



**Regular and Closed Council Agenda
for Monday, March 22, 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 3-8 2A) Regular Council Meeting Minutes from March 8, 2021

3. PRESENTATION AND DELEGATIONS

Pages 9-210 3A) Annexation Negotiation Report
Pages 211-217 3B) Emergency Management Agency – COVID Update
Pages 218-220 3C) L.I.O.N.S. Pick up garbage day

4. BUSINESS ARISING OUT OF MINUTES / UNFINISHED BUSINESS

5. BYLAWS

Pages 221-227 5A) Bylaw 2021-01 Land Use Bylaw Amendment – MURALS
(Public hearing and consideration be given for second and third reading.)

6. NEW BUSINESS

Pages 228-230 6A) Proclamation – Green Shirt Day April 7
Page 231 6B) Public At Large Appointment - Public Art Advisory Committee
*Council may hold a Closed Session for discussion on the appointment for the PAAC covered under FOIP 17 Disclosure harmful to personal privacy.
Upon completion of a Closed Session the meeting will reconvene in public forum.*

7. REPORTS FROM COUNCIL, BOARDS AND COMMITTEES

Pages 232-381 7A) Reports from Council, Boards and Committees

8. QUARTERLY FINANCIAL POSITION UPDATE

9. CORRESPONDENCE AND INFORMATION

Pages 382-396 9A) Correspondence and Information

CLOSED SESSION

FOIP Section 17 – Disclosure harmful to personal privacy

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

Upon completion of a Closed Session the meeting will reconvene in public forum.

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

March 22, 2021

RECOMMENDATION

That the minutes from the March 8, 2021, Regular 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 March 8, 2021.

Author:	Marcie McKinnon Legislative Clerk	Date: March 6, 2021
CAO Signature:	Michael Merritt	Date: March 18, 2021

PRIOR TO ADOPTION

Minutes of the Town of Olds Regular and Closed Council meeting conducted electronically through ZOOM Meetings on Monday, March 8, 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; Chief Justin Andrew, Director of Protective Services; Monica Leatherdale, Communications Coordinator and Marcie McKinnon, Legislative Clerk.

1. CALL TO ORDER

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

A.) ADDED ITEM(s)

Councillor Harper requested two items added under New Business; 6E) Olds College Virtual Gala and 6F) Olds Dog Park

B.) ADOPTION OF THE AGENDA

Moved by Councillor Blatz, “to accept the Council agenda for the Monday, March 8, 2021 regular Council meeting, as amended.”

Motion Carried 21-80

2. ADOPTION OF PREVIOUS MINUTES

2A) Regular Council Meeting Minutes – February 22, 2021

Moved by Councillor Bennett, “to accept the Regular Council Meeting Minutes - February 22, 2021, as amended.” (add ‘Overwater’ behind Councillor - under 6A) comments point number two; and add “Overwater” to reconvening motion at end of meeting along with time of 3:25 p.m.)

Motion Carried 21-81

3. PRESENTATION AND DELEGATIONS

3A) Emergency Management Agency COVID Update

Emergency Managements Agency’s Director, Brian Powell gave PowerPoint Presentation to Council on the local state of COVID-19, as contained in the agenda package.

Director Wagstaff provided an update on the limited services have started back up at the Aquatic Centre which are by appointment only, same process at the Sportsplex.

Moved by Councillor Overwater, "that Council accept the Emergency Managements presentation on COVID-19 as information."

Council discussion ensued. Director Powell & Director Wagstaff responded to Council queries.

All Town of Olds Staff has been thanked for all their hard work and dedication during this time.

Motion Carried 21-82

4. BUSINESS ARISING OUT OF MINUTES / UNFINISHED BUSINESS

5. BYLAWS

5A) Bylaw 2021-02 Land Use Bylaw 01-23 Amendment – Chicken Coops

Moved by Councillor Harper, "that Bylaw No. 2021-02 to amend the Land Use Bylaw be given first reading."

Motion Carried 21-83

Council queried where it would be best place if the Town wanted to put a limit of chicken coops within the Town in the land use bylaw or the community standards bylaw? CAO Merritt and Mrs. Wright from PCPS concurred it would be best in the Community Standards Bylaw.

Council asked if a development permit was necessary for a chicken coop, Director Chant indicated; yes for the structure.

Motion Carried 21-84

Moved by Councillor Blatz, "that Council sets Monday, April 12, 2021 at 1:00 pm in Council Chambers or by virtual meeting as the date, time and place for a Public Hearing on Bylaw No. 2021-02."

Motion Carried 21-85

5B) Bylaw 2021-04 Community Standards Bylaw 2018-05 Amendment

Director Wagstaff spoke on two housekeeping items. On page 4 of the bylaw, the amendments to wording on Page 23 and Page 28 – the dates were changed to February 28 to be in line with the Rates Bylaw.

Moved by Councillor Overwater, "that Bylaw 2021-04 Community Standards Amendment Bylaw be given first reading."

Council discussion ensued on:

Restricting Number of Hens

Requiring Education Component

-perhaps a partnership with local educational institute/agricultural partners

Restricting the Number of Licences for Chicken Coops within the Town

CAO/Wagstaff, bring back with amends as they have heard from council
Cost of Licence... that would come to Council in September through a Rates Bylaw.
Height restriction must be synced

Motion Carried 21-86

Moved by Councillor Thomson, "that Council direct Administration to bring back 2021-04 Community Standards Amendment Bylaw for consideration on April 12, 2021 to the Regular Council Meeting.

Motion Carried 21-87

5C) Bylaw 2021-05 Ad-Hoc Committee – Council Bylaw Policy Review

CAO Merritt and Mrs. Lloyd spoke to the bylaw being presented to council for their consideration today. Mrs. Lloyd requested that point 5(2) be struck from the bylaw.

Moved by Councillor Bennett, "that Bylaw 2021-05 Code of Conduct Review Ad Hoc Committee, be given first reading, as amended."

Council discussion ensued on:

Mayor's role on council committee as an ex officio member, is addressed under the Municipal Government Act.

Motion Carried 21-88

Councillor Ryan, "that Bylaw 2021-05 Code of Conduct Review Ad Hoc Committee, be given second reading, as amended."

Motion Carried 21-89

Moved by Councillor Overwater, "that Council give unanimous consent to Bylaw 2021-05 Code of Conduct Review Ad Hoc Committee, and that it be given third reading, as amended."

Motion Carried 21-90

Moved by Councillor Blatz, "that Bylaw 2021-05 Code of Conduct Review Ad Hoc Committee, be given third and final reading, as amended."

Motion Carried 21-91

6. NEW BUSINESS

6A) Council Appointment to Ad-Hoc Committee

Moved by Councillor Blatz, "that Councillor Harper, Councillor Overwater and Councillor Thomson be appointed to the Code of Conduct Review Ad Hoc Committee.

Motion Carried 21-92

6B) Asset Management Strategy 2021

Moved by Councillor Overwater, "that Council approve the 2021 Asset Management Strategy."

Council discussion ensued on:

Asset management report

Inventory collection of hidden assets for report

Summer student to start and assist with asset management program

Council would like to see a information sheet with a high level summary of Town assets.

Motion Carried 21-93

6C) Fraud Prevention Month Proclamation

Director of Protective Services, Justin Andrew spoke on the proclamation before Council for their consideration.

Moved by Overwater, “that March 2021, be proclaimed as Fraud Prevention Month in the Town of Olds.”

Council requested Director Andrew work with Communications to put out a ‘did you know’ a week, on fraud prevention.

Motion Carried 21-94

6D) Kiwanis Music Festival – Sponsorship Request

Director Wagstaff spoke on the request before Council today.

Moved by Councillor Harper, “that a donation of \$1,000 for the Olds & District Kiwanis Music Festival, March 15–25, 2021, be approved.”

Motion Carried 21-95

Added items

6E) Olds College Virtual Gala

Councillor Harper queried on the invitation that was received via email regarding the Olds College Virtual Gala, which council members would be attending, she noted it was a no cost event, however attendees did need to register.

CAO Merritt will have the CAO/Council Executive Support, Mrs. French reach out to Council to confirm who wishes to be registered to attend the event.

6F) Olds Dog Park

Councillor Harper requested an updated on the Olds dog park.

Director Chant noted that the Town doesn’t have staff that maintain the park, other than twice a year they harrow the field. Director Wagstaff noted that last year the summer students did assist during the harrowing. However, last year a user’s group did a blitz and cleanup the park.

7. REPORTS FROM COUNCIL, BOARDS AND COMMITTEES

8. QUARTERLY FINANCIAL POSITION UPDATE

9. CORRESPONDENCE AND INFORMATION

9A) Correspondence and Information

CAO Merritt spoke to items as contained under the correspondence and information section in the agenda package.

Moved by Councillor Ryan, “that the Correspondence and Information Report ending March 8, 2021, be received for information.”

Discussion ensued on the Provinces initiative to replace the RCMP.

Director Andrew noted that the report that was provided to Minister Madu, would be forwarded to Council.

Motion Carried 21-96

Moved by Councillor Harper, “that the Mayor prepare a letter to Minister Madu and Premier Kenney indicating that the Town of Olds Council does not support a provincial policy force.”

Motion Carried 21-97

CLOSED SESSION

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 Ryan, “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 25 at 3:11 p.m. with CAO Merritt, Director Linderman, Director Andrew Director Chant, Director Wagstaff and Deputy Chief Kjorsvik in attendance.”

Motion Carried 21-98

Town Staff Monica Leatherdale and Marcie McKinnon along with the general public were moved to the waiting room of the meeting platform at 3:11 p.m.

Moved by Councillor Blatz, “that the meeting reconvene to the regular Council meeting at 3:46 p.m.”

Motion Carried 21-99

Mayor Muzychka recessed the meeting at 3:46 p.m.

Mayor Muzychka reconvened the meeting at 3:57 p.m.

Administration moved the public from the waiting room back to the meeting at 3:57 p.m.

10. ADJOURNMENT

Moved by Councillor Harper, “that this meeting be adjourned at 3:57 p.m.”

Motion Carried 21-

Michael Muzychka,
Mayor

Michael Merritt,
Chief Administrative Officer

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



RECOMMENDATION

That Council approve the Annexation Negotiation Report dated February 17, 2021 by passing the resolution in attached Schedule A.

That Council authorize the submission of the Annexation Negotiation Report to the Municipal Government Board as the Town's formal annexation application.

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."*

Strategy 4.6: ICC-ICF decision point: grow or annex – Council has decided to annex three quarters (480 acres) in the north east area of Olds.

LEGISLATIVE AUTHORITY

1. *Municipal Government Act* – Chapter M-26, Part 4, Division 6 Section 118 the initiating municipal authority must prepare a report that describes the results of the negotiations.
2. *Municipal Government Act* – Chapter M-26, Part 4, Division 6, Section 119 the initiating municipality must submit the report to the Municipal Government Board and a copy to municipal authorities, the report becomes the initiating municipal authority's application for annexation.

BACKGROUND

The Annexation Negotiation Report summarizes the process that the Town and County have followed in considering annexation and acts as the Town's official application to the Municipal Government Board (MGB). The required contents of the Annexation Negotiation Report are described in Section 118 of the Municipal Government Act and include the following:

- Description of the lands to be annexed.
- List of all matters agreed upon and those on which no agreement between municipalities was reached.
- Description of the public consultation process.
- Summary of the views expressed during the public consultation.

The Annexation Negotiation Report also provides indication to the MGB on how the Town wishes to proceed with respect to the timing of annexation and the conditions that the Town and County wish placed on the Town's annexation application.

The Annexation Negotiation Report was reviewed by the Inter-Municipal Collaboration Committee (ICC) on March 4, 2021. The ICC achieved consensus on the content of the Annexation Negotiation Report and recommended that it go to Councils for consideration.

At their regular Council meeting on March 10, 2021, Mountain View County Council passed a resolution accepting the Annexation Negotiation Report. A similar resolution is now required from Town of Olds Council to accept the Annexation Negotiation Report. Following this step a complete application package will be forwarded to the MGB. This package will include a cover letter, copies of the Annexation Negotiation Report, a copy of the Town's Municipal Development Plan, a copy of the Intermunicipal Development Plan, a list of the names and mailing addresses of each Annexation area landowner, and the application fee.

Once the MGB receives the Town's application, they will determine if a public hearing is required and, if necessary, arrange and hold a public hearing. The decision to hold a hearing is up to the MGB.

There is no time limit for the MGB to reach its decision on the Town's application. The final decision on annexation comes from Provincial Cabinet in the form of an Order-in-Council. It is estimated that it may take 6 months to receive a formal decision from the Province.

RISK/CONSEQUENCES

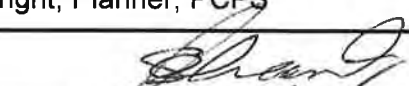
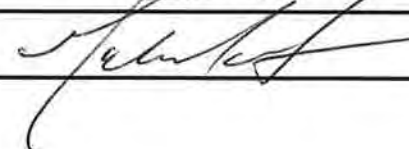
1. Council may request further information from Administration prior to proceeding with the resolution.
2. Council may provide direction to Administration on changes to the Annexation Negotiation Report with the amended Report coming before Council for resolution at a later date. This would require reconsideration of the report by Mountain View County Council.
3. Council may choose to not pass the resolution. This means the annexation application would not be submitted.

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

1. Schedule A: Resolution
2. Annexation Negotiation Report dated February 17, 2021

Author: Natasha Wright, Planner, PCPS	Date: March 10, 2021
Director Signature: 	Date: March 18/21
CAO Signature: 	Date: March 18/21

Town of Olds Resolution, Annexation Negotiation Report

Whereas the Municipal Government Act and the Provincial Land Use Policies urge municipalities to plan co-operatively, and

Whereas Mountain View County and the Town of Olds have successfully negotiated the terms of an annexation, and

Whereas affected landowners, local authorities and the public have been consulted and the expressed concerns considered by both municipalities,

Now therefore be it resolved that:

1. The Town of Olds approves the Annexation Negotiation Report dated February 17, 2021 relating to the Town of Olds annexation application; and
2. The Municipal Government Board is requested to recommend the annexation of the lands described in this report subject to the terms of the Annexation Negotiation Report; and
3. The Town of Olds certifies that this report accurately reflects the results of the negotiations between the Town of Olds and Mountain View County and the results of the landowner and public consultations.

Signed this ____ day of _____, 2021

Approved by Resolution # _____

TOWN OF OLDS ANNEXATION

NEGOTIATION REPORT

February 17, 2021

Prepared for the Municipal Government Board pursuant to Sec. 118 of the Municipal Government Act, RSA 2000, as amended



Prepared by Parkland Community Planning Services

*** With edits from the Inter-Municipal Collaboration Committee**

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Appendices

Appendix A: Map and List of Lands to be Annexed

Appendix B: Copies of Certificate of Title as of January 2021

Appendix C: Municipal Tax Sharing Arrangement between Town and County

Appendix D: Proposed Approach to Municipal Taxes for Annexed Lands

Appendix E: Letter to Affected Landowners

Appendix F: Landowner Information Package and Follow-up Correspondence

Appendix G: Landowner Response Forms

Appendix H: Letter to Local Authorities and Distribution List

Appendix I: Responses from Local Authorities

Appendix J: Resolutions for Negotiation Report

INTRODUCTION

The Town of Olds is requesting approval of this annexation application to be able to address their long term future growth needs in a rational and orderly fashion. The addition of lands to the Town has been the topic of positive and productive discussions between the Town of Olds and Mountain View County. Consultations with landowners, the general public and other local authorities was undertaken as part of the overall process to identify annexation lands and means of addressing impacts.

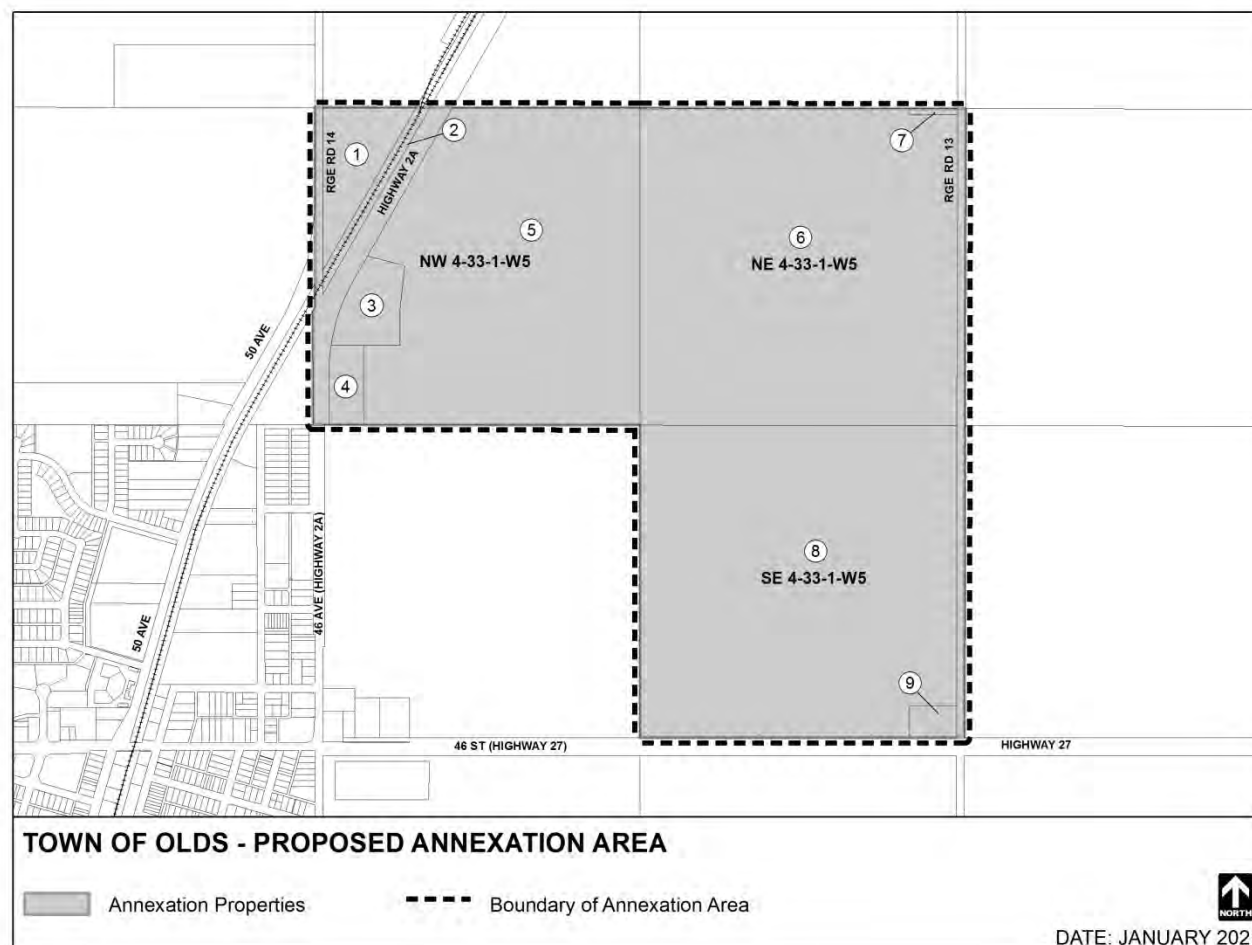
This Negotiation Report has been prepared in accordance with the requirements of Section 118 of the *Municipal Government Act (MGA)*. The purpose of this report is to document the process that has been followed and formally present the Town's request to the Province. It includes:

- A description of the land proposed to be annexed in this application;
- The Town of Olds' reasons for pursuing the annexation application;
- Background on historic population and industrial and commercial growth in Olds;
- A description of the relationship between the annexation proposal and approved statutory plans;
- A description of the intended uses proposed for the annexation lands and the ability to extend municipal services;
- A list of the matters agreed upon and those on which no agreement was reached between the Town of Olds and Mountain View County;
- A description of the consultation process for landowners, the general public and other local authorities that was used in the negotiations and in preparing the annexation application;
- A summary of the views expressed during the consultation process with landowners, the general public, and other local authorities;
- Actions proposed by the Town of Olds in response to issues raised through the consultation process;
- A financial analysis of the impact of annexation on the Town of Olds and Mountain View County; and
- An overview of compliance with the annexation principles established by the Municipal Government Board.

LANDS PROPOSED FOR ANNEXATION

The Town of Olds and Mountain View County have agreed to the annexation of lands as identified in Figure 1. The total amount of land proposed to be annexed is approximately 198.46 ha comprising titled lands and non-titled road allowances and rights of way.

Figure 1: Town of Olds Annexation Area



The lands proposed to be annexed are described below through legal descriptions, approximate areas and their general location relative to the present Town boundaries. The areas proposed to be annexed include approximately 189.95 ha of titled land and approximately 8.51 ha of road rights of way. A copy of the annexation map identifying each owner with the corresponding parcel of lands is included in Appendix A. Appendix B includes current copies of the land title for each of the proposed annexation parcels.

Titled Lands Proposed for Annexation

Property No. 1

Owner(s): Gary Chong & Lizhen Lily Wu
 Title Number: 191 060 794
 ATS Reference: NW 4-33-1-W5
 Area (Ha): 4.93
 Location: Northeast of the Town boundary,
 west of Highway 2A

Property No. 2

Owner(s): Calgary and Edmonton Railway
 Company
 Title Number: AF12
 ATS Reference: NW 4-33-1-W5
 Area (Ha): 1.54
 Location: Northeast of the Town boundary,
 west of Highway 2A

Property No. 3

Owner(s): Mountain View County
 Title Number: 011 128 013
 ATS Reference: NW 4-33-1-W5
 Area (Ha): 3.12
 Location: Northeast of the Town boundary,
 east of Highway 2A

Property No. 4

Owner(s): 2295068 Alberta Ltd.
 Title Number: 121 263 041
 ATS Reference: NW 4-33-1-W5
 Area (Ha): 1.82
 Location: Northeast of the Town boundary,
 east of Highway 2A

Property No. 5

Owner(s): Gerald O.C. Bakken (Farmer) &
 Rose D. Bakken
 Title Number: 941 152 704 +9
 ATS Reference: NW 4-33-1-W5
 Area (Ha): 49.8
 Location: Northeast of the Town boundary,
 east of Highway 2A

Property No. 6

Owner(s): Clarke Agri Business Inc.
 Title Number: 971 278 435
 ATS Reference: NE 4-33-1-W5
 Area (Ha): 64.5
 Location: Northeast of the Town boundary,
 east of Highway 2A and west of Range Road
 13

Property No. 7

Owner(s): Town of Olds
 Title Number: 75R150
 ATS Reference: NE 4-33-1-W5
 Area (Ha): 1.86
 Location: Northeast of the Town boundary,
 east of Highway 2A and west of Range Road
 13

Property No. 8

Owner(s): Ronald D. Berreth & Constance
 M. Berreth
 Title Number: 931 173 585
 ATS Reference: SE 4-33-1-W5
 Area (Ha): 62.67
 Location: Northeast of the Town boundary,
 north of Highway 27 and west of Range
 Road 13

Property No. 9

Owner(s): Charles A. Dahl & Donna M. Dahl

Title Number: 151 128 292

ATS Reference: SE 4-33-1-W5

Area (Ha): 0.97

Location: Northeast of the Town boundary,
north of Highway 27 and west of Range
Road 13

Non-Titled Lands – Road Allowances and Rights of Way – Proposed for Annexation

Description: The government road allowance lying east of the South East Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Range Road 13, North of Highway 27

Description: The government road allowance lying east of the North East Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Range Road 13, North of Highway 27

Description: The portion of road widening plan 941 1212 and Highway 2A adjacent to and bisecting the west portion of the North West Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Highway 2A

Description: The portion of government road allowance lying west of the North West Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Range Road 14

REASONS FOR ANNEXATION

There are nine primary reasons for the Town's proposed annexation. These reasons relate to implementation of key directions of the Mountain View County/Town of Olds Intermunicipal Development Plan, the Town's Municipal Development Plan and practical planning considerations in positioning the Town to be able to plan for and attract commercial and industrial development. Land supply for residential use within the Town is sufficient to accommodate long term growth up to and beyond 2046.

1. Supply of Land - Commercial

Since 2006 there has been significant interest in the Town of Olds for commercial activity. This has taken the form of small and large format retailers, restaurants, hotels, offices, financial institutions, personal services and automotive services. The available supply of land to accommodate new commercial interests, the most attractive of which has been along the Highway 27 corridor, has been depleted and additional long term frontage along Highway 27 will be required.

2. Supply of Land - Industrial

Since 2015 interest in industrial development in the Town of Olds has increased with sizeable blocks of land being developed and other large blocks of land being secured for future projects. The available supply of industrial land has dropped to a 20 year supply when the impact of lands not available to the market is taken into account.

3. Selection for Prospective Development – Industrial

The available supply of industrial lands is becoming concentrated in the hands of a small number of landowners. Prospective investors are starting to experience limitations in terms of the number of locations/parcels that may be available to the market. The Town's long term economic prospects are better served by having a diverse supply of industrial lands available.

4. Economical Municipal Wastewater Service Extensions

The cost to provide municipal wastewater services per hectare of developable land is 25 percent of what it would otherwise be to service the SW 4 alone based on the lift station and force main costs being spread over a larger land area. The annexation area provides an economy of scale to overcome the financial cost of servicing the quarter section presently in the Town boundaries.

5. Jurisdiction Over Lift Station Service Area

Working with landowners to make their property available to the market while coordinating land use and infrastructure planning over multiple quarter sections are more likely to be successful if the Town is in a position to give definitive answers and follow through on solutions that the Town offers. For example, front ending part of the infrastructure investment can be considered if the Town has jurisdiction to enforce recovery mechanisms such as offsite levies, oversize improvement charges, and endeavours to assist.

6. Facilitate Well Planned Industrial Park

Direct negotiations with landowners to plan for the future commercial/industrial park and secure agreements among with and between landowners (e.g. utility rights of way for infrastructure extensions) by the Town is more likely to succeed where the Town is the approving authority.

7. Future North Arterial Road

The Town has a vital interest in protecting the alignment of the north arterial and the options to tie in to Highway 2A and Highway 27 as part of its long term road network. Annexation of the area where both of these connections occur protects the Town's interest and gives the Town more control over issues of design, timing and construction.

8. Time to Prepare and Plan for Future Development

The lands planned for commercial and industrial use will not be available for development until after sufficient detailed planning has occurred. The Town is more likely to invest in the advance planning in terms of area structure plans and more detailed servicing concepts for lands within its jurisdiction. The process of IDP update, annexation and detailed planning means the lands in the Northeast Commercial/Industrial Park may be 4-5 years away from accommodating their first significant development. While this is taking place, the available supply of commercial and industrial land in the Town boundaries will continue to drop.

9. Time for Service Providers to Plan for Infrastructure Expansion

Similar to the Town's need to budget time for advance and detailed planning prior to development; the private utilities, such as Altalink, Fortis and ATCO Gas, need time to plan for expansion of their infrastructure. Industrial land within an urban setting is less likely to be construed as speculative by the private utility providers and the provision of services would be subject to the franchise agreement with the Town.

In summary, the proposed annexation is a key step in implementing the Town's overall plans to become a viable, safe, family-oriented and healthy community that embodies the sustainable development goals and objectives of the Provincial Land Use Policies.

RELATION TO HISTORIC AND PROJECTED COMMERCIAL AND INDUSTRIAL GROWTH

The Town of Olds has been experiencing increased interest in, and active development of, commercial and industrial lands since 2006. Large scale commercial development that has occurred in the Cornerstone area (west end of Olds) has reinforced the Town's role as a commercial service centre. There continues to be strong interest by local business and national franchises in further commercial development in the town. In recent years the Southeast Industrial area has been the focus of industrial development and a steady stream of inquiries from those wishing to establish an industrial operation in Olds.

This section provides background on the overall amount of historic commercial and industrial growth in the town and projects future demands for land to accommodate commercial and industrial development. Background on population growth and population projections are discussed in order to determine the demand for future commercial and industrial land in proportion to the future overall population growth of the town. The resulting projected demand for land is then compared to the available supply within the present Town boundaries.

Past Commercial and Industrial Development and Context

The most significant amount of commercial development occurring in Olds since 2006 has concentrated along the Highway 27 corridor in the west end of town. The Cornerstone commercial area brought two national retailers, Canadian Tire and Walmart, to the community and opened an area for numerous additional franchises. While some existing businesses relocated to reposition themselves to serve the local market, backfill development of vacant commercial space has also occurred. Consolidation of Mountain View Credit Union main office and functions in Olds in 2010-2011 in their new building is an example of Olds' growing significance as a regional commercial and service centre.

Between 2006 and 2013, industrial development in Olds was mainly in the form of small scale expansions of existing properties and businesses and build out on existing industrial parcels. Interest by landowners in industrial development and creation of new industrial parcels was low up until 2013-2015. The major blocks of available land in the Southeast Industrial area were mainly concentrated in the ownership of two individuals. The Town facilitated subdivision in the NE 29 to accommodate outside investor interest in larger industrial parcels. Once suitable parcels were created, industrial development took the form of cannabis production facilities occupying large size parcels and food processing operations starting in 2016.

Historic Population Growth

In 1986, the population of Olds was 4,871 based on the Federal Census. By the time of the 2016 Federal Census the number of permanent residents recorded for the town grew to 9,184. The rate of annual growth has varied year over year. The thirty (30) year trend was 2.14% average annual population growth. Over the twenty (20) years between 1996 and 2016, the annual rate of population growth was higher than the thirty (30) year trend and averaged 2.31% population growth per year. The rate of annual population increase was higher still for the ten (10) year period between 2006 and 2016 which was an average of 2.40%.

Table 1 shows the recorded population for Olds from 1986 to 2016. A series of population growth rates are shown starting with the average annual rate of increase between each census, then the thirty, twenty and ten year trends.

Table 1: Town of Olds Population and Rates of Population Increase					
Year	Population	Average Annual Increase Between Each Census	Average Annual Increase Over 30 Years	Average Annual Increase Over 20 Years	Average Annual Increase Over 10 Years
1986	4,871		1986 to 2016 = 2.14%		
1991	5,549	1986 to 1991 = 2.64%			
1996	5,815	1991 to 1996 = 0.94%			
2001	6,607	1996 to 2001 = 2.59%		1996 to 2016 = 2.31%	2006 to 2016 = 2.40%
2006	7,248	2001 to 2006 = 1.87%			
2011	8,235	2006 to 2011 = 2.59%			
2016	9,184	2011 to 2016 = 2.21%			

The above assessment of population levels does not account for the resident population associated with Olds College. The actual number of students attending and choosing to reside in Olds will vary for each enrolment year. As of 2018, there was capacity for 634 students to reside on campus. The actual number residing off campus in Olds in any given year is not always available.

Projected Future Population Growth

Table 2 projects the future population of Olds in five year increments starting from the 2016 population and projecting ahead to 2046. It uses the ten, twenty, and thirty year rates of average annual population increase experienced in the past to create low, medium and high scenarios for the future.

Table 2: Projected Future Population (5 Year Increments)								
Year	2016	2021	2026	2031	2036	2041	2046	Addition to 2016 Population
Population using 2.14% annual growth (low)	9,184	10,210	11,350	12,617	14,026	15,593	17,334	8,150
Population using 2.31% annual growth (medium)	9,184	10,295	11,540	12,936	14,501	16,255	18,221	9,037
Population using 2.40% annual growth (high)	9,184	10,340	11,642	13,108	14,758	16,616	18,708	9,524

For the purposes of projecting the amount and pace of future population growth the medium scenario of 2.31% average annual growth has been selected. This figure is also used in the Town's Municipal Development Plan.

Historic Commercial and Industrial Land Consumption

Figure 2 shows titled parcels of land that have been developed and are in use for commercial or industrial within the town. It is based on interpretation of the May 2017 air photo, parcel designations under the Town's Land Use Bylaw, and adjustments for projects that are under construction and/or operating as of the end of 2018. Projects that are being considered for approval and projects that have obtained approval but not yet started construction are not included in Figure 2.

For commercial uses, all of the areas shown in Figure 2 were developed as of the May 2017 air photo. The total area of the titled parcels developed as commercial land was 61.40 hectares

(151.66 acres). For industrial uses, the majority of the area shown in Figure 2 was developed as of the May 2017 air photo. Two adjustments were made for the Sundial and Olds Soft Gels cannabis production facilities located in the Southeast Industrial area which were well under construction by the end of 2018. The total area of the titled parcels developed as industrial land was 110.93 hectares (274 acres).



The area of titled parcels developed for commercial and industrial is the “net” area of land used and it does not account for associated land area needed to accommodate roadways, public utility lots and storm water management facilities, and park dedications created through the subdivision process. To convert the “net” area of land to the “gross” area of land needed to create new commercial or industrial parcels and account for 10 percent park dedication and 20 percent for roads and utilities an adjustment factor of 30 percent has been applied. This means for each hectare of land subdivided, 70 percent of the area would be the titled area for the parcel and 30 percent of the area would take the form of park space, public utility lot or road dedication. *[Equation: (net area divided by gross area) = 70 percent]*

The result is a gross area of 87.71 hectares (216.65 acres) of land developed to accommodate commercial use and a gross area of 158.47 hectares (391.42 acres) of land developed to accommodate industrial use.

The existing rate of commercial land consumption in relation to the population growth of the town 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 in relation to the population growth of the town is 16.48 hectares (40.72 acres) for every 1,000 persons. This is calculated using the total gross area of land developed 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).

Projected Future Commercial and Industrial Land Consumption

Table 3 provides a forecast of the amount and rate of commercial and industrial land consumption expected as the Town of Olds grows over the 30 years between 2016 and 2046. It uses future Town population based on the medium growth scenario of 2.31% average annual growth and the ratio of commercial and industrial land per 1,000 person increase in population to calculate the land needed in 5 year blocks of time.

The industrial land projection between 2016 and 2021 has been adjusted to account for the earlier use of the 2018 population in setting the ratio which leaves three years for the initial entry. Each entry thereafter is based on a full 5 year period.

Table 3: Projected Future Commercial and Industrial Land Consumption (5 Year Increments)								
Year	2016	2021	2026	2031	2036	2041	2046	30 Year Total of Land Needed
Population using 2.31% average annual growth	9,184	10,295	11,540	12,936	14,501	16,255	18,221	
Population added over 5 year period		1,111	1,245	1,396	1,565	1,754	1,966	
Commercial land developed over 5 year period (at rate of 9.55 ha per 1,000 persons)		10.61 ha	11.89 ha	13.33 ha	14.95 ha	16.75 ha	18.78 ha	86.31 ha
Industrial land developed over 5 year period (at rate of 16.48 ha per 1,000 persons)		11.24 ha	20.52 ha	23.01 ha	25.79 ha	28.91 ha	32.40 ha	141.87 ha

Supply of Commercial and Industrial Lands

Figure 3 shows parcels and areas of land that are planned for future commercial and industrial use based on the Town's Land Use Bylaw designations and the future land use concept of the Municipal Development Plan. Some parcels have been subdivided and serviced and are able to accommodate development in the short term. Other areas are in agricultural use and require more detailed planning and/or subdivision approval prior to accommodating development. As of the end of 2018, there were 61.45 hectares (151.78 acres) of undeveloped commercial land available and 170.30 hectares (420.64 acres) of undeveloped industrial land available.

Table 4 shows the projected consumption of the available supply of commercial and industrial lands in ten year blocks of time. The anticipated amount of land needed is based on the projections in Table 4.

Figure 3: Inventory of Undeveloped Commercial and Industrial Land



Table 4: Projected Consumption of Supply of Commercial and Industrial Land			
Land Use	10 Years (up to 2026)	20 Years (up to 2036)	30 Years (up to 2046)
Anticipated commercial land required	22.50 ha	50.78 ha	86.31 ha
Available supply of commercial land as of 2018	61.45 ha	61.45 ha	61.45 ha
Available supply of commercial land remaining	38.95 ha	10.67 ha	-24.86 ha
Anticipated industrial land required	31.76 ha	80.56 ha	141.87 ha
Available supply of industrial land as of 2018	170.30 ha	170.30 ha	170.30 ha
Available supply of industrial land remaining	138.54 ha	89.74 ha	28.43 ha

Based on the commercial land use assignments in the Municipal Development Plan, there is sufficient commercial land within the Town to meet the anticipated needs up until 2036. The total supply would be depleted by approximately 2041. The supply of industrial land is sufficient to meet the anticipated needs up to 2046 but will be depleted by approximately 2050.

The adjustments to future commercial and industrial land assignments in the recently adopted Municipal Development Plan provide a twenty year supply for each type of land use. There remains, however, concern about the amount of industrial lands that are off the market and committed to the interests of one party and/or pending development. Additionally, the Town is concerned about pent up demand for industrial land that has gone unmet. Prospective developments have expressed interest but some are not able to identify suitably sized parcels of lands to meet their needs. This factor does not show up in the above projections of long term industrial land needs based on developed lands to date as it is not evidenced by actual land developed for industrial use.

Table 5 looks specifically at the impact that pending development of the NW 29 and the SE 29 have on the overall supply of industrial land available to accommodate those considering Olds as a place to set up industry. The NW 29 (36.36 ha) is committed to a canola processing plant and the SE 29 (58.80 ha) is committed to a prospective cannabis production facility. The result of removing these two parcels from the calculation of available land is a depleted supply of industrial land before 2036.

Table 5: Projected Consumption of Supply of Industrial Land – Land Off Market			
Land Use	10 Years (up to 2026)	20 Years (up to 2036)	30 Years (up to 2046)
Anticipated industrial land required	31.76 ha	80.56 ha	141.87 ha
Available supply of industrial land as of 2018	170.30 ha	170.30 ha	170.30 ha
Adjusted supply - removed NW 29 and SE 29	75.14 ha	75.14 ha	75.14 ha
Adjusted supply of industrial land remaining	43.38 ha	-5.42 ha	-66.73 ha

Summary

- The population of the Town of Olds was 9,184 in 2016 and is projected to increase at an average annual rate of 2.31% to reach a population of 18,221 in 2046.
- The amount of titled land developed for commercial was 61.40 hectares (151.66 acres) and the amount of titled land developed for industrial was 110.93 hectares (274 acres) as of the end of 2018.
- After accounting for road, park and public land dedications, the gross area of land developed for commercial use was 87.71 hectares (216.64 acres) and the gross area of land developed for industrial use was 158.47 hectares (391.42 acres).
- The existing rate of gross commercial land consumption in relation to the population growth of the town is 9.55 hectares (23.59 acres) for every 1,000 persons.
- The existing rate of gross industrial land consumption in relation to the population growth of the town is 16.48 hectares (40.72 acres) for every 1,000 persons.
- The projected amount of land to be developed for commercial use between 2016 and 2046 is 86.31 hectares (213.19 acres).
- The projected amount of land to be developed for industrial use between 2016 and 2046 is 141.87 hectares (350.42 acres).
- Proposed land use patterns through the Municipal Development Plan result in an available supply of 61.45 hectares (151.78 acres) for future commercial use and 170.30 hectares (420.64 acres) for future industrial use.
- The supply of commercial land is expected to drop to 10.67 hectares (26.35 acres) by 2036 and to be completely exhausted by 2040-2041.

- The overall 170.30 hectares (420.64 acres) supply of industrial land is expected to drop to 28.43 hectares (70.22 acres) by 2046; however, when consideration is made for the large blocks of land in the NW 29 and SE 29 that are off the market, the available land supply is lowered to 75.14 hectares (185.60 acres) and this supply would be exhausted prior to 2036.

FUTURE LAND USES AND RELATION TO DESIRED GROWTH DIRECTION

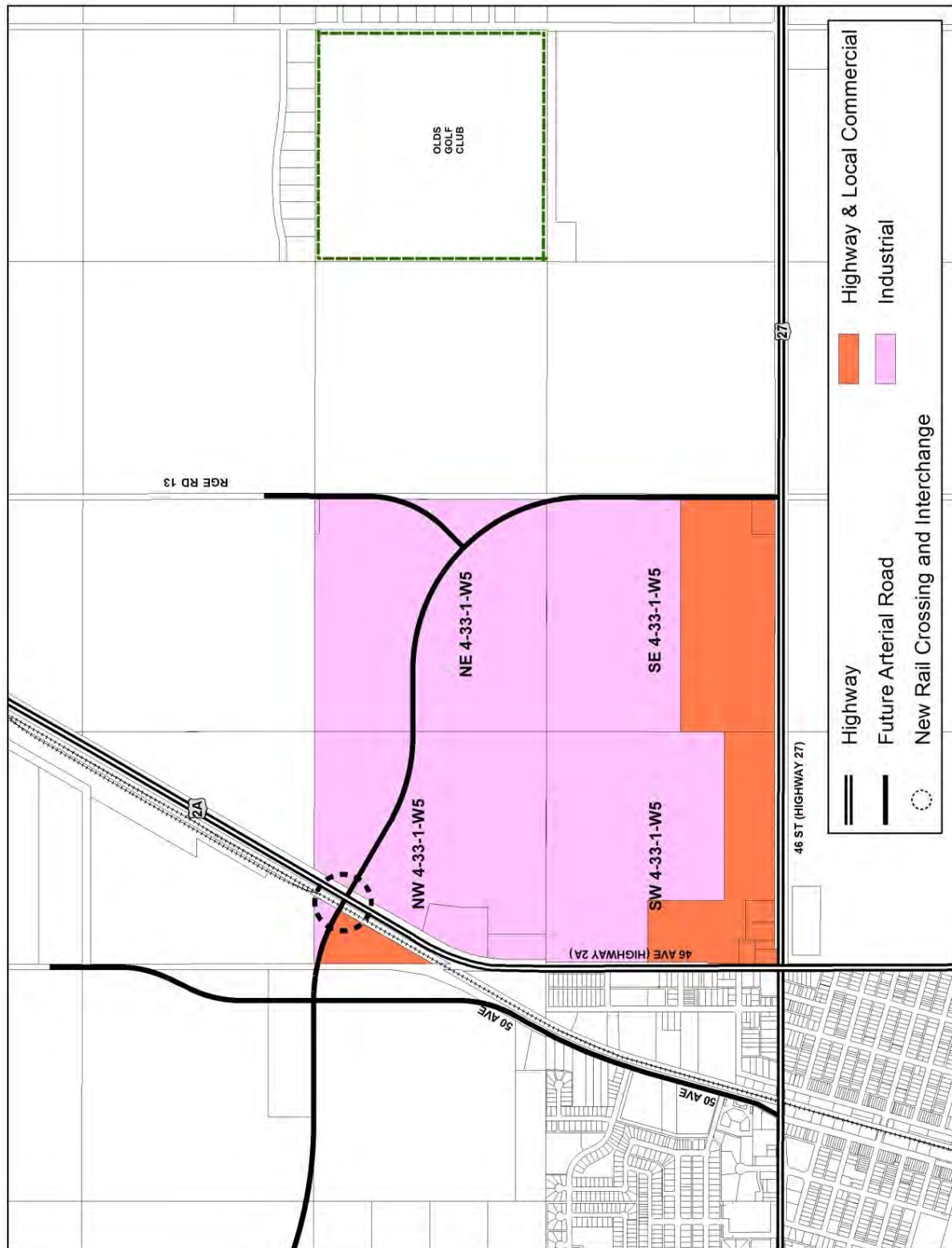
The proposed annexation area is intended to be added to lands within the current Town boundaries creating an area to be planned and developed as the Northeast Commercial/Industrial Park. A combination of commercial and industrial land use is shown in Figure 4. It allocates blocks of commercial land along the north side of Highway 27 and along Highway 2A. The precise size and location of each block of commercial land may be adjusted as more detailed planning takes place. Industrial use is mainly allocated to the areas behind the commercial frontage in the interior of the area.

Figure 4 shows how future arterial road connections can be made through the proposed commercial/industrial park. In the NW 4 this includes a connection to Highway 2A and a fly-over the railway to connect to the planned arterial road to the west. The amount of land needed for a future interchange and/or fly-over is not defined and may be in the range of 3 to 5 hectares. Along the east side of the SE 4, Range Road 13 is shown as an arterial connecting to Highway 27. It is expected that direct access to Highway 2A and Highway 27 will be provided and that a collector road grid will provide direct access to the parcels forming the commercial/industrial park.

The Northeast Commercial/Industrial Park, based on the land use patterns in Figure 4, has a capacity for 38.9 hectares of commercial development and approximately 196 hectares of industrial development. It is capable of accommodating up to approximately 15 years of anticipated commercial growth and up to approximately 35 years of anticipated industrial growth.

The commercial and industrial lands shown in the NW 4 and west of the railway are not meant to form part of the Northeast Commercial/Industrial Park. These lands will instead be developed alongside the lands west of 50 Avenue. They have been included in the annexation proposal mainly to maintain logical municipal boundaries.

Figure 4: Future Land Uses for Northeast Commercial/Industrial Park



The decision to expand the Town boundaries to the northeast was based on a high level available of the available growth directions and anticipated commercial and industrial land needs of the Town. The primary factors considered in the evaluation included:

1. The Town's desired long term land use patterns and the need for additional supply for commercial and industrial growth;
2. The relative cost of providing key municipal services, specifically wastewater services, needed to accommodate development of each potential growth area; and
3. The contribution each potential growth area offers to achievement of the Town's strategic, long term economic development goals.

The results of this evaluation are summarized as follows:

1. *The proposed annexation area* offers land for future commercial and industrial growth that addresses the Town's need to increase both commercial land supply and industrial land supply.
2. *The proposed annexation area* offers a large enough land area that is capable of accommodating a variety of commercial and industrial uses and parcel sizes and to involve several landowners to increase options for having land on the market.
3. *The proposed annexation area* offers the a cost effective means of providing wastewater services needed to move effluent from the growth area and into the regional wastewater line for downstream treatment.
4. *The proposed annexation area* helps address the servicing of lands within the Town's current boundaries in a more economical fashion.
5. *The proposed annexation area supports and benefits from the Town's* planned investment in a water reservoir and would assist with the construction of the new water reservoir.
6. *The proposed annexation supports* the Town's strategic, economic development goals as it offers significant opportunity for both commercial and industrial investment in a desirable and highly accessible location to attract employment and diversify the Town's assessment base.

ABILITY TO EXTEND MUNICIPAL INFRASTRUCTURE AND SERVICES

The area proposed for annexation can be serviced through extensions of the Town's water system and wastewater system, storm water management facilities and future arterial and collector roadways. As the future Northeast Commercial/Industrial Park, the annexation area forms a large enough service basin to achieve economies of scale in the cost of supplying access to municipal wastewater facilities and takes advantage of pending investments in municipal water infrastructure.

Figure 5 shows servicing concepts for the connection to the municipal water system and servicing with the municipal wastewater system. The concepts are based on engineering undertaken by the Town through the 2010 Transportation and Utilities Master Plan and through the 2016 Offsite Levy Review.

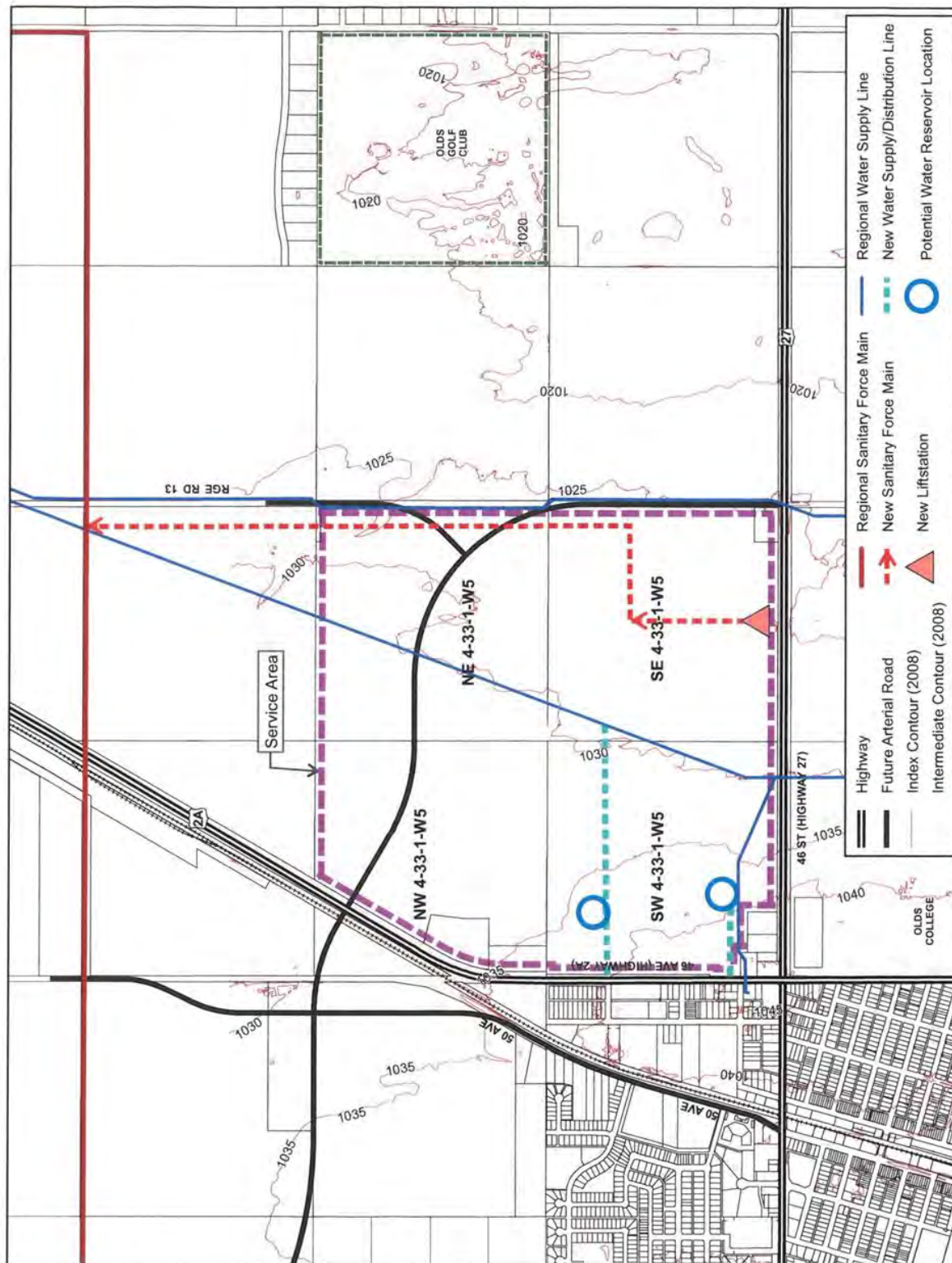
Water Servicing

The Town receives treated municipal water through its participation in the Mountain View Regional Water Services Commission. The regional water supply lines that serve the Town run through the annexation area shown in Figure 5 and connect to the Town's North Reservoir.

The North Reservoir is scheduled for replacement in the Town's 10 year capital plan. Either of the two locations shown on Figure 5 provides a suitable location for a replacement reservoir and a sufficiently sized parcel to accommodate further expansion of storage capacity as needed. The investment in the water reservoir will serve the existing developed area of the town. The same infrastructure provides the opportunity to supply sufficient water to meet daily use demands and firefighting capacity for the future Northeast Commercial/Industrial Park.

A series of distribution mains extending from either of the two water reservoir locations would be able to meet the water supply needs of the Northeast Commercial/Industrial Park. The distribution mains are also able to tie into the existing water main grid to the west of Highway 2A to ensure a reliable supply of municipal water.

Figure 5: Servicing Concept for Municipal Water, Wastewater and Arterial Roads



Wastewater Servicing

The Town is a member of the South Red Deer Regional Wastewater Commission (SRDRWC) and wastewater from the town is conveyed to the City of Red Deer wastewater treatment plant using a series of lift stations and force mains operated by the SRDRWC. Currently one regional lift station, located in the northwest corner of Olds, connects the town to the regional line.

The contours shown on Figure 5 indicate the high elevation of 1035 metres above sea level along the west boundary of the future Northeast Commercial/Industrial Park and lower elevations of 1025 to 1028 metres above sea level along the east boundary. The area slopes from west to east with sufficient change in elevation to be able to direct wastewater flows to a single location. This is shown as a new lift station in the south part of the SE 4-33-1-W5.

The future Northeast Commercial/Industrial Park is a separate service basin that cannot be serviced through a gravity main through the lands to the west to reach the existing regional lift station. The new lift station would convey wastewater effluent directly to the regional sanitary force main to the north. The force main would roughly parallel Range Road 13 and connect to a tie-in point on the regional line. To be able to pump effluent into the regional line it is expected that the pumping capacity of the new lift station would have to match that of the existing regional lift station.

The experience with the existing regional lift station and information from the Offsite Levy Review was used to estimate a conceptual cost of the main components needed to provide wastewater services. These include a new lift station estimated at a cost of \$5,000,000, approximately 2,700m of force main estimated at a cost of \$1,710,000, and a new tee at the regional line estimated at a cost of \$250,000. The estimate totals \$6,960,000.

The annexation of lands to form a larger area served by a single lift station and force main connection to the Regional Sanitary Force Main offers significant economic advantages. Servicing just the lands within the Town's current boundary would result in a cost of approximately \$113,800 per hectare (\$46,100 per acre) for the lift station and force main. Servicing a larger area of 245 hectares with the same infrastructure reduces the per hectare cost to approximately \$28,500 per hectare (\$11,600 per acre). This makes better use of the same amount of investment in municipal infrastructure and offers a more economically attractive and feasible option for prospective land developers and future tenants.

Storm Water Management

The 2010 Transportation and Utilities Master Plan and the contours shown on Figure 5 indicate that the overall direction of surface drainage run-off from the future Northeast Commercial/Industrial Park is towards the southeast. Each quarter section is able to supply its own storm water management facility to manage increased volume of run-off while working with the existing, natural directions of drainage to ensure supply of water to downstream lands and maintain natural features and functions. Each storm water management facility would be designed and constructed in accordance with Alberta Environment and Parks requirements.

Arterial Roads

Figure 5 shows a future arterial road connection through the Northeast Commercial/Industrial Park connecting to Highway 27 at Range Road 13 and Highway 2A and then crossing the railway to connect to a future arterial on the west side of the railway. This north arterial road, with its connections to Highway 27 and Highway 2A in the east and 70 Avenue in the west is needed as the town continues to grow. It provides a long term alternative for east-west traffic flow along Highway 27 by providing a nearby and attractive alternative route for internal town traffic.

The locations at which the north arterial can cross the railway are limited to the northwest part of the NW 4-33-1-W5. Going well to the north to go around the railway marshalling yard would make the route unattractive as an alternative to using Highway 27. The area to the south is too built up to achieve an alternate route. The northwest part of the NW 4 will need to be evaluated further prior to subdividing for commercial and industrial parcels to ensure that space is preserved for a future interchange and/or flyover.

RELATION TO STATUTORY PLANS

The proposed annexation is consistent with the overall direction and policies of the Town of Olds/Mountain View County Intermunicipal Development Plan and the Town of Olds Municipal Development Plan. The policies of each of the documents pertaining to annexation are summarized below. There are no other Town approved statutory plans for this area.

Town of Olds/Mountain View County Intermunicipal Development Plan

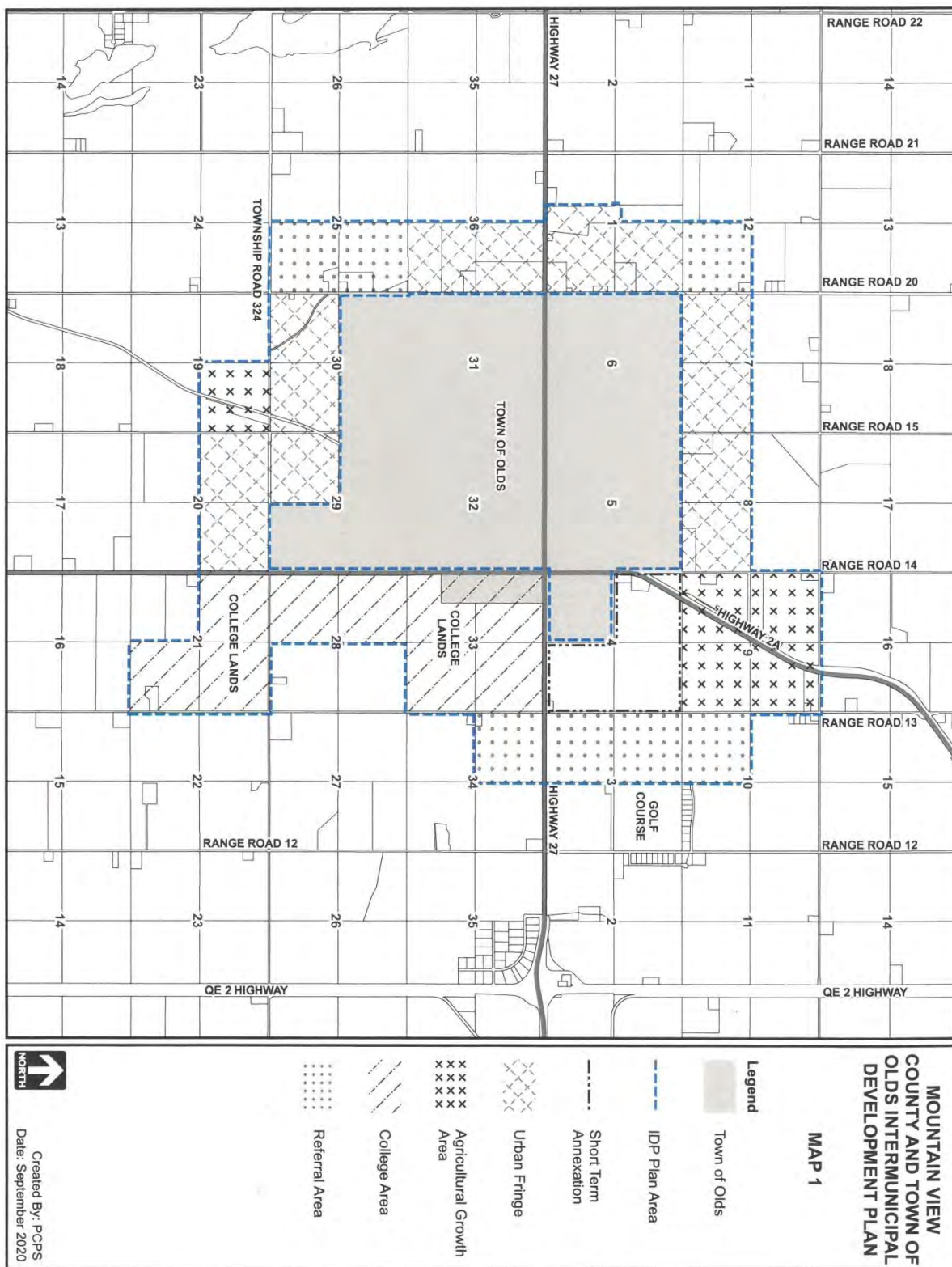
Recently adopted in November 2020, the Intermunicipal Development Plan (IDP) contains several goals and policies that provide direction for future expansion of the Town of Olds.

Land Use Patterns

Map 1 of the IDP identifies each of the specific policy areas referred to in the Plan, including the short term and longer term annexation areas for the Town of Olds. These areas are shown as the Short Term Annexation and Urban Fringe in Figure 2. The two areas combined are projected to accommodate approximately 55 years of growth by the Town. The IDP recognizes that periodic annexations will likely occur before the Town boundary expands to include all of the future Town growth area.

The IDP leaves the more specific identification of land use within the respective growth areas to each municipality's respective Municipal Development Plan, more detailed land use plans and Land Use Bylaw. In general, the Short Term Annexation area is expected to encompass industrial and commercial land uses.

Figure 6: Map 1 of Intermunicipal Development Plan



Urban Expansion and Annexation

The IDP sets out broad parameters for the two municipalities on how proposals for the expansion of the Town boundaries will be addressed. Specific policies include:

- The Short Term Annexation area shall be addressed in a formal application to the Province for annexation following adoption of this IDP.
- Following a decision on the formal annexation application by the Province, the IDP shall be amended to show the annexed portions of the Short Term Annexation area as part of the Town of Olds area on Map 1. Any portions of the Short Term Annexation area that are not approved for annexation shall be changed to Urban Fringe on Map 1.
- The County recognizes and agrees that annexation of lands from the County by the Town to provide additional land for Town growth shall be needed from time to time.

Town of Olds Municipal Development Plan

The updated Town of Olds Municipal Development Plan (MDP) was adopted in January 2021. The MDP was prepared at the same time the recently adopted IDP was prepared, to ensure consistency between the two plans.

Growth Management and Annexation

The MDP provides policy direction on growth management, future urban expansion and annexations. These include:

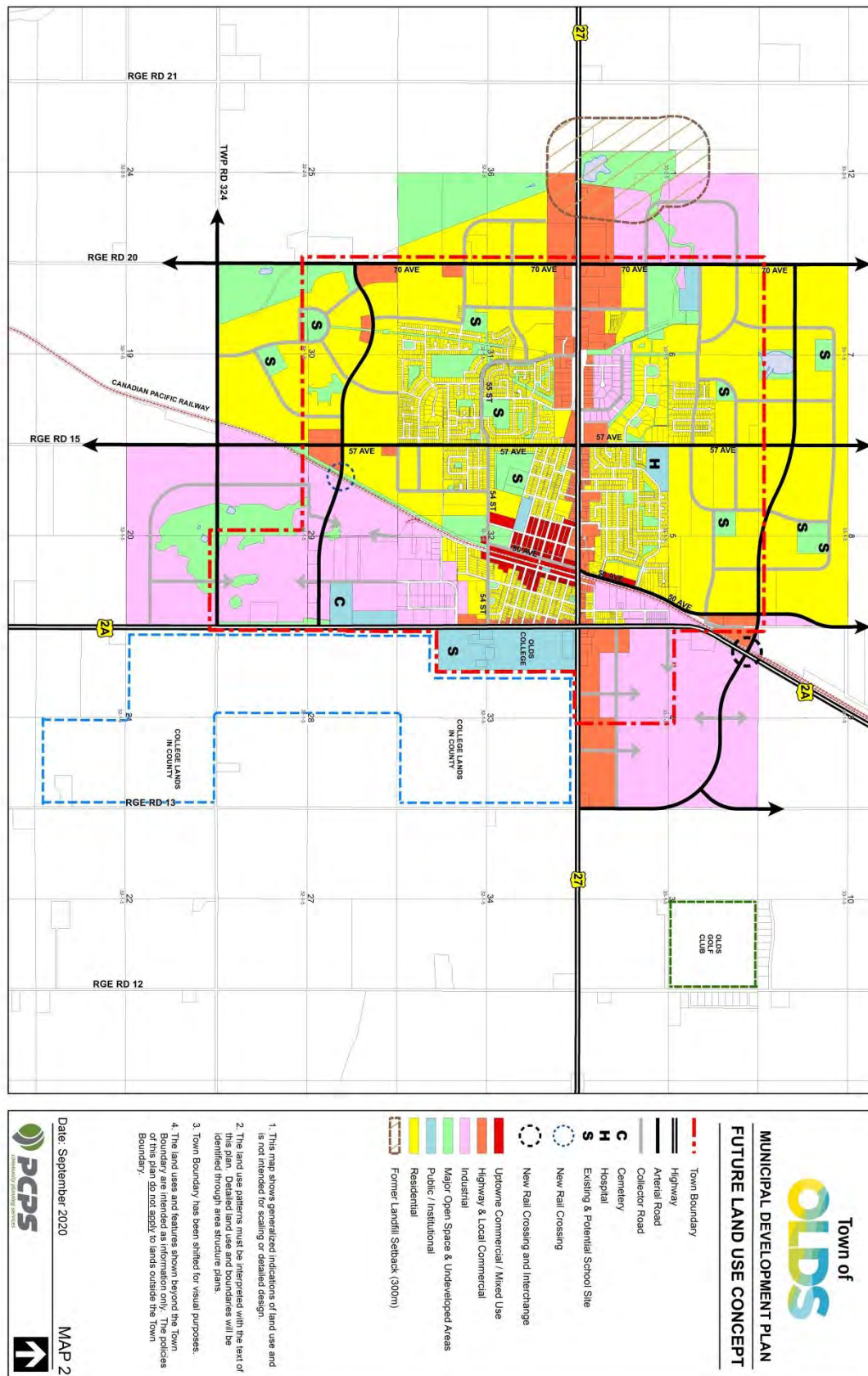
- The Town shall monitor the growth of the town and should update its short-term (up to 5 years) growth strategy on an annual basis and its long-term (5 to 30 years) growth strategy at least every five years.
- The Town shall work with Mountain View County to have an up-to-date Intermunicipal Development 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.
- 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.
- 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).

Economic Development

The MDP policies related to the economic development of the community include:

- 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.
- 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.
- 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.

Figure 7: Town of Olds Municipal Development Plan Future Land Use Concept



MATTERS AGREED UPON BY THE TOWN & COUNTY

Over the course of eight months between December 2019 and July 2020, the Town and County met on a number of occasions to discuss the Town's annexation proposal. The following matters have been agreed upon between the Town and County.

Annexation Lands

The lands to be requested to be annexed by the Town of Olds are those lands shown on Figure 1 and described in Appendix A.

Effective Date

The date that will be requested as the effective date of the annexation will be January 1, 2022.

Compensation for Loss of Municipal Property Tax Revenue

The Town of Olds will compensate Mountain View County for the loss of municipal property tax revenues in accordance with the arrangements described below. This arrangement, which represents five (5) years of municipal property tax revenue based on the 2020 tax year, will be requested to be added as a condition to the Province's decision on the annexation application (see Appendix C).

The Town of Olds has also agreed to pass on the collected Education Tax for the annexation properties to Mountain View County. The amount to be paid to Mountain View County will represent two (2) years of collected Education Tax based upon the 2020 tax year, which is \$7,801.27 x 2 for a total amount of \$15,602.54.

Requested Condition Wording

- I. The Town of Olds shall pay to Mountain View County the sum of sixty-five thousand eight hundred one dollars ninety-five cents (\$65,801.95) in Canadian dollars, as follows:
 - a) Thirteen thousand one hundred sixty dollars thirty-nine cents (\$13,160.39) is to be paid no later than thirty (30) days after the date this Order in Council is made by the Lieutenant Governor in Council:
 - b) Fifty-two thousand six hundred forty-one dollars fifty-six cents (\$52,641.56) is to be paid no later than one (1) year after the date this Order in Council is made by the Lieutenant Governor in Council.
- II. In addition to the amount in clause I, the Town of Olds shall pay to Mountain View County the sum of fifteen thousand five hundred two dollars fifty-four cents (\$15,502.54) in Canadian dollars, as follows:

- a) Three thousand one hundred twenty dollars fifty-one cents (\$3,120.51) is to be paid no later than thirty (30) days after the date this Order in Council is made by the Lieutenant Governor in Council:
- b) Twelve thousand three hundred eighty-two dollars three cents (\$12,382.03) is to be paid no later than one (1) year after the date this Order in Council is made by the Lieutenant Governor in Council.

Capital Debentures

There are no capital improvements in the annexation area that are subject to compensation.

Nature of Tax Arrangement for Affected Landowners

The Town of Olds and Mountain View County have agreed that affected landowners will be offered a twenty (20) year arrangement to mitigate the impact of annexation on the municipal portion of their property taxes (see Appendix D). This arrangement will see annexed lands continue to be assessed as if they were still in the County for up to 20 years following the effective date of annexation. Annexed lands will also receive the benefit of being taxed at the lower municipal tax rate of either the Town or the County for up to 20 years following the effective date of the annexation.

Further, it is agreed that the arrangement described above will stop once a property owner subdivides, further develops, installs a new connection to Town water and/or sanitary sewer, or the 20 year period ends. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation.

Developments that are exempt from this are:

- the replacement of existing structures;
- developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
- any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
- minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.

Range Road 13 – Maintenance Responsibility

The proposed annexation area includes a one mile stretch of Range Road 13 that will serve the Town's proposed growth area. The Town and County have reached an agreement on

maintenance of this portion of the road. The County will maintain the portion of road, based on the County service levels provided at the time of annexation, for a five (5) year period following the effective date of the annexation. Following the end of the 5 year period, the Town will take over maintenance of the subject portion of Range Road 13.

Range Road 14 – Maintenance Responsibility

The proposed annexation area includes a 400 m stretch of Range Road 14. The Town and County have reached an agreement on maintenance of this portion of road. The Town will assume responsibility for the maintenance of this portion of road immediately following the effective date of the annexation.

MATTERS NOT AGREED UPON BETWEEN THE TOWN AND COUNTY

There are no matters related to the proposed annexation that has not been agreed upon between the Town of Olds and Mountain View County. Mediation and dispute resolution efforts were not required.

CONSULTATION PROCESS WITH LANDOWNERS

Communication and consultation with the affected landowners began in May 2020. Phone calls were made by the Mayor and planning consultants to each landowner to advise them of the Town's annexation proposal and desire to expand the Town's boundary to accommodate future long term growth. Following the initial phone calls, letters were emailed to each affected landowner inviting them to a closed meeting with Town and County representatives to discuss the proposal with a map indicating the lands proposed for annexation. The initial landowner letter and map are contained within Appendix E.

A closed meeting for the affected landowners to discuss the proposal with Town and County elected officials and administration was held in July 28, 2020. Landowners were requested to RSVP, those who did not were given a follow up phone call to ensure they received the invite with attached information and to confirm their attendance. The purpose of the closed meeting was to provide information about the annexation process, answer landowner questions and provide methods to mitigate identified concerns regarding the annexation prior to the proposed annexation being presented publicly. Additional information was also given to affected landowners at the meeting, including a Frequently Asked Question information package and information about their 2020 tax assessment compared to the proposed municipal taxation arrangement. Subsequent communication with landowners about the open house, dispersing additional information from the closed meeting and answering additional questions was delivered via email. Appendix F contains the landowner information package dispersed at the closed meeting as well as the follow up correspondence.

An open house was held August 27, 2020 to present the proposed annexation. Affected landowners were notified through email about the open house and inviting them to attend. The purpose of the open house was to provide information on the proposed annexation as well as the Town and County's proposed Intermunicipal Development Plan (IDP).

In September 2020, following the open house, follow up phone calls were made to affected landowners to find out if they had any outstanding questions or concerns regarding the proposed annexation. Emails were then sent to landowners with additional information to answer their questions.

In October 2020, an email was sent out to affected landowners with a letter requesting them to indicate if they were or were not in favour of the annexation. They were also asked to provide any additional comments they may have on the proposed annexation or outstanding questions

they have. Follow up phone calls were then made to landowners who had not responded to the Landowner Response Form, reminding them to submit the form and see if there were any outstanding questions.

CONSULTATION PROCESS WITH THE PUBLIC

The Town hosted one (1) open house in conjunction with Mountain View County for the Intermunicipal Development Plan (IDP) update process. The public was notified of the open house through advertisements in The Albertan newspaper and notices published to the Town's website and the County's website.

The open house was held at the Olds Legion on August 27, 2020. The open house was an opportunity for the public to view information boards about the Town's proposed Annexation, and review the Town and County's proposed IDP. The public was able to discuss and ask questions about the proposed Annexation and the process with Town staff and representatives. The public was able to review the information boards on the Town's website and submit comments electronically both before and after the open house. There were 21 members of the public in attendance, as well as Administration and Council representatives from the Town and County.

VIEWS EXPRESSED BY LANDOWNERS AND PUBLIC AND TOWN RESPONSES

Over the course of the annexation process, conversations and concerns were documented during the landowner meeting, phone calls and emails.

Appendix F contains copies of the correspondence that was sent to affected landowners after the closed session landowner meeting and follow-up requesting completion of a formal statement of their view on the proposed annexation. Comments from the public at the open house are summarized below with the Town's responses.

Comments received from the August 27, 2020 open house include the following:

- Why is the Town seeking to annex land?
- What is the intended use of the land once annexed?

The following responses were provided:

- The Town is looking to secure long-term future developable land for commercial and industrial land uses for the next 30 – 50 years. It was determined that the Town requires additional land for commercial and industrial development though evaluation of existing development rates and available land within Town jurisdiction to be developed. Securing long term developable lands allows the Town to properly plan and prepare for the development of the lands in the future in a sustainable manner.

No comments were received from the public following the open house.

Comments and concerns that were discussed with the affected landowners at the closed meeting session and in correspondence following the meeting are summarized below:

Property No. 1 (NW 4-33-1-5)

During the initial May 2020 phone call with Mr. Chong he indicated he had no concerns with the proposed annexation.

Mr. Chong did not attend the July 28, 2020 closed session meeting for affected landowners or the August 27, 2020 open house. During a follow-up phone call in October 2020 he reiterated that he had no concerns or questions regarding the proposed annexation.

Property No. 4 (NW 4-33-1-5)

During the initial phone call in May 2020 and in a follow-up phone call in September 10, 2020 Mr. Rothenbacher indicated he had no concerns with the proposed annexation. He asked what the timeline for the process was and the anticipated effective date.

The following response was provided:

- The annexation report that forms the annexation application would be completed late 2020 with the formal application taking place early 2021, with an anticipated effective date of January 1, 2022.

On October 12, 2020 a new landowner, Mr. Scrivener, for this piece of land reached out indicating he was in the process of purchasing the land with an anticipated closing date of November 6, 2020. Mr. Scrivener requested a copy of the information package that was sent to the previous owner. In a follow-up phone call on October 15, 2020 Mr. Scrivener indicated that Mr. Rothenbacher would not be involved in the process moving forward and he would be completing the landowner sign off form. He indicated that his plans for the property included

commercial use – outdoor storage and asked if they land use concept could be changed to show commercial on the subject site instead of industrial.

Mr. Scrivener left additional comments on the landowner sign-off form indicating that he wished to work with Mountain View County and the Town to obtain appropriate land use zoning to open RV storage and self-storage on the site by summer 2021.

The following response was provided:

- Commercial use of the subject property would be appropriate and the land use concept can be amended from industrial to commercial use.

Property No. 5 (NW 4-33-1-5)

Mr. Bakken indicated he had no concerns with the proposed annexation during the initial phone call in May 2020, and at the July 28, 2020 landowner meeting and during follow-up phone calls in September 10, 2020 and October 21, 2020.

Property No. 6 (NE 4-33-1-5)

Mr. Clarke, the owner of Clarke Agri Business Inc., indicated during the initial phone call in May 2020, and follow-up phone call in July 17, 2020 and September 10, 2020 that he had no concerns with the proposed annexation and was in favour of his land being annexed.

During the July 17, 2020 phone call he indicated he would not be able to attend the July 28, 2020 landowner meeting and would be sending his son to represent him. Mr. Clarke's son asked during the landowner meeting if there was a guarantee that there wouldn't be a change in the tax proposed tax arrangement after annexation.

The following response was provided:

- The proposed municipal tax arrangement will be submitted with the annexation application to form a condition of the annexation upon approval. After which the taxation arrangement will only change based upon the wording of the condition i.e. if the parcel is developed beyond the listed exceptions or subdivided or creates any new connections to Town water or wastewater systems.

Property No. 8 (SE 4-33-1-5)

During the initial phone call in May 2020 and at the July 28, 2020 landowner meeting Mr. Berreth indicated he had no issues with the proposed annexation. At the July 2020 landowner

Mr. Berreth informed the Town that he had been approached by a utility company to install a co-generation system on their property intended to be used by Olds College. He asked if there would be any issue caused by the proposed annexation with this system being installed on his property.

The following response was provided:

- All lawfully existing uses that are developed or have a development permit at the time of annexation can continue to be used after annexation.

During follow-up correspondence regarding the landowner sign-off- form Mr. Berreth asked for additional information on the proposed tax arrangement, and indicated he had no concerns with the proposed annexation.

Property No. 9 (SE 4-33-1-5)

Mr. Dahl attended the July 28, 2020 landowner meeting and had the following questions and concerns:

- When a new water and wastewater lines are installed does it stop at the property line or go to the house? And who pays to have the lines installed to the house?
- He is concerned that what he is being told now won't be the same five years after annexation.
- What is the plan for Highway 27, will it be a four (4) lane highway, will it be re-routed, will there be a service road?
- What is the impact of market value on taxes? Market value has decreased, but assessment and taxes have not decreased, how are they calculated?

The following responses were provided:

- The property would pay to have the water and wastewater lines installed from the property line to the house.
- Some of the items being discussed, such as the municipal tax arrangement, will go into the Order-in-Council which gives effect to the annexation. Other items are more difficult to anticipate and articulate as a condition, communication notes and the report are the best record for decisions and commitments to landowners.
- Highway 27 is managed by Alberta Transportation, with the department being the responsible for the design and planning of the future highway. Alberta Transportation had looked into a bypass for Olds but it did not form part of the functional plan, nor did

a four lane highway. If any widening of the highway is completed, Alberta Transportation will be responsible for purchasing the necessary land to widen the highway.

- The Municipal Government Act was changed in 1995 to the current assessment system. The Mill rate changes year over year by how much the services cost compared to the assessment base. The largest part of the tax bill is the Education Tax portion, which is not controlled by the municipality.

During a follow-up phone on September 10, 2020 Mr. Dahl expressed the following concerns and questions:

- His main concern is the Town changing their mind on promises and commitments regarding existing uses, and having Bylaw Enforcement require them to make changes to their property. They would like to keep the developments they have now.
- He inquired about the possibility of new developments on their property, specifically a second residence for a caretaker, and if that is possible? Mountain View County had previously told him he could not develop it unless it was attached to the existing shop.

The following responses were provided:

- Any existing development or approvals would be valid after annexation, new approvals would not be required to maintain the developments, including valid permits for developments that had not yet been completed.

Mr. Dahl also submitted the following comments on the Landowner Response Form that he completed:

- RR 13 at Highway 27 is a safety hazard with dust, mail box traffic and stop sign. At any given time the dust created by traffic both ways becomes hazardous when wind if from the north followed by clouds of dust encompassing the vehicle, it becomes encompassed in the cloud as it slows for stop. Creating a danger to those standing getting mail as well as traffic on Highway 27 who cannot see because of the clouds caused by trucks especially as well as small vehicles. Anytime the drivers sometimes proceed into the dust cloud from the stop and create dangerous/close additional accident potential. First hand a school bus has been stopped coming north on RR 11/12 and pulled out into his/her own cloud, almost getting hit by a semi which the driver of took evasive action to avoid. The bus stop a second time when the truck was noticed.

- I would recommend that the first 1000 feet of approach on all gravel roads be paved or oiled. This province is rich in cheap oil. There is no reason why safety and health should be at risk here. Not to mention the over weight trucks.

RESULTS FROM THE LANDOWNER RESPONSE FORMS

Figure 8 provides a visual depiction of the landowner responses for the Town's annexation. Response forms sent in by landowners are contained in Appendix G.

In summary:

Six (6) landowners representing six (6) separate parcels have indicated they **are not opposed** to the annexation proposal (parcels marked green). Two (2) parcels owned by the Town and Mountain View County are also marked as **not opposed** to the annexation proposal.

One (1) landowner representing one (1) parcel has **not provided verbal or written response** (parcel marked orange). The landowner of this parcel is Canadian Pacific Railway, who has a unique relationship with municipalities as they are governed by the federal legislation and not municipal legislation or bylaws.

Property No. 1 (NW 4-33-1-5)

In favour of annexation

Property No. 4 (NW 4-33-1-5)

In favour of annexation

Property No. 5 (NW 4-33-1-5)

In favour of annexation

Property No. 6 (NE 4-33-1-5)

In favour of annexation

Property No. 8 (SE 4-33-1-5)

In favour of annexation

Property No. 9 (SE 4-33-1-5)

In favour of annexation

Figure 8: Landowner Response to Proposed Annexation



CONSULTATION PROCESS WITH OTHER LOCAL AUTHORITIES

Referral letters regarding the Town's proposed notice to annex lands from Mountain View County was sent to various agencies and stake holders, such as local school authorities and Government departments on September 1, 2020. A copy of the Notice of Intent was sent along with a request for comments. Appendix H contains the materials that were referred to the local authorities and the distribution list.

Follow-up emails were sent in January 2021 requesting a response from those agencies and stakeholders not yet heard from. The email also contained a copy of the initial referral letter and Notice of Intent.

VIEWS EXPRESSED BY OTHER LOCAL AUTHORITIES AND TOWN RESPONSES

This section summarizes the views of other local authorities. Copies of the correspondence received are contained in Appendix I.

Alberta Transportation

No concerns and offers the following comments:

- Prior to subdivision or development occurring on lands within the jurisdiction of the highway, we may require the preparation of Area Structure Plans (ASP) or other acceptable planning documents to be reviewed by this Department for impact on the provincial highway network. Traffic Impact Assessments (TIAs) may be required as part of these planning documents and the TIAs are to be reviewed and accepted by Alberta Transportation.
- The Towns future planning documents should identify the local road hierarchy and internal road circulation and routes to take the need away from provincial highway access. This prevents isolated development adjacent to provincial highways.
- Intersection improvements required on Highways 2A and 27 to accommodate the proposed changes in the existing agricultural land use to commercial, industrial and residential is the responsibility of the Town of Olds.
- As future growth occurs on these lands, we would like to ensure coordination with the Town with respect the Department's future plans for Highway 2A and Highway 27, particularly as it pertains to highway access. Intersection spacing on provincial highways

shall be in accordance with Alberta Transportation access management guidelines and Functional Planning Studies.

ATCO Pipelines

No objections

Alberta Environment and Parks

Reviewed the proposed annexation, and have some potential water management concerns that will need to be addressed in the future, prior to the annexation area being developed.

- The Town of Olds stormwater outlet for the Northeast portion of the Town follows a route to the north and then west, ultimately reaching Olds Creek (Line B as shown on the attached plan). Line B was never properly authorized under the Water Act and it's predecessor the Water Resources Act back in the 1990's. The Town is currently in the process of obtaining the proper authorization. However, there are downstream concerns that need to be addressed by the Town and also Line B is of limited capacity for the existing stormwater flows from the Town, let alone potential additional post development stormwater flows from new areas.
- This new area to be annexed appears to outlet into this same Line B and as such would most likely aggravate the existing situation and downstream concerns. Proper stormwater management within the proposed annexation area is required and additional improvements to Line B may be also required so that downstream landowners are not further impacted by these future developments.
- The Town will need to address how these potential new stormwater flows will be controlled so that they will not impact downstream landowners, prior to development occurring in this new area. An amendment to their current Water Act application or a new application may be required to incorporate these areas into their overall stormwater system for Line B.
- We are currently working with the Town's administration on their application and these issues.

Alberta Health Services

No objections to the proposal, offers the following comments:

- Land use areas where commercial operations and residential areas are co-located can give rise to physical and environmental concerns. These issues may generate greater public expectations for the management of interface issues that may arise.

- In general, the complaints received by Alberta Health Services – Environmental Public Health that involve commercial and industrial operations are primarily related to air quality, including odour and dust concerns, traffic issues and noise. These issues may create a nuisance as defined in the Public Health Act: Nuisance and General Sanitation Regulation (AR 243/2003).
- It is assumed that the town's infrastructure would support future development on these parcels. As the proposed properties to be annexed are located near a residential area, an established industrial park, hotels, restaurants, Olds College and the town office, additional consideration should be taken as to the impact that future commercial and industrial applications may have on nearby residents and businesses.

EQUUS

No comments or concerns

Fortis Alberta

No concerns

Mountain View Water Services Commission

No objections

South Red Deer Regional Wastewater Commission

Given the location of the future development parcel, the Town of Olds will build out the wastewater collection infrastructure to deliver volumes to the Commission's facilities. The SRD regional system was sized with adequate capacity to accommodate a 25 growth profile for Olds based on a 3.2% annual compound growth in population. Both the population growth rate and water consumption rates are lagging far behind the original design basis of the SRD regional system, so I do not anticipate any adverse effect of the Annexation on SRD's level of service commitments.

Telus

No objections to the annexation

FINANCIAL ANALYSIS OF PROPOSED ANNEXATION

The Town and County have reviewed and considered the potential financial impact of annexation on the two municipalities. The tables presented below contain the financial indicators that were considered as part of this assessment.

Tables 6 through 8 show the relative impact on the proposed annexation on the Town of Olds and Mountain View County. By all measures the impact on Mountain View County is comparatively small; typically measured as a fraction of a percent. The impact to the Town of Olds is more significant in percentage terms and by all measures is positive.

Table 6: Annexation Area Relative to Mountain View County			
Item	Mountain View County	Annexation Area	Percent of Total
Population	13,074	20	0.15
Dwelling Units	6,483	8	0.12
Total Equalized Assessment	\$4,587,977,236	\$2,857,788	0.06
Roadways (km)	2,914	2.875	0.09
Area (ha)	380,915	198.46	0.05

Table 7: Annexation Area Relative to Town of Olds			
Item	Town of Olds	Annexation Area	Percent of Total
Population	9,184	20	0.21
Dwelling Units	4,190	8	0.19
Total Equalized Assessment	\$1,441,938,171	\$2,857,788	0.16
Roadways (km)	105	2.875	2.7
Area (ha)	1,492	198.46	13.3

Table 8: Impact on Select Financial Indicators		
Item	Without Annexation	With Annexation
Mountain View County – Equalized Assessment Per Capita	\$350,924	\$351,242
Town of Olds – Equalized Assessment Per Capita	\$157,005	\$156,974

The cost of the municipal tax compensation package to Mountain View County in the first year following annexation is estimated to be \$92,637.05. This is a flow through amount, collected from the annexed properties and will not impact existing Town of Olds ratepayers.

The most significant immediate additional operating cost absorbed by the Town following annexation will be the maintenance of the 400 m portion of Range Road 14. The annual operating costs to maintain this section of road in the current state is estimated at \$2,000.00. This is based on routine annual operating costs for an additional 400 m of gravel road along Range Road 14. This amount represents a 0.006% increase in Town expenditures in comparison to the \$30,674,164 operating budget for the 2020 fiscal year.

Further operating costs relating to road maintenance responsibilities will occur five (5) years after the effective date of annexation. At that point, the Town will be responsible for the annual operating expenses for 1,600 m (1 mile) of gravel road along Range Road 13. This is estimated at \$4,000.00 per year and represents a 0.013% increase in Town expenditures in comparison to the 2020 fiscal year. However, once the Town takes over responsibility for road maintenance, all municipal tax revenue from the annexation properties will be available to offset the expenditure.

In addition to the road maintenance above, the Town will have added operating expenses related to the provision of general governance and administrative services to the properties in the annexation area (e.g. annual tax notice). These costs are considered minor.

It is the opinion of the Town of Olds that the additional operating expenses related to responsibility for the gravel roads within the annexation area do not have an adverse effect on the Town's overall financial capacity.

RELATION TO ANNEXATION PRINCIPLES

The following section addresses the annexation principles that have been established under the MGB Order 123/06. Each principle is listed below and is followed by a response describing how the proposed annexation meets the principle.

Principle 1: Annexations that provide for intermunicipal cooperation will be given considerable weight. Cooperative intermunicipal policies in an intermunicipal development plan will be given careful consideration, weight and support so long as they do not conflict with Provincial policies or interests.

Response: The proposed annexation is a key component in implementing the recently adopted Intermunicipal Development Plan between the Town of Olds and Mountain View County.

Principle 2: Accommodation of growth by all municipalities (urban or rural) must be accomplished without encumbering the initiating municipality and the responding municipality's ability to achieve rational growth directions, cost effective utilization of resources, fiscal accountability and the attainment of the purposes of a municipality described in the Act.

Response: The proposed annexation reflects the mutually agreed upon Intermunicipal Development Plan which provides for long term growth opportunities for both the Town and the County.

Principle 3: An annexation or annexation conditions should not infringe on the local autonomy given to municipalities in the Act unless provisions of the Act have been breached or the public interest and individual rights have been unnecessarily impacted.

Response: The proposed annexation does not infringe upon the ability of either municipality to manage land use and govern within their respective boundaries.

Principle 4: An annexation must be supported by growth projections, availability of lands within current boundaries, consideration of reasonable development densities, accommodation of a variety of land uses and reasonable growth options within each municipality (initiating and responding municipality).

Response: The proposed annexation reflects the need for additional lands to accommodate long term commercial and industrial growth within the Town, in order to achieve the community vision.

Principle 5: An annexation must achieve a logical extension of growth patterns, transportation and infrastructure servicing for the affected municipalities.

Response: The proposed annexation is based on logical growth patterns that reflect the ability to accommodate the needs of commercial and industrial land uses and an efficient extension of roadways and municipal water and wastewater systems.

Principle 6: Each annexation must illustrate a cost effective, efficient and coordinated approach to the administration of services.

Response: The proposed annexation involves lands that can be serviced with municipal infrastructure in a cost effective manner.

Principle 7: Annexations that demonstrate sensitivity and respect for key environmental and natural features will be regarded as meeting provincial land use policies.

Response: There are no key environmental or natural features within the annexation area.

Principle 8: Coordination and cost effective use of resources will be demonstrated when annexations are aligned with and supported by intermunicipal development plans, municipal development plans, economic development plans, transportation and utility servicing plans and other related infrastructure plans.

Response: The proposed annexation is consistent with the Town of Olds/Mountain View County Intermunicipal Development Plan and the Town of Olds Municipal Development Plan.

Principle 9: Annexation proposals must fully consider the financial impact on the initiating and responding municipality.

Response: The proposed annexation has considered the financial impact on the Town of Olds and Mountain View County and it does not pose a significant impact on either municipality.

Principle 10: Inter-agency consultation, coordination and cooperation is demonstrated when annexations proposals fully consider the impacts on other institutions providing services to the area.

Response: The proposed annexation involved consultation with other local authorities and seeks to address impacts where possible.

Principle 11: Annexation proposals that develop reasonable solutions to impacts on property owners and citizens with certainty and specific time horizons will be given careful consideration and weight.

Response: The proposed annexation includes requested conditions to mitigate tax impact on affected landowners based on a clear time horizon.

Principle 12: Annexation proposals must be based on effective public consultation both prior to and during any annexation hearing or proceedings.

Response: The proposed annexation involved public consultation throughout the process.

Principle 13: Revenue sharing may be warranted when the annexation proposal involves existing or future special properties that generate substantive and unique costs to the impacted municipality(s) as part of the annexation or as an alternative to annexation.

Response: The proposed annexation does not propose long term revenue sharing.

Principle 14: Annexation proposals must not simply be a tax initiative. Each annexation proposal must have consideration of the full scope of costs and revenues related to the affected municipalities. The financial status of the initiating or the responding municipality(s) cannot be affected to such an extent that one or the other is unable to reasonably achieve the purposes of a municipality as outlined in section 3 of the Act. The financial impact should be reasonable and be able to be mitigated through reasonable conditions of annexation.

Response: The proposed annexation is not motivated solely by the transfer of tax revenue from one municipality to another. The financial impact on the Town of Olds and Mountain View County is reasonable.

Principle 15: Conditions of annexation must be certain, unambiguous, enforceable and be time specific.

Response: The proposed annexation includes a request for conditions that are certain, unambiguous, enforceable and time specific.

CLOSURE AND REQUESTED OUTCOMES

Based on negotiations with Mountain View County and responses to concerns raised by landowners, the Town wishes to pursue annexation of the lands shown on Figure 1 and listed in Appendix A.

The Town is seeking annexation of these lands because:

- The lands are needed to accommodate the Town's long term commercial and industrial land needs;
- The subject areas are serviceable with extensions of municipal water, wastewater and storm drainage systems;
- The lands are contiguous with the Town's boundaries and represent a logical extension of the Town's jurisdiction;
- The annexation area reflects the agreement reached by the Town and County in the annexation discussions and the creation of the Town of Olds/Mountain View County Intermunicipal Development Plan.

The Town requests the following:

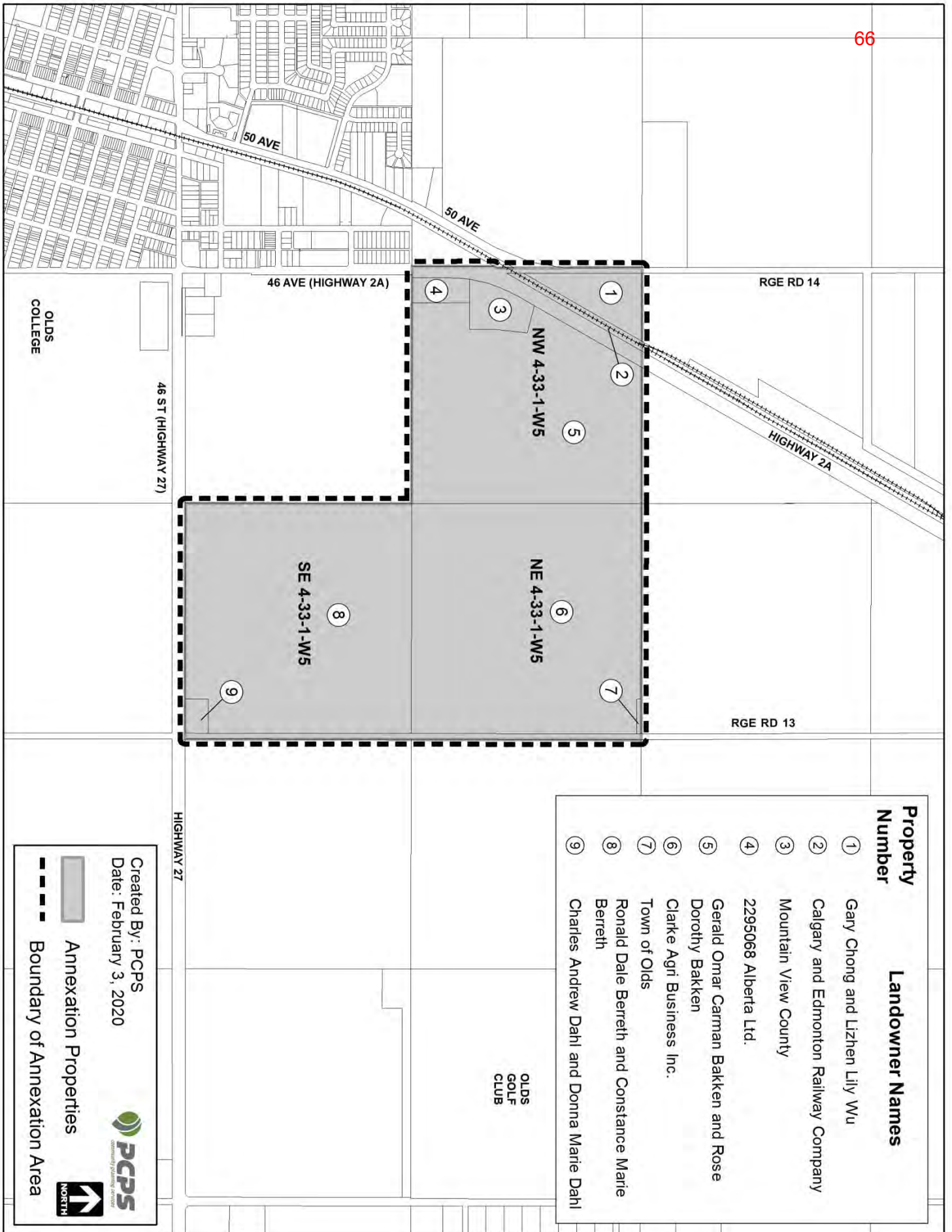
- That the lands described in Appendix A be annexed to the Town of Olds;
- That the effective date of annexation be January 1, 2022;
- That the conditions pertaining to the assessment and taxation of annexed lands as outlined in Appendix D of this report be attached to the Order-in-Council giving effect to annexation; and
- That the conditions pertaining to compensation for the loss of municipal tax revenue as outlined in Appendix C of this report be attached to the Order-in-Council giving effect to annexation.

CERTIFICATIONS

A copy of the resolution by Town of Olds Council authorizing the annexation application and certifying the Negotiation Report as accurate and a copy of the resolution by Mountain View County Council accepting the Negotiation Report are attached as Appendix J.

APPENDIX A

Map and List of Lands to be Annexed



LANDS PROPOSED TO BE ANNEXED – SUMMARY AND DETAILED LEGAL DESCRIPTIONS

Titled Lands

Property No. 1

Owner(s): Gary Chong & Lizhen Lily Wu

Title Number: 191 060 794

ATS Reference: NW 4-33-1-W5

Area (Ha): 4.93

Location: Northeast of the Town boundary, west of Highway 2A

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33

SECTION 4

THAT PORTION OF THE NORTH WEST QUARTER

WHICH LIES TO THE NORTH AND WEST OF THE CALGARY AND

EDMONTON RAILWAY, CONTAINING 12.18 ACRES MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

Property No. 2

Owner(s): Calgary and Edmonton Railway Company

Title Number: AF12

ATS Reference: NW 4-33-1-W5

Area (Ha): 1.54

Location: Northeast of the Town boundary, west of Highway 2A

LEGAL DESCRIPTION

PLAN RY9

THE RAILWAY

(IN TWP 33 - RGE 1 - W5M)

CONTAINING IN:

QUARTER SECTION	HECTARES	ACRES (MORE OR LESS)
NORTH WEST 4	1.52	3.76
NORTH EAST 5	1.12	2.77
SOUTH EAST 5	2.57	6.34
NORTH EAST 9	2.13	5.27
NORTH WEST 9	0.599	1.48
SOUTH WEST 9	2.78	6.87
NORTH WEST 15	1.79	4.42

NORTH EAST 16	1.80	4.44
SOUTH EAST 16	2.47	6.10
NORTH EAST 22	2.46	6.08
SOUTH EAST 22	1.72	4.25
SOUTH WEST 22	1.31	3.25
NORTH EAST 27	2.48	6.13
SOUTH EAST 27	2.45	6.05
NORTH EAST 34	1.37	3.40
SOUTH EAST 34	2.45	6.05
EXCEPTING THEREOUT ALL MINES AND MINERALS		

**Note: this Title contains areas outside of the annexation area, the highlighted line is the portion contained in the annexation area.*

Property No. 3

Owner(s): Mountain View County

Title Number: 011 128 013

ATS Reference: NW 4-33-1-W5

Area (Ha): 3.12

Location: Northeast of the Town boundary, east of Highway 2A

LEGAL DESCRIPTION

PLAN 8710431

MAINTENANCE YARD

CONTAINING 3.53 HECTARES MORE OR LESS

EXCEPTING THEREOUT

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
ROAD	9411212	0.41	1.01	

EXCEPTING THEREOUT ALL MINES AND MINERALS

Property No. 4

Owner(s): 2295068 Alberta Ltd.

Title Number: 121 263 041

ATS Reference: NW 4-33-1-W5

Area (Ha): 1.82

Location: Northeast of the Town boundary, east of Highway 2A

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33

SECTION 4

ALL THAT PORTION OF THE NORTH WEST QUARTER

DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER

OF THE SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH

BOUNDARY THEREOF 339 FEET; THENCE NORTH PARALLEL WITH THE

WEST BOUNDARY THEREOF 660 FEET; THENCE WEST PARALLEL WITH

SAID SOUTH BOUNDARY TO THE SAID WEST BOUNDARY; THENCE SOUTH

ALONG THE SAID WEST BOUNDARY TO THE POINT OF COMMENCEMENT

EXCEPTING THEREOUT

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
ROAD	1873EZ	PORTION	
ROAD	9411212	0.26	0.64

EXCEPTING THEREOUT ALL MINES AND MINERALS

Property No. 5

Owner(s): Gerald O.C. Bakken (Farmer) & Rose D. Bakken

Title Number: 941 152 704 +9

ATS Reference: NW 4-33-1-W5

Area (Ha): 49.8

Location: Northeast of the Town boundary, east of Highway 2A

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33

SECTION 4

THAT PORTION OF THE NORTH WEST QUARTER

WHICH LIES TO THE SOUTH AND EAST OF THE NO. 2A HIGHWAY

ON PLAN 1873EZ CONTAINING 56.1 HECTARES (138.83 ACRES)

MORE OR LESS

EXCEPTING THEREOUT

(A) THAT PORTION OF THE WESTERLY 339 FEET OF THE SOUTHERLY
660 FEET OF THE SAID QUARTER SECTION WHICH LIES TO THE
EAST OF THE NO. 2A HIGHWAY ON SAID PLAN 1873EZ CONTAINING
2.02 HECTARES (5 ACRES) MORE OR LESS

(B)	PLAN	NUMBER	HECTARES	ACRES
	SUBDIVISION	8710431	3.53	8.71
	ROAD	9411212	0.75	1.85

EXCEPTING THEREOUT ALL MINES AND MINERALS

Property No. 6

Owner(s): Clarke Agri Business Inc.

Title Number: 971 278 435

ATS Reference: NE 4-33-1-W5

Area (Ha): 64.5

Location: Northeast of the Town boundary, east of Highway 2A and west of Range Road 13

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33

SECTION 4

QUARTER NORTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THE NORTH 50 FEET OF THE EAST 400 FEET

CONTAINING 0.186 OF A HECTARE (0.46 OF AN ACRE) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

Property No. 7

Owner(s): Town of Olds

Title Number: 75R150

ATS Reference: NE 4-33-1-W5

Area (Ha): 1.86

Location: Northeast of the Town boundary, east of Highway 2A and west of Range Road 13

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33

SECTION 4

THE NORTH 50 FEET OF THE EAST 400 FEET OF THE NORTH EAST QUARTER

CONTAINING 0.46 OF AN ACRE MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

Property No. 8

Owner(s): Ronald D. Berreth & Constance M. Berreth

Title Number: 931 173 585

ATS Reference: SE 4-33-1-W5

Area (Ha): 62.67

Location: Northeast of the Town boundary, north of Highway 27 and west of Range Road 13

LEGAL DESCRIPTION

THE SOUTH EAST QUARTER OF SECTION FOUR (4)
 IN TOWNSHIP THIRTY THREE (33)
 RANGE ONE (1)
 WEST OF THE FIFTH MERIDIAN
 CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
 EXCEPTING THEREOUT :
 FIRST: 1.06 HECTARES (2.61 ACRES) MORE OR LESS FOR CONNECTING
 HIGHWAY UNDER PLAN 7027HX
 SECONDLY: 0.97 HECTARES (2.4 ACRES) MORE OR LESS DESCRIBED AS
 FOLLOWS:
 COMMENCING AT THE POINT WHERE THE NORTH LIMIT OF ROAD PLAN
 7027HX INTERSECTS THE EAST BOUNDARY OF THE SAID QUARTER
 SECTION;
 THENCE NORTHERLY ALONG THE SAID EAST BOUNDARY EIGHTY ONE AND
 EIGHT HUNDREDTHS (81.08) METRES;
 THENCE WESTERLY AND AT RIGHT ANGLES THERETO ONE HUNDRED AND
 NINETEEN AND SEVENTY NINE HUNDREDTHS (119.79) METRES;
 THENCE SOUTHERLY AND PARALLEL TO THE SAID EAST BOUNDARY TO
 A POINT ON THE NORTH LIMIT OF THE SAID ROAD PLAN
 THENCE EASTERLY THEREON TO THE POINT OF COMMENCEMENT
 EXCEPTING THEREOUT ALL MINES AND MINERALS

Property No. 9

Owner(s): Charles A. Dahl & Donna M. Dahl

Title Number: 151 128 292

ATS Reference: SE 4-33-1-W5

Area (Ha): 0.97

Location: Northeast of the Town boundary, north of Highway 27 and west of Range Road 13

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33
 SECTION 4
 ALL THAT PORTION OF THE SOUTH EAST QUARTER

DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT WHERE THE NORTH LIMIT OF
ROAD PLAN 7027HX INTERSECTS THE EAST BOUNDARY
OF THE SAID QUARTER SECTION
THENCE NORTHERLY ALONG THE SAID EAST BOUNDARY 81.08 METRES
THENCE WESTERLY AND AT RIGHT ANGLES THERETO 119.79 METRES
THENCE SOUTHERLY AND PARALLEL TO THE SAID EAST
BOUNDARY TO A POINT ON THE NORTH LIMIT OF THE
SAID ROAD PLAN
THENCE EASTERLY THEREON TO THE POINT OF COMMENCEMENT
CONTAINING 0.97 OF A HECTARE (2.4 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

Untitled Lands – Road Allowances and Road Plans

Description: The government road allowance lying east of the South East Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Range Road 13, North of Highway 27

Description: The government road allowance lying east of the North East Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Range Road 13, North of Highway 27

Description: The portion of road widening plan 941 1212 and Highway 2A adjacent to and bisecting the west portion of the North West Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Highway 2A

Description: The portion of government road allowance lying west of the North West Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Range Road 14

APPENDIX B

Copies of Certificates of Title as of January 2021



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 142 823 5;1;33;4;NW 191 060 794

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33
SECTION 4
THAT PORTION OF THE NORTH WEST QUARTER
WHICH LIES TO THE NORTH AND WEST OF THE CALGARY AND
EDMONTON RAILWAY, CONTAINING 12.18 ACRES MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 071 105 844

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
191 060 794	27/03/2019	TRANSFER OF LAND		\$375,000	NOMINAL

OWNERS

GARY CHONG

AND

LIZHEN LILY WU

BOTH OF:

RR 3, SITE 14, BOX 10

OLDS

ALBERTA T4H 1P4

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
2848EB	09/11/1928	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

191 060 794⁷⁵

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

320-17 AVE SW
CALGARY
ALBERTA T2S2V1
AS TO PORTION OR PLAN:RW261
"DATA UPDATED BY: TRANSFER OF UTRW NO. 1333FR"
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001293577)
(DATA UPDATED BY: CHANGE OF NAME 041479489)

111 111 595 06/05/2011 MORTGAGE
MORTGAGEE - THE TORONTO DOMINION BANK.
500 EDMONTON CITY CENTER EAST
EDMONTON
ALBERTA T5J5E8
ORIGINAL PRINCIPAL AMOUNT: \$215,000

191 060 795 27/03/2019 MORTGAGE
MORTGAGEE - KOLB ENTERPRISES LTD.
20, 4513-52 AVE
OLDS
ALBERTA T4H1M8
ORIGINAL PRINCIPAL AMOUNT: \$70,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:45 P.M.

ORDER NUMBER: 40834829

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



PROPERTY NO. 2

76

LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0023 840 812 RY9;RLY;33

TITLE NUMBER
AF12 .

LEGAL DESCRIPTION

PLAN RY9

THE RAILWAY

(IN TWP 33 - RGE 1 - W5M)

CONTAINING IN:

QUARTER SECTION	HECTARES	ACRES (MORE OR LESS)
NORTH WEST 4	1.52	3.76
NORTH EAST 5	1.12	2.77
SOUTH EAST 5	2.57	6.34
NORTH EAST 9	2.13	5.27
NORTH WEST 9	0.599	1.48
SOUTH WEST 9	2.78	6.87
NORTH WEST 15	1.79	4.42
NORTH EAST 16	1.80	4.44
SOUTH EAST 16	2.47	6.10
NORTH EAST 22	2.46	6.08
SOUTH EAST 22	1.72	4.25
SOUTH WEST 22	1.31	3.25
NORTH EAST 27	2.48	6.13
SOUTH EAST 27	2.45	6.05
NORTH EAST 34	1.37	3.40
SOUTH EAST 34	2.45	6.05

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;33;4;NW

ATS REFERENCE: 5;1;33;5;E

ATS REFERENCE: 5;1;33;9;N

ATS REFERENCE: 5;1;33;9;SW

ATS REFERENCE: 5;1;33;15;NW

ATS REFERENCE: 5;1;33;16;E

ATS REFERENCE: 5;1;33;22;E

ATS REFERENCE: 5;1;33;22;SW

ATS REFERENCE: 5;1;33;27;E

ATS REFERENCE: 5;1;33;34;E

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY / TOWN OF OLDS

(CONTINUED)

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

AF12 . 24/12/1898

OWNERS

CALGARY AND EDMONTON RAILWAY COMPANY.
OF ROOM 208, WINDSOR STATION 910, PEEL STREET
MONTREAL
QUEBEC H3C 3E4

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
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NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:46 P.M.

ORDER NUMBER: 40834846

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



PROPERTY NO. 3

78

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0026 055 815 8710431;OT 011 128 013

LEGAL DESCRIPTION

PLAN 8710431
MAINTENANCE YARD
CONTAINING 3.53 HECTARES MORE OR LESS
EXCEPTING THEREOUT

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
ROAD	9411212	0.41	1.01	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;33;4;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 941 152 704 +10

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
011 128 013	10/05/2001	TRANSFER OF LAND	\$272,500	\$272,500

OWNERS

MOUNTAIN VIEW COUNTY.
OF BAG 100
DIDSBURY
ALBERTA T0M 0W0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
	2848EB	09/11/1928	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

011 128 013⁷⁹

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AS TO PORTION OR PLAN:RW261

"DATA UPDATED BY: TRANSFER OF UTRW NO. 1333FR"

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001293577)

(DATA UPDATED BY: CHANGE OF NAME 041479489)

5095JF . 26/08/1965 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

"E 20' OF W 309.9' OF N 42.64' OF S 702.64'"

931 124 107 01/06/1993 UTILITY RIGHT OF WAY
GRANTEE - FORTISALBERTA INC.
320 - 17 AVENUE S.W.

CALGARY

ALBERTA T2S2Y1

PORTION AS DESCRIBED

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001299593)

(DATA UPDATED BY: CHANGE OF NAME 051028392)

011 344 872 20/11/2001 CAVEAT
RE : LEASE
CAVEATOR - LEDCOR O & S LIMITED.

9910-39 AVE

P O BOX 8310 STN F

EDMONTON

ALBERTA T6H2W6

021 004 988 07/01/2002 CAVEAT
RE : LEASE
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA

AS REPRESENTED BY THE MINISTER FO INFRASTRUCTURE
ACTING DIRECTOR, LEASING

MAIN FLOOR, 6950-113 ST

EDMONTON

ALBERTA T6H5V7

081 155 598 29/04/2008 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ALBERTA HIGHWAY SERVICES LTD.

C/O BROWNLEE LLP

SUITE 2200, 10155-102 ST

EDMONTON

ALBERTA T5J4G8

AGENT - JOHN C MCDONNELL

111 123 701 19/05/2011 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

011 128 013⁸⁰

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY MINISTER OF INFRASTRUCTURE
C/O THE DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE
3RD FLOOR, 6950-113 ST
EDMONTON
ALBERTA T6H5V7

141 332 073 06/12/2014 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY MINISTER OF INFRASTRUCTURE
DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE
3RD FLOOR
6950 - 113 STREET
EDMONTON
ALBERTA T6H5V7
AGENT - LENNEA OSEEN

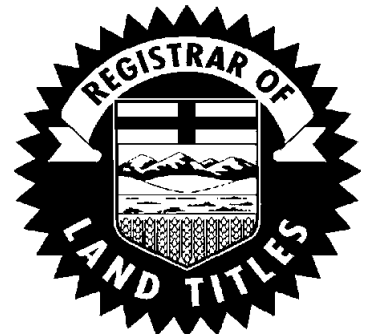
191 045 301 05/03/2019 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY MINISTER OF INFRASTRUCTURE
DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE
3RD FLR, 6950 113 ST
EDMONTON
ALBERTA T6H5V7

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:48 P.M.

ORDER NUMBER: 40834861

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



PROPERTY NO. 4

82

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0026 055 773 5;1;33;4;NW 201 224 894

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33
SECTION 4

ALL THAT PORTION OF THE NORTH WEST QUARTER
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER
OF THE SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH
BOUNDARY THEREOF 339 FEET; THENCE NORTH PARALLEL WITH THE
WEST BOUNDARY THEREOF 660 FEET; THENCE WEST PARALLEL WITH
SAID SOUTH BOUNDARY TO THE SAID WEST BOUNDARY; THENCE SOUTH
ALONG THE SAID WEST BOUNDARY TO THE POINT OF COMMENCEMENT
EXCEPTING THEREOUT

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
ROAD	1873EZ	PORTION		
ROAD	9411212	0.26	0.64	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 121 263 041

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 224 894	07/12/2020	TRANSFER OF LAND	\$650,000	\$650,000

OWNERS

2295068 ALBERTA LTD.
OF 263119 RGE RD 281
ROCKY VIEW COUNTY
ALBERTA T4A 1J6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

201 224 894⁸³

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
2848EB .	09/11/1928	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AS TO PORTION OR PLAN:RW261 "DATA UPDATED BY: TRANSFER OF UTRW NO. 1333FR" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001293577) (DATA UPDATED BY: CHANGE OF NAME 041479489)
5833FM .	05/03/1946	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 "WEST 16 1/2 FT OF SOUTH 280.10 FT DATA UPDATED BY: TRANSFER OF UTRW NO. 1333FR" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001293577) (DATA UPDATED BY: CHANGE OF NAME 041480621)
4377JG .	26/08/1965	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "EAST 20 FT OF WEST 310.4 FT OF SOUTH 660 FT"
201 233 649	18/12/2020	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - DON BROWN 40 GLADSTONE GDNS SW CALGARY ALBERTA T3E7E4

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:49 P.M.

ORDER NUMBER: 40834870

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0026 055 807 5;1;33;4;NW 941 152 704 +9

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33
SECTION 4

THAT PORTION OF THE NORTH WEST QUARTER
WHICH LIES TO THE SOUTH AND EAST OF THE NO. 2A HIGHWAY
ON PLAN 1873EZ CONTAINING 56.1 HECTARES (138.83 ACRES)
MORE OR LESS

EXCEPTING THEREOUT

(A) THAT PORTION OF THE WESTERLY 339 FEET OF THE SOUTHERLY
660 FEET OF THE SAID QUARTER SECTION WHICH LIES TO THE
EAST OF THE NO. 2A HIGHWAY ON SAID PLAN 1873EZ CONTAINING
2.02 HECTARES (5 ACRES) MORE OR LESS

(B)	PLAN	NUMBER	HECTARES	ACRES
	SUBDIVISION	8710431	3.53	8.71
	ROAD	9411212	0.75	1.85

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 871 047 603

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

941 152 704 10/06/1994 ROAD PLAN

OWNERS

GERALD OMAR CARMAN BAKKEN (FARMER)

AND

ROSE DOROTHY BAKKEN

BOTH OF:

BOX 6, SITE 12, R.R. 3

OLDS

ALBERTA T4H 1P4

AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF ADDRESS 951082858)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

941 152 704⁸⁶+9

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
2848EB .	09/11/1928	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AS TO PORTION OR PLAN:RW261 "DATA UPDATED BY: TRANSFER OF UTRW NO. 1333FR" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001293577) (DATA UPDATED BY: CHANGE OF NAME 041479489)

761 054 388	03/05/1976	UTILITY RIGHT OF WAY GRANTEE - FOOTHILLS NATURAL GAS CO-OP LTD.
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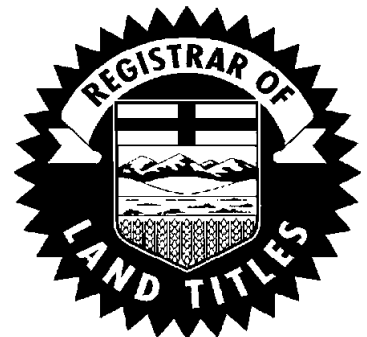
081 451 474	04/12/2008	NOTICE OF SECURITY INTEREST RE : FIXTURES IN FAVOUR OF - THE BANK OF NOVA SCOTIA. BOX 3769 OLDS ALBERTA T4H1P5 DEBTOR - WACEY J NASH DEBTOR - TRACEY J IRVING BOTH OF: R.R. 3, SITE 12, BOX 22 OLDS ALBERTA T4H1P4 AMOUNT: \$123,884 EXPIRES: 2033/12/01 (DATA UPDATED BY: 091007633)
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TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:51 P.M.

ORDER NUMBER: 40834898

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



PROPERTY NO. 6

88

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 142 857 5;1;33;4;NE 971 278 435

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33
SECTION 4
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THE NORTH 50 FEET OF THE EAST 400 FEET
CONTAINING 0.186 OF A HECTARE (0.46 OF AN ACRE) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 971 224 024

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
971 278 435	18/09/1997	TRANSFER OF LAND	\$248,000	SEE INSTRUMENT

OWNERS

CLARKE AGRI BUSINESS INC.
OF BOX 6, SITE 11, R.R. 4
OLDS
ALBERTA T4H 1T8

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
3666GB .	09/08/1949	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF OLDS. AS TO PORTION OR PLAN:523GA
7913HC .	21/12/1956	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

971 278 435⁸⁹

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LIMITED.

AS TO PORTION OR PLAN:7765HC

"1.20 ACRES"

761 031 298 17/03/1976 UTILITY RIGHT OF WAY
GRANTEE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES
COMMISSION.
35566 RGE RD 10
RED DEER COUNTY
ALBERTA T4G0H5
AS TO PORTION OR PLAN:7710507
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 961186106)
(DATA UPDATED BY: CHANGE OF ADDRESS 141266706)

761 061 019 14/05/1976 UTILITY RIGHT OF WAY
GRANTEE - FOOTHILLS NATURAL GAS CO-OP LTD.

081 401 097 27/10/2008 CAVEAT
RE : VENDOR'S LIEN
CAVEATOR - CLARKE AGRI BUSINESS INC.
BOX 4110
OLDS
ALBERTA T4H1P7
AGENT - JAMES L MACINNIS.

131 054 371 06/03/2013 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - THE MOUNTAIN VIEW REGIONAL WATER
SERVICES COMMISSION.
35566 RGE RD 10
RED DEER COUNTY
ALBERTA T4G0H5
AGENT - SHARI FAVREAU
(DATA UPDATED BY: CHANGE OF ADDRESS 141265764)

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:53 P.M.

ORDER NUMBER: 40834914

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



PROPERTY NO. 7

91

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 142 849 5;1;33;4;NE 75R150 .

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33
SECTION 4
THE NORTH 50 FEET OF THE EAST 400 FEET OF THE NORTH EAST QUARTER
CONTAINING 0.46 OF AN ACRE MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

75R150 . 13/07/1948 \$30 REF. 9087FT

OWNERS

THE TOWN OF OLDS.
OF OLDS
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

131 054 374 06/03/2013 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - THE MOUNTAIN VIEW REGIONAL WATER
SERVICES COMMISSION.
35566 RGE RD 10
RED DEER COUNTY
ALBERTA T4G0H5
AGENT - SHARI FAVREAU
(DATA UPDATED BY: CHANGE OF ADDRESS 141265763)

(CONTINUED)

TOTAL INSTRUMENTS: 001

92

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:54 P.M.

ORDER NUMBER: 40834922

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



PROPERTY NO. 8

93

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0012 501 491 5;1;33;4;SE 931 173 585

LEGAL DESCRIPTION

THE SOUTH EAST QUARTER OF SECTION FOUR (4)
IN TOWNSHIP THIRTY THREE (33)
RANGE ONE (1)
WEST OF THE FIFTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT :
FIRST: 1.06 HECTARES (2.61 ACRES) MORE OR LESS FOR CONNECTING
HIGHWAY UNDER PLAN 7027HX
SECONDLY: 0.97 HECTARES (2.4 ACRES) MORE OR LESS DESCRIBED AS
FOLLOWS:
COMMENCING AT THE POINT WHERE THE NORTH LIMIT OF ROAD PLAN
7027HX INTERSECTS THE EAST BOUNDARY OF THE SAID QUARTER
SECTION;
THENCE NORTHERLY ALONG THE SAID EAST BOUNDARY EIGHTY ONE AND
EIGHT HUNDREDTHS (81.08) METRES;
THENCE WESTERLY AND AT RIGHT ANGLES THERETO ONE HUNDRED AND
NINETEEN AND SEVENTY NINE HUNDREDTHS (119.79) METRES;
THENCE SOUTHERLY AND PARALLEL TO THE SAID EAST BOUNDARY TO
A POINT ON THE NORTH LIMIT OF THE SAID ROAD PLAN
THENCE EASTERLY THEREON TO THE POINT OF COMMENCEMENT
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 851 048 467 A .

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
931 173 585	22/07/1993	TRANSFER OF LAND	\$224,000	\$224,000

OWNERS

RONALD DALE BERRETH

AND

CONSTANCE MARIE BERRETH

(CONTINUED)

BOTH OF:

BOX 5, SITE 1, RR 1

OLDS

ALBERTA T4H 1P2

AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF ADDRESS 951094121)

94

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
7912HC .	02/12/1956	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:7765HC "0.62 ACRES"
751 115 823	17/10/1975	UTILITY RIGHT OF WAY GRANTEE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. 35566 RGE RD 10 RED DEER COUNTY ALBERTA T4G0H5 "DISCHARGED EXCEPT ON PLAN 7710507" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 961186106) (DATA UPDATED BY: CHANGE OF ADDRESS 141266553)
881 103 364	21/06/1988	UTILITY RIGHT OF WAY GRANTEE - FOOTHILLS NATURAL GAS CO-OP LTD.
981 375 578	01/12/1998	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - ROGERS CANTEL INC. ONE MOUNT PLEASANT 11TH FLOOR TORONTO ONTARIO M4Y2Y5 AGENT - ANDREA D ESSERY
011 350 521	26/11/2001	UTILITY RIGHT OF WAY GRANTEE - SHAW CABLESYSTEMS COMPANY.
051 467 925	08/12/2005	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - TRIDENT EXPLORATION (ALBERTA) CORP. 1000,444-7 AVE SW CALGARY ALBERTA T2P0X8 AGENT - TRENT FEDAK (DATA UPDATED BY: CHANGE OF NAME 121046023)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

931 173 585⁹⁵

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
161 293 980	09/12/2016	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
171 130 700	15/06/2017	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - ATCO GAS AND PIPELINES LTD. 909 11 AVE SW CALGARY ALBERTA T2R1L8
171 136 037	21/06/2017	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - ATCO GAS AND PIPELINES LTD. 909 - 11TH AVENUE CALGARY ALBERTA T2R1L8
201 092 656	20/05/2020	CAVEAT RE : LEASE INTEREST CAVEATOR - SIGNALTA RESOURCES LIMITED. BOX 6150, STATION 'D', CALGARY ALBERTA T2P2C7 AGENT - WAYNE MACDONALD

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:55 P.M.

ORDER NUMBER: 40834935

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 147 450 5;1;33;4;SE 151 128 292

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33
SECTION 4
ALL THAT PORTION OF THE SOUTH EAST QUARTER
DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT WHERE THE NORTH LIMIT OF
ROAD PLAN 7027HX INTERSECTS THE EAST BOUNDARY
OF THE SAID QUARTER SECTION
THENCE NORTHERLY ALONG THE SAID EAST BOUNDARY 81.08 METRES
THENCE WESTERLY AND AT RIGHT ANGLES THERETO 119.79 METRES
THENCE SOUTHERLY AND PARALLEL TO THE SAID EAST
BOUNDARY TO A POINT ON THE NORTH LIMIT OF THE
SAID ROAD PLAN
THENCE EASTERLY THEREON TO THE POINT OF COMMENCEMENT
CONTAINING 0.97 OF A HECTARE (2.4 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 121 035 550

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
151 128 292	22/05/2015	TRANSFER OF LAND	\$520,000	\$520,000

OWNERS

CHARLES ANDREW DAHL

AND

DONNA MARIE DAHL

BOTH OF:

4719 GREENVIEW DRIVE NE

CALGARY

ALBERTA T2E 5R5

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

151 128 292⁹⁷

NUMBER DATE (D/M/Y) PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:56 P.M.

ORDER NUMBER: 40834952

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

APPENDIX C

Municipal Tax Sharing Arrangement between Town and County

COMPENSATION FOR LOSS OF MUNICIPAL PROPERTY TAX REVENUE

Requested Condition Wording

- I. The Town of Olds shall pay to Mountain View County the sum of sixty-five thousand eight hundred one dollars ninety-five cents (\$65,801.95) in Canadian dollars, as follows:
 - a) Thirteen thousand one hundred sixty dollars thirty-nine cents (\$13,160.39) is to be paid no later than thirty (30) days after the date this Order in Council is made by the Lieutenant Governor in Council:
 - b) Fifty-two thousand six hundred forty-one dollars fifty-six cents (\$52,641.56) is to be paid no later than one (1) year after the date this Order in Council is made by the Lieutenant Governor in Council.

- II. In addition to the amount in clause I, the Town of Olds shall pay to Mountain View County the sum of fifteen thousand five hundred two dollars fifty-four cents (\$15,502.54) in Canadian dollars, as follows:
 - a) Three thousand one hundred twenty dollars fifty-one cents (\$3,120.51) is to be paid no later than thirty (30) days after the date this Order in Council is made by the Lieutenant Governor in Council:
 - b) Twelve thousand three hundred eighty-two dollars three cents (\$12,382.03) is to be paid no later than one (1) year after the date this Order in Council is made by the Lieutenant Governor in Council.

APPENDIX D

Proposed Approach to Municipal Taxes for Annexed Lands

PROPOSED CONDITIONS REGARDING ASSESSMENT AND TAXATION

1. "Annexed land" means the land described in and shown on the sketch in Appendix A,
2. For taxation purposes in **2022 and subsequent years up to and including 2041 (if effective date is January 1, 2022)**, the annexed land and the assessable improvements to it
 - a) must be assessed by the Town of Olds on the same basis as if they had remained in Mountain View County, and
 - b) must be taxed by the Town of Olds in respect of each assessment class that applies to the annexed land and the assessable improvements to it, using
 - i. the municipal tax rate established by Mountain View County, or
 - ii. the municipal tax rate established by the Town of Olds,
 whichever is lower.
3. (1) Where in any taxation year, up to and including 2041, a portion of the annexed land
 - a) becomes a new parcel of land created as a result of subdivision or separation of title by registered plan of subdivision or by instrument or any other method that occurs at the request of, or on behalf of, the landowner, except for the subdivision of an existing farmstead from a previously un-subdivided quarter section,
 - b) becomes a residual portion of 16 hectares or less after a new parcel referred to in clause (i) has been created,
 - c) obtains a development permit that would intensify the use of the land beyond what is existing at the date of annexation, except for:
 - i. the replacement of existing structures;
 - ii. developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
 - iii. any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
 - iv. minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.
 - d) is redesignated at the request of, or on behalf of the landowner, under the Town of Olds Land Use Bylaw to another designation,

e) is the subject of a local improvement project described in a local improvement bylaw initiated by or with the support of the landowner pursuant to which the Town of Olds' water and sewer services are connected to the land, or

f) is connected to the water or sanitary sewer services provided by the Town of Olds

section 2 ceases to apply at the end of that taxation year in respect of that portion of the annexed land and the assessable improvements to it.

(2) Notwithstanding subsection (1)(d), section 2 does not cease to apply in respect of a portion of the annexed land that is redesignated under the Town of Olds Land Use Bylaw to the designation "Urban Reserve".

(3) Notwithstanding subsection (1)(e), section 2 does not cease to apply in respect of any portion of the annexed land that has an existing connection to water or sanitary sewer services provided by the Town of Olds on the date that annexation takes effect.

4. After section 2 ceases to apply to a portion of the annexed land in a taxation year, that portion of the annexed land and the assessable improvements to it must be assessed and taxed for the purposes of property taxes in that year in the same manner as other property of the same assessment class in the Town of Olds is assessed and taxed.

APPENDIX E

Letter to Affected Landowners



OFFICE OF THE MAYOR

104

July 14, 2020

Sent via email: _ _

Dear Gary Chong:

RE: Town of Olds – Proposed Annexation

On behalf of Town Council, I am writing to let you know that the Town of Olds is proposing to extend the Town boundaries. The Town has been working with Mountain View County to develop a new Intermunicipal Development Plan (IDP). The IDP addresses the future growth of the Town and future development of the lands within the IDP area.

As part of the process of planning for future growth, the IDP identifies a short term annexation area for the Town. Your lands form part of the short term annexation area. The lands being considered are shown on the accompanying map.

Council is inviting you, along with the other affected land owners, to a meeting with representatives of the Town and Mountain View County. We will outline our thoughts on the proposed annexation as well as provide you an opportunity to share your views and have questions answered. Our hope is to provide you with as much information as possible on the purpose of the annexation and changes for landowners, and to hear your feedback and any concerns you may have. This meeting will be held at the Olds Sportsplex (5133 – 52 Street) starting at 6:30pm on Tuesday, July 28, 2020.

The Town of Olds will take every step possible to ensure that any concerns you may have are taken into consideration prior to any final decisions being made during this annexation process.

We look forward to working with you during the upcoming annexation process. If you have any questions prior to the meeting or about annexation, please don't hesitate to contact Natasha Wright with Parkland Community Planning Services, at 403-343-3394 or natasha.wright@pcps.ab.ca. I am also kindly requesting that you RSVP to the meeting by contacting Natasha Wright.

I look forward to seeing you on Tuesday, July 28, 2020 at 6:30pm.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Muzychka", is written over a horizontal line.

His Worship,
Michael Muzychka
Mayor – Town of Olds

cc: Mayor's Read Board

4512 46 St. Olds, (Alberta) Canada T4H 1R5
Main 403.556.6981 Fax 403.556.6537

Email admin@olds.ca
www.olds.ca



OFFICE OF THE MAYOR

105

July 14, 2020

Sent via email:

Dear Herbert and Carolyn Rothenbacher:

RE: Town of Olds – Proposed Annexation

On behalf of Town Council, I am writing to let you know that the Town of Olds is proposing to extend the Town boundaries. The Town has been working with Mountain View County to develop a new Intermunicipal Development Plan (IDP). The IDP addresses the future growth of the Town and future development of the lands within the IDP area.

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I look forward to seeing you on Tuesday, July 28, 2020 at 6:30pm.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Muzychka".

His Worship,
Michael Muzychka
Mayor – Town of Olds

cc: Mayor's Read Board

4512 46 St. Olds, (Alberta) Canada T4H 1R5
Main 403.556.6981 Fax 403.556.6537

Email admin@olds.ca
www.olds.ca



OFFICE OF THE MAYOR

106

July 14, 2020

Sent via email:

Dear Gerald and Rose Bakken:

RE: Town of Olds – Proposed Annexation

On behalf of Town Council, I am writing to let you know that the Town of Olds is proposing to extend the Town boundaries. The Town has been working with Mountain View County to develop a new Intermunicipal Development Plan (IDP). The IDP addresses the future growth of the Town and future development of the lands within the IDP area.

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I look forward to seeing you on Tuesday, July 28, 2020 at 6:30pm.

Sincerely,

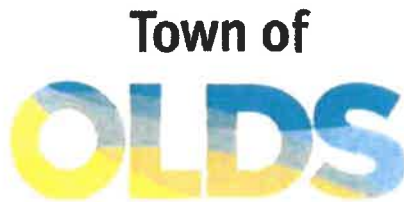
A handwritten signature in blue ink, appearing to read "Michael Muzychka", is written over a light blue circular stamp.

His Worship,
Michael Muzychka
Mayor – Town of Olds

cc: *Mayor's Read Board*

4512 46 St. Olds, (Alberta) Canada T4H 1R5
Main 403.556.6981 Fax 403.556.6537

Email admin@olds.ca
www.olds.ca



OFFICE OF THE MAYOR

107

July 14, 2020

Sent via email:

Dear Brian Clarke:

RE: Town of Olds – Proposed Annexation

On behalf of Town Council, I am writing to let you know that the Town of Olds is proposing to extend the Town boundaries. The Town has been working with Mountain View County to develop a new Intermunicipal Development Plan (IDP). The IDP addresses the future growth of the Town and future development of the lands within the IDP area.

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We look forward to working with you during the upcoming annexation process. If you have any questions prior to the meeting or about annexation, please don't hesitate to contact Natasha Wright with Parkland Community Planning Services, at 403-343-3394 or natasha.wright@pcps.ab.ca. I am also kindly requesting that you RSVP to the meeting by contacting Natasha Wright.

I look forward to seeing you on Tuesday, July 28, 2020 at 6:30pm.

Sincerely,

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His Worship,
Michael Muzychka
Mayor – Town of Olds

cc: *Mayor's Read Board*

4512 46 St. Olds, (Alberta) Canada T4H 1R5
Main 403.556.6981 Fax 403.556.6537

Email admin@olds.ca
www.olds.ca



OFFICE OF THE MAYOR

108

July 14, 2020

Sent via email:

Dear Ronald and Constance Berreth:

RE: Town of Olds – Proposed Annexation

On behalf of Town Council, I am writing to let you know that the Town of Olds is proposing to extend the Town boundaries. The Town has been working with Mountain View County to develop a new Intermunicipal Development Plan (IDP). The IDP addresses the future growth of the Town and future development of the lands within the IDP area.

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The Town of Olds will take every step possible to ensure that any concerns you may have are taken into consideration prior to any final decisions being made during this annexation process.

We look forward to working with you during the upcoming annexation process. If you have any questions prior to the meeting or about annexation, please don't hesitate to contact Natasha Wright with Parkland Community Planning Services, at 403-343-3394 or natasha.wright@pcps.ab.ca. I am also kindly requesting that you RSVP to the meeting by contacting Natasha Wright.

I look forward to seeing you on Tuesday, July 28, 2020 at 6:30pm.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Muzychka", is written over a horizontal line.

His Worship,
Michael Muzychka
Mayor – Town of Olds

cc: *Mayor's Read Board*

4512 46 St. Olds, (Alberta) Canada T4H 1R5
Main 403.556.6981 Fax 403.556.6537

Email admin@olds.ca
www.olds.ca



OFFICE OF THE MAYOR

109

July 14, 2020

Sent via email:

Dear Charles and Donna Dahl:

RE: Town of Olds – Proposed Annexation

On behalf of Town Council, I am writing to let you know that the Town of Olds is proposing to extend the Town boundaries. The Town has been working with Mountain View County to develop a new Intermunicipal Development Plan (IDP). The IDP addresses the future growth of the Town and future development of the lands within the IDP area.

As part of the process of planning for future growth, the IDP identifies a short term annexation area for the Town. Your lands form part of the short term annexation area. The lands being considered are shown on the accompanying map.

Council is inviting you, along with the other affected land owners, to a meeting with representatives of the Town and Mountain View County. We will outline our thoughts on the proposed annexation as well as provide you an opportunity to share your views and have questions answered. Our hope is to provide you with as much information as possible on the purpose of the annexation and changes for landowners, and to hear your feedback and any concerns you may have. This meeting will be held at the Olds Sportsplex (5133 – 52 Street) starting at 6:30pm on Tuesday, July 28, 2020.

The Town of Olds will take every step possible to ensure that any concerns you may have are taken into consideration prior to any final decisions being made during this annexation process.

We look forward to working with you during the upcoming annexation process. If you have any questions prior to the meeting or about annexation, please don't hesitate to contact Natasha Wright with Parkland Community Planning Services, at 403-343-3394 or natasha.wright@pcps.ab.ca. I am also kindly requesting that you RSVP to the meeting by contacting Natasha Wright.

I look forward to seeing you on Tuesday, July 28, 2020 at 6:30pm.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Muzychka", written over a horizontal line.

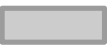
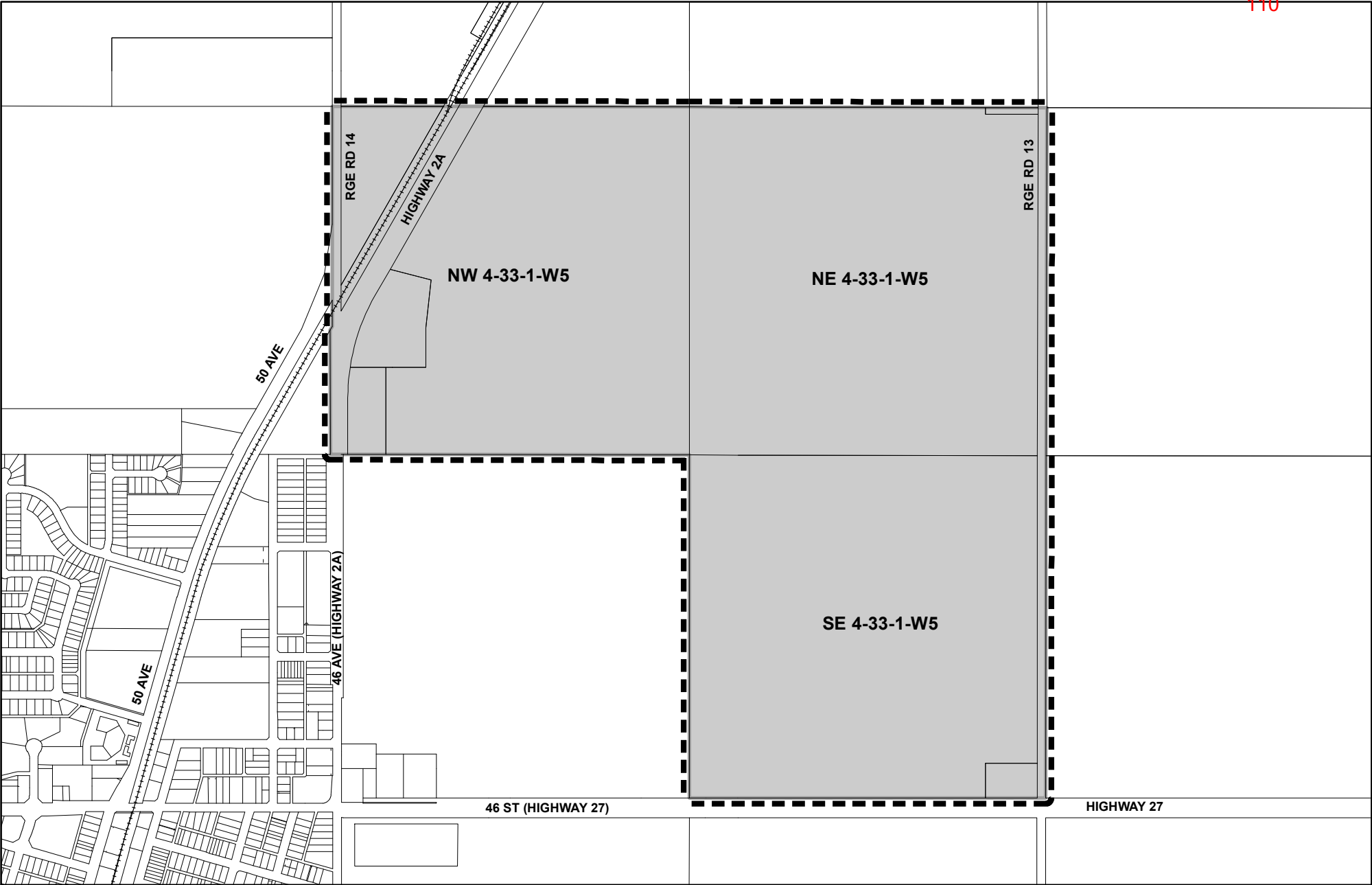
His Worship,
Michael Muzychka
Mayor – Town of Olds

cc: *Mayor's Read Board*

4512 46 St. Olds, (Alberta) Canada T4H 1R5
Main 403.556.6981 Fax 403.556.6537

Email admin@olds.ca
www.olds.ca

TOWN OF OLDS - PROPOSED ANNEXATION AREA



Annexation Properties



Boundary of Annexation Area



DATE: JULY 2020

APPENDIX F

Landowner Information Package and Follow-up Correspondence

TOWN OF OLDS – ANNEXATION LANDOWNER INFORMATION PACKAGE

What is annexation? How does it affect my ownership of property?

Annexation is the process of transferring land from one municipality's jurisdiction (County's jurisdiction) to another municipality's jurisdiction (Town's). This means the bylaws and regulations of the Town would replace those of the County for the areas that are annexed. Landowners who are annexed to the Town become Town ratepayers and voters and participate in Town decisions and elections rather than County decisions and elections.

Ownership of land and property is not affected by annexation. A parcel of land that is annexed continues to be owned by you until such time as you decide to sell it or transfer it to another party.

Who makes the decision on an annexation?

Annexation is a provincially regulated process, with the Municipal Government Board (MGB) recommending the final decision to the Government of Alberta. The Town is the applicant in the annexation process, submitting the application and supporting documentation to the MGB for recommendation. The Town of Olds and Mountain View County are working together to ensure the annexation addresses the concerns of each municipality and their residents. This collaborative process is being used to help ensure a positive outcome for all who are impacted. Everyone who is affected by a proposed annexation has the opportunity to express their views before the Province makes a final decision.

What is the Municipal Government Board (MGB)?

The Municipal Government Board (MGB) is an impartial and independent board established by provincial legislation to make decisions about matters such as annexation. They prepare a report and a recommendation is forwarded to the Minister of Municipal Affairs, and then to the Lieutenant Governor, who will make the final decision.

Has Town Council decided which lands are to be annexed?

Based on planning considerations and negotiations with Mountain View County, Town Council has identified the lands that they wish to be annexed as part of the current annexation application. These lands are shown on the attached map.

Why does the Town need to annex land?

In the last 15 years there has been significant interest in the Town of Olds for commercial and industrial activity. The available supply of land to accommodate new

commercial uses, with the most attractive along the Highway 27 corridor, has been depleted. Additional long term frontage along Highway 27 is required to facilitate future commercial development. Industrial development in the Town of Olds has also increased with sizeable blocks of land being developed and other large blocks of land being secured for future projects.

The Town wishes to be in a position to expand its level of commercial and industrial development to provide local employment opportunities and diversify the Town's tax base. Providing opportunities for commercial and industrial development involves identifying lands where these types of business can be successful and fit within the overall plans for the Town.

Having commercial and industrial development within the Town of Olds is an important way to diversify the tax base. This provides the opportunity to balance the tax load on residential properties with the contribution made by non-residential properties. In part this balancing helps make Olds a more affordable place to live.

Why is the Town looking at these particular lands?

The Town is investigating the annexation of the quarter sections of land that are identified as short term annexation in the proposed Intermunicipal Development Plan. These quarter sections would provide the Town with a long term supply of commercial and industrial land which would gradually be developed over the next 20 to 30 years.

Due to the amount of planning required for transportation routes and municipal utilities, land has to be brought into the town boundary many years in advance of subdivision and development. Having plans in place to accommodate urban growth in advance of actual proposals makes it more likely that industry and commerce will choose to locate in Olds. A 20 to 30 year supply provides a range of choices and greater ability to meet the diverse needs of industrial and commercial operations.

Investing in the planning for these areas and utility systems to support urban growth in these areas represents a significant financial commitment by the Town and annexation ensures that the Town will receive a return on this investment.

What will be the impact on the municipal portion of property taxes?

Once land is annexed, land that used to be located in the County and used to receive County services will be located in the Town and will start to receive Town services. As a result, the Town will collect property taxes.

Property tax within Mountain View County and the Town is calculated by multiplying the tax rate by the assessed value of the property being taxed. Because property located in the County and the Town, except for farmland, is assessed at market value, most of the long-term change in taxes results from the difference in tax rates.

It is the Town's intention that landowners affected by annexation will be protected from facing a large fluctuation in the municipal portion of their property taxes for a twenty year period following annexation. Under this arrangement the Town will:

- Assess properties as if they are still located in the County, and
- Give annexed land the benefit of being taxed at the lower municipal rate of the two municipalities for twenty years after annexation.

The 20 year municipal tax arrangement will last until such time as the annexed property is subdivided, further developed, installs a new connection to Town water and/or sanitary sewer, or the 20 year time period ends, whichever occurs earliest. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation. Developments that are exempt from this are:

- the replacement of existing structures;
- developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
- any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
- minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.

This does not mean that taxes will not rise over the 20 year period; if both the County and Town increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property).

What will be the impact on the education portion of property taxes?

The education portion of property taxes is set by the Province, and the County and Town collect the education portion on behalf of the Province. Property taxes may increase based on the difference between the Town and County rates for the education tax. Generally the rate applied to lands within the Town is slightly higher than the rate applied to lands in the County.

Could our land be developed with Town water and sanitary sewer without being annexed?

The proposed Intermunicipal Development Plan (IDP) does allow for certain areas covered by the plan to be developed in the County using Town water and sanitary sewer. Each proposed development must meet the requirements of the IDP in order to utilize municipal services, such as appropriate agreements.

Will existing development and uses be expected to meet the Town's requirements?

All uses and development that were approved by the County prior to annexation will be allowed to continue. These developments and uses will not have to re-apply to the Town or fit the Town's regulations.

Will new development and uses be expected to meet the Town's requirements?

Yes, however after annexation the Town will continue to use the regulations specific to the annexed properties that were in place under Mountain View County's Land Use Bylaw. This means if a farm residence and a second dwelling were allowed on the same parcel before annexation they would continue to be allowed after annexation. Some time after annexation the Town may change the Land Use District and related regulations to more closely match those applied to other properties in the town. This process usually ensures that existing development can continue but any new development or uses must meet the Town's regulations. Affected landowners are able to participate in the process before Council makes a decision on any changes to the Land Use Bylaw regulations that apply to their property.

This change in Land Use District, to a district more appropriate for the annexed lands such as the Urban Reserve (UR) District, would not have an effect on the tax arrangement for landowners.

Can development permits be obtained for new developments?

As part of the annexation proposal the Town is giving landowners a 20 year municipal tax arrangement, where the lower of either the County's or the Town's tax rate will be applied. This arrangement does have a condition that if the land is further developed the arrangement will end. The types of development being referred to are an intensification of development beyond what is existing at the time of annexation. Developments that are exempt from this are:

- the replacement of existing structures;
- developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
- any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
- minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.

Will building code standards be imposed on new structures? What about existing structures?

New construction will be required to meet the Alberta Building Code and may have to be inspected by the Town's building inspector. As well, any major renovation or expansions to a building will be required to meet Town bylaws once the land is annexed. Existing structures will not have to "re-apply" for development permit or building permit approval.

How will landowners with livestock and farming operations be impacted?

Annexation will not affect the keeping of livestock or farm operations. Landowners will be able to keep their livestock (such as, horses, cattle, chickens, etc.) as allowed under the

current County zoning. Farms and farming operations, with the exception of confined feeding operations or feedlots, are allowed within the town under the Town's Urban Reserve (UR) zoning. The UR District allows for existing uses and related improvements to continue into the future as they were existing at the time of annexation.

Will our children have to change schools?

Annexation does not affect which school authorities serve the annexed lands. Chinooks Edge School Division and the Red Deer Catholic Regional Schools would continue to provide education and school services. School busing arrangements and school assignments are also not changed by annexation.

What is the process and timing for connection to the Town water and sanitary sewer systems?

Town water and sanitary sewer services will be extended into the annexed lands as subdivision and development occurs. As developers create new lots to sell to commercial and industrial purchasers they are expected to pay for the installation of municipal utilities and roads. These costs are then recovered through the sale price for the new lots. The timing for extension of Town water and sanitary sewer is set by the pace of development interest in the area.

What if my well and private sewage disposal system is still in good working order? Do I have to connect to Town water and sanitary sewer?

Until Town water and sanitary sewer is available to a property, private wells and sewage disposal systems can continue to be used. After Town water and sanitary sewer become available it is expected that all properties able to be served will connect to the water and sanitary sewer lines. The Town will consider exceptions to this general rule on a case by case basis.

Who will maintain and plow the roads?

Portions of Range Road 13 and Range Road 14 are contained within the annexation area. After annexation Range Road 13 will be maintained by Mountain View County for a 5 year period, after which the Town would become responsible for maintenance. The portion of Range Road 14 in the annexation area will be maintained by the Town following annexation. Provincial highways and the responsibilities for maintaining highways are not affected by annexation.

Will addresses and mail service change?

Addresses will change as a result of annexation. Rural addresses will be replaced with civic addresses assigned by the Town. If no subdivision occurs, addresses will change but you will receive your mail at the same place. If subdivision occurs, the mail delivery

method will change to centralized delivery including community mailboxes or a group box.

When can I develop my land? What is the process?

Development of the areas being considered for annexation as urban commercial and industrial areas would be possible after annexation and after more detailed planning has been completed. The preparation of an Area Structure Plan would be required to guide subdivision approvals and make decisions on the best way to extend municipal water, sanitary sewer and roads. Completion of these plans can take time, upwards of two years, and can be completed by either the landowner or by the Town after annexation becomes effective.

How can I participate in the process?

The Town of Olds is committed to providing opportunities for residents and stakeholders to be fully informed. All impacted landowners will be notified by email and/or regular mail of upcoming opportunities to ask questions and provide input.

The Town of Olds will be hosting a Public Open House to present the draft Intermunicipal Development Plan for public review and further discuss the proposed Annexation.

Date: Thursday, August 27, 2020

Time: Open House runs from 4:00 pm to 7:30 pm – drop in when it fits your schedule

Place: Olds Royal Canadian Legion, 5241 – 46 Street – please use west entrance

You can also review the materials on the Town's website (<https://www.olds.ca/IDPupdate>), following the July 28 meeting, and submit your comments using the Town's website, or by email to:

Natasha Wright, Planner, Parkland Community Planning Services
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394

If you are not able to attend the August 27 Open House but would like to provide feedback, we are requesting you send in your comments by September 4, 2020.

Where can I find more information on annexation?

The Ministry of Municipal Affairs has more information available on annexation and the process. To learn more you can visit Alberta Municipal Affairs' website at <https://www.alberta.ca/annexation-board-orders.aspx>

TOWN OF OLDS – ANNEXATION MUNICIPAL PROPERTY TAX PROPOSAL

Landowner: Gary Chong

Legal Description: NW 4-33-1-W5M

The Town of Olds recognizes that the greatest impact on landowners during annexation is through changes to municipal property taxes. The municipal portion of property tax is based upon the assessed value of the property being taxed. Because property located in the County and the Town, except for farmland, is assessed at market value, most of the change in taxes will result from the difference in municipal tax rates applied by the Town versus those applied by the County. The Town proposes to offset this change through a 20 year tax arrangement for affected landowners.

The 20 year tax arrangement is intended to protect landowners from facing a large fluctuation in the municipal portion of their property taxes for a twenty year period following annexation. Under this arrangement the Town will:

- Assess properties as if they are still located in the County, and
- Give annexed land the benefit of being taxed at the lower municipal rate of the two municipalities for twenty years after annexation.

What does this mean for your property?

Mountain View County's most recent assessment of your property values the separate residential and non-residential components at:

Residential: \$369,173

\$60,022

Non-Residential: \$9,185

The 2020 Tax Rates for Mountain View County and the Town of Olds are:

Tax Rates	Mountain View County	Town of Olds
Residential	0.0029	0.0059414
Non-Residential	0.0103	0.0081285
Farmland	0.00827	0.0059414

The municipal taxes levied by Mountain View County for 2020, based upon the assessed value and tax rate, are:

Residential: $(\$369,173 \times 0.0029) = \1070.60

$(\$60,022 \times 0.0029) = \174.06

Non-Residential: $(\$9,185 \times 0.0103) = \94.61

Total 2020 Municipal Taxes: \$1,339.27

Under the tax arrangement being proposed, the lower of the two tax rates would be used to calculate the municipal portion of taxes. Using 2020 as an example, for residential assessments the County's tax rate would apply and for non-residential assessments the Town's tax rate would apply.

The results for your property based on the 2020 assessed values and rates are:

Residential: $(\$369,173 \times 0.0029) = \1070.60

$(\$60,022 \times 0.0029) = \174.06

Non-Residential: $(\$9,185 \times 0.0081285) = \74.66

Total 2020 Municipal Taxes Under 20 Year Arrangement: \$1,319.32

This does not mean that taxes will not rise over the 20 year period; if both the County and Town increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property).

When does the tax arrangement end?

This 20 year municipal property tax arrangement will cease either at the end of the 20 years, or, if a property owner, subdivides their land, further develops or installs a new connection to Town water and/or sanitary sewer within the twenty years. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation. Developments that are exempt from this are:

- the replacement of existing structures;
- developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
- any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
- minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.

Once the annexed lands are no longer receiving the tax arrangement, they will be taxed at the Town's municipal property tax rate which tends to be higher than the County's. The annexed lands will also be assessed as any other Town of Olds lands, meaning they would not benefit from being assessed as if they were still located in the County.

TOWN OF OLDS – ANNEXATION MUNICIPAL PROPERTY TAX PROPOSAL

Landowner: Herbert and Carolyn Rothenbacher

Legal Description: NW 4-33-1-W5M

The Town of Olds recognizes that the greatest impact on landowners during annexation is through changes to municipal property taxes. The municipal portion of property tax is based upon the assessed value of the property being taxed. Because property located in the County and the Town, except for farmland, is assessed at market value, most of the change in taxes will result from the difference in municipal tax rates applied by the Town versus those applied by the County. The Town proposes to offset this change through a 20 year tax arrangement for affected landowners.

The 20 year tax arrangement is intended to protect landowners from facing a large fluctuation in the municipal portion of their property taxes for a twenty year period following annexation. Under this arrangement the Town will:

- Assess properties as if they are still located in the County, and
- Give annexed land the benefit of being taxed at the lower municipal rate of the two municipalities for twenty years after annexation.

What does this mean for your property?

Mountain View County's most recent assessment of your property values the separate residential and non-residential components at:

Residential: \$532,892

Non-Residential: \$43,724

The 2020 Tax Rates for Mountain View County and the Town of Olds are:

Tax Rates	Mountain View County	Town of Olds
Residential	0.0029	0.0059414
Non-Residential	0.0103	0.0081285
Farmland	0.00827	0.0059414

The municipal taxes levied by Mountain View County for 2020, based upon the assessed value and tax rate, are:

Residential: $(\$532,892 \times 0.0029) = \$1,545.39$

Non-Residential: $(\$43,724 \times 0.0103) = \450.36

Total 2020 Municipal Taxes: \$1,995.75

Under the tax arrangement being proposed, the lower of the two tax rates would be used to calculate the municipal portion of taxes. Using 2020 as an example, for residential assessments the County's tax rate would apply and for non-residential assessments the Town's tax rate would apply.

The results for your property based on the 2020 assessed values and rates are:

Residential: $(\$532,892 \times 0.0029) = \$1,545.39$

Non-Residential: $(\$43,724 \times 0.0081285) = \355.41

Total 2020 Municipal Taxes Under 20 Year Arrangement: \$1,900.80

This does not mean that taxes will not rise over the 20 year period; if both the County and Town increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property).

When does the tax arrangement end?

This 20 year municipal property tax arrangement will cease either at the end of the 20 years, or, if a property owner, subdivides their land, further develops or installs a new connection to Town water and/or sanitary sewer within the twenty years. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation. Developments that are exempt from this are:

- the replacement of existing structures;
- developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
- any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
- minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.

Once the annexed lands are no longer receiving the tax arrangement, they will be taxed at the Town's municipal property tax rate which tends to be higher than the County's. The annexed lands will also be assessed as any other Town of Olds lands, meaning they would not benefit from being assessed as if they were still located in the County.

TOWN OF OLDS – ANNEXATION MUNICIPAL PROPERTY TAX PROPOSAL

Landowner: Gerald and Rose Bakken

Legal Description: NW 4-33-1-W5M

The Town of Olds recognizes that the greatest impact on landowners during annexation is through changes to municipal property taxes. The municipal portion of property tax is based upon the assessed value of the property being taxed. Because property located in the County and the Town, except for farmland, is assessed at market value, most of the change in taxes will result from the difference in municipal tax rates applied by the Town versus those applied by the County. The Town proposes to offset this change through a 20 year tax arrangement for affected landowners.

The 20 year tax arrangement is intended to protect landowners from facing a large fluctuation in the municipal portion of their property taxes for a twenty year period following annexation. Under this arrangement the Town will:

- Assess properties as if they are still located in the County, and
- Give annexed land the benefit of being taxed at the lower municipal rate of the two municipalities for twenty years after annexation.

What does this mean for your property?

Mountain View County's most recent assessment of your property values the separate residential and non-residential components at:

Residential: \$451,363
 \$55,434
 Farmland: \$37,276

The 2020 Tax Rates for Mountain View County and the Town of Olds are:

Tax Rates	Mountain View County	Town of Olds
Residential	0.0029	0.0059414
Non-Residential	0.0103	0.0081285
Farmland	0.00827	0.0059414

The municipal taxes levied by Mountain View County for 2020, based upon the assessed value and tax rate, are:

Residential: $(\$451,363 \times 0.0029) = \$1,308.95$

$(\$55,434 \times 0.0029) = \160.76

Farmland: $(\$37,276 \times 0.00827) = \308.27

Total 2020 Municipal Taxes: \$1,777.98

Under the tax arrangement being proposed, the lower of the two tax rates would be used to calculate the municipal portion of taxes. Using 2020 as an example, for residential assessments the County's tax rate would apply and for non-residential assessments the Town's tax rate would apply.

The results for your property based on the 2020 assessed values and rates are:

Residential: $(\$451,363 \times 0.0029) = \$1,308.95$

$(\$55,434 \times 0.0029) = \160.76

Farmland: $(\$37,276 \times 0.0059414) = \221.47

Total 2020 Municipal Taxes Under 20 Year Arrangement: \$1,691.18

This does not mean that taxes will not rise over the 20 year period; if both the County and Town increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property).

When does the tax arrangement end?

This 20 year municipal property tax arrangement will cease either at the end of the 20 years, or, if a property owner, subdivides their land, further develops or installs a new connection to Town water and/or sanitary sewer within the twenty years. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation. Developments that are exempt from this are:

- the replacement of existing structures;
- developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
- any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
- minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.

Once the annexed lands are no longer receiving the tax arrangement, they will be taxed at the Town's municipal property tax rate which tends to be higher than the County's. The annexed lands will also be assessed as any other Town of Olds lands, meaning they would not benefit from being assessed as if they were still located in the County.

TOWN OF OLDS – ANNEXATION MUNICIPAL PROPERTY TAX PROPOSAL

Landowner: Clarke Agri Business Inc.

Legal Description: NE 4-33-1-W5M

The Town of Olds recognizes that the greatest impact on landowners during annexation is through changes to municipal property taxes. The municipal portion of property tax is based upon the assessed value of the property being taxed. Because property located in the County and the Town, except for farmland, is assessed at market value, most of the change in taxes will result from the difference in municipal tax rates applied by the Town versus those applied by the County. The Town proposes to offset this change through a 20 year tax arrangement for affected landowners.

The 20 year tax arrangement is intended to protect landowners from facing a large fluctuation in the municipal portion of their property taxes for a twenty year period following annexation. Under this arrangement the Town will:

- Assess properties as if they are still located in the County, and
- Give annexed land the benefit of being taxed at the lower municipal rate of the two municipalities for twenty years after annexation.

What does this mean for your property?

Mountain View County's most recent assessment of your property values the separate residential and non-residential components at:

Farmland: \$50,246

The 2020 Tax Rates for Mountain View County and the Town of Olds are:

Tax Rates	Mountain View County	Town of Olds
Residential	0.0029	0.0059414
Non-Residential	0.0103	0.0081285
Farmland	0.00827	0.0059414

The municipal taxes levied by Mountain View County for 2020, based upon the assessed value and tax rate, are:

Farmland: $(\$50,246 \times 0.00827) = \415.53

Total 2020 Municipal Taxes: \$415.53

Under the tax arrangement being proposed, the lower of the two tax rates would be used to calculate the municipal portion of taxes. Using 2020 as an example, for residential assessments the County's tax rate would apply and for non-residential assessments the Town's tax rate would apply.

The results for your property based on the 2020 assessed values and rates are:

Farmland: $(\$50,246 \times 0.0059414) = \298.53

Total 2020 Municipal Taxes Under 20 Year Arrangement: \$298.53

This does not mean that taxes will not rise over the 20 year period; if both the County and Town increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property).

When does the tax arrangement end?

This 20 year municipal property tax arrangement will cease either at the end of the 20 years, or, if a property owner, subdivides their land, further develops or installs a new connection to Town water and/or sanitary sewer within the twenty years. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation. Developments that are exempt from this are:

- the replacement of existing structures;
- developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
- any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
- minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.

Once the annexed lands are no longer receiving the tax arrangement, they will be taxed at the Town's municipal property tax rate which tends to be higher than the County's. The annexed lands will also be assessed as any other Town of Olds lands, meaning they would not benefit from being assessed as if they were still located in the County.

TOWN OF OLDS – ANNEXATION MUNICIPAL PROPERTY TAX PROPOSAL

Landowner: Ronald and Constance Berreth

Legal Description: SE 4-33-1-W5M

The Town of Olds recognizes that the greatest impact on landowners during annexation is through changes to municipal property taxes. The municipal portion of property tax is based upon the assessed value of the property being taxed. Because property located in the County and the Town, except for farmland, is assessed at market value, most of the change in taxes will result from the difference in municipal tax rates applied by the Town versus those applied by the County. The Town proposes to offset this change through a 20 year tax arrangement for affected landowners.

The 20 year tax arrangement is intended to protect landowners from facing a large fluctuation in the municipal portion of their property taxes for a twenty year period following annexation. Under this arrangement the Town will:

- Assess properties as if they are still located in the County, and
- Give annexed land the benefit of being taxed at the lower municipal rate of the two municipalities for twenty years after annexation.

What does this mean for your property?

Mountain View County's most recent assessment of your property values the separate residential and non-residential components at:

Residential: \$542,756

Non-Residential: \$74,901

Farmland: \$47,834

The 2020 Tax Rates for Mountain View County and the Town of Olds are:

Tax Rates	Mountain View County	Town of Olds
Residential	0.0029	0.0059414
Non-Residential	0.0103	0.0081285
Farmland	0.00827	0.0059414

The municipal taxes levied by Mountain View County for 2020, based upon the assessed value and tax rate, are:

Residential: $(\$542,756 \times 0.0029) = \$1,573.99$

Non-Residential: $(\$74,901 \times 0.0103) = \771.48

Farmland: $(\$47,834 \times 0.00827) = \395.59

Total 2020 Municipal Taxes: \$2,741.06

Under the tax arrangement being proposed, the lower of the two tax rates would be used to calculate the municipal portion of taxes. Using 2020 as an example, for residential assessments the County's tax rate would apply and for non-residential assessments the Town's tax rate would apply.

The results for your property based on the 2020 assessed values and rates are:

Residential: $(\$542,756 \times 0.0029) = \$1,573.99$

Non-Residential: $(\$74,901 \times 0.0081285) = \608.83

Farmland: $(\$47,834 \times 0.0059414) = \284.20

Total 2020 Municipal Taxes Under 20 Year Arrangement: \$2,467.02

This does not mean that taxes will not rise over the 20 year period; if both the County and Town increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property).

When does the tax arrangement end?

This 20 year municipal property tax arrangement will cease either at the end of the 20 years, or, if a property owner, subdivides their land, further develops or installs a new connection to Town water and/or sanitary sewer within the twenty years. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation. Developments that are exempt from this are:

- the replacement of existing structures;
- developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
- any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
- minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.

Once the annexed lands are no longer receiving the tax arrangement, they will be taxed at the Town's municipal property tax rate which tends to be higher than the County's. The annexed

lands will also be assessed as any other Town of Olds lands, meaning they would not benefit from being assessed as if they were still located in the County.

TOWN OF OLDS – ANNEXATION MUNICIPAL PROPERTY TAX PROPOSAL

Landowner: Charles and Donna Dahl

Legal Description: SE 4-33-1-W5M

The Town of Olds recognizes that the greatest impact on landowners during annexation is through changes to municipal property taxes. The municipal portion of property tax is based upon the assessed value of the property being taxed. Because property located in the County and the Town, except for farmland, is assessed at market value, most of the change in taxes will result from the difference in municipal tax rates applied by the Town versus those applied by the County. The Town proposes to offset this change through a 20 year tax arrangement for affected landowners.

The 20 year tax arrangement is intended to protect landowners from facing a large fluctuation in the municipal portion of their property taxes for a twenty year period following annexation. Under this arrangement the Town will:

- Assess properties as if they are still located in the County, and
- Give annexed land the benefit of being taxed at the lower municipal rate of the two municipalities for twenty years after annexation.

What does this mean for your property?

Mountain View County's most recent assessment of your property values the separate residential and non-residential components at:

Residential: \$429,563

The 2020 Tax Rates for Mountain View County and the Town of Olds are:

Tax Rates	Mountain View County	Town of Olds
Residential	0.0029	0.0059414
Non-Residential	0.0103	0.0081285
Farmland	0.00827	0.0059414

The municipal taxes levied by Mountain View County for 2020, based upon the assessed value and tax rate, are:

Residential: $(\$429,563 \times 0.0029) = \$1,245.73$

Total 2020 Municipal Taxes: \$1,245.73

Under the tax arrangement being proposed, the lower of the two tax rates would be used to calculate the municipal portion of taxes. Using 2020 as an example, for residential assessments the County's tax rate would apply and for non-residential assessments the Town's tax rate would apply.

The results for your property based on the 2020 assessed values and rates are:

Residential: $(\$429,563 \times 0.0029) = \$1,245.73$

Total 2020 Municipal Taxes Under 20 Year Arrangement: \$1,245.73

This does not mean that taxes will not rise over the 20 year period; if both the County and Town increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property).

When does the tax arrangement end?

This 20 year municipal property tax arrangement will cease either at the end of the 20 years, or, if a property owner, subdivides their land, further develops or installs a new connection to Town water and/or sanitary sewer within the twenty years. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation. Developments that are exempt from this are:

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Once the annexed lands are no longer receiving the tax arrangement, they will be taxed at the Town's municipal property tax rate which tends to be higher than the County's. The annexed lands will also be assessed as any other Town of Olds lands, meaning they would not benefit from being assessed as if they were still located in the County.

Natasha Wright

From: Natasha Wright
Sent: Tuesday, August 25, 2020 1:13 PM
To:
Subject: Proposed Annexation - Upcoming Open House
Attachments: July 28, 2020 Landowner Meeting - Presentation.pdf

Hi Gary,

This is a reminder email about the upcoming open house that is being hosted by the Town of Olds and Mountain View County for the Intermunicipal Development Plan and proposed Annexation. The open house will be held this Thursday evening, and will be drop in format so you can come by any time that is convenient for you. The details for the open house are below. You are welcome to come by and discuss the proposed annexation, and ask any questions you may have.

- **Date:** Thursday, August 27, 2020
- **Time:** Open House runs from 4:00 PM to 7:30 PM – please drop in when it fits your schedule
- **Place:** Olds Royal Canadian Legion, 5241 – 46 Street - please use west entrance
- **Please Note:** Covid-19 pre-cautions and controls will be in place for the safety of all participants.

I have also attached a copy of the presentation that was given at the Landowner Meeting that was held July 28, 2020, for your information.

If you have any questions before the open house, please don't hesitate to contact me. You are also welcome to drop by the open house and discuss any questions you may have.

Kind Regards,

Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca

Natasha Wright

From: Natasha Wright
Sent: Tuesday, August 25, 2020 1:13 PM
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Planner
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Red Deer, AB T4N 1X2



www.pcps.ca

Natasha Wright

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To:
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Kind Regards,

Natasha Wright
 Planner
 Ph: 403.343.3394
 Unit B, 4730 Ross Street
 Red Deer, AB T4N 1X2



www.pcps.ca

Natasha Wright

From: Natasha Wright
Sent: Tuesday, August 25, 2020 1:14 PM
To: ~ ~ ~
Subject: Proposed Annexation - Upcoming Open House
Attachments: July 28, 2020 Landowner Meeting - Presentation.pdf

Hi Ron,

This is a reminder email about the upcoming open house that is being hosted by the Town of Olds and Mountain View County for the Intermunicipal Development Plan and proposed Annexation. The open house will be held this Thursday evening, and will be drop in format so you can come by any time that is convenient for you. The details for the open house are below. You are welcome to come by and discuss the proposed annexation, and ask any questions you may have.

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Kind Regards,

Natasha Wright
 Planner
 Ph: 403.343.3394
 Unit B, 4730 Ross Street
 Red Deer, AB T4N 1X2



www.pcps.ca

Natasha Wright

From: Natasha Wright
Sent: Tuesday, August 25, 2020 1:14 PM
To:
Subject: Proposed Annexation - Upcoming Open House
Attachments: July 28, 2020 Landowner Meeting - Presentation.pdf

Hi Chuck,

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Kind Regards,

Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca



Olds Annexation Proposal

Landowner Meeting - July 28, 2020

Presentation Outline

138

- ▶ **Background about Annexation**
 - ▶ What is annexation
 - ▶ What is the process
- ▶ **Process following Tonight's Meeting**
 - ▶ What are the next steps
 - ▶ What is the timing
- ▶ **Town's Annexation Proposal**
 - ▶ What areas are involved and when could this happen
 - ▶ Why is the Town annexing
 - ▶ Impacts on Landowners and ways to address impacts

What is Annexation?

139

- ▶ The transfer of land from one municipal jurisdiction (County) to another municipal jurisdiction (Town)
- ▶ Increases the size of the Town's boundary
- ▶ Means Town bylaws and expectations apply to lands rather than County bylaws and expectations
- ▶ Important note: it does not affect the ownership of the property

Who Decides on Annexations?

140

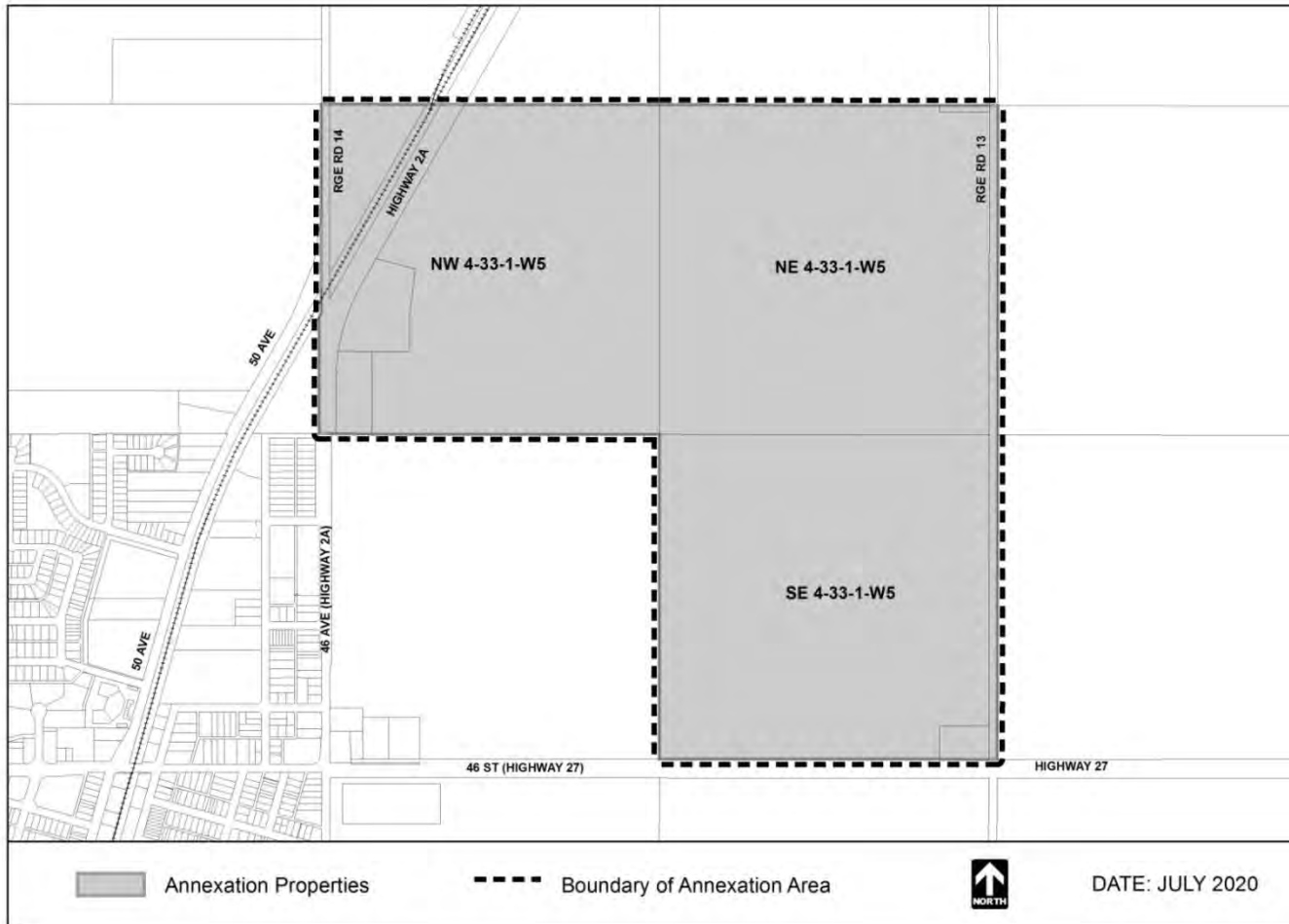
- ▶ Annexation is decided by the Province of Alberta
- ▶ Review process is managed by the Municipal Government Board (MGB)
- ▶ The Town submits the application to the MGB following local consultations and discussions
- ▶ The MGB will review the application and determine if a hearing is required
- ▶ If a hearing is held, it is run by the MGB and any affected party may participate

Process to Create the Application?¹⁴¹

1. The Town identifies the proposed annexation areas and discusses it with the County
2. The Town and County negotiate issues relating to the change over in jurisdiction
3. Landowners are consulted on their views and concerns
4. Public input opportunity is arranged
5. A summary report of all consultations and input is prepared for both Councils to review and “sign off”
6. Report is sent to the MGB

What Areas are Involved?

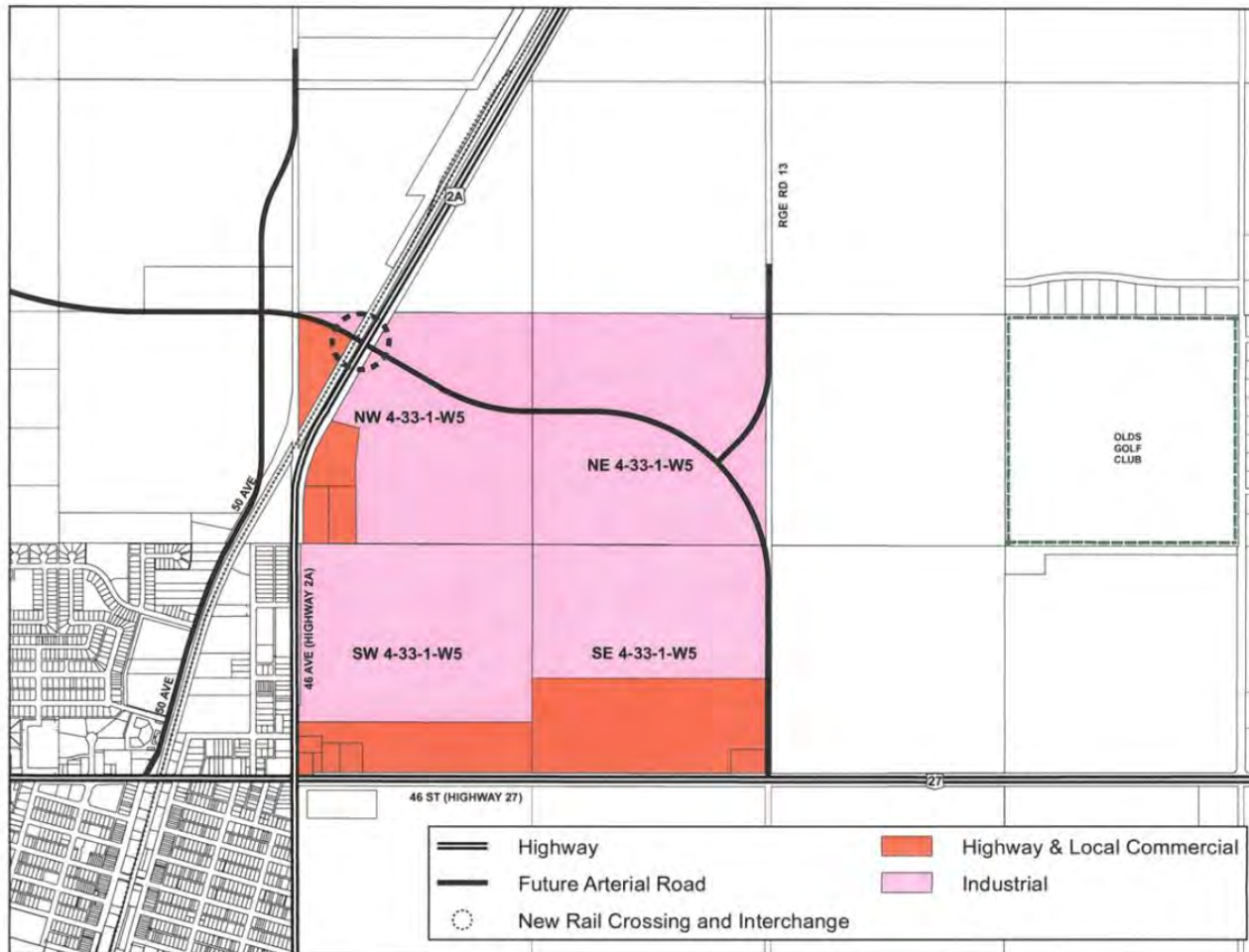
142



- ▶ Likely effective date is January 1, 2022
- ▶ Based on Town application being sent to MGB in March 2021

Reasons for Annexation

143



- ▶ Long term supply of land for commercial and industrial growth
- ▶ Logical area to design - roads, utilities planned for a large area
- ▶ More economical to provide future infrastructure

Landowner Impacts and Solutions

144

- ▶ Town is offering a 20 year tax arrangement to protect landowners from large fluctuations in the municipal portion of taxes
- ▶ Lands will be assessed as if they are still in the County
- ▶ Tax rate that is applied will be the lower of the County or Town's applicable tax rate

2020 Tax Rates	Mountain View County	Town of Olds
Residential	0.0029	0.0059414
Non-Residential	0.0103	0.0081285
Farmland	0.00827	0.0059414

Landowner Impacts and Solutions

145

- ▶ 20 year arrangement lasts until:
 - ▶ the annexed property is subdivided,
 - ▶ Is redesignated (zoned) to a district other than Urban Reserve,
 - ▶ further developed beyond minor additions and site improvements (see next slide),
 - ▶ installs a new connection to Town water and/or sanitary sewer, or
 - ▶ the 20 year time period ends

Landowner Impacts and Solutions

146

- ▶ Further development means developments that intensify the use beyond those existing at the date of annexation; does not include:
 - ▶ the replacement of existing structures
 - ▶ developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw (e.g. fences)
 - ▶ any development not yet constructed for which a development permit was approved prior to annexation taking effect
 - ▶ minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages

Landowner Impacts and Solutions

147

- ▶ Education Taxes
 - ▶ Education portion of property taxes is set by the Province
 - ▶ May see an increase based on the difference between the Town and County rates

- ▶ Existing Development and Uses
 - ▶ All uses and developments approved by the County are allowed to continue
 - ▶ You will not have to reapply to the Town or meet the Town's regulations

Landowner Impacts and Solutions

148

- ▶ **Livestock and Farming Operations**
 - ▶ Existing operations are allowed within the Town under the Urban Reserve (UR) District
 - ▶ UR District allows for existing uses and related improvements to continue as approved

- ▶ **Existing Private Water and Wastewater Services**
 - ▶ Until Town water and sanitary sewer services are available, private water and wastewater can continue to be used
 - ▶ When Town services become available close to the property, it's expected all properties able to be served will be connected
 - ▶ Town considers exceptions on a case by case basis

Landowner Impacts and Solutions

149

▶ New Developments and Uses

- ▶ Will have to meet the Town's requirements, but the Town will continue to use the regulations specific to the properties that were in place under the County's Land Use Bylaw
- ▶ The Land Use District may be changed after annexation to the Urban Reserve District to match those applied to other properties in the Town
- ▶ Process will ensure that existing developments can continue, but new developments must meet Town standards

Landowner Impacts and Solutions

150

- ▶ **Building Code Standards**
 - ▶ New construction will be required to meet Alberta Building Code standards, and may be inspected by Town inspector
 - ▶ Any major renovation or expansion to buildings will be required to meet Town bylaws after annexation
 - ▶ Existing structures do not need to apply

- ▶ **Connection to Town water and sanitary services**
 - ▶ Are extended as subdivision and development occurs
 - ▶ Developers pay for the installation, with cost recovery through sale of lots
 - ▶ Timing for extension is set by the pace of development

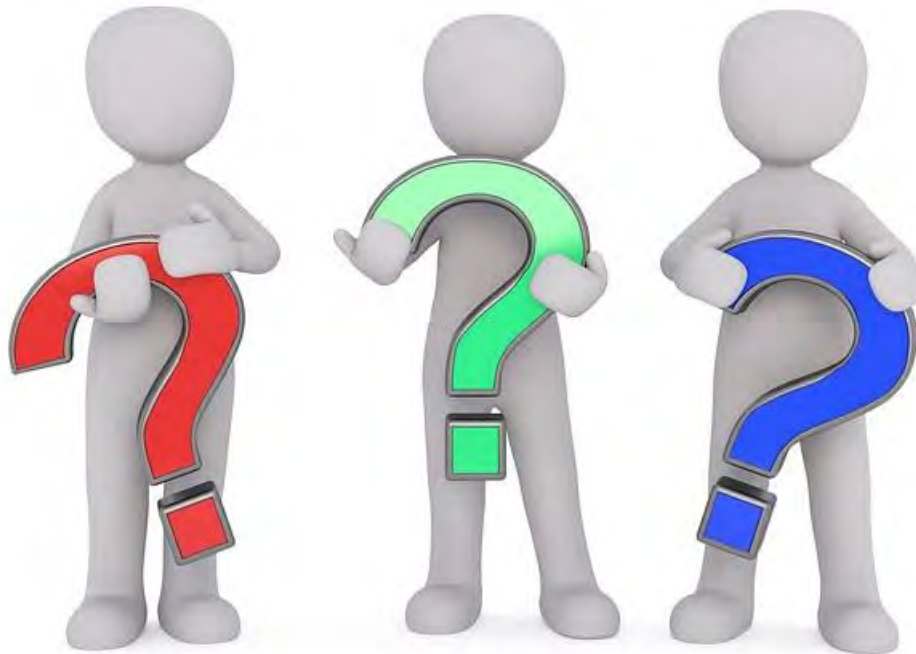
Next Steps for Discussions

151

- ▶ Open House on Intermunicipal Development Plan and Annexation
Date: Thursday, August 27, 2020
Time: starts at 4:00 pm and goes to 7:30 pm
Place: Olds Royal Canadian Legion, 5241 – 46 Street
- ▶ Follow up calls and emails welcome
- ▶ Follow up letter requesting your written response/views on annexation in first half of September 2020

Questions/Discussion

152





October 9, 2020

Sent via email:

Dear Gary Chong:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation over the last three months.

The next step in the annexation process is for the Town to prepare the annexation report to go to the Municipal Government Board, who will recommend a decision to the Government of Alberta. As part of that report we will be including input from the affected landowners and their acceptance or opposition to the proposal.

We are requesting that you complete the form below and indicate whether or not you are in favour of having your property annexed, and that you acknowledge that you have received the proposed assessment and taxation conditions.

The completed form can be returned by mail or email to Natasha Wright at the addresses provided below. We are requesting that you return the completed form by **October 23, 2020**.

If you have additional questions or comments you would like to discuss prior to completing the form, please feel free to contact Natasha Wright and discuss any outstanding items you may have regarding the proposed annexation.

As a property owner affected by the Town's annexation application, I am:

☐ **In favour** of having my property annexed into the Town of Olds.

☐ **Not in favour** of having my property annexed into the Town of Olds.

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Legal Description and Name(s) on Title:

NW 4-33-1-W5M, Gary Chong and Lizhen Lily Wu



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink that reads "Natasha Wright".

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 9, 2020

Sent via email:

Dear Herbert and Carolyn Rothenbacher:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation over the last three months.

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And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Legal Description and Name(s) on Title:

NW 4-33-1-W5M. Herbert Rothenbacher and Carolyn Rothenbacher



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink that reads 'Natasha Wright'.

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 9, 2020

Sent via email:

Dear Gerald and Rose Bakken:

RE: Town of Olds – Proposed Annexation

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And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Legal Description and Name(s) on Title:

NW 4-33-1-W5M, Gerald Omar Carman Bakken and Rose Dorothy Bakken



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink that reads 'Natasha Wright'.

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 9, 2020

Sent via email:

Dear Brian Clarke:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation over the last three months.

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And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Legal Description and Name(s) on Title:

NE 4-33-1-W5M, Clarke Agri Business Inc.



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink, appearing to read 'Natasha Wright'.

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 9, 2020

Sent via email:

Dear Ronald and Constance Berreth:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation over the last three months.

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And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Legal Description and Name(s) on Title:

SE 4-33-1-W5M. Ronald Dale Berreth and Constance Marie Berreth



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink that reads "Natasha Wright".

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 9, 2020

Sent via email:

Dear Charles and Donna Dahl:

RE: Town of Olds – Proposed Annexation

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Name and Address (please print):

Legal Description and Name(s) on Title:

SE 4-33-1-W5M. Charles Andrew Dahl and Donna Marie Dahl



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink, appearing to read "Natasha Wright".

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394

From: Leigh Scrivener
Sent: Monday, October 12, 2020 7:06 PM
To: Natasha Wright
Subject: Town of Olds Annexation

Follow Up Flag: Follow up
Flag Status: Completed

Hi Natasha,

We are in the process of purchasing 33043 – Hwy 2A (NW-4-33-1-W5) from Herbert and Carolyn Rothenbacher. Possession of the property will transfer to us on November 6, 2020.

Can you please forward information on the proposed annexation to us so we can participate in the process?

Thanks.

Leigh and Monica Scrivener

Natasha Wright

From: Natasha Wright
Sent: Tuesday, October 13, 2020 8:22 AM
To: Leigh Scrivener
Subject: RE: Town of Olds Annexation
Attachments: Landowner Information Package - FAQ(July 2020).pdf; Annexation Area Map (July 2020).pdf; July 28, 2020 Landowner Meeting - Presentation.pdf

Hi Leigh and Monica,

Thank you for reaching out to me regarding the proposed annexation.

Attached you will find a copy of the FAQ that was sent out to landowners in July with some background info on the annexation and answers to common questions. I have also attached a map of the proposed annexation area. I have also included a copy of the presentation that was used at the July landowner meeting, which largely covers the material that is in the FAQ.

If you have any questions about any of the information I have provided, please let me know.

Kind Regards,

Natasha Wright
 Planner
 Ph: 403.343.3394
 Unit B, 4730 Ross Street
 Red Deer, AB T4N 1X2



www.pcps.ca

From: Leigh Scrivener
Sent: Monday, October 12, 2020 7:06 PM
To: Natasha Wright
Subject: Town of Olds Annexation

Hi Natasha,

We are in the process of purchasing 33043 – Hwy 2A (NW-4-33-1-W5) from Herbert and Carolyn Rothenbacher. Possession of the property will transfer to us on November 6, 2020.

Can you please forward information on the proposed annexation to us so we can participate in the process?

Thanks.

Leigh and Monica Scrivener

From: Natasha Wright
Sent: Monday, October 19, 2020 3:53 PM
To: Leigh Scrivener
Subject: Town of Olds Proposed Annexation
Attachments: Landowner Letter - Sign Off (Scrivener).pdf

Hi Leigh,

Attached you will find the letter that was sent out to the landowners within the proposed annexation area, asking them to indicate their acceptance of the annexation proposal.

We are asking that the completed form be returned to me by this Friday October 23, 2020.

If you have any outstanding questions about the annexation, please let me know.

Regards,

Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca

Natasha Wright

From: Leigh Scrivener
Sent: Monday, October 26, 2020 8:36 AM
To: Natasha Wright
Subject: RE: Town of Olds Proposed Annexation
Attachments: Proposed Annexation Letter.pdf

Morning Natasha,
Please find attached the signed letter accepting the annexation proposal.
Have a good day.
Leigh and Monica Scrivener


From: [Natasha Wright](#)
Sent: October 19, 2020 3:52 PM
To: [Leigh Scrivener](#)
Subject: Town of Olds Proposed Annexation

Hi Leigh,

Attached you will find the letter that was sent out to the landowners within the proposed annexation area, asking them to indicate their acceptance of the annexation proposal.

We are asking that the completed form be returned to me by this Friday October 23, 2020.

If you have any outstanding questions about the annexation, please let me know.

Regards,

Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca



October 16, 2020

Sent via email:

Dear Leigh Scrivener:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation.

The next step in the annexation process is for the Town to prepare the annexation report to go to the Municipal Government Board, who will recommend a decision to the Government of Alberta. As part of that report we will be including input from the affected landowners and their acceptance or opposition to the proposal.

We are requesting that you complete the form below and indicate whether or not you are in favour of having your property annexed, and that you acknowledge that you have received the proposed assessment and taxation conditions.

The completed form can be returned by mail or email to Natasha Wright at the addresses provided below. We are requesting that you return the completed form by **October 23, 2020**.

If you have additional questions or comments you would like to discuss prior to completing the form, please feel free to contact Natasha Wright and discuss any outstanding items you may have regarding the proposed annexation.

As a property owner affected by the Town's annexation application, I am:

☐ **In favour** of having my property annexed into the Town of Olds.

☐ **Not in favour** of having my property annexed into the Town of Olds.

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Legal Description and Name(s) on Title:

NW 4-33-1-W5M,



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink, appearing to read 'Natasha Wright'.

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394

APPENDIX G

Landowner Response Forms



October 21, 2020

Gary Chong
R.R#3, Site 14, Box 10
Olds, AB
T4H 1P4

Dear Gary Chong:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation over the last three months.

The next step in the annexation process is for the Town to prepare the annexation report to go to the Municipal Government Board, who will recommend a decision to the Government of Alberta. As part of that report we will be including input from the affected landowners and their acceptance or opposition to the proposal.

We are requesting that you complete the form below and indicate whether or not you are in favour of having your property annexed, and that you acknowledge that you have received the proposed assessment and taxation conditions.

The completed form can be returned by mail or email to Natasha Wright at the addresses provided below. We are requesting that you return the completed form by **October 23, 2020**.

If you have additional questions or comments you would like to discuss prior to completing the form, please feel free to contact Natasha Wright and discuss any outstanding items you may have regarding the proposed annexation.

As a property owner affected by the Town's annexation application, I am:

☒ **In favour** of having my property annexed into the Town of Olds.

☐ **Not in favour** of having my property annexed into the Town of Olds.

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

GARY CHONG, RR3, SITE 14, BOX 10, OLDS, AB T4H.1P4

Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2

P: 403-343-3394

pcps.ca



Legal Description and Name(s) on Title:

NW 4-33-1-W5M, Gary Chong and Lizhen Lily Wu

Signature: _____

A handwritten signature in dark ink, appearing to be "Gary Chong", written over a horizontal line.

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink, appearing to be "Natasha Wright", written in a cursive style.

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394

October 16, 2020

Sent via email:

Dear Leigh Scrivener:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation.

The next step in the annexation process is for the Town to prepare the annexation report to go to the Municipal Government Board, who will recommend a decision to the Government of Alberta. As part of that report we will be including input from the affected landowners and their acceptance or opposition to the proposal.

We are requesting that you complete the form below and indicate whether or not you are in favour of having your property annexed, and that you acknowledge that you have received the proposed assessment and taxation conditions.

The completed form can be returned by mail or email to Natasha Wright at the addresses provided below. We are requesting that you return the completed form by **October 23, 2020**.

If you have additional questions or comments you would like to discuss prior to completing the form, please feel free to contact Natasha Wright and discuss any outstanding items you may have regarding the proposed annexation.

As a property owner affected by the Town's annexation application, I am:

☒ **In favour of having my property annexed into the Town of Olds.**

☐ **Not in favour of having my property annexed into the Town of Olds.**

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Leigh & Monica Scrivener 33043 HWY 2A (NW-4-33-1-W5 (4.36 Acre parcel))
Mailing Address

Legal Description and name(s) on title.

NW 4-33-1-W5M,



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: We would like to work with Mountain View County and the Town of Olds to obtain proper zoning to open Rv storage and self storage on the property. We would like to start the process immediately so we can be approved and open by the summer of 2021.

Sincerely,

A handwritten signature in cursive script, appearing to read "Natasha Wright".

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 9, 2020

Sent via email:

Dear Gerald and Rose Bakken:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation over the last three months.

The next step in the annexation process is for the Town to prepare the annexation report to go to the Municipal Government Board, who will recommend a decision to the Government of Alberta. As part of that report we will be including input from the affected landowners and their acceptance or opposition to the proposal.

We are requesting that you complete the form below and indicate whether or not you are in favour of having your property annexed, and that you acknowledge that you have received the proposed assessment and taxation conditions.

The completed form can be returned by mail or email to Natasha Wright at the addresses provided below. We are requesting that you return the completed form by **October 23, 2020**.

If you have additional questions or comments you would like to discuss prior to completing the form, please feel free to contact Natasha Wright and discuss any outstanding items you may have regarding the proposed annexation.

As a property owner affected by the Town's annexation application, I am:

☒ **In favour** of having my property annexed into the Town of Olds.

☐ **Not in favour** of having my property annexed into the Town of Olds.

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

GERALD BAKKEN, Box 6 Sct 12 RR3, OLDS, AB. T4H 1P4

Legal Description and Name(s) on Title:

NW 4-33-1-W5M, Gerald Omar Carman Bakken and Rose Dorothy Bakken



Signature: *Y. Bakken*

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

Natasha Wright

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



Sent via email: :

October 9, 2020

Dear Brian Clarke:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation over the last three months.

The next step in the annexation process is for the Town to prepare the annexation report to go to the Municipal Government Board, who will recommend a decision to the Government of Alberta. As part of that report we will be including input from the affected landowners and their acceptance or opposition to the proposal.

We are requesting that you complete the form below and indicate whether or not you are in favour of having your property annexed, and that you acknowledge that you have received the proposed assessment and taxation conditions.

The completed form can be returned by mail or email to Natasha Wright at the addresses provided below. We are requesting that you return the completed form by **October 23, 2020**.

If you have additional questions or comments you would like to discuss prior to completing the form, please feel free to contact Natasha Wright and discuss any outstanding items you may have regarding the proposed annexation.

As a property owner affected by the Town's annexation application, I am:

☒ **In favour of having my property annexed into the Town of Olds.**

☐ **Not in favour of having my property annexed into the Town of Olds.**

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

CLARKE AGRI BUSINESS INC
BRIAN CLARKE

Legal Description and Name(s) on Title:

NE 4-33-1-W5M, Clarke Agri Business Inc.



Signature: BRIAN CHAPMAN

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

Natasha Wright

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 9, 2020

Sent via email:

Dear Ronald and Constance Berreth:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation over the last three months.

The next step in the annexation process is for the Town to prepare the annexation report to go to the Municipal Government Board, who will recommend a decision to the Government of Alberta. As part of that report we will be including input from the affected landowners and their acceptance or opposition to the proposal.

We are requesting that you complete the form below and indicate whether or not you are in favour of having your property annexed, and that you acknowledge that you have received the proposed assessment and taxation conditions.

The completed form can be returned by mail or email to Natasha Wright at the addresses provided below. We are requesting that you return the completed form by **October 23, 2020**.

If you have additional questions or comments you would like to discuss prior to completing the form, please feel free to contact Natasha Wright and discuss any outstanding items you may have regarding the proposed annexation.

As a property owner affected by the Town's annexation application, I am:

☒ **In favour of having my property annexed into the Town of Olds.**

☐ **Not in favour of having my property annexed into the Town of Olds.**

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Connie Berreth
Ron Berreth Box 5, Site 1, RRI Olds, AB T4H 1P2

Legal Description and Name(s) on Title:

SE 4-33-1-W5M, Ronald Dale Berreth and Constance Marie Berreth



Signature: _____

A handwritten signature in blue ink, appearing to read "Connie Barrett", followed by a flourish.

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in black ink, appearing to read "Natasha Wright".

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



OCT 2 2020

October 9, 2020

Sent via email:

Dear Charles and Donna Dahl:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation over the last three months.

The next step in the annexation process is for the Town to prepare the annexation report to go to the Municipal Government Board, who will recommend a decision to the Government of Alberta. As part of that report we will be including input from the affected landowners and their acceptance or opposition to the proposal.

We are requesting that you complete the form below and indicate whether or not you are in favour of having your property annexed, and that you acknowledge that you have received the proposed assessment and taxation conditions.

The completed form can be returned by mail or email to Natasha Wright at the addresses provided below. We are requesting that you return the completed form by **October 23, 2020**.

If you have additional questions or comments you would like to discuss prior to completing the form, please feel free to contact Natasha Wright and discuss any outstanding items you may have regarding the proposed annexation.

As a property owner affected by the Town's annexation application, I am:

☒ **In favour of having my property annexed into the Town of Olds.**

☐ **Not in favour of having my property annexed into the Town of Olds.**

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

CA Dahl Wm. Dahl.

Legal Description and Name(s) on Title:

SE 4-33-1-W5M, Charles Andrew Dahl and Donna Marie Dahl

Signature:



If you have any additional comments you would like to pass on, please fill out the section below:

Comments:

RR 13 @ Hwy 27 is a safety hazard with - Dust - Mail Box Traffic and "STOP" sign

At any given time the dust created by traffic "Bath wrap" becomes hazardous when wind is from North followed by clouds of dust encompassing the vehicle causing the dust, it becomes encompassed in the cloud as it slows for stop. Creating a danger to those standing getting "Mail" as well as traffic on Hwy 27 who can not Sincerely, see because of the clouds caused by trucks especially as well as smaller vehicles! Anxious the driver sometimes proceed into the dust cloud from the "STOP" and create dangerous / close additional "Accident" potential! FIRST HAND AT SCHOOL BUS HAS BEEN STOPPED COMING NORTH ON RR 11/12 AND PULLED OUT INTO HIS/HER OWN CLOUD, ALMOST GETTING HIT BY A TRUCK WHICH THE DRIVER OF TOOK EVASIVE ACTION TO AVOID!

Natasha Wright, Planner, PCPS

Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2

Email:

Phone: 403-343-3394

THE BUS STOP A SECOND TIME WHEN THE TRUCK WAS NOTICED!

I WOULD RECOMMEND THAT THE FIRST 1000 FT OF APPROX. ON ALL GRAVEL ROADS BE PAVED OR OILED! THIS PROVINCE IS RICH IN CHEAP OIL! THERE IS NO REASON WHY SAFETY AND HEALTH SHOULD BE AT RISK HERE! NOT TO MENTION THE OVER WEIGHT TRUCKS!



APPENDIX H

Letter to Local Authorities and Distribution List



September 1, 2020

Sent via email

Alberta Environment and Parks Land
 AB Culture & Community Spirit
 AB Health Services
 AB Transportation
 Alberta Advanced Education
 Alberta Environment and Parks Water
 Alberta Energy Regulator
 AltaLink
 ATCO Gas
 ATCO Pipelines
 Canada Post
 Canadian Pacific Railway
 Fortis Alberta
 EQUUS
 Chinook's Edge School Division
 Red Deer Catholic Schools
 Olds Mountain View Christian School Association
 O-NET
 Foothills Gas Co-Op
 Telus
 South Red Deer Regional Wastewater Commission
 Mountainview Regional Water Services Commission

Dear Sir/Madam:

RE: Proposed Annexation of Lands to the Town of Olds from Mountain View County

Please find attached a copy of the Town of Olds Notice of Intent to Annex Land which describes our annexation proposal, in accordance with Section 116 of the Municipal Government Act. This proposal was recently provided to Mountain View County and over the coming months the Town will be undertaking discussions with the County, affected landowners and the general public. Following this process, a formal annexation application will be made to the Municipal Government Board.

Your thoughts and comments on the proposed annexation would be greatly appreciated. Please highlight any potential impacts that this change in municipal boundaries may have on your organization or the services provided by your organization.



If you have any questions about the Town's annexation proposal please contact Natasha Wright at Parkland Community Planning Services at:

Natasha Wright, Planner
Parkland Community Planning Services
Unit B, 4730 Ross Street
Red Deer, Alberta, T4N 1X2
Phone: (403) 343-3394
Email: natasha.wright@pcps.ab.ca

We look forward to hearing your thoughts on annexation at your earliest convenience.

Sincerely,

A handwritten signature in blue ink that reads "Natasha Wright".

Natasha Wright, Planner
Parkland Community Planning Services

Local Authorities Distribution List

Alberta Advanced Education – Strategic Policy and Planning/Governance and Legislation
Branch: Angela Woo Director (angela.woo@gov.ab.ca)

Alberta Culture: historical.lup@gov.ab.ca

Alberta Energy Regulator – Sour Gas Wells: setbackreferrals@aer.ca

Alberta Environment and Parks – Land: Implan@gov.ab.ca

Alberta Environment and Parks – Water: waterapprovals.reddeer@gov.ab.ca

Alberta Health Services: CentralZone.EnvironmentalHealth@albertahealthservices.ca

Alberta Transportation – TransDevelopmentRedDeer@gov.ab.ca

AltaLink: 3rdpartyrequests@altalink.ca

ATCO Gas – TWP 37: land.admin@atcogas.com

ATCO Pipelines: HP.Circulations@atco.com

Canada Post: Malcolm.Nevers@canadapost.postescanada.ca

Canadian Pacific Railway: cyrus_njung@cpr.ca

Chinook's Edge School Division: srussell@cesd73.ca

EQUUS – innisfail_area@equus.ca

Foothills Gas Co-Op: swest@foothillsgas.ca

Fortis Alberta: landserv@fortisalberta.com

Mountainview Regional Water Services Commission: watermtn@telus.net – 403-227-5825 –
35566 Rge Rd 10, Red Deer County T4G 0H5

O-Net: osp@O-NET.ca

Olds Mountain View Christian School Association: board@omvcs.ca – 403-55-1551 – RR2, Site
8, Box 2, Olds AB T4H 1P3

Red Deer Catholic Schools: rod.steeves@rdcrs.ca

South Red Deer Regional Wastewater Commission - CAO@srdrwc.com – 403-507-5139 – Bay 1,
7889 49th Ave Red Deer AB T4P 2B4

Telus: circulations@telus.com



OFFICE OF THE MAYOR

188

August 27, 2020

Reeve Bruce Beattie
Mountain View County
1408 Twp Rd 320
Didsbury, AB T0M 0W0

Dear Reeve Beattie:

RE: Proposed Annexation of Lands to the Town of Olds from Mountain View County

The Town of Olds appreciates Mountain View County's cooperation with our annexation proposal. I am writing as follow up to our discussions at ICC with a copy of the Town of Olds Notice of Intent to Annex Land which describes our annexation proposal, in accordance with Section 116 of the Municipal Government Act.

The Notice of Intent describes the lands being considered for annexation, the reasons for annexation, and a process for intermunicipal negotiation, public consultation and landowner participation. We look forward to our discussions with you and your fellow County representatives.

Copies of the Notice of Intent have been forwarded to the Municipal Government Board, Minister of Municipal Affairs, local authorities and Provincial Departments that may be affected by the proposed change in municipal boundaries. A copy has also been sent to our local MLA to keep him informed about the process. Should you have any questions regarding annexation or the attached materials please contact me.

Again, I look forward to meeting with you and the County's other representatives to discuss our annexation proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Muzychka", is written over a light blue circular stamp.

His Worship,
Michael Muzychka
Mayor - Town of Olds

CC: Mayor's Read Board
CAO, Michael Merritt



OFFICE OF THE MAYOR

189

August 27, 2020

Susan McRory, Chair, Municipal Government Board
Municipal Affairs
Summerside Business Centre
1229 – 91 Street SW
Edmonton, AB T6X 1E9

Dear Susan:

RE: Proposed Annexation of Lands to the Town of Olds from Mountain View County

Please find attached a copy of the Town of Olds Notice of Intent to Annex Lands which describes our annexation proposal. The Town wishes to initiate the formal annexation process as per Section 116 of the Municipal Government Act.

The intent to pursue annexation as described in this document was shared with Mountain View County earlier this year and the Notice of Intent was forwarded to the County. A copy of the Notice was also sent to other local authorities that may be affected by the proposed change in municipal boundaries.

The Notice document describes the lands being considered for annexation, the reasons behind annexation, and a process for intermunicipal negotiation, public consultation and landowner participation. Over the coming months, the Town will be meeting with the County, affected landowners and the general public to discuss the proposed annexation.

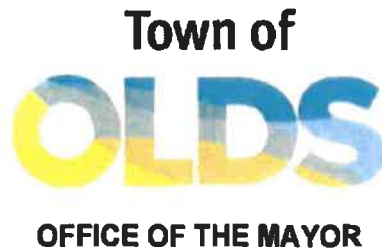
Should you have any questions about our annexation proposal or require additional information, please contact Natasha Wright at Parkland Community Planning Services (403-343-3394).

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Muzychka", is written over a horizontal line.

His Worship,
Michael Muzychka
Mayor - Town of Olds

CC: *Mayor's Read Board*
CAO, Michael Merritt
Rick Duncan, Case Manager



August 27, 2020

Honourable Tracy Allard
Minister of Municipal Affairs
Office of the Minister of Municipal Affairs
132 Legislature Building
10800 – 97 Avenue
Edmonton, AB T5K 2B6

Dear Honourable Tracy Allard:

RE: Proposed Annexation of Lands to the Town of Olds from Mountain View County

The Town of Olds has been working in cooperation with Mountain View County to prepare an updated Intermunicipal Development Plan and annexation proposal. I respectfully submit to you, on behalf of Council, the Town of Olds Notice of Intent to Annex Land which describes our annexation proposal, in accordance with Section 116 of the Municipal Government Act.

This proposal was recently provided to Mountain View County and over the coming months the Town will be undertaking discussions with the County, affected landowners and the general public. Following this process, a formal annexation application will be made to the Municipal Government Board.

If you have any questions about the Town's annexation proposal, or wish to discuss it, please contact me at mmuzychka@olds.ca or 403-438-0229.

Sincerely,

His Worship,
Michael Muzychka
Mayor - Town of Olds

CC: *Mayor's Read Board*
CAO, Michael Merritt
Honourable Nathan Cooper, MLA Olds-Didsbury-Three Hills

From: Natasha Wright
Sent: Wednesday, January 13, 2021 2:09 PM
To: srussell@cesd73.ca; rod.steeves@rdcrs.ca; osp@O-NET.ca; swest@foothillsgas.ca; historical.lup@gov.ab.ca; 3rdpartyrequests@altalink.ca; land.admin@atcogas.com; Malcolm.Nevers@canadapost.postescanada.ca; circulations@telus.com; innisfail_area@equs.ca; CAO@srdwrc.com; board@omvcs.ca; angela.woo@gov.ab.ca
Subject: Town of Olds Proposed Annexation - Request for Comments
Attachments: Letter to Local Authorities - Notice of Intent (August 2020).pdf; Notice of Intent to Annex Land (August 2020).pdf
Importance: High

Good Afternoon,

This is a follow up email regarding the Town of Olds proposed annexation. Attached is a copy of the referral that was sent to you in September 2020 along with a copy of the Notice of Intent.

As an agency or local authority who may be impacted by the proposed annexation, we are requesting that you submit any relevant comments you may have on the proposed annexation. **If you have no comments or concerns, please respond back indicating as such.**

If I could have your response by **January 20, 2021** it would be greatly appreciated.

If you have any questions about the proposal please feel free to contact me.

Regards,

Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca

From: Natasha Wright
Sent: Thursday, January 14, 2021 9:54 AM
To: cyrus_njung@cpr.ca
Subject: Town of Olds Proposed Annexation - Request for Comments
Attachments: Map - Annexation Area.pdf; Notice of Intent to Annex Land (August 2020).pdf; Landowner Information Package - FAQ(July 2020).pdf

Hi Cyrus,

Your contact information was forwarded to our office as the CPR contact for referrals.

The Town of Olds is proposing to annex lands from Mountain View County, as seen on the attached map. The proposed annexation area contains a portion of CPR lands, in the NW 4-33-1-W5M.

As a landowner in the proposed annexation area we are asking for your comments on the proposed annexation, and whether you are in favour of the annexation or not. Attached is a copy of the Notice of Intent as well as a copy of a landowner FAQ for your information.

If you have any questions please let me know.

Regards,
Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca

APPENDIX I

Responses from Local Authorities

From: Gordon Ludtke <Gordon.Ludtke@gov.ab.ca>
Sent: Thursday, September 10, 2020 9:16 AM
To: Natasha Wright
Cc: Angela Fulton; Ben McPhee; Aster Wang; plandev@mvcounty.com; Dolu Gonzalez
Subject: FW: Town of Olds - Notice of Intent to Annex Land
Attachments: Letter to Local Authorities - Notice of Intent (September 2020).pdf; Notice of Intent to Annex Land (August 2020).pdf; Olds_LineB_LineC_BW_20190201.pdf

Natasha

Alberta Environment and Parks, Red Deer District, has reviewed the proposed annexation area and have some potential Water Management concerns that will need to be addressed at some point in time, in particular before any future development is approved or may occur in this annexation area. The Town of Olds stormwater outlet for the Northeast portion of the Town follows a route to the north and then west, ultimately reaching Olds Creek (Line B as shown on the attached plan). Line B was never properly authorized under the Water Act and it's predecessor the Water Resources Act back in the 1990's. The Town is currently in the process of obtaining the proper authorization. However, there are downstream concerns that need to be addressed by the Town and also Line B is of limited capacity for the existing stormwater flows from the Town, let alone potential additional post development stormwater flows from new areas.

This new area to be annexed appears to outlet into this same Line B and as such would most likely aggravate the existing situation and downstream concerns. Proper stormwater management within the proposed annexation area is required and additional improvements to Line B may be also required so that downstream landowners are not further impacted by these future developments. The Town will need to address how these potential new stormwater flows will be controlled so that they will not impact downstream landowners, prior to development occurring in this new area. An amendment to their current Water Act application or a new application may be required to incorporate these areas into their overall stormwater system for Line B.

We are currently working with the Town's administration on their application and these issues. I appreciate the request to respond to this annexation proposal. I am also copying Mountain View County on this matter, as the downstream landowners are within their jurisdiction.

If you have any questions, please contact me.

Gordon J. Ludtke, P. Eng.
Senior Water Administration Engineer
Regulatory Assurance Division – Southern Region
Environment and Parks
304 4920 51 St
Red Deer AB T4N 6K8
Telephone: 403-340-7052 (Toll free: first dial 310-0000)

Emergencies/Complaints 1.800.222.6514

Classification: Protected A

From: AEP Water Approvals RedDeer <WaterApprovals.RedDeer@gov.ab.ca>
Sent: Wednesday, September 02, 2020 8:43 AM
To: Gordon Ludtke <Gordon.Ludtke@gov.ab.ca>; Bryan Poll <bryan.poll@gov.ab.ca>
Subject: FW: Town of Olds - Notice of Intent to Annex Land

FYI

Todd Aasen P.Eng.,
Acting Approval Manager
Environment and Parks
Regulatory Assurance Division
Southern Region
304, 4920 - 51 Street (Provincial Building) Red Deer, AB T4N 6K8
phone: 403-340-7782, fax: 403-340-5022

Classification: Protected A

From: Natasha Wright <natasha.wright@pcps.ab.ca>
Sent: September-01-20 10:29 AM
To: landserv@fortisalberta.com; srussell@cesd73.ca; rod.steeves@rdcrs.ca; osp@O-NET.ca; swest@foothillsgas.ca; AEP Land Mgt-Plan <Implan@gov.ab.ca>; AEP Water Approvals RedDeer <WaterApprovals.RedDeer@gov.ab.ca>; Trans Development Red Deer <TransDevelopmentRedDeer@gov.ab.ca>; SetbackReferrals <SetbackReferrals@gov.ab.ca>; CMSW Historical Lup <Historical.Lup@gov.ab.ca>; CentralZone.EnvironmentalHealth@albertahealthservices.ca; 3rdpartyrequests@altalink.ca; land.admin@atcogas.com; HP.Circulations@atco.com; Malcolm.Nevers@canadapost.postescanada.ca; circulations@telus.com; innisfail_area@equs.ca; CAO@srdwrc.com; watermtn@telus.net; board@omvcs.ca; Angela Woo <Angela.Woo@gov.ab.ca>
Subject: Town of Olds - Notice of Intent to Annex Land

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

Good Morning,

Please see the attached letter and Notice of Intent regarding the Town of Olds' proposed annexation.

Please forward any comments or questions you may have to the undersigned by **September 29, 2020**.

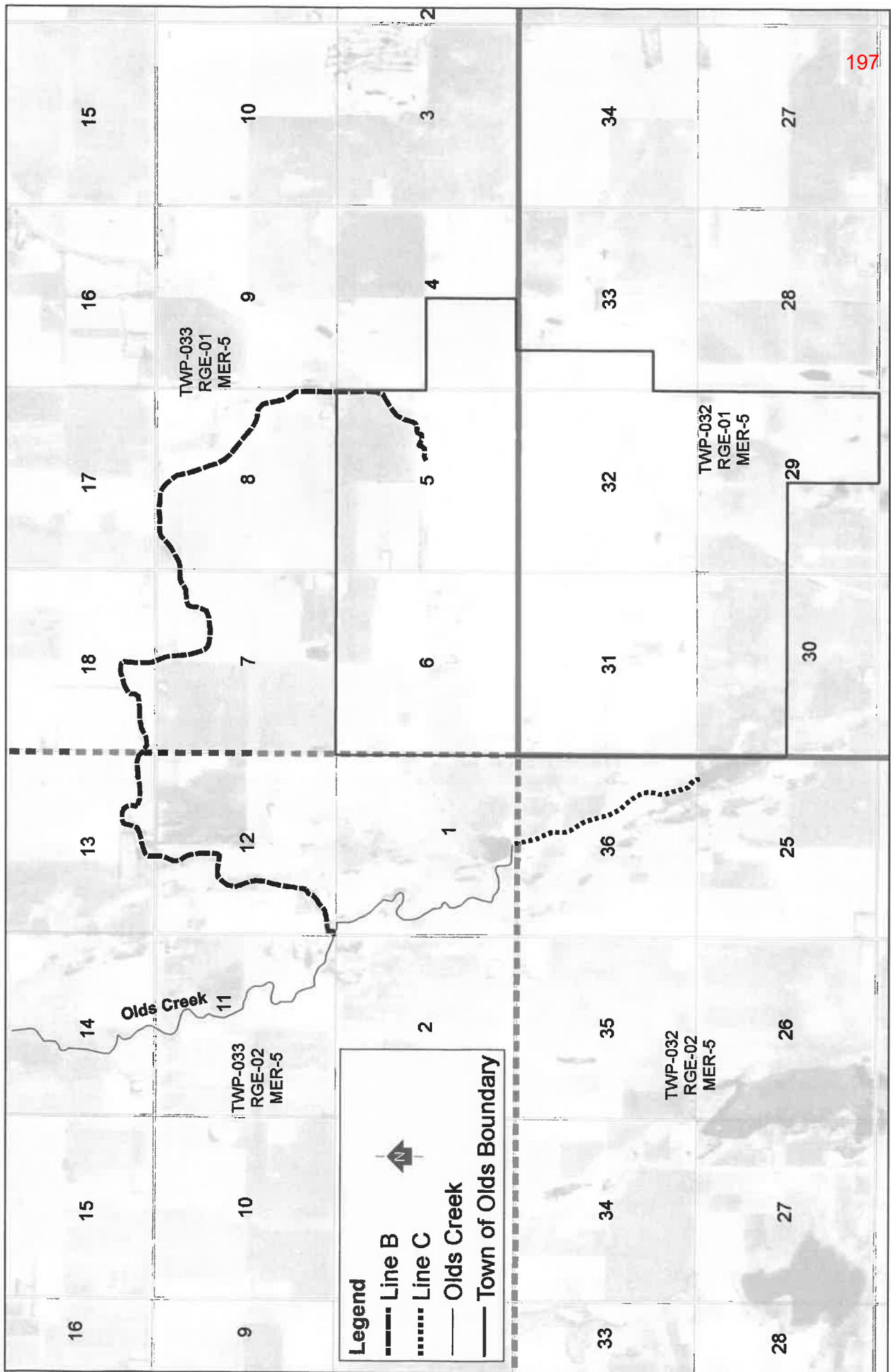
Regards,

Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2

196



www.pcps.ca





Delivery Services, Transportation
Central Region, Red Deer District
4920 - 51 Street
Red Deer, Alberta T4N 6K8

Permit No.: RSDP032125
File Number: Town of Olds (Annex)

September 8, 2020

Parkland Community Planning Services
Unit B 4730 Ross Street
Red Deer, AB T4N 1X2
Email: natasha.wright@pcps.ab.ca

Regarding application for the following:

Proposed Annexation of Lands to the Town of Olds from Mountain View County

Permit / File Number	Description	Location
RSDP032125-1 Development	Proposed Annexation of Lands to the Town of Olds from Mountain View County; Highway 2a & Highway 27	NW-4-33-1-5; NE-4-33-1-5; SE-4-33-1-5

Thank you for the referral and opportunity to provide comments on the proposed annexation noted above.

Please consider the following comments:

- Prior to subdivision or development occurring on lands within the jurisdiction of the highway, we may require the preparation of Area Structure Plans (ASP) or other acceptable planning documents to be reviewed by this Department for impact on the provincial highway network. Traffic Impact Assessments (TIAs) may be required as part of these planning documents and the TIAs are to be reviewed and accepted by Alberta Transportation.
- The Towns future planning documents should identify the local road hierarchy and internal road circulation and routes to take the need away from provincial highway access. This prevents isolated development adjacent to provincial highways.
- Intersection improvements required on Highways 2A and 27 to accommodate the proposed changes in the existing agricultural land use to commercial, industrial and residential is the responsibility of the Town of Olds.
- As future growth occurs on these lands, we would like to ensure coordination with the Town with respect the Department's future plans for Highway 2A and Highway 27, particularly as it pertains to highway access. Intersection spacing on provincial highways shall be in accordance with Alberta Transportation access management guidelines and Functional Planning Studies.

Signed:

Carly Cowles
2020.09.08
12:17:13 -06'00'

Carly Cowles
Develop&Planning Tech.
carly.cowles@gov.ab.ca

September 14, 2020

Our File No.: 20-2764

Your File No.: Notice of Intext to Annex Land

PCPS Community Planning Services
Planning and Development Department

SENT: via email

Attention: Natasha Wright

RE: Proposed Annexation in Town of Olds from Mountain View County (04-033-01 W5M)

The Engineering Department of ATCO Pipelines, (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 Pipelines' requires a separate utility lot for its sole use.
3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Pipelines' Land Department at 1-888-420-3464 or landadmin@atco.com for more information.
4. 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 Pipelines' 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.
5. Parking and/or storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way.
6. Encroachments are not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way.
7. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
8. Any changes to grading that alter drainage affecting ATCO Pipelines' 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.
9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions 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

September 22, 2020

Natasha Wright, Planner
PCPS
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2

Email: natasha.wright@pcps.ab.ca

Dear Natasha,

RE: Proposed Annexation of Lands to the Town of Olds from Mountain View County
Location: NW, NE, SE 4-33-1 W5M

The notice of intent for the Town of Olds to annex parcels of land from Mountain View County for commercial and industrial use has been reviewed. Although there are no objections to this proposal, from a public health perspective, it is worth noting that land use areas where commercial operations and residential areas are co-located can give rise to physical and environmental concerns. These issues may generate greater public expectations for the management of interface issues that may arise.

In general, the complaints received by Alberta Health Services – Environmental Public Health that involve commercial and industrial operations are primarily related to air quality, including odour and dust concerns, traffic issues and noise. These issues may create a nuisance as defined in the Public Health Act: *Nuisance and General Sanitation Regulation* (AR 243/2003).

It is assumed that the town's infrastructure would support future development on these parcels. As the proposed properties to be annexed are located near a residential area, an established industrial park, hotels, restaurants, Olds College and the town office, additional consideration should be taken as to the impact that future commercial and industrial applications may have on nearby residents and businesses.

If you have any questions or concerns regarding this application, please contact me at phone 403-559-2152.

Sincerely,



Kelly Holbein CPHI(C)
Environmental Health Officer
Environmental Public Health
Alberta Health Services- Central Zone

From: Angie Barbas <ABarbas@equs.ca>
Sent: Wednesday, January 13, 2021 2:19 PM
To: Natasha Wright
Subject: RE: [External] Town of Olds Proposed Annexation - Request for Comments

Hello

EQUUS has no comments or concerns

Thank you

Angie Barbas
Area Service Administrator



Office: 403.227.3542 ext 101
Fax: 403.227.7540

5803 - 42 Street, Innisfail AB

ABarbas@equs.ca | EQUS.ca |   



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From: Natasha Wright <natasha.wright@pcps.ab.ca>

Sent: Wednesday, January 13, 2021 2:09 PM

To: srussell@cesd73.ca; rod.steeves@rdcrs.ca; osp@O-NET.ca; swest@foothillsgas.ca; historical.lup@gov.ab.ca; 3rdpartyrequests@altalink.ca; land.admin@atcogas.com; Malcolm.Nevers@canadapost.postescanada.ca; circulations@telus.com; Innisfail_area <innisfail_area@equs.ca>; CAO@srdrrwc.com; board@omvcs.ca; angela.woo@gov.ab.ca

Subject: [External] Town of Olds Proposed Annexation - Request for Comments

Importance: High

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

Good Afternoon,

This is a follow up email regarding the Town of Olds proposed annexation. Attached is a copy of the referral that was sent to you in September 2020 along with a copy of the Notice of Intent.

From: Aldcroft, Erin <erin.aldcroft@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>
Sent: Tuesday, September 22, 2020 1:30 PM
To: Natasha Wright
Subject: Town of Olds - Notice of Intent to Annex Land

FortisAlberta has no concerns.

Warm Regards,

Erin Aldcroft

Erin Aldcroft | Land Coordinator

FortisAlberta Inc. | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | Tel: 587-775-6331

Project Status Portal | Check the status of your New Service Connection or Project.

Get Connected | Getting connected with us is a five-phase process. Learn more here.



For more information please visit fortisalberta.com

From: Natasha Wright <natasha.wright@pcps.ab.ca>
Sent: Tuesday, September 1, 2020 10:29 AM
To: Land Service <landserv@fortisalberta.com>; rusSELL@cesd73.ca; rod.steeves@rdcrs.ca; osp@O-NET.ca; swest@foothillsgas.ca; Implan@gov.ab.ca; waterapprovals.reddeer@gov.ab.ca; TransDevelopmentRedDeer@gov.ab.ca; setbackreferrals@aer.ca; historical.lup@gov.ab.ca; CentralZone.EnvironmentalHealth@albertahealthservices.ca; 3rdpartyrequests@altalink.ca; land.admin@atcogas.com; HP.Circulations@atco.com; Malcolm.Nevers@canadapost.postescanada.ca; circulations@telus.com; innisfail_area@equs.ca; CAO@srdrrwc.com; watermtn@telus.net; board@omvcs.ca; angela.woo@gov.ab.ca
Subject: [EXTERNAL] due september 29 Town of Olds - Notice of Intent to Annex Land

EXTERNAL EMAIL: Use caution with links and attachments.

Good Morning,

Please see the attached letter and Notice of Intent regarding the Town of Olds' proposed annexation.

Please forward any comments or questions you may have to the undersigned by **September 29, 2020**.

From: Craig Teal
Sent: Wednesday, September 09, 2020 1:20 PM
To: Natasha Wright
Subject: FW: Annexation - Town of Olds

From: John Van Doesburg [<mailto:johnvand@telusplanet.net>]
Sent: Wednesday, September 09, 2020 1:18 PM
To: Craig Teal
Subject: Annexation - Town of Olds

Craig

The Mountain View Water Services Commission has no objection to the annexation of lands to the Town of Olds.

John

From: CAO SRDRWC <cao@srdrrwc.com>
Sent: Thursday, January 14, 2021 12:35 PM
To: Natasha Wright; Craig Teal
Subject: Fwd: Town of Olds Municipal Development Plan - Bylaw No. 2020-14

Natasha, as a follow up to your email received yesterday regarding the proposed annexation proposal in Olds I have forwarded on comments sent to Parkland and the Town last December that applied to the IDP planning. Overall SRD's comments would be the same regarding the annexation.

Given the location of the future development parcel, the Town of Olds will build out the wastewater collection infrastructure to deliver volumes to the Commission's facilities. The SRD regional system was sized with adequate capacity to accommodate a 25 growth profile for Olds based on a 3.2% annual compound growth in population. Both the population growth rate and water consumption rates are lagging far behind the original design basis of the SRD regional system, so I do not anticipate any adverse effect of the Annexation on SRD's level of service commitments.

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

----- Forwarded message -----

From: CAO SRDRWC <cao@srdrrwc.com>
Date: Mon, Dec 7, 2020 at 12:23 PM
Subject: Re: Town of Olds Municipal Development Plan - Bylaw No. 2020-14
To: Craig Teal <craig.teal@pcps.ab.ca>, Michael Merritt <mmerritt@olds.ca>, Scott Chant <schant@olds.ca>

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.
-------------	--	---

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

On Mon, Dec 7, 2020 at 9:04 AM 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: Chris Rvachew <CHRIS.RVACHEW@telus.com> on behalf of circulations <circulations@telus.com>
Sent: Monday, January 25, 2021 11:00 AM
To: Natasha Wright
Subject: RE: Town of Olds Proposed Annexation - Request for Comments

Good Morning Natasha,

TELUS Communications Inc. has no objections to the annexation.

Thanks,

Chris Rvachew | Real Estate Specialist
Customer Network Implementation | TELUS | Rights of Way
2930 Centre Avenue NE, Calgary, AB T2A 4Y2
Phone: (403) 384-3066 | circulations@telus.com

Please do NOT e-mail me directly. To avoid delays in processing, send all e-mails to circulations@telus.com.

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Download the app today!



Please do NOT e-mail me directly. To avoid delays in processing, send all e-mails to rightofwayAB@telus.com.

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From: Natasha Wright [<mailto:natasha.wright@pcps.ab.ca>]
Sent: January 13, 2021 02:09 PM
To: srussell@cesd73.ca; rod.steeves@rdcrs.ca; osp@O-NET.ca; swest@foothillsgas.ca; historical.lup@gov.ab.ca; 3rdpartyrequests@altalink.ca; land.admin@atcogas.com; Malcolm.Nevers@canadapost.postescanada.ca; circulations@telus.com; innisfail_area@equs.ca; CAO@sdrwc.com; board@omvcs.ca; angela.woo@gov.ab.ca
Subject: Town of Olds Proposed Annexation - Request for Comments
Importance: High

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OCT 05 2020



ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Grande Prairie*



AR102622

SEP 23 2020

His Worship Michael Muzychka
Mayor
Town of Olds
4512 - 46 Street
Olds AB T4H 1R5

Dear Mayor Muzychka,

Thank you for your letter of August 27, 2020, advising me that the Town of Olds is initiating the annexation of land from Mountain View County.

The Municipal Government Board is responsible for dealing with annexations. If you have questions about the annexation process or require more information, please contact Rick Duncan, Municipal Government Board Case Manager. Mr. Duncan can be reached at 780-422-8652 or richard.duncan@gov.ab.ca.

I wish you well with the development of your annexation application.

Yours truly,

Tracy Allard
Minister

cc: Honourable Nathan Cooper, MLA, Olds-Didsbury-Three Hills
Rick Duncan, Case Manager, Municipal Government Board
Michael Scheidl, Manager, Intermunicipal Relations, Municipal Affairs

September 10, 2020

RECEIVED

SEP 17 2020

His Worship Michael Muzychka
Mayor
Town of Olds
4512 – 46 Street
Olds, AB T4H 1R5

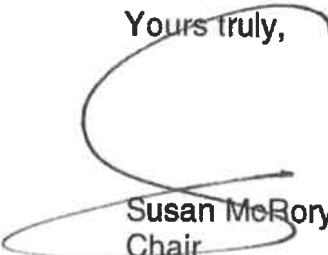
Dear Mayor Muzychka,

Thank you for your letter of August 27, 2020, notifying the Municipal Government Board (MGB) that the Town of Olds is initiating the annexation of land from Mountain View County.

The MGB is responsible for dealing with annexations. If you have questions about the annexation process or require more information, please contact Rick Duncan, MGB Case Manager. Rick can be reached at 780-422-8652 or richard.duncan@gov.ab.ca.

Good luck with the development of your annexation application.

Yours truly,


Susan McRory
Chair

cc: Rick Duncan, Case Manager, Municipal Government Board
Michael Scheidl, Manager, Intermunicipal Relations, Alberta Municipal Affairs

APPENDIX J

Resolutions for Negotiation Report



Request for Decision

COVID-19 UPDATE

March 22, 2021

RECOMMENDATION

That Council accept the Emergency Managements 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 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

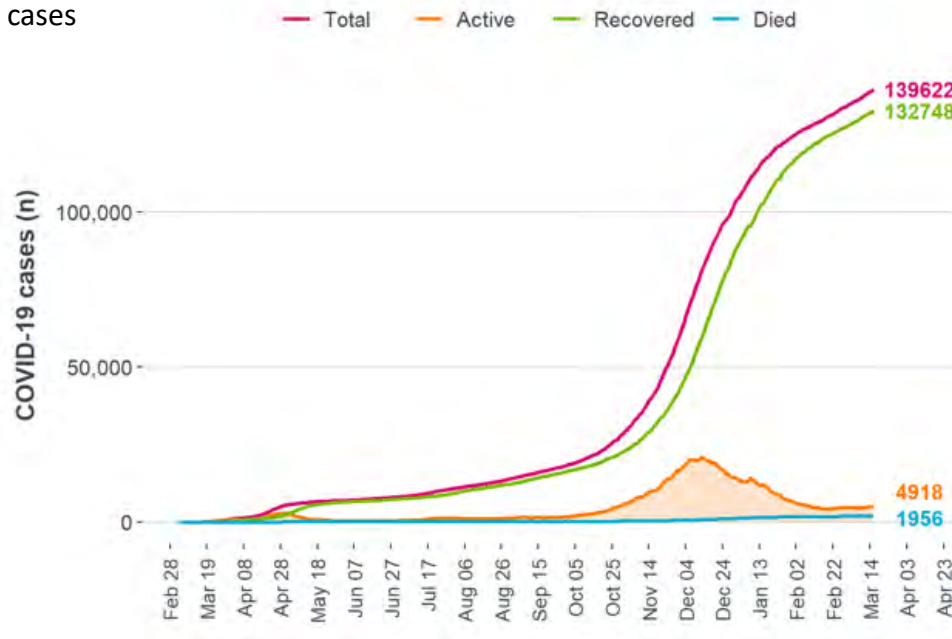
Submitted By:	Jennifer Lutz, Deputy Director of Emergency Management	Date: March 18, 2021
CAO Signature:	Michael Merritt	Date: March 18, 2021

COVID-19 Emergency Management - UPDATE

Town of Olds Council Meeting
March 22, 2021



Provincial COVID-19 cases
March 17



March 16, 2021 ²¹³

Olds – 10
(+4 since last update)

Mountain View
County – 16
(-7 since last update)

COVID-19 patients in hospital, ICU and non ICU

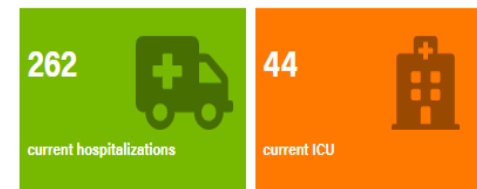
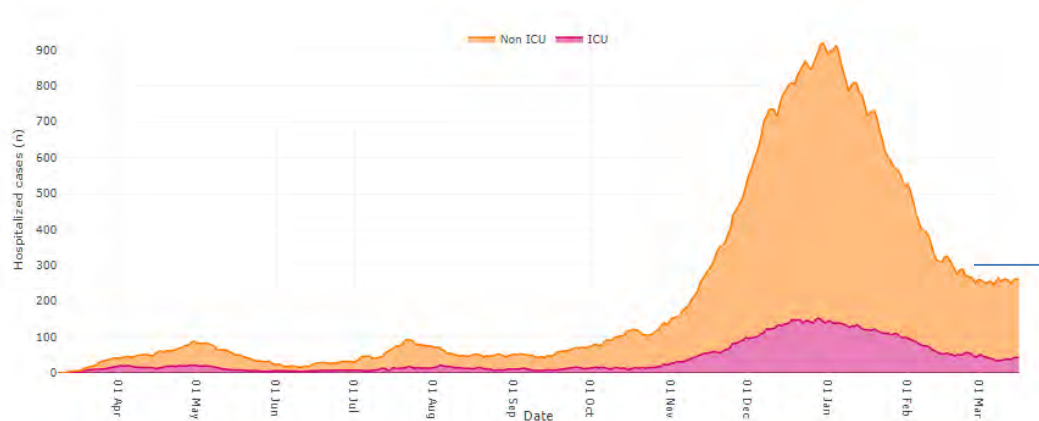



Figure 12: Number of current COVID-19 patients in hospital, ICU and non-ICU

4 Active Objective Updates


214

- Recovery Focus
- Employee Appreciation – All-staff meeting
- After Action Report – 2nd Employee Survey
- On-going communication – vaccination/supports

CORONAVIRUS (COVID-19) UPDATES



Did You Know?



COVID-19 ASSISTANCE


Faith-based and Cultural Facility Relaunch Grant Closes Soon

This Government of Alberta grant is a one-time reimbursement to relaunch facilities used for cultural, religious, spiritual and ceremonial gatherings during the COVID-19 crisis.


Program closes March 31, 2021.

Learn more at: <http://ow.ly/jYJs50DJQYB>

Town of
OLDS



Did You Know?



COVID-19 Vaccinations Now Available in Olds

Those eligible can now book COVID-19 vaccinations in Olds at either Rexall Drugs or Shoppers Drug Mart. See eligibility criteria at <http://bit.ly/OldsCovidVax>.

Rexall Drugs: 403-556-3346
Shoppers Drug Mart: 403-556-3326 (option 33)

The Sunshine Bus is available for seniors or those with mobility issues needing transportation. Rides can be scheduled by calling 403-556-8003 Monday to Friday between 9:00 am and 11:00 am.

Town of
OLDS

Public health measures eased based on hospitalization benchmarks

215

STEP 1 <600 hospitalizations	STEP 2 <450 hospitalizations	STEP 3 <300 hospitalizations	STEP 4 <150 hospitalizations
<p>Restrictions eased Feb. 8:</p> <ul style="list-style-type: none">• Restaurants• Indoor fitness• Children's sport and performance activities	<p>Restrictions eased March 1:</p> <ul style="list-style-type: none">• Further easing of indoor fitness activities• Libraries <p>Restrictions eased March 8:</p> <ul style="list-style-type: none">• Banquet halls, community halls, conference centres and hotels• Collegiate sport and recreation activities• Further easing of performance activities• Retail	<p>Potential easing in these areas:</p> <ul style="list-style-type: none">• Adult team sports• Casinos, racing centres and bingo halls• Further easing of youth sport and recreation activities• Indoor social gatherings, with restrictions• Indoor seated events (movie theatres and auditoria)• Museums, art galleries, zoos, interpretive centres• Places of worship	<p>Potential easing in these areas:</p> <ul style="list-style-type: none">• Amusement parks• Concerts (indoor)• Festivals (indoor and outdoor)• Funeral receptions• Indoor entertainment centres and play centres• Performance activities (singing, dancing and wind instruments)• Sporting events (indoor and outdoor)• Tradeshows, conferences and exhibiting events• Wedding ceremonies and receptions• Workplaces (lift working from home)• Day and overnight camps

Step 3 - No earlier then March 22

Town of Olds Regular Council Meeting Monday, March 22, 2021

2020 Alberta Emergency Management Annual Review Results

Summary:

216

Bylaw:

All bylaws meet LEMR legislative requirements

Emergency Program:

The Town of Olds Emergency Management Agency continues to improve their Emergency Program with every ICP activation.

Exercises & Training:

The Olds Emergency Management Agency has activated their ECC for the COVID-19 in March 2021 until June, 2021 in response to the COVID-19 pandemic. The agency activated their ICP (lessons learned) again in December in response to the COVID-19 pandemic. IAP's were generated and shared with the GoA for every operational period and a After Action Report was completed which met the LEAMR exercise requirements. A Full scale exercise will be scheduled for 2024 unless a regional exercise is scheduled prior.

Best Practices:

The Olds Emergency Management Agency continues to develop Best practices which exceeds the EMA / LEAMR legislative requirements.

AEMA Field Officer comments:

The Olds Emergency Management Agency continues to be a leader in developing robust emergency management programs and uses opportunities such as the current pandemic to practice their skills and processes.
The OEMA IMT met with the Olds Advisory Committee bi-weekly to provide updates on the pandemic response.
The Town of Olds participated in Emergency Preparedness week by sharing educational material on their website and local radio spots.
A special task force was created for advance planning for business recovery within the town.
A major financial commitment was made in 2020 to increase the emergency management resources.
The Olds Emergency Management Agency is committed to being a leader when it comes to emergency management program development which received full support from the CAO and elected officials.
Keep up the great work!!!

Questions?

217



Request for Decision

L.I.O.N.S. Garbage Cleanup Day

March 22, 2021

RECOMMENDATION

Council thanks the Olds Lions Club and receive the presentation for information.

That Council directs Administration to work with the Olds Lions Club to coordinate a community garbage clean-up project within the month of May 2021, and funding in the amount of \$1000 be approved in support of this initiative.

STRATEGIC ALIGNMENT

The Town of Olds will provide the necessary resources to ensure a safe, secure and healthy community.

LEGISLATIVE AUTHORITY

Policy 803C Requests for Donations, Sponsorships and Promotional Items.

BACKGROUND

Henry Czarnota, Dennis Wilkins, and Marty Konsmo with Olds Lions Club introduced a new Community Project in 2016. The project "*Local Initiative in Olds for Neat Surroundings*" makes the acronym: *L.I.O.N.S.* This project, headed by the Olds Lions Club, coordinated the many partners in the Town of Olds for a garbage cleanup date of the entire community. The intent was to make this an annual event; running on a preferred day of cleanup being the second Friday of May; between the hours of 1:00 p.m. and 4:00 p.m.

The Lions Club of Olds, with support from the Town of Olds, proposes to undertake the fifth annual Town Clean Up Day on Friday, May 14, 2021. The Lions Club will take the initiative to coordinate the P.U.G Day. The Town of Olds is being asked to lend its support in the following ways:

- Provide a \$1000 grant, the bulk of which will pay for newspaper advertising and the purchase of five tablets to be used as prizes at each of the four schools in Olds
- Provide garbage bags and gloves to members of the public and the Lions Club
- Arrange to pick up garbage bags at selected sites
- Support the initiative by providing advertising in Town newsletters and mail outs

Goal: To be the "CLEANEST TOWN IN ALBERTA".

Friday, April 14, 2021, aligns with the Town of Olds Spring Clean Up Week May 10-14, 2021.

RISK/CONSEQUENCES

1. Council may make another recommendation, Council would need to be specific in what it wishes to direct as an alternate follow up.

FINANCIAL IMPLICATIONS

Cost	Source of Funding
\$1000	2-7207-290-03 Community Events General
Total Cost \$1000	

ATTACHMENTS

Attachment 1 - L.I.O.N.S. Request Letter

Submitted By:	Katharine Doyle Community Facilitator	Date:	March 8, 2021
Director Signature:	Electronically Approved Doug Wagstaff	Date:	March 16, 2021
CAO Signature:	Michael Merritt	Date:	March 18, 2021

OLDS LIONS CLUB



March 04, 2021

A letter to the Mayor and Councillors of the town of Olds,

We invite you to participate in the fifth annual P.U.G. Day, 2021, (Pick Up Garbage Day) organized by the Olds Lions Club. We have chosen Friday, May 14, 2021 to coordinate the pick up of loose garbage in public areas in our town.

All five schools have been contacted and three have already responded that they will participate in this event. Each Principal has agreed to an area of Olds for his/her school to clean. Students will work in small groups under the supervision of school personnel and according to their covid cohort protocol. Contacts have also been made with CP Rail, The Chamber of Commerce and the Legion with the hope that all of these organizations can support the project. The public will be invited to clean their neighbourhood on Thursday evening, Friday afternoon, or on the weekend.

Our long-term goal is to encourage the entire community to participate in P.U.G. Day. A letter to the editor will be submitted outlining the goals and details of this project. Newspaper ads will advertise the event. Interviews with the radio station are anticipated.

Our budget for P.U.G. Day is \$2000. A 'tablet' will be presented to a lucky child in each school who will be selected from a group of participants. Draw cards will be printed and distributed to schools to conduct the tablet draw. Ads in the newspaper will outline where citizens can pick up garbage bags for the project and locations where filled bags of garbage can be placed for pickup.

As a continuing partner in this community event, the Olds Lions Club is requesting a matching grant of \$1000 from the Town of Olds to help cover costs. We also appreciate the added benefits the Town provides by highlighting P.U.G. Day in the community calendar and in general conversation with citizens. A special thanks is extended to Katharine Doyle, who so ably coordinates the important Town resources we require to be successful.

Henry Czarnota
Representing the Olds Lions Club



Request for Decision

221

Bylaw No. 2021-01 Land Use Bylaw Amendment - Murals

March 22, 2021

RECOMMENDATION

That a Public Hearing be held for Bylaw No, 2021-01.

That Bylaw No. 2021-01 to amend the Land Use Bylaw be amended by removing the words "or content" in Schedule D-1: Murals Section 3.0 (7) (e) and Section 3.0 (7) (f).

That Bylaw No. 2021-01, as amended, be given second reading.

That Bylaw No. 2021-01, as amended, be given third reading.

STRATEGIC ALIGNMENT

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

LEGISLATIVE AUTHORITY

1. *Municipal Government Act* – Chapter M-26, Part 17, Division 5 Section 639 every municipality must pass a Land Use Bylaw.
2. *Municipal Government Act* – Chapter M-26, Part 5, Division 9, Section 191(1) the power to pass a bylaw...includes a power to amend or repeal the bylaw.

BACKGROUND

In October 2020, Council reviewed the results of a community survey and engagement about the development of murals. Administration was directed to prepare amendments to the Land Use Bylaw for Council consideration. Bylaw No. 2021-01 contains proposed changes to the Land Use Bylaw.

The main elements of the approach that Bylaw No. 2021-01 would put in place are as follows:

1. Murals is treated as a separate use distinct from all other forms of sign to allow for specific regulation;
2. Murals would be allowed as a discretionary use in all commercial, industrial and recreation facility Districts and in residential Districts if the mural is associated with a public and quasi-public use such as a place of worship or similar institutional/community building;
3. Murals would not be allowed on a residential building in a residential District;
4. Municipal Planning Commission (MPC) will decide on the development permit for a mural with input on the content and design of the mural having been provided by the Town's Public Art Advisory Committee (PAAC);

5. Applicants must obtain written sign off regarding the acceptability of the mural from PAAC before the Development Officer will accept their application as complete and start to process the development permit;
6. The PAAC will have 30 days to provide their written comments on a proposed mural to the Development Officer;
7. Murals will be subject to specific provisions relating to the number and placement on a building, the content of a mural, and expectations for ongoing maintenance;
8. In deciding on the development permit, MPC will have to apply the specific provisions of the Land Use Bylaw and will be guided, but not bound, by the input from the PAAC. The intent is to assist MPC with input from those more accustomed to addressing issues of artistic impression and aesthetics; and
9. The decision of MPC on the development permit may be appealed by the applicant and other affected parties. Notice of the MPC decision to approve a mural would appear in the newspaper.

Public Input

Bylaw No. 2021-01 was advertised through the local newspaper and the Town website. As of the date of this RFD no comments have been received from members of the general public.

Bylaw No. 2021-01 was referred to the Public Art Advisory Committee for review and comment. The PAAC has made a series of comments and suggested changes. Each is presented below along with a suggested response from Planning staff.

Comment 1: SCHEDULE D-1: MURALS, 3.0 General Provisions (5) – why is this clause here? Would this be better as an official call for historical themed works? Need clarity around this. Perhaps it is a redundant clause and could be removed because of similar requirement in SCHEDULE D-1: MURALS, 3.0 General Provisions (8) (a). All prefer language of “shall encourage” over “may require”. Councillor Harper shared that Council has discussed having historical murals on the back of historical buildings.

Comment 2: SCHEDULE D-1: MURALS, 3.0 General Provisions (8) – this clause might be limiting, what is the usefulness? D. Wagstaff explained that the intent is to encourage, not limit, what Council may want to see. Discussion held. Suggestion to revise clause to remove subclauses (a) – (e) and word as follows: “Murals shall be encouraged, but not required, to have a linkage to historical and/or local culture.”

Response: Section 3.0 (5) and section 3.0 (8) perform two different roles. Section 3.0 (5) is worded to give the Development Authority the ability to require a link to history or heritage if, when and where deemed appropriate by the Development Authority as a condition of an approval. The Land Use Bylaw must authorize conditions that can be attached to a development permit.

Section 3.0 (8) applies in a more general sense and gives those planning a mural²²³ an idea of what would be acceptable albeit not mandatory.

The suggested wording to section 3.0 (8) to state "...encouraged, but not required..." would conflict with the purpose of section 3.0 (5) meaning the Development Authority would not be able to require a link to history or heritage in any circumstance.

Amending Bylaw No. 2021-01 in response to the suggestions is not recommended.

Comment 3: SCHEDULE D-1: MURALS, 3.0 General Provisions (7) (e) and (f) – all agreed word choice of "view points" was good, but remove "or content" – what if mural is on the side of a Church?

Response: Planning staff have no concerns with the removal of the words "or content" in sections 3.0 (7) (e) and (f).

RISK/CONSEQUENCES

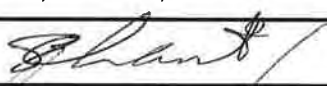

1. Council may request further information from Administration prior to proceeding with first reading of the bylaw.
2. Council may provide direction to Administration on changes to the proposed bylaw with the amended bylaw coming before Council for first reading at a later date.
3. Council may defeat first reading of the bylaw.

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

1. Bylaw No. 2021-01

Author: Craig Teal, RPP MCIP, Director, PCPS	Date: March 10, 2021
Director Signature: 	Date: <i>March 10/2021</i>
CAO Signature: 	Date: <i>March 19/2021</i>

**TOWN OF OLDS
BYLAW NO. 2021-01**

A bylaw of the Town of Olds, in the Province of Alberta, pursuant to provisions of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, to provide for the amendment of Land Use Bylaw No. 01-23

WHEREAS Section 639 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, provides that every municipality must pass a land use bylaw; and

WHEREAS the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, permit a Council by bylaw to amend the Land Use Bylaw; and

WHEREAS the Council of the Town of Olds deems it necessary and expedient to amend Land Use Bylaw No. 01-23

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

1. That Section 1.3 Definitions is amended by adding the following definition of “mural” where it would appear in alphabetical order:

“**mural**” means a picture, scene, graphic or diagram displayed on the exterior wall or surface of a building for the primary purpose of decoration or artistic expression and not created to solely display a commercial message or depiction;”

2. That Section 1.3 Definitions is amended by adding the following definition of “sign” where it would appear in alphabetical order:

“**sign**” means any device, except a mural, used to identify or advertise a place of business or a product, whether words or numbers are used or not.”

3. That Schedule D: Signs Section 3.0 Definitions is amended by replacing the definition of “sign” with the following:

“**sign**” means any device, except a mural, used to identify or advertise a place of business or a product, whether words or numbers are used or not.”

4. That Schedule D: Signs Section 3.0 Definitions is amended by deleting the following definition and related graphic:

“**supergraphics**” means a graphic design painted on a building, which does not convey a defined advertising message or logo and includes a mural.”

5. That Schedule D: Signs Section 3.0 Definitions is amended by deleting the following from the definition of “painted wall sign”:

“and also includes supergraphics”

6. That Schedule C: Land Use District Regulations is amended by adding “Murals” to the list of discretionary uses where it would appear in alphabetical order in the following Districts:

College COL
 Central Commercial C1
 Highway Commercial CH
 Highway Commercial A CHA
 Shopping Centre Commercial C-SC
 Neighbourhood Commercial CN
 Light Industrial I1
 Heavy Industrial I2
 Industrial Business IB
 Recreation Facility RF
 Direct Control 4 DC 4
 Direct Control – Mixed Use 1 DC-MU1

7. That Schedule C: Land Use District Regulations is amended by adding “Murals if affixed to a building containing a public and quasi-public use” to the list of discretionary uses where it would appear in alphabetical order in the following Districts:

Low Density Residential R1
 Country Residential R5
 Country Residential A R5A

8. That the following is added as Schedule D-1: Murals after Schedule D: Signs:

SCHEDULE D-1: MURALS

1.0 General Purpose

The purpose of this section is to regulate and provide direction for the development of murals as a means of adding visual appeal.

2.0 Applications

- (1) Notwithstanding Section 2.3 (1)(a) and (b), an application for a development permit for a mural shall be accompanied by the following:
- (a) name and address of the applicant;
 - (b) name and address of the lawful owner of the property and building to which the mural is proposed to be affixed (if different from the applicant);
 - (c) location of the mural, including legal description and civic address;

- (d) elevation drawing showing placement of the mural on the building including dimensions for height, width and area of the mural;
 - (e) site plan of the property showing the mural location relative to property lines, approaches or driveways, existing building(s) and existing signs;
 - (f) detailed illustration of the mural indicating;
 - (i) content and design of the mural including colours and materials;
 - (ii) if the mural will be illuminated and the proposed manner of illuminating the mural;
 - (iii) means to be used to affix the mural to the building; and
 - (g) a written artist's statement that describes the concept, message and interpretation of the mural; and
 - (h) such additional information as the Development Officer deems necessary.
- (2) Notwithstanding Section 2.3 (1)(a) and (b), an application for a development permit for a mural shall not be considered complete and final and received for processing until:
- (a) the Development Officer determines that all the information needed to assess the application has been provided by the applicant; and
 - (b) written confirmation from the Public Art Advisory Committee established by the Town of Olds has been provided to the Development Officer indicating that the Committee has reviewed the proposed mural and deemed the content to be acceptable.
- (3) Upon receipt of the items listed in Section 2.0 (1) of Schedule D-1 from the applicant, the Development Officer shall forward these items and any additional information pertaining to the application to the Public Art Advisory Committee. The Public Art Advisory Committee shall provide their written review and comments on the application to the Development Officer within 30 calendar days of the date that the application materials were provided to the Committee by the Development Officer.

3.0 General Provisions

- (1) No more than one mural shall be allowed per building unless otherwise specifically authorized by the Development Authority.
- (2) The location, content, construction materials and size associated with the mural shall be to the satisfaction of the Development Authority.
- (4) No mural shall be applied to a building in a manner that has a negative effect on historically significant elements of a building or key architectural features that define the overall appearance or character of a building.
- (4) The mural must be a painting or other decorative work (artistic rendering/scene) and no mural shall be created to solely display a commercial message or depiction.
- (5) The Development Authority may require that the mural content be reflective of the Town's history or heritage.

- (6) Display of text, including a business name or commercial message, within a mural shall not exceed ten percent (10%) coverage of the mural surface area, up to a maximum coverage of 9.3 m² (100 ft²).
- (7) No mural shall contain or portray the following:
 - (a) obscene or offensive language, symbols or messages;
 - (c) hateful language, symbols or messages;
 - (d) racist or exclusionary imagery or messages;
 - (e) political viewpoints or content;
 - (f) religious viewpoints or content; or
 - (g) any content that is or has the potential to cause divisiveness in the community.
- (8) Murals shall be encouraged to have a linkage to:
 - (a) historical events or periods that impacted the community;
 - (b) residents who have helped build the community;
 - (c) representative landscapes and physical environments;
 - (d) current and past area functions and activities; and/or
 - (e) local culture.
- (9) Where lighting of a mural surface is proposed, all light shall be directed to the mural surface and not cause any spill over light onto other parts of the building, property or adjacent land.
- (10) The owner(s) of a building with a mural shall be responsible for maintaining the mural in a proper state of repair and shall:
 - (a) keep it properly painted at all times;
 - (b) ensure that all structural elements needed to support the mural are properly attached and meet applicable safety standards; and
 - (c) clean all mural surfaces as it becomes necessary.

9. This Bylaw comes into force on the date it is passed.

Read for a first time on the ____ day of _____, 2021

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 Official and the Chief Administrative Officer this ____ day of _____ 2021.



Request for Decision

Proclamation: Green Shirt Day April 7, 2021

March 22, 2021

RECOMMENDATION

That Tuesday April 7, 2021, be proclaimed as Green Shirt Day in the Town of Olds.

STRATEGIC ALIGNMENT

Communication and Engagement

LEGISLATIVE AUTHORITY

This initiative meets the criteria established in Policy 114C: Proclamations.

BACKGROUND

On April 6, 2018, Canadians were heartbroken to hear the news of the Humboldt Bronco's bus crash. Sixteen people lost their lives and thirteen will suffer with physical and emotional scars for life.

On April 7, 2018, Humboldt player, Logan Boulet succumbed to his injuries and his parents Bernadine and Toby Boulet offered to donate his organs so that six lives could be saved. The previous year Logan's mentor and former coach, Ric Suggitt passed away and was a registered organ donor. This act prompted Logan to tell his parents that he was registering as an organ donor as well. As news spread of the organ donation by this young hockey player, over 100,000 people registered to become organ donors in the days and weeks that followed. To date this is the largest number of Canadians registering to become organ donors in Canadian History due to one event or one person.

The Canadian Transplant Association indicates that almost 90% of Canadians say they support organ donation, but only 23% have actually registered their intent to donate. Though donation rates have improved over the last ten years, there is more to be done as approximately 250 Canadians die annually waiting for an organ transplant.

The Boulet family is continuing to work diligently to spread Logan's message that organ donation is important and now we all continue to be inspired by this young man and his legacy. On April 7 WEAR GREEN in honour of the Logan Boulet Effect and let's inspire one another by registering as donors and telling our families. Green Shirt Day hopes to honour, remember and recognize all the victims, survivors and families of that deadly crash and to continue Logan's legacy, by inspiring Canadians to talk to their families and register as organ donors.

RISK/CONSEQUENCES

1. Council can receive the request for information.
2. Council can make another recommendation being specific in what it wishes to direct as an alternate follow up.

FINANCIAL CONSIDERATIONS

Advertising within approved 2021 Budget. A communication plan will be developed, and staff and community members will be encouraged to wear a green shirt.

ATTACHMENTS

1. 2021 Proclamation of Green Shirt Day

Submitted By:	Heather Dixon Community Facilitator	Date: January 12, 2021
Director Signature:	Electronically Approved Doug Wagstaff	Date: March 9, 2021
CAO Signature:	Michael Merritt	Date: March 18, 2021



OFFICE OF THE MAYOR

PROCLAMATION "Green Shirt Day"

Tuesday, April 7, 2021

The day after the Humboldt Broncos bus crash, on April 6, 2018, Logan Boulet succumbed to his injuries. His parents, Bernadine and Toby Boulet offered to donate his organs so that six lives could be saved. What happened following Logan's selfless act is nothing less than miraculous and became known across Canada as the "Logan Boulet Effect". As news spread of the organ donation by this young hockey player over 100,000 Canadians registered to become organ donors in the days and weeks that followed.

To date this is the largest number of Canadians registering to become organ donors in Canadian History due to one event or one person. On Wednesday, April 7, 2021, people across Canada are encouraged to wear green in memory of Logan Boulet and his impact which inspired the term *The Logan Boulet Effect*.

WHEREAS, Green Shirt Day is observed in Olds to honour, remember and recognize all the victims, survivors and families of that deadly crash.

AND WHEREAS, the Olds community is part of continuing *The Logan Boulet Effect*.

AND WHEREAS, in the Town of Olds encourages all community members to talk to their families and register as organ donors.

THEREFORE, we, the Elected Officials of the Town of Olds, do hereby proclaim Wednesday, April 7, 2021 as "*Green Shirt Day*" in the Town of Olds.

Wednesday, April 7, 2021, "Green Shirt Day" in the Town of Olds.

Signed this day of March, 2021.

His Worship,
Mayor Michael Muzychka



Request for Decision

Public at Large Appointments

March 22, 2021

RECOMMENDATION

That _____ be appointed to the Public Art Advisory Committee (PAAC), for a term of ten (10) months, to expire at the 2021 Organizational Meeting.

STRATEGIC ALIGNMENT

The Town of Olds will respect people and the process ensuring a healthy environment where great decisions are made.

LEGISLATIVE AUTHORITY

Municipal Government Act, Procedural Bylaw 2020-15, Elected Official Appointment 107C Policy, and Governing Bylaws, Policy and Terms of Reference for respective boards and committees.

BACKGROUND

Public Art Advisory Committee (PAAC) – has **ONE** terms to be filled

Excerpt from PAAC Council Policy 120C

PAAC Composition

The Advisory Committee shall be comprised of a minimum of five (5) and a maximum of seven (7) representatives, with a minimum of two (2) visual Artists and one (1) Town staff liaison (non-voting member) and the remaining appointees representing as many of the following disciplines as possible:

- a) Community member;*
- b) Conservator;*
- c) Art Historian, Curator, or Heritage Professional;*
- d) Architect, Landscape Architect and Design Professional;*
- e) Business community; and*
- f) Member of a community art group.*

RISK/CONSEQUENCES

- Council may choose to not appointment members to respective ABC's, however that would limit the ability of said ABC to function as required.
- Council can change the appointments. Council would need to be specific in what changes would be required.

FINANCIAL CONSIDERATIONS – potentially volunteer required training for respective ABC's.

ATTACHMENTS – n/a

Author:	Marcie McKinnon Legislative Clerk	Date: March 18, 2021
CAO Signature:	Michael Merritt	Date: March 18, 2021



Request for Decision

Reports from Council, Authorities, Boards Committees and Commissions

March 22, 2021

RECOMMENDATION

That the reports from Council, Authorities, Boards, Committees and Commissions ending March 22, 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.

Central Alberta Economic Partnership (CAEP)	Olds & District Chamber of Commerce
Broadband Investment Committee	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)	Red Deer River Municipal Users Group (RDRMUG)

Municipal Area Partnership (MAP)	South Red Deer Regional Wastewater Commission (SRDRWC)
Municipal Planning Commission (MPC)	Southern Alberta Energy from Waste Association (SAEWA)

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: March 18, 2021
CAO Signature:	Michael Merritt	Date: March 18, 2021

MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION

234

NOTICE OF COMMISSION MEETING

Jan 13, 2021

Zoom Meeting

9:00 AM

AGENDA

1. Call to Order
2. Adoption of Agenda Page
3. Approval of Dec 9, 2020 Meeting Minutes 1.
1. Reports
 - Chairman
 - Operations 3.
 - Technical 4.
 - Maintenance 5.
 - Administrator 6.
 - Finance 7.
2. Business Arising from Minutes
 - a. Personnel Committee Update 15.
 - b. Letter from Minister McIver 17.
 - c. Covid Update
3. New Business
 - a. Organizational and Operating Bylaws 66.

4. Information
 - a. WCB 88.
 - b. APEX Contribution Rates 2021 92.
 - c. LAPP Contribution Rates 2021 93.
5. Next Meeting February 10, 2021 via Zoom
6. Adjournment

Mountain View Regional Water Services Commission

Regular Meeting via Zoom

December 9, 2020

Members Present on Zoom:

Rick Blair – Town of Carstairs – Chairman

Jim Romane – Town of Innisfail - Vice

John Baswick – Town of Didsbury

Robb Stuart – Town of Bowden

Jo Tennant – Town of Crossfield

Mary Jane Harper – Town of Olds

Staff Present on Zoom:

John Van Doesburg – Manager

Samantha Lafontaine – Finance Manager

1. Call to Order

Chairman Rick Blair called the meeting to order at 8:58 am.

2. Adoption of Agenda

Moved by John Baswick to adopt the agenda.

Carried

3. Approval of Nov 25, 2020 Organizational and Regular Meeting Minutes

Moved by John Baswick to approve the minutes as amended to include Mary Jane's last name under the Appointment of Auditor.

Carried

4. Reports

Chair Report – Rick Blair presented the Chair's Report.

In Camera Session

Jim Romane moved to go in camera at 9:04 a.m.

Carried

236

Jo Tennant moved to come out of camera at 10:15 a.m.

Carried

Jo Tennant moved to form the Personnel Committee.

Carried

Finance Report – Samantha Lafontaine presented the Finance Report.

5. Business Arising from Minutes

a) Water Break Update

John Van Doesburg reviewed the repair schedule for the water line break. Should be operational by Dec. 12, 2020 if all goes well.

b) Christmas Schedule

John Van Doesburg communicated the staffing schedule for the holiday season.

6. New Business

7. Next Meeting January 13, 2021 via Zoom

9. Adjournment

Chairman Rick Blair adjourned the meeting at 10:40 a.m.

Carried

Chairman

Manager

- Operations staff evaluations
- Master controls upgrades
 - Main PLC – installed and ready for programming
 - Membrane plant – hardware is onsite
 - Meeting with AE to re-prioritize schedule
 - SCADA maintenance on-going
- Midline piping upgrade
 - Installation complete – Programming and engineering review still to do
- SCADA alarm testing. All Pressure alerts and alarms have been tested. Some programming was required.

- Repairs to UV Reactor, First Ballast Failure
- Year End, Compiling Data for Alberta Environment Report
- Review of Risk Assessment and Control
- Chlorination Byproduct Tests, Results Good
- Flushing and Return to Service of Ruptured Pipeline

Plant:

- 1. Install water canon in intake**
- 2. Service air handling system in plant (waiting on parts)**
- 3. Replace gearbox on position 4 on intake strainer.**
- 4. service PRV's on old line leaving plant.**

Down line

- 1. Working on controls upgrade at Carstairs meter building.**
- 2. Test bypass piping in vault at midpoint res**
- 3. Service PRV's in midpoint old line to protect newline**

Managers' Report –January 2020

1. Administration
 - a. Operations ongoing
 - b. Covid 19 Administration – Reintroduced Protocol continuing
 - c. Staff administration / Termination
 - d. Personnel Adm
 - e. Agenda Development
 - f. Personnel manual being update and will be presented with changes in February
 - g. Organizational Bylaw to be presented at Commission Meeting
2. Financial
 - a. Day to Day operation
 - b. 2021 budget implementation
 - c. Audit starting
 - d. Government direction on funding
3. Legal- no issues
4. Operations
 - a. Checking on Operating Pressures and Engineering
 - b. All staff will be reviewed with operations
5. Communication
 - a. No new items
6. Next month
 - a. COVID 19 Administration
 - b. Personnel Policy update
 - c. Emergency review continuing
 - d. Operations
 - e. 2021 Budget
 - f. Operations review

Finance Supervisor Report

January 13, 2021

- Routine Duties; General Accounting, Acts. Payable, Acts. Receivable, Payroll, Benefits, Personnel, Board, etc.
- Evaluations
- Payroll – 2021 Forms and Info, Severance, ROE
- Year End Duties – GL balancing, Pension Reporting, WCB reporting, GST, Payroll Remittances, Payroll Reconciliation, Spreadsheet updating
- Audit Prep

Mountain View Regional Water Services Commission
Financial Statement December 31, 2020

242

Royal Bank General Account

Statement Balance Forward as of December 1, 2020		\$ 1,011,378.67
Transactions on or before December 31, 2020		
Deposits recorded in Statement	408,465.72	
Withdrawals recorded in Statement	- 591,516.87	
Total Transactions		- 183,051.15
Statement End Balance as of December 31, 2020		828,327.52
Outstanding Transactions as of Month End		
Outstanding Deposits	50.04	
Outstanding Withdrawals	-758.46	
Total Outstanding Transactions		-708.42
Adjusted Statement End Balance		<u>827,619.10</u>

General Ledger Account

Book Balance as of December 31, 2020		1,010,970.21
Transactions on or before December 31, 2020		
Debits recorded in account	408,515.76	
Credits recorded in account	- 591,866.87	
Net Amount recorded in account		- 183,351.11
Book Balance as of December 31, 2020		<u>827,619.10</u>

Royal Bank Payroll Account

Statement Balance Forward as of December 1, 2020		72,853.73
Transactions on or before December 31, 2020		
Deposits recorded in Statement	171,140.99	
Withdrawals recorded in Statement	- 160,074.73	
Total Transactions		11,066.26
Statement End Balance		83,919.99
Outstanding Transactions		
Outstanding Deposits	0	
Outstanding Withdrawals	0	
Total Outstanding Transactions		0
Adjusted Statement End Balance		<u>83,919.99</u>

General Ledger Account

Book Balance as of December 1, 2020		108,379.62
Transactions on or before December 31, 2020		
Debits recorded in account	135,615.10	
Credits recorded in account	- 160,074.73	
Net Amount recorded in account		- 24,459.63
Book Balance as of December 31, 2020		<u>83,919.99</u>

Twinning Project Account

Statement End Balance as of December 31, 2020		<u>644.60</u>
---	--	---------------

Total Funds on Hand December 31, 2020

912,183.69

Mountain View Regional Water Services Commission
Comparative Income Statement
At December 31, 2020

243

REVENUE

Sales Revenue

Water Sales - Town of Innisfail
 Water Sales - Bowden Institution
 Water Sales - Town of Bowden
 Water Sales - Town of Olds
 Water Sales - Town of Didsbury
 Water Sales - Town of Carstairs
 Water Sales - Town of Crossfield
 Water Sales - TAQA North Energy
 Water Sales - Carmen Jansen
 Water Sales - Perfecto Cocjin
 Water Sales - Wayne Cipperley
 Water Sales - Robert Rowntree
 Water Sales - John Korschuk
 Water Sales - Enmax Green Power Inc.
TOTAL Water Sales

 Interest Income
 Other Income Outside Services
 Grant Gov't of Alberta
 Gain or Loss on Sale of Assets
TOTAL Other Income

Total Revenue

Actual December 1, 2020 to December 31, 2020	Year to Date	% YTD to YTD Budget	YTD Budget	Budget Jan 1, 2020 to Dec. 31, 2020
\$ 127,704.00	\$ 1,447,207.95	0.94	\$ 1,539,541.00	\$ 1,539,541.00
17,479.40	184,519.20	1.09	\$ 170,000.00	170,000.00
15,701.20	172,020.75	1.07	\$ 161,180.00	161,180.00
134,157.20	1,733,783.70	0.98	\$ 1,766,630.00	1,766,630.00
69,353.20	790,038.90	1.00	\$ 790,359.00	790,359.00
48,370.10	585,226.40	0.99	\$ 592,044.00	592,044.00
69,195.10	817,000.05	0.99	\$ 822,352.00	822,352.00
10,281.37	177,310.06	1.42	\$ 124,500.00	124,500.00
67.00	835.00	1.04	\$ 804.00	804.00
67.00	804.00	1.00	\$ 804.00	804.00
67.00	1,022.00	1.27	\$ 804.00	804.00
67.00	804.00	1.00	\$ 804.00	804.00
67.00	804.00	1.00	\$ 804.00	804.00
-	3,357.69	0.28	\$ 12,000.00	12,000.00
\$ 492,576.57	\$ 5,914,733.70	0.99	\$ 5,982,626.00	\$ 5,982,626.00
620.40	20,403.22	0.41	\$ 50,000.00	50,000.00
-	-		-	-
-	237,297.00		-	-
-	1,000.00	0.00	-	-
\$ 620.40	\$ 258,700.22	5.17	\$ 50,000.00	\$ 50,000.00
\$ 493,196.97	\$ 6,173,433.92	1.02	\$ 6,032,626.00	\$ 6,032,626.00

**Mountain View Regional Water Services Commission
Comparative Income Statement
At December 31, 2020**

Actual December 1, 2020 to December 31, 2020	Year to Date	% YTD to YTD Budget	YTD Budget	Budget Jan 1, 2020 to Dec. 31, 2020
--	--------------	---------------------------	------------	---

EXPENSE**Capital Expenditures**

Capital Expenditures Expense

Total Capital Expenditures

\$ 17,155.00	\$ 203,188.49	0.77	\$ 263,000.00	\$ 263,000.00
\$ 17,155.00	\$ 203,188.49	0.77	\$ 263,000.00	\$ 263,000.00

Payroll Expenses

Wages - Hourly

Employee RRSP Expense

EI Expense

CPP Expense

WCB Expense

Payroll Processing Fees Expense

Employee Benefits & Pension Plans

Total Payroll Expense

\$ 134,620.97	\$ 1,108,995.14	1.05	\$ 1,057,100.00	\$ 1,057,100.00
2,304.93	19,976.06	0.99	\$ 20,206.00	20,206.00
147.09	12,760.10	0.91	\$ 14,000.00	14,000.00
380.76	36,418.65	1.04	\$ 35,000.00	35,000.00
12,773.30	15,781.85	1.28	\$ 12,360.00	12,360.00
1,102.00	7,691.16	1.10	\$ 7,000.00	7,000.00
14,106.48	201,158.57	1.04	\$ 192,650.00	192,650.00
\$ 165,435.53	\$ 1,402,781.53	1.05	\$ 1,338,316.00	\$ 1,338,316.00

General & Administrative Expenses

Alberta First Call

Automobile Exp (gas, etc.)

Board Expenses

CAO Professional Development

Cassette Maintenance Contract

Cathodic Protection Expense

Chemicals Expense

Delivery & Freight Expense

Insurance Expense

Interest & Bank Charges Expense

Interest on Long Term Loans

ISO 14001 Expense

Janitorial Service & Supplies

Lab Supplies Expense

Legal Fees Expense

Lube & Oil - Pumps

Meals Expense

Memberships, Dues & Fees Expense

Office, Postage & General Expense

Professional Fees Expense

\$ -	\$ 1,851.00	0.00	\$ 2,500.00	\$ 2,500.00
971.60	7,594.83	0.51	\$ 15,000.00	15,000.00
4,965.56	39,736.96	0.62	\$ 64,482.00	64,482.00
-	-	-	\$ 3,000.00	3,000.00
-	382,908.36	0.98	\$ 389,640.00	389,640.00
-	6,007.30	0.73	\$ 8,240.00	8,240.00
6,537.97	192,615.14	0.91	\$ 212,180.00	212,180.00
-	914.26	0.61	\$ 1,500.00	1,500.00
5,833.33	69,999.96	1.00	\$ 70,000.00	70,000.00
125.50	1,465.27	1.47	\$ 1,000.00	1,000.00
80,279.18	1,040,792.59	0.97	\$ 1,067,933.00	1,067,933.00
-	11,175.00	0.54	\$ 20,600.00	20,600.00
1,859.93	24,580.98	1.02	\$ 24,000.00	24,000.00
494.95	32,627.29	0.86	\$ 38,000.00	\$ 38,000.00
3,850.35	3,850.35	0.77	\$ 5,000.00	5,000.00
-	6,245.08	2.40	\$ 2,600.00	2,600.00
365.82	3,630.38	0.52	\$ 7,000.00	7,000.00
24.00	9,870.79	0.99	\$ 10,000.00	10,000.00
1,131.82	21,375.55	1.22	\$ 17,500.00	17,500.00
-	18,144.33	1.04	\$ 17,500.00	17,500.00

Rental Equipment Expense	-	-	-	\$ 1,500.00	1,500.00
Repairs & Main - Down Line	8,597.95	36,218.39	0.71	\$ 51,000.00	245 51,000.00
Repairs & Main - Grounds	-	863.61	0.35	\$ 2,500.00	2,500.00
Repairs & Main - Lagoon Cleanout	-	230,185.00	0.92	\$ 250,000.00	250,000.00
Repairs & Main - Plant	605.22	133,694.71	0.61	\$ 220,000.00	220,000.00
Repairs & Main - Vehicles & Equip	-	4,034.52	0.40	\$ 10,000.00	10,000.00
Small Tools & Supplies	-	1,646.76	0.55	\$ 3,000.00	3,000.00
Staff - Education, etc.	-	7,742.74	0.48	\$ 16,000.00	16,000.00
Safety	759.45	18,488.26	0.92	\$ 20,000.00	20,000.00
Telephone & Fibre Optics	2,191.95	45,185.27	1.29	\$ 35,000.00	35,000.00
Utilities - Meter Stations	1,033.13	12,780.34	0.77	\$ 16,500.00	16,500.00
Utilities - Mid Point Reservoir	6,806.31	91,820.68	0.83	\$ 110,000.00	110,000.00
Utilities - Plant Heating	2,986.01	23,290.48	0.73	\$ 32,000.00	32,000.00
Utilities - Power Plant	34,295.10	438,650.58	0.88	\$ 500,000.00	500,000.00
Waste Removal Expense	-	3,298.42	1.10	\$ 3,000.00	3,000.00
Debenture	77,085.88	1,118,904.23	1.02	\$ 1,091,763.55	1,091,763.55
Total General & Admin. Expenses	\$ 240,801.01	\$ 4,042,189.41	0.93	\$ 4,339,938.55	\$ 4,339,938.55
Trsf to Reserve	\$ 6,250.00	\$ 75,000.00	1.00	\$ 75,000.00	\$ 75,000.00
TOTAL EXPENSE	\$ 429,641.54	\$ 5,723,159.43	0.95	\$ 6,016,254.55	\$ 6,016,254.55
NET INCOME	\$ 63,555.43	\$ 450,274.49		\$ 16,371.45	\$ 16,371.45

Mountain View Regional Water Services Commission Minutes

246

Personnel Committee – Via Conference Call

Dec 15, 2020

Members on Conference:

Rick Blair – Town of Carstairs – Chairman
Jim Romane – Town of Innisfail – Vice Chair
Jo Tennant – Town of Crossfield

Staff on Conference:

John Van Doesburg – Manager
Samantha Lafontaine – Finance Manager and Board Secretary

1. Call to Order

Chairman Rick Blair called the meeting to order at 1:04 p.m.

2. Personnel Policy

- a) Condition of Employment
- b) Vacations
- c) Leaves of Absence
 - a. Review of maternal/paternal leave times needed.
- d) Compensation and Benefits
 - a. Benefit package to be included in the next agenda for review.
 - b. Overtime agreement is reviewed every two years- John Van Doesburg submits to Alberta Labour for approval.
- e) Alcoholism, Drug Abuse, and Addictions
 - a. Review and update of policy needed due to implications around legalization of marijuana. Committee members will access resources to review and update.
- f) Education and Training
- g) Employee Departure
- h) Appendixes

3. Health Spending Account

4. Job Descriptions

5. Next Steps

- a) Management Team Meetings – biweekly
- b) Review all systems
- c) Disaster readiness
- d) Personnel Committee meeting to be scheduled for mid January.

6. Adjournment

Rick Blair adjourned the meeting at 2:33 p.m.

Chairman

Manager

MEMO

Date: January 6, 2021
To: Board of Directors
From: John Van Doesburg
Item: Letter Minister McIver

The letter from Minister McIver is attached which refuses the request for the cost revision.

The Chairman has contact the MLAS and has provided information on the project and e-mail trail of the discussions and direction from the government.

Action Alternatives

1. Set up a meeting with Minister and Commission to review the situation and alternatives for payment of the funds
2. Borrow finds for the outstanding amount from Alberta Capital Finance and increase the water rate of the members



ALBERTA
TRANSPORTATION

Office of the Minister

*Received
Dec 21/2020
249*

November 17, 2020

AR 83201

Mr. Rick Blair
Chairman
Mountain View Regional Water Services Commission
35566 Rge Rd 10
Red Deer, AB T4G 0H5

Dear Mr. Blair:

Thank you for your October 7, 2020 letter requesting additional grant funds of \$3.42 million for a cost revision for the Line Twinning - Midline Reservoir to Crossfield project, recently completed by the Commission.

I appreciate your efforts in completing this project to meet the potable water needs of the six towns in central Alberta. As you are aware, the project was approved in May 2017, based on the Commission's 2016 application. Alberta Transportation provided grant funding of \$10.7 million (42.06 per cent of the estimated eligible project cost).

Although I recognize that the final installation cost was higher than anticipated, currently the Alberta Municipal Water/Wastewater Partnership funding is fully committed. No additional funding is available to contribute towards your cost revision request.

If you have any further questions, please contact Mike Damberger, Regional Director, Central Region. Mr. Damberger can be reached toll-free at 310-0000, then 403-340-4325 or at mike.damberger@gov.ab.ca.

Sincerely,

Ric McIver
Minister

cc: Honorable Devin Dreeshen, MLA for Innisfail-Sylvan Lake
Honourable Nathan Cooper, MLA for Olds-Didsbury-Three Hills
Mike Damberger, Regional Director, Central Region

Mountain View Regional Water Services Commission

250

*Anthony Henday Water Treatment Plant
35566 Rge Rd 10, Red Deer County, Alberta T4G 0H5
Bus: 403-227-5828 - Fax: 403-227-5831
E-mail Address: mtnwater@telusplanet.net*

October 7, 2020

Honorable Ric McIver
Minister of Transportation
320 Legislature Bldg.
10800 97 Ave
Edmonton, AB T5K 2B6

Dear Ric,

RE: Line Twinning Midline Reservoir to Crossfield – Mountain View Regional Water Services Commission (MVRWSC) Grant Extension

The Mountain View Regional Water Services Commission provides potable water to 6 towns (Innisfail/Bowden/Olds/Didsbury/Carstairs/Crossfield) and businesses in central Alberta. To facilitate the growth of the Commission members and business, the Commission received a water for life grant in 2018 to construct a water transmission line for south of Olds to Crossfield (32 km length) and a pumping upgrade at the Commission midline reservoir to meet the growth and economic development of the region.

At the time (2014), the estimate of the construction was \$25,528,500.00. The grant funding was approved in 2018 (4 years after the initial estimate). The Commission proceeded with the engineering and land acquisition, permits, necessary environmental documents and then proceeded to tendering. This price after the tenders were received had escalated to \$33,712,789.34. The main reasons for the price escalation are as follows:

1. Length of time between estimate and tenders. The construction pricing from the estimate in 2014 to tender 2018 showed a higher construction cost.
2. Rock in the construction of line was much higher than the original Geotech. In fact, the estimate was about 30% but in reality, was 60 %. This fact was a major result in the higher cost of installation.
3. Poor initial engineering and estimation. The Commission dismissed the original engineering firm and replaced it with a firm with higher controls and supervision.

On receipt of the increased tender pricing in July of 2018 the Commission contacted and informed Alberta Transportation that costs had increased and enquired on what steps what steps should the commission proceed with. The Commission was advised to proceed with the

"Quality Water Always"

project and when complete, submit the revised costs for a new grant calculation. (Email attached).

This letter is to request the additional grant funds of \$3,422,084.52.

1. Cost Overview/Breakdown of Government Grant (Attached Schedule 2)

It must be noted that the grant funding for this project is at 42%, (not 90% as other projects). The Commission has had to use all its reserve funds to complete the project.

2. Grant Agreement

Attached is original Grant Agreement.

As noted previously, the Commission used a number of steps to manage the project to control expenditures:

1. Project was built in the original scope. (No extras where granted)
2. New Engineering Firm contracted – ISL Engineering where contracted to engineer the project, instead of Stantec who were responsible for the original estimate.
3. Private Inspection Services to ensure that the project was being built to the Commission's needs not the engineering firm's needs and without engineering pitfalls.
4. Daily review of Project with Inspector, Project Manager/Engineers and contractors.
5. Commission Chairman and Directors review of the project and costs on a weekly basis

I am confident to report the project will meet the Commission members and central Alberta's needs for the future and all necessary steps were taken to get the best project at the best price.

Please contact me at 403-852-9712 if any additional questions arise.

Yours truly,

Rick Blair
Chairman

CC: Honorable D. Dreesen
Honorable N. Cooper



May 3, 2017

AR 70335

Mr. Rick Blair
Chairperson
Mountain View Regional Water Services Commission
Site 22, PO Box 1, RR 1
Innisfail, AB T4G 1T6

Dear Mr. Blair:

I am pleased to offer cost-shared grant funding under the Alberta Municipal Water/Wastewater Partnership for the Line Twinning from Midline Reservoir to Crossfield.

Based on our review of the information provided, the Mountain View Regional Water Services Commission will receive a grant of 42 per cent of the estimated eligible project costs, or up to \$10,737,287 for the project under this program.

Through Budget 2017, our government has made a historic investment in hospitals, schools, roads, bridges, transit, and water infrastructure. This investment will help stimulate Alberta's economic recovery and get Albertans back to work.

Alberta Transportation staff will contact you in the near future to make arrangements for the grant payments.

I look forward to working with you on this important project.

Sincerely,

Brian Mason
Minister

320 Legislature Building, 10800 - 97 Avenue, Edmonton, Alberta T5K 2R6 Canada Telephone 780-427-2080 Fax 780-423-3722

Printed on recycled paper

Mountain View Regional Water Services Commission

Line Twinning Project: Phase 2 Olds to Crossfield Final

254

Funding	
Grant (42% of \$33,712,789.34)	\$14,159,371.52
Debtenture	\$12,000,000.00
MVRWSC	\$7,000,000.00
Interest Income	\$71,121.36
Total	\$33,230,492.88
Total Costs	
ISL Contract & CO's	\$1,418,858.87
Piderney's Contract & CO's	\$13,562,587.00
Hamm Contract & CO's	\$17,314,887.28
Balzar Contract	\$692,512.14
Stantec	\$23,713.82
Inspection to Date	\$436,330.00
Interest Expense	\$51,846.25
Other to Date	\$163,900.23
Total	\$33,764,635.59
Costs Eligible For Grant	\$33,712,789.34
Refund Crossfield Deposit (not included in grant calculation)	-\$100,000.00
CCI Contribution	-\$443,973.95
	\$33,168,815.39
Funding less Costs	\$61,677.49
Total eligible funding	
	\$ 14,159,371.52
Less received	-\$10,737,287.00
Additional Funding to be applied for	\$3,422,084.52

ALBERTA TRANSPORTATION
ALBERTA MUNICIPAL WATER/WASTEWATER PARTNERSHIP
FINAL AGREEMENT PAYMENT CLAIM FORM

255

MUNICIPALITY: MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION
 ADDRESS: 35666 RGE RD 10
RED DEER COUNTY T4G 0H5
 PROJECT: LINE TWINNING - OLDS TO CROSSFIELD

START DATE: 2016 COMPLETION DATE: JUNE 24, 2020

CURRENT POPULATION: _____

* For hamlets, population must be verified by rural municipal administrators.

DESCRIPTION	TOTAL INVOICE	GST	COSTS (NO GST)
CONSTRUCTION COSTS:			
Hamm Construction	\$18,180,631.84	\$865,744.36	\$17,314,887.28
Pldherney's	\$14,345,716.35	\$683,129.35	\$13,662,587.00
Balzer's	\$727,137.75	\$34,625.61	\$692,512.14
Inspections	\$458,146.50	\$21,816.50	\$436,330.00
Misc. (Legal, Curbing, Permitting, Road Agreement, Right of Way)	\$172,095.24	\$8195.01	\$163,900.23
SUBTOTAL:	\$33,883,727.48	\$1,605,315.83	\$32,270,216.65
OTHER:			
Engineering Costs:			
Engineering Firm: ISL/Stantec	\$1,514,701.32	\$72,128.63	\$1,442,572.69
Survey:			
Testing:			
Other: (legal, land, etc., specific)			
TOTAL PROJECT COSTS:	\$35,398,428.81	\$1,685,639.47	\$33,712,789.34
INTEREST EARNED:	\$71,121.36		

CERTIFICATION

Attach, on municipal letterhead, a letter of certification stating the project is complete.

June 24/2020 [Signature] MANAGER
 Date Authorized Signature Position

Subject: FW: Mountain View Twinning

256

Date: Monday, July 9, 2018 at 1:38:22 PM Mountain Daylight Time

From: John Van Doesburg

To: Rick Blair, Terry Wood

Rick/ Terry

For your info

John

From: "denette.leask@gov.ab.ca" <denette.leask@gov.ab.ca>

Date: Monday, July 9, 2018 at 1:24 PM

To: John Van Doesburg <johnvand@telusplanet.net>

Subject: RE: Mountain View Twinning

Hi John,

Further to our conversation earlier this morning, our usual process with project that are over budget, are to proceed with the project (as long as it is within the approved scope of work) and then once the project is complete and final claim submitted, the additional costs are entered as a new application. You would need to submit and apply for the cost overage as you would a normal application, by the November 30th application deadline.

I can process a payment to keep you going on the project once you send a cash flow or copy of the tenders (I don't see anything in the file).

Hope this helps,

Denette

From: John Van Doesburg <johnvand@telusplanet.net>

Sent: Monday, July 09, 2018 9:32 AM

To: Denette Leask <denette.leask@gov.ab.ca>

Subject: Mountain View Twinning

Denette

It appears the Commission project will be over budget approximately 4 million. ISL Engineering is getting a more detailed update in the next couple of days

What I need to talk to you is about a process for additional government granting

Contact me at 403-391-0270 to discuss

John v

25

Subject: RE: Mountain View Twinning

Date: Monday, July 9, 2018 at 1:24:36 PM Mountain Daylight Time

From: Denette Leask

To: John Van Doesburg

Hi John,

Further to our conversation earlier this morning, our usual process with project that are over budget, are to proceed with the project (as long as it is within the approved scope of work) and then once the project is complete and final claim submitted, the additional costs are entered as a new application. You would need to submit and apply for the cost overage as you would a normal application, by the November 30th application deadline.

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27

ALBERTA TRANSPORTATION
ALBERTA MUNICIPAL WATER/WASTEWATER PARTNERSHIP
FINAL AGREEMENT PAYMENT CLAIM FORM

259

MUNICIPALITY: MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION
 ADDRESS: 35566 RGE RD 10
RED DEER COUNTY T4G 0H5
 PROJECT: LINE TWINNING - OLDS TO CROSSFIELD

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Engineering Costs:			
Engineering Firm: ISL/Stantec	\$1,514,701.32	\$72,128.63	\$1,442,572.69
Survey:			
Testing:			
Other: (legal, land, etc., specific)			
TOTAL PROJECT COSTS:	\$35,398,428.81	\$1,685,639.47	\$33,712,789.34
INTEREST EARNED:	\$71,121.36		

CERTIFICATION

Attach, on municipal letterhead, a letter of certification stating the project is complete.

June 24/2020 [Signature] Manager
 Date Authorized Signature Position

Schedule A

260

"Schedule of Costs"

Grant Program: Alberta Municipal Water/Wastewater Partnership

Municipality	Mountain View Regional Water Services Commission
Project Name	Line Twinning from Midline Reservoir to Crossfield
Grant Number	705074

Financial Information	
Estimated Project Cost (Total)	\$25,528,500.00
Ineligible Cost and/or Interest (Less)	\$0
Engineering (<i>Eligible Cost Only</i>)	\$6,093,267.56
Estimated Eligible Project Cost (Total)	\$25,528,500.00
Other (Please Specify)	\$0
Eligible Grant = %	\$10,737,287.00
Municipality Share	\$14,791,213.00

June 2017

5 | Page

Schedule B

Schedule of Payments

1. The Province hereby agrees to issue the following grant payments with respect to the Project, subject to available budget:
 - a) An initial payment prior to March 31, 2018 in the amount to coincide with the progress of the project.
 - b) A payment, representing the balance of the grant after receipt of the final statement of costs together with:
 - i) a certification that the Project is complete and that no additional costs will be submitted, and
 - ii) such other documentation as requested by the Province.
 - c) Notwithstanding (1) and (a) above, upon identifying available budget funds in any fiscal year, issue at its discretion, any payments, including advance payments and/or payment in full.

Schedule 2

262

Agreement

Memorandum of Agreement

Between

Alberta Transportation

and

**Mountain View Regional Water Services
Commission**

for

Alberta Municipal Water/Wastewater Partnership

Line Twinning from Midline Reservoir to Crossfield

32

MEMORANDUM OF AGREEMENT made as of the _____ of _____, 2017

BETWEEN:

HER MAJESTY THE QUEEN,
in right of Alberta, as represented by the Minister of Transportation
("Alberta")

-and-

Mountain View Regional Water Services Commission

in the Province of Alberta (the "Municipality")

WHEREAS, the Province desires to transfer funds to the Municipality in accordance with the terms of the Alberta Municipal Water/Wastewater Partnership; and

WHEREAS, under the provisions of the Transportation Grants Regulation, being Alberta Regulation 79/2003, the Minister is authorized to make grants and to enter into an agreement with respect to any matter relating to the payment of a grant.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the Minister paying to the Municipality the financial assistance and performing the obligations provided in the Agreement, the Municipality, while this Agreement is in effect, will undertake its obligations in accordance with the provisions stated in this Agreement, and the parties agree as follows:

1. The Municipality hereby agrees:
 - a) to finance the entire cost of the project,
 - b) to undertake to acquire all necessary permits, licenses, authorities, property easements and lands required to allow the implementation of the Project,
 - c) to retain competent engineering expertise as required to meet the design and construction standards acceptable to the Province,
 - d) that when undertaking the construction on a Contract basis, the Municipality shall invite tenders; and where the Municipality recommends that any tender other than the low tender be accepted, the Municipality shall submit to the Province for its written approval its recommendation respecting such awarding, together with details of all tenders received; and

June 2017

2 | Page

- e) that when undertaking the construction on a Day Labour basis; rates for equipment rental shall not exceed the Alberta Roadbuilders and Heavy Construction Association "Equipment Rental Rates Guide" currently in effect at the time the work is undertaken.
- f) to construct the Project at its sole risk in a proper and workmanlike manner, complete in all respects in accordance with the plans and specifications for the Project and pay all costs and expenses relating thereto,
- g) to assume all liability for all damages of any nature whatsoever caused by the Municipality, its servants, workmen, or agents, in the construction, use, operation, maintenance, repair and replacement of the Project, or any part thereof, and will indemnify and save harmless the Minister in respect of all claims or demands or actions of whatever kind and nature that may be made against the Minister or his employees, workmen, or agents by reason of the financial assistance given to the Municipality for the construction of the Project under this Agreement,
- h) to invest all funds (in excess of current expenditures) advanced from this grant, or received from the Alberta Capital Finance Authority with respect to the Project. The interest earned therefrom shall be applied to reduce the costs of the Project,
- i) to provide to the Minister, copies, certified in a manner satisfactory to the Minister, of any documents that the Minister may deem necessary for the purpose of this Agreement,
- j) to submit a statement of costs incurred and revenues received with respect to the Project, and attest in writing that the expenditures and revenues so submitted for the Project are reasonable, are attributable to the Project, and that the accounting of the same has been performed in a manner that complies with the intent and meaning of this Agreement,
- k) to submit progress reports to the Province on a regular basis and to submit to the Province for its written approval any costs incurred above those listed in Schedule "A" for which the municipality is requesting funding, before such costs are incurred,
- l) to allow the Province or its agents access to the Project site, any engineering drawings or documents, any books of accounts relating to expenditures claimed under this Agreement, and other such project-related documents as deemed necessary by the Province in performing an audit of the Project,

- m) to maintain the completed works at the municipality's own expense.
2. The Province agrees:
- a) to contribute to the Municipality an amount as listed in **Schedule "A"**, under the terms of the Alberta Municipal Water/Wastewater Partnership.
 - b) to issue payments as outlined in **Schedule "B"** attached.
3. The parties agree that their respective contributions toward the project are for the work comprising of the Line Twinning from Midline Reservoir to Crossfield.
4. The parties hereto agree to give this Agreement a fair and liberal interpretation and to negotiate with fairness and candor, from time to time, any modification or alteration thereof that may be rendered necessary by changing conditions.

WITNESS WHEREOF this Agreement has been duly executed by the parties hereto as of the date first above written.

SIGNED ON BEHALF OF
Alberta Transportation

SIGNED ON BEHALF OF
Mountain View Regional Water Services Commission
as represented by the Mayor

Regional Director


Chairperson

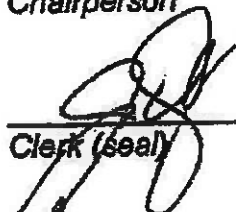
Witness

Clerk (seal)

Date Signed

Date Signed





June 27/2017

Date Signed

June 2017

4 | 2 3 4 5

36

Mountain View Regional Water Services Commission

Line Twinning Project: Phase 2 Olds to Crossfield Final

268

Funding	
Grant (42% of \$33,712,789.34)	\$14,159,371.52
Debtenture	\$12,000,000.00
MVRWSC	\$7,000,000.00
Interest Income	\$71,121.36
Total	\$33,230,492.88
Total Costs	
ISL Contract & CO's	\$1,418,858.87
Piderney's Contract & CO's	\$13,662,587.00
Hamm Contract & CO's	\$17,314,887.28
Balzar Contract	\$692,512.14
Stantec	\$23,713.82
Inspection to Date	\$436,330.00
Interest Expense	\$51,846.25
Other to Date	\$163,900.23
Total	\$33,764,635.59
Costs Eligible For Grant	\$33,712,789.34
Refund Crossfield Deposit (not included in grant calculation)	-\$100,000.00
CCI Contribution	-\$443,973.95
	\$33,168,815.39
Funding less Costs	\$61,677.49
Total eligible funding	\$ 14,159,371.52
Less received	-\$10,737,287.00
Additional Funding to be applied for	\$3,422,084.52

Schedule 1

E-mail July 9, 2018

Mountain View Regional Water Services Commission

270

*Anthony Henday Water Treatment Plant
35566 Rge Rd 10, Red Deer County, Alberta T4G 0H5
Bus: 403-227-5828 - Fax: 403-227-5831
E-mail Address: mtnwater@telusplanet.net*

October 7, 2020

Honorable Ric McIver
Minister of Transportation
320 Legislature Bldg.
10800 97 Ave
Edmonton, AB T5K 2B6

Dear Ric,

RE: Line Twinning Midline Reservoir to Crossfield – Mountain View Regional Water Services Commission (MVRWSC) Grant Extension

The Mountain View Regional Water Services Commission provides potable water to 6 towns (Innisfail/Bowden/Olds/Didsbury/Carstairs/Crossfield) and businesses in central Alberta. To facilitate the growth of the Commission members and business, the Commission received a water for life grant in 2018 to construct a water transmission line for south of Olds to Crossfield (32 km length) and a pumping upgrade at the Commission midline reservoir to meet the growth and economic development of the region.

At the time (2014), the estimate of the construction was \$25,528,500.00. The grant funding was approved in 2018 (4 years after the initial estimate). The Commission proceeded with the engineering and land acquisition, permits, necessary environmental documents and then proceeded to tendering. This price after the tenders were received had escalated to \$33,712,789.34. The main reasons for the price escalation are as follows:

1. Length of time between estimate and tenders. The construction pricing from the estimate in 2014 to tender 2018 showed a higher construction cost.
2. Rock in the construction of line was much higher than the original Geotech. In fact, the estimate was about 30% but in reality, was 60 %. This fact was a major result in the higher cost of installation.
3. Poor initial engineering and estimation. The Commission dismissed the original engineering firm and replaced it with a firm with higher controls and supervision.

On receipt of the increased tender pricing in July of 2018 the Commission contacted and informed Alberta Transportation that costs had increased and enquired on what steps what steps should the commission proceed with. The Commission was advised to proceed with the

"Quality Water Always"

project and when complete, submit the revised costs for a new grant calculation. (Email attached).

This letter is to request the additional grant funds of \$3,422,084.52.

1. Cost Overview/Breakdown of Government Grant (Attached Schedule 2)

It must be noted that the grant funding for this project is at 42%, (not 90% as other projects). The Commission has had to use all its reserve funds to complete the project.

2. Grant Agreement

Attached is original Grant Agreement.

As noted previously, the Commission used a number of steps to manage the project to control expenditures:

1. Project was built in the original scope. (No extras where granted)
2. New Engineering Firm contracted – ISL Engineering where contracted to engineer the project, instead of Stantec who were responsible for the original estimate.
3. Private Inspection Services to ensure that the project was being built to the Commission's needs not the engineering firm's needs and without engineering pitfalls.
4. Daily review of Project with Inspector, Project Manager/Engineers and contractors.
5. Commission Chairman and Directors review of the project and costs on a weekly basis

I am confident to report the project will meet the Commission members and central Alberta's needs for the future and all necessary steps were taken to get the best project at the best price.

Please contact me at 403-852-9712 if any additional questions arise.

Yours truly,

Rick Blair
Chairman

Subject: Re: Mountain View Regional Water – Line Twinning
Date: Thursday, August 29, 2019 at 9:36:59 AM Mountain Daylight Time
From: John Van Doesburg
To: Denette Leask
Attachments: image001.png

272

Denette

We are getting closer to finishing the project Cost estimate to complete will 33,900,000.00

John v

From: "denette.leask@gov.ab.ca" <denette.leask@gov.ab.ca>
Date: Thursday, August 29, 2019 at 9:10 AM
To: John Van Doesburg <johnvand@telusplanet.net>
Subject: Mountain View Regional Water - Line Twinning

Hi John,

Can you please provide an update as to this project including an estimate on final costs?

Denette Leask
Grants Technologist/Stakeholder Relations
Delivery Services Division – Central Region
Alberta Transportation
Government of Alberta

Tel 403-340-5069
Fax 403-340-4810
Denette.Leask@gov.ab.ca

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Subject: Mountain View Regional Water - Line Twinning
Date: Thursday, August 29, 2019 at 9:10:10 AM Mountain Daylight Time
From: Denette Leask
To: John Van Doesburg
Attachments: image001.png

273

Hi John,

Can you please provide an update as to this project including an estimate on final costs?

Denette Leask
Grants Technologist/Stakeholder Relations
Delivery Services Division – Central Region
Alberta Transportation
Government of Alberta

Tel 403-340-5069
Fax 403-340-4810
Denette.Leask@gov.ab.ca

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Subject: RE: Mountain View Regional
Date: Tuesday, May 14, 2019 at 10:35:53 AM Mountain Daylight Time
From: Denette Leask
To: John Van Doesburg
Attachments: image001.png

274

Thanks for the update.

Denette

From: John Van Doesburg <johnvand@telusplanet.net>
Sent: Tuesday, May 14, 2019 9:47 AM
To: Denette Leask <denette.leask@gov.ab.ca>
Subject: Re: Mountain View Regional

Denette

We are near completion of the water line / midline pumping upgrades will be underway on May 22–
anticipated operating the line is Sept 30

Clean- up and accounting Mid -November we want to be completed

Been held up by pimp deliveries and the cold weather in February lost over a month of work

John

From: "denette.leask@gov.ab.ca" <denette.leask@gov.ab.ca>
Date: Tuesday, May 14, 2019 at 8:03 AM
To: John Van Doesburg <johnvand@telusplanet.net>
Subject: Mountain View Regional

Good Morning John,

Can you please provide an update on the line twinning project? Cash flow indicated majority of the work to
begin this spring...has work started?

Denette Leask
Grants Technologist/Stakeholder Relations
Delivery Services Division – Central Region
Alberta Transportation
Government of Alberta

Tel 403-340-5069
Fax 403-340-4810
Denette.Leask@gov.ab.ca

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Subject: Re: Mountain View Regional
Date: Tuesday, May 14, 2019 at 9:47:20 AM Mountain Daylight Time
From: John Van Doesburg
To: Denette Leask
Attachments: image001.png

276

Denette

We are near completion of the water line / midline pumping upgrades will be underway on May 22–
anticipated operating the line is Sept 30

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Denette.Leask@gov.ab.ca

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45.

Subject: Mountain View Regional
Date: Tuesday, May 14, 2019 at 8:03:24 AM Mountain Daylight Time
From: Denette Leask
To: John Van Doesburg
Attachments: image001.png

277

Good Morning John,

Can you please provide an update on the line twinning project? Cash flow indicated majority of the work to begin this spring...has work started?

Denette Leask
Grants Technologist/Stakeholder Relations
Delivery Services Division – Central Region
Alberta Transportation
Government of Alberta

Tel 403-340-5069
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Denette.Leask@gov.ab.ca

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46.

Subject: FW: < No Subject Provided >
Date: Wednesday, November 14, 2018 at 2:28:33 PM Mountain Standard Time
From: John Van Doesburg
To: 'denette.leask@gov.ab.ca'
CC: Terry Wood
Attachments: [Untitled].pdf

278

Attached is the tender results of the 4 contracts

We amalgamated contract 3 into contract 2 through change order

Contract 4 was awarded today

Contact me at 403-391-0270 if any questions arise

John v

On 2018-11-14, 2:21 PM, "Wesley Olstad" <wo.mtn@mountainviewwater.com> wrote:

Subject: Re: Twinning Cash Flow Budget

Date: Tuesday, November 13, 2018 at 2:57:30 PM Mountain Standard Time

279

From: John Van Doesburg

To: Denette Leask

okay

On 2018-11-13, 2:45 PM, "Denette Leask" <denette.leask@gov.ab.ca> wrote:

John,

Please send the tender results for the contracts and we will look into a payment.

Thanks,

Denette

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

From: John Van Doesburg <johnvand@telusplanet.net>

Sent: Tuesday, November 13, 2018 1:50 PM

To: Denette Leask <denette.leask@gov.ab.ca>

Subject: Re: Twinning Cash Flow Budget

Denette

No we are not good We would like to get a much grant money as possible

John

On 2018-11-13, 1:46 PM, "Denette Leask" <denette.leask@gov.ab.ca> wrote:

Thanks John,

Looks like you are ok for cash flow currently. We will touch base in the new year regarding the next payment.

Thanks,

Denette

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

From: John Van Doesburg <johnvand@telusplanet.net>

Sent: Tuesday, November 13, 2018 11:43 AM

To: Denette Leask <denette.leask@gov.ab.ca>

Subject: FW: Twinning Cash Flow Budget

Denette L

The cash flow is for the government funding

In May of next year we will having our debenture funds come in the amount will depend on the costs

John

On 2018-11-13, 11:13 AM, "Terry Wood" <tw.mtn@telus.net> wrote:

280

--

Terry Wood
Finance Manager
Mountain View Regional Water Services
Cell 403 396 1258

49

Page 2 of 2

Subject: RE: Twinning Cash Flow Budget

Date: Tuesday, November 13, 2018 at 2:45:58 PM Mountain Standard Time

281

From: Denette Leask

To: John Van Doesburg

John,

Please send the tender results for the contracts and we will look into a payment.

Thanks,

Denette

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

From: John Van Doesburg <johnvand@telusplanet.net>

Sent: Tuesday, November 13, 2018 1:50 PM

To: Denette Leask <denette.leask@gov.ab.ca>

Subject: Re: Twinning Cash Flow Budget

Denette

No we are not good We would like to get a much grant money as possible

John

On 2018-11-13, 1:46 PM, "Denette Leask" <denette.leask@gov.ab.ca> wrote:

Thanks John,

Looks like you are ok for cash flow currently. We will touch base in the new year regarding the next payment.

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From: John Van Doesburg <johnvand@telusplanet.net>

Sent: Tuesday, November 13, 2018 11:43 AM

To: Denette Leask <denette.leask@gov.ab.ca>

Subject: FW: Twinning Cash Flow Budget

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John

On 2018-11-13, 11:13 AM, "Terry Wood" <tw.mtn@telus.net> wrote:

170

--

Terry Wood
Finance Manager
Mountain View Regional Water Services
Cell 403 396 1258

Subject: Re: Twinning Cash Flow Budget

Date: Tuesday, November 13, 2018 at 1:49:41 PM Mountain Standard Time

283

From: John Van Doesburg

To: Denette Leask

Denette

No we are not good We would like to get a much grant money as possible

John

On 2018-11-13, 1:46 PM, "Denette Leask" <denette.leask@gov.ab.ca> wrote:

Thanks John,

Looks like you are ok for cash flow currently. We will touch base in the new year regarding the next payment.

Thanks,

Denette

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From: John Van Doesburg <johnvand@telusplanet.net>

Sent: Tuesday, November 13, 2018 11:43 AM

To: Denette Leask <denette.leask@gov.ab.ca>

Subject: FW: Twinning Cash Flow Budget

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John

On 2018-11-13, 11:13 AM, "Terry Wood" <tw.mtn@telus.net> wrote:

--

Terry Wood

Finance Manager

Mountain View Regional Water Services

Cell 403 396 1258

Subject: RE: Twinning Cash Flow Budget

Date: Tuesday, November 13, 2018 at 1:46:11 PM Mountain Standard Time

284

From: Denette Leask

To: John Van Doesburg

Thanks John,

Looks like you are ok for cash flow currently. We will touch base in the new year regarding the next payment.

Thanks,

Denette

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

From: John Van Doesburg <johnvand@telusplanet.net>

Sent: Tuesday, November 13, 2018 11:43 AM

To: Denette Leask <denette.leask@gov.ab.ca>

Subject: FW: Twinning Cash Flow Budget

Denette L

The cash flow is for the government funding

In May of next year we will having our debenture funds come in the amount will depend on the costs

John

On 2018-11-13, 11:13 AM, "Terry Wood" <tw.mtn@telus.net> wrote:

--

Terry Wood

Finance Manager

Mountain View Regional Water Services

Cell 403 396 1258

53

Subject: FW: Twinning Cash Flow Budget
Date: Tuesday, November 13, 2018 at 11:43:12 AM Mountain Standard Time
From: John Van Doesburg
To: 'denette.leask@gov.ab.ca'
Attachments: MV CASHFLOW Twinning Nov. 14, 2018.xlsx

285

Denette L

The cash flow is for the government funding

In May of next year we will having our debenture funds come in the amount will depend on the costs

John

On 2018-11-13, 11:13 AM, "Terry Wood" <tw.mtn@telus.net> wrote:

--

Terry Wood
Finance Manager
Mountain View Regional Water Services
Cell 403 396 1258

Subject: RE: Mountain View Twinning

286

Date: Monday, July 9, 2018 at 1:24:36 PM Mountain Daylight Time

From: Denette Leask

To: John Van Doesburg

Hi John,

Further to our conversation earlier this morning, our usual process with project that are over budget, are to proceed with the project (as long as it is within the approved scope of work) and then once the project is complete and final claim submitted, the additional costs are entered as a new application. You would need to submit and apply for the cost overage as you would a normal application, by the November 30th application deadline.

I can process a payment to keep you going on the project once you send a cash flow or copy of the tenders (I don't see anything in the file).

Hope this helps,

Denette

From: John Van Doesburg <johnvand@telusplanet.net>

Sent: Monday, July 09, 2018 9:32 AM

To: Denette Leask <denette.leask@gov.ab.ca>

Subject: Mountain View Twinning

Denette

It appears the Commission project will be over budget approximately 4 million. ISL Engineering is getting a more detailed update in the next couple of days

What I need to talk to you is about a process for additional government granting

Contact me at 403-391-0270 to discuss

John v

Subject: FW: Mountain View Twinning

Date: Monday, July 9, 2018 at 1:38:22 PM Mountain Daylight Time

287

From: John Van Doesburg

To: Rick Blair, Terry Wood

Rick/ Terry

For your info

John

From: "denette.leask@gov.ab.ca" <denette.leask@gov.ab.ca>

Date: Monday, July 9, 2018 at 1:24 PM

To: John Van Doesburg <johnvand@telusplanet.net>

Subject: RE: Mountain View Twinning

Hi John,

Further to our conversation earlier this morning, our usual process with project that are over budget, are to proceed with the project (as long as it is within the approved scope of work) and then once the project is complete and final claim submitted, the additional costs are entered as a new application. You would need to submit and apply for the cost overage as you would a normal application, by the November 30th application deadline.

I can process a payment to keep you going on the project once you send a cash flow or copy of the tenders (I don't see anything in the file).

Hope this helps,

Denette

From: John Van Doesburg <johnvand@telusplanet.net>

Sent: Monday, July 09, 2018 9:32 AM

To: Denette Leask <denette.leask@gov.ab.ca>

Subject: Mountain View Twinning

Denette

It appears the Commission project will be over budget approximately 4 million. ISL Engineering is getting a more detailed update in the next couple of days

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Contact me at 403-391-0270 to discuss

John v

56

Subject: Re: Mountain View Regional Water Line- Line Twinning
Date: Thursday, March 22, 2018 at 12:25:19 PM Mountain Daylight Time
From: John Van Doesburg
To: Denette Leask
Attachments: image001.jpg

288

Denette

That what we are projecting

It will all depend on the tenders

John

From: "denette.leask@gov.ab.ca" <denette.leask@gov.ab.ca>
Date: Thursday, March 22, 2018 at 11:24 AM
To: John Van Doesburg <johnvand@telusplanet.net>
Subject: RE: Mountain View Regional Water Line- Line Twinning

Thank you, are costs still on target for the \$25 million mark?

From: John Van Doesburg [mailto:johnvand@telusplanet.net]
Sent: Thursday, March 22, 2018 11:20 AM
To: Denette Leask
Subject: Re: Mountain View Regional Water Line- Line Twinning

Denette

The project will tender in mid April

John

From: "denette.leask@gov.ab.ca" <denette.leask@gov.ab.ca>
Date: Thursday, March 22, 2018 at 11:12 AM
To: John Van Doesburg <johnvand@telusplanet.net>
Subject: Mountain View Regional Water Line- Line Twinning

Hi John,

Where are you at with the mountain view regional line twinning project? Can you let me know if this project has gone to tender ASAP.

Thanks

Denette Leask
Grants Technologist
Delivery Services Division – Central Region
Alberta Transportation

51

Government of Alberta

Tel 403-340-5069
Fax 403-340-4810
Denette.Leask@gov.ab.ca

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<http://511.alberta.ca/ab/en.html>
<https://twitter.com/511Alberta>

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Subject: RE: Mountain View Regional Water Line- Line Twinning
Date: Thursday, March 22, 2018 at 11:24:50 AM Mountain Daylight Time
From: Denette Leask
To: John Van Doesburg
Attachments: image001.jpg

290

Thank you, are costs still on target for the \$25 million mark?

From: John Van Doesburg [mailto:johnvand@telusplanet.net]
Sent: Thursday, March 22, 2018 11:20 AM
To: Denette Leask
Subject: Re: Mountain View Regional Water Line- Line Twinning

Denette

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John

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Subject: Mountain View Regional Water Line- Line Twinning

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Thanks

Denette Leask
Grants Technologist
Delivery Services Division – Central Region
Alberta Transportation
Government of Alberta

Tel 403-340-5069
Fax 403-340-4810
Denette.Leask@gov.ab.ca

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<https://twitter.com/511Alberta>

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60

Subject: Re: Mountain View Regional Water Line- Line Twinning
Date: Thursday, March 22, 2018 at 11:19:36 AM Mountain Daylight Time
From: John Van Doesburg
To: Denette Leask
Attachments: image001.jpg

292

Denette

The project will tender in mid April

John

From: "denette.leask@gov.ab.ca" <denette.leask@gov.ab.ca>
Date: Thursday, March 22, 2018 at 11:12 AM
To: John Van Doesburg <johnvand@telusplanet.net>
Subject: Mountain View Regional Water Line- Line Twinning

Hi John,

Where are you at with the mountain view regional line twinning project? Can you let me know if this project has gone to tender ASAP.

Thanks

Denette Leask
Grants Technologist
Delivery Services Division – Central Region
Alberta Transportation
Government of Alberta

Tel 403-340-5069
Fax 403-340-4810
Denette.Leask@gov.ab.ca

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Subject: Mountain View Regional Water Line- Line Twinning
Date: Thursday, March 22, 2018 at 11:12:13 AM Mountain Daylight Time
From: Denette Leask
To: johnvand@telusplanet.net
Attachments: Picture (Device Independent Bitmap) 1.jpg

294

Hi John,

Where are you at with the mountain view regional line twinning project? Can you let me know if this project has gone to tender ASAP.

Thanks

Denette Leask
Grants Technologist
Delivery Services Division – Central Region
Alberta Transportation
Government of Alberta

Tel 403-340-5069
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Denette.Leask@gov.ab.ca

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Subject: FW: Mountain View Preliminary Design - Phase 2
Date: Wednesday, July 26, 2017 at 9:16:32 AM Mountain Daylight Time
From: John Van Doesburg
To: Colin Kupka
Attachments: watermtn@telus.net_20160919_141950.pdf

295

Colin

Found our application and it is for the Didsbury to Crossfield as the first stage

Can we get the identification the grant changed.

The midline to Didsbury was the second phase. If the government wants to forward additional grant dollars we can proceed on this section as well

Attached is the original document

John

On 16-09-19 1:49 PM, "John Van Doesburg" <johnvand@telusplanet.net> wrote:

Denette/ Mike

Attached is the Mountain View application for Phase 2 of the line
twinning
Didsbury to Crossfield

The attached Preliminary Study outlines to costs and technical merits of the project

Please contact the commission if any further information is required for the funding of the project

John v

On 16-09-19 1:19 PM, "watermtn@telus.net" <watermtn@telus.net> wrote:

Reply to: watermtn@telus.net <watermtn@telus.net>

Device Name: Not Set

Device Model: MX-3140N

Location: Not Set

File Format: PDF (High)

Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.

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<http://www.adobe.com/>

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Page 2 of 2

MEMO

Date: January 6, 2021

To: Board of Directors

From: John Van Doesburg

Item: Updating Organizational and Operating Bylaws

Attached are proposed new Operating and Organizational Bylaws for the Commission. The existing bylaw is from the establishment of the commission. The new requirements of the commission require the separation of the organizational elements and the operating:

1. Organizational Bylaw

This bylaw identifies:

- a. Members**
- b. Directors**
- c. Chairman /Vice Chairman duties**

2. Operating Bylaw

The operating bylaw outline the operation of the commission and responsibilities

The bylaws are presented for information and review.

Regional Services Commissions Streamlining Approvals

Amendments to Part 15.1 of the *Municipal Government Act (MGA)* related to regional services commissions (RSCs) will come into force on September 1, 2020.

Why are changes being made to RSCs?

As part of the government's efforts to reduce red tape, the changes will reduce the required amount of provincial approvals for RSCs. The changes will ensure RSCs are accountable to their member municipal authorities and will operate in a more streamlined manner.

The operations of Alberta's existing 75 RSCs will continue with minimal impact and, going forward, will govern the services they provide without the need for additional provincial approvals.

What are the key changes?

Provincial approval will no longer be required for:



- changes to RSC services;
- changes to board of director bylaws;
- addition and removal of members or non-member municipal authority customers;
- disposal of assets; and
- RSC disestablishment.

For the establishment of a new RSC, Provincial Cabinet approval, through an Order in Council, is also no longer required. However, the Minister must be notified within 60 days of municipal authorities passing resolutions to establish an RSC. The RSC is established once a Ministerial Order is issued listing the Commission.

To supplement the governance of RSCs, the *MGA* will provide a list of required bylaws RSCs must have.

What is the legislative impact?

The changes will result in amendments to Part 15.1 of the *MGA*; however, much will remain the same in substance.

Eighty individual regulations, including the 75 existing establishing regulations, will be repealed as of September 1, 2020.

All existing RSCs will continue as though they were established under the new framework. This will be accomplished through a ministerial order that will be maintained by Municipal Affairs.

How will the powers and duties of RSCs be affected?

The powers and duties of RSCs will **not** significantly change.

- RSCs will continue to have the legal status of a corporation.
- RSCs will continue to have natural person powers, except as limited by the *MGA* or an RSC's bylaws.
- RSCs will continue to be eligible for capital borrowing through the Alberta Capital Finance Authority.
- RSCs will continue to have the ability to acquire or expropriate land.
- Changes will have no resulting impact to existing RSC service areas, membership, or non-member customers.

What are the governance implications for RSCs?

The members, board of directors, and chair of all existing commissions will continue according to the RSC's bylaws (or ministerial order in the cases of recently established regional services commissions still in transition).

RSCs will be subject to Sections 197 and 199 of the *MGA*, which govern meetings held by municipal councils (including electronic meetings). This change will provide greater clarity and consistency for meeting standards.



Existing RSC bylaws and resolutions will continue unless repealed, amended, or replaced by the board of directors. RSCs must ensure adopted bylaws address:

- the services provided;
- administration;
- the process for changing directors of the board and the chair, as well as determining the terms of office;
- the process for adding and removing members;
- the fees to be charged for services provided to its customers or to any class of its customers;
- the disposal of assets; and
- the terms for disestablishment, including the treatment of assets and liabilities.

RSCs should also ensure they obtain a copy of their establishing regulation (or other legislative documents of importance) prior to their repeal on September 1, 2020, to consider transferring important elements to their bylaws. All existing regulations can be found on the [Alberta Queen's Printer website](#) by browsing the catalogue through alphabetical search.

What are the financial implications for RSCs?

There are minimal changes to the financial requirements of RSCs; those made intend to align the financial management of RSCs more closely with municipal financial processes.

Areas of alignment include:

- addressing financial shortfalls; 299
- requirements for capital budgets; and
- use of borrowed money.

Otherwise, financial provisions will remain generally the same, including, but not limited to, debt limit regulations, audited financial statements, and financial information returns.

RSCs will continue to be expected to operate on a non-profit, full cost-recovery basis. This means RSCs will continue to be prohibited from operating with the intention of making a profit or be able to distribute surplus funds to its members. If such factors exist within a regional service delivery model, other corporate structures, such as municipally controlled corporations, may be more appropriate.

What will RSCs need to do to transition?

RSCs should review and update their bylaws to comply with the requirements within one year of the amendments coming into effect. It is the responsibility of RSCs to ensure compliance with new legislation. The required compliance date is **September 1, 2021**.

RSCs and municipal authorities are encouraged contact Municipal Affairs for advice and support. Training opportunities will be available beginning in fall 2020 (details to be announced).



Additional Information

For questions about regional services commissions, please contact Municipal Services Division at msd@alberta.ca or 780-427-2225 or toll-free by first dialing 310-0000.

Mountain View Regional Water Services Commission 300

Bylaw 1

1993

**OF THE
MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION**

I. NAME

- 1.01 The name of the Commission shall be the Mountain View Regional Water Services Commission, hereinafter referred to as "the Commission".

II. OBJECT

- 2.01 The object of the Commission is to provide wholesale water transmission and treatment services to its member municipalities.
- 2.02 The Commission may communicate and cooperate with:
- (1) federal, provincial and/or municipal governments;
 - (2) associations or organizations with common concerns and objectives;
 - (3) individuals, businesses and/or corporations;
- in the furtherance of its object.
- 2.03 Without limiting the generality of the foregoing, the Commission may undertake such studies, research, projects and/or programs as may be deemed necessary or desirable in the furtherance of its object.

III. MEMBERSHIP

- 3.01 (a) Municipal membership shall be available to urban municipalities situated on or adjacent to the Commission facilities upon application and payment of the relevant costs. These member municipalities shall comprise the membership of the Commission.
- (b) The Commission may grant associate (observer) member status to those municipalities and other organizations with whom they regularly liaise.
- 3.02 (a) The Board of Directors, hereinafter referred to as "the Board", shall be comprised of one representative of each member municipality appointed in accordance with the Act.
- (b) A council may appoint an alternate member to act in place of each member in accordance with the Act.
- 3.03 The Board of Directors may create a temporary category or categories of membership for the purpose of entertaining questions of provision of associated services (e.g. Water Service, Storm Drainage or Waste Management Services) by any municipality in the region.
- 3.04 The membership year shall be the fiscal year of the Commission.

IV. ANNUAL AND SPECIAL MEETINGS

- 4.01 The Annual Meeting of the Commission shall be held at such time and location as the Board of Directors may determine on or before February 15 in each year.
- 4.02 Notice of the date of the Annual Meeting shall be provided to each member by mail postmarked not less than 30 days prior to the date of the meeting.
- 4.03 A Special Meeting of the Commission may be held at the call of the chairman and notice shall be provided to each member by mail postmarked not less than 14 days or by phone faxed before the date of the meeting.
- 4.04 A quorum at an Annual or Special Meeting shall consist of representatives of six (6) municipal members.
- 4.05 Voting at the Commission's Annual Meeting and Special Meetings shall be one (1) per member municipality.

V. DUTIES OF THE COMMISSION

- 5.01 On the first regularly scheduled meeting date following Municipal General Elections and the Organizational meetings, the chairman will cause to be selected from among the members present a nomination for chairman for the ensuing one year period. The name of this nominee shall forthwith be transmitted to the Lieutenant Governor in Council through the Minister of Municipal Affairs for appointment.
- 5.02 The Board shall hold regular monthly meetings on the 1st Wednesday of each month.
- 5.03 A quorum of the Board shall consist of five (5) members of the Board.
- 5.04 The Board shall formulate programs, policies, procedures, rules and regulations concerning all aspects of the affairs of the Commission in accordance with the Regional Municipal Services Act.
- 5.05 The Board shall manage the affairs of the Commission between Annual Meetings.
- 5.06 The Board may appoint such committees consisting of its members or of other persons or any combination thereof as it may deem expedient for the furtherance of the objects of the Commission and in so doing may delegate any of its powers or duties and prescribe such terms of reference as it may deem fit.
- 5.07 The Board may employ, discipline or terminate and fix the conditions of remuneration, employee benefits, hours of work and any other relevant matter of such employees as may be deemed necessary.
- 5.08 The Board may provide such accommodation, equipment and supplies as may be deemed necessary for the operation of the Commission.

V. DUTIES OF THE COMMISSION (continued)

- 5.09 The Board shall establish and publish rules and rates for the reimbursement of actual expenses incurred on Commission business by directors, employees or any other person.
- 5.10 The Board shall establish and publish rules and procedures for the submission and consideration of resolutions at the annual or general meeting and for the conduct of its own meetings.
- 5.11 Vacancies of the Board of Directors occurring between Municipal General Elections may be filled for the remainder of the term in accordance with the requirements of the Regional Municipal Services Act.
- 5.12 The Board of Directors shall in each year authorize the Secretary-Treasurer to charge rates, for the service provided, based on volume of demand, against all consumer municipalities sufficient to produce the sums necessary to meet the estimated expenditures of the Commission. Any deficit incurred in one year shall become the first item of expenditure in the following year.

VI. PASSING OF RESOLUTION

- 6.01 A minimum majority of four (4) members of the Commission shall be required to pass any resolution of the Commission except those so mentioned in section 12.01.

VII. OFFICERS

- 7.01 The Secretary-Treasurer shall be the custodian of the records, funds, securities or properties of the Association and shall receive and account for all funds and properties in accordance with such rules as the Board of Directors may adopt and the Regional Municipal Services Act and regulations may require.

VIII. SEAL

- 8.01 The Secretary-Treasurer shall have charge of the Seal of the Commission. Whenever used, the Seal shall be authenticated by the signature of the Chairman or Secretary-Treasurer.

IX. FISCAL YEAR

- 9.01 The fiscal year of the Commission shall be the calendar year.

X. BOOKS AND RECORDS

- 10.01 The Commission shall cause to be kept correct books and records as may be required by the Regional Municipal Services Act including:
- (a) minutes and records of proceedings of meetings;
 - (b) membership and voting delegate lists;
 - (c) records of accounts.
- 10.02 Every member of the Board of Directors shall at all times have access to and the right of inspection of all books and records of the Commission.
- 10.03 A duly audited statement of accounts shall be presented at each Annual Meeting.
- 10.04 At each Annual Meeting, the Commission shall appoint a person or firm as auditor. The auditor shall be a qualified auditor.

XI. BORROWING POWER

- 11.01 The borrowing powers shall be in accordance with the Regional Municipal Services Act.

XII. AMENDMENTS

- 12.01 These by-laws may be amended by special resolution at any general meeting of the Commission upon a $\frac{3}{4}$ majority vote of the municipal members or at a special meeting called for the purpose.
- 12.02 Written notice of the proposed amendment shall be provided to each member by mail, such notice to be postmarked not less than 21 days before the meeting at which the amendment is to be proposed.
- 12.03 An amendment shall be proposed as a special resolution as set forth in the Societies Act of Alberta.

MOVED by Bill Dallas and SECONDED by Dave Sharpe THAT BY-LAW NO. 1 BE APPROVED this 16th day of September 1993.

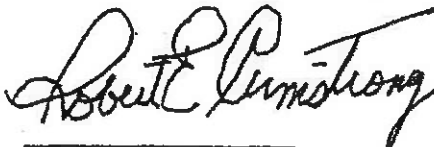
MOTION CARRIED

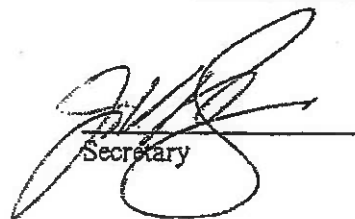
MOVED by Bill Dallas that second reading be given this By-law.

MOTION CARRIED

MOVED by Dean Joyce that third and final reading be given this By-law.

MOTION CARRIED


Chairman


Secretary

Organizational Bylaw

2021

MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION
Bylaw No.

306

Being a By-Law of the Mountain View Regional Water Services Commission in the Province of Alberta (Commission) respecting the appointment of a Board of Directors and Chairperson,

WHEREAS Commission Bylaw No. wishes to also divide the provisions of Bylaw 1 between two new replacement bylaws:

1. The first of which contains the provisions respecting the appointment of the Commission's Directors and the designation of a Chair, such bylaw requiring the approval of the Minister of Municipal Affairs, and
2. The second of which contains the provisions governing the operation of the Commission Board and the System, provisions which do not require the approval of the Minister of Municipal Affairs.

NOW THEREFORE the Board of the Commission, duly assembled, enacts the following:

1. DEFINITIONS

- 1.1 "Act" means the *Municipal Government Act*, R.S.A. 2000, c. M-26;
- 1.2 "Board" means the Board of Directors of the Commission;
- 1.3 "Chair" means the Chairperson of the Board;
- 1.4 "Commission" means the Mountain View Regional Water Services Commission;
- 1.5 "Director(s)" means the representative (representatives) of a Member to the Board appointed in accordance with this Bylaw;
- 1.6 "Member(s)" means that Member (Members) of the Commission set out in the Regulation;

2. BOARD OF DIRECTORS

- 2.1 The Board shall consist of six (6) Directors consisting of:
 - a) Directors appointed from among its respective members of municipal council by each of:
 - (i) Town of Innisfail,
 - (ii) Town of Bowden,

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- (iii) Town of Olds,
- (iv) Town of Didsbury,
- (v) Town of Carstairs,
- (vi) Town of Crossfield

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2.2 For those Members directly appointing a Director as set out in Clause 2.1 a) and b) above a Member may:

- (a) Designate an alternate Director who shall be entitled to act in the place of the Director for whom they are appointed as alternate when the appointed Director is absent or not able to attend a meeting of the Board.
- (b) Revoke its appointment of a Director and may appoint a replacement Director

2.3 When an alternate Director acts in place for a Director, the alternate Director is a member of the Board for all purposes.

2.4 The Directors shall elect, from amongst their number, the Chair and the Vice-Chair at the first Regular Meeting of the Board in November of each year.

2.5 The term of office of the Chair and Vice Chairman is one year.

3. AMENDMENTS

3.1 In accordance with section 602.07 of the Act, a bylaw to amend this Bylaw does not come into force until the bylaw is passed by a three quarters majority of the Directors and approved by the Minister of Municipal Affairs.

3.2 Written notice of a proposed amendment to this Bylaw shall be provided to each Director and each Member not less than thirty (30) days in advance of the meeting at which the amendment is to be considered.

4. PREVIOUS BYLAW

4.1 Bylaw No , 2021 of the Commission is hereby repealed upon this Bylaw coming into force.

5. COMING INTO FORCE

5.1 In accordance with section 602.07 (2) of the Act, this Bylaw does not come into force until approved by the Minister of Municipal Affairs.

READ A FIRST TIME this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD TIME and finally passed this _____ day of _____, 2021

Chair

308

Manager

Approved by the Minister of Municipal Affairs this _____ day of _____ 2021

Minister of Municipal Affairs

Operational Bylaw

2021

**MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION
Bylaw No.**

Being a By-Law of the Mountain View Regional Water Services Commission in the Province of Alberta (Commission) respecting the Operation of the Commission and Provision of Services.

WHEREAS appointment of the Board of Directors and the selection of Chair and Vice Chair of the Board has been established under Bylaw No. of the Commission, and

WHEREAS pursuant to the provisions of the *Municipal Government Act*, the Board of the Commission may pass Bylaws:

1. respecting the provision of the Commission's services; and
2. governing the administration of the Commission.

NOW THEREFORE the Board of the Commission, duly assembled, enacts the following:

1. DEFINITIONS

- 1.1 "Act" means the *Municipal Government Act*, R.S.A. 2000, c. M-26;
- 1.2 "Annual Meeting" means the Meeting of the Board and the Members to be held on a date and at a location to be determined by the Board in accordance with this Bylaw;
- 1.3 "Auditor" means the auditor of the Commission appointed by the Board pursuant to Section 9 hereof;
- 1.4 "Board" means the Board of Directors of the Commission;
- 1.5 "Budget" means the capital budget and the operating budget required by the Act;
- 1.6 "Chair" means the chairperson of the Board, selected in accordance with Bylaw No. 3 - 2014;
- 1.7 "Commission" means Mountain View Regional Water Services Commission established under the Regulation;
- 1.8 "Director" means the representative of a Member on the Board appointed in accordance with Bylaw No. 3 - 2014;
- 1.9 "Financial Plan" means the financial plan for the Commission for the forthcoming three (3) financial years, as it exists from year to year;

- 1.10 "Manager" means the person appointed by the Board as Manager in accordance with this Bylaw;
- 1.11 "Member(s)" means the member(s) set out in the Regulation;
- 1.12 "Quorum" means a majority of the Directors
- 1.13 "Regular Meeting" means the meetings of the Board to be held in each year on dates and at locations to be determined by resolution of the Board pursuant to Section 6.1 hereof;
- 1.14 "System" means the pipelines, reservoirs, pump stations and control systems operated by the Commission for the purpose of providing water to the Members and customers of the Commission.
- 1.15 "Special Meeting" means a meeting of the Board called in accordance with Section 6.2 of this Bylaw;
- 1.16 "Water Services" means all treated water services provided by the Commission; and
- 1.17 All other words in this Bylaw are as defined or used in the Act or the Regulation.

2. OBJECTS

- 2.1 The objects of the Commission are to:
 - a. To provide wholesale potable water services to its Members;
 - b. To provide potable water services to other customers on such terms and conditions as the Commission may determine.

3. MANAGEMENT

- 3.1 The management of the Commission shall be vested in the Board.

4. BOARD OF DIRECTORS

- 4.1 The proceedings of the Board shall be conducted in accordance with the Act and this Bylaw.
- 4.2 The Board shall be responsible for the management and conduct of the affairs of the Commission, which responsibility shall include, but not be limited to, the following:
 - (a) to approve the Financial Plan for the forthcoming three (3) years and the Budget for the forthcoming year;
 - (b) to maintain the operations of the Commission in a manner which benefits the Members; and

- (c) to cause the minute books and financial records of the Commission to be maintained and to make the same available to the Members. 312

- 4.3 The Directors shall receive for attending any Board meeting or for carrying out any Director's responsibilities, meeting fees and expenses including travel expenses as permitted by the rates and fees set out the Financial Plan and Budget.

5. OFFICERS

- 5.1 The Chair shall preside over each Regular Meeting, Special Meeting and the Annual Meeting and of any meetings of any committee of the Commission.
- 5.2 The Chair shall appoint all officials and committees as directed by the Board.
- 5.3 The Chair shall be an ex-officio member of all committees.
- 5.4 The Chair shall vote on all matters before the Board.
- 5.5 The Chair shall perform all other and such other duties as are usually performed by the Chair.
- 5.6 The Vice-Chair shall act and perform the duties of the Chair in the Chair's absence.
- 5.7 In the absence of the Chair at any meeting, the Vice-Chair shall preside over the meeting for that meeting only.
- 5.8 During the absence or inability of the Chair and Vice-Chair, a Director appointed by the Board for that purpose shall exercise the duties and powers of the Chair.
- 5.9 The Board in its discretion may appoint other Officers from time to time.
- 5.10 In addition to the duties set forth herein, the Officers shall have such duties as the Board may from time to time determine.

6. MEETINGS OF THE BOARD OF DIRECTORS

- 6.1 The Board, by resolution, may establish the date and number of Regular Meetings held during a year, however, there shall be not less than two (2) Regular Meetings per year.
- 6.2 The Chair:
 - (a) may call a Special Meeting at the discretion of the Chair; and
 - (b) shall call a Special Meeting upon receipt of written request by at least Three (3) Directors.
- 6.3 Notice of the time and place of every Board meeting shall be given to each Director personally, by telephone or by facsimile transmission or any electronic medium not less than forty-eight (48) hours before the time fixed for the holding of such Board

meeting, provided that any Board meeting may be held at any time and place without such notice if:

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- (a) all the Directors are present thereat and signify their waiver of such notice at such meeting; or
 - (b) All the Directors present thereat signify their waiver of such notice and all the Directors that are absent have signified their consent to the meeting being held in their absence.
- 6.4 A Director may participate in a Board meeting or at a meeting of a committee of the Board by means of telephone conference or other electronic communications medium that permits each of the Directors to hear each of the other Directors and to be heard by each of the other Directors.
- 6.5 The Chair shall establish the agenda for any meeting of the Board. Directors shall be entitled to add items to the proposed agenda by submitting a written request to the Manager at least twenty-four (24) hours before the meeting.
- 6.6 The Board shall adopt the agenda at the beginning of the meeting and may, upon agreement of a majority of those Directors present at the meeting add or delete items from the agenda.
- 6.7 Any matter properly placed before a meeting of the Board shall be decided by a majority of the votes cast by the Directors present at the relevant Board Meeting.
- 6.8 A quorum of the Board shall be a majority of the Directors.

7. ANNUAL MEETINGS

- 7.1 The Board shall call an Annual Meeting which shall be held no later than April 30th of each year.
- 7.2 Written notice of the Annual Meeting shall be provided to each Member by mail postmarked not less than thirty (30) days prior to the date of the Annual Meeting.
- 7.3 At the Annual Meeting, the Auditor shall present the audited financial statements of the Commission and the Chair shall report on the activities of the past year of the Board and the future plans of the Commission.

8. MANAGER

- 8.1 The Manager shall act as the administrative head of the Commission and the without limiting the foregoing, the Manager shall:
- (a) ensure that the policies and programs of the Commission are implemented;
 - (b) advise and inform the Board on the operations and affairs of the Commission;

- (c) maintain custody of the seal of the Commission and when required on any instrument requiring the seal of the Commission, affix the same together with one of the Chair or the Vice-Chair; 314
- (d) perform the duties and exercise the powers assigned to the Manager in this Bylaw
- (e) perform the duties and exercise the powers required of the Manager in the Act or any other applicable legislation;
- (f) cause the funds of the Commission to be received and disbursed in accordance with the directions of the Board, subject to this Bylaw;
- (g) cause to be kept detailed accounts of all income and expenditures including proper vouchers for all disbursements of the Commission;
- (h) cause to be rendered to the Board at Regular Meetings or whenever required by the Board an account of all transactions of the Commission and the financial position of the Commission;
- (i) cause all facts and minutes of all proceedings to be kept on all meetings of the Commission;
- (j) cause all notices to be given to Members and to Directors required by this Bylaw;
- (k) cause to be kept all books, papers, records, correspondence, contracts and other documents belonging to the Commission and shall cause the same to be delivered up when required by the Act or when authorized by the Board to such person as may be named by the Board; and
- (l) shall carry out any lawful direction of the Board from time to time.

8.2 The Board may select as Manager:

- (a) an individual that is an employee of the Commission;
- (b) an individual, municipality, or firm engaged on a contractual basis;

on such terms and conditions as may be acceptable to the Board.

8.3 Any one of the Chair or Vice-Chair, together with the Manager are authorized to execute and deliver any cheques, promissory notes, bills of exchange and other instruments, whether negotiable or not, on behalf of the Commission.

8.4 The Board may, from time to time, appoint an acting manager who shall be authorized, in the absence the Manager, to perform such duties of the Manager as the Board may prescribe.

8.5 Members shall have the right to inspect and may obtain extracts or copies of all books and records of the Commission.

9. AUDITOR

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- 9.1 The Board shall appoint an Auditor who shall report to the Board on the annual financial statement of the Commission and on the financial procedures and activities of the Commission.
- 9.2 The Board shall appoint the Auditor at the first meeting of the Board following the Annual Meeting for the ensuing year.

10. VOLUME OF WATER SUPPLIED

- 10.1 Each member of the Commission shall be entitled to and the Commission shall undertake to provide capacity within the system to supply the volume of water annually requested by each member.
- 10.2 The Commission may at its discretion, provide to Members volumes of water exceeding these allocations.
- 10.3 Members shall provide the Commission in the fall of each year, a request for water for the next ensuing year, based on a reasonable estimate of the volume of water expected to be required to meet the needs of the Member's customers in that next year, together with a forecast of volumes anticipated to be required by the member for the second through fifth ensuing years.
- 10.4 Where the capacity of the system is insufficient to deliver the water requested by the Members, the Members shall be allocated the available capacity proportionately based on the previous year's volumes, until such time as the Commission is able to fully supply the volume required.

11. FINANCIAL

- 11.1 The financial year of the Commission shall be the calendar year.
- 11.2 Without limiting the requirements for the Budget pursuant to the Act, the Board in fall of each year will prepare the Financial Plan for the forthcoming three (3) financial years and Budget for the next financial year which will set out the:
 - (a) expected consumption requirements of the Members;
 - (b) estimate expenditures for the:
 - (i) operations of the Board and Manager;
 - (ii) operations of the system;
 - (iii) purchase of water;
 - (iv) repayment of debt obligations;
 - (v) non cash expenditures; and
 - (vi) return on equity and investments;

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- (c) estimated revenue requirements to meet the expenditures of the Commission and the rates and fees to be charged to Members and customers of the Commission;
 - (d) second and third year projections of operating expenditure, revenue requirements and rate trends;
 - (e) capital projects planned and expected to be completed in the forthcoming financial year and the second and third financial years of the Financial Plan;
 - (f) estimated costs and sources of revenue for each year of the Financial Plan;
 - (g) rates of remuneration and expenses to be provided to the Directors.
- 11.3 Subject to and in accordance with the Act and the Budget, the Commission may:
- (a) accumulate operating surplus funds to an amount up to but not exceeding 50% of the annual operating expenditures in any year; and
 - (b) accumulate capital reserve funds to an amount up to but not exceeding the total expected capital expenditures in the three years of the Financial Plan and Budget.
- 11.4 Each Director shall be entitled to vote on the Budget and on the Financial Plan
- 11.5 Subject to the Act, the Manager may, during any financial year, present to the Members amendments to the Budget and the Financial Plan for the then current financial year. Any amendments to the Budget and the Financial Plan shall be made in accordance with the procedure for approval of the Budget and the Financial Plan set forth in paragraphs 11.5, through 11.8, herein.
- 11.6 The Commission shall set out in the annual Budget and Financial Plan, the rate to be charged by the Commission for providing Water Services to the Members and customers and such rates and fees shall be adopted by the Commission by Bylaw.
- 11.7 The estimated costs of the system shall be determined on a cost of service basis utilizing the principles set out in the American Water Works Association (AWWA) manuals of practice dealing with water rates and charges, as revised and updated from time to time, and in accordance with the findings and directives of the Alberta Utilities Commission, such approach being commonly referred to as the "utility rate model" and shall include full recovery of the annual costs of the Commission for those cost components set out in clauses 11.2 and 11.3.
- 11.8 The rate for water services to Members shall be a common rate, calculated by dividing the estimated costs of the system determined under clause 11.11, by the total volume of water requested under Clause 10.3 by the Members and anticipated to be sold to customers.
- 11.9 For those Members purchasing water from the Commission, the Members shall pay to the Commission the product of the actual volume of water purchased by the

Member in a year times the rate set out in clause 11.10. Notwithstanding the actual volume of water purchased, the Member shall be responsible for a minimum payment to the Commission of 90% of the volume requested by the Member under Clause 10.3 times the rate set out in clause 11.10.

12. CUSTOMERS AND RESTRICTIONS IN USE OF WATER

- 12.1** The Commission shall not sell Water Services to a Member and a Member shall not resell Water Services to any customer for the purpose of the supply of Water Services for water flood injection into any geological subsurface structure or formation for oil and gas recovery.
- 12.2** The Commission may terminate the supply of water services to any Member for failure to pay for water services received from the Commission.
- 12.3** Water Services from the Regional System will be sold at the cost of water and operating water services. Each member will conform to the prescribed sale of water. The Commission shall be entitled to terminate water supply of water services to any member if the Commission, at its sole discretion, determines that the member is selling water sold under the cost of water, which includes the purchase price, transmission costs, administration and other costs associated with the delivery of water

13. CHANGE IN MEMBERSHIP

- 13.1** The Board may agree to the addition of a municipality as a Member of the Commission if sufficient capacity for the supply of water can be made available.
- 13.2** A new Member shall be required to pay an amount to be calculated at the time of application.
- 13.3** Any contribution received by the Commission under Clause 13.2 shall inure to the benefit of the existing Members in the proportion to the contribution of the existing members to the Commission from the date of inception of the Commission to the date of entry of any new member.
- 13.4** A Member may withdraw from membership of the Commission upon five (5) years notice. The withdrawing Member may sell the equity contributed by the Member during the Member's term of membership of the Commission to any other Member of the Commission for such compensation and on such terms as the parties may agree subject to the approval of the Board. However, the Commission or any Member shall not be obligated to purchase the withdrawing Member's proportionate share of the system. The Commission shall not utilize the capacity of the system related to the withdrawing Member's equity or utilize the withdrawing Member's water volume allocation without fair compensation.
- 13.5** The withdrawing Member shall remain responsible for any respective proportion of net current financial obligations of the Commission for which the Member is responsible and shall pay to the Commission such share and any accrued interest.

13.6 The withdrawing Member shall still be responsible for any respective proportion of long term debt that has been incurred by the Commission in the construction of the System and for any future long term debt that will be required to complete the System as planned at the time the withdrawing Member was part of the Commission and shall either:

- (a) pay the outstanding principle and any accrued interest of current long-term debt and a the respective share of future long term debt to the Commission or
- (b) agree to continue to pay the respective share of the annual payments for the current and future debt.

13.7 Any proceeds to the Member from the sale of capacity under clause 13.4 shall be firstly applied to outstanding financial obligations under clauses 13.5 and 13.6.

13.8 The addition of any new Member or the withdrawal of any Member shall be subject to the approval of the Government of Alberta.

14. AMENDMENTS

14.1 An amendment to this Bylaw may be passed by the Board by a three quarters majority of the Directors of the Board.

14.2 Written notice of a proposed amendment to the Bylaw shall be provided to each Director not less than thirty (30) days in advance of the meeting at which the amendment is to be considered.

15. SEVERABILITY

15.1 If any provision of this Bylaw is found to be invalid or unenforceable for any reason, such determination shall not affect the validity or application of the remaining provisions of this Bylaw

16. COMING INTO FORCE

16.1 This Bylaw shall come into force at the same time as Bylaw comes into force.

READ A FIRST TIME this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD TIME this _____ day of _____, 2021

Chair

Manager

2021 Premium Rates

With continued economic uncertainty and the rise of a global pandemic, 2020 was a difficult year for all Albertans. Employers welcomed the premium relief measures that were introduced by the government, providing a deferral of 2020 premiums to 2021 for private sector employers, and a 50% premium waiver for small- and medium-sized private businesses. **We know that 2021 will continue to look different for many Alberta businesses adapting to this new landscape, and that's why we will to continue to provide as much support for employers as we can.**

2021 rate highlights—WCB provides continued rate stability

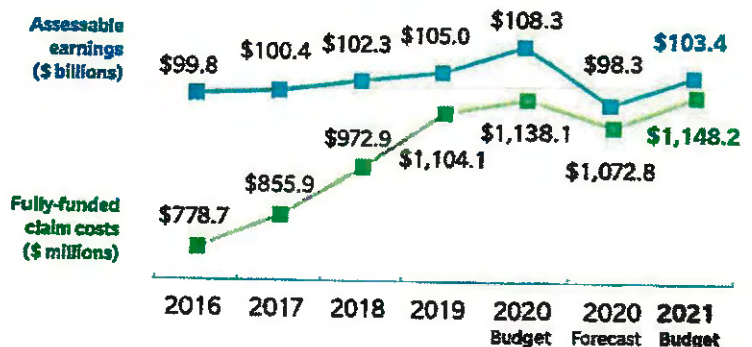
WCB will subsidize premium rates for the third year in a row, keeping the average collected premium rate unchanged at \$1.14.

We continue to strike a careful balance between providing employers with rate stability while ensuring the financial sustainability of our system. WCB sets employer rates with the goal of collecting enough premiums to pay for the benefits and services injured workers need today and in the long term. The sustainability of the Accident Fund is essential, but so is ensuring employers pay fair and affordable premiums for the system you fund. **In 2021, we continue to balance the need for the long-term health of the system and the short-term realities facing Alberta's economy.**

To preserve a stable and cost-effective system, we work with partners like you to help Albertans recover and get back to work safely after workplace injuries. While new challenges continue to test us during these difficult times, our collective commitment to safe and healthy workplaces is keeping claim costs in check and, along with prudent management of the Accident Fund, has allowed us to keep rates stable.

Although we may see our funded position stay below our target range through 2021, we are confident that we have found the right balance to ensure continued stability for stakeholders.

Fully-funded claim costs vs. assessable earnings



Interested in learning more about WCB's rate-setting process?

WCB's pricing formula is simple.

Two resources are available on our website to provide you with more detailed information:

- Our [premium rate guide](#), which outlines our rate-setting principles and our classification and rate-setting structure.
- Our [pricing guide](#), which explains various pricing programs.

To view these guides, go to wcb.ab.ca and visit [Insurance and Premiums > How premiums are set > Rate setting](#) in the resource section.



Employer performance remains a critical component

Employer performance continues to be a crucial driver of premium rates and should not be ignored during challenging economic times. Employers with good safety performance and return-to-work programs earn lower premium rates.

As an employer, you have the most influence over your own performance and WCB continues to offer support and guidance to help you achieve the best performance possible. You can reduce your premiums through programs that create safer workplaces, encourage injury prevention and help get injured workers back on the job quickly and safely.

To learn more how you can lower your premiums, visit our website at wcb.ab.ca at [Insurance and premiums > Lower your premiums](#).

Employer Premium Rate Statement - Summary



November 28, 2020

MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION
ANTHONY HENDAY WATER TREATMENT PLANT
35566 RGE RD 10
RED DEER COUNTY AB T4G 0H5

Account: 3666198

Industry: 57602 - WATER & WASTE WATER TREATMENT/DISTRIBUTION

Rate Year: 2021

Employer Rate Calculation

Industry Rate	\$1.40
Calculated Experience Rating Adjustment	\$0.09 (6.42% surcharge)
Employer Premium Rate	\$1.49

How Your Experience Rating Adjustment Is Calculated

Your Experience Ratio

Your claim costs (2017-2019)	\$4,439.63
Industry average claim costs	\$2,812.21
Your experience ratio	57.87% higher than industry average

Your Experience Ratio	X	Participation Factor	X	Eligibility Factor	=	Experience Rating Adjustment
57.87%		11.10%		1		6.42% surcharge

Messages

This is your annual premium rate statement.

Experience Rating Claim Costs - Details



November 28, 2020

MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION
ANTHONY HENDAY WATER TREATMENT PLANT
35566 RGE RD 10
RED DEER COUNTY AB T4G 0H5

Account: 3666198

Industry: 57602 - WATER & WASTE WATER
TREATMENT/DISTRIBUTION

Rate Year: 2021

MPCC: \$4,439.63

Claims Affecting Your Experience Rating Adjustment

2017	Accident Year	\$0.00
2018	Accident Year	\$0.00
2019	Accident Year	\$4,439.63
Total		\$4,439.63

Claim Number	Accident Date (yyyy-mm-dd)	Claimant Name	Claim Costs (\$)	Cost Relief (\$)	Costs over MPCC or MPIC (\$)	Experience Rating Costs (\$)
7071328	2019-02-14	SIETZEMA, M	12,815.61	0.00	8,375.98	4,439.63
		Subtotal for 2019 Accident Year				4,439.63
Overall - Total						4,439.63



APEX Contribution Rates and Maximums 2021

Here is some APEX information you will need to know for 2021.

Contribution Rates

The employer contribution rate is **3.85%** (of the employee's pensionable salary)

The employee contribution rate is **2.61%** (of the employee's pensionable salary)

Salary Cap and Contribution Deduction Maximums

APEX maximum salary: \$162,278.00

APEX maximum employee contributions: \$4,235.46

APEX maximum employer contributions: \$6,247.70

The following chart shows the maximum contribution deductions for different pay period scenarios.

2021		Salary	Employee Contributions	Employer Contributions
Annual Maximums		\$162,278.00	\$4,235.46	\$6,247.70
Monthly (12 pay periods)		\$13,523.17	\$352.95	\$520.64
Semi-Monthly (24 pay periods)		\$6,761.58	\$176.48	\$260.32
Biweekly (26 pay periods)		\$6,241.46	\$162.90	\$240.30
Biweekly (27 pay periods)		\$6,010.30	\$156.87	\$231.40

Other Related Important Maximum Values

LAPP maximum salary: \$180,758.00

Benefit cap is: \$3,245.56

YMPE is: \$61,600.00

PA Maximum: \$27,830

If you have question or concerns about the information provided please email retirement@auma.ca.





September 11, 2020

LAPP's contribution rates will remain the same for 2021

In keeping with the long-term focus on risk management, members of the LAPP Sponsor Board voted unanimously at a recent meeting to keep contribution rates steady for 2021, with no increases or decreases to members or employers beyond the current level.

While the Plan is in a strong financial position, the uncertain times brought on by COVID-19 calls for a cautious approach to funding while watching how markets perform in the coming months.

Contribution Rates for 2021

Member rate up to the YMPE*	8.39% on annualized salary up to the 2021 YMPE
Member rate over the YMPE	12.84% on annualized salary over the 2021 YMPE
Employer rate up to the YMPE*	9.39% on annualized salary up to the 2021 YMPE
Employer rate over the YMPE	13.84% on annualized salary over the 2021 YMPE

* YMPE (Year's Maximum Pensionable Earnings):

A figure, set each year by the Canadian government, that specifies the earnings amount that can be used in calculating contributions to the Canada Pension Plan (CPP) and can be used in calculating contributions to registered pension plans, such as LAPP, for each year.

Important note:

Though LAPP's contribution rates are not changing in 2021, there will still be adjustments required to your systems in 2021 when calculating the amount of contributions withheld and remitted up to and over the 2021 YMPE figure. The Government of Canada has not yet released the 2021 YMPE figure, however we will provide an update that you can share with your employees when this information becomes available later this year.

Questions?

Please contact your Employer Services Representative at 1-877-391-3675 (enter your 3-digit employer number when prompted), or email employerservices@apsc.ca.

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MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION

NOTICE OF COMMISSION MEETING

Feb 10, 2021

Zoom Meeting

9:00 AM

AGENDA

- | | |
|--|------|
| 1. Call to Order | |
| 2. Adoption of Agenda | Page |
| 3. Approval of Jan 13, 2021 Meeting Minutes | 1. |
| 1. Reports | |
| Chairman | |
| Operations | 5. |
| Technical | 6. |
| Maintenance | 7. |
| Administrator | 8. |
| Finance | 9. |
| 2. Business Arising from Minutes | |
| a. Organizational and Operating Bylaws | |
| i. Bylaw 2021-2 | 17. |
| ii. Bylaw 2021-3 | 20. |
| 3. New Business | |
| a. Board of Directors Memo – Budget Adjustment | 29. |
-
4. In Camera – Legal
5. Next Meeting March 10, 2021 via Zoom
6. Adjournment

Minutes
Mountain View Regional Water Services Commission
Regular Meeting via Zoom
January 13, 2021

Members Present on Zoom:

Rick Blair – Town of Carstairs – Chairman
Jim Romane – Town of Innisfail - Vice
John Baswick – Town of Didsbury
Robb Stuart – Town of Bowden
Jo Tennant – Town of Crossfield
Mary Jane Harper – Town of Olds

Staff Present on Zoom:

John Van Doesburg – Manager
Wes Olstad – Technical Manager
Terry Stigings – Operations Manager
Van Stonehocker – Maintenance Manager
Samantha Lafontaine – Finance Manager

1. Call to Order

Chairman Rick Blair called the meeting to order at 9:00 am.

2. Adoption of Agenda

Moved by Jo Tennant to adopt the agenda to include new business – Audit Committee.

Carried

3. Approval of Dec 9, 2020 Meeting Minutes

Moved by Jo Tennant to approve the minutes as amended to include the Personnel Committee motion.

Carried

4. Reports

Chair Report – Rick Blair presented the Chair's Report.

Operations – Terry Stigings present the Operation's Report.

Wes Olstad presented the technical report.

Van Stonehocker presented the maintenance report.

John Van Doesburg presented the Administrative Report.

Mary Jane Harper moved to accept the reports.

Carried

Finance Report – Samantha Lafontaine presented the Finance Report.

Jo Tennant motioned to accept the finance report for information.

Carried

5. Business Arising from Minutes

a) Personnel Committee Update

Reviewed the minutes from the Personnel Committee meeting.

Mary Jane Harper moved to accept the minutes for information.

Carried

b) Letter from Minister McIver

Letter was reviewed with board members. Mary Jane Harper inquired as to whether any of the grant money was federal – John Van Doesburg confirmed all grant money was provincially based. Mary Jane Harper asked if any applicable grant money of the overage was applied for. John Van Doesburg confirmed that it was, that this current letter was the response to that.

Rick Blair would like to confirm the amount for municipal debt load.

John Van Doesburg suggested that Rick Blair and Jim Romane speak with the applicable MLA's in regard to the Commission borrowing the overage amount as well as with Minister McIver.

John Van Doesburg requested the creation and reading of a borrowing bylaw.

Jim Romane motioned to pass the 1st reading.

Carried

Robb Stuart motioned to pass the 2nd reading.

Carried

c) Covid Update

John Van Doesburg reviewed Covid-19 precautions that are taking place at the water plant.

6. New Business

a) Organizational and Operating Bylaws

John Van Doesburg presented and reviewed the bylaws with the Commission members. Members of the Board discussed the Change in Membership Regulations (13.1 -13.3) and potential scenarios and will review at the next Commission meeting.

b) Audit Committee

John Van Doesburg reviewed the need for the Audit Committee, and that in previous years it was always the full board who sat for this Committee.

Mary Jane Harper motioned that the full Commission Board would form the Audit Committee.

Carried

7. Information

- a) WCB –2021 Rate Sheet**
- b) APEX Contribution Rates 2021**
- c) LAPP Contribution Rates 2021**

Jim Romane moved to accept for information.

Carried

Jo Tennant motioned to go in camera at 10:47 a.m.

Carried

John Baswick motioned to go out of camera at 11:05 a.m.

Carried

Mary Jane Harper made a motion to have a Commission meeting on Tuesday, Jan 19, 2021 at 9:00 a.m for the purpose of the formation of the Audit Committee and the third reading of the Borrowing Bylaw.

Carried

8. Next Meeting January 19, 2021 via Zoom

9. Adjournment

Jo Tennant made a motion to adjourn the meeting at 11:07 a.m.

Carried

Chairman

Manager

Operations Report February 10,2021

- New Operator Training/Retraining (Malcolm).
 - Backpulse valve failure – actuator failed open. Replaced Actuator. Issue resolved.
 - Train 5 – Backpulse control programming. Loop control being overridden by pressure. Usually flow controls this. Suez programmer on-line support found in correct tag in program and reconfigured. Issue resolved.
 - Operator training/competency reviews – 90% completed.
 - Train 2, 2 stage clean and PDT – all passed.
 - Master controls plan
 - Meeting with John, Van, and AE to schedule and budget for 2021.
 - Proposal received and approved,
 - Suez PLC replacement, Main PLC programming and SCADA upgrade scheduled.
 - On-site work starting February 22. Suez PLC and main programming
 - Equipment on BI site to be upgraded.
 - Spring run-off preparations started.
-

Technical Services February 10/21

- Annual UV Reactor Service
- Year End, Compiling Data for Alberta Environment Report
- Annual Water Audit, Water Sales Down Slightly
- Review of Operator Training

Plant:

1. Install new PLC parts for Zenon upgrade.
2. Replace ballast in UV control cabinet.
3. Replace gearbox on position 5 on intake strainer.
4. Crane inspections complete in plant and intake.

Down line

1. Working on controls upgrade at BI meter building.
2. Gathering information for pipeline break
3. Replace valve to isolate Olds south PRV for testing

MOUNTAIN VIEW REGIONAL MANAGERS REPORT-February 2021

1. Administration
 - a. Following COVID 19 restrictions
 - b. General Admin
 - c. Personal Admin – Benefits review
 - d. Personnel Meeting
 - e. Cold operations
2. Agreements
 - a. Quiet
3. Financial
 - a. Cash Flow
 - b. Year end invoices
 - c. Alberta Capital Finance – Loan application
4. Legal-
 - a. Materials for J Hugget for review
 - b. Contact Brownlee for advice
 - c. Conference Call with legal and engineering
5. General
 - a. Day to Day items
6. Next Month Activities
 - a. General Adm
 - b. Cash Flow
 - c. Daily Adm
 - d. Operations
 - e. Information of Legal issue

Finance Supervisor Report

February 10, 2021

- Routine Duties; General Accounting, Acts. Payable, Acts. Receivable, Payroll, Benefits, Personnel, Board, etc.
- Year-End/Audit Prep

**Mountain View Regional Water Services Commission
Financial Statement Jan. 31, 2021**

Royal Bank General Account

Statement Balance Forward as of Jan. 1, 2021		828,327.52
Transactions on or before January 31, 2021		
Deposits recorded in Statement	682,113.25	
Withdrawals recorded in Statement	- 305,942.09	
Total Transactions		<u>376,171.16</u>
Statement End Balance as of January 31, 2021		<u>1,204,498.68</u>
Outstanding Transactions as of Month End		
Outstanding Deposits	0.04	
Outstanding Withdrawals	-458.46	
Total Outstanding Transactions		<u>-458.42</u>
Adjusted Statement End Balance		<u><u>1,204,040.26</u></u>

General Ledger Account

Book Balance as of December 31, 2020		827,619.10
Transactions on or before January 31, 2021		
Debits recorded in account	679,596.78	
Credits recorded in account	- 303,175.62	
Net Amount recorded in account		<u>376,421.16</u>
Book Balance as of January 31, 2021		<u><u>1,204,040.26</u></u>

Royal Bank Payroll Account

Statement Balance Forward as of January 1, 2021		83,919.99
Transactions on or before January 31, 2021		
Deposits recorded in Statement	142,318.51	
Withdrawals recorded in Statement	- 121,177.36	
Total Transactions		<u>21,141.15</u>
Statement End Balance		<u>105,061.14</u>
Outstanding Transactions		
Outstanding Deposits	0	
Outstanding Withdrawals	0	
Total Outstanding Transactions		<u>0</u>
Adjusted Statement End Balance		<u><u>105,061.14</u></u>

General Ledger Account

Book Balance as of December 31, 2020		83,919.99
Transactions on or before January 31, 2021		
Debits recorded in account	100,097.74	
Credits recorded in account	- 78,956.59	
Net Amount recorded in account		<u>21,141.15</u>
Book Balance as of January 31, 2021		<u><u>105,061.14</u></u>

Twinning Project Account

Statement End Balance as of January 31, 2021		<u><u>2,666.92</u></u>
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Total Funds on Hand January 31, 2021

1,311,768.32

Mountain View Regional Water Services Commission
Comparative Income Statement
At January 31, 2020

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REVENUE

Sales Revenue

	Actual January 1, 2021 to January 31, 2021	Year to Date	% YTD to YTD Budget	YTD Budget	Budget Jan 1, 2021 to Dec. 31, 2021
Water Sales - Town of Innisfail	\$ 120,681.30	\$ 120,681.30	0.97	\$ 123,900.58	\$ 1,487,401.93
Water Sales - Bowden Institution	15,554.44	15,554.44	1.04	\$ 14,994.00	180,000.00
Water Sales - Town of Bowden	14,936.20	14,936.20	1.04	\$ 14,327.60	172,000.00
Water Sales - Town of Olds	135,231.60	135,231.60	0.90	\$ 149,940.00	1,800,000.00
Water Sales - Town of Didsbury	67,534.20	67,534.20	1.00	\$ 67,473.00	810,000.00
Water Sales - Town of Carstairs	44,832.40	44,832.40	0.86	\$ 52,062.50	625,000.00
Water Sales - Town of Crossfield	67,320.00	67,320.00	0.95	\$ 70,805.00	850,000.00
Water Sales - TAQA North Energy	8,614.20	8,614.20	0.54	\$ 15,827.00	190,000.00
Water Sales - Carmen Jansen	67.00	67.00	0.97	\$ 68.72	825.00
Water Sales - Perfecto Cocjin	67.00	67.00	0.97	\$ 68.72	825.00
Water Sales - Wayne Cipperley	67.00	67.00	0.97	\$ 68.72	825.00
Water Sales - Robert Rowntree	67.00	67.00	0.97	\$ 68.72	825.00
Water Sales - John Konschuk	67.00	67.00	0.97	\$ 68.72	825.00
Water Sales -Enmax Green Power Inc.	-	-	0.00	\$ 999.60	12,000.00
TOTAL Water Sales	\$ 475,039.34	\$ 475,039.34	0.93	\$ 510,672.89	\$ 6,130,526.93
Interest Income	666.93	666.93	0.40	\$ 1,666.00	20,000.00
Other Income Outside Services	-	-		\$ -	-
Grant Gov't of Alberta	-	-		\$ -	-
Gain or Loss on Sale of Assets	-	-	0.00	\$ -	-
TOTAL Other Income	\$ 666.93	\$ 666.93	0.40	\$ 1,666.00	\$ 20,000.00
Total Revenue	\$ 475,706.27	\$ 475,706.27	0.93	\$ 512,338.89	\$ 6,150,526.93

Mountain View Regional Water Services Commission
Comparative Income Statement
At December 31, 2020

Actual January 1, 2021 to January 31, 2021	Year to Date	% YTD to YTD Budget	YTD Budget	Budget Jan 1, 2021 to Dec. 31, 2021
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EXPENSE**Capital Expenditures**

Capital Expenditures Expense
Total Capital Expenditures

\$ 28,232.10	\$ 28,232.10	1.36	\$ 20,825.00	\$ 250,000.00
\$ 28,232.10	\$ 28,232.10	1.36	\$ 20,825.00	\$ 250,000.00

Payroll Expenses

Wages - Hourly
Employee RRSP Expense
EI Expense
CPP Expense
WCB Expense
Payroll Processing Fees Expense
Employee Benefits & Pension Plans
Total Payroll Expense

\$ 80,619.83	\$ 80,619.83	0.92	\$ 88,056.43	\$ 1,057,100.00
1,536.62	1,536.62	0.90	\$ 1,698.15	20,386.00
1,514.11	1,514.11	1.30	\$ 1,166.20	14,000.00
4,469.53	4,469.53	1.42	\$ 3,143.74	37,740.00
-	-	-	\$ 1,029.59	12,360.00
638.19	638.19	0.96	\$ 666.40	8,000.00
18,299.87	18,299.87	0.78	\$ 23,425.29	281,216.00
\$ 107,078.15	\$ 107,078.15	0.90	\$ 119,185.81	\$ 1,430,802.00

General & Administrative Expenses

Alberta First Call
Automobile Exp (gas, etc.)
Board Expenses
CAO Professional Development
Cassette Maintenance Contract
Cathodic Protection Expense
Chemicals Expense
Delivery & Freight Expense
Insurance Expense
Interest & Bank Charges Expense
Interest on Long Term Loans
ISO 14001 Expense
Janitorial Service & Supplies
Lab Supplies Expense
Legal Fees Expense
Lube & Oil - Pumps
Meals Expense
Memberships, Dues & Fees Expense
Office, Postage & General Expense
Professional Fees Expense
Rental Equipment Expense

\$ -	\$ -	0.00	\$ 208.25	\$ 2,500.00
334.76	334.76	0.40	\$ 833.00	10,000.00
4,110.67	4,110.67	0.99	\$ 4,165.00	50,000.00
-	-	-	\$ 166.60	2,000.00
-	-	-	\$ 33,491.08	402,053.78
-	-	-	\$ 583.10	7,000.00
- 1,670.33	- 1,670.33	- 0.09	\$ 17,674.59	212,180.00
-	-	-	\$ 124.95	1,500.00
6,666.67	6,666.67	1.00	\$ 6,664.00	80,000.00
135.60	135.60	1.63	\$ 83.30	1,000.00
-	-	-	\$ 83,495.34	1,002,344.99
-	-	-	\$ 1,332.80	16,000.00
1,893.21	1,893.21	0.84	\$ 2,249.10	27,000.00
473.20	473.20	0.15	\$ 3,248.70	\$ 39,000.00
-	-	-	\$ 416.50	5,000.00
-	-	-	\$ 333.20	4,000.00
187.41	187.41	0.56	\$ 333.20	4,000.00
211.14	211.14	0.16	\$ 1,332.80	16,000.00
2,324.19	2,324.19	1.64	\$ 1,416.10	17,000.00
-	-	-	\$ 1,457.75	17,500.00
-	-	-	\$ 124.95	1,500.00

Repairs & Main - Down Line	191,586.29	191,586.29	56.10	\$ 3,415.30	338 41,000.00
Repairs & Main - Grounds	-	-	-	\$ 166.60	2,000.00
Repairs & Main - Lagoon Cleanout	-	-	-	\$ 20,825.00	250,000.00
Repairs & Main - Plant	91.00	91.00	0.00	\$ 18,326.00	220,000.00
Repairs & Main - Vehicles & Equip	239.50	239.50	0.29	\$ 833.00	10,000.00
Small Tools & Supplies	-	-	-	\$ 249.90	3,000.00
Staff - Education, etc.	349.57	349.57	0.42	\$ 833.00	10,000.00
Safety	1,251.02	1,251.02	0.75	\$ 1,666.00	20,000.00
Telephone & Fibre Optics	2,472.04	2,472.04	0.59	\$ 4,165.00	50,000.00
Utilities - Meter Stations	1,125.77	1,125.77	0.82	\$ 1,374.45	16,500.00
Utilities - Mid Point Reservoir	6,255.56	6,255.56	0.68	\$ 9,163.00	110,000.00
Utilities - Plant Heating	3,842.82	3,842.82	1.54	\$ 2,499.00	30,000.00
Utilities - Power Plant	36,819.26	36,819.26	0.88	\$ 41,650.00	500,000.00
Waste Removal Expense	207.56	207.56	0.71	\$ 291.55	3,500.00
Debenture	-	-	-	\$ 96,407.41	1,157,351.83
Total General & Admin. Expenses	\$ 258,906.91	\$ 258,906.91	0.72	\$ 361,599.52	\$ 4,340,930.60
Trsf to Reserve	\$ 16,666.67	\$ 16,666.67	1.00	\$ 16,660.00	\$ 200,000.00
TOTAL EXPENSE	\$ 410,883.82	\$ 410,883.82	0.79	\$ 518,270.33	\$ 6,221,732.60
NET INCOME	\$ 64,822.45	\$ 64,822.45		-\$ 5,931.43	-\$ 71,205.67

MVWSC

Line Break Project Income Detail Dec 01, 2020 to Jan 31, 2021

Line Break - Dec 2020	Date	Description	Amount
Capital Expenditures Expense			
	Jan 25, 2021	Rural Municipalities of Alberta	\$ 18,126.60
Legal Fees Expense			
	Dec 23, 2020	BROWNLEE LLP	3,850.35
Repairs & Main - Down Line			
	Dec 11, 2020	Rural Municipalities of Alberta	88,795.45
	Dec 16, 2020	J&J Oilfield Services Ltd.	8,400.00
	Dec 30, 2020	Rural Municipalities of Alberta	- 8,072.31
	Jan 25, 2021	Pidherney's Inc	191,247.29
		Subtotal	280,370.43
			\$ 302,347.38

MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION
Bylaw No. 2021-2

Being a By-Law of the Mountain View Regional Water Services Commission in the Province of Alberta (Commission) respecting the appointment of a Board of Directors and Chairperson,

WHEREAS Commission Bylaw No. wishes to also divide the provisions of Bylaw 1 between two new replacement bylaws:

1. The first of which contains the provisions respecting the appointment of the Commission's Directors and the designation of a Chair, such bylaw requiring the approval of the Minister of Municipal Affairs, and
2. The second of which contains the provisions governing the operation of the Commission Board and the System, provisions which do not require the approval of the Minister of Municipal Affairs.

NOW THEREFORE the Board of the Commission, duly assembled, enacts the following:

1. DEFINITIONS

- 1.1 "Act" means the *Municipal Government Act*, R.S.A. 2000, c. M-26;
- 1.2 "Board" means the Board of Directors of the Commission;
- 1.3 "Chair" means the Chairperson of the Board;
- 1.4 "Commission" means the Mountain View Regional Water Services Commission;
- 1.5 "Director(s)" means the representative (representatives) of a Member to the Board appointed in accordance with this Bylaw;
- 1.6 "Member(s)" means that Member (Members) of the Commission set out in the Regulation;

2. BOARD OF DIRECTORS

- 2.1 The Board shall consist of six (6) Directors consisting of:
 - a) Directors appointed from among its respective members of municipal council by each of:
 - (i) Town of Innisfail,
 - (ii) Town of Bowden,

- (iii) Town of Olds,
- (iv) Town of Didsbury,
- (v) Town of Carstairs,
- (vi) Town of Crossfield

2.2 For those Members directly appointing a Director as set out in Clause 2.1 a) and b) above a Member may:

- (a) Designate an alternate Director who shall be entitled to act in the place of the Director for whom they are appointed as alternate when the appointed Director is absent or not able to attend a meeting of the Board.
- (b) Revoke its appointment of a Director and may appoint a replacement Director

2.3 When an alternate Director acts in place for a Director, the alternate Director is a member of the Board for all purposes.

2.4 The Directors shall elect, from amongst their number, the Chair and the Vice-Chair at the first Regular Meeting of the Board in November of each year.

2.5 The term of office of the Chair and Vice Chairman is one year.

3. AMENDMENTS

3.1 In accordance with section 602.07 of the Act, a bylaw to amend this Bylaw does not come into force until the bylaw is passed by a three quarters majority of the Directors and approved by the Minister of Municipal Affairs.

3.2 Written notice of a proposed amendment to this Bylaw shall be provided to each Director and each Member not less than thirty (30) days in advance of the meeting at which the amendment is to be considered.

4. PREVIOUS BYLAW

4.1 Bylaw No , 2021 of the Commission is hereby repealed upon this Bylaw coming into force.

5. COMING INTO FORCE

5.1 In accordance with section 602.07 (2) of the Act, this Bylaw does not come into force until approved by the Minister of Municipal Affairs.

READ A FIRST TIME this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD TIME and finally passed this _____ day of _____, 2021

Chair

Manager

Approved by the Minister of Municipal Affairs this _____ day of _____ 2021

Minister of Municipal Affairs

**MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION
Bylaw No. 2021-3**

Being a By-Law of the Mountain View Regional Water Services Commission in the Province of Alberta (Commission) respecting the Operation of the Commission and Provision of Services.

WHEREAS appointment of the Board of Directors and the selection of Chair and Vice Chair of the Board has been established under Bylaw No. of the Commission, and

WHEREAS pursuant to the provisions of the *Municipal Government Act*, the Board of the Commission may pass Bylaws:

1. respecting the provision of the Commission's services; and
2. governing the administration of the Commission.

NOW THEREFORE the Board of the Commission, duly assembled, enacts the following:

1. DEFINITIONS

- 1.1 "Act" means the *Municipal Government Act*, R.S.A. 2000, c. M-26;
- 1.2 "Annual Meeting" means the Meeting of the Board and the Members to be held on a date and at a location to be determined by the Board in accordance with this Bylaw;
- 1.3 "Auditor" means the auditor of the Commission appointed by the Board pursuant to Section 9 hereof;
- 1.4 "Board" means the Board of Directors of the Commission;
- 1.5 "Budget" means the capital budget and the operating budget required by the Act;
- 1.6 "Chair" means the chairperson of the Board, selected in accordance with Bylaw No. 2021 -2;
- 1.7 "Commission" means Mountain View Regional Water Services Commission established under the Regulation;
- 1.8 "Director" means the representative of a Member on the Board appointed in accordance with Bylaw No.2021-2;
- 1.9 "Financial Plan" means the financial plan for the Commission for the forthcoming three (3) financial years, as it exists from year to year;

- 1.10 "Manager" means the person appointed by the Board as Manager in accordance with this Bylaw;
- 1.11 "Member(s)" means the member(s) set out in the Regulation;
- 1.12 "Quorum" means a majority of the Directors
- 1.13 "Regular Meeting" means the meetings of the Board to be held in each year on dates and at locations to be determined by resolution of the Board pursuant to Section 6.1 hereof;
- 1.14 "System" means the pipelines, reservoirs, pump stations and control systems operated by the Commission for the purpose of providing water to the Members and customers of the Commission.
- 1.15 "Special Meeting" means a meeting of the Board called in accordance with Section 6.2 of this Bylaw;
- 1.16 "Water Services" means all treated water services provided by the Commission; and
- 1.17 All other words in this Bylaw are as defined or used in the Act or the Regulation.

2. OBJECTS

- 2.1 The objects of the Commission are to:
- a. To provide wholesale potable water services to its Members;
 - b. To provide potable water services to other customers on such terms and conditions as the Commission may determine.

3. MANAGEMENT

- 3.1 The management of the Commission shall be vested in the Board.

4. BOARD OF DIRECTORS

- 4.1 The proceedings of the Board shall be conducted in accordance with the Act and this Bylaw.
- 4.2 The Board shall be responsible for the management and conduct of the affairs of the Commission, which responsibility shall include, but not be limited to, the following:
- (a) to approve the Financial Plan for the forthcoming three (3) years and the Budget for the forthcoming year;
 - (b) to maintain the operations of the Commission in a manner which benefits the Members; and

- (c) to cause the minute books and financial records of the Commission to be maintained and to make the same available to the Members.

- 4.3 The Directors shall receive for attending any Board meeting or for carrying out any Director's responsibilities, meeting fees and expenses including travel expenses as permitted by the rates and fees set out the Financial Plan and Budget.

5. OFFICERS

- 5.1 The Chair shall preside over each Regular Meeting, Special Meeting and the Annual Meeting and of any meetings of any committee of the Commission.
- 5.2 The Chair shall appoint all officials and committees as directed by the Board.
- 5.3 The Chair shall be an ex-officio member of all committees.
- 5.4 The Chair shall vote on all matters before the Board.
- 5.5 The Chair shall perform all other and such other duties as are usually performed by the Chair.
- 5.6 The Vice-Chair shall act and perform the duties of the Chair in the Chair's absence.
- 5.7 In the absence of the Chair at any meeting, the Vice-Chair shall preside over the meeting for that meeting only.
- 5.8 During the absence or inability of the Chair and Vice-Chair, a Director appointed by the Board for that purpose shall exercise the duties and powers of the Chair.
- 5.9 The Board in its discretion may appoint other Officers from time to time.
- 5.10 In addition to the duties set forth herein, the Officers shall have such duties as the Board may from time to time determine.

6. MEETINGS OF THE BOARD OF DIRECTORS

- 6.1 The Board, by resolution, may establish the date and number of Regular Meetings held during a year, however, there shall be not less than two (2) Regular Meetings per year.
- 6.2 The Chair:
 - (a) may call a Special Meeting at the discretion of the Chair; and
 - (b) shall call a Special Meeting upon receipt of written request by at least Three (3) Directors.
- 6.3 Notice of the time and place of every Board meeting shall be given to each Director personally, by telephone or by facsimile transmission or any electronic medium not less than forty-eight (48) hours before the time fixed for the holding of such Board

meeting, provided that any Board meeting may be held at any time and place without such notice if: 346

- (a) all the Directors are present thereat and signify their waiver of such notice at such meeting; or
 - (b) All the Directors present thereat signify their waiver of such notice and all the Directors that are absent have signified their consent to the meeting being held in their absence.
- 6.4 A Director may participate in a Board meeting or at a meeting of a committee of the Board by means of telephone conference or other electronic communications medium that permits each of the Directors to hear each of the other Directors and to be heard by each of the other Directors.
- 6.5 The Chair shall establish the agenda for any meeting of the Board. Directors shall be entitled to add items to the proposed agenda by submitting a written request to the Manager at least twenty-four (24) hours before the meeting.
- 6.6 The Board shall adopt the agenda at the beginning of the meeting and may, upon agreement of a majority of those Directors present at the meeting add or delete items from the agenda.
- 6.7 Any matter properly placed before a meeting of the Board shall be decided by a majority of the votes cast by the Directors present at the relevant Board Meeting.
- 6.8 A quorum of the Board shall be a majority of the Directors.

7. ANNUAL MEETINGS

- 7.1 The Board shall call an Annual Meeting which shall be held no later than April 30th of each year.
- 7.2 Written notice of the Annual Meeting shall be provided to each Member by mail postmarked not less than thirty (30) days prior to the date of the Annual Meeting.
- 7.3 At the Annual Meeting, the Auditor shall present the audited financial statements of the Commission and the Chair shall report on the activities of the past year of the Board and the future plans of the Commission.

8. MANAGER

- 8.1 The Manager shall act as the administrative head of the Commission and the without limiting the foregoing, the Manager shall:
- (a) ensure that the policies and programs of the Commission are implemented;
 - (b) advise and inform the Board on the operations and affairs of the Commission;

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- (c) maintain custody of the seal of the Commission and when required on any instrument requiring the seal of the Commission, affix the same together with one of the Chair or the Vice-Chair;
 - (d) perform the duties and exercise the powers assigned to the Manager in this Bylaw
 - (e) perform the duties and exercise the powers required of the Manager in the Act or any other applicable legislation;
 - (f) cause the funds of the Commission to be received and disbursed in accordance with the directions of the Board, subject to this Bylaw;
 - (g) cause to be kept detailed accounts of all income and expenditures including proper vouchers for all disbursements of the Commission;
 - (h) cause to be rendered to the Board at Regular Meetings or whenever required by the Board an account of all transactions of the Commission and the financial position of the Commission;
 - (i) cause all facts and minutes of all proceedings to be kept on all meetings of the Commission;
 - (j) cause all notices to be given to Members and to Directors required by this Bylaw;
 - (k) cause to be kept all books, papers, records, correspondence, contracts and other documents belonging to the Commission and shall cause the same to be delivered up when required by the Act or when authorized by the Board to such person as may be named by the Board; and
 - (l) shall carry out any lawful direction of the Board from time to time.

8.2 The Board may select as Manager:

- (a) an individual that is an employee of the Commission;
- (b) an individual, municipality, or firm engaged on a contractual basis;

on such terms and conditions as may be acceptable to the Board.

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- 8.3 Any one Directors, together with the Manager are authorized to execute and deliver any cheques, promissory notes, bills of exchange and other instruments, whether negotiable or not, on behalf of the Commission.
- 8.4 The Board may, from time to time, appoint an acting manager who shall be authorized, in the absence the Manager, to perform such duties of the Manager as the Board may prescribe.
- 8.5 Members shall have the right to inspect and may obtain extracts or copies of all books and records of the Commission.

9. AUDITOR

- 9.1 The Board shall appoint an Auditor who shall report to the Board on the annual financial statement of the Commission and on the financial procedures and activities of the Commission.
- 9.2 The Board shall appoint the Auditor at the first meeting of the Board following the Annual Meeting for the ensuing year.

10. VOLUME OF WATER SUPPLIED

- 10.1 Each member of the Commission shall be entitled to and the Commission shall undertake to provide capacity within the system to supply the volume of water annually requested by each member.
- 10.2 The Commission may at its discretion, provide to Members volumes of water exceeding these allocations.
- 10.3 Members shall provide the Commission in the fall of each year, a request for water for the next ensuing year, based on a reasonable estimate of the volume of water expected to be required to meet the needs of the Member's customers in that next year, together with a forecast of volumes anticipated to be required by the member for the second through fifth ensuing years.
- 10.4 Where the capacity of the system is insufficient to deliver the water requested by the Members, the Members shall be allocated the available capacity proportionately based on the previous year's volumes, until such time as the Commission is able to fully supply the volume required.

11. FINANCIAL

- 11.1 The financial year of the Commission shall be the calendar year.
- 11.2 Without limiting the requirements for the Budget pursuant to the Act, the Board in fall of each year will prepare the Financial Plan for the forthcoming three (3) financial years and Budget for the next financial year which will set out the:
- (a) expected consumption requirements of the Members;
 - (b) estimate expenditures for the:
 - (i) operations of the Board and Manager;
 - (ii) operations of the system;
 - (iii) purchase of water;
 - (iv) repayment of debt obligations;
 - (v) non cash expenditures; and
 - (vi) return on equity and investments;

- (c) estimated revenue requirements to meet the expenditures of the Commission and the rates and fees to be charged to Members and customers of the Commission;
 - (d) second and third year projections of operating expenditure, revenue requirements and rate trends;
 - (e) capital projects planned and expected to be completed in the forthcoming financial year and the second and third financial years of the Financial Plan;
 - (f) estimated costs and sources of revenue for each year of the Financial Plan;
 - (g) rates of remuneration and expenses to be provided to the Directors.
- 11.3 Subject to and in accordance with the Act and the Budget, the Commission may:
- (a) accumulate operating surplus funds to an amount up to but not exceeding 50% of the annual operating expenditures in any year; and
 - (b) accumulate capital reserve funds to an amount up to but not exceeding the total expected capital expenditures in the three years of the Financial Plan and Budget.
- 11.4 Each Director shall be entitled to vote on the Budget and on the Financial Plan
- 11.5 Subject to the Act, the Manager may, during any financial year, present to the Members amendments to the Budget and the Financial Plan for the then current financial year. Any amendments to the Budget and the Financial Plan shall be made in accordance with the procedure for approval of the Budget and the Financial Plan set forth in paragraphs 11.5, through 11.8, herein.
- 11.6 The Commission shall set out in the annual Budget and Financial Plan, the rate to be charged by the Commission for providing Water Services to the Members and customers and such rates and fees shall be adopted by the Commission by Bylaw.
- 11.7 The estimated costs of the system shall be determined on a cost of service basis utilizing the principles set out in the American Water Works Association (AWWA) manuals of practice dealing with water rates and charges, as revised and updated from time to time, and in accordance with the findings and directives of the Alberta Utilities Commission, such approach being commonly referred to as the "utility rate model" and shall include full recovery of the annual costs of the Commission for those cost components set out in clauses 11.2 and 11.3.
- 11.8 The rate for water services to Members shall be a common rate, calculated by dividing the estimated costs of the system determined under clause 11.11, by the total volume of water requested under Clause 10.3 by the Members and anticipated to be sold to customers.
- 11.9 For those Members purchasing water from the Commission, the Members shall pay to the Commission the product of the actual volume of water purchased by the

Member in a year times the rate set out in clause 11.10. Notwithstanding the actual³⁵⁰ volume of water purchased, the Member shall be responsible for a minimum payment to the Commission of 90% of the volume requested by the Member under Clause 10.3 times the rate set out in clause 11.10.

12. CUSTOMERS AND RESTRICTIONS IN USE OF WATER

- 12.1 The Commission shall not sell Water Services to a Member and a Member shall not resell Water Services to any customer for the purpose of the supply of Water Services for water flood injection into any geological subsurface structure or formation for oil and gas recovery.
- 12.2 The Commission may terminate the supply of water services to any Member for failure to pay for water services received from the Commission.
- 12.3 Water Services from the Regional System will be sold at the cost of water and operating water services. Each member will conform to the prescribed sale of water. The Commission shall be entitled to terminate water supply of water services to any member if the Commission, at its sole discretion, determines that the member is selling water sold under the cost of water, which includes the purchase price, transmission costs, administration and other costs associated with the delivery of water

13. CHANGE IN MEMBERSHIP

- 13.1 The Board may agree to the addition of a municipality as a Member of the Commission if sufficient capacity for the supply of water can be made available.
- 13.2 A new Member shall be required to pay an amount to be calculated at the time of application and meet all criteria the Commission dictates.
- 13.3 A Member may withdraw from membership of the Commission upon five (5) years notice.
- 13.4 The withdrawing Member shall remain responsible for any respective proportion of net current financial obligations of the Commission for which the Member is responsible and shall pay to the Commission such share and any accrued interest.
- 13.5 The withdrawing Member shall still be responsible for any respective proportion of long term debt that has been incurred by the Commission in the construction of the System and for any future long term debt that will be required to complete the System as planned at the time the withdrawing Member was part of the Commission and shall either:
 - (a) pay the outstanding principle and any accrued interest of current long-term debt and a the respective share of future long term debt to the Commission or
 - (b) agree to continue to pay the respective share of the annual payments for the current and future debt.

- 13.6 The addition of any new Member or the withdrawal of any Member shall be subject to the approval of the Government of Alberta.

14. AMENDMENTS

- 14.1 An amendment to this Bylaw may be passed by the Board by a three quarters majority of the Directors of the Board.
- 14.2 Written notice of a proposed amendment to the Bylaw shall be provided to each Director not less than thirty (30) days in advance of the meeting at which the amendment is to be considered.

15. SEVERABILITY

- 15.1 If any provision of this Bylaw is found to be invalid or unenforceable for any reason, such determination shall not affect the validity or application of the remaining provisions of this Bylaw

16. COMING INTO FORCE

- 16.1 This Bylaw shall come into force at the same time as Bylaw comes into force.

READ A FIRST TIME this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD TIME this _____ day of _____, 2021

Chair

Manager

Mountain View Regional Water Services Commission

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*Anthony Henday Water Treatment Plant
35566 Rge Rd 10, Red Deer County, Alberta T4G 0H5
Bus: 403-227-5828 - Fax: 403-227-5831
E-mail Address: mtnwater@telusplanet.net*

Date: Feb. 3, 2021
Memo To: Board of Directors
From: John Van Doesburg, Manager
Samantha Lafontaine, Finance Manager
Re: 2021 Budget

Administration has reviewed the 2021 Budget and current expenditures. The following unbudgeted expenditures have taken place:

1. Line Break - \$500,000 +/-
2. Debenture for Government Grant refusal (2021 –
 - a. 2020 -\$82,000
 - b. 2022 – \$160,000

Total Expenditure = \$582, 000 +/-

Methods of Financing Budget Shortfall:

1. Increase Rates.

The water rates would have to be increased \$.20 per cubic meter to recover the shortfall.

2. Reserve Funds.

The Commission reserves will be approximately \$900,000 after the payout of funds in March 2021.

3. Transfer to Reserve.

The Commission has budgeted \$200,000 transfer to reserve for 2021.

Recommendation:

It is recommended that the Commission transfer \$400,000 out of the reserves and utilize the 2021 budgeted transfer to reserve of \$200,000 totalling \$600,000 to pay for the unbudgeted expenditures.

"Quality Water Always"

MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION**NOTICE OF COMMISSION MEETING****Jan 19, 2021****Zoom Meeting****9:00 AM****AGENDA**

- | | Page |
|---------------------------------|------|
| 1. Call to Order | |
| 2. Adoption of Agenda | |
| 3. New Business | |
| a. Audit Committee | |
| i. Notice to Board | 1. |
| ii. Pivotal Service Plan & Fees | 5. |
| b. Borrowing Bylaw | 6. |
| i. Interest Rates | 8. |
| c. In Camera Session | |
| 4. Adjournment | |

January 6, 2021

MEMBERS OF THE BOARD OF DIRECTORS
MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION
ANTHONY HENDAY WATER TREATMENT PLANT
35566 RANGE ROAD 10
RED DEER COUNTY, AB T4G 0H5

Dear Board Members:

RE: AUDIT OF THE FINANCIAL STATEMENTS OF MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION FOR THE YEAR ENDED DECEMBER 31, 2020

The purpose of this report is to communicate to the Board of Directors certain aspects of the audit that we believe would be of interest to you. The Board of Directors can play an important part in the audit planning process and we look forward to discussing our proposed plan with you to determine whether there are additional areas of concern to the Board of Directors, which we should consider.

This report should not be distributed without our prior consent. We accept no responsibility to a third party who uses this communication.

Current Developments in the Profession

There have not been significant developments in the area of financial reporting, corporate governance and auditing this year.

Accounting Standards

There have been no new standards during the year that are expected to have a significant effect on the financial statements

Auditing and Assurance Standards

There have been no new standards during the year that is expected to have a significant effect on the financial statements.

Legislative and Regulatory Requirements

We are not aware of any changes in legislation and/or regulations that may affect your Commission.

Independence

At the core of the provision of external audit services is the concept of independence. Canadian generally accepted auditing standards require us to communicate to the Board of Directors, at least annually, all relationships between our firm and your Commission (and its related entities), that, in our professional judgment, may reasonably be thought to bear on our independence for the forthcoming audit of the Commission.

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In determining which relationships to report, we have considered the applicable legislation and relevant rules of professional conduct and related interpretations prescribed by the Institute of Chartered Professional Accountants of Alberta covering such matters as the following:

- holding of a financial interest, either directly or indirectly in a client;
- holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client;
- personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client;
- economic dependence on a client; and
- provision of services in addition to the external audit engagement.

Audit Approach

We have been engaged to perform the audit of the financial statements of Mountain View Regional Water Services Commission for the year ended December 31, 2020. We will adopt an audit approach that allows us to issue an audit opinion on the financial statements of the Commission in the most cost effective manner, while still obtaining the assurance necessary to support our audit opinion.

Our firm follows a risk-based approach. This approach focuses on obtaining sufficient appropriate audit evidence to reduce the risk of material misstatement in the financial statements to an appropriately low level. This means that we focus our audit effort in areas that we believe have a higher risk of being materially misstated and do less audit work in areas that are only low risk.

To assess risk accurately, we need to have a clear understanding of the Commission's business and the environment it operates in. Much of our understanding is obtained through discussions with Management and their staff. We would appreciate any information that you could provide to us about your business, industry, competitive marketplace, internal controls or anything else that you feel is important to the audit as it may corroborate what we have already learned from management and other sources, or it may be new information to us. We would also appreciate any insights that you could provide to us on what you perceive to be risky in your Commission, as that will make our audit more effective and efficient, which will benefit all concerned.

Audit Scope

We anticipate the scope of our audit of the financial statements of Mountain View Regional Water Services Commission for the year ended December 31, 2020 to include the following:

- An audit opinion on the financial statements of the commission;
- Preparation of the Financial Information Return for submission to Alberta Municipal Affairs.

Requests by the Board of Directors

In the course of your duties as the Board of Directors, you may be aware of additional areas of concern from an audit perspective that you would like us to address. We want you to know that we welcome discussion on any areas of audit concern that you may have.

Overall Audit Strategy

The general audit strategies available to us are a "combined" audit approach or a "substantive" audit approach.

In a combined audit approach, we would obtain our assurance from a combination of tests of controls (compliance procedures), and substantive procedures (such as analytical and test of details). The objective of the tests of controls to evaluate whether certain controls operated effectively. The objective of the test of details procedures is to detect material misstatements in the account balances and transaction streams. Substantive analytical procedures are used to identify differences between recorded amounts and predictable expectations in larger volumes of transactions over time. The combined strategy is more appropriate when there are a large number of transactions, and, when controls in the Commission are strong. By obtaining some of our assurance from tests of controls, we can reduce the substantive procedures that need to be done. Under a substantive audit approach, all of our audit evidence is obtained through substantive procedures like analysis, confirmation, examination of documentary or electronic evidence, etc.

Based on our knowledge and experience with your Commission, we anticipate using a substantive approach. Our preliminary knowledge of the Commission's internal control environment and procedures indicate that tests of controls would not prove efficient for us to obtain a portion of our audit evidence. Our audit evidence will be obtained through substantive procedures.

Materiality

Materiality can be defined as a misstatement or the aggregate of all misstatements in financial statements is considered to be material, if, in the light of surrounding circumstances, it is probable that the decision of a person who is relying on the financial statements, and who has a reasonable knowledge of business and economic activities (the user), would be changed or influenced by such misstatement or the aggregate of all misstatements. Ultimately, therefore, materiality decisions are based on professional judgment.

Materiality in an audit is used as a guide for planning the nature and extent of audit procedures and for assessing the sufficiency of audit evidence gathered. It is also used in evaluating the misstatements found and determining the appropriate audit opinion to express.

Page 4

Since the determination of materiality is a matter of professional judgment, it is primarily dependent on our evaluation of the relative importance of accuracy in the financial statements to the various users of those statements.

Audit Team

In order to ensure effective communication between the Board of Directors and our firm, we briefly outline below the key members of our audit team and the role they will play:

Key Member	Role
Keith McPhedran	Partner
Jessica Marion	File Manager
Stephen Ohene	Audit Technician

Timing of the Audit

We anticipate the following schedule for the conduct of the audit:


Board of Directors planning meeting	January 2021
Year-end audit fieldwork	February 16-19, 2021
Review of draft financial statements with the Board of Directors	March 2021 Board Meeting
Finalization of financial statements	End of March 2021
Board of Directors post-completion meeting	April 2021 Board Meeting

Conclusion

We hope that this letter will provide you with an update on the current developments within the accounting profession, as well as clarify our independence, responsibility and audit approach.

We look forward to discussing these issues with you. Please contact Jessica Marion or Keith McPhedran should you have any questions with respect to the above items or other matters of concern to the Board of Directors.

Yours truly,



Chartered Professional Accountants

Dear client:

RE: FUTURE SERVICE PLAN AND FEES

We hope you and your family are well. The past few months have presented challenges for everyone and in our business, yet we continue to strive to deliver high standards of service. These are definitely different times for sure with lots of uncertainty.

We are here to support you and please do not hesitate to contact us should you have urgent matters concerning you or your business.

We have taken the opportunity to reflect on our business model and look for ways to improve and expand our services and offerings while improving our standard of delivery.

Part of our review is how we bill clients. Over the years, we have used the simplistic "time incurred multiplied by rate per hour" method to determine the price of the work. Nearly every accounting firm worldwide uses this method.

We now feel this is an archaic method of pricing and as a courtesy to you, we think you deserve to know in advance how much our service will cost and what it entails. The current method of billing is also a disincentive for our clients to contact us when they really need our assistance or advice to make proactive decisions.

As a progressive firm, we have decided to change this "old" business practice. This means that before every job starts, we will advise how much it will cost and what the service will include.

For compliance and other regular work we perform, the fees will be spelled out within the engagement letter before the start of the project. Fees for bookkeeping and other services (i.e. CEWS assistance) will be covered in a separate engagement letter(s). Our fees will ensure that we maintain our high standards and be proactive in advising you with regards to your business activities.

As in the past, you will need to sign the engagement letter in advance of the engagement proceeding. If you are uncertain about the project, the price or the benefits, you will have the opportunity to discuss these with us at the outset. In order to get the new system up and running, we will provide a suitable regular monthly payment plan for the next year's services that supports your cashflow requirements and to even out our own cashflow.

BYLAW/RESOLUTION NO. 2021-1

OF Mountain View Regional Water Services Commission

(hereinafter referred to as "the Commission")
IN THE PROVINCE OF ALBERTA

This bylaw/resolution authorizes the Board of the Commission to incur indebtedness by the issuance of debenture(s) in the amount of \$3,150,000.00 for the purpose of completion of the construction of a water transmission line and pump station.

WHEREAS:

The Board of the Commission has decided to issue a bylaw pursuant to Sections 602.27, 602.28 and 602.29 of the *Municipal Government Act* to authorize the financing, undertaking and completion of the completion of the construction of a water transmission line and pump station.

Plans and specifications have been prepared and the total cost of the project is estimated to be \$3,150,000.00 and the Commission estimates the following grants and contributions will be applied to the project:

Capital Reserves

Provincial Grants

Debentures

\$3,150,000.00

Total Costs

\$3,150,000.00

In order to complete the project it will be necessary for the Commission to borrow the sum of \$3,150,000.00 for a period not to exceed () years, from the Province of Alberta or another authorized financial institution, by the issuance of debentures and other documents on the terms and conditions referred to in this bylaw.

The estimated lifetime of the project financed under this bylaw is equal to, or in excess of 50 years (50) years.

The principal amount of the outstanding debt of the Commission at December 31, 20 21 is \$28,837,748.00 and no part of the principal or interest is in arrears.

All required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

NOW, THEREFORE, THE COUNCIL OF THE COMMISSION DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. That for the purpose of constructing the completion of the construction of a water transmission line and pump station 360
the sum of three million 1 hundred and fifty thousand DOLLARS
(\$3,150,000.00) be borrowed from the Province of Alberta or another authorized financial institution
by way of debenture on the credit and security of the Commission at large, of which amount the full sum of
\$3,150,000.00 is to be paid by the Commission at large.
2. The proper officers of the Commission are hereby authorized to issue debenture(s) on behalf of the Commission for
the amount and purpose as authorized by this bylaw, namely the
completion of the construction of a water transmission line and pump station.
3. The Commission shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or
annual equal payments of combined principal and interest instalments not to exceed _____ (____)
years calculated at a rate not exceeding the interest rate fixed by the Province of Alberta, or another authorized
financial institution, on the date of the borrowing, and not to exceed 10 (10) percent per annum.
4. The Commission shall levy and raise in each year fees or requisition is sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Commission.
6. The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw/resolution.
7. This bylaw/resolution comes into force on the date it is passed.

DATED THIS _____ DAY OF _____, 20 _____.

Chair

Chief Administrative Officer

SEAL

Note: This document has no legal effect and is intended as a sample format only. The relevant provincial legislation and regulations should be consulted for certainty.

Loan Calculator

361 Print

Recalculation
options

Type

Blended Amortization

Term

5

Deferment

NA

Recalculate Loan

Calculations based on:

Principal is \$3,150,000.00

Term is 5 Years

Loan Type is Blended

Deferred payments
NA

Interest rate of 0.781 %

Payment #	Payment	Principal	Interest	Balance
1	\$321,804.09	\$309,504.92	\$12,299.18	\$2,840,495.08
2	\$321,804.09	\$310,713.38	\$11,090.71	\$2,529,781.70
3	\$321,804.09	\$311,926.56	\$9,877.53	\$2,217,855.14
4	\$321,804.09	\$313,144.47	\$8,659.62	\$1,904,710.67
5	\$321,804.09	\$314,367.15	\$7,436.94	\$1,590,343.52
6	\$321,804.09	\$315,594.59	\$6,209.50	\$1,274,748.93
7	\$321,804.09	\$316,826.83	\$4,977.26	\$957,922.10
8	\$321,804.09	\$318,063.88	\$3,740.21	\$639,858.22
9	\$321,804.09	\$319,305.76	\$2,498.33	\$320,552.46
10	\$321,804.09	\$320,552.46	\$1,251.63	\$0.00
Totals:	\$3,218,040.90	\$3,150,000.00	\$68,040.91	

Loan Calculator

[362 Print](#)

 Recalculation
options

Type

Blended Amortization



Term

10

Deferment

NA

[Recalculate Loan](#)

Calculations based on:

Principal is \$3,150,000.00

Term is 10 Years

Loan Type is Blended

 Deferred payments
NA

Interest rate of 1.297 %

Payment #	Payment	Principal	Interest	Balance
1	\$168,444.90	\$148,015.57	\$20,429.33	\$3,001,984.43
2	\$168,444.90	\$148,975.53	\$19,469.37	\$2,853,008.90
3	\$168,444.90	\$149,941.71	\$18,503.19	\$2,703,067.19
4	\$168,444.90	\$150,914.16	\$17,530.74	\$2,552,153.03
5	\$168,444.90	\$151,892.91	\$16,551.99	\$2,400,260.12
6	\$168,444.90	\$152,878.01	\$15,566.89	\$2,247,382.11
7	\$168,444.90	\$153,869.50	\$14,575.40	\$2,093,512.61
8	\$168,444.90	\$154,867.42	\$13,577.48	\$1,938,645.19
9	\$168,444.90	\$155,871.82	\$12,573.08	\$1,782,773.37
10	\$168,444.90	\$156,882.72	\$11,562.18	\$1,625,890.65
11	\$168,444.90	\$157,900.19	\$10,544.71	\$1,467,990.46
12	\$168,444.90	\$158,924.25	\$9,520.65	\$1,309,066.21
13	\$168,444.90	\$159,954.95	\$8,489.95	\$1,149,111.26
14	\$168,444.90	\$160,992.34	\$7,452.56	\$988,118.92
15	\$168,444.90	\$162,036.45	\$6,408.45	\$826,082.47
16	\$168,444.90	\$163,087.34	\$5,357.56	\$662,995.13
17	\$168,444.90	\$164,145.05	\$4,299.85	\$498,850.08
18	\$168,444.90	\$165,209.61	\$3,235.29	\$333,640.47
19	\$168,444.90	\$166,281.07	\$2,163.83	\$167,359.40
20	\$168,444.90	\$167,359.40	\$1,085.50	\$0.00
Totals:	\$3,368,898.00	\$3,150,000.00	\$218,898.00	

Loan Calculator

363 Print

Recalculation
options

Type

Blended Amortization

Term

25

Deferment

NA

Recalculate Loan

Calculations based on:

Principal is \$3,150,000.00

Term is 25 Years

Loan Type is Blended

Deferred payments
NA

Interest rate of 2.223 %

Payment #	Payment	Principal	Interest	Balance
1	\$82,459.07	\$47,448.40	\$35,010.68	\$3,102,551.60
2	\$82,459.07	\$47,975.76	\$34,483.31	\$3,054,575.84
3	\$82,459.07	\$48,508.99	\$33,950.08	\$3,006,066.85
4	\$82,459.07	\$49,048.14	\$33,410.93	\$2,957,018.71
5	\$82,459.07	\$49,593.29	\$32,865.78	\$2,907,425.42
6	\$82,459.07	\$50,144.49	\$32,314.58	\$2,857,280.93
7	\$82,459.07	\$50,701.82	\$31,757.25	\$2,806,579.11
8	\$82,459.07	\$51,265.35	\$31,193.72	\$2,755,313.76
9	\$82,459.07	\$51,835.14	\$30,623.93	\$2,703,478.62
10	\$82,459.07	\$52,411.26	\$30,047.81	\$2,651,067.36
11	\$82,459.07	\$52,993.78	\$29,465.29	\$2,598,073.58
12	\$82,459.07	\$53,582.78	\$28,876.29	\$2,544,490.80
13	\$82,459.07	\$54,178.33	\$28,280.74	\$2,490,312.47
14	\$82,459.07	\$54,780.49	\$27,678.58	\$2,435,531.98
15	\$82,459.07	\$55,389.35	\$27,069.72	\$2,380,142.63
16	\$82,459.07	\$56,004.97	\$26,454.10	\$2,324,137.66
17	\$82,459.07	\$56,627.44	\$25,831.63	\$2,267,510.22
18	\$82,459.07	\$57,256.83	\$25,202.24	\$2,210,253.39
19	\$82,459.07	\$57,893.21	\$24,565.86	\$2,152,360.18
20	\$82,459.07	\$58,536.66	\$23,922.41	\$2,093,823.52
21	\$82,459.07	\$59,187.27	\$23,271.80	\$2,034,636.25
22	\$82,459.07	\$59,845.11	\$22,613.96	\$1,974,791.14
23	\$82,459.07	\$60,510.25	\$21,948.82	\$1,914,280.89
24	\$82,459.07	\$61,182.80	\$21,276.27	\$1,853,098.09
25	\$82,459.07	\$61,862.81	\$20,596.26	\$1,791,235.28
26	\$82,459.07	\$62,550.39	\$19,908.68	\$1,728,684.89
27	\$82,459.07	\$63,245.60	\$19,213.47	\$1,665,439.29

28	\$82,459.07	\$63,948.55	\$18,510.52	\$1,601,490.74
29	\$82,459.07	\$64,659.30	\$17,799.77	\$1,536,831.44
30	\$82,459.07	\$65,377.96	\$17,081.11	\$1,471,453.48
31	\$82,459.07	\$66,104.60	\$16,354.47	\$1,405,348.88
32	\$82,459.07	\$66,839.32	\$15,619.75	\$1,338,509.56
33	\$82,459.07	\$67,582.21	\$14,876.86	\$1,270,927.35
34	\$82,459.07	\$68,333.35	\$14,125.72	\$1,202,594.00
35	\$82,459.07	\$69,092.84	\$13,366.23	\$1,133,501.16
36	\$82,459.07	\$69,860.77	\$12,598.30	\$1,063,640.39
37	\$82,459.07	\$70,637.24	\$11,821.83	\$993,003.15
38	\$82,459.07	\$71,422.34	\$11,036.73	\$921,580.81
39	\$82,459.07	\$72,216.16	\$10,242.91	\$849,364.65
40	\$82,459.07	\$73,018.81	\$9,440.26	\$776,345.84
41	\$82,459.07	\$73,830.37	\$8,628.70	\$702,515.47
42	\$82,459.07	\$74,650.96	\$7,808.11	\$627,864.51
43	\$82,459.07	\$75,480.67	\$6,978.40	\$552,383.84
44	\$82,459.07	\$76,319.60	\$6,139.47	\$476,064.24
45	\$82,459.07	\$77,167.85	\$5,291.22	\$398,896.39
46	\$82,459.07	\$78,025.54	\$4,433.53	\$320,870.85
47	\$82,459.07	\$78,892.75	\$3,566.32	\$241,978.10
48	\$82,459.07	\$79,769.60	\$2,689.47	\$162,208.50
49	\$82,459.07	\$80,656.20	\$1,802.87	\$81,552.30
50	\$82,459.07	\$81,552.30	\$906.77	\$0.00
Totals:	\$4,122,953.50	\$3,150,000.00	\$972,953.51	

**OLDS & DISTRICT MUNICIPAL LIBRARY
BOARD MEETING
February 17, 2021
MINUTES**

Present:

Staff:

Lesley Winfield (Library Manager)
Marilyn Thiessen (Assistant Librarian) (absent)

Board:

Shawna Cevraini (Chair)	Carolyn Horne (Member)
Dwayne Fulton (County Rep/Vice Chair)	Glenice Grover (Member)
Heather Ryan (Council Rep.)	Lisa Szafron (Member)
Barb Olsen (Treasurer)	Linda Ausum (Member)
Inez Hannett (Secretary)	

1. **Call to Order:** Shawna Cevraini called the meeting to order at 6:31 p.m.
2. **Approval of Agenda:** Dwayne Fulton moved, seconded by Linda Ausum that the agenda be approved. Motion Carried.
3. **Approval of Minutes:** Heather Ryan moved, seconded by Barb Olsen, that the Minutes be adopted. Motion Carried.
4. **Outstanding Business:**
 - a. **COVID closure updates:** Will find these out later this week
 - b. **WebJunction.com:** Might be of interest to board members as the programs are library specific
5. **New Business:**
 - a. **Annual Report for Municipal Affairs:** volunteer hours down because of COVID shut-down; direct circulation down as well; Programs: lots of online participants: lot of social media use; cardholder numbers about 2200; safety of patrons when library was open; Curbside service well-used; Glenice Grover moved and Carolyn Horne seconded that this report be accepted. Motion Carried.
 - b. **Notice of AGM meeting for March 17th:** we will need nominations for Chair; Vice-chair; Treasurer & Secretary.
6. **Correspondence:** a. Letters to MLA (for information)
7. **Committee and Executive Reports (if anything further)**
 - a. **Chair's report (Shawna)** – no report
 - b. **Committee Reports (if any)**
 - **Personnel** – (Shawna, Inez, Lisa) –no report
 - **Finance** – (Barb Olsen, Dwayne, Glenice) Barb Olsen detailed the expenses to date and moved the acceptance of her report. Glenice Grover seconded the Motion. Motion Carried.
 - **Community Relations:**(Heather, Carolyn, Linda, Lisa) no report.
 - **Safety** – (Heather, Carolyn) – no report.

- c. **Lesley** reminded the meeting that the affiliate link for the Banff Mountain Film Festival is on the Library website. Lesley received a cheque from Mountain View County for \$500 to help with COVID expenses.
- d. **Municipal Update/PRL Board Update:** Heather Ryan reported that the letter to the MLA was shared with the Town Council; **PRL Board Update:** local restrictions lifted; letter to MLA shared and passed on to advocacy committee; executive committee added \$25,000 for e-books.

Inez Hannett moved the acceptance of all the reports, seconded by Dwayne Fulton. Motion Carried.

- 8. Next Meeting Date & Time: March 17th, 2021 at 6:30 p.m. Annual General Meeting**
- 9. Adjournment:** Shawna Cevraini adjourned the meeting at 7:22 p.m.

REGULAR MEETING PACKAGE COVER PAGE

**March 18, 2021
1:00pm - ZOOM**

ZOOM Link: <https://zoom.us/j/98332579925?pwd=S2ZSdUVpekNKMVWUHHMYVNEQTBBUT09>
(if you have ZOOM app downloaded – just click link to join meeting)

1. Presentation(s):

Mr. Alec Carrigy, B.Sc., M.Sc., EPT, BIT,
Alberta Water Council, (AWC) Project Manager
Alberta WaterSmart, Environmental Scientist

Mr. Carrigy will:

- provide an update on the status of current AWC projects
- current status of implementation of the Water for Life
- AWC work on Source Water Protection
- AWC Drought Simulation/Resilience Project

2. Regular Meeting Package

- | | |
|-----------------------------------|-------------|
| • Agenda | Page 1 - 2 |
| • Minutes from January 21, 2021 | Page 3 – 6 |
| • Financials to February 28, 2021 | Page 7 - 11 |
| • 2021 Operating Budget | Page 12 – 1 |

(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 Members Area Password: #Rdr2021

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. Alec Carrigy, B.Sc., M.Sc., EPt, BIT,
Alberta Water Council, (AWC) Project Manager
Alberta WaterSmart, Environmental Scientist

Mr. Carrigy will:

- provide an update on the status of current AWC projects
- current status of implementation of the Water for Life
- AWC work on Source Water Protection
- AWC Drought Simulation/Resilience Project

[Alberta Water Council](#)

4. Minutes:

4.1. Confirmation of Minutes of January 21, 2021

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4.2. Business arising from Minutes of January 21, 2021

5. Financial:

5.1. Financial Statements to February 28, 2020

Page 7 - 11

5.2. 2021 Operating Budget

Page 12 – 13

6. New Business:

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

- Hard copies are in the process of being sent to all members
- For digital copy – [Click here](#)

6.2. Steering Committee – Next Steps

- Meeting held March 5, 2021 [Click here](#) for meeting summary

Steering Committee Recommendations:

- Copies of Handbook will be mailed to all RDRMUG Members.
- Follow up Handbook Concerns 1 and 2 that relate to Water Quality and Water Availability.

- A follow up meeting with Alberta Environment and Parks to address status of RDRMUG Crown Reservation Applications along with opening a discussion on future storage scenarios.

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7. Provincial Coal Mining Update:

RDRMUG will continue to monitor and provide members with all relevant information available on recent changes to Coal Mining Policies and Licensing issues.

- [Update from Deputy Minister B. Yee, Alberta Environment and Parks](#)
- [Update from Dr. I. Urquhart, Alberta Wilderness Association](#)
- [Map 1 Freehold Leaseholds](#)
- [Map 2 Clearwater County](#)
- [RDRWA Information – James River Map](#)

8. Executive Committee Recommendations:

9. Executive Director Report:

- 9.1. Update on Administration items

10. Upcoming Events

- 10.1. UN World Water Day – March 22, 2021 [click here](#) for information.

- 10.2. RDRWA Spring Forum – Monday, March 22, 2021

- Launch of “Source Water Film Premiere”

This new production completed by the RDRWA shines a spotlight on the Red Deer River watershed in Central Alberta.

11. Agenda Additions:

12. 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*

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

14. Next Meeting: May 20, 2021 (Format to be determined).

Regular Meeting – Annual General Meeting

January 21, at 1:00 PM - Via Zoom

Attendance: T. Leslie – Town of Sundre, D. Wyntjes – City of Red Deer, A. Campbell – Town of Stettler, R. Poole – Town of Blackfalds, G. Bates – Town of Innisfail, P. Massier – Red Deer County, D. Drohomerski – Town of Drumheller, B. Windsor – Town of Didsbury, B. Gartside – Village of Donalda, A. Kemmere – Mountain View County, G. Parsons – Town of Sylvan Lake, R. Kasco – Town of Oyen, W. Blatz – Town of Olds, J. Slomp – Special Areas, C. Reeds – Town of Trochu, R. Wildeman – Town of Three Hills, D. Wyntjes – City of Red Deer, A. Monkman – City of Red Deer, B. Shaw – City of Red Deer, T. Besuijen – Village of Alix, G. Champion – Town of Hanna, R. Hoyt – M.D. Acadia Valley, B. Kulyk – Village of Consort, K. Ryder – RDRMUG

Presenter(s): Ken Lewis, Alternate Land Use Services (ALUS)
Carolyn Ross, Cows and Fish

Joined Meeting at 2:30: Co-Chair J. Ireland – Lacombe County, J. Methot – RDRWA, M. Swanson – Clearwater County, B. Beattie – Mountain View County, D. Kuiken – Village of Acme, R. Hunter – Town of Didsbury,

Alberta Environment and Parks:

Deputy Minister Bev Yee
Keith Pridgen, Senior Policy Advisor to Minister
Rena L'Abbe, Chief of Staff to Ministry of Environment and Parks
Morgan Cameron, Ministerial Assistant

1. Call to Order:

Co-Chair T. Leslie called the meeting to order at 1:00pm.

Meeting Preamble: In view of several Member's concerns and questions relating to the recent Government of Alberta's coal mining issues Co-Chair T. Leslie advised that he has arranged through Minister J. Nixon's office to have representatives from Alberta Environment and Parks join the meeting at 2:30 to present information and take questions on these issues. As these arrangements were made after the meeting agenda was provided Co-Chair Leslie asked the Groups permission to adjust the agenda to accommodate this presentation. The agenda would be adjusted as follows:

- The presentations on the agenda from ALUS and Cows and Fish would commence at 1:00pm.
- The RDRMUG Annual General Meeting would follow.
- At 2:30 representatives from Alberta Environment and Parks would join the regular meeting for a 45 minute session.
- The regular RDRMUG meeting would follow the Alberta Environment session.

No objections or comments noted.

2. Adoption of Agenda:

2.1. Additions to Agenda: as noted in meeting preamble.

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Motion: G. Campion moved that the agenda for the January 21, 2021 RDRMUG regular meeting be adopted as revised.
Carried

3. Presentation(s):

3.1. Mr. Ken Lewis, Alternate Land User Services (ALUS) www.alus.ca

3.2. Ms. Carolyn Ross, Cows and Fish www.cowsandfish.org

Provided an update to the overall riparian health of the Red Deer River Basin and highlighted several projects and ongoing work that both Groups are engaged in.

4. Alberta Environment and Parks Presentation:

Deputy Minister of Environment and Parks, Ms. Bev Yee and supporting staff (as listed in attendance) joined the meeting via Zoom at 2:30. Deputy Minister Yee provided an update and briefing relating to the recent changes/actions in the coal mining industry.

4.1. Open letter from Hon. J. Nixon, Minister of Environment and Parks

4.2. Letter from RDRMUG Co-Chairs to Members

4.3. Meeting notes and Zoom recording has been sent to all Members under separate cover.

5. Minutes:

5.1. Confirmation of Minutes of November 19, 2020

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

MOTION: M. Swanson moved that the Red Deer River Municipal User Group Meeting minutes of November 19, 2020 be adopted as presented.

Carried

6. Financial:

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

Executive Director Keith Ryder provided an overview of the financial statements to December 31, 2020 which is the end of the RDRMUG fiscal year and highlighted the following:

- Balance Statement: Current Assets - \$ 64,714.88
 - Closing Surplus – \$ 57,529.63
 - Statement of Revenue and Expenses – Revenue - \$ 67,675.05
 - Expenses - \$ 57,185.08
- Surplus (Loss) for Year to-date – \$ 10,489.97

MOTION T. Besuijen moved to accept the Financial Statements to December 31, 2020 as presented.

Carried

6.2. 2021 DRAFT Operating Budget: ([Click here](#) for approved copy)

Executive Director, K. Ryder reviewed the DRAFT operating budget for the RDRMUG year ending December 31, 2021 as was presented November 19, 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.
 - Any changes to project amounts would be brought to the Membership for approval prior to any financial commitments being made.
 - Discussion on identifying a "reserve type" of funding in the budget for the purpose of an external financial audit which according to RDRMUG bylaws is required every four years. The next external audit is scheduled for 2022.
- K. Ryder stated that he would look into this item with the accounting staff at the Town of Drumheller.

Motion by D. Drohomerski to accept the 2021 RDRMUG Operating Budget as presented. **Carried**

7. New Business:

7.1. Special Committee – RDRMUG Handbook

Bill Shaw, (BPS Consulting Ltd.) presented the "final" edition with edits from previous meeting(s) included. The following recommendations were tabled for consideration:

- Adopt the following as the RDRMUG Vision Statement:

"An enduring healthy Red Deer River system with sufficient flows through all seasons to sustain communities, the economy and healthy aquatic environments".

This Vision Statement will be used in all RDRMUG documents, reports and communications.

Motion by B. Windsor to approve the RDRMUG Vision Statement. **Carried**

- Adopt RDRMUG Handbook "Looking Back – Moving Ahead" to become part of the RDRMUG mandate and resources.

Motion by A. Campbell to approve the adoption of the Handbook. **Carried**

- Members of the "Next Steps" Committee have offered to continue their services as a "Steering Committee" to move forward the actions and recommendations detailed in the Handbook.

Motion by G. Bates to approve that the Members of the "Next Steps Committee" to become the "Steering Committee" with duties as stated.
Steering Committee Members: Co-Chairs Leslie and Ireland, R. Poole, W. Blatz, G. Parsons, A. Monkman, B. Shaw, J. Slemph, K. Ryder.

7.2. Executive Committee Recommendations:

Proposed meeting dates for 2021: January 21, 2021, March 18, 2021, May 20, 2021³⁷³ July 15, 2021, September 16, 2021, and December 2, 2021*. Meetings will be held face to face when possible – details to be determined.

*The regular November meeting date for 2021 has been changed to accommodate the AUMA and RMA fall conferences. (AUMA Nov. 17 – 19, RMA Nov. 22 – 25)

Motion by R. Poole to approve the 2021 RDRMUG meeting dates as presented.

Carried

7.3. Renewal of Executive Director Contract

A request was sent to all RDRMUG members to provide input into the renewal of the Executive Director's annual contract.

- Co-Chair Leslie advised that the Executive Committee has reviewed Member's input.
- K. Ryder advised that would be pleased to offer his service the fiscal year ending December 31, 2021 at the current rate of remuneration.
- He also stated that it would be appropriate for RDRMUG to begin the succession process for his position and that he would be pleased to provide all assistance to ensure a smooth transition to a successor by the end of 2021.

Motion by D. Wyntjes to renew the contract with the Executive Director, K. Ryder at the current rate for the year ending December 31, 2021.

Carried

8. Executive Director Report:

K. Ryder advised that due to the length of meeting and time, he would share his report electronically with the members and include year-end review in minutes.

No objections noted.

9. Correspondence & Articles: Posted on www.rdrmug.ca

10. Next Meeting: March 18, 2021 (Format to be confirmed)

11. Adjournment: 3:25

Motion by A. Campbell to adjourn RDRMUG regular meeting.

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 Month Ended February 2021

Assets		
Current Assets		
Cash on Hand	-	
Bank - Scotiabank	53,229.34	
Bank - Investments	-	
Bank - Chinook	17.74	
Prepaid Expenses	-	
Accounts Receivable	66,717.50	
Accrued Revenue	-	
GST Clearing	-	
GST Recoverable	102.74	
	<hr/>	120,067.32
Capital Assets		
Furniture and Fixtures	-	
Equipment	-	
Tools and Software	-	
	<hr/>	-
Total Assets		<hr/> <hr/> 120,067.32
Liabilities and Equity		
Current Liabilities		
Accounts Payable	-	
Accrued Liabilities	-	
Deferred Memberships	55,597.92	
Reserves	-	
	<hr/>	55,597.92
Surplus		
Opening Surplus	57,529.63	
Surplus (Loss) for Year	6,939.77	
Closing Surplus	<hr/>	64,469.40
Total Liabilities and Surplus		<hr/> <hr/> 120,067.32

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

375

Statement of Revenue and Expense (un-audited)
For The Month Ended February 2021

	Budget	Actual	Variance
Revenue			
Municipal Membership	68,000	11,119.58	(56,880.42)
Interest Earned	200	72.24	(127.76)
Other Income		-	-
	68,200.00	11,191.82	(57,008.18)
Expenses			
Administration			
Contract Services (includes per diems)	42,000	3,664.37	(38,335.63)
Meeting Expense	1,200	-	(1,200.00)
Bank Charges		-	-
Town of Drumheller	5,125	-	(5,125.00)
Memberships/subscriptions	200	20.50	(179.50)
Office Supplies	400	40.00	(360.00)
Conference, Meetings	500	-	(500.00)
Travel Expense (Staff)	1,500	-	(1,500.00)
Web Site Maintenance	600	527.18	(72.82)
Miscellaneous		-	-
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	3,000	-	(3,000.00)
Integrating Land Use Planning		-	-
Handbook Actions			
Water Assurance Report	3,000		(3,000.00)
Future Storage Report	4,000		(4,000.00)
Integrated Water Res. Management Report	2,000		(2,000.00)
Video Production	1,500		(1,500.00)
RDRMUG Water Quality Water Protection Plan			
Contract Staff		-	-
Travel		-	-
Facility/Office Rental		-	-
Printing, mailing, etc.		-	-
Miscellaneous		-	-
	67,025.00	4,252.05	(62,772.95)
Surplus (Loss) for Year	1,175.00	6,939.77	5,764.77

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

Feb 2021 66,717.50 Requisitions outstanding from the membership
66,717.50

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	0.00	50% of total GST
Total	<u>32,194.24</u>	<u>21,724.84</u>	<u>0.00</u>	

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

301 Accounts Payable

31-Dec-19 - Keith Ryder: one month payable: Contract & Office Supplies
 31-Dec-19 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, 2021. 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 2021. The membership fees are amortized to revenue on a monthly basis, and adjusted with the addition of new members.

The 2021 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.

2021 Red Deer River Municipal User Group Association

Membership is for the period of January 2021 to December 2021

For The Month Ended February 2021

Chq Date	Deposited	Municipality	Amount Paid	Commitment	Population	Outstanding	Arrears
		Acadia Valley, County		123.25	493	123.25	
		Acme, Village		163.25	653	163.25	
		Alix, Village		183.50	734	183.50	
		Bashaw, Town		-		-	
		Big Valley, Village		87.25	349	87.25	
		Blackfalds, Town		2,531.25	10,125	2,531.25	
		*Bowden, Town		310.00	1,240	310.00	
		*Carstairs, Town		1,019.25	4,077	1,019.25	
		Clearwater, County		2,986.75	11,947	2,986.75	
		Consort, Village		182.25	729	182.25	
		Coronation, Town		-		-	
		*Crossfield, Town		827.00	3,308	827.00	
		Delburne, Village		223.00	892	223.00	
		*Didsbury, Town		1,317.00	5,268	1,317.00	
		Donalda, Village		54.75	219	54.75	
		Drumheller, Town		1,995.50	7,982	1,995.50	
		Elnora, Village		-		-	
		Halkirk, Village		28.00	112	28.00	
		Hanna, Town		639.75	2,559	639.75	
		*Innisfail, Town		1,961.75	7,847	1,961.75	
		Kneehill, County		1,250.25	5,001	1,250.25	
		Lacombe County		2,585.75	10,343	2,585.75	
		Linden, Village		-		-	
		Mountain View County		3,268.50	13,074	3,268.50	
		Munson, Village		-		-	
		Newell, County		1,881.00	7,524	1,881.00	
		*Olds, Town		2,296.00	9,184	2,296.00	
		Oyen, Town		255.50	1,022	255.50	
		Paintearth, County		525.50	2,102	525.50	
		Red Deer, City		25,250.50	101,002	25,250.50	
		Red Deer, County		4,885.25	19,541	4,885.25	
		Special Areas		1,046.00	4,184	1,046.00	
		Starland, County		516.50	2,066	516.50	
		Stettler, County		1,381.50	5,526	1,381.50	
		Stettler, Town		1,488.00	5,952	1,488.00	
		Sundre, Town		682.25	2,729	682.25	
		Sylvan Lake, Town		3,704.00	14,816	3,704.00	
		Three Hills, Town		803.00	3,212	803.00	
		Trochu, Town		264.50	1,058	264.50	
		Veteran, Village		-		-	
		* members of the Mountain View Regional Water Services Commission				7,731.00	
						-	
		Paid Communities: 0		-	66,717.50	266,870	66,717.50
						-	

2021 Red Deer River Municipal User Group Association

Membership is for the period of January 2021 to December 2021

For The Month Ended February 2021

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 RDRMUG OPERATING BUDGET

[illegible]

2021 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				
Sub Total	21,814.00		15,000.00		11,285.93	3,000.00		(revised Sept. 17, 2020)	
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)									

February 26, 2021 - Board Meeting Summary Highlights

A full review of approved meeting minutes are available at: saewa.ca / Board Meeting Minutes

- The Board approved the minutes from the January 29, 2021 regular meeting, as presented.
- The Board approved the February 12, 2021 Executive Minutes (draft) as received for information.
- The Board approved Old Business items including Vice Chair Ryan report on the February 10, 2021 presentation made to Rockyford County with comments gleaned from Mayor Burke, "I have received more information regarding SAEWA project in the time of this presentation than the duration of membership." (discussion: best strategy & tools for communication – "zoom / virtual" said to be a good economical platform to promote project and developing professional video; also discussed how to get messaging to individual councils as info does not seem to be flowing back through representatives or reports – some comments the Annual Report distributed end 2020 served to be a good update as reported back by some representatives & their councils)
- The Board directed administration to bring back Communication Strategy discussion to the Executive for their next agenda as an action item.
- Administration added Emissions Reduction Alberta – Shovel Ready Projects Expression of Interest update to the agenda having just been notified: SAEWA was unsuccessful in the EOI submitted being informed that the program received over 200 applications and was seriously over subscribed. (administration did notify ERA a stronger explanation of the EOI review is requested)
- Funding Plan B discussed at high level noting that the Executive will be reviewing Plan B at the March 2021 meeting and bring recommendations for action back to the Board. (action: to prepare strategy Vice Chair / Project Lead Ryan will be holding discussion with HDR to bring back to the Executive to the Board)
- The Board approved Administrations recommendation to rescind web hosting increase and to disconnect Vault. (action)
- The Board received DDSWMA letter for information in cancellation of membership with direction to invoice their individual members directly. (completed)
- Member Reports received included additional comments on communication and considerations for social media including Facebook and building video library. (noting SAEWA does have a twitter account and pushes out updates through twitter with little following) (also as part of Member Sheppard's report he noted that many municipalities think waste is theirs which is incorrect; waste belongs to waste commissions as an asset & liability)
- The Board motioned to move In-camera @ 11:10 am
- The Board motioned to move Out of Camera session @ 11:23 am
- The Board motioned to hold MOU in obedience for further direction.
- SAEWA Bylaws will be included for information in all agendas moving forward. (action)
- The Board motioned to move forward with in person Board Meetings: March 26 meeting to be hosted at Wheatland County.



Town of

Request for Decision

Correspondence and Information

March 22, 2021

RECOMMENDATION

That the Correspondence and Information Report ending March 22, 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:

Town of Olds will strive to respond to the public in a timely fashion after receiving general inquiries in an effort to provide good customer service and to demonstrate professional business practices.

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.

LIST OF CORRESPONDENCE AND INFORMATION PRESENTED:

ITEM #	FROM / TO	REGARDING
A	Government of Alberta (February 2021)	Disaster Recovery Program Changes
B	Alberta Transportation (March 3, 2021)	Strategic Transportation Infrastructure Program (STIP) & Resource Road Program
C	Muir/Blatz (March 9, 2021)	Thank you
D	Minister of Alberta Energy (March 11, 2021)	Response to Town of Olds letter on Coal Policy consultation
E	Olds and District Hospice Society	Hike for Hospice – May 2, 2021
F	Harder Correspondence (March 2, 2021)	Art and Murals
G	Town of Olds reply letter to Harder Correspondence	Art and Murals

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: March 6, 2021
CAO Signature:	Michael Merritt	Date: March 19, 2021

Disaster Recovery Program Changes

Overview

The Disaster Recovery Program (DRP) provides financial assistance to qualifying applicants to help restore uninsurable property lost or damaged by a disaster to its basic, pre-disaster functional condition.

DRPs provide financial assistance as a last resort to assist those affected by a disaster.

Program changes

For DRPs that occur in 2021, the Government of Alberta has set homeowner funding limits and implemented cost-sharing mechanisms between the government and program applicants.

Why changes were made

The cost and frequency of disasters in Alberta are increasing, and the province needs a more sustainable approach to disaster recovery. By implementing a stronger framework to deal with emergencies and disasters, these changes help ensure the DRP can continue to be available for Albertans when they need it most.

Homeowner-funding limits

The province is implementing a homeowner funding limit of up to \$500,000 per application for eligible costs and a limit of one-time assistance per property, regardless of the transfer of ownership. The one-time funding limit is not cumulative, so if an applicant has received any amount of assistance under the new policy, they would not qualify for funding in the future.

Establishing a homeowner funding limit helps government reinforce the intent of the DRP, which is to contribute to a ready and resilient Alberta and be the payer of last resort. Homeowners may choose to opt out of receiving DRP assistance if they are able to cover damages on their own. This would allow their property to qualify for future assistance if a DRP is approved in their community and they meet the program qualification criteria at that time.

Limits to properties

- Limits to assistance are applied to the property address only, not the applicant.
- A new property owner will not qualify for DRP assistance if the previous owner already accessed the one-time funding limit.

Posting addresses online

- If a homeowner applicant accessed funding through a DRP for a disaster that occurred in 2021 and onward, the property address and legal land description will be posted on the Government of Alberta website. The post will indicate that the address (legal land description) is not eligible for future DRP funding.
- This will help prospective buyers and developers become aware of funding limits that apply to specific addresses.

90:10 cost-sharing

Cost-sharing mechanisms for municipalities and private-sector applicants are based on a 90:10 formula, where the province covers 90 per cent of eligible disaster costs and the applicant covers the remaining 10 per cent.

What you can do as a community

The Alberta Emergency Management Agency encourages all Albertans and communities to:

- Purchase adequate insurance.
- Have reserve funds.
- Invest in mitigation and infrastructure maintenance.
- Restrict future property development in high-risk areas.

Living in high-risk areas

Albertans living in high-risk areas may experience a natural disaster of one kind or another. The Government of Alberta continues to provide DRP assistance to all qualifying applicants; however, homeowners living in high-risk areas are encouraged to consider relocating or mitigating risks to their properties.

Flood maps are available at <https://floods.alberta.ca/>.

Purchasing insurance

It is important for Albertans to become educated about their disaster risks and ensure they are adequately insured. There are more insurance options on the market now than ever before.

High-risk areas

Homeowners living in high-risk areas who are not able to access overland flood insurance are also subject to the cost-sharing and one-time funding limit.

Flood insurance

Financial assistance for disaster recovery continues to be available to eligible applicants to help cover costs related to uninsurable loss and damages. Albertans are advised to check with several insurance companies to compare policy coverage limits, exclusionary language (e.g. concurrent causation clauses), and premiums when purchasing any flood insurance.

Federal government disaster assistance

Since 2015, the federal government has significantly reduced federal support through the Disaster Financial Assistance Arrangements. This has increased the provincial liability for DRP costs. In addition to this, the federal government does not typically reimburse for repeat assistance in flood-prone areas.

Indigenous communities

The federal government continues to fund all eligible disaster-related costs on First Nations reserve land.

First Nations applicants living off reserve, as well as other members of Indigenous communities are eligible for the same benefits and limits as other Albertans applying to the DRP.

The 90:10 cost-sharing arrangements will also apply to Métis Settlement communities as it would for all other communities.

For more information

Online: alberta.ca/drp

Call us: 1-888-671-1111

Email: DRP.info@gov.ab.ca

Office of the Infrastructure Manager
Central Region

401,4920-51 Street
Red Deer, Alberta
Canada T4N 6K8

Telephone 403/340-5166
Fax 403/340-4810

1560-OLDS-RRP

March 3, 2021

His Worship Michael Muzychka
Mayor
Town of Olds
4512-46 Street
Olds, AB T4H 1R5

Dear Mr. Muzychka:

**Re: Strategic Transportation Infrastructure Program (STIP)
Resource Road Program**

Please be advised that a grant in the amount of \$1,500,000.00 is being processed for the Town of Olds. This represents the first payment for the South East Industrial Park project, under the Resource Road Program component of the Strategic Transportation Infrastructure Program – Economic Stimulus (STIP).

Please complete a Final Agreement Payment Claim Form and return it to this office, along with copies of all related invoices upon the completion of the project. The Town of Olds will be responsible for any applicable Goods and Services Tax associated with this project.

If you have any questions, please contact me at (403) 340-5069.

Sincerely,



Denette Leask
Infrastructure Technologist

----- Original message -----

From: Leon Muir <landemuir@hotmail.com>

Date: 2021-03-09 5:04 PM (GMT-07:00)

To: Wanda Blatz <WBlatz@Olds.ca>

Subject: Re: Your hard work on Council

Distinguished council woman Wanda Blatz,

It is very apparent to me that without your dedication to duty on the town council of Olds that we would not be enjoying such a vibrant, well connected and friendly community as we do. I would like to take this opportunity to thank you for your untiring commitment to service as a council member.

Kind Regards,

MPC Commissioner Muir

Sent from [Mail](#) for Windows 10



ALBERTA
ENERGY

*Office of the Minister
Deputy Government House Leader
MLA, Calgary-North West*

388

MAR 11 2021

AR38233

His Worship Michael Muzychka
Mayor
Town of Olds
4512 - 46 Street
Olds AB T4H 1R5
admin@olds.ca

Dear Mayor Muzychka:

Premier Jason Kenney forwarded a copy of your February 25, 2021, letter expressing the Town of Olds' support for consultation on a modern coal policy for Alberta. As Minister of Energy, I am pleased to respond on behalf of government.

Albertans have spoken loudly and clearly and we have heard them. When we rescinded the policy, it was not our intent to have removed any restrictions on coal development. From our perspective, we saw a policy that had been made obsolete through more modern oversight, but what we did not anticipate was the unintended consequences of removing the coal categories. Our intent was to align coal with all other commodities, but we heard that Albertans expect us to manage coal differently.

We are planning widespread consultation on a new coal policy. Consultations will start March 29, with details to be announced online before they begin. Albertans interested in receiving regular updates about the process, future consultation sessions, and how to participate can submit their contact information to alberta.ca/coalengagement.

As part of this process, we are committed to continuing to listen to the perspectives of all Albertans. Our goal is to help ensure the government's approach to coal development reflects the best interests of Albertans and continues to balance stringent environmental protections and enabling responsible resource development.

.../2

- 2 -

We recognize that rescinding the 1976 Coal Policy led to concerns about the impact of coal development on Alberta's majestic Eastern Slopes. As I've stated before, I am absolutely committed to ensuring that current and future generations will be able to benefit from and enjoy these lands. I assure you, we will continue listening until we get this right.

Thank you again for your letter. I appreciate the opportunity to communicate our position on the Coal Policy reinstatement and upcoming consultation process. We will not choose between protecting the land for future generations and providing economic opportunities. We need to, and will continue to, do both in a measured and responsible way.

Sincerely,

A handwritten signature in black ink, appearing to read "Sonya Savage". The signature is fluid and cursive, with the first name "Sonya" and the last name "Savage" clearly distinguishable.

Sonya Savage
Minister

cc: Honourable Jason Kenney
Premier of Alberta



HIKE FOR HOSPICE

<https://www.canadahelps.org/en/charities/olds-district-hospice-society/events/hikeforhospice2021>

Virtual Hike for Hospice!!

Step 1 : Sign up as an individual team

Create a team or individual name

Upload a picture

Tell us why you are hiking for hospice

Step 2 : Share your story with friends and family to gather pledges online or in person

Step 3 : Sign up to the Virtual Hike

@ <https://www.facebook.com/events/421810425710734/>

Step 4 : Join us on May 2, 2021 @ 9:30 for the Virtual event! Hike for Hospice 2021 The Hike for Hospice is the Olds & District Hospice Society's major fundraiser and this year we are celebrating our 10th Hike for Hospice. On May 2, 2021, Hike for Hospice will proceed as a Virtual Hike with emphasis on connection, education, awareness and support. Our registration fee is only \$10 dollars to enter as an individual or \$20 to enter a team. We will continue connecting with and supporting our clients while practicing social distancing. The reality is, clients and families in our area still need us. We intend to support them in every way we possibly can.

What is a Virtual Hike?

A virtual hike is an online event which provides an opportunity for participants to safely connect, support and celebrate.

How does it work?

Sign up as an individual or a team and gather pledges online. Once you register, you will have your very own pledge page where you can share your story and invite friends and family to view and contribute. On May 2, 2021, the Olds & District Hospice Society will be live streaming and you are invited to post your own hike photos. We will be suggesting routes around town, with respect to social distancing, so we can still hike together via technology. Plan to walk, run, wheel, cycle or crawl a 1km or 5km around your acreage, range road, drive way, around your house, parks, or neighborhood.

What's Happening?

This spring, people across Canada will gather together virtually and Hike for Hospice; raising pledges and awareness to support local hospice palliative care. The Hike for Hospice will be an online event through the O&DHS Facebook page on Sunday, May 2, 2021 at 9:00am.

Why Hike?

80% of Canadians say they want quality hospice at the end of life, yet less than 15% have access to it. Hospice Palliative is currently underfunded and under-recognized



ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
Deputy Government House Leader
MLA, Calgary-Hays*

AR100314

Dear Chief Elected Officials:

This letter is to inform you of changes to the Government of Alberta's Disaster Recovery Program (DRP), which are in effect for DRPs that occur in 2021 and onward and are outlined in the 2021 Disaster Assistance Guidelines.

In response to the rising cost and frequency of disasters in Alberta, we have made changes to the DRP. These changes are intended to share the responsibility of disasters with all those who are impacted and to make the program more sustainable for future events. Changes will ensure that assistance is available for Albertans when they need it most.

While conditions for eligibility remain the same for qualifying applicants, the following cost-sharing arrangements and funding limits have been added to the program:

Local authority and private sector applicants (including homeowners)

We are implementing a 90:10 cost-sharing arrangement.

- DRP assistance is limited to 90 per cent of eligible disaster expenses, instead of 100 per cent.
- The remaining 10 per cent of eligible assistance will be subtracted from the amount payable to the applicant. No payment to the program will be required.

Homeowners only

We are implementing a funding limit of up to \$500,000 per homeowner application and a limit on assistance to one time per property.

- For disaster events that occur in 2021 onward, qualifying homeowner applicants will only be able to access DRP assistance once per property address. Financial assistance from the program will not be provided to future applicants who own property at the same physical location.

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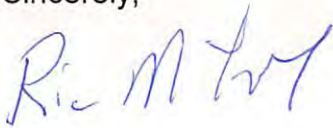
- The one-time funding limit is not cumulative. For example, if an applicant has received \$100,000 worth of assistance under the new policy, they would not qualify for any funding in the future.
- This change will not be applied retroactively. If a homeowner has received assistance before 2021, this does not count as meeting the one-time assistance limit.
- Homeowner addresses that receive DRP assistance will be posted online to the Government of Alberta website to provide transparency about DRP funding limits and up-to-date information for prospective homeowners, developers, and real estate professionals. The funding received stays with the property; therefore, a new homeowner would not be able to access disaster recovery funding for that same property in the future.

Being prepared improves individual and community resilience by lessening the impacts of disasters, shortening recovery time, and reducing economic disruption. Individuals and communities are encouraged to take measures to prepare for disasters and to look at ways of reducing their disaster risks. Learn how you can prepare for emergencies and disasters by visiting us at alberta.ca/emergency-preparedness.aspx.

Please refer to the enclosed information sheet for more information on changes to the Disaster Recovery Program and the Alberta Disaster Assistance Guidelines, or visit us online at www.alberta.ca/drp.

If you have any additional questions, please call 1-888-671-1111 or email drp.info@gov.ab.ca.

Sincerely,

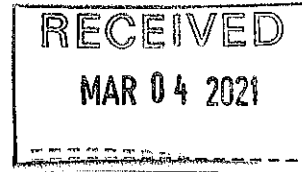


Ric McIver
Minister

Attachment: Information Sheet

cc: Chief Administrative Officers

#408-4403-67a Ave.
Olds AB T4H 0B9



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March 2, 2021

Olds Town Council:

I want to start my letter by saying how great the town of Olds is. I have lived here for six years and couldn't think of a better place to live. This town is located on the beautiful agriculture prairies with the majestic Rocky Mountains visible to the west. All the amenities that are necessary for daily needs, health, and safety are here: grocery stores, clothing stores, hardware stores, drug stores, hospital, medical clinics with doctors, schools, churches, police force, senior housing, restaurants, gas stations, agriculture needs, our own radio station and technology service. The list could go on. We are blessed to have one of Canada's greatest agriculture colleges. Olds has also done a great job of providing recreational grounds; the Rotary Park, the skate board park, golf course, arena, walking paths, the theatre, the swimming pool, the splash park. The auction mart and cow palace have catered to our large agricultural sector. Olds has also done a fine job of the many services they provide for us residents through volunteers and paid staff.

I have appreciated what the town has done to make our town pleasing and welcoming to the residents and visitors of this town. The large pots of flowers along the #27 corridor are so refreshing and beautiful in summer along with the shrubbery and perennial plots, the little lit up village at Christmas time is lovely, the events that include participation of all residents of the town (parade, summer solstice, pancake breakfast, sports events, church in the park, Canada Day celebrations) are lovely.

There is just one area I have some concerns about. Olds is trying to make this town a positive cultural centre. This includes art work, advertising, sculpture, performances. There are presently two large mural paintings in the down town core. The February 9 Albertan shared the discussion of a bill/by-law as to what type of murals would be allowed and what would not. One that I DO NOT SUPPORT and HOPE will not be allowed is nude paintings. There is enough of that out there for people to see if they are so inclined that we DO NOT need to make big murals to depict that in our town. The two murals that are in the down town core I think are enough. Who pays for these? Are my tax dollars helping support this endeavour? Do the Olds residents have any say in what kind of murals are going to be allowed, how many, who will maintain them, who pays for them?

I pray that the town council can and will make wise decisions and commitments that will serve all the residents positively and happily. Thank you for all you do for us.

Respectfully submitted

A handwritten signature in cursive script, appearing to read "Judith M. Harder". The signature is written in dark ink and is positioned below the "Respectfully submitted" text.

Judith m. Harder

**OFFICE OF THE MAYOR**

March 11, 2021

Judith M. Harder
#408, 4403 – 67A. Avenue
Olds, AB T4H 0B9

Dear Ms. Harder,

Re: Correspondence to Olds Town Council, March 2, 2021

Thank you for acknowledging what you feel is working well in our community and for taking the time to share your concerns regarding the proposed Mural Bylaw. Feedback from citizens is truly invaluable as we work on building the future for our community.

The discussion in the February 9th edition of the Olds Albertan which you refer to in your letter is regarding general provisions to the proposed Mural Bylaw that would help to guide the Public Art Advisory Committee (PAAC) in their consideration of mural applications, particularly with respect to allowable content and imagery. The objective is to create a balance between ensuring that murals are acceptable for public display, while still allowing for creative freedom and expression of artists.

In response to your question regarding who pays for murals/public art, there are different ways that public art comes into being: community driven/private projects or municipal initiated projects. Community driven projects are most often sponsored by and paid for privately. Municipal projects are funded through approved town budgets. Sometimes, projects are a combination of town budgets and private funding. As such projects would be viewed in public space, they both need to meet guidelines which ensure, as best as possible, that they are acceptable for public display. The Town of Olds has not allocated a budget for new public art projects in 2021. The murals in Uptowne Square were initiated by a community group and are privately funded.

Olds residents were asked to participate in a super-graphics/murals survey last year and a report was presented to Town Council on October 5, 2020. The results of the survey guided the development of the proposed Mural Bylaw which contains several provisions concerning murals in Olds including that the owner(s) of a building with a mural shall be responsible for maintaining the mural in a proper state of repair.

A Public Hearing regarding the proposed Bylaw will be held Monday, March 22, 2021 at 1:00 pm in the Council Chambers of the Town Administrative Office. Public participation in the Public Hearing will be available electronically due to the COVID-19 pandemic. Your letter will be included in this feedback process, however if you wish to provide additional input or to learn more about how to participate in this opportunity, please see our website www.olds.ca under Planning & Development / Notice of Public Hearings.

Olds Town Council is committed to serving the community and making decisions that support creating a community where residents and visitors may enjoy a sense of belonging, and where diversity adds to the social and economic vibrancy of the community and improves the quality of life for all residents.

Sincerely,



His Worship,
Michael Muzychka
Mayor - Town of Olds
Email: mmuzychka@olds.ca

cc. *Michael Merritt, CAO, Town of Olds*
Mayor's Read Board