles: Attached and/or Handouts at meeting.

11. Next Meeting: March 18, 2021 (format to be confirmed)

Regular Meeting

November 19, 2020 at 1:00 PM - Via Zoom

Attendance: T. Leslie – Town of Sundre, J. Ireland – Lacombe County, D. Wyntjes – City of Red Deer, A. Campbell – Town of Stettler, D. Grover – County of Stettler, M. Marshall – Starland County, R. Poole – Town of Blackfalds, G. Bates – Town of Innisfail, G. Keiver - Kneehill County, P. Massier – Red Deer County, B. Windsor – Town of Didsbury, A. Kemmere – Mountain View County, G. Parsons – Town of Sylvan Lake, R. Kasco – Town of Oyen, J. Berry – Lacombe County, J. Slemp – Special Areas, C. Reeds – Town of Trochu, R. Wildeman – Town of Three Hills, A. Monkman – City of Red Deer, B. Shaw – City of Red Deer, T. Besuijen – Village of Alix, A.M. Philipsen – County of Newell, Larry Stickel (alternate) – Town of Hanna, R. Hoyt – M.D. Acadia Valley, J. Méthot – RDRWA (Presenter) K. Ryder – RDRMUG

1. Call to Order:

Co-Chair John Ireland called the meeting to order at 1:03pm.

2. Adoption of Agenda:

2.1. Additions to Agenda: None

Motion: A. Campbell moved that the agenda for the November 19, 2020 RDRMUG regular meeting be adopted as presented. **Carried**

3. Presentation:

3.1. Josée Méthot, MSc. – Executive Director/Watershed Planning Manager, Red Deer River Watershed Alliance (RDRWA).

- Josée has recently been appointed to the RDRWA Executive Director Position, however, has been part of the RDRWA for six years as the Watershed Planning Manager.
- RDRWA is one of the Provincial Watershed Management and Advisory Councils (WPAC).
- RDRWA is a multi-sector group representing all stakeholders within the Watershed.
- This year marks the fifteenth anniversary of the creation of the RDRWA.
- RDRWA Key Roles:
 - Act as conveners and collaborators.
 - Develop Watershed management policy.
 - Assess and report on the health of the Watershed.
 - Deliver educational and literacy programs.
- RDRWA Current/Ongoing Projects:
 - Produced factsheets on a variety of topics including hydraulic fracturing.
 - Updating RDRWA website.
 - Producing a film on the Red Deer River Basin. (In final stages and soon to be released).

- Have completed a technical report on the Riparian Area Assessment ¹³⁹ for the Medicine-Blindman Rivers Watersheds.
- Mapping hydraulically sensitive areas, which will benefit municipal planning, landowner management, stewardship group projects and Provincial planning.
- Annual Report is available on www.rdrwa.ca and outlines key information.
- Acknowledged partnerships with RDRMUG on several joint projects and initiatives.

4. Minutes:

4.1. Confirmation of Minutes of September 17, 2020

MOTION R. Poole moved that the Red Deer River Municipal User Group Meeting minutes of September 17, 2020 be adopted as presented. **Carried**

4.2. Business arising from Minutes of September 17, 2020: None

5. Financial:

5.1. Financial Statements to October 31, 2020: ([Click here](#) for copy)

Executive Director Keith Ryder provided an overview of the financial statements to October 31, 2020 and highlighted the following:

- Balance Statement: Current Assets - \$ 83,116.51
- Closing Surplus – \$ 71,996.92
- Statement of Revenue and Expenses – Revenue - \$ 56,458.92
- Expenses - \$ 31,501.66
- Surplus (Loss) for Year to-date – \$ 24,957.26

K. Ryder explained that due to Covid-19 implications and restrictions that many projects that were budgeted for the 2020 fiscal year have either been put on hold, scaled back or will carry over into future year(s).

MOTION B. Windsor moved to accept the Financial Statements to October 31, 2020 as presented for information. **Carried**

5.2. 2021 DRAFT Operating Budget: ([Click here](#) for copy)

Executive Director, K. Ryder presented a DRAFT operating budget for the RDRMUG year ending December 31, 2021. He reviewed the line items individually with the following highlights and recommendations:

- Request for member's contribution to remain at .25 cents per capita.

- Discussion on surplus amounts reflected in the DRAFT 2021 budget. 140
Explanations included that in recent years RDRMUG had operated with a small annual deficit and 2020 was a unique year with the restrictions encountered due to the Covid-19 effects. The consensus is that the surplus amount will be finalized in consideration of proposed future actions/projects.
- Project funding is to be determined and finalized by membership after review of “Possible RDRMUG Actions” as presented by BPS Consulting Ltd. to members.

Motion by A. Kemmere to receive the DRAFT budget for information and to bring forward to the January 2021 meeting. This will provide members with time to review the implications of the “Possible RDRMUG Actions” items to this budget. **Carried**

6. New Business:

6.1. Special Committee – Next Steps RDRMUG Handbook

Bill Shaw, (BPS Consulting Ltd.) presented a power point on the work that he has completed to date relating to the Handbook that highlights “Looking Back – Going Forward”

[Click here](#) for power point.

Round table discussion highlighted the following points:

- RDRMUG is appreciative of the detailed, quality work prepared by Bill Shaw.
- Documents are comprehensive and very readable with a blend of history and suggested future directions.
- RDRMUG is a unique organization of urban and rural municipalities that has continued to proactively provide advocacy and raise awareness of the municipal perspective of water related issues within the Red Deer River Basin.
- Provide an extensive educational resource for our members and stakeholders.
- Extensive document library to share the function(s) of RDRMUG with council colleagues, MLAs, MPs and other interested stakeholders.
- Continue to build on the credibility that has been established with Alberta Environment, other Provincial departments and agencies.
- Work closely and share resources with other agencies such as RDRWA, AUMA, RMA, AWC and others as required.
- Investigate all types of possible presentation media including a video/pod cast format or???? that members could use to share information with Councils, Administration and other stakeholders. K. Ryder will gather information for next meeting

6.2. Possible RDRMUG 2021 (and ongoing) Actions (DRAFT)

BPS Consulting Ltd. presented a table listing 5 possible future actions that RDRMUG should consider in moving forward with goals and reviewing mandate. These considerations have been gathered from RDRMUG members in the form of water related priorities to their municipalities.

[Click here](#) for latest edition of Handbook

[Click here](#) for Executive Summary

Points highlighted for discussion:

- Future actions would include discussion and action on Water Quality, Availability, Assurance and Storage.
- Begin by RDRMUG Executive Committee providing a briefing to RDRWA Board of Directors.
- Continue to work with stakeholders including the Alberta Water Council.
- Follow up with members on past projects such as the Integrating Source Water Protection and Conservation into Land Use Planning documents.
- Continue to lobby the Province to ensure that the Red Deer River Basin does not fall into the same situation as the Bow and Old Man Rivers in that both rivers are fully allocated. Future allocation of the Red Deer River must be handled efficiently to the benefit of all users.
- Very important to exercise advocacy role to Provincial Government prior to any decisions being made on future allocation limits and licenses.
- Ensure that “Possible RDRMUG Actions” include water related issues that are important to your municipality.
- Members will review budget implications of “Possible Actions” for discussion at next RDRMUG meeting.
- Review methods of sharing information with member’s Councils through video/podcasts, presentations, workshops, etc.

Consensus was to bring this document forward to the RDRMUG January meeting. This will allow members to review and gather input from their colleagues and administration/staff.

7. Meeting with Minister J. Nixon, Minister of Environment and Parks:

The RDRMUG Special Committee met with Minister Nixon on October 23, 2020 in Sundre. [Click here](#) for summary notes of meeting.

8. Executive Director Report:

K. Ryder provided an update on administrative items and information including:

- Attended a webinar session with the Orphaned Well Association (OWA). This organization deals with wells and lease sites that have been abandoned by companies that have become insolvent. [Click here](#) for power point presentation.
- Received information from Alternative Land Use Services (ALUS) on current projects relating to riparian health assets within the Red Deer River Basin. Mr. Ken Lewis has offered to provide RDRMUG an update at our January meeting.
- An information news video pertaining to an invasion of Prussian Carp within the Town of Innisfail to be shared at regular meeting.
- Advised that **NO** password is required to access any sections of www.rdrmug.ca. (Several members had advised that they were having difficulty in accessing files and that this information would be made available to anyone on request through their municipal offices.

Motion by T. Besuijen to accept the Executive Director’s report for information.

Carried

9. Agenda Additions: None

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10. Municipal Members Review: Members opportunity to report or bring to the table any water related news or issues from their respective municipalities.

11. Articles and Correspondence:

- [Click here](#) for Water Canada November/December Magazine
- [Click here](#) for Innisfail Carp issue

12. Upcoming Events:

12.1. RDRWA Fall Forum – Webinar November 24, 2020 www.rdrwa.ca

13. Next RDRMUG Regular Meeting:

- January 21, 2021 (details to be determined)

14. Adjournment:

Motion to adjourn meeting at 3:15pm by J. Ireland

Carried

Red Deer River Municipal User Group Association
224 Centre Street
Drumheller, Alberta T0J 0Y4

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Balance Sheet (un-audited)
For The Year Ended December 2020

Assets		
Current Assets		
Cash on Hand	-	
Bank - Scotiabank	63,317.57	
Bank - Investments	-	
Bank - Chinook	17.73	
Prepaid Expenses	-	
Accounts Receivable	-	
Accrued Revenue	-	
GST Clearing	1,379.58	
GST Recoverable	-	
	<hr/>	64,714.88
Capital Assets		
Furniture and Fixtures	-	
Equipment	-	
Tools and Software	-	
	<hr/>	-
Total Assets		<hr/> <hr/> 64,714.88
Liabilities and Equity		
Current Liabilities		
Accounts Payable	7,185.25	
Accrued Liabilities	-	
Deferred Memberships	-	
Reserves	-	
	<hr/>	7,185.25
Surplus		
Opening Surplus	47,039.66	
Surplus (Loss) for Year	10,489.97	
Closing Surplus	<hr/>	57,529.63
Total Liabilities and Surplus		<hr/> <hr/> 64,714.88

Red Deer River Municipal User Group Association
224 Centre Street
Drumheller, Alberta T0J 0Y4

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Statement of Revenue and Expense (un-audited)
For The Year Ended December 2020

	Budget	Actual	Variance
Revenue			
Municipal Membership	68,000	66,717.50	(1,282.50)
Interest Earned	2,000	957.55	(1,042.45)
Other Income		-	-
	70,000.00	67,675.05	(2,324.95)
Expenses			
Administration			
Contract Services (includes per diems)	45,000	38,546.36	(6,453.64)
Meeting Expense	1,200	452.95	(747.05)
Bank Charges		-	-
Town of Drumheller	5,125	5,125.00	-
Memberships/subscriptions	175	283.50	108.50
Office Supplies	400	360.00	(40.00)
Conference, Meetings	500	-	(500.00)
Travel Expense (Staff)	1,500	604.16	(895.84)
Web Site Maintenance	500	527.18	27.18
Miscellaneous	500	-	(500.00)
Accounting/Legal	1,000	-	(1,000.00)
GST Expense		-	-
Members Expenses			
Per Diems (Members)	500	-	(500.00)
Travel (Members)	500	-	(500.00)
Projects			
Special Projects		-	-
Consulting/Professional		-	-
Pamphlets and Written		-	-
Government Meetings/Consulting	5,000	2,091.68	(2,908.32)
Integrating Land Use Planning	10,000	9,194.25	(805.75)
RDRMUG Water Quality Water Protection Plan			
Contract Staff		-	-
Travel	500	-	(500.00)
Facility/Office Rental		-	-
Printing, mailing, etc.	500	-	(500.00)
Miscellaneous		-	-
	72,900.00	57,185.08	(15,714.92)
Surplus (Loss) for Year	(2,900.00)	10,489.97	13,389.97

Reviewed by:

Date:

Red Deer River Municipal User Group Association
224 Centre Street
Drumheller, Alberta T0J 0Y4

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103 Bank - Investments

Surplus funds are held in the general account which earns daily interest at a rate of prime less 2%. The banking agreement has a minimum of \$100,000 for short term investments.

122 Prepaid Expenses

125 Accounts Receivable

Dec 2020 - Requisitions outstanding from the membership

127 GST Clearing

On September 8, 2006 the Group was approved as a non-registered municipality and is able to claim 100% rebate on any GST paid. This is retroactive to the date the Group was formed to a maximum of 4 years. Claims filed on 31-Dec-07 are for the periods ending:

		Received	Balance	
30-Jun-17	649.69	649.69	0.00	50% of total GST
31-Dec-17	1,319.09	1,309.09	10.00	50% of total GST
30-Jun-18	1,019.87	1,029.87	-10.00	50% of total GST
31-Dec-18	779.00	779.00	0.00	50% of total GST
30-Jun-19	734.72	734.72	0.00	50% of total GST
31-Dec-19	1,050.03	1,050.03	0.00	50% of total GST
31-Dec-20	1,379.58		1,379.58	
Total	32,194.24	20,345.26	1,379.58	

GST 2005-2007 not collectable. Society can only claim 50% of the GST. 2012 transactions adjusted in O auditors.

301 Accounts Payable

31-Dec-20 **3,814.75** Keith Ryder: one month payable: Contract & Office Supplies
31-Dec-20 **3,370.50** BPS Consulting Ltd: Nov/Dec Water Primer and Tool Kit Reports
current procedure is to pay Keith the first of the month following the service period.

310 Deferred Memberships

The requisition value is amortized to revenue on a monthly basis, for the year ending December 31, 2020. This value is adjusted with the addition of new members, and will reach zero at year end.

501 Municipal Memberships

The Membership fees were created for the period of January to December 2020. The membership fees are amortized to revenue on a monthly basis, and adjusted with the addition of new members.

The 2020 Fiscal Year budget was based on 25 cents per capita of the 2019 membership population, approximating 266,870 persons.

601 Contract Services

Cheques are payable to Keith Ryder. A one month payable is set up since invoicing follows the billing period.

609 Web Site Maintenance

The web site was launched in August 2006.

2020 Red Deer River Municipal User Group Association

Membership is for the period of January 2020 to December 2020

For The Year Ended December 2020

Chq Date	Deposited	Municipality	Amount Paid	Commitment	Population	Outstanding	Arrears
27-Jan-20		Acadia Valley, County	123.25	123.25	493	-	
24-Jan-20		Acme, Village	163.25	163.25	653	-	
05-Feb-20		Alix, Village	183.50	183.50	734	-	
		Bashaw, Town		-		-	
23-Jan-20		Big Valley, Village	87.25	87.25	349	-	
12-Feb-20		Blackfalds, Town	2,531.25	2,531.25	10,125	-	
04-Mar-20	16-Mar-20	*Bowden, Town	310.00	310.00	1,240	-	
04-Mar-20	16-Mar-20	*Carstairs, Town	1,019.25	1,019.25	4,077	-	
	07-Oct-20	Clearwater, County	2,986.75	2,986.75	11,947	-	
31-Jan-20		Consort, Village	182.25	182.25	729	-	
		Coronation, Town		-		-	
04-Mar-20	16-Mar-20	*Crossfield, Town	827.00	827.00	3,308	-	
10-Feb-20		Delburne, Village	223.00	223.00	892	-	
04-Mar-20	16-Mar-20	*Didsbury, Town	1,317.00	1,317.00	5,268	-	
03-Feb-20		Donalda, Village	54.75	54.75	219	-	
29-Jan-20		Drumheller, Town	1,995.50	1,995.50	7,982	-	
		Elnora, Village		-		-	
12-Feb-20		Halkirk, Village	28.00	28.00	112	-	
31-Jan-20		Hanna, Town	639.75	639.75	2,559	-	
04-Mar-20	16-Mar-20	*Innisfail, Town	1,961.75	1,961.75	7,847	-	
30-Jan-20		Kneehill, County	1,250.25	1,250.25	5,001	-	
31-Jan-20		Lacombe County	2,585.75	2,585.75	10,343	-	
		Linden, Village		-		-	
07-Feb-20	Direct	Mountain View County	3,268.50	3,268.50	13,074	-	
		Munson, Village		-		-	
28-Jan-20	Direct	Newell, County	1,881.00	1,881.00	7,524	-	
07-Feb-20		*Olds, Town	2,296.00	2,296.00	9,184	-	
24-Jan-20		Oyen, Town	255.50	255.50	1,022	-	
27-Jan-20		Paintearth, County	525.50	525.50	2,102	-	
29-Jan-20		Red Deer, City	25,250.50	25,250.50	101,002	-	
14-Feb-20		Red Deer, County	4,885.25	4,885.25	19,541	-	
03-Feb-20		Special Areas	1,046.00	1,046.00	4,184	-	
29-Jan-20		Starland, County	516.50	516.50	2,066	-	
12-Feb-20		Stettler, County	1,381.50	1,381.50	5,526	-	
31-Jan-20		Stettler, Town	1,488.00	1,488.00	5,952	-	
06-Feb-20		Sundre, Town	682.25	682.25	2,729	-	
07-Feb-20		Sylvan Lake, Town	3,704.00	3,704.00	14,816	-	
06-Feb-20		Three Hills, Town	803.00	803.00	3,212	-	
31-Jan-20		Trochu, Town	264.50	264.50	1,058	-	
		Veteran, Village		-		-	
		* members of the Mountain View Regional Water Services Commission			0.00	-	
Paid Communities: 33			66,717.50	66,717.50	266,870	-	-

2020 Red Deer River Municipal User Group Association

Membership is for the period of January 2020 to December 2020
For The Year Ended December 2020

Deferred Membership Analysis

Month Ended	to Revenue	Added	Municipality	Balance
Invoices				66,717.50
31-Jan-20	→ 5,559.79			61,157.71
29-Feb-20	5,559.79			55,597.92
31-Mar-20	5,559.79			50,038.13
30-Apr-20	5,559.79			44,478.34
31-May-20	5,559.79			38,918.55
30-Jun-20	5,559.79			33,358.76
31-Jul-20	5,559.79			27,798.97
31-Aug-20	5,559.79			22,239.18
30-Sep-20	5,559.80			16,679.38
31-Oct-20	5,559.79			11,119.59
30-Nov-20	5,559.80			5,559.79
31-Dec-20	5,559.79			(0.00)
	<u>66,717.50</u>	<u>-</u>		

2021 DRAFT RDRMUG OPERATING BUDGET

[illegible]

2021 DRAFT RDRMUG OPERATING BUDGET

PROJECTS									
RDRMUG Next Steps									
Government Meetings/Consulting			5,000.00		2,091.68	3000.00			
Integrating Land Use Planning (workshops)	21,814.00								
Next Steps Handbook Documents			10,000.00		9,194.25		(revised Sept. 17, 2020)		
Sub Total	21,814.00		15,000.00		11,285.93	3,000.00			
Handbook Actions									
Water Assurance Report						3000.00	Note: 7 (to be approved)		
Future Storage Report						4000.00			
Integrated Water Res. Management Report						2000.00			
Video Production						1500.00			
Sub Total						10500.00			
RDRMUG Water Quality Protection Plan									
Travel			500.00		0				
Printing, Mailing, Production	1,159.79		500.00		0				
Sub Total	1,159.79		1,000.00		-				
TOTAL EXPENSES	70,266.76		71,900.00		57,185.08	67,025.00			
Suplus/(Deficit) for Year	(1,839.86)		(1,900.00)		10,489.97	1,175.00			
Total Closing Surplus/(Deficit)	48,199.45		45,139.66		57,529.63	58,704.63			
1. 2021 revenue remains at .25 per capita based on Estimated Membership population - increase in memberships 2. 2020 totals are estimated to December 31, 2020 3. RDRMUG Bylaws require an external audit for the fiscal year of 2022 (AGM Minutes January 17, 2019) 4. All projects must be approved by the RDRMUG membership prior to being committed 5. Any expenditures that are not covered in the approved RDRMUG budget or exceed a budgeted amount must be approved by the RDRMUG membership prior to any financial commitment being made. 6. Executive Director's 2020 Contract hourly rate is approved to be \$55.00 per hour (Average 15 hours/week) Minutes of January 16, 2020 7. New projects will include Handbook Action Issues (to be approved)									

November 25, 2020

108721

Keith Ryder
Executive Director
Red Deer Municipal User Group
4107 - 62 Street
Stettler, AB T0C 2L1
execdir@rdrmug.ca

Dear Mr. Ryder:

On behalf of Minister Nixon, I would like to thank you for the meeting and discussion on October 23, 2020. Both the Minister and I are pleased to hear from the Red Deer River Municipal Users Group (RDRMUG) and the ongoing commitment of RDRMUG to pursue sustainable and healthy water management outcomes in the basin.

During our meeting, the 2006 Approved Water Management Plan for the South Saskatchewan River Basin (SSRB Plan) was discussed as one of the determining factors setting out future growth potential in the basin. As a follow-up to those discussions and to address some questions that came up in the meeting, I would like to provide this additional context for the limits and objectives in the SSRB Plan for the Red Deer sub-basin.

Source of advice for SSRB Plan

The advice and recommendations in the SSRB Plan were informed by individual basin advisory councils. Varying levels of water allocation and the ecosystem status of each sub-basin was factored into finalizing objectives.

The plan recognized there is finite supply of water in any river basin, and the allocations in the Red Deer would reach this at some point. The basin advisory councils accepted the Red Deer was not over-allocated and was the healthiest sub-basin, compared to the others. They concluded there was time (over 40 years, at historic rates of growth) to put an interim allocation target in place, establish a Water Conservation Objective, and review how development and growth unfolded before making a final basin determination.

Interim water allocation target and management review

The SSRB Plan **did not set a final allocation limit for the Red Deer basin and instead recommended an interim allocation target of 600,000 cubic decametres**; recognizing water users will face increasing supply risks and the aquatic ecosystem will face increasing stresses and possible degradation at these levels. The purpose of the temporary basin closure that would be enacted at the 550,000 cubic decametre allocation level, is to allow for thorough review and consultation to confirm what the maximum allocation limit for the basin should be. 151

A review of the state of aquatic ecosystem of the river; as well as, economic and other factors at that time will give stakeholders an opportunity to revisit whether the 600,000 cubic decametre previously recommended limit, is an appropriate objective for the sub-basin.

Sub-basin differences

As was noted by the RDRMUG, the SSRB Plan did not close the Red Deer but did establish a target allocation limit that is proportionally smaller (33 per cent versus 70+ per cent) than what was allocated in the Bow or Oldman before they were closed. A key rationale for the Red Deer's *interim* allocation target was to "avoid the degree of environmental degradation that has occurred in other rivers in the SSRB". Revisiting the 600,000 cubic decametre interim target and choosing to allocate the Red Deer to the levels of the Bow and Oldman sub-basins will adversely impact ecosystems. Stakeholders would need to fully discuss and understand the implications before accepting those choices.

Alberta Environment and Parks (AEP) reviewed recent rates of water allocation in the Red Deer basin since 2000, and while past trends are no guarantee, water allocation growth in the Red Deer sub-basin remains consistent with the assumptions of the SSRB Plan and is not expected to reach the 550,000 cubic decametre level for many decades.

The Government of Alberta acknowledges the issues and future challenges for water management in the Red Deer River basin and AEP appreciates the ongoing dialogue with the RDRMUG around water management outcomes. If you would like to discuss this further, please contact me (Heather.vonHauff@gov.ab.ca) to arrange a meeting.

Sincerely,



Heather von Hauff
Executive Director, Water and Waste Policy
Environment and Parks

cc: Pam Livingston, Environment and Parks



Request for Decision

Correspondence and Information

January 25, 2021

RECOMMENDATION

That the Correspondence and Information Report ending January 25, 2021 be received for information.

STRATEGIC ALIGNMENT

The Town of Olds will respect people and the process ensuring a healthy environment where great decisions are made. The Town of Olds is committed to transparent and inclusive processes that are responsive and accountable.

LEGISLATIVE AUTHORITY

Excerpt from Council Communication Response Policy:

Council of the Town of Olds recognizes the importance of communications to an effective organization. The Town of Olds will ensure that communications received from the public, other organizations and staff are handled promptly and appropriately.

BACKGROUND

The Correspondence and Information Report is a collection of general information received at the Town Office and is provided to Council as information. Council may choose to provide direction to Administration on any item contained in this report.

Communication Response Council Policy 105C excerpt:

- d. *Ensure that all mail to the "Mayor", "Council", or the "Mayor and Council" is:*
 - i. *immediately forwarded to the Mayor's office, CAO and added to the correspondence file which, at the Mayors' discretion, will appear on the next Council Agenda,*
 - ii. *reviewed by the CAO to see if administrative analysis and report is required,*
 - iii. *mail requiring a response, is answered to by signature of the Mayor, CAO or designate, with an acknowledgement of receipt within 48 hours.*

LIST OF CORRESPONDENCE AND INFORMATION PRESENTED:

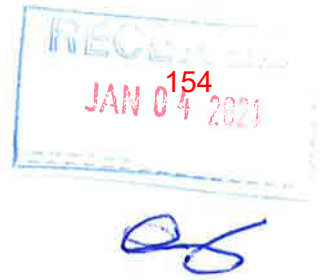
ITEM #	FROM / TO	REGARDING
A	Office of the Mayor of Red Deer, Her Worship, Tara Veer	Appointment as Honorary Lieutenant-Colonel by the Canadian Armed Forces for the 41 Signal Regiment
B	Lorene Runham Art Studio-Gallery	Thank you to Council regarding waiving Business License Fees

RISK/CONSEQUENCES

1. Council can provide further direction on any of the correspondence or information items.
2. Council can pass make another recommendation being specific in what it wishes to direct as an alternate follow up.

FINANCIAL CONSIDERATIONS – n/a**ATTACHMENTS** - Correspondence and Information packet is attached.

Author:	Marcie McKinnon Legislative Clerk	Date: January 21, 2021
CAO Signature:	Michael Merritt	Date: January 21, 2021



OFFICE OF THE MAYOR

December 15, 2020

His Worship, Mike Muzychka
Mayor of Olds
4512 46 St.
Olds, Alberta, T4H 1R5

Re: Honorary Lieutenant-Colonel Appointment

Dear Mayor Muzychka:

Mike

Thank you for your continuing service to the people of our region. The purpose of this letter is to inform you I was appointed Honorary Lieutenant-Colonel by the Canadian Armed Forces for the 41 Signal Regiment. The 41 Signal Regiment is a Reserve Force that provides communication and strategic infrastructure services to the 41 Canadian Brigade Group in Red Deer, Edmonton, and Calgary.

The responsibilities include providing a link between local and provincial squadrons and the communities we jointly serve and to elevate the public profile of the Regiment. I look forward to connecting all squadrons with our fellow Albertans. Please refer to the attached release for further information about the Regiment and my responsibilities.

If you would like to discuss the role and future possibilities for you to connect with the squadron and all who safeguard our freedom, I invite you to contact my office at 403.342.8154.

Sincerely,


Tara Veer
Mayor of Red Deer

[enclosure]

December 1, 2020

Mayor Veer appointed Honorary Lieutenant-Colonel with the Canadian Armed Forces

(Red Deer, Alberta) – Nominated by the Commanding Officer of 41 Signal Regiment, and signed off by the Minister of National Defence; The City of Red Deer congratulates Mayor Tara Veer on her recent appointment to Honorary Lieutenant-Colonel by the Canadian Armed Forces in recognition of her work in the community, commitment to honouring military veterans, and support of local reservists.

"I am extremely honoured to have been given the distinguished appointment of Honorary Lieutenant-Colonel with the Canadian Military," said Mayor Veer. "I am eager to serve in this position, in conjunction with my public duties. The sacrifices of our Canadian Armed Forces and the many veterans that served our country are what have allowed me to serve our community as Mayor. Past and present heroes in the Canadian Armed Forces have made our country what it is today. They are the reason for the freedoms Canadians enjoy today."

"Mayor Veer has been a dedicated supporter of our troops as Mayor of Red Deer. I am delighted with her appointment as Honorary Lieutenant-Colonel of the Regiment and am excited about the enthusiasm and profile that she brings to this important role in the Canadian Army Reserve," *Honorary Colonel Lloyd Lewis, 41 Signal Regiment.*

"Mayor Veer's remarkable career and contributions to Red Deer will certainly be an inspiration to all of our soldiers with her demonstrated 'service before self', leadership, and boundless energy. The soldiers of 41 Signal Regiment are truly honoured to welcome Honorary Lieutenant-Colonel Veer to our ranks," *Lieutenant-Colonel Steven Flavel, Commanding Officer, 41 Signal Regiment*

Honoraries are a tradition going back more than a century in the Canadian Armed Forces. They are typically prominent private citizens who volunteer to act as advocates for their regiments, communities and guardians of regimental traditions and histories.

The first Honorary Colonel appointment in Canada was that of Lieutenant-Colonel the Honorable J.M. Gibson, a Provincial Secretary in the Ontario Government. He was appointed as Honorary Lieutenant-Colonel to the 13th Battalion of Infantry in 1895.

Early in the 20th century in Canada, Sir Robert Borden described the practice of appointing Honoraries as "of greatest advantage to the Militia to be able to enlist the interest and sympathy of gentleman of position and wealth by connecting them to Regiments."

That sentiment remains true today. The Honorary is seen to be the guardian of regimental traditions and history, promoting the regiment's identity and ethos and being an advisor to the Commanding Officer on virtually all issues excluding operations.

"As an Honorary Lieutenant-Colonel, I will endeavor to foster 'esprit de corps' and support the 41 Signal Regiment and its leadership, and work to develop and strengthen the ties between our local military and communities, businesses, and industry throughout Alberta," said Mayor Veer. "I will fulfill the responsibilities entrusted to me, which include providing a link between the local and provincial Squadrons and the community, and raise the public profile of the Regiment with utmost pride. Thank you to the Canadian Armed Forces for this honour."

This honorary position builds upon and aligns with Mayor Veer's role in the community as ambassador and advocate for the needs of the region. "This is also a recognition for our community, and I share this with the people of Red Deer as I continue to advocate for the betterment of Red Deer for our citizens," Mayor Veer continued.

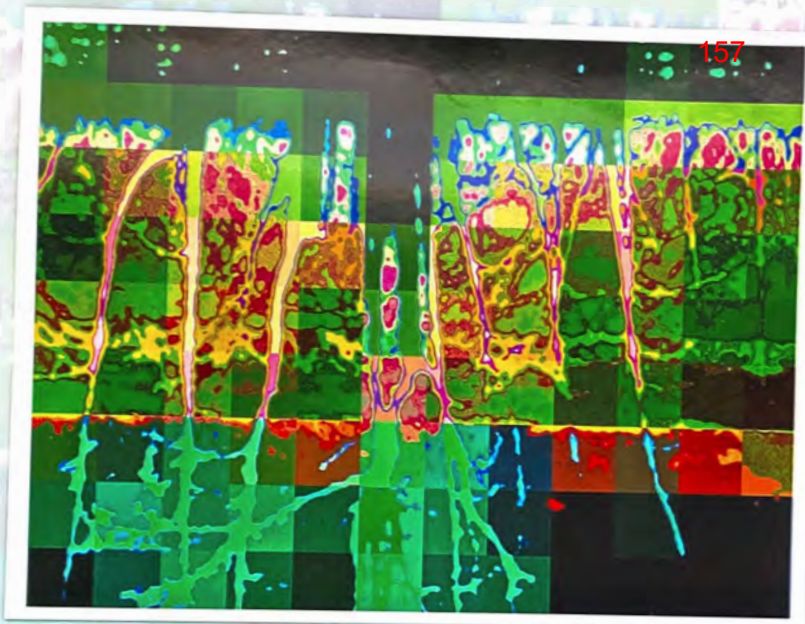
The appointment is effective immediately, and is a three year term serving as an ambassador. A formal installation ceremony will be planned soon pending provincial health protocols. The 41 Signal Regiment has squadrons in Red Deer, Edmonton and Calgary. For more information about the appointment process, visit <https://www.canada.ca/en/services/defence/caf/showcasing/honorary-appointments.html>. For more information about the 41 Signal Regiment, visit <https://army.gc.ca/en/3-canadian-division/41-signal-regiment/index.page>.

-end-

For more information, please contact:

Communications & Strategic Planning
The City of Red Deer
403-396-9533





Lorene *Runham* Art Studio-Gallery

'Green Mystery'

DIGITAL ABSTRACT

Photographic works that have been digitally altered into contemporary compositions with a strong mosaic theme. Signed Original Images available on request.

OPEN EDITION

www.LoreneRunhamArt.org

IMAGE # LR
D03386-022

(403) 556-3881

runham@oldstn.org Olds, AB

Town of Olds Regular Council Meeting Monday January 25, 2021

Dear Sheena,

It is with great appreciation that I thank you for advocating for resident businesses and proposing our licensing fee be waived for 2021!!

I am a local artist who has operated a homebased business in Olds for many years. My main way of selling is through face-to-face markets and one on one connection. This has all come to a grinding halt as you can imagine!

I was so happy to receive my new 2021 business license in the mail this week! Thank you!

A handwritten signature in black ink that reads "Lorene". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Lorene *Runham* Art Studio-Gallery

And Thank You to the Council for approving this proposal!

Town of Olds Regular Council Meeting Monday January 25, 2021