

**AGENDA
COUNCIL MEETING
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
December 13, 2022 6:00 pm
Council Chambers**

A

- A. ADOPTION OF AGENDA
- B. DELEGATIONS
- C. MINUTES/NOTES
 - 1. Committee Meeting Minutes
 - November 22, 2022
 - 2. Council Meeting Minutes
 - November 22, 2022
- D. BUSINESS ARISING FROM THE MINUTES
 - a) Letter of Support Pincher Creek Emergency Services
 - Forest Resource Improvement Association of Alberta (FRIAA) grant
- E. UNFINISHED BUSINESS
- F. COMMITTEE REPORTS / DIVISIONAL CONCERNS
 - 1. Councillor Tony Bruder – Division 1
 - ORRSC Periodical – Land Use Planning for Wildfire Resilience
 - 2. Reeve Rick Lemire – Division 2
 - 3. Councillor Dave Cox– Division 3
 - Economic Corridors Task Force Findings
 - Economic Growth Forum Roundtable Discussion Summary
 - Alberta SouthWest Regional Alliance – November 2, 2022
 - Alberta SouthWest Bulletin December 2022
 - 4. Councillor Harold Hollingshead - Division 4
 - 5. Councillor John MacGarva – Division 5
 - Crowsnest Pincher Creek Landfill Minutes – October 2022
- G. ADMINISTRATION REPORTS
 - 1. Operations
 - a) Operations Report
 - Report from Public Works dated December 7, 2022
 - Public Works Call Log
 - MD Vehicle Fuel Usage Report
 - 2. Finance
 - 3. Planning and Community Services
 - a) Land Use Bylaw Amendment 1337-22 (Black Star Globes)
 - Report from Planning and Development, dated December 7, 2022
 - b) Land Use Bylaw Amendment 1342-22 (Alberta Rocks)
 - Report from Planning and Development, dated December 7, 2022
 - c) Land Use Bylaw Amendment 1345-22 (Riverbend Ranch Houses)
 - Report from Planning and Development, dated December 7, 2022
 - 4. Municipal
 - a) Chief Administrative Officer Report
 - Report from CAO, dated December 8, 2022
 - b) Ford Lightning - Timing of Purchase
 - Report from Energy, dated December 6, 2022
- H. POLICY REVIEW
- I. CORRESPONDENCE

1. For Action

- a) Brownlee LLP's 2023 Emerging Trends in Municipal Law
 - Event February 9, 2023
- b) Foothills Little Bow Meeting – January 13, 2022
 - Which Councillors plan on attending?
 - Does Council have items for the agenda?

2. For Information

- a) Grant Specialist Report
 - October 2022
- b) Ambulance Concerns – Rural Area
 - Letter from Mayor of Ponoka
- c) Victim Services Clarification
 - Letter from Alberta Public Safety and Emergency Services
- d) Group Group Youth Thank you
 - Letter of Thanks
- e) Christmas Mix and Mingle Invitation
 - Pincher Creek and District Chamber
- f) ORRSC Christmas Letter
- g) Waste Management and Recycling Fees
 - Letter from Town of Pincher Creek
- h) Highway 3 Twinning Development Association
 - Letter for Financial Support (Council approved for term)
- i) NGTL West Path Delivery 2023: CER Certificate Notification
 - NGTL 2023 CER Approval Notification
 - Commission Order
 - Commission Certificate

J. NEW BUSINESS

K. CLOSED MEETING SESSION

- a) PCESC - Legal Opinion - Article 10 – Disestablishment of the Commission – FOIP Sec 24
- b) Beaver Mines Distribution & Collection Liquidated Damages Follow-up – FOIP Sec 24
- c) Road Closure and Purchase Request – FOIP Sec 24
- d) Municipal Owned Leased Land – FOIP Sec 24

L. ADJOURNMENT

MINUTES
REGULAR COUNCIL COMMITTEE MEETING
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
Tuesday, November 22, 2022 2:00 pm
Council Chambers

Present: Reeve Rick Lemire, Deputy Reeve Tony Bruder, and Councillors Dave Cox, Harold Hollingshead, and John MacGarva.

Staff: Acting CAO Meghan Dobie, Utilities & Infrastructure Supervisor David Desabrais, Public Works Superintendent Eric Blanchard, Finance and Asset Management Specialist Brendan Schlossberger, Assistant Development Officer Laura MacKinnon and Executive Assistant Jessica McClelland.

Reeve Rick Lemire called the meeting to order, the time being 2:00 pm.

1. Approval of Agenda

Councillor Dave Cox

Moved that the agenda for Council Committee Meeting on November 22, 2022 be amended to include:

Closed Session – Black Powder Gun Club Lease Discussion – FOIP Sec. 24

Closed Session – CAO Performance Appraisal Process – FOIP Sec. 24

AND THAT the agenda be approved as amended.

Carried

2. Delegations

Transportation and Economic Corridors

Darren Davidson Regional Director, Southern Region, with Transportation and Economic Corridors, attended the meeting at this time to meet with Council regarding road concerns in our Municipality.

Council discussed travel concerns along the Maycroft road, being that the majority of traffic on that road is visitors to the area using that road to access forestry in MD of Ranchland. Council questioned if there were grants available to assist with rising costs of maintaining the road, Darren suggested as it is a shared road with the neighboring municipality that there could be a possibility of a partnership and additional grant money if we work with them. Administration will research the possibility of this project moving forward.

The intersection at highway 507/3 and Burmis has been a safety concern for Council for many years. Council questioned if there was a plan in place to make this crossing safer. Darren stated that with the twinning of the highway, there are plans to have bypass lanes to upgrade this section but that transportation has not finalized anything at this time.

Darren Davidson left the meeting at this time, the time being 2:36 pm.

REGULAR COUNCIL COMMITTEE MEETING
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
TUESDAY, NOVEMBER 22, 2022

Pincher Creek Emergency Services

Fire Chief Pat Neumann attended the meeting at this time to request a letter of support from Council in order for Pincher Creek Emergency Services to apply for the Forest Resource Improvement Association of Alberta (FRIAA) grant. This grant would be used to work on fire mitigation and fire smart programming for Castle Mountain as well as the Lee Lake corridor.

Pat Neumann left the meeting at this time, the time being 2:45 pm.

3. Closed Session

Councillor Harold Hollingshead

Moved that Council move into closed session to discuss the following, the time being 2:50 pm:

- a) 2023 Budget – FOIP Sec. 24
- b) Black Powder Gun Club Lease – FOIP Sec. 24
- c) CAO Performance Appraisal Process – FOIP Sec. 24

Carried

Councillor Dave Cox

Moved that Council move out of closed session, the time being 4:29 pm.

Carried

4. Round Table

- Irrigation District – Councillor Hollingshead will forward all information regarding forming an irrigation district to administration.

5. Discussion: Touring Castle Mountain Resort

Council was invited by Castle Mountain Resort to go out to the area for a tour. Council would like to schedule a tour for the Spring to be able to see all of the area.

6. Discussion: Rebooking Coffee with Council

Council directed administration reschedule the Coffee with Council in Twin Butte for the beginning of December, as well as plan for a January Coffee with Council for Division 3.

7. Adjournment

Councillor Tony Bruder

REGULAR COUNCIL COMMITTEE MEETING
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
TUESDAY, NOVEMBER 22, 2022

Moved that the Committee Meeting adjourn, the time being 5:00 pm.

Carried

|

REEVE

|

ACTING CHIEF ADMINISTRATIVE OFFICER

MINUTES
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
REGULAR COUNCIL MEETING
NOVEMBER 22, 2022

The Regular Meeting of Council of the Municipal District of Pincher Creek No. 9 was held on Tuesday, November 22, 2022, at 6:00 pm, in the Council Chambers of the Municipal District Administration Building, Pincher Creek, Alberta.

PRESENT Reeve Rick Lemire, Deputy Reeve Tony Bruder, Councillors Dave Cox, Harold Hollingshead and John MacGarva.

STAFF Acting CAO Meghan Dobie, Utilities & Infrastructure Supervisor David Desabrais, Public Works Superintendent Eric Blanchard, Assistant Development Officer Laura McKinnon, Planner Gavin Scott, and Executive Assistant Jessica McClelland.

Reeve Rick Lemire called the meeting to order at 6:00 pm.

A. PUBLIC HEARING BYLAW 1337-22

In order to receive public input on proposed Bylaw No. 1337-22, a Public Hearing, conducted by the Council of the Municipal District of Pincher Creek No. 9, was held on Tuesday, November 22, 2022.

1. Call Public Hearing to Order

Reeve Rick Lemire recessed the Council meeting and called the Public Hearing to order, the time being 6:00 pm.

A Public Hearing is Council's opportunity to hear from anyone who is affected by the proposed bylaw. General rules of conduct when a Public Hearing is held are as follows:

- The developer and/or proponent is given the first opportunity to present to Council and the public. After the public has made their statements, the developer has the opportunity to rebut or answer any questions.
- Members of the public will be invited to speak to the subject matter. We will ask members of public who wish to speak to state their name for the record. The speaking time limit is 5 minutes per speaker. If you have previously submitted a written response, unless you have new information to present, be assured that Council has read your letter. Please do not come to the podium to read your submitted response.
- The Reeve will call for any additional speakers to make sure everyone wishing to speak has had the opportunity to do so. As this is not a situation for debate, speakers may come up one time only.
- Following all presentations from members of public, the developer has the opportunity to rebut or answer any questions, Council may ask questions to Administration and/or developer.
- Council will then close the Public Hearing. This ends the opportunity for the public or Administration to provide information on the matter.

2. Advertising requirement

Reeve Rick Lemire stated that this Public Hearing had been advertised in accordance with Section 606 of the Municipal Government Act. This Public Hearing was advertised in Shootin the Breeze and the Pincher Creek Echo on November 9 and November 16, 2022, as well as the MD website and MD social media pages.

3. Purpose of the hearing

The purpose of Bylaw No. 1337-22 being the bylaw to amend Bylaw 1289-18 (being the Land Use Bylaw) to change the land use designation of lands legally described as Portion of SE 15-4-30 W4M "Agriculture - A" to "Rural Recreation 2 – RR-2" the purpose of the proposed amendment is to allow for the development of a recreational accommodation.

Planner Gavin Scott provided an overview of the bylaw.

4. Presentations:

VERBAL:

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

Reeve Rick Lemire asked if anyone in the audience wishes to make a statement. The following people in attendance spoke:

Michael Olsen (Developer)

- Provided background for the proposal
- He is a business owner in Waterton who has enjoyed the area most of his life
- Looking at this as an opportunity to change how people tour

Suzanne Kirby (Developer)

- Provided additional background for the proposal

Claren LaRocque

- Not in favor of open development but families need to be able to diversify
- Council can decide what is appropriate
- Council and the community need to have a discussion moving forward
- Very few ranches can sustain a family
- Community needs to allow for land shifts while recognizing culture
- Developer family is very community minded
- Majority of the landscape is already a mix of industry and ranches

Ethan Hardy

- We are not Waterton, we are Pincher Creek
- Current economy is lacking
- If Waterton needs more housing, they should talk to the Federal Government
- People can't afford groceries let alone recreation
- Local economy doesn't have anything going on
- A gas plant next to a geo dome is a health and safety issue

Kim Hardy

- Development proposal will bring in tourists that will be in the area causing security issues
- Lifestyle of adjacent landowners is being threatened
- Council should re look at where developments take place

Taylor Cahoon

- Is developer Michael Olson's brother in law
- Currently a teacher in Lundbreck
- Spoke to Michael Olson's credibility

Heidi Matheson

- Lives on Hardy farm
- Has no issue with developers credibility or the idea of the domes
- Doesn't want 60 new people being next door to her every 3 or 4 days

Mitch Hardy

- Travels for work and sees other areas where glamping is set up
- With the constant rotation of people is has a negative impact on locals
- Sees tourists picnicking in farmers fields
- People already come to their property as they get turned around trying to find lakes
- This development would take ag land out of ag and will effect the livestock and wildlife in the area

Kathy Day

- Council should look at project location and move proposal to a different area
- Concerns over loss of ag land
- Farms do need to diversify, just not on the farm
- What are tax implications for adjacent owners?
- Who will be responsible for road maintenance, snow removal, and dust control?
- If the gas plant has a blow out, who is responsible for litigation if there are injuries or death?

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

- A moratorium on further development should be put into place until there is a solid plan

Tracy Delay

- Speaking for the Carlson's and Delay's
- Trying to keep emotions aside and deal with the principle of the matter
- Why after the first hearing are we back here with only a single change from RR1 to RR2?
- Commercial operations shouldn't be allowed on native grass lands
- Concerns aren't with today, but what about the future
- What kind of message is Council sending? Are they serving the residents or the tourists
- Is the MD trying to protect lands and ecosystems, or approve rezoning for financial gain for people in cities
- MGA states Council will take into account the health and welfare of the MD as a whole
- There was minimal advertising and no information to find the development proposal
- Rezoning application lead to threats to ranching, fire and theft
- Who will be responsible for litigation should something happen?

Megan Metheral

- Who will be removing the water and wastewater?
- How will Council ensure that the effluent will be disposed of properly?
- Already issues with Town infrastructure for sewage disposal

Darryl Carlson

- Its not personal against anyone if MD approves these facilities, we don't want to be the next Canmore
- Council should put proposals on hold until public consultation is completed
- Not excited about having a 15 unit motel in his backyard

Barry Clinton

- Already submitted a written response
- No communication with residents, all advertisements shows is numbers
- Should be an open house prior to a public hearing

Taylor Delay

- Finishing her mothers speech
- Council should take a step back and reflect
- What legacy does Council want to leave?
- Strongly opposed the change in land use

Richard Hardy

- Has been ranching in the community for 54 years
- Finding this process very difficult because there is so much speculation from neighbors
- Community has always worked with and supported each other
- This is tearing the community apart but it will end
- Hoping everyone can take a deep breath and look at what it is doing to the community

Ron Mantle

- Understands why people are upset, if he had 60 people moving in next door he would be upset too
- This project isn't about educating the public about ranching, its about making money
- This is about well off people that could care less about ranches
- There needs to be a better strategy for these types of developments
- Highway 6 South to the mountains should be off limit to windmills and coal mines

Sophie LaRocque

- So much conflicting information being heard tonight
- Directly contradicting comments being made
- Ability for ranchers to stay on their land or sell out to outside developers
- Zero development is unrealistic and not sustainable
- There has to be space to responsible and sustainable grow and diversify
- Not allowing local families to diversify may mean families will need to sell and leave the area

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

Reeve Rick Lemire asked if anyone else wanted to present a verbal submission, no one else requested to speak.

WRITTEN:

Reeve Rick Lemire asked if any written submissions were received, the following were received and part of the public package:

- Barrie Clayton
- Shell Canada

Development Officer Assistant Laura McKinnon read submissions that were received after the Council package was produced.

Anne Stevick

- A resident of Division # 1, and having resided in this division for 34 years now; and before that having resided in the MD for another eight years
- MD has a very strong agricultural base and has had for a very long time, due to the foresight of past councils, governments and citizens.
- Would hate to see that change, realizes that we need diversification, but the reason that we attract outside visitors who bring cash into our local economy is that we still have open spaces, uncluttered viewsapes and a healthy agricultural/rural base that has taken care to retain those intrinsic qualities
- Each application that comes before Council, asking to re-zone agricultural land to a “better” use, I.e. commercial, country residential, recreational is innocent enough; but the cumulative effect if all these proposals are accepted is staggering over time! By setting a precedent of allowing 10 acres here, 30 acres somewhere else, a quarter section hidden away, to be removed from agricultural designation opens the gate to unlimited change of our landscape if we look 10 years into the future
- And 10 years is not very long, how about 30 or 50 years from now?
- Both proposals have been presented with small scale footprints (for now) but once established there is no stopping future expansion, change of ownership with other ideas, or additional proposals. It will never be “agricultural” again
- If applications are approved and re-zoning occurs there are a few points to consider for maintaining these developments:
 - Weed mitigation and monitoring: the MD weed crew already has enough invasive species to deal with; these projects need to be responsible for maintaining the property weed free
 - Water quality and usage, protection of existing springs, wells
 - Trespassing issues on neighbouring lands: how will they demarcate boundaries and rules of engagement?
 - Road access and maintenance: who foots the bill for road maintenance, dust control and access
 - Garbage disposal: who is responsible for garbage collection, picking plastic bags off the fences?
 - SAFETY: As far as the Blak Star proposal, this property is in the H2S evacuation zone of the Pecten Plant (Paradaen), and I believe would cause issues if there were an incident at the plant. How would the plant know who to contact in case of evacuation?
 - Also concerning the Blak Star Plan, disagee with llamas and alpacas as wildlife deterrents. Especially in the fall and late summer, they would be predator (bear) attractants

Dan Crawford

- Agriculture is hard. You rely on the weather to give you
- What you need to raise your products, whether it is raising livestock or growing plants
- No control over the price you receive for your product.
- Input costs are set by your suppliers and you are completely at the mercy of new regulations that may positively or negatively affect your operation

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

- Many farming or ranching operations must rely on additional income outside of their traditional revenue streams to survive
- Some operations now have windmills, green house, market gardens or U-pick orchards
- Many try raising a different type of livestock such as pigs, chickens, sheep, Lamas or for a while, Ostriches
- Some land owners have gravel or sand deposits that can be sold to bring new income to the operation
- New revenue streams must be developed whether it is for personal use, a company to grow and survive or local government pay for the services we all want, need or expect
- What does it cost to run a grader up and down your road? Gravel? A Culvert? Where does that money come from? Taxes
- Land taxes alone cannot cover the needs of our local Governments. In our area, we have had a steady tax revenue from the Waterton Gas Plant since the 1960' s and for the past 20 plus years, we have developed a tax base from windmills. As these industries change, look to new developments to continue funding our infrastructure
- There is a huge divide between rural and urban
- How do we make rural relevant again? Maybe it starts with an experience to help to bridge the gap between rural and urban
- Let's work together to show off our way of life.

Shannon Ripley

- Small-scale ranching as practiced in the Twin Butte area in a manner that cares for the native grassland and ecosystem is a special vocation which both provides food for people and preserves habitat for many species of wildlife who rely on the native rangeland habitat. Ranching and preserving small-scale ranching livelihoods are key components to preserving this landscape and the increasingly rare native grasslands. At the very same time, global commodity markets and the changing climate are and will increasingly make small-scale ranching economically challenging. I would like to see all of my cousins who ranch in this region be able to continue doing so, without needing to travel to other regions for off-farm employment to enable a viable household income.
- From her perspective, the Eco Globe Recreational Accommodation area as proposed is an effort by one ranching family to diversify their income, without needing to travel off the farm to work, while preserving the essence of their ranching operation and the native grassland habitat where their ranch is located. When carried out in a thoughtful manner, rural and eco-tourism initiatives can provide valuable opportunities to create meaningful dialogue between urban and rural communities and better understanding of rural livelihoods -- something that I feel we need more than ever, in this time of polarization of viewpoints.
- Respects and understands that proposals for change are challenging, and can cause discomfort
- In 2004-2007, lived and worked in a rural community in northwestern Argentina. During my time working and living in that community, watched first-hand as a group of rural residents planned and took their first steps in facilitating a small-scale rural tourism initiative. The objective of this particular project was to increase dialogue between urban and rural people and bring additional off-farm income into the rural community. The early stages of the rural tourism project were very challenging: some rural community members feared that having urban people visit would threaten their rural livelihoods. The project started, then paused due to this fear. In time, the rural tourism project started again, and more and more rural people joined to participate. It has now been operating successfully for more than 10 years; now with strong support from the broader community. Each situation is unique and the experiences will be unique. However, there is often much value in being open to small small-scale changes that explore opportunities for income diversification and the preservation and support of rural livelihoods

Michael Olsen (Developer)

- Proposal was not intended to divide the community

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

- Spoke to Darryl Carlson prior to the Kirby's, thanked Darryl for giving him Kirby's contact information
- Some small ranches need the additional income
- No one is getting rich off this
- Minimal impact, only 2 people per globe
- We need to live in a different way to be sustainable

5. Closing Comments

Reeve Rick Lemire asked if Council had any further questions. No further questions were asked.

6. Adjournment from Public Hearing

Councillor Harold Hollingshead adjourned the Public Hearing, the time being 7:27 pm.

B. PUBLIC HEARING BYLAW 1345-22

In order to receive public input on proposed Bylaw No. 1345-22, a Public Hearing, conducted by the Council of the Municipal District of Pincher Creek No. 9, was held on Tuesday, November 22, 2022.

1. Call Public Hearing to Order

Reeve Rick Lemire recessed the Council meeting and called the Public Hearing to order, the time being 7:34 pm.

A Public Hearing is Council's opportunity to hear from anyone who is affected by the proposed bylaw. General rules of conduct when a Public Hearing is held are as follows:

- The developer and/or proponent is given the first opportunity to present to Council and the public. After the public has made their statements, the developer has the opportunity to rebut or answer any questions.
- Members of the public will be invited to speak to the subject matter. We will ask members of public who wish to speak to state their name for the record. The speaking time limit is 5 minutes per speaker. If you have previously submitted a written response, unless you have new information to present, be assured that Council has read your letter. Please do not come to the podium to read your submitted response.
- The Reeve will call for any additional speakers to make sure everyone wishing to speak has had the opportunity to do so. As this is not a situation for debate, speakers may come up one time only.
- Following all presentations from members of public, the developer has the opportunity to rebut or answer any questions, Council may ask questions to Administration and/or developer.
- Council will then close the Public Hearing. This ends the opportunity for the public or Administration to provide information on the matter.

2. Advertising requirement

Reeve Rick Lemire stated that this Public Hearing had been advertised in accordance with Section 606 of the Municipal Government Act. This Public Hearing was advertised in Shootin the Breeze and the Pincher Creek Echo on November 9 and November 16, 2022, as well as the MD website and MD social media pages.

3. Purpose of the hearing

The purpose of Bylaw No. 1345-22 being the bylaw to amend Bylaw 1289-18 (being the Land Use Bylaw) to change the land use designation of lands legally described as Portion of Lot 1 Block 1 Plan 1911330 within the NE 20-6-1 W5M from "Agriculture - A" to "Rural Recreation 2 – RR-2" the purpose of the proposed amendment is to allow for the development of a recreational accommodation.

Planner Gavin Scott provided an overview of the bylaw.

4. Presentations:

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

VERBAL:

Reeve Rick Lemire asked if anyone in the audience wishes to make a statement. The following people in attendance spoke:

Brianna Morrison (Developer)

- Born and raised in the Pincher Creek area, 3rd generation on the ranch
- Very little ability to graze cattle on the 20 acres proposed to be rezoned
- Tourism is booming
- Development is not a campground, it is for 5 converted grain bins
- Willing to pay additional money for road maintenance and dust control
- Looking to assist and work with local businesses to bring in tourism dollars to the community

Megan Metheral

- Who will be removing the water and wastewater?
- Concerns with roadway and access points
- Has there been a slope stability test done for the area?
- How will traffic be mitigated?
- How will conflict with wildlife be monitored?

Brianna Morrison (Developer)

- Sewage will be in a tank and pumped and removed
- Nobody likes change, we are trying to do our best for all involved
- Trespassing won't be an issue, the area will be fence and signage posted
- As far as weeds and care of land, family has been stewards of this property for more than 50 years and will continue to control the weeds

Reeve Rick Lemire asked if anyone else wanted to present a verbal submission, no one else requested to speak.

WRITTEN:

Reeve Rick Lemire asked if any written submissions were received, the following were received and part of the public package:

- Barb McRae

Development Officer Assistant Laura McKinnon read submissions that were received after the Council package was produced.

Anne Stevick

- A resident of Division # 1, and having resided in this division for 34 years now; and before that having resided in the MD for another eight years
- MD has a very strong agricultural base and has had for a very long time, due to the foresight of past councils, governments and citizens.
- Would hate to see that change, realizes that we need diversification, but the reason that we attract outside visitors who bring cash into our local economy is that we still have open spaces, uncluttered viewsapes and a healthy agricultural/rural base that has taken care to retain those intrinsic qualities
- Each application that comes before Council, asking to re-zone agricultural land to a "better" use, I.e. commercial, country residential, recreational is innocent enough; but the cumulative effect if all these proposals are accepted is staggering over time! By setting a precedent of allowing 10 acres here, 30 acres somewhere else, a quarter section hidden away, to be removed from agricultural designation opens the gate to unlimited change of our landscape if we look 10 years into the future
- And 10 years is not very long, how about 30 or 50 years from now?

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

- Both proposals have been presented with small scale footprints (for now) but once established there is no stopping future expansion, change of ownership with other ideas, or additional proposals. It will never be “agricultural” again
- If applications are approved and re-zoning occurs there are a few points to consider for maintaining these developments:
 - Weed mitigation and monitoring: the MD weed crew already has enough invasive species to deal with; these projects need to be responsible for maintaining the property weed free
 - Water quality and usage, protection of existing springs, wells
 - Trespassing issues on neighbouring lands: how will they demarcate boundaries and rules of engagement?
 - Road access and maintenance: who foots the bill for road maintenance, dust control and access
 - Garbage disposal: who is responsible for garbage collection, picking plastic bags off the fences?

Chester and Travis McRae

- Development proposal makes no mention on how the owners will ensure guests, pets, recreational activities and any other personnel associated with the development stay on the development property. Trespassing will not be tolerated on our properties
- Development proposal makes no mention on how the owners will ensure that the MD of Pincher Creek Noise By-law will be adhered to, this includes gunfire. Any Noise Bylaw infractions will not be tolerated
- Development proposal indicates an open sewage discharge style system
- Development proposal makes no mention on how erosion and weeds are to be controlled during road and cabin site construction c/w a reseeding plan. The Castle River Valley is a environmentally sensitive area

5. Closing Comments

Reeve Rick Lemire asked if Council had any further questions. No further questions were asked.

6. Adjournment from Public Hearing

Councillor Harold Hollingshead adjourned the Public Hearing, the time being 7:54 pm.

ADOPTION OF AGENDA

Councillor Dave Cox 22/445

Moved that the Council Agenda for November 22, 2022 be approved as presented.

Carried

D. MINUTES

1. Committee Meeting Minutes – October 25, 2022

Councillor Tony Bruder 22/446

Moved that the Committee Meeting Minutes of October 25, 2022 be approved as presented.

Carried

2. Council Meeting Minutes – October 25, 2022

Councillor Harold Hollingshead 22/447

Moved that the Council Meeting Minutes of October 25, 2022 be approved as presented.

Carried

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

3. Organizational Meeting Minutes – October 25, 2022

Councillor Dave Cox 22/448

Moved that the Organizational Meeting Minutes of October 25, 2022 be approved as presented.

Carried

4. Special Council Meeting Minutes – November 1, 2022

Councillor John MacGarva 22/449

Moved that the Special Council Meeting Minutes of November 1, 2022 be approved as presented.

Carried

5. Special Council Meeting Minutes – November 15, 2022

Councillor John MacGarva 22/450

Moved that the Special Council Meeting Minutes of November 15, 2022 be approved as presented.

Carried

E. UNFINISHED BUSINESS

a) Bylaw 1342-22 Alberta Rocks Ltd - Extraction Pit

Councillor John MacGarva 22/451

Moved that Council give Bylaw 1342-22, being the to amend Bylaw 1289-18 (being the Land Use Bylaw) to change the land use designation of lands legally described A portion of Lot 14, Plan 971 0740 within SE 18-7-2 W5M from “Agriculture - A” to “Direct Control - DC” with the purpose of the proposed amendment is to allow for the development of a 12.1 acre (4.9ha) gravel pit, second reading.

Carried

Councillor Dave Cox 22/452

Moved that third reading on Bylaw 1342-22 be tabled pending discussion with developer on an alternate road access.

Carried

Planner Gavin Scott and Development Officer Assistant Laura McKinnon left the meeting at this time, the time being 8:20 pm.

F. BUSINESS ARISING FROM THE MINUTES

G. COMMITTEE REPORTS / DIVISIONAL CONCERNS

1. Councillor Tony Bruder – Division 1
 - a) ORRSC Meeting Minutes July 14, 2022
 - b) ORRSC Meeting Minutes October 13, 2022
 - c) Waterton Biosphere Newsletter
 - d) Remembrance Day Representation at Twin Butte
 - e) Crowsnest/Pincher Creek Landfill
2. Reeve Rick Lemire – Division 2
3. Councillor Dave Cox – Division 3
 - a) Remembrance Day Representation at Town of Pincher Creek
 - b) Beaver Mines Community Association

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

- c) Highway 3
- 4. Councillor Harold Hollingshead - Division 4
- 5. Councillor John MacGarva – Division 5
 - a) Crowsnest/Pincher Creek Landfill Meeting September 14, 2022
 - b) Lundbreck Citizens Council

Councillor John MacGarva 22/453

Moved that Reeve Rick Lemire, and Councillors Dave Cox and Tony Bruder be authorized a per diem for attending the Remembrance Day events.

Carried

Councillor Tony Bruder 22/454

Moved that Councillor Harold Hollingshead be authorized a per diem for attending the LGFF Funding Webinar in September 2022.

Carried

Councillor Dave Cox 22/455

Moved to accept the Committee Reports as information.

Carried

H. ADMINISTRATION REPORTS

1. Operations

a) Operations Report

Councillor John MacGarva 22/456

Moved that Council receive the Operations report, which includes the call log, and the 2023 Snow Plow Map, for the period October 20, 2022 to November 15, 2022 as information.

Carried

b) Dam Safety Review

Councillor Dave Cox 22/457

Moved that Council receive the 2021 Dam Safety Review as information.

Carried

c) Utility Bylaw 1344-22

Councillor John MacGarva 22/458

Moved that Council give first reading to Bylaw 1344-22, being Bylaw for the purpose of regulating and providing for the terms, conditions, rates and charges for the supply and use of water services, wastewater services and solid waste services provided by the Municipal District of Pincher Creek No. 9;

AND THAT the required public hearing be scheduled for January 10, 2023.

Carried

d) Regional Wastewater Treatment Feasibility Assessment; Alberta Community Partnership Grant

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

Councillor Tony Bruder 22/459

Moved that the Municipal District of Pincher Creek support the submission of a 2022/23 Alberta Community Partnership grant application in support of the Regional Wastewater Treatment Feasibility Assessment project, and is prepared to manage the grant project and related compliance requirements;

AND THAT there is no matching contribution required.

Carried

2. Finance

- a) Request to Waive Finance Charges – Castle Mountain Community Association

Councillor Dave Cox 22/460

Moved that the Council waive the finance charge of \$261.34 applied on the outstanding dust control invoice #IVC06516 issued to the Castle Mountain Community Association (CMCA).

Carried

- b) 2022 November Financial Update

Councillor Tony Bruder 22/461

Moved that Council approve the additional expenses of \$20,000 in Water Services - Contracted Services, \$15,000 in Wastewater - Repairs and \$250,000 in Public Works - Fuel, Oil and Grease with said funds coming from operations;

AND THAT Council receive the November 2022 Financial Summaries as information.

Carried

- c) 2023 Budget

Councillor Tony Bruder 22/462

Moved that Council approve the 2023 Budget as presented at the November 22, 2022 Council meeting.

Carried

3. Development and Community Services

- a) AES

Councillor Dave Cox 22/463

Moved that the AES Report for November 2022 be received as information.

Carried

4. Municipal

- a) Chief Administrative Officer Report

Councillor John MacGarva 22/464

Moved that Council receive for information, the Chief Administrative Officer's report for the period of October 21, 2022 to November 17, 2022.

Carried

- b) Appointment to Boards

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

Councillor Harold Hollingshead 22/465

Moved that the following members are appointed to the following boards:

- Pincher Creek and District Library Board – Sandra Baker
- Town of Pincher Creek Housing Committee – Councillor John MacGarva with Councillor Harold Hollingshead as alternate
- Intermunicipal Development Plan Committees (IMDP's)
 - Municipality Crowsnest Pass – Councillors Dave Cox and John MacGarva
 - MD of Ranchlands – Councillors Harold Hollingshead and John MacGarva
 - MD of Willow Creek – Reeve Rick Lemire and Councillor Harold Hollingshead
 - Cardston County – Reeve Rick Lemire and Councillor Tony Bruder

Carried

c) Cancellation of December Meeting

Councillor Dave Cox 22/466

Moved that due to the Christmas closure, the regularly scheduled Council and Committee Meeting on December 27, 2022 be cancelled.

Carried

I. POLICY REVIEW

J. CORRESPONDENCE

1. For Action

a) Pincher Creek Huskies

Councillor John MacGarva 22/477

Moved that a donation in the amount of \$200 be donated to the U18 Pincher Creek Huskies hockey team for the upcoming home tournament December 2-4, 2022, with the amount to come from account Grants to Groups 2-75-0-770-2765.

Carried

2. For Information

Councillor John MacGarva 22/478

Moved that the following be received as information:

- a) Victim Services Redesign - Letter from Fox Creek
- b) Grant Specialist Report - August/September 2022
- c) Tree of Life Campaign

Carried

Administration was directed to invite Sergeant Ryan Hodge to a future Council meeting to discuss concerns related to the lack of Victim Service personnel in the area.

K. NEW BUSINESS

L. CLOSED SESSION

Councillor Tony Bruder 22/479

Moved that Council move into closed session to discuss the following, the time being 9:40 pm:

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

- a) ICF Recreation Agreement – FOIP Sec. 24
- b) Water/Wastewater Meeting – FOIP Sec. 24
- c) PCESC Membership Agreement – Article 10 – Disestablishment of the Commission – FOIP Sec. 24

Councillor Dave Cox 22/480

Moved that Council move out of closed session, the time being 10:01 pm.

Carried

- a) ICF Recreation Agreement

Councillor Tony Bruder 22/481

Moved that a letter be sent back to the Town of Pincher Creek requested they reconsider their letter of October 31, 2022 in relation to the ICF Recreation Agreement.

Carried

- b) Water/Wastewater Meeting

Councillor Harold Hollingshead 22/482

Moved that the Water/Wastewater meeting discussion be received as information.

Carried

- c) PCESC Membership Agreement – Article 10 – Disestablishment of the Commission

Councillor Harold Hollingshead 22/483

Moved that administration seek legal advice for the MD of Pincher Creek in regards to the PCESC Membership Agreement.

Carried

M. ADJOURNMENT

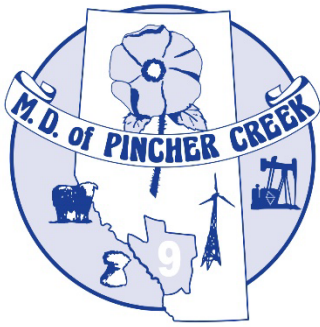
Councillor John MacGarva 22/484

Moved that Council adjourn the meeting, the time being 10:03 pm.

Carried

REEVE

CHIEF ADMINISTRATIVE OFFICER



Da
1037 Herron Ave.
PO Box 279
Pincher Creek, AB
T0K 1W0
p. 403.627.3130
f. 403.627.5070

info@mdpincercreek.ab.ca
www.mdpincercreek.ab.ca

December 13, 2022

To Whom It May Concern,

RE: Letter of Support - Fire Smart Education Program for the Pincher Creek Area

Council for the Municipal District of Pincher Creek No. 9 fully supports the Pincher Creek Emergency Services Commission's submission in their grant funding application for aid from the Forest Resource Improvement Association of Alberta (FRIAA).

Council understands that this grant would allow our Emergency Services Department to apply funding towards continuing to bring awareness of the value gained by fire-smarting their property and also to share a fire smart education program for the MD of Pincher Creek and community.

Should there be additional questions, please contact the office at 403 627-3130 or email info@mdpincercreek.ab.ca. Thank you for considering this grant funding application for the Pincher Creek Emergency Services Commission.

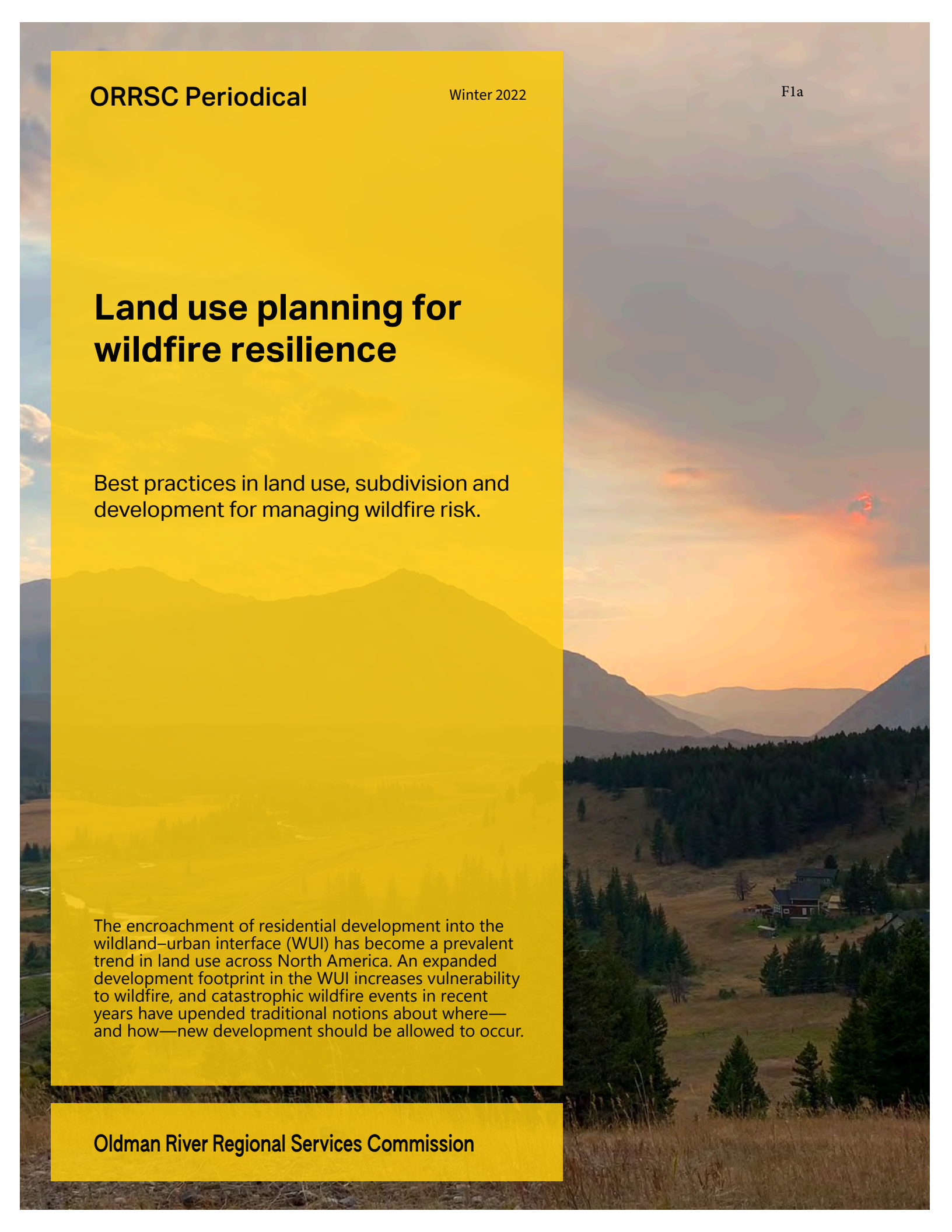
Yours truly,

Reeve Rick Lemire

Land use planning for wildfire resilience

Best practices in land use, subdivision and development for managing wildfire risk.

The encroachment of residential development into the wildland–urban interface (WUI) has become a prevalent trend in land use across North America. An expanded development footprint in the WUI increases vulnerability to wildfire, and catastrophic wildfire events in recent years have upended traditional notions about where—and how—new development should be allowed to occur.



Wildfire in the 21st century

Wildfire describes fire that is unplanned or unwanted and that burns in combustible vegetation. Human activity has become the leading cause of wildfire, and also influences naturally occurring wildfire. Historically, the most significant human effects have been the homogenization of forests and widespread attempts to extinguish all wildfire, resulting in the build-up of wildland fuel loads. More recently, altered climate regimes involving less snow pack accumulation in winter and prolonged heat waves in summer have amplified the frequency, intensity and unpredictability of wildfire—a potentially devastating scenario for developed areas in proximity to wild lands. The escalating threat to life and property prompted National Research Council Canada to publish the National guide for wildland–urban interface fires (“the National Guide”), a unifying planning and management framework for local professionals focused on wildfire that has spread into the wildland–urban interface (WUI). It equips land use planners with best practices to enhance wildfire resilience at the site and community scales.

The wildland–urban interface (WUI)

The WUI refers to the area where the built environment abuts or intermingles with wildland vegetation. It is delineated according to topographical features and the relative abundance of combustible land cover classes in proximity to buildings. Typically, these include forest, grassland, shrubland, vegetated wetland, tundra and herb. Earth science researchers have applied various technical thresholds to map the WUI. Depending on the wildland fuel loads, the term “abuts” may indicate a distance of up to 2.4 km, the conventional estimate for the maximum distance a piece of burning wood can be projected in front of a wildfire.

Policy context

Despite the risk associated with developing land in the WUI, high-level model codes and standards are lacking in Canada. Notably, wildfire concerns are not explicitly addressed in the National Building Code or in the National Fire Code. Federal-level involvement has manifested primarily through participation in FireSmart Canada, which has served as the preeminent source of information for landowners and municipalities seeking to proactively manage wildfire risk. FireSmart Canada communicates educational awareness of wildfire and espouses voluntary best practices that reduce vulnerability.

At the site scale, these best practices revolve around the concept of defensible space: the area within the perimeter of a parcel where basic vegetation management strategies are implemented to modify wildland

Alberta’s 21st century wildfires

- 2019 Northwest Alberta
- 2017 Kenow *
- 2016 Horse River **
- 2015 Wabasca/Calling Lake
- 2013 Lodgepole
- 2012 Mackenzie County
- 2011 Slave Lake
- 2008 Newbrook
- 2006 Nordegg
- 2004 Enoch First Nation
- 2003 Lost Creek ***
- 2002 House River/Conklin

* The Kenow Fire burned 38% of Waterton Lakes National Park and also encroached into Cardston County and the MD of Pincher Creek.

** The Horse River Fire was the greatest insured loss event in Canadian history. The event cost \$9 billion, resulted in two fatalities and forced the evacuation of 90,000 people from Fort McMurray.

*** The Lost Creek Fire was fought with shared leadership through a coordinated emergency response team of emergency personnel from Crowsnest Pass and trained volunteers from surrounding municipalities.

FireSmart Canada was previously administered by the Partners in Protection Association. As of 2021, FireSmart Canada is the responsibility of the Canadian Interagency Forest Fire Centre (CIFFC), a non-profit organization operated by the federal, provincial and territorial wildland fire management agencies. Since its inception, FireSmart Canada has demonstrated excellence in cross-jurisdictional collaboration.

FireSmart Canada Structure/Home Ignition Zone



Non-combustible Zone

0–1.5 metres

Zone 1

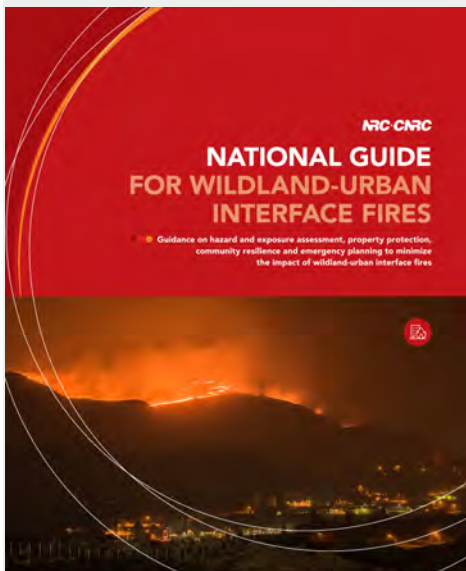
1.5–10 metres

Zone 2

10–30 metres

Zone 3

30–100 metres



[National guide for wildland-urban interface fires](#)



fuel. The Structure Ignition Zone guidelines outline land management strategies for the defensible space at various radii from structures. At the community scale, FireSmart Neighbourhood status can be sought by subdivisions, neighbourhoods or urban municipalities who enlist a WUI specialist to conduct a wildfire hazard assessment and then assemble a committee of landowners, planners and fire professionals to develop and implement a wildfire mitigation plan.

FireSmart Canada programs will be most effective in municipalities that practice robust land use planning. In the US, the National Fire Protection Association (NFPA) guides local planning authorities with its collection of standards dealing with structure ignition hazards and fire protection infrastructure for land development in rural areas. Local authorities in the US also have the benefit of choosing to adopt the International WUI Code developed by the International Code Council. Conversely, a lack of comparable model codes and standards in Canada hinders the capacity for local authorities to plan for wildfire resilience. This is precisely why, in June 2021, National Research Council Canada published the National Guide. The document integrates wildfire hazard and exposure assessment, property protection and emergency planning with land use policy and development regulation. Its interdisciplinary technical committee leveraged numerous existing international codes, standards and guidelines—including those of FireSmart Canada. Notably, the latter's nomenclature was carried forward with respect to the structure ignition zones. The authors of the National Guide maintain that, while the recommendations outlined in the document were not subjected to the level of rigour involved in Canada's code development process, they are intended to eventually be considered for code provisions.

Regional planning

The absence of community-scale WUI maps hinders the ability of municipal planners to implement wildfire resilience strategies. This deficiency could potentially be resolved through regional planning, as the wildfire risk to communities is a top management priority in the South Saskatchewan Regional Plan. To this end, the forthcoming 10-year review of the regional plan by the Government of Alberta should acknowledge the need to undertake region-wide WUI mapping.

Brought into force in 2014, the regional plan also could not have predicted the proliferation of localized solar energy development that has become a mainstay of the broader transition to an economy powered by clean fuels. Because the electricity generated from solar energy at the micro-generation and small scale generation scales is low-voltage, it is able to bypass transmission facilities and feed directly into the electric distribution grid. This is significant because the transmission of electricity through wild lands is among the leading causes of wildfire in North America. A decentralized grid is thus a more wildfire-resilient

grid, and a community's strategies for advancing its energy security are likely to reduce the probability of large-landscape wildfires as well.

Land use planning

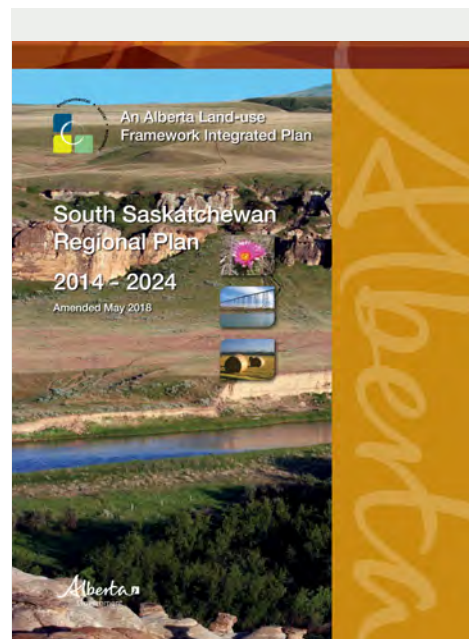
The most effective way to manage wildfire risk is to avoid developing in the WUI altogether. Naturally, prohibiting the development of buildings in the WUI is a tough sell politically, especially for communities in mountainous terrain where the supply of developable land is scarce. But from the perspective of maintaining safe communities—one of the municipal purposes specified in s. 3 of the *Municipal Government Act*—a powerful argument can be made for introducing at least some degree of land use control. This perspective is gaining traction, even in jurisdictions where private property rights are deeply entrenched.

In Montana, state legislation requires all locally-adopted growth plans to include an evaluation of wildfire risk. Missoula County is at the forefront of WUI planning in North America, having followed up its growth policy with a wildfire protection plan and a climate change adaptation plan. While these high-level plans are not binding on decision makers, they include considerable WUI-focused policy that paves the way for future regulatory measures.

Subdivision

Where planning authorities approve new development in the WUI, stricter consideration should be given to subdivision design and servicing requirements. Because the probability of structure-to-structure ignitions is predicated on the configuration of built form in the community, the provision of open space plays an important role in buffering adjacent development. Potentially, the WUI could be listed in s. 664(1) of the *Municipal Government Act* as an eligible natural feature for the purpose of taking environmental reserve. In order to preserve a developable area on the parcel, a threshold could be specified as a percentage of gross parcel area for the maximum amount of WUI land that could be made subject to dedication.

Where environmental reserve is provided for the purposes authorized in s. 664(1), the open space can contribute to wildfire-resilient subdivision design. Of course, open space will only be an effective buffer if the vegetative fuels are managed on an ongoing basis. Engaging community associations is thus an important part of the subdivision planning process, as these groups may unknowingly impose controls that undermine wildfire resilience. The conservation design principles espoused by Randell Arendt—clustered building sites surrounded by ample open space—are more likely to be wildfire-resilient than



SSRP Strategy 1.16

Incorporate wildfire management planning into forest management initiatives including the development of landscape wildfire risk assessments, landscape disturbance planning and FireSmart strategies. Forest management activities—such as prescribed burning, thinning and timber harvesting, will support meeting community and landscape-level FireSmart objectives.

Lot owners in Avimor, a master planned community north of Boise, ID, pay a monthly fire impact fee of \$10 that goes toward regional WUI-related land management initiatives. Garnering recognition for its wildfire-resilient subdivision design, the project has also been criticized by existing ratepayers in the nearest municipality, who anticipate the expanded emergency service area will be accompanied by property tax increases.

Adjacent to Banff National Park, the Town of Canmore is a municipality whose geography has forced it to be proactive in managing wildfire risk. The Town's land use bylaw stipulates that the Subdivision Authority may deem an application for subdivision incomplete if not accompanied by a wildfire risk assessment. Where an assessment is required, the recommendations may be attached as conditions of subdivision approval. The land use bylaw also prescribes wildfire-resilient development standards: only non-combustible landscaping materials are permitted within 1.5 m of any habitable building and ULC-rated roofing materials have been required since 1999. The bylaw currently in force requires a minimum Class B fire rating. The Town's review of its wildfire mitigation strategy in 2018 emphasized the need to replace combustible wood-shake roofing on all municipally-owned critical infrastructure to better align with the best practices required for new development. The review also observed that the effectiveness of emergency response could be strengthened by adding municipal equipment to facilitate quick deployment.

Class A roof coverings are effective against severe fire exposures. Common Class A roof coverings include metal, asphalt shingles, asphalt fiberglass composition shingles, concrete tiles and clay tiles.

Class B roof coverings are effective against moderate fire exposures.

Class C roof coverings are effective against light fire exposures.

conventional subdivision layouts, provided the lots are sized to maintain adequate spacing between the individual residences. The NFPA 1141 standard specifies a minimum separation distance of 30 ft between principal buildings not exceeding two stories or 30 ft in height. The recommended minimum is 50 ft for taller buildings. Where buildings are sprinklered, the distance is 15 ft regardless of the number of stories or building height. The developer should also be required to modify fuel loads on all lots created by the subdivision.

Physical access to buildings in an approved subdivision should be unobstructed and well-marked with signage indicating the civic address and all designated water source locations. Cul-de-sacs, dead-ends and long driveways should be avoided, except where alternate routes are provided for emergency access. Roadways and trails should be sited in a way that maximizes their firebreak potential, and the former should be designed to accommodate emergency access by meeting the minimum dimensional standards required for firefighting equipment. Adequacy of the proposed water supply is just as integral: a best-practices approach acknowledges fire suppression as the chief consideration in sizing a rural water system. The NFPA 1142 standard identifies minimum water supply standards for rural land development for various occupancies and construction classifications. In March 2022, Vulcan County introduced a draft bylaw derived from NFPA 1142 that helps developers of multi-lot subdivisions meet rural fire protection needs through the proper location and construction of fire suppression facilities.

Development

At the site level, the management of on-site fuels may be regulated through land use bylaw standards dealing with such elements as ground cover, vegetation type, fire pits and propane tanks. Provisions related to vegetation should be drafted in a way that affirms their paramountcy over minimum landscaping requirements in the event an inconsistency arises. With respect to buildings constructed in the WUI, ignition-resistant materials should be integrated to safeguard individual structures as well as to minimize the probability of contributing additional fuel loads to a wildfire.

Montana and Utah are among the four US states that have adopted the International WUI Code to bridge the gap between building code regulations and fire code regulations by prescribing standards specific to the WUI. In comparison, local planning authorities in Alberta may be restricted by s. 66(1) of the *Safety Codes Act*, which renders inoperative any municipal bylaw provision purporting to regulate something already dealt with under that Act. Building and fire code regulations currently in force under the *Safety Codes Act* do not account for the WUI. This begs the question of whether, in the interest of protecting life and property, local planning authorities may prescribe more rigorous building

standards in the WUI? Either way, the implementation of wildfire-safe development practices in high-risk communities is likely to be catalyzed by insurance companies. The Fire Underwriters Survey has established a new grading system specific to wildfire that insurers are increasingly relying on to influence policy rates.

Planning departments can promote best practices by distributing itemized lists of ignition-resistant building materials at the pre-application stage. Emphasis should be placed on the building components most vulnerable to wildfire: decks, roofs, eaves, vents and openings. Accessory buildings warrant equivalent treatment to principal buildings given that the former frequently house flammable liquids. Importantly, the American Planning Association stresses that wildfire risk reduction goals need to be considered within the broader objective of reducing greenhouse gas emissions. For instance, concrete made from Portland cement is a material ideally suited to resist ignition but its production comes at a high environmental cost. A more sustainable substitute with an excellent fire rating is cement derived from magnesium oxide, which undergoes thermal treatment at a significantly lower temperature and emits less carbon into the atmosphere. MgO Systems, a construction company headquartered in Rocky View County, has pioneered a revival of this ancient building material, making waves in the industry with its engineered wall panels that utilize magnesium oxide board in lieu of oriented strand board.

Concluding remarks

Recurring wildfires have become the norm, throughout North America and across the globe. National Research Council Canada foresees wildfire becoming more frequent, more intense and more widespread—even impacting regions without a history of wildfire. Because these outcomes are directly related to climate change, locally developed solutions to enhance wildfire resilience might fit within broader frameworks for climate adaptation that are eligible for government grant funding. The Climate Resilience Capacity Building Program is one example of a program offering financial support for climate resilience activities directly controlled or influenced by a community. The program is currently open and is accepting applications until March 31, 2023.

Municipal approaches to managing wildfire risk will vary based on geography and other factors. In all cases, managing this risk is a shared responsibility that will require collaboration across jurisdictions and disciplines—beginning with comprehensive WUI mapping, which was identified by the Canadian Council of Forest Ministers in 2005 as a critical priority for fire research. Land use planning will play a pivotal role in this coordinated effort, as local decision makers are increasingly obliged to evaluate the wildfire risk to communities.

The [FireSmart Interpretive Trail](#) in the Regional Municipality of Wood Buffalo is an interactive public park providing residents with numerous examples of FireSmart best practices.



Bark mulch landscaping is a combustible material that ought to be avoided within the FireSmart non-combustible structure ignition zone.

For more information on this topic contact admin@orrsc.com or visit our website at orrsc.com.

This document is protected by Copyright and Trademark and may not be reproduced or modified in any manner, or for any purpose, except by written permission of the Oldman River Regional Services Commission.

ORRSC
3105 16 Ave N
Lethbridge AB T1H 5E8

phone: 403.329.1344
toll-free: 844.279.8760
e-mail: admin@orrsc.com



orrsc.com

Economic Corridors Task Force Findings

CORRIDORS CONNECTING REGIONS, INTERPROVINCIALY, AND
GLOBALLY

The Mandate

Establish Corridors within Alberta, Canada, and into the USA that will be to the economic and strategic benefit of Albertans, that will enable diversified economic growth, and provide economic stability for several generations. Determine the need, and opportunity for growth of our rail system within the province to facilitate economic growth and competitiveness addressing local needs, and mitigating shipping bottlenecks.

The Team

MLA Getson, Guthrie, Smith, Associate Minister Yaseen

*Chief Lennard Standingontheroad, Chief Roy Fox, Chief William Morin, Chief Roy Whitney,
President Ron Quintal (Invited, Chief Isaac Treaty 8)*

Ms. Lisa Wardley, Ms. Dana Severson, Ms. Dianna McQueen,

Mr. Darwin Durnie, Mr. Tom Fransham, Mr. Tom Raptis, Prof. Kent Fellows, Mr. Fred Gallagher,

The Approach

The team was broken into North, Central, and South sub groups.

The demarks were based Treaty Boundaries, 8, 6 and 7

There were team captains assigned, and team members picked their region of interest

Policy team members and myself were “Floaters” and moved between teams

The teams initially focus was in their region, then expanded into touch points between regions

Stakeholder Engagement – Task force members, consultants, Industry, first nations

The Dragons Den

- Each team had to pitch their best corridors too the full group
- The entire group picked the winners – routes that could be supported by the entire group

Final report reviews by team, and departments.

Executive summary, take-aways, short, mid, long-term targets: Executable

Summary Findings

We need a Corridor Institute / Corridor Authority – Focus on growth, and trade connecting into ports and trade offices

Corridors need to be formalized

Further Participation is a must for First Nations – Real Participation and Ownership

Just in time balanced between Just in case. Our supply chain is very fragile, infrastructure is not a nice to have, it's a need.

Key Ports for Alberta

Prince Rupert (Alberta's Port) – 70% growth Potential

Vancouver, Marginal Room to Grow – Critical Link

Churchill – Think of the Siberian Yamal Peninsula in means of construction and operation

Tuktoyaktuk – NWT Gas Play, All weather Road, PL ROW Active, Liquids into Norman Wells System

Anchorage – 24/7, capacity down 40 percent – Logistics, and Defense

Kitimat

Stuart / Hyder

The Problem: Our Economy is Constrained – Ports / Logistics

Deep Sea Ports:

- Shipping Routes For Trade
- USA West Coast Shipping
- Vancouver / Prince Rupert Bottlenecks
- Road / Rail / Warehousing – Limitations
- Arctic Routes
- Border Crossings
- Restrictions / Tanker Ban

Logistics:

- Border Crossings
- Rail Congestion
- Short line / Jr. Rail
- Lack of Competition
- Congested Routes / Lack of options

The Problem: Our Economy is Constrained – Communication / Collaboration / Planning

Communication:

- We don't communicate well as a Region
- Levels of Governments don't align on priorities
- We have limited communications in the context of Trade corridors with neighbors
- We don't take full advantage of previously established groups (PNWER / CSG / NCSL as an examples)
- Formalities preventing communications – Region into Region

Collaboration:

- We are not hunting as a Pack (N.W. Canada)
- Trade, logistics, communications, energy
- First Nations

Planning:

How to span territories, regions, and reach globally

What is the Advantage of a Corridor

1. It formalizes a route
2. It concentrates the efforts for approvals
3. It allows for Anchor Tennent's, that then allow for densification
4. It meets the needs of some trade agreements (CanMex)
5. It increases project certainty
6. It makes us hunt in a pack, mutual benefits are identified and supported
7. It facilitates Collaboration & Communication
8. It strengthens Relationships and trade
9. It helps us obtain Deep Sea Port Access, and channels strategic growth, not organic
10. It unlocks Private Capital for Infrastructure & Long-range Ownership
11. It Aligns in principle with Federal, Municipal, and Provincial goals

Predictions & Realized Events?

Vancouver port is a choke point. – BC Floods / Supply Chain Backup

Shortage of Short Line Rail means Risk of Rail Service When we need it – CP rail Strike – Pulp / Paper

Shortage of Service in North – Cost of Energy limiting Growth – Zama City

Energy Shortage, Russia / China in the Arctic – Yamal Peninsula – Invasion of Ukraine

Fortress North America is not yet built – Energy demand , cost of services, fertilizer, potash supply....Food Shortages?

Trade partners must be aligned with our goals, values, and principals

Costs of Shipping and Backlog West Coast USA – Cascades into Canada

What about Fishing? Climate Change

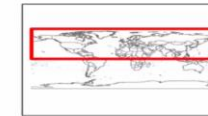
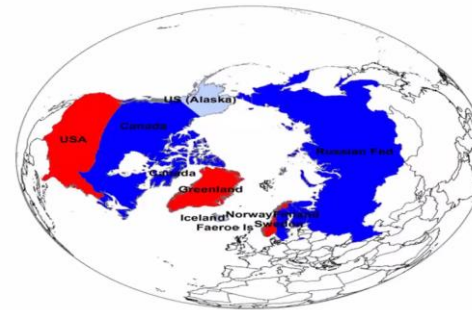
The Fish move, the Fleet Follows

Recording

Climate change and visa-less fishes

- Climate change results in fish migrations northwards
- Canada will take in more invasive species redefining our fisheries ecosystems
- Tropical areas experience eradication of food security

IT GETS WORSE



% change in economic rent
Small decrease
No change
Small increase

NCIS
Information & surveillance within reach

USA Military Presence in the Arctic – Expansion in Alaska – Russia And China

Due to geopolitical realities, Russian and China are a concern for the USA

The next theater of operations will be in cold weather conditions either induced by elevation (mountains) or as a physical location or region (North American Arctic)

The military complex needs to pivot quickly, and develop an “Arctic Ethos” in their terms, as well as “radicle collaboration” with their northern partners to fill the gap as soon as possible

The deficiencies they have currently are Energy, Rail, Logistics, and Communications

Alberta is the Solution. We are the gateway to the north, can supply the energy void, as well as cold weather operations knowledge

Development of these corridors could be facilitated by the following strategic enablers:

Issues

Many existing and potential corridors cross jurisdictional boundaries resulting in the need for a higher level of coordination, cooperation and collaboration among stakeholders

There is a lack of access to appropriate infrastructure in Indigenous territories, while large-scale infrastructure projects in Canada cross them. These projects have the potential to both impact and benefit Indigenous nations.

Timeliness and uncertainty of project review processes as well as other regulations and government policies (oil tanker ban, high shortline insurance requirements, tech standards) are barriers to infrastructure investments

Cost and quality of transportation services impact the profitability of business and the quality of life of Albertans. As such, efficient and resilient corridors are necessary to enable exports as well as imports

Some corridors and infrastructure are economically/socially desirable but are not financially viable creating a funding gap

There is a shortage of capacity and skills in much of rural Alberta to develop projects

Economic Corridors are often seen as just one road, one pipeline or one power line, but they are much more than that. They are a land planning tool that will enhance economic development, provide security to investors, assist in long-range planning, connect regions and trade routes and bring prosperity to communities

Enablers

Develop a governance structure that facilitates coordination, such as corridor management institutions

Increase Indigenous engagement and partnership in corridor development

Create inclusive and stepped process for corridor development and review processes, and address regulatory issues

Foster integrated, competitive and resilient multi-modal supply chains to help minimize overall transportation costs

Increase access to financing and insurance to fill the funding gap for economically desirable projects

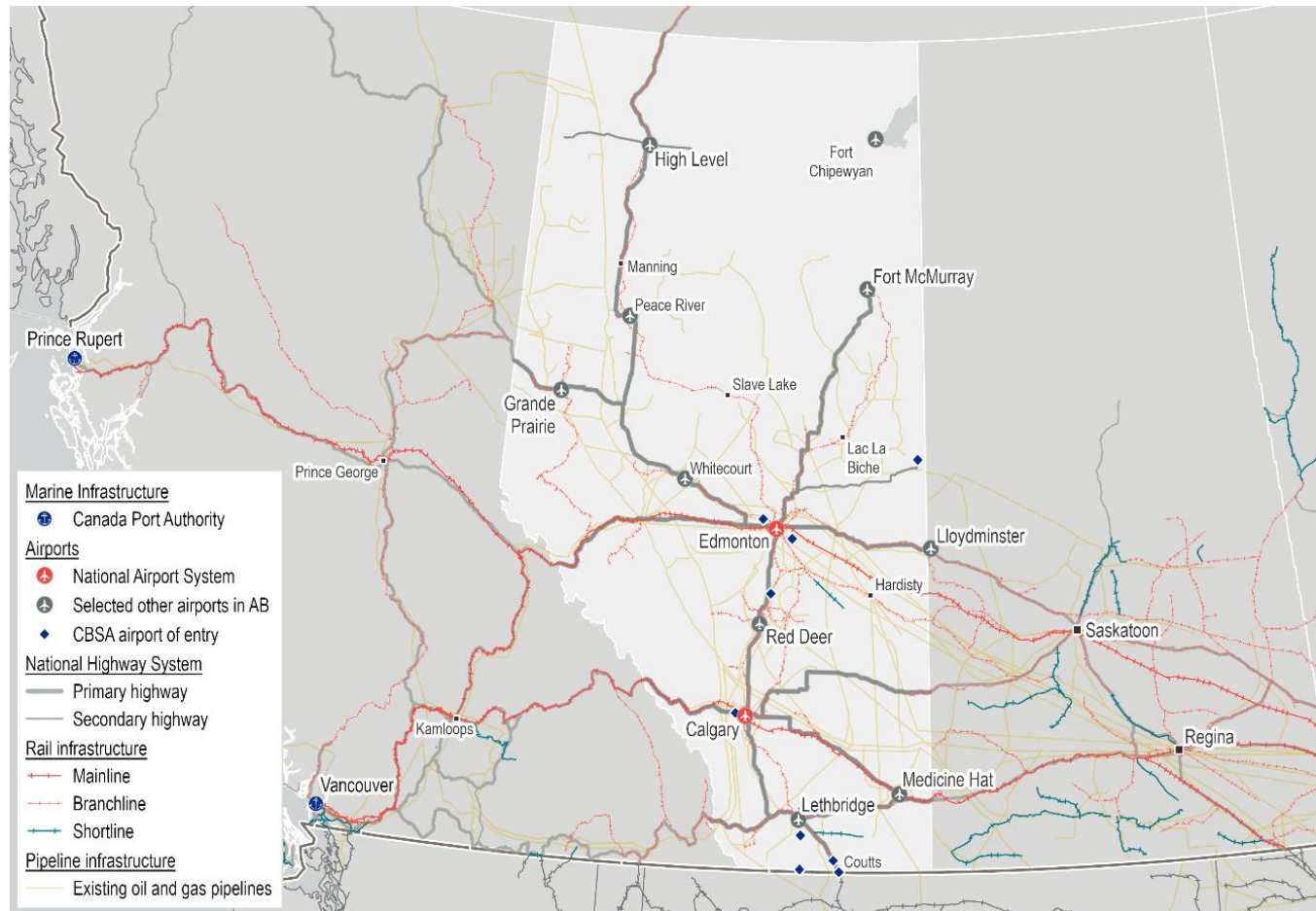
Build capacity and skills in rural communities

Promote and market existing and potential corridors to highlight their benefits as well as raise awareness of potential options and routes for traders

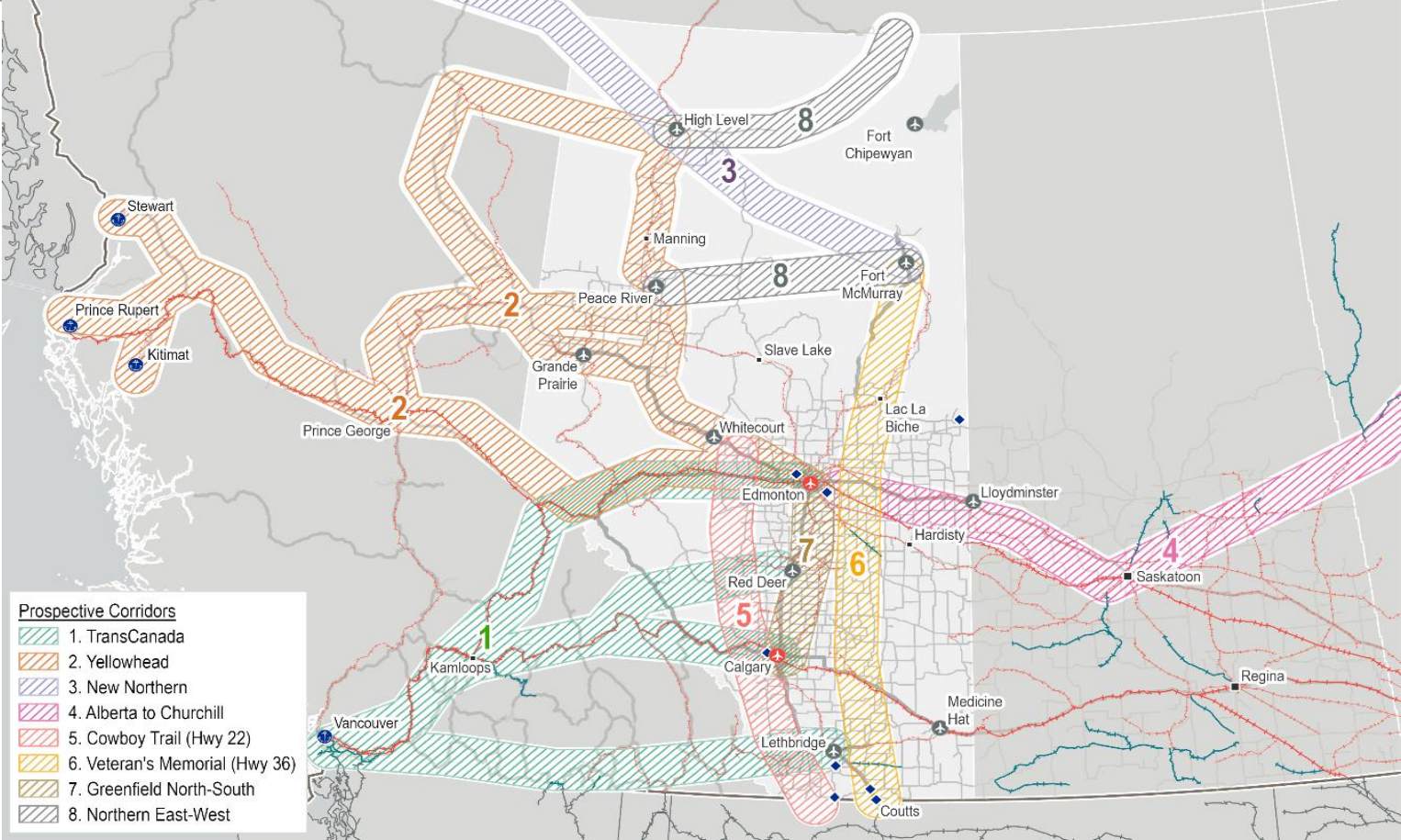
Strengthening TransCanada Short/Med-term	Expanding Yellowhead Short-term
<p>Issue Canada's largest port in Vancouver has faced supply chain congestion and other issues, which have been compounded by the COVID-19 pandemic and major flooding that cut off primary corridor access to Alberta.</p> <p>Developing resiliency in supply chains (Short-term)</p> <p>Opportunities</p> <ul style="list-style-type: none"> Reviewing and reprioritizing projects to strengthen alternative routes (e.g. Highway 3) Protecting and expanding capacity of Calgary-Banff rail freight capacity <p>Risks/Constraints</p> <ul style="list-style-type: none"> Balancing just in time (efficiency) with just in case (redundancy) has trade-offs <p>New densifying corridor: Howse Pass (Medium-term)</p> <p>Opportunities</p> <ul style="list-style-type: none"> Reduce Red Deer-Vancouver distance by 95 km, reducing time, air emissions, costs Develop Red Deer as hub, potential tourism Economic NPV of \$210M, 21.2% rate of return Potential for funding via tolls <p>Risks/Constraints</p> <ul style="list-style-type: none"> Traverses national park, environmental Does not address any port, rail or highway capacity issues in BC 	<p>Issue Opportunity to expand use of Prince Rupert or alternative Northern BC ports (Kitimat, Stewart).</p> <p>Expanding current corridor</p> <p>Opportunities</p> <ul style="list-style-type: none"> Improve capacity and efficiency of Yellowhead. Diversification of Asia-Pacific Gateway traffic <p>Risks/Constraints</p> <ul style="list-style-type: none"> Rail congestion in Edmonton, N. rail monopoly <p>New economic corridor from Northern Alberta</p> <p>Opportunities</p> <ul style="list-style-type: none"> Reconnecting Peace River – Grande Prairie – Dawson Creek rail, reducing distance from N Alberta to Prince Rupert by 600km, using existing rail ROW can be done relatively quickly Extend Highway 58 West from Rainbow Lake to Fort Nelson, reducing trip to BC by 9hrs New densifying rail corridor from Fox Creek Improving N access to tidewaters, community connections, reducing costs of living <p>Risks/Constraints</p> <ul style="list-style-type: none"> Rail upgrades projected at \$100-200M+ Road extension projected cost of \$163M in Alberta + BC portion costs (coordination req) Fox Creek rail estimated at \$400M+ Traffic levels likely too low for financial viability
<p>New N E/W Corridors Short/Medium-term</p> <p>Issue Most N Alberta connections are N-S via Edmonton.</p> <p>Peace River-Ft McMurray TUC (Short-term)</p> <p>Opportunities</p> <ul style="list-style-type: none"> Shorter E-W connection in by 236km, reducing travel time and cost, mostly Crown land Potential for tolling road for funding source Multi-use reducing footprint: pipeline, power, water, telecommunication, rail Estimated NPV between \$314M and \$752M Route based on 2011 Indigenous consultation <p>Risks/Constraints</p> <ul style="list-style-type: none"> Crosses sensitive environmental areas and traditional lands, historic sites New TUC requires legislative approval Estimated road cost alone is \$500M+ <p>Highway 58 East Extension to Ft Smith (Med-term)</p> <p>Opportunities</p> <ul style="list-style-type: none"> Connections to essential services, national park Potential for multi-use corridor (electricity, comm) <p>Risks/Constraints</p> <ul style="list-style-type: none"> Potential impact on wildlife, cost, need evaluation 	<p>Alberta-Churchill Medium-term</p> <p>Issue Exports to the East must go a long distance via pipeline to Eastern Canada or Southern US.</p> <p>Opportunities</p> <ul style="list-style-type: none"> Shorter market access to East (Europe, Quebec), LNG demand, FTA Multi-use corridor: pipeline, rail, communication Can use existing pipeline infrastructure for part of route, reducing cost and new ROW Potential for large transport cost savings compared to existing routes Passenger use of upgraded railway <p>Risks/Constraints</p> <ul style="list-style-type: none"> Greenfield would cost \$30-40B (brownfield less) Ice at Churchill Port, limited shipping season unless contracted and managed like Yamal Peninsula (Russian LNG Facility) Permits for pipeline, exporting oil/gas in Arctic

Transforming Cowboy Trail	Short-term	Transforming Veterans Highway	Short-term
<p>Issue There is potential for emerging commodities to move N-S in Alberta but would require land acquisition.</p> <p>Opportunities</p> <ul style="list-style-type: none"> Utilizing/expanding existing ROW by transforming highways into economic corridors to transport water, gas pipelines, power Promotion of tourism route Environmental and land-use benefits of multi-use corridor <p>Risks/Constraints</p> <ul style="list-style-type: none"> Regulatory changes required to allow designation of highways as multi-use Existing ROW cannot accommodate both highway expansion and additional infrastructure without expansion 		<p>Issue There is potential for emerging commodities to move N-S in Alberta but would require land acquisition.</p> <p>Opportunities</p> <ul style="list-style-type: none"> Utilizing/expanding existing ROW by transforming highways into economic corridors to transport water, pipelines, power Environmental and land-use benefits of multi-use corridor <p>Risks/Constraints</p> <ul style="list-style-type: none"> Regulatory changes required to allow designation of highways as multi-use Current ROW size is unknown 	
Greenfield N-S	Medium-term	New Northern Corridors	Long-term
<p>Issue Alberta lacks efficient transit between its two largest cities of Edmonton and Calgary.</p> <p>Opportunities</p> <ul style="list-style-type: none"> Private sector driven initiative Reduce passenger transport time from 3.5hr to 1.5hr (HSR) or 45min (hyperloop) Transport light freight, e-commerce Opportunity for shared ROW with water, broadband, pipeline, electricity Reduce car use, congestion, air emissions, road accidents Could delay highway expansion needs <p>Risks/Constraints</p> <ul style="list-style-type: none"> High capital cost (\$8B+ HSR, \$22B hyperloop) High operating cost (\$300M-\$800M) Higher transport cost per person than bus or car but lower than air Requires straight/flat ROW Impact on communities (noise, environmental, etc.) need study and mitigation Unlikely to increase connectivity for communities outside of urban areas Regulatory framework undeveloped 		<p>Issue N. Alberta requires more infrastructure to effectively and efficiently gain market access, access resources, better sustain communities, increase the quality of life and lower the costs of living.</p> <p>Potential Route to Alaska</p> <p>Opportunities</p> <ul style="list-style-type: none"> Multi-use: new rail (freight & passenger), fibre/communications, road, pipeline, electricity Alternative route to Asia, C-48 not applicable Connecting northern communities Could be constructed in segments accelerating operation and servicing communities <p>Risks/Constraints</p> <ul style="list-style-type: none"> High capital cost (≈\$32B) would require high traffic levels; Van Horne Institute study relies predominantly on oil shipments, additional research required for multicommodity volumes Longer land route, higher estimated transport costs and transport times plus customs clearance Requires presidential permit Crosses sensitive areas-wildlife, traditional lands <p>Potential route to Mackenzie Valley/Delta</p> <p>Opportunities</p> <ul style="list-style-type: none"> Alternative route to Asia connecting with NWT Tie-in with NWT electrical grid, clean energy Partnership with NWT mutual Benefits, potentially meets CIB Mandate <p>Risks/Constraints</p> <ul style="list-style-type: none"> Construction cost, low traffic volumes initially 	

Our Current “Unofficial” Corridors



Prospective Corridors



Rail Acts as “Core Tenant” in a Northern Corridor, and allows for further development and growth

Alberta-to-Alaska Corridor



Regional development opportunities

1 Core railway

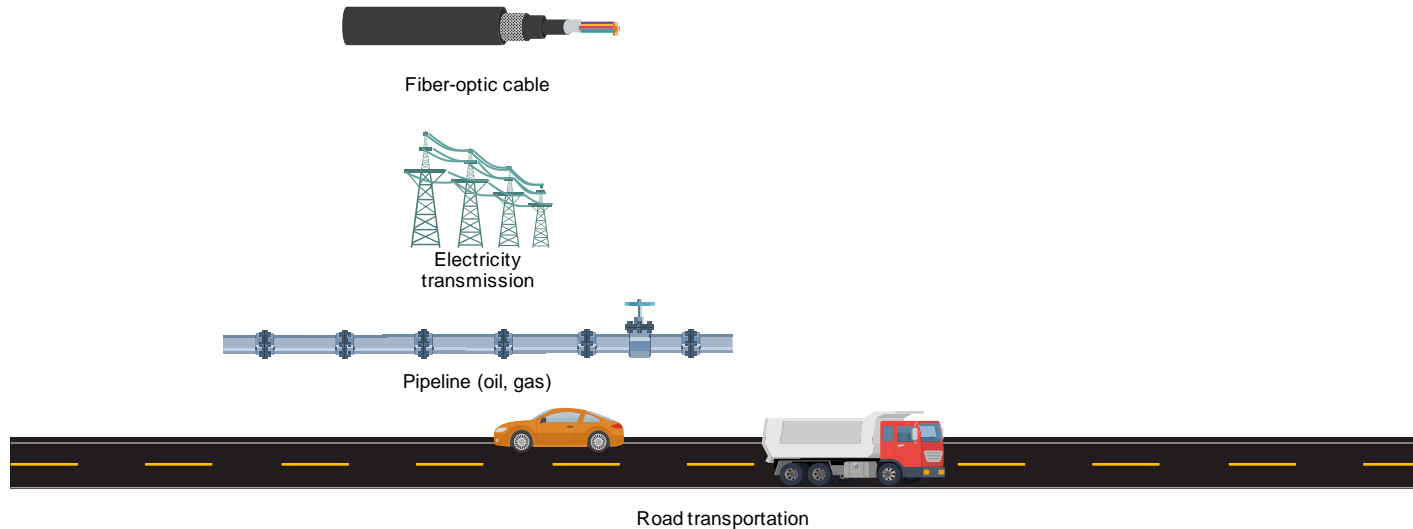


Socio-economic

- More jobs and rising income
- Lower cost of living
- Improved population services

2 Northern Corridor

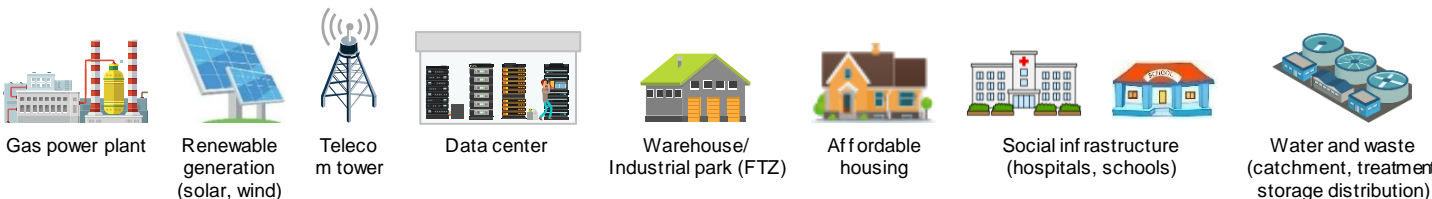
Horizontal infrastructure



Industrial

- Increased minerals and hydrocarbons exploitation
- Local petrochemicals industry
- Diversification into new industries (tech, tourism, ...)

Local assets



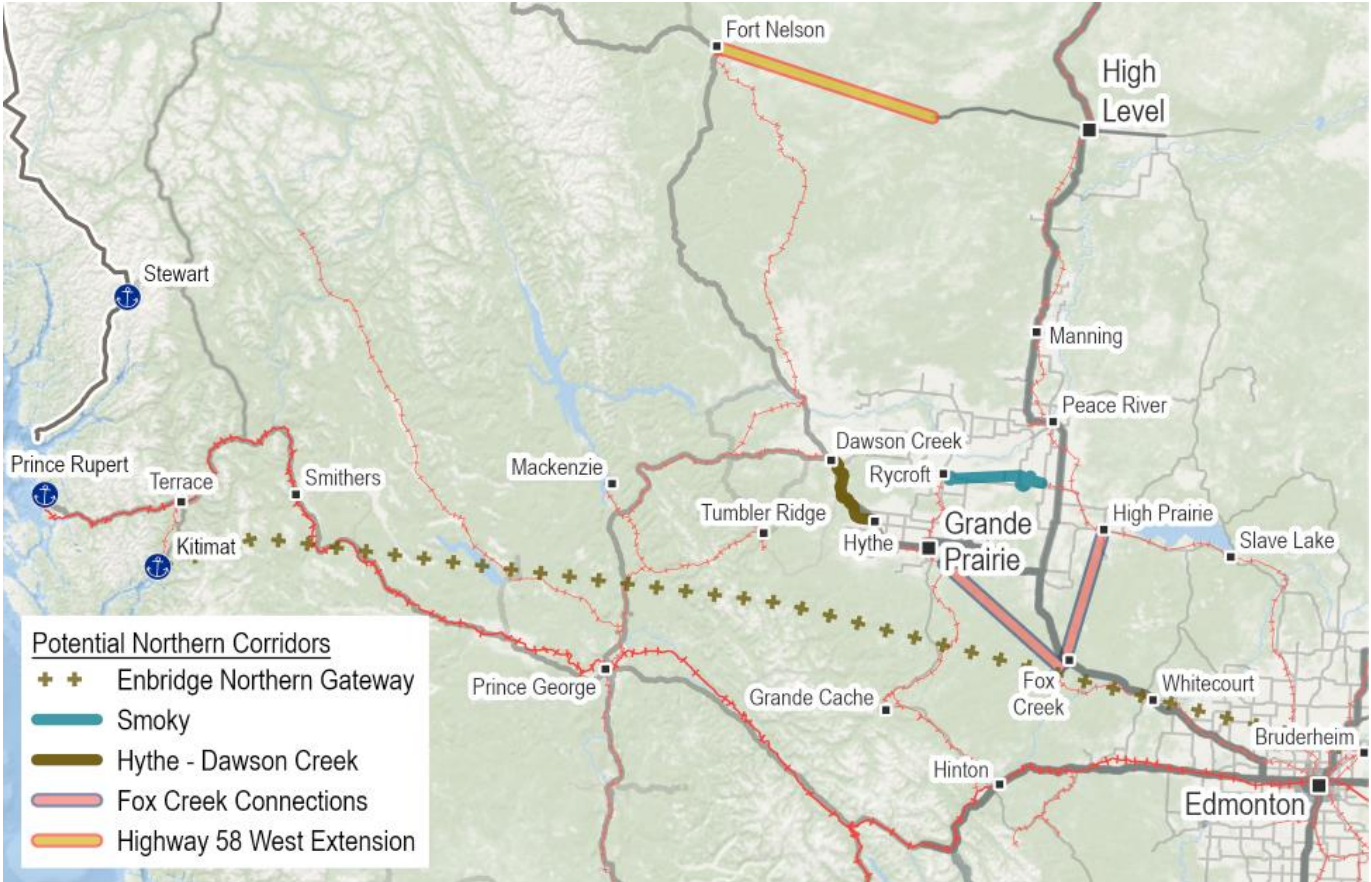
Strategic

- Strategic supply route to Northern bases for arctic security exploration
- Cyber backbone for northern early warning

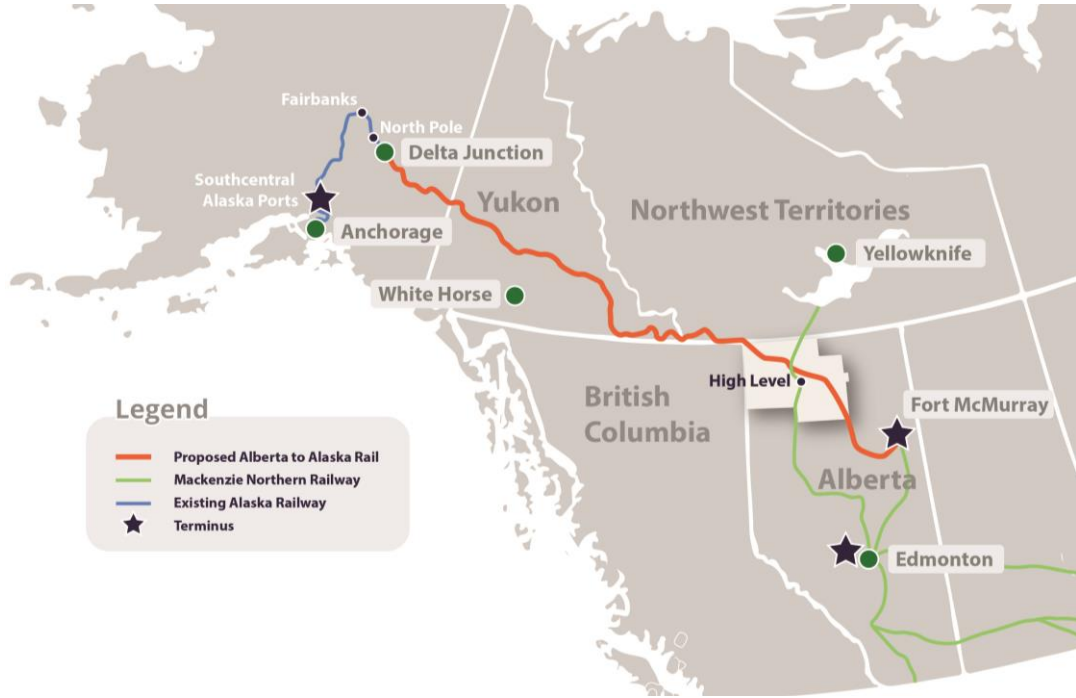
NWT / Yukon - Tuk



Northern AB – BC Routes – Great Value



Fort McMurray to Alaska



Churchill – A few Options – LNG – Refining – Pipe – Rail Arctic Presence



Highway 3 / CANAMEX– Agri Food - Logistics

- Continuation of the **TransCanada Corridor**, including:
 - Calgary-Medicine Hat – Regina, SK including the Highway 1 roadway, CP mainline which also extends to Winnipeg, Thunder Bay, Toronto, Montreal and St John, and the Saskatchewan-Alberta electrical inter-tie from Empress, AB to Swift Current, SK
 - Crowsnest Pass – Lethbridge – Medicine Hat-Regina, SK including Highway 3, a CP secondary rail line and TC Canadian mainline for natural gas

What is CANAMEX?

CANAMEX is a corridor established under the North America Free Trade Agreement (NAFTA) in 1995 consisting of a highway directly linking Alaska to Mexico, passing through Alberta. Other uses were also proposed including rail and fiber optic for telecommunications. The corridor project was never completed and the project is currently not being pushed forward. However, Alberta's Highways 4, 3, 2, 201, 216, 16 and 43 would be part of CANAMEX corridor. These highways are integral to the North-South flow of goods in the province.

Reviewing and reprioritizing projects to strengthen alternative routes

Highway 3 (Crowsnest Highway) is an important trucking transportation route stretching across southern Alberta from the British Columbia (BC) border to the City of Medicine Hat, connecting with **Highway 1**. It was identified by stakeholders as an important transportation corridor enabling movement of finished goods and commodities to ports on the West Coast as well as a major route for tourism and leisure linking production centres across the region. In December 2021, Highway 3 saw increased importance due to the closure of Highways 1 and 5 due to flooding.^[1]

Despite its growing importance as a strategic alternative route to West Coast ports, Alberta's 2019 Transportation Trade Network report (TTN), flagged issues relating to safety and congestion on Highway 3 near the border with BC. At the time of the report, given the low trade export volume on that segment as most trade passes by Highway 1 and 16, it was not considered a high-priority issue.

^[2] This should be reconsidered to provide resiliency in the trade corridor network.

Before the [November 2021] storm, the Crowsnest saw an average of 1,850 passenger vehicles and 775 trucks a day, according to the provincial Ministry of Transportation and Infrastructure. Now, its commercial traffic has nearly quadrupled to more than 3,000 trucks a day. . .

- BC Ministry of Transportation and Infrastructure, cited in the Globe and Mail, December 11, 2021



There is Something in this report for Everyone – Rural – Urban – North – South – North-Western Canada & there is URGENCY to ACT now. Forecasts have come true

We are being Warned of a North American Food Shortage

We need to bolster self reliance, and strengthen relationships with like minded jurisdictions – Trade and Infrastructure

CHAOS is CASH – Alberta can be the solution

New York Gets it, Even if Toronto does not – capital is there, we need to make it a safe bet to invest

Not one route or the other, but All – Master plan for years of growth, focused to achieve best results for NWC , PNWER, but most of all ALBERTA

The “Asks”

1. Support for the findings of the report – Next Steps – Continue execution plan
2. Establishment of the Corridor Management Institute / Authority
3. Formalization of existing corridors / and new corridors
4. Change in policy / legislation to facilitate growth of short-line Rail
5. Designation of Ministry Transportation / Economic development to action report findings
6. Fully Engage PNWER / CSG / NCSL members.
7. Focus efforts on NW partners (MB, Sk, YK NWT Alaska) formalize Economic Corridors between regions
8. Engage federal government regarding their status on Corridors (Prairies Can CIB)

Economic Growth Forum **2022**

Community Stakeholder

Facilitated Discussion

SUMMARY NOTES

October 28, 2022

Prepared by:

Karen Blewett

Community Development Officer

Alberta 

Table of Contents

Recap of Planning Workshop	2
Ideas and Opportunities	3
• Ideas, Opportunities, Initiatives to Explore	3
• Community Needs, Trends, Pressure Points.	5
Action and Collaboration	7
• Actions to Advance Ideas and Opportunities	8
• Collaborating Across the Region for Impact.....	9
Key Points / Priorities	9
Next Steps	10

Recap of Facilitated Discussion

The purpose of the Economic Growth Forum’s Community Stakeholder Facilitated Discussion on October 28, 2022, was to provide an interactive forum to reflect on presentations, share ideas, build connections and inspire action for economic growth in Southeast Alberta.

With the assistance of a Community Development Officer from Alberta Culture, stakeholders had an opportunity to participate in a facilitated discussion around:

Ideas and Opportunities	<ul style="list-style-type: none">• Reflect on ideas and projects shared during the presentations• Discuss opportunities for the region to explore• Identify community needs, trends, and pressure points
Action and Collaboration	<ul style="list-style-type: none">• Actions to achieve success in regional economic growth• Exploring ways to continue conversations and collaborate across the region
Priorities	<ul style="list-style-type: none">• Key points / priorities from discussions• Could be an idea, opportunity, need, action, something we are currently working on, something new
Next Steps	<ul style="list-style-type: none">• Identify how community stakeholders want to engage / communicate / share resources and information moving forward

The information contained within this document serves as the **raw data notes** from the community stakeholder discussion that serves as the impetus for further conversation, ideas, and action for regional growth in our region.

Ideas and Opportunities

Reflecting on the information shared in the presentations as well as other ideas that come to mind...

1. What **ideas/opportunities/initiatives** for economic growth should our region further support / develop?

- What ideas from the Forum have inspired you about the future of economic growth in our region?
- What opportunities are out there for our region to explore or expand on?
- What initiatives/approaches / best practices should our region focus on / build upon?

LARGE GROUP DEBRIEF:

The following feedback is a compilation of ideas shared in the large group discussion:

Explore Free Agent Program

- Projects / skill matching / upskilling - how could it be applied to our region
- Engaging industry (ex. College) / Opportunity to share positions

Centre of Innovation

- Applied Research

Education targeted to region

- Outcome based

Workforce

- Collaboration across agencies, inclusive of needs of those working
- Apprenticeships

Rural Ag Industry

- Can't meet high tech needs - more training needed
- Trades / Apprenticeships

Housing

- Need to look at housing first

Local Branding / Marketing of our region / communities

- Marketing jobs
- Link to broader regional strategy

Expand Relationships / Collaboration

- Collaborations that exist continue to grow / build on

Highway 3

- Economic Corridor / Opportunity for growth
- Border access / transportation

Building Businesses (BR&E)

- Build / retain
- Industries - Energy, Solar, Hydro - carbon capture

SMALL GROUP NOTES:

Notes shared in small groups (from worksheets):

Ideas / Opportunities

Table:

- Renewable Energy
- Hydrogen development might not be as valuable to rural as it is to city
- Carbon capture – does it have some rural possibilities, too
- Contributing to part of environmental positive changes as a region
- Long-term planning – moving slowly forward to common goals
- Creative ideas for growth in a variety of communities
- RPAS – Autonomous farming equipment will require technology training and repair support
 - Hiring employees and training them up for jobs – incentives and initiatives to keep them
- Twinning of Highway 3
- Tech for rural / ag industry – trades
- Opportunities – better rail service – expanding what is there
- Need amenities to attract people to live and encourage visiting
- Need – housing needs to be addressed before we can grow a workforce/industry related to area
 - Child care rurally

Table:

- Highway 3 twinning –
 - MH airport option decision
 - Crowsnest Pass and Bow Island by-pass option
 - Promoting as economic corridor (need scale for voice)
 - Rest stop options
 - Broadband synergy @ construction
 - Get Fort Macleod on the map; Nanton (thoughtful about design routes)
- Borders – 24-hour port of entry increased
- Irrigation expansion and efficiency
 - Add metering to drive consumption improvements
 - Opportunity for more specialty crop growth
- Get laser-focused on competitive advantage definition
- Formalize regional advocacy groups and collaborative relationships (local neighbouring municipalities, corridors, regions)
 - Ensure agreed priorities (voices are diluted and fragmented today)
 - Identity/brand
- Shift more intentionally from problem focus (reactive) and drive future state thinking

Table:

- Free Agents Program – Federal Model (could be scaled down for our purposes)
 - Project basis
 - Share employee
 - Exchange Program
 - Host would pay the wage/salary
 - Need common classification system
 - College as host – Science / IT – project work and loan out when not being utilized
- Build a city people can see themselves in
- Promotion – all we need is for people to experience it
- Professional opportunities here
- Praxis – build interest
- Opportunities here – job shadowing – junior high
- Mentoring skilled immigrants – a bit of education to get them working in their field
- Make space for newcomers

Table:

- Broadband
 - Enables work / enables learning
 - Relates directly to data/automation in ag
 - This relates to the need for learning deliverables
 - Just enough / Just in time
1. Hydrogen / Fuel – transportation infrastructure
 2. Hydrogen Fueling stations
 3. Local ag education, tuned to region
 - Breadth of topics ranging from finance, tech, marketing
 - Outcomes-based (not necessarily credential-based)
 4. Water security/sustainability
 - Regional approach

Table:

- Emerging – Social infrastructure / human services rurally
- Collaborations that exist continue to grow or are representative of all voices
- Rural/urban uniqueness of each community/culture

Table:

- Local brands
- Apprenticeship expansion – water operators, grader operators, municipal employees
- Secondary use of land under solar panels
- Ag Tech – drones – proof of concept – with college / Community Futures

Table:

1. Hydrogen / Fuel – transportation infrastructure
 - Help with automation – pro
 - Still need more skilled workers – and retraining – con
2. Automation on the whole needed
 - Ag – apply to municipal settings (scale)
 - Competitive – business operations/snow clearing/turf farms
3. Data Analysis and Collection – what do we do with it, data collection, sensors
4. Experience Development – tourism – using what we have
5. BR&E – CCVS example
 - Look at threats
 - Succession planning
 - Retain business and residents
6. Energy
 - Access to energy / New investors / New green tech
7. CCVS
 - Geographically makes sense
 - Sell to larger centres
8. AG – hemp?

Table:

- Emerging – Social infrastructure / human services rurally
- Collaborations that exist continue to grow or are representative of all voices
- Rural/urban uniqueness of each community/culture

Table:

- Opportunities related to workforce development
 - Rural renewal program
 - Mentorship program
 - Construction Association work sharing – can this be utilized by other sectors?
- Opportunities to explore our regional identity
 - Let’s focus on what we do really well
 - Cluster strategy –
 - Support what we have
 - Looking at supply chain
 - Industrial cluster study
- Opportunities in Ag Tech
 - Are there gaps that we can fill?
 - Utilizing the college (Centre for Innovation), Foremost, Suffield
 - Where are things at with regenerative agriculture?
- Capitalize, and support diverse entrepreneurs
 - Ecosystem designed to remove barriers
 - Expansion of current businesses
 - New to us, diversity of ideas, ways of doing things

Table:

- Investments in tourism
- Destination Development – everyone is part of it
- Labour – skills – training gap
- Regional programs exist but bottlenecks exist (Fed. level)
- Apprenticeships (work-integrated learning / financially supported - *opportunity
 - Needs to be supported by policy (gov’t)
- More greenhouse opportunities (take advantage of climate) not just vegetables (ag-opportunities)
- Take advantage of climate stability

2. What community needs/trends/pressure points do we need to be mindful of as we position ourselves for economic growth in our region?

- Current and emerging needs/trends
- Community data/information
- What is our competitive advantage as a region? What are our region’s unique needs? What needs are common?
- What is our level of regional readiness and commitment?

LARGE GROUP DEBRIEF:

A few ideas from small group report-backs on community needs, trends, and pressure points:

Twist on building future as Community Leaders

- Not for us, but for those in future

Competitive Advantage

- We already collaborate well
- So what makes our region unique?

Environmental considerations

- Airshed
- Watersheds

SMALL GROUP NOTES:

Community Needs / Pressure Points

Notes shared in small groups (from worksheets):

Table:

- Population demographics are shifting
 - 20% increase in immigrants
 - Community readiness
 - Education and prepping people in those industries
 - Employee attraction and retention

Table:

- Silos
- H2O right, air shed, de-carbonization, CCVS open access hub, H2 renewables
- Transportation – landlocked, rail, borders
 - Need 4EV and H2 fueling infrastructure
 - Need signage and lane markings
- Aging – people and infrastructure
 - Skill gap and how to adjust
- Renewable buildout

Table:

- Demographic shift, aging population
- Labour, especially skilled
- No shortage of work – jobs are not enough to attract people
- Housing – affordable/rental housing – can buy a house or rent an apartment, not rent a house.

Table:

- Collaboration / Community Consultation
- Transportation
- Housing
- Social Supports
- Labour Force – trained to meet the unique labour needs
- Connecting renewable/energy industry and land conservation
- Industry contributing to needs of workers/community
 - Having them participate in the solution
- Common shared values

Table:

- Labour
- Knowledge gaps
- Community services need to be in place
- Housing
- Red Tape Reduction (Municipal to encourage development)
- Advantage: Climate, financial stability, low(er) cost of living, less competitive, more community-minded and collaborative

Table:

- Think in tone/empathy with the generations that are yet to come

Table:

- Labour and housing shortages
 - Attainable housing and affordable housing
 - Comparative strength of Medicine Hat
- Capital
- Mindful of being open to all backgrounds
 - Leave no one behind
 - Inclusiveness isn't an option
- Alignment of government initiatives
 - So we're all moving in the same direction
- Divisiveness is a pressure point
 - Us vs. them mentality
- Our region is different
 - Speaking up – we're different than Edmonton and Calgary
- Community needs – a consistent message
 - Identity
 - Cooperation/collaboration
- We're more committed than ready
 - We need the follow-through – turn the process into action

Action & Collaboration

1. What are the **actions** we need to take to advance our ideas, opportunities, and initiatives for regional economic growth?

- What actions can we start today?
- What are the steps we need to take to move our regional economic growth opportunities into action?
- What needs to get done? How will it get done? Who is (or needs to be) involved?
- What is our role as community stakeholders to help move our regional ideas to action?

2. How can we **work together / collaborate** to help strengthen regional economic growth across our region?

- How can we continue the conversations and build connections across the region?
- As community stakeholders, how can we stay engaged / connected as a region more often?
- How would you like to engage/communicate/share resources and information?
- What is our “Collective Regional Response” to move forward?

LARGE GROUP DEBRIEF:

Community stakeholders shared ideas on the actions / next steps for continuing the conversation and collaboration across the region:

More events like this with variety of people

- Include front line (ex. labour force, younger generation)

5 key priorities as a region

- Same messaging
- Agree on ask

Regional collaboration / cooperation

- Taking regional approach – inclusive / share ideas / same outcomes

Regional Advantages / Regional Vision

- Clarifying advantages and long-term vision for our region
- Empowering grassroots to move forward

Marketing and PR Strategy

- Promo as a region - what is our consistent message

Housing – collaborate on

- Design / build / conceptualize
- Common design across south
- Affordable, attainable

SMALL GROUP NOTES:

Action

Table:

- Repeat this event but expand to Southern Alberta as a whole
 - Through REDAs
- Promote region
- Define competitive advantages and related actions
 - Systems mapping

Table:

- Sustain and keep it going
- Consider concept of regional approach and strategy

Table:

- Continue with the collaborative approach – everyone will have different ideas of what is important – collectively we can work to find some wins
- Variety of people at the tables – sometimes the front-line employees can provide valuable insight
- Connect with the “future” generation – learn how they see their role – what would keep/bring them to the area
- Determine the info we want
 - As tourist
 - As business owners
 - As workers
- Does government really hear/listen to what community wants / needs (Housing for example)
- Government Ministries / Local Government / Chambers / Local Business Champions / Industry / Tourism / Environment / Parks / Education / Student representatives – high school and post-secondary / college/trade
- We need to give of our time/knowledge and sometimes financial support (see the bigger impact down the road)

Table:

- Reduce barriers to entry into labour market (specifically barriers to immigration)
- Transferability of credentials (international/interprovincial)
- Steps:
 - Data collection / benchmarking
 - Identify stakeholders
 - Identify lead agent
 - Collaboration is key

Table:

- Prioritized collaboration (regional)
 - Lethbridge is an example
- Renewable energy – waste to energy SAEFWA
- Determine a regional WIN strategy that benefits everyone
- Regional HR (jobs for spouses)
 - Job search network
 - Workforce recruitment

Table:

- Empowering grassroots initiatives
 - Run with your idea
- Creating spaces for skilled immigrants
 - Mentors
 - Collaborating with different stakeholders
- Identify what we are – our competitive advantages for the region – REBRAND
 - Vision
 - Strategic on the type of growth

Table:

- Actual action
- What are our 5 priorities?
 - Let's be consistent in our approach
 - Consistent messaging among stakeholders
- What comprises the region?
 - Palliser Economic Partnership
 - Medicine Hat and Verge
 - Conversation around characteristics – what do we have in common
- Collaboration
 - Each partner focuses on an industry and collaborates based on the project
 - Focuses on their priority
- Community strategy for immigration that we actually act on
 - Large workforce development strategy – attraction, retention, engagement

Table:

- Housing
 - Lower risk
 - Common design

Collaboration

Table:

- More Forums – in –person and online as needed
- Emails/conversations / informal lunches / quick sessions that business people can take part in (lunch and learn sponsored)
- Variety of topics – focused on areas of interest to particular peoples/industries/programs

Table:

- Define stakeholders, define collaboration system and related roles and outcomes and action progression ((\$, scope, timelines, who, etc.) – success measures
- Lanes based on strengths
- Systems mapping
- Competitive advantage
- Priorities
- Advocacy

Table:

- Regional agree on the ask

Table:

- Regular meetings

Table:

- Find common needs/opportunities and communities around the solutions
 - Big problems will take a lot of energy
- Leadership needs to think region “in this together” more than backyard only
- Need to find our vice, with sufficient volume to be heard
- Find our focus, our core, and promote that – our one place
- Celebrate our true quality of life
- Celebrate the successes

Table:

- It all goes back to using the same messaging
 - What are those 5 key priorities we can all get behind?

Table:

- Strategy focused
- One organization that can steer the ship
 - Engine
 - Have accountability (checks and balances)
- Asset map
 - Organizations – what they do, overlapping, refocus

Priorities

Small groups were given three cards to write down the key points/priorities from their table discussion. The following table is a summary of the themes that emerged:

Continued Stakeholder Engagement	Workforce development / strategy	Industry / Labour Needs	Regional Marketing Strategy	Optimize Collaboration
<ul style="list-style-type: none"> • Stakeholder Engagement • Repeat this event for all South (ex. 3 REDAs) • Strategic Planning for the Region • Ec Dev Enviro Scan 	<ul style="list-style-type: none"> • Workforce Development Strategy • Attraction / retention • Inclusive and diverse community • Workforce Strategy • Workforce Improvements • Industry-specific training • Empowerment • Young people • Innovator / workforce (beyond \$) 	<ul style="list-style-type: none"> • Identify and secure / meet regional infrastructure needs (water, highways, broadband, energy) • Labour supports - housing / social / language / child care / medical needs • Leader in sustainability (renewables, agriculture, tourism, development) 	<ul style="list-style-type: none"> • Promotion and advocacy • Marketing plan - the Ws • Defined competitive advantage • Aligned priorities • Brand and marketing • What are 5 key shared priorities • Agree the ask • Agree on regional priorities • Reasons to live in our region 	<ul style="list-style-type: none"> • Regional collaboration • Intentional, deliberate collaboration / cooperation • Define Regional Collaboration System • Develop regional collaboration approach to formulate a strategy and make it happen • Define stakeholders, collaboration system, roles, outcomes (\$, scope, time, success measures) • Purposeful community inclusion

NEXT STEPS

Reflections from Community Stakeholders

- Glad to see elected officials here; engaged in conversation and participating in entirety of Forum
- How do we move forward from here – who is going to own it (what is the role of stakeholders)
- How do we get into action
- Champions (Ex. REDAs)
- Pick a win – ex. workforce
- Create a collaborative framework
 - How we work together
 - Then topics
 - Thoughts to action

What's Next?

Building on Ideas and Connections

- How can the notes from the facilitated conversation be used to build more collaboration and action across the region?

More Information Sharing

- When and how often do we want to meet to share / discuss what's going on in the region?

Regional Engagement of Community Stakeholders

- What and how often do Community Stakeholders want to engage?
- What are we committed to?

Further Assistance and Support

The Community Development Unit of Alberta Culture provides training, facilitation, and consultation to non-profit and community groups to help them improve their organizational effectiveness and build capacity to achieve their goals.

Some areas of assistance include:

- Planning including strategic planning, operational planning, action planning
- Board development (roles and responsibilities, effective meeting management, bylaw review, etc.)
- Collaboration, leadership, and partnerships
- Large community development initiatives and projects
- Grant resources, fundraising and proposal writing training
- Project development and evaluation

Alberta SouthWest Regional Alliance

Minutes of the Board of Directors Meeting

Wednesday, November 2, 2022-Zoom



Board Representatives

Brent Feyter, Fort Macleod
Brad Schlossberger, Claresholm
Barbara Burnett, Cowley
Sahra Nodge, Pincher Creek
Cam Francis, Cardston County
Blair Painter, Crowsnest Pass
Tim Court, Cardston
John Van Driesten, MD Willow Creek
Milo Holthe, Glenwood

Victor Czop, Nanton (alt)
Dave Cox, MD Pincher Creek (alt)

Resource Staff and Guests

Roger Reid, MLA, Livingstone-Macleod
Lori Hodges, LRSD
Selena McLean-Moore, JEND
Linda Erickson, PrairiesCan
Natalie Gibson, InnoVisions
Dee Ann Benard, RDN
Bev Thornton, AlbertaSW

- 1 Call to Order/ Chair Brent Feyter called the meeting to order.
- 2 Approval of Agenda Moved by Cam Francis THAT the agenda be approved as amended with addition of comments from MLA Roger Reid.
Carried. [2022-11-820]
- 3 Approval of Minutes Moved by Brad Schlossberger THAT the Minutes of October 5, 2022, be approved as presented.
Carried. [2022-11-821]
- 4 Approval of Cheque Register Moved by John Van Driesten THAT cheques #3120 to #3132 be approved as presented.
Carried. [2022-11-822]
- 5 AlbertaSW Project update Natalie Gibson, InnoVisions & Associates, summarized AlbertaSW project outcomes: BASTION-Building a Sustainable Investment Opportunity Network; READI-Rural Employers Awareness on Diversity and Inclusion; SXNM- SuccessionMatching business coaching and on-line buyer/seller forum; EAT-Energizing Agricultural Transformation-uLeth student mapping project; C4C-Connect4Commerce-on-line listing platform for business and municipalities.
- 6 MLA update Livingstone-Macleod MLA Roger Reid provided news about programs and leadership in housing, health care, labour market, workforce development, and AlbertaSW as a travel destination. He has sent a letter of support for REDAs to the Hon. Brian Jean, Minister of Jobs, Economy, and Northern Development (JEND).
- 7 Housing in rural Alberta Rural Development Network CEO, Dee Ann Benard, offered perspective regarding the difficulty of attracting developers and builders to do projects in small communities. Discussion followed regarding community collaboration to gain efficiencies of scale, consistency in bylaws, in design of build, possible incentives and a smooth process for community engagement.
- 8 Executive Director Report Accepted as information.
- 9 Roundtable reports Accepted as information
- 10 Upcoming Board Meeting ➤Wednesday, December 2, 2022 – Organizational Meeting-Pincher Creek
- 11 Adjourn Moved by Blair Painter THAT the meeting be adjourned.
Carried. [2022-11-823]

Approved December 7, 2022

Executive Director Report November 2022

MEETINGS and PRESENTATIONS

- Nov 1: RINSA meeting, Tecconnect, Lethbridge
- Nov 2: Board Meeting, Zoom (due to weather)
- Nov 4: AlbertaSW and SouthGrow meeting with Invest Alberta, Teams
- Nov 7: Meeting re: Green Destinations report card, Zoom
- Nov 8: Tourism Lethbridge, Attractions Advisory Committee meeting, Zoom
- Nov 8: Meeting with Community Energy Association re: EV network in northern Alberta, Zoom
- Nov 9: Community of Practice (CoP) webinar – attracting investment to Alberta, Teams
- Nov 9: SCR AGM, Lundbreck (regrets due to weather)
- Nov 10: Meeting with uLeth researchers re: gathering data to analyze: energy grid and distribution, Zoom
- Nov 10: AEDO Accreditation Committee Meeting, Zoom
- Nov 14: Meeting with Site Selection Magazine re: Western Canada issue, Zoom
- Nov 15: Travel Alberta consultations re: southern Rockies TDZ, Pincher Creek
- Nov 16: EDL Board meeting, Lethbridge
- Nov 17: Travel Alberta consultations re: Waterton and southern Rockies TDZ, Zoom
- Nov 18: Highway 3 TDA-Economic Impact Assessment Report, Teams
- Nov 22: Meeting with Richard Higginson, Global Affairs Canada, Danish Trade Commissioner, Tecconnect
- Nov 23: Toured Richard into AlbertaSW; met with leaders in renewables, manufacturing, and construction
- Nov 24: Meeting with Invest Alberta: Manager, Investment Attraction and Senior Investment Advisor, Europe, Tecconnect
- Nov 25: Meeting with VP Lodging, Pursuit Collection, Banff Jasper
- Nov 28: Alberta Tourism Labour Study Focus Group, Calgary (regrets)
- Nov 28: Meeting with Alberta Ag& Irrigation, Jobs, Economy & Northern Development re: proposed funding to REDAs, Teams
- Nov 29: BASTION Investment Opportunity Network meeting #4, Zoom

PROJECT MANAGEMENT and REPORTING

- EV statistics and process: share information with other regions that are planning EV networks
- Final approval on ads and advertorial for EDA magazine (P2P, REDAs)
- Update mid-year budget and accounts
- Prepare invoices for membership 2022
- Compile final lists, prepare invoices for RBL 2022 (333 licenses sold to date)
- Create new RBL documents: poster, brochure, stickers for 2023
- Prepare responses to investor inquiries received via communities, SAAEP and AlbertaSW websites
- Gather regional information to contribute to Travel Alberta consultations
- Evaluate on-line tools and explore possibilities of partnering with SouthGrow and other REDAs

REGIONAL PROMOTION

- Organize sponsorship support for EDA magazine and conference
- Create concept for speaker proposal from REDAs at EDA 2023
- Contribute to REDA display at both AB Munis and RMA conference trade shows
- Write advertorial content for Peaks to Prairies and AlbertaSW, *Invest in Alberta* magazine
- Update ad design for Waterton Guide and *Vacation Country Travel Guide*: P2P website and videos

Regional Economic Development Alliance (REDA) Update



❖ BASTION: Building A Sustainable Tourism Investment Opportunity Network

The Investment Opportunity Network (CAOs, EDOs, community partners) has had 4 meetings.

- August 30: Introductions and Project Overview
- September 29: Discussion with **Travel Alberta** and **Invest Alberta**
- October 25: Discussion with **Alison Anderson, CEO of SuccessionMatching.com**
- November 29: Presentation and discussion re: on-line investment attraction tools

To request a link to the recordings of the meetings, e-mail bev@albertasouthwest.com

❖ Visit from Global Affairs Canada

Richard Higginson, Trade Commissioner to Denmark, stationed in Copenhagen, made a trip to Alberta. He has a particular interest in renewables and innovative manufacturing, so we were able to arrange a short tour in our region. He is very impressed with the opportunities and plans to bring a return delegation of about 30 people in spring 2023

(We also arranged an outstanding Chinook Arch that day!)



❖ Meeting with Invest Alberta

AlbertaSW, SouthGrow and Economic Development Lethbridge met with Invest Alberta staff who visited the region:

- Yuliia Marcinkoski Manager, Investment Attraction
- Sebastian Gerlach, Senior Investment Attraction Advisor, Europe

2023 Executive Officers Elected:

- Chair: Mayor Brent Feyter, Fort Macleod
- Vice-Chair: Brad Schlossberger, Councillor, Claresholm
- Secretary-Treasurer: Sahra Nodge, Councillor, Pincher Creek
- Barbara Burnett: additional Designated Signing Authority



❖ AlbertaSW receives ongoing recognition from International Economic Development Council (IEDC)

In 2018 AlbertaSW was reviewed and met standards to become IEDC's 69th internationally accredited economic development organization (AEDO) and the third of now 4 in Canada. A re-accreditation review in 2022 confirmed we continue to meet high standards of board leadership, operational excellence, and positive impact for our region. IEDC commends the outstanding commitment and collaboration of our communities.

Best wishes to all for 2023!

Alberta SouthWest Regional Economic Development Alliance

**International Economic Development Council (IEDC) Accredited Economic Development Organization (AEDO)
2018-2022 Green Destinations Top 100 Sustainable Global Destinations and 2020 Top 3 Best of the Americas**

Box 1041 Pincher Creek AB T0K 1W0

403-627-0244 (cell)

bev@albertasouthwest.com

www.albertasouthwest.com



**THE CROWNEST/PINCHER CREEK LANDFILL ASSOCIATION
MINUTES
October 19, 2022**

The regular meeting of The Crowsnest/Pincher Creek Landfill Association was held at 9:30 am
Wednesday October 19, 2022 at the Cowley Community Hall.

- Present:
- John MacGarva, Municipal District of Pincher Creek #9
 - Dean Ward, Municipality of Crowsnest Pass
 - Dave Filipuzzi, Municipality of Crowsnest Pass
 - Doreen Glavin, Municipality of Crowsnest Pass
 - Mark Barber, Town of Pincher Creek
 - Dave Slingerland, Village of Cowley
 - Dean Bennett, Landfill Manager
 - Jean Waldner, Landfill Office Supervisor Absent

AGENDA

John MacGarva

Moved the agenda be adopted as presented. Carried. 10.19.22-2079

MINUTES

Doreen Glavin

Moved the minutes of September 14, 2022 be adopted as circulated. Carried. 10.19.22-2080

Dave Filipuzzi

Moved the special zoom in camera minutes of September 26, 2022 be adopted as circulated. Carried. 10.19.22-2081

MANAGER’S REPORT

- MSW picked up again this month. The new ramp is complete and ready to go into use when needed.
- Industrial Cell is busy. Teck has begun hauling again, they are estimating another month of hauling.
- The new Eco center has been running great, people are now getting used to the idea of it being open certain hours and also having an attendant there. They are finding the attendant helpful especially when they need help. We are no longer receiving any complaints at the center.
- Recycling in moving along smoothly in Pincher with no hiccups, in fact now that we have an attendant we are no longer seeing garbage, bottles, dirty diapers and needles in the bins.
- Recycling in the Crowsnest Pass is going through the same issues that Pincher used to have with people piling garbage outside the bins that isn’t even recycling. We continue to find garbage and debris inside the bins as well.
- The new bins we ordered have finally arrived and as soon as we get them decaled and numbered, we will put them into use at the new Eco center.

-Our new Hide Away truck has finally arrived. We are getting it registered and Licenced it should be in use this week.

-The new sign I had designed is now installed, we will be dressing it up with some rock work and plants/shrubs in the spring. This is a much improved look to our entrance of the Waste & Recycling Center.

-We have started hauling leachate away on October 3rd, of this month and will stop on the 15th. I will evaluate the levels at that time and see where we are with being able to de-sludge the ponds.

-I've been taking bids on crushing our cement pile as it is completely full.

-Applications are still coming in for the new accounting/office personnel, some have come in from as far as the Philippine's, India, Pakistan, and Dubai.

Dave Filipuzzi

Moved the Manager's report be adopted as presented.

Carried. 10.19.22-2082

FINANCIAL REPORT

The Manager went over the Income Statement and Balance Sheet from October 13, 2022 in Administration absence. He answered any questions from the statements.

Dave Filipuzzi

Moved the financial reports be accepted as information.

Carried. 10.19.22-2083

DONATION REQUEST FROM BEAVER MINES COMMUNITY ASSOCIATION

A Donation request from the Beaver Mines Community Association to help support their community recreational and social events.

Dave Filipuzzi

Moved \$500.00 be donated to the Beaver Mines Community Association to help their events.

Carried. 10.19.22-2084

DONATION REQUEST FROM CROWSNEST PASS MINOR HOCKEY.

A donation request from the Crowsnest Pass Minor Hockey Association to help keep costs low so all kids can play hockey if they want.

Dave Filipuzzi moved \$250.00 be donated to CNP Minor Hockey to help them keep costs down for all players.

Carried. 10.19.22-2085

DONATION REQUEST FROM CNP BRIGHTER FUTURES PROGRAM

A donation request from The Crowsnest Pass Brighter Futures Program to help sponsor their 2022 Spooktacular Halloween Event.

Dave Filipuzzi moved \$250.00 be donated to CNP Brighter Futures Program for their 2022 Spooktacular event.

Carried. 10.19.22-2086

DONATION REQUEST FROM KIDS COLLEGE NURSERY SCHOOL ACTIVE LIVING PROGRAM

A donation request from The Kids College Nursery School Active Living Program. To help support this program to continue.

Dave Filipuzzi moved \$300.00 be donated to Kids College Nursery Schools Active Living Program.

Carried. 10.19.22-2087

DONATION REQUEST FROM CROWSNEST PASS GRADE 9 VOLLEYBALL CLUB

A donation request from The Crowsnest Pass Grade 9 Volleyball Club to help support this years program expenses.

Doreen Glavin

Moved \$250.00 be donated to the Grade 9 Volleyball Club for program support. Carried. 10.19.22-2088

DONATION REQUEST FROM THE LIVINGSTONE SKI ACADEMY SOCIETY

A donation request from The Livingstone Ski Academy Society to help keep their Ski Program running.

Doreen Glavin

Moved \$250.00 be donated to the Livingstone Ski Academy Society for program expenses.

Carried. 10.19.22-2089

DONATION REQUEST FROM THE FAMILY (WOMEN'S) RESOURCE AND CRISIS CENTRE

A donation request from The Family (Women's) Resource and Crisis Centre to help run their annual Children's Clothing Fest.

Dave Filipuzzi

Moved \$500.00 be donated to The Family (Women's) Resource and Crisis Centre for their clothing fest.

Carried. 10.19.22-2090

SCHOLARSHIP REQUEST FROM RONAN GELBER (LIVINGSTONE RANGE SCHOOL)

A scholarship request was presented from Ronan Gelber who will be pursuing a degree in Kinesiology at the University of British Columbia.

The Board of Directors

Moved that no scholarship be awarded at this time.

Carried. 10.19.22-2091

SCHOLARSHIP REQUEST FROM MCKINNEY ETTENHOFER (ST MICHAEL'S SCHOOL)

A scholarship request was presented from McKinney Ettenhofer who will be pursuing a Bachelor of Science Degree in Lethbridge, AB

John MacGarva

Moved that the \$1000.00 be awarded to the above person once they forward to us their passing marks from their 1st semester of their accredited College, University, or Trade School. Carried. 10.19.22-2092

SCHOLARSHIP REQUEST FROM INDIE MACGARVA (LIVINGSTONE RANGE SCHOOL)

A scholarship request was presented from Indie MacGarva who will be pursuing a Bachelor of Arts Degree in Lethbridge, AB

Mark Barber

Moved that the \$1000.00 be awarded to the above person once they forward to us their passing marks from their 1st semester of the accredited College, University, or Trade School. Carried. 10.19.22-2093

SCHOLARSHIP REQUEST FROM ELENA TKACHUK (CROWSNEST CONSOLIDATED HIGH SCHOOL)

A scholarship request was presented from Elena Tkachuk who is pursuing an Environmental Engineering Degree in Waterloo, Ontario.

Doreen Glavin

Moved that the \$1000.00 be awarded to the above person they have forwarded their passing marks from the University of Waterloo. Carried. 10.19.22-2094

SCHOLARSHIP REQUEST FROM KAYDEN OLSEN (CROWSNEST CONSOLIDATED HIGH SCHOOL)

A scholarship request was presented from Kayden Olsen who will be pursuing a Power Engineering Technology Degree at Medicine Hat College.

Doreen Glavin

Moved that the \$1000.00 be awarded to the above person once they forward to us their passing marks from their 1st semester of the accredited College, University, or Trade School. Carried. 10.19.22-2095

CLOSED IN CAMERA SESSION

Time In 10:17 AM Moved by Mark Barber Carried. 10.19.22-2096

Time Out 10:22 AM Moved by Doreen Glavin Carried. 10.19.22-2097

Dave Filipuzzi

Moved to accept the information as presented. Carried. 10.19.22-2098

Doreen Glavin

Moved cement proposal Carried. 10.19.22-2099

Correspondence: Follow up report from Crowsnest Community Library and Thank you from the Crowsnest Pass Health Care Foundation.

NEXT MEETING DATES


November 16, 2022 AT THE MD OFFICE IN PINCHER CREEK

December 21, 2022

ADJOURNMENT

Dave Filipuzzi

Moved the meeting adjourn at 10:32 am Carried. 10.19.22-2100


CHAIRMAN


ADMINISTRATION



M.D. OF PINCHER CREEK NO. 9 OPERATIONS REPORT

G1a

Current Public Works Activity

- Road Maintenance – Public Works has Nine (9) graders out on the roads doing road maintenance and snow removal.
- Snow removal and street maintenance in the Hamlets of Lundbreck, Beaver mine and Pincher station during snow events
- Permanent snow fence repair and installation in progress.
- D7 Dozer has been used to open some drifted road over the last couple weeks
- Temporary snow fence installation has been completed.
- Gravel crushing started October 3, 2022 at the summerview pit +- 15,000 CY has been crushed and crusher has been moved to the Livingstone colony pit. Crushing completed at the Livingstone colony. Crushing on going at the Vantol pit.
- Boat Club Road has been completed Monday September 19, 2022 and environmental assessment was also completed September 27, 2022. Preliminary design and Opinion of probable cost have been received November 10, 2022. Meeting to be arrange with Alberta Transportation in the next few weeks.
- The MD has retained the professional service of DK blade services to provide technical training to our grader operators. Training has started October 17, 2022 and was completed for 2 operators on October 28, 2022. More training to be schedule in the spring of 2023.
- Garbage, Recycling, water to the airport... being done weekly by PW crew.
- Working on call log items daily.

Energy Projects Update

MD Estimated Annual Energy Savings: \$12,536.66 \$14,411.16

MD Funding Secured: \$173,098

- **General Updates**

- PW Office/Shop Thermostat upgrades complete July, 2022
- Admin DHW removal complete September, 2022
- Arena Furnace upgrades (75% grant funded) complete October 20, 2022. Awaiting funding closeout
- **Lebel Mansion LED light retrofit scheduled to be completed December 8, 2022**
- Airport thermostat upgrade with occupancy sensors complete October 17, 2022
- Admin Endotherm boiler additive (increased heat retention) planned Oct 26, 2022. Delayed due to failed gasket, awaiting machined replacement
- Admin LED lighting swaps to begin ~~mid November~~ **late January due to shipping delays**
- Weatherstripping upgrades at PW, Admin, and Airport scheduled for ~~November 21, 2022~~ **when Public Works has capacity**
- **Lighting retrofit at Lundbreck grader shop, sand shed, PW quanset scheduled for when Public Works has capacity and a man lift**
- Industry outreach underway with Westlake, Enel. No response from Vestas, TransAlta, Siemens, Pieridae
- Developing fuel usage tracking system within GIS dashboard
 - Received data from newer graders that have tracking within the CAT app
 - Conducting benchmarking to track the implementation of idling policy
 - **Fuel usage report developed December 1, 2022**

- **EV Chargers**

- Design complete for MD admin building, MD PW shop, and CMR Oct, 2022
- Funding from Enel Green Power received in the amount of \$20,000 USD
- Grant application to Southgrow for remaining funds Oct 19, 2022
- Castle Mountain Resort has agreed to supply \$2,000 towards their installation
- **Grant for remaining funds from SouthGrow secured November 30, 2022.**
- Targeted installation ~~December 7, 2022~~ **late January due to delays with Castle submitting PO**

- **Eco-centre Solar Installation**

- Awarded to Riteline for 2.4 kW array
- Microgeneration application complete Sept 28, 2022, neighbouring properties notified as per regulations Sept 6, 2022. No comments received back
- **Install completed November 18, 2022**
- **Scheduled to begin generating power December 16, 2022. Delayed due to permitting error.**

- **Climate Resiliency and Adaptation Plan**

- \$160,000 funding approved from MCCAC
 - \$140,000 towards the contracted study
 - \$20,000 towards staff wages, training, and community event
- Kickoff Oct 3, 2022

- Team: Tristan Walker, David Desabrais, Brett Wuth, and Andrea Hlady
 - Presentation of project plan to MD and Town council Oct 11, 2022
 - Data acquisition started Oct 13, 2022, community showcase complete Nov 8, 2022
 - Survey launched November 29, 2022 scheduled to end December 23, 2022. 50 responses to date
- **Clean Energy Improvement Program**
 - Bylaw passed Oct 11, 2022
 - In discussion with FCM to determine funding
 - FCM has indicated substantial funding has been allocated to Alberta
 - Targeted program development start date Jan 15, 2023
 - Targeted program launch date Sept 15, 2023

Capital Projects Update - Bridges

- **Bridge File 75377 – Local Road over Screwdriver Creek, NW-08-06-02-W5M**
 - Construction awarded to 2nd lowest bidder
 - East Butte: **\$306,011 (Eng. Est./Don Boyce \$309,044)**
 - Project has gone back to Council and is deferred until Aug. of 2022. MD has issued payment to Armtec for the culvert. The culvert will stay in the PW yard until installed in the Summer of '22.
 - Culvert was damaged in 2022, needs to be replaced
 - Don Boyce chose to retire prior to contract award. Project re-tendered, bids received Aug 9th
 - Kickoff complete October 18th, mobilization delayed to November 8th due to snowfall. Construction completion expected ~~late November~~ mid-December, reseeding next year.
 - Contractual completion penalties being applied from November 25th onward
 - Submittals received & approved
- **Bridge File 75265 – Local Road over Heath Creek, NE-11-10-01-W5M**
 - Tender awarded for engineering in 2021
 - Roseke Engineering at **\$52,162.00 (Budget \$53,000.00)**
 - Tender cancelled for construction in 2022
 - Low Bid at **\$491,297 (Eng. Estimate \$384,700)**
 - Roseke Engineering has been instructed to complete the bridge design detail as well as provide engineering and construction estimates for an adjacent stream bank protection work.
 - Survey has determined that the whole bridge and road is off the road right of way. Roseke Engineering will provide the MD with a survey plan to use for land negotiations.
 - The Historical Resources Application for this project has been approved.
 - Land is purchased and agreements are signed. Title registration may take a few months
 - Tender opening on the 26th/27th was significantly over budget & STIP funding has not been received. Tender cancelled, to be retendered this Winter for 2023 construction, apply for STIP
 - STIP Application drafted ~~and ready to~~ and submitted November 23rd

- **Bridge File 7743 – Local Road over Gladstone Creek, SW-23-05-02-W5M**
 - Tender awarded for engineering in 2021
 - Roseke Engineering at **\$45,015.00 (Budget \$46,000.00)**
 - Tender awarded for construction in 2022
 - Volker Stevin at **\$267,700 (Budget \$280,500)**
 - Coring has been scheduled following changes to Alberta Transportation changes to inspector ratings.
 - Coring has been completed with favourable results.
 - A tender package is to be completed by the end of November for Budgeting and allocation of Gas Tax Funds. AT has confirmed this bridge is not eligible for STIP-LRB funding given its current condition rating.
 - Council approval of increased scope January 11, 2022.
 - Council approved \$79,000 in additional 2022 funds for full strip-deck replacement on this bridge April 21, 2022.
 - Tender released April 29th, 2022. Tenders opened May 26th, 2022. Tender awarded to low bidder
 - Contractor planning staged construction approach, minimizing closure to less than an hour. Waiting for traffic accommodation plan. ECO Plan received. Lumber supply issues are delaying construction start, lumber is in for treatment and mobilization is currently expected early December. **Guardrail work to begin week before council meeting with lumber work delayed to early 2023. Letters and website updated to reflect change**
 - **Pre-construction kickoff completed December 7th, 2023.**
 - Calls completed & letters sent to effected landowners & businesses Sep 1st indicating change in schedule and closure plan

- **Bridge File 2488 – Fisher Bridge, NW-26-07-02-W5M**
 - Engineering to be completed in 2021 due to change in rating since first inspected
 - Pending AT Grant and Council approval this bridge can be built outside of the Restricted Activity Period (RAP) as no contact with the water is needed
 - STIP funding has been approved (was submitted by ISL Engineering). Revised proposal, schedule, & estimate received from ISL. Within budget & STIP grant funding allotment
 - ISL awarded Supply-Build Engineering contract
 - Design, Supply, & Fabrication of Prefabricated Bridge awarded to Algonquin Bridge **(Cost: \$458,040. Eng. Est: \$638,000).**
 - RFPQ (Request for Contractor Pre-Qualification) for Installation has been sent out and closed July 26th. Installation RFQ bids received September 14th, 2022. Awarded to low bidder **(Cost: \$330,954. Eng. Est: \$349,000)**
 - Sure-Seal beginning document submission. Review of site conditions complete, TAS & Eco-plan drafts received. Pre-construction meeting complete October 26th, 2022.
 - Contractor plans to prepare bridge on private property NW of crossing over the Winter. **Bridge steel unloaded November, 2022.**
 - **Awaiting revised construction schedule, Revised construction schedule received, contractor plans to break over Winter and remobilize in early May to install abutments and remove existing bridge. Contractual completion is end of June, 2023**

- **Bridge File 74260– Tributary to Foothills Creek, SW 13-05-029-W4M**
 - Budgeted for engineering completion in 2022 with construction in 2023
 - Proposal received from Roseke Engineering June 21st, 2022 to complete initial design services. Preliminary Engineering & Design Awarded to Roseke July 14, 2022.
 - Preliminary survey & drafting complete, Preliminary Engineering Report completed September 13th. Recommendation is replacement with an upsized 2m diameter x 25m L single culvert (existing structure is 1.9 m x 1.7m x 15.2m L). Total Anticipated Project Cost: **\$330,000**.
 - Design **complete November, 2022** ~~to be complete by council meeting~~; construction expected for this bridge in 2024. **Land acquisition will be required.**

- **Bridge File 76294– 2nd Tributary to Castle River, SW 32-006-01 W5M**
 - Approved for engineering completion in 2022 with expected construction in 2023 by council July 12th, 2022
 - Preliminary Engineering & Design awarded to Roseke July 14, 2022
 - Preliminary survey & drafting complete, Preliminary Engineering & Design complete as of Sep 28. QAES Complete, fish passage likely not a concern.
 - Recommendation is replacement with an upsized 1.6m diameter x 27m L single culvert (existing structure is 1.5m diameter x 18.3m L). Total Anticipated Cost: **\$385,000**
 - Liner is not recommended as conservative flows result in unacceptable freeboard and cost would be similar or more than replacement as excavation requirements are minimal. Channel realignment downstream is also necessary
 - Design for 76294 complete, rip-rap modified on downstream end to avoid need for land acquisition
 - STIP Application drafted and **submitted November 23rd** ~~ready to submit by November 30th~~

- **Watercourse Crossing Inspection & Remediation Project – 100% Grant funded**
 - **\$150,000** in grant funding awarded for Year 1 of this program
 - **Fintegrate** awarded initial contract to assess all MD crossings, prioritize for remediation, & perform detailed regulatory authorizations
 - Alignment with 10 year bridge study to be completed where feasible
 - Work has begun on prioritization & initial assessment, 175+ crossings reviewed
 - 4-5 crossings have been identified to date that are in poor structural condition and have serious fish passage concerns
 - Contractor has completed initial assessments for priority areas. Awaiting Alberta Environment input prior to completing one or two detailed assessments to feed into additional funding asks
 - Application deadline for next AB fiscal year funding is extended to October 14th. Application submitted for additional \$114,000, mostly to complete engineering & design for remediation of crossings
 - Interim report submitted **November 25th**, ~~drafted for submittal by November 30th, 2022~~, met with AEP on Nov. 15th to discuss path forward for MD under program. Anticipate moving forward with design of 2 crossings, and construction of 1 within 2023-2024 AB fiscal year. **Awaiting proposals for 3 eligible crossings**
 - Anticipating future regulatory Directives around making dealing with SAR crossings mandatory
 - **Requested Y1 Grant extension to July 31st, 2023**

Roads

- **Range Road 1-2 (Bitango Road) - Engineering 2022 – Budget \$40,000 - Const. 2023**

Replace 64m of culvert 24" culverts with a 36" diameters culvert. Repair slides and sink holes on side slope.

- Engineering Proposals have been submitted by 3 different firms and is under review by Public Work. Engineering contract will be awarded in 2022.
- Service agreement for professional service has been signed with ISL Engineering and Land Services LTD on February 23rd 2022.
- Geotechnical Boring scheduled for April 05, 2022.
- Site Visit was held April 21st 2022.
- Environmental Scientist was on site June 29, 2022 to begin the environmental review.
- Design Brief meeting was held August 23, 2022
- ISL to start working on the tender package.

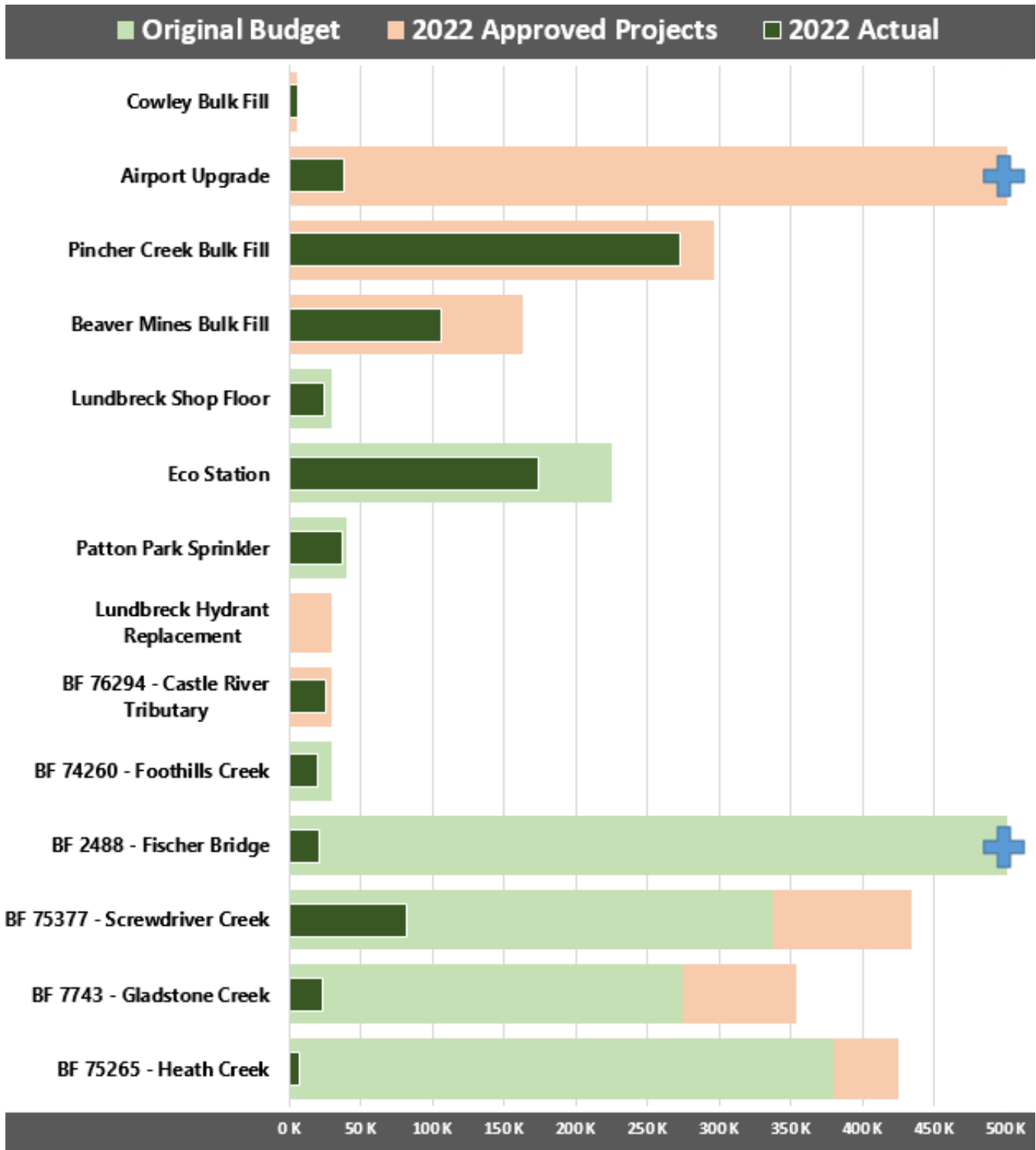
- **Station Street (Pincher Station) - Engineering 2022 – Budget \$40,000 - Const. 2023**

Repair subgrade and install new asphalt on approximately 70m on intersection of 3rd avenue and Station Street and approximately 360m on Station Street going east to seed cleaning plant. Install culvert across 3rd avenue to drain water from North side of Station Street.

- Engineering Proposals have been submitted by 3 different firms and is under review by Public Work. Engineering contract will be awarded in 2022.
- Service agreement for professional service has been signed with ISL Engineering and Land Services LTD on February 23rd 2022.
- Geotechnical Boring scheduled for April 05, 2022.
- Site Visit was held April 21st 2022
- Scope Change 1 (Utilities coordination, Hydrovac and Processing) has been approved July 18, 2022.
- Utility Crossing agreements signed Aug 03, 2022.
- Utility locating and surveying has been completed August 22, 2022
- Preliminary and Construction estimates have been received September 16, 2022 for review.
- ISL to start working on the tender package

Large Capital and Other Projects

Total Approved Budget: \$4,300,800. Spend as of Dec. 6: **Nov 15:**
\$840,148



Airport Lighting – Construction 2022 - Budget \$1,042,000

Install Airport Airfield Lighting Replacement, with portion of funds from STIP

- Design-build contract awarded to Black & McDonald (**Cost: \$979,600, Original Budget: \$867,000**)
- Contractor (Leo Reedyk) engaged to manage tendering, project award, construction, commissioning, etc.
- Tendered, site visit complete with prospective bidders. Bids due back June 30th. Recommendation expected by July 8th
- Tenders received and qualification completed. Tender higher than original budget. Council approved \$125,000 in additional funding during July 12th meeting

Tristar Electric Inc	Mississauga, ON	\$1,577,136.00
Signal Electric Ltd.	Sidney, BC	\$1,412,133.60
Western Pacific Enterprises Ltd.	Nisku, AB	\$1,648,590.09
Black and McDonald Ltd.	Ottawa, ON	\$979,600.00
SVEMY Construction Ltd.	Calgary, AB	\$1,983,600.00

- Expect to be able to increase runway length by ~1000 ft (increasing landing weight by 15-20% in typical conditions). Finalized decision and proceeding with construction path forward
- It is expected that increasing the runway length will provide benefit in terms of classes of aircraft the airport can support. Design deliverables with revised thresholds 90% complete, ~~awaiting path forward~~. Mobilization anticipated in May 2023, 6-8 weeks construction required.
- IFC Drawings received Dec. 6, 2022. ~~In process of formally finalizing costs due to unit/quantity changes prior to material orders.~~

• Lundbreck Shop Floor - Construction 2022 – Budget \$30,000

Install concrete floor and sumps into the Lundbreck shop.

- Quotes and estimates from local contractor are being requested, and review for construction to begin Spring of 2022.
- Work has been completed August 14, 2022

• Patton Park Sprinkler System - Construction 2022 – Budget \$40,000

Connect the Patton Park Sprinkler and drip system to the Municipal Water distribution line.

- Construction awarded to Scenic Landscaping at **\$37,105 (Budget \$40,000)**
- Construction to begin Summer of 2022.
- Construction completed early September, 2022

- **Eco Centre**

- IMDP Committee passed a resolution stating they have no concerns with this development.
- Continued work with AEP for approval process and issuing of MD Development Permit
- September 17, 2021, project information sent to Alberta Health Services for comment.
- September 22, 2021, letters requesting consent to vary the *Subdivision and Development Regulation's* 300m setback requirement from a Storage Site were sent via registered mail to all landowners within the 300m radius of the site. Many have been returned with positive endorsement of this project and agreement to the waiver.
- AEP information circulation process completed.
- Direction from MDPC to submit to AEP for variance on development permit on Dec 08. Submission currently being worked on by Director Milligan. Construction in Spring 2022
- Concrete work delayed due to contamination found at site. Testing & excavation of contamination complete per direction by Environmental Consultant. Final clearance report received
- Site has been operating since August 18th. Minor work remaining (solar, as-built engineering). Lighting complete, camera work complete, upgrading camera model complete. Solar install-complete by council meeting, **awaiting final inspection prior to energization**
- Awaiting final as-built from MPE

- **Standpipes (Cowley, PC and new site in BM)**

- BM standpipe coin & credit is fully operational.
- PC standpipe coin & credit is fully operational.
- Cowley interface upgrade has been completed. Coin and credit/debit cards accepted.
- Complaints have been received regarding inaccurate volumes at Pincher fill station. The site has been calibrated various times. Cost effective solution awarded to Flowpoint, awaiting material arrival for installation in PC and BM's
- BM and Cowley sites had multiple operational issues in late July and early August
- August credit/tap revenue exceeded July by ~25%
- Bollards installed at BM, PC. Structural upgrade reviewed by MPE for Cowley, working towards implementation
- Flowpoint completed install of pressure reducing kit upgrade Sep 27th at BM, PC
- BM HRIA under review by Province, indicated to be at "top of pile" Sep 28th, follow up **Nov 7th continually** indicates HRIA is still in review stage

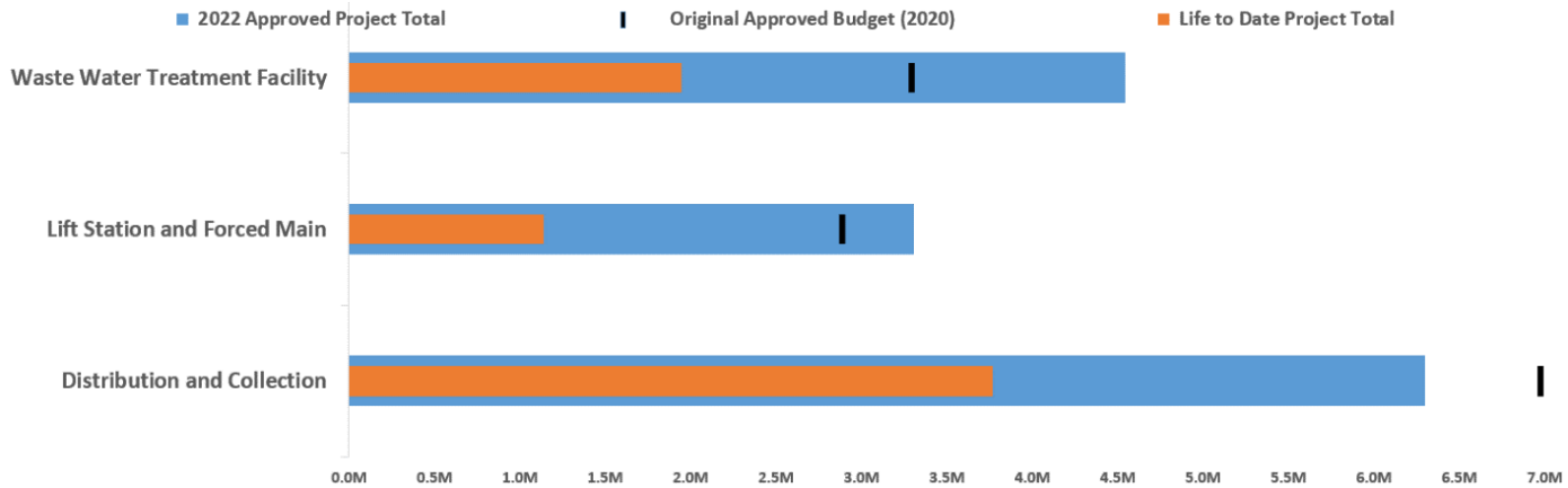
- **Lundbreck Hydrant Replacement Work**

- Construction awarded to low bidder (**Rocky Mountain Bobcat: \$25,266, Budget: \$30,100**)
- Construction 70% complete. Additional unexpected hydrant extension required at 1 location, awaiting delivery. **Still awaiting delivery as of Dec. 6th Expected to be received and installed week of Council meeting**

BEAVER MINES

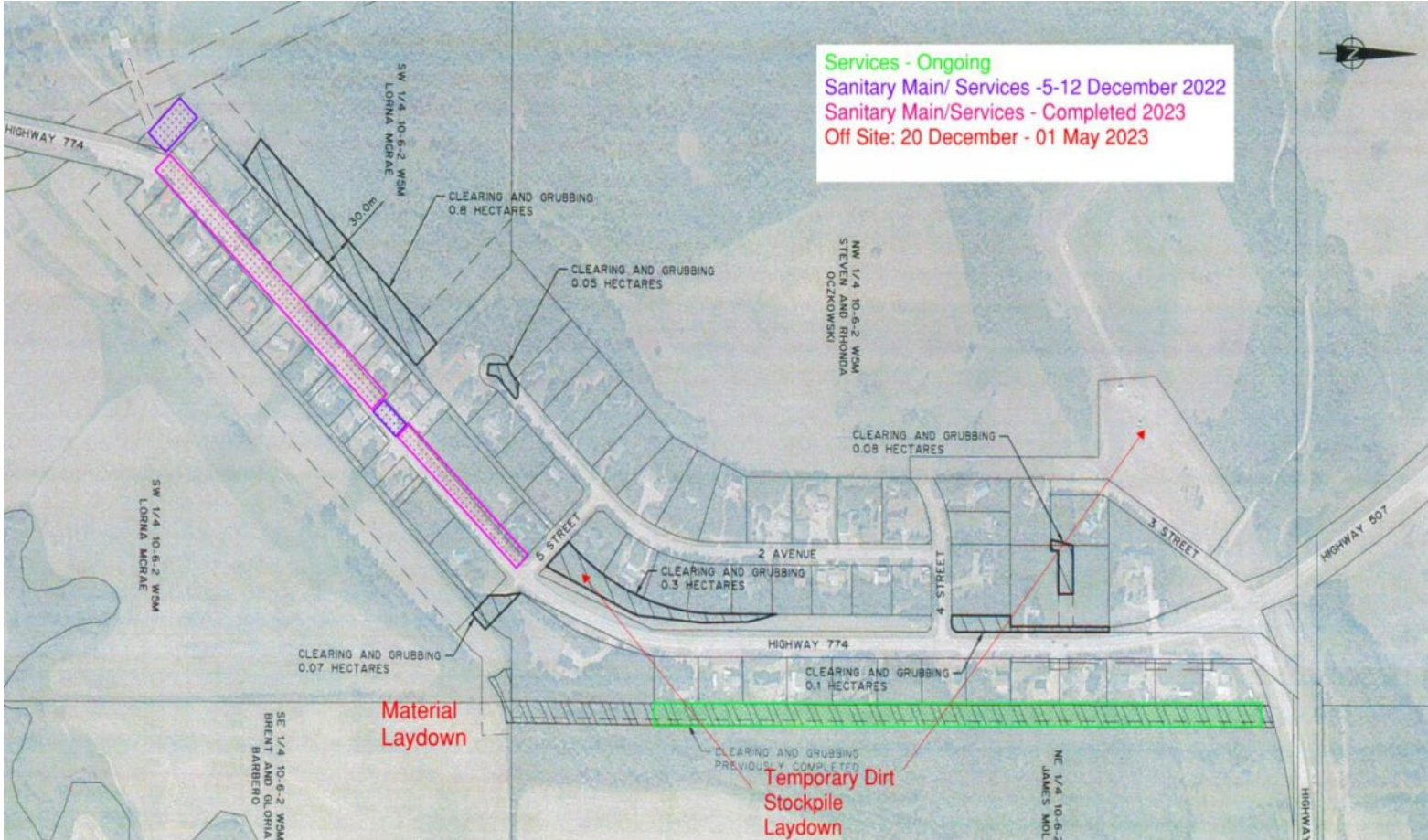
Total Appr. Budget: \$14,153,640. Spend as of Dec. 6: \$6,850,279

Nov 15: \$6,685,644



Beaver Mines Water Distribution, Collection System.

- Tender was awarded to BYZ on July 21, 2021.
 1. BYZ Enterprises Inc. **\$5,468,977.50 (Budget \$6,251,600)**
- Virtual discussion meeting held with BMCA & Beaver Mines residences May 18th with good attendance and many takeaways
- Bi-weekly construction updates ongoing



- Servicing work along 2nd Avenue completed. BYZ working on highway services through **end of year October**. Contractual date for underground completion was September 30th, 2022, extension granted to October 31st, 2022. An additional request for extension has been made to December 15th, 2022. This extension request was denied by Council. BYZ has responded to the denial indicating their disappointment. Remaining underground work continues through November **& December**
- BYZ has continued to indicate fuel prices over the construction season have been a major issue for them and sub-contractors. Informal requests have been made for additional compensation throughout the year and have not been entertained to date. Formal requests expected
- Meeting with PCES work on plan for hydrant activation once construction allows **complete, PCES to be notified once 8th St. Connection complete. PCES will test hydrants when weather allows after this connection is complete**

- **Beaver Mines Waste Facility/System**
 - Tender was awarded to BYZ on May 31, 2022
BYZ Enterprises **\$2,338,309.00 (Original Budget \$2,076,999)**
 - Waste System will not be ready until 2023 at the earliest to allow for the AEP Approval Process to run its course
 - Tender opening and contract signing completed
 - Construction kickoff completed June 17th with Banner, BYZ, & Parcon (mechanical contractor). Mobilization delayed due to weather & material
 - Mobilization began week of Aug 29th for road and forcemain work. Forcemain installed, hydrotest complete. Road grade complete. Geotextile over road complete, gravelling underway. building foundation work underway, BYZ partially demobilized for Winter
 - Site expected to be serviced by Fortis **by end of November prior to council meeting**, delayed due to snow and ground conditions
 - **Dosing and septic tank installation underway, building work to continue through Winter**

- **Beaver Mines Forcemain & Lift Station**
 - Tender was awarded to Parcon for Lift Station June 15th **\$2,326,091 (Original Budget: \$2,220,000)**
 - Construction awarded to low bidder for forcemain work:
 - TA Excavating: **\$386,925 (Eng. Est. \$600,000)**
 - Pre-construction kickoff completed June 23rd, 2022 for Lift Station
 - Site mobilization for lift station expected mid July. Long lead generator could be of concern, working with contractor on solution
 - Lift Station underground foundation work complete. Standing walls, masonry, and roofing **complete. Temporary power energized. Stairs, plywood, and steel liner underway.**
 - ⊖ Forcemain work survey beginning next week, mobilization now expected in 2023 due to significant snowfalls and drifting

24 August, 2021 – Appellants withdraw their request for “a stay” in regards to our construction based upon the proposed build schedule. Where the Force Main and Waste Water Facility will be later in 2022 and 2023, it is felt that there is enough time for the Appeal to run its natural

course without impacting our proposed construction schedule. This approach by the Appellants was very much appreciated by the MD.

Our first pre-meeting with the Board was Dec 8th, 2021

Our first Mediated Meeting with the Board and the Appellants is Dec 15th, 2021. (Calgary)

First meeting was held and follow up meeting is slated for February 23, 2022. Meeting with the Board was on Feb 23rd

*Second mediation took place August 10th, 2022. Legal/MD response complete, meeting with mediator on path forward to be held September 23rd, 2022. Additional response requested by Board by Oct 18th; complete, multiple responses between board, MD, and Appellants in last month, currently awaiting Appellants response by Nov 21, 2022. **No response received as of Dec. 6th, 2022***

This is a multi-month process, so it is hoped our Appeal process will conclude within this timeframe and any direction by the Appeal Board in the manner of additions to our project, can be treated as change orders.

Recommendation:

That the Operations report for the period November 16th – December 7th is received as information.

Prepared by: Roland/Eric/David

Date: December 7th, 2022

Submitted to: Council

Date: December 13th, 2022

	DIVISION	CONCERN/REQUEST	ASSIGNED TO	ACTION TAKEN	REQUEST DATE	FOLLOW UPDATE	COMPLETION DATE
2022-58	Div 1	Old Snow Fence falling/inquiring about rebuild	Don J	Complete	January 26, 2022	Old snow fence have been cleaned up. First call has been submitted for the rebuild. Will be looked after when gravel program is completed.	November 23, 2022
2022-231	Div 2	Snow Fence put up by MD is down, needs replacing or removal	Tony N	Complete	July 20, 2022	Post has been installed	November 23, 2022
2022-242	Div 1	Wind Fence Down at property and needs fixing. Few hundred feet on top of hill.	Tony N	-	July 29, 2022	Post has been installed	-
2022-280	Div 1	Sharp edge on side of bridge was hit by grader a couple of years ago. Requesting repair.	Bob M	-	September 7, 2022	Taper down section of Guard Rail to be replace	-
2022-313	Div 4	Road Needs Grading, Cattle Guard Rough on Skyline, Perm Snow fence still needs attention	Shawn/Jon	-	October 24, 2022	Texas gate has been graded and smothed out. Post has been installed for permanent snow fence repair. Some work has been done, need to confirmed its been all completed.	-
2022-339	Div 1	Perm Snow Fence Issues on road	Jon	-	October 31, 2022	Message Sent to Jon - Post have been put in	-
2022-341	Div 1	Snow Drifting, Conditions changed from removed snow fence	Eric/Jon	-	November 2, 2022	-	-
2022-346	Div 2	Requesting Permanent snow fence be installed. Kent Z conversation	Jon	Complete	November 2, 2022	Tony N had a look. Will be re-assess next summer and installation in the spring if deemed required.	December 6, 2022
2022-359	Div 5	Request Driveway Snow Removal	James/Cassidy	Complete	November 3, 2022	Form Received	November 18, 2022
2022-361	Div 3	Wondering if there is a plan to fix the road where the chip seal was placed	Eric	Complete	November 3, 2022	No contact information to follow up. Surface rehabilitation work to be completed summer of 2023	November 29, 2022
2022-364	Div 2	Driveway plowing requested	Joey	Complete	November 4, 2022	Not Needed. Melted	November 9, 2022
2022-371	Div 3	Radar Sign down	Jon	-	November 8, 2022	First call submitted. Sign is missing. Looking at pricing for a new one.	-
2022-383	Div 4	Requested regular snow removal	Eric/Shawn	Complete	November 16, 2022	Eric talk to him. Operator sent to plow the road and will be added to regular maintenance route.	November 16, 2022
2022-384	Div 2	Request Driveway snow removal	Kent	Complete	November 16, 2022	Kent informed	November 17, 2022
2022-385	Div 5	Request Driveway snow removal	Tony T	Complete	November 17, 2022	Form Received	November 22, 2022
2022-386	Div 1	Drift towards end	Brian	Complete	November 17, 2022	Brian Informed	November 17, 2022
2022-387	Div 4	Road needs plowing towards Staufers	Joh	Complete	November 17, 2022	Joh already there	November 17, 2022
2022-388	Div 2	Drift at Denvers	Kent	Complete	November 17, 2022	Kent informed. Problem caused by ratepayer's fence	November 17, 2022
2022-389	Div 3	Requesting snow removal	Joey	Complete	November 17, 2022	Joey Informed	November 22, 2022
2022-390	Div 3	Inquiring when road will be done	Glen	Complete	November 17, 2022	Glen informed	November 21, 2022
2022-391	Div 1	Request Road be done up to driveway	Brad	Complete	November 18, 2022	Brad Informed	November 18, 2022
2022-392	Div 4	Requesting snow removal	Shawn	Complete	November 18, 2022	Denied his request as he is refusing to submit a form	November 28, 2022
2022-393	Div 3	Concern over grader not getting to end of road	Glen	Complete	November 21, 2022	-	November 21, 2022
2022-394	Div 1	Concern over grader not making there after last snow	Brian	Complete	November 21, 2022	Brian Informed	November 21, 2022
2022-395	Div 5	Requested ice to be scratched out	Tony T	Complete	November 21, 2022	-	November 23, 2022
2022-396	Div 3	Requested drift to be plowed	Glen S	Complete	November 21, 2022	-	November 21, 2022

	DIVISION	CONCERN/REQUEST	ASSIGNED TO	ACTION TAKEN	REQUEST DATE	FOLLOW UPDATE	COMPLETION DATE
2022-397	Div 3	Switchback Icy	Joey	Complete	November 22, 2022	Joey Informed	November 22, 2022
2022-398	Div 5	Chapel Rock Icy	Tony	Complete	November 22, 2022	Jon Informed	November 23, 2022
2022-399	Div 2	Requesting snow removal	Kent	Complete	November 22, 2022	Kent Informed	November 23, 2022
2022-400	Div 5	Deliniators knocked down on Commons corner	Eric	Complete	November 22, 2022	Delineator installed when road was newly built and shoulders not define. Replacement wont be required.	November 22, 2022
2022-401	Div 4	Road needs some attention. Gravel and Grade	Shawn	Complete	November 23, 2022	Shawn Informed	November 25, 2022
2022-402	Div 3	Road Icy	Joey	Complete	November 24, 2022	Joey Informed	November 25, 2022
2022-403	Div 4	Potholes in dust control	Shawn	-	November 24, 2022	road has been graded and now frozen.	December 6, 2022
2022-404	Div 3	Requesting wider plowing at approach	Glen	Complete	November 24, 2022	Glen informed	November 28, 2022
2022-405	Div 2	First bit on south end off hwy507 needs gravel	James	Complete	November 24, 2022	Joey and James	November 25, 2022
2022-406	Div 1	Trucks coming in this afternoon-Inquiring about status of plowing	Brad	Complete	November 28, 2022	Brad to take care of it righ away	November 28, 2022
2022-407	Div 1	Requested Driveway Snow Removal	Brad	Complete	November 29, 2022	Brad Informed	November 30, 2022
2022-408	Div 4	Requested Road Be Plowed	Joh	Complete	November 29, 2022	Joh Informed	November 29, 2022
2022-409	Div 1	Request road not be done - "Unknown" Road	Brian	Complete	November 29, 2022	-	November 29, 2022
2022-410	Div 1	Requested Driveway Snow Removal	Brad	Complete	November 29, 2022	Brad Informed	November 30, 2022
2022-411	Div 5	Concern of the direction the snow was pushed	Tont N	Complete	November 28, 2022	Tony and James met with him on location	November 28, 2022
2022-412	Div 4	Requested private driveway	Eric	Complete	November 28, 2022	Denied his request as he is refusing to submit a form	November 28, 2022
2022-413	Div 1	Request Driveway Snow Removal	Brian	Complete	November 29, 2022	Brian Informed	November 30, 2022
2022-414	Div 5	Bus Turn Around	Tony T	Complete	November 29, 2022	Tony T Informed	November 29, 2022
2022-415	Div 1	Concern about snowbank left by grader	Brad	Complete	November 29, 2022	Brad Informed	November 30, 2022
2022-416	Div 3	James and Matt are great	-	Complete	November 29, 2022	Just an honest compliment	November 29, 2022
2022-417	Div 5	Concern over road not being done to the end.	Tony T	Complete	November 29, 2022	Operator has been instructed to go to the end.	December 6, 2022
2022-418	Div 5	Requesting Approach be cleared out	Tony T	Complete	November 29, 2022	Tony T Informed	November 30, 2022
2022-419	Div 5	Road not being done	James	Complete	November 29, 2022	Tony T Informed	November 30, 2022
2022-420	Div 1	Requesting Driveway be done	Brad	Complete	November 30, 2022	Brad Informed	November 30, 2022
2022-421	Div 5	Requested her driveway to be plowed	Tony T	Complete	November 30, 2022	Tony T Informed	November 30, 2022
2022-422	Div 3	Requested Airport be plowed	Bob M	Complete	November 30, 2022	Bob Informed	December 2, 2022
2022-423	Div 3	Request road be done.	Joh	Complete	December 1, 2022	Joh Informed	December 1, 2022

	DIVISION	CONCERN/REQUEST	ASSIGNED TO	ACTION TAKEN	REQUEST DATE	FOLLOW UPDATE	COMPLETION DATE
2022-424	Div 4	Requested approach be pushed back to get into turbines	Joh	Complete	December 1, 2022	Joh Informed	December 1, 2022
2022-425	Div 4	Request road be done	Shawn	Complete	December 2, 2022	Shawn Informed	December 2, 2022
2022-426	Div 4	Requesting Road be done.	Shawn	-	December 5, 2022	-	-
2022-427	Div 1	Complaint that road wasn't done to their standard	Brian	-	December 5, 2022	Operator went back to grade it better	December 6, 2022
2022-428	Div 3	Requesting Taxiway be plowed	Bob M	-	December 5, 2022	Bob Informed, will be completed Dec 07, 2022	-
2022-429	Div 4	Requesting Driveway be done	Shawn	-	December 5, 2022	-	-
2022-430	Div 5	Requesting Road be done.	Tony T	-	December 5, 2022	-	-
2022-431	Div 4	Requesting Heritage Acres be plowed	Shawn	Complete	December 2, 2022	Shawn Informed	December 5, 2022
2022-432	Div 1	Concerned about snow removal on Cattle Guards	Eric/Tony N	Complete	November 29, 2022	Met up with operator on site and went over the process to clean cattle guards	November 29, 2022
2022-433	Div 1	Wondering why grader never made it to the end of spread eagle. Stop at the approach before the end.	Brian L	Complete	December 2, 2022	Hunters blocking the road when grader was there. Will be done December 06, 2022. Tony N talk to him on Monday morning.	December 6, 2022
2022-434	Div 4	Koodos to the operator on Snake trail	Eric	Complete	December 2, 2022	-	December 2, 2022
2022-435	Div 5	Inquired if the plow was out on Saturday.	Cassidy	Complete	December 3, 2022	Operator was out in Beaver mine on Sunday	December 4, 2022
2022-436	Div 4	Koodos to the operator who took care of this road this weekend	Eric	Complete	December 6, 2022	-	December 6, 2022
2022-437	Div 5	Koodos to the operator in Beaver Mine	Eric/Cassidy	Complete	December 6, 2022	-	December 6, 2022
2022-438	Div 3	RQ drift in front of his approach to be plowed	Joey G	Complete	December 6, 2022	-	December 6, 2022

MD Vehicle Fuel Usage Report

Executive Summary

The Municipal District vehicle fleet fuel usage fluctuates between 290,000 L/year up to 411,000 L/year for an average of 350,000 L/year. The largest user group is the grader fleet which consistently accounts for around 58% of the consumption, with trucks using 15-20% and the remaining usage split between water trucks, heavy equipment, tractors, and plow trucks. At the request of Council in early 2022, the adjustment of idle settings was investigated to reduce fuel consumption. This along with increased awareness of fuel costs has resulted in a savings of \$1,315 in the grader fleet and \$567 in the heavy equipment fleet. Values for other vehicles aren't accessible due to lack of tracking software. To increase fuel savings, there are several more opportunities including continued implementation of electric vehicles, grader usage training, and improved idle behaviors with the introduction of tracking within the MRF software. These potential savings are projected to reduce costs approximately \$92,000 annually by 2030. To date the annual recorded savings and opportunities are as follow:

Strategy	Achieved Savings	Potential Savings
Idle Adjustment	\$1,882	\$890
Operational Efficiency	-	\$22,700
EV implementation	-	\$68,000

1.0 Introduction

This report outlines the fuel usage sources in the Municipal District vehicle fleet. Section 1 discusses the usage from idle and operational times that can be tracked within the CAT application in both the grader fleet and heavy equipment fleet. Section 2 provides a holistic view of the breakdown of fuel usage in the fleet and cost projections into the future.

2.0 Idle fuel usage

This section outlines the idle and fuel usage statistics recorded by our grader and heavy equipment fleets to date. All the fuel usage statistics are amalgamated together to provide a fleet wide breakdown. This allows the impact of outliers to be reduced and provides a stronger estimate of the day-to-day operations. It is broken into two separate sections for idling and working hours. This data was taken from the CAT tracking page up to the end of November 2022. Implementation of a tracking software for the truck fleet through our existing asset management module would allow for fuel trend tracking with those vehicles as well.

2.1 Grader Fleet

The average annual idle time and fuel rate is reduced from year to year as shown in Table 1 below. The variable "idle hours per working hour" was calculated as a reference point to reduce the impact of different job types or changes in total working hours per year on the estimation of idle hour reduction.

The awareness of idle habits is apparent in the reduction of idling times per hour of work by approximately 2 minutes from 15 minutes to 13 minutes per hour of work.

The idle statistics can continue to be improved, however at diminishing rates of return to cost savings. As shown in Table 1, operational usage makes up for more than 95% of the fuel costs, and further idle reductions can only save up to a maximum of \$8,800 by reaching 0 idle time. The operational usage however can be reduced by approximately 5-10% by utilizing the eco feature, enabling throttle locks, and educating operators on efficient power bands between 1000-1800 rpm.

Table 1: Daily and Annual grader fleet values

	Daily Idle hours	Daily Idle fuel burn (L)	Daily Working hours	Daily Working fuel burn (L)	Idle hours per working hour
2021	4.2	17.6	17.4	443	0.24
2022	3.7	16.2	17.8	478	0.21
Change Value	-0.5	-1.4	+0.4	+35	-0.03
Change (%)	-12%	-8%	+2.3%	+8%	-12.5%

	IDLE		WORKING	
	Expected	Actual	Savings	Actual
Usage (L/yr)	6,789	5,911	878	172,921
GHG (tonnes/yr)	18.3	16	2.3	315
Cost (\$/yr)	\$10,183	\$8,866	\$1,316	\$259,381

As shown below in Figure 1, the idle times are improving steadily when compared to the same time month last year represented by the increasing green trendline. This trend can be assumed to continue with the enabled idle settings and continued operator awareness.

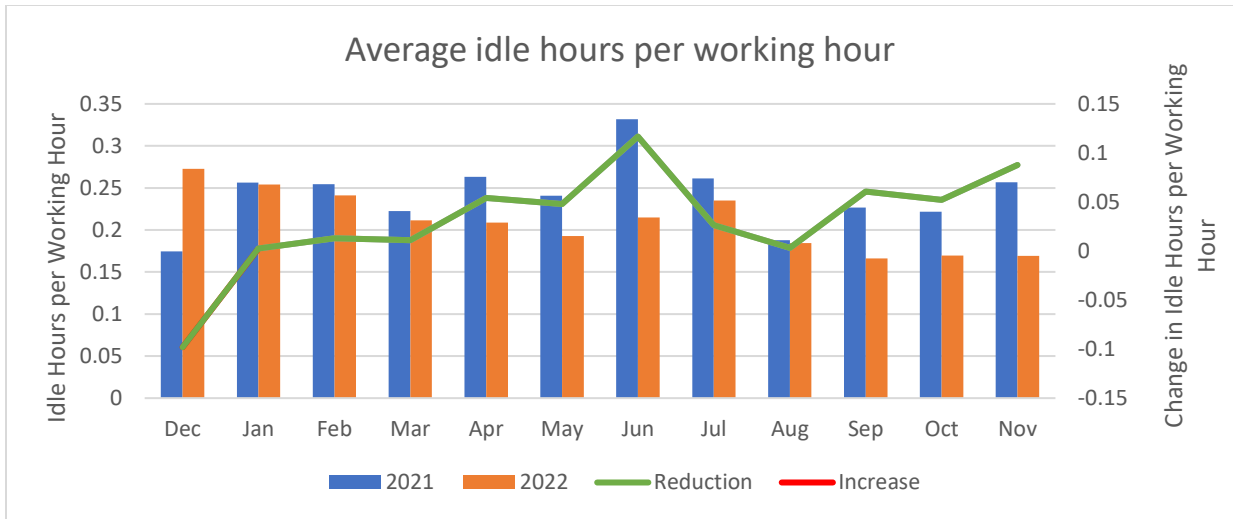


Figure 1: Average idle hours per working hour in the grader fleet

2.2 Heavy Equipment

The results for the heavy equipment fleet tracked in the CAT app are shown in Table 2. This fleet involves an excavator, bulldozer, loader, backhoe, and vibrator. The new idle habits are also apparent in this fleet, with a 30% reduction in idle time, fuel usage and idle hours per working hour. This data shows that on average operators leave their machinery idling for 25 minutes for every hour that it is working. This can continue to be improved with operator education and behavioral awareness. There is more room for savings here than in the grader fleet as idle costs still make up approximately 37% of the fuel costs in this fleet, however maximum reduction still represents only a \$780 savings per year.

Table 2: Daily and Annual heavy equipment fleet values

	Daily Idle hours	Daily Idle fuel burn (L)	Daily Working hours	Daily Working fuel burn (L)	Idle hours per working hour
2021	0.71	2.02	1.33	23.5	0.54
2022	0.5	1.4	1.64	26.8	0.35
Change Value	-0.21	-0.62	+0.31	+3.3	-0.19
Change (%)	-29.6%	-30.6%	+23%	+14%	-35%

	IDLE		WORKING	
	Expected	Actual	Savings	Actual
Usage (L/yr)	898	520	378	9,837
GHG (tonnes/yr)	2.4	1.4	1	26.5
Cost (\$/yr)	\$1,347	\$780	\$567	\$14,756

As shown below in Figure 2, the idle times are improving over most months compared to 2021 represented by green segments of the trend line. These trends are heavily impacted by the amount of work the heavy equipment fleet does from month to month on different jobs, and the overall yearly values shown in Table 2 are more reliable for trending.

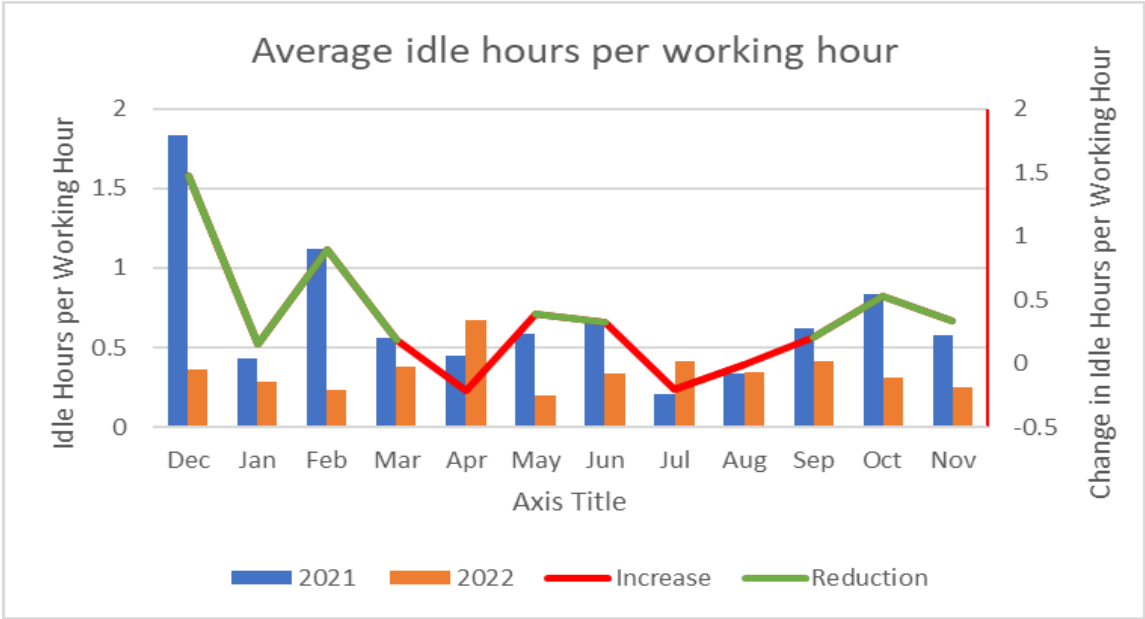


Figure 2: Average idle hours per working hour in the heavy equipment fleet

The results shown in Figure 2 indicate successful implementation of idle behavior adjustments within equipment that can be tracked. Despite this, the overall effect on fuel consumption is low as operational periods make up more than 90% of the fuel consumption.

3.0 Overall fleet

The following section delineates the breakdown of fuel usage within the vehicles fleet as well as the history of costs and their projection into 2030. It also estimates the savings available across the fleet by 2030.

3.1 Fuel Usage

The total fleet fuel usage remains relatively consistent around 350,000 L per year +/- 20% of fuel broken down as shown in Figure 3. Approximately 58% of total fuel usage comes from the grader fleet, 20% is from the trucks, and the bulk of the remaining 22% is used by the water trucks, plow trucks, and heavy equipment.

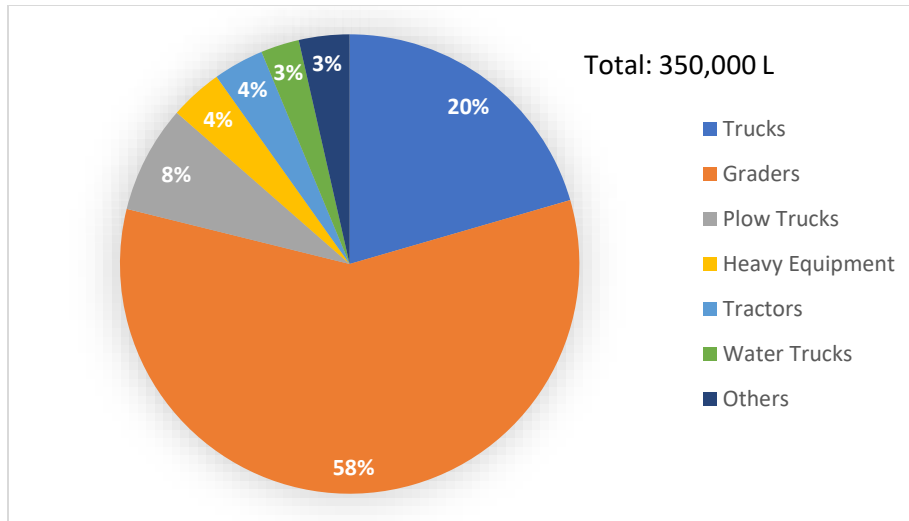


Figure 3: Breakdown of fuel usage within the vehicle fleet

3.2 Fuel Costs

While fuel usage remains consistent from year to year, there has been a sharp rise in fuel costs from the baseline year of 2020. Total fuel cost history and projections are shown in Figure 4. The average cost per litre of gas and diesel has increased by 80% and 103% respectively from \$0.83 and \$0.76 to \$1.50 and \$1.55 in 2022. This price increase has coincided with only a \$0.04/L increase in carbon tax, indicating market drivers were responsible for about 90% of the inflation. The carbon tax alone is projected to increase by \$0.32/L over the next 7 years, with steady 3% inflation that will bring total fuel costs up to approximately \$2.18/L. This will cause overall fleet fuel costs to jump to approximately \$800,000 by 2030.

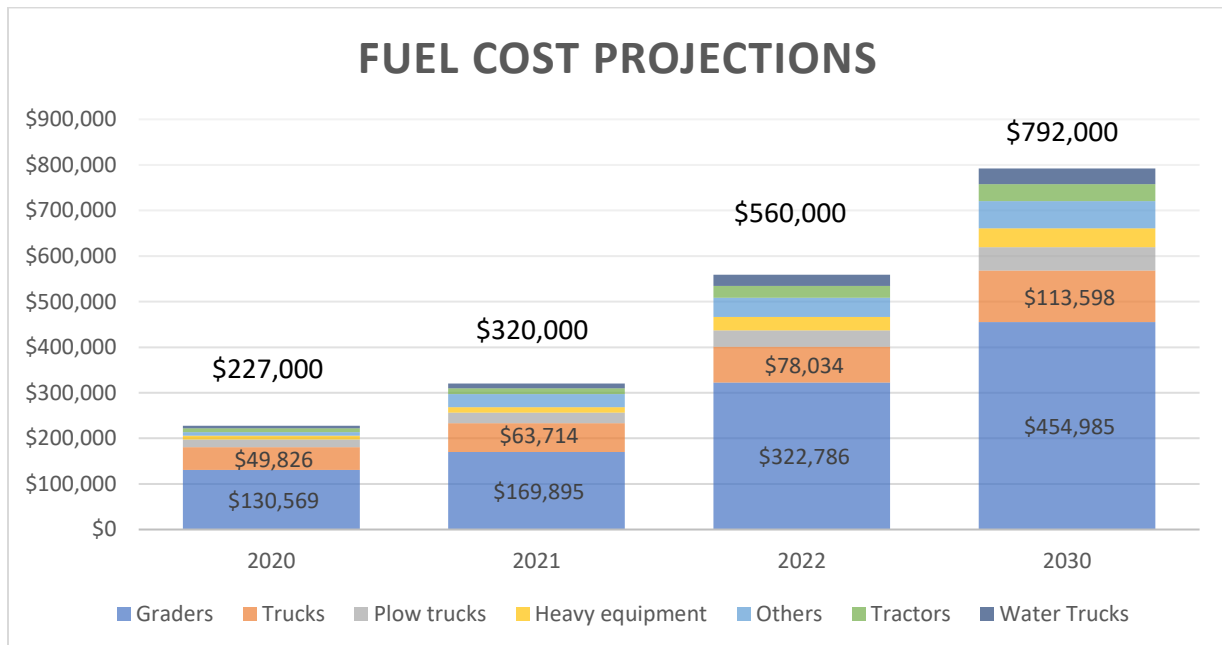


Figure 4: Fuel cost history and projections to 2030 with constant usage

3.3 Recommended changes and results

There are several opportunities to continue to reduce fuel costs throughout the fleet. Continuing to implement electric vehicles in the truck fleet will have the largest effect, with improving operational efficiency in the grader fleet, and reducing idle times fleet wide also providing savings opportunities. The total combined projected savings and are approximately \$92,000 broken down in Figure 5.

If the MD continues to replace trucks with electric counterparts at the rate of one per year targeting the highest mileage trucks, the total annual fuel cost reduction by 2030 will be approximately \$68,000. This represents a total reduction of 60%. Adjusting idle behavior will have a further reduction of approximately \$100 per year.

Implementing the methods indicated by the CAT website through training are advertised to increase efficiency by 5-10%. At a conservative 5% savings, this training will reduce the total grader fuel costs by approximately \$22,000 per year by 2030. This has already been started with operators and will continue steadily over the coming years.

Finally, implementing idle behavior awareness in the rest of the fleet with an estimated success rate equivalent to that seen in the grader fleet is projected to save about \$700 per year.

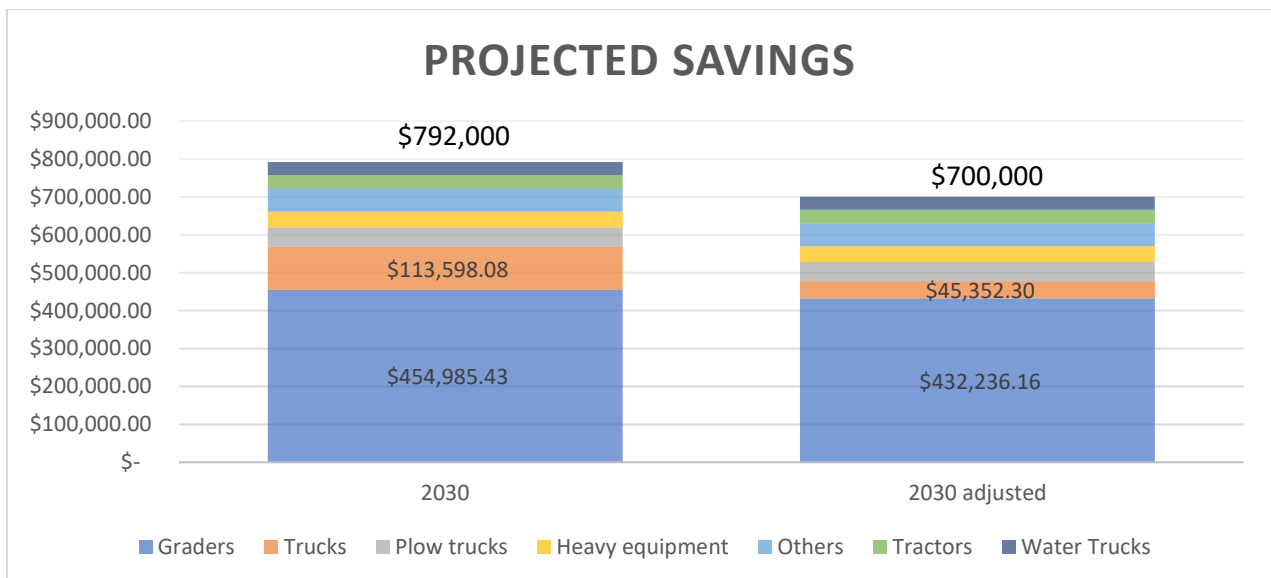


Figure 5: Projected fuel costs in 2030 compared to costs with implementing savings strategies

Savings from idle adjustments are projected using tracked data from the grader fleet, where 4% of the total fuel usage is at idle and adjusting behavior represents a 9% reduction in the average daily idle. The Heavy Equipment idle savings percentage is much higher however the data set is much smaller making it less reliable, and it is assumed that the baseline behavior for Heavy Equipment idles much more due to the nature of the work being conducted. Table 3 shows the breakdown of the idle data.

Table 3: Tracked idle values within different equipment groups in the fleet.

Equipment group	Idle Fuel Use as % of Total	Total Idle Savings (%)	Total Fuel Savings as % of Total
Graders	4	13	0.52
Heavy Equipment	5.5	42	2.31
Trucks	? ¹	?	?
Plow Trucks	?	?	?
Tractors	?	?	?
Water Trucks	?	?	?
Others	?	?	?


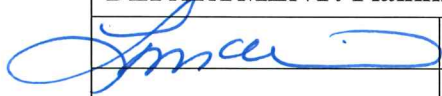

¹? Indicates lack of data due to the tracking feature in MRF not being implemented

3.0 Conclusion

The implementation of idle behavior awareness and adjustments of the idle settings in the grader and heavy equipment has shown to reduce the amount of time machinery spends at idle. Idle times should continue to be a target of awareness and reduction in all equipment. While reducing idle times is valuable and has reduced costs by approximately \$2,000, more than 90% of the fuel costs come from operational times. There are several options to improve fuel efficiency by up to 10% while operating such as implementing eco mode and using throttle locks. Additionally, implementing a fuel tracking module into our asset management program would allow for optimization of our truck fleet which makes up another \$80,000 in fuel costs. Overall, total fuel costs have risen sharply and are projected to increase by another 50% by 2030, which strengthens the case for shifting to alternative fuel vehicles and implementing more tracking software in the fleet to enable optimization and take advantage of potential opportunities for increasing efficiency.

Recommendation to Council

G3a

TITLE: LAND USE BYLAW AMENDMENT BYLAW No. 1337-22 Portion of SE 15-4-30 W4M			
PREPARED BY: Laura McKinnon		DATE: December 7, 2022	
DEPARTMENT: Planning and Development			
	2022/12/08	ATTACHMENTS: 1. Applicant's Proposal 2. Bylaw No. 1337-22 3. Draft Public Hearing Minutes	
Department Supervisor	Date		
APPROVALS:			
_____	_____		2022/12/08
Department Director	Date	CAO	Date

RECOMMENDATION:

That Council give second and third reading to Bylaw No. 1337-22, being a bylaw to amend Land Use Bylaw No. 1289-19.

BACKGROUND:

In May of 2022, the MD received an application for an amendment to Land Use Bylaw 1289-18, for the purpose of developing a Eco Globe recreational accommodation area (*Attachment No. 1*).

The purpose of the proposed amendment is to allow for the development of a recreational accommodation area within SE 15-4-30 W4. The lands are located southeast of the Pieridae-Waterton Plant and west of Hwy 6 (*Figure No. 1*).

Bylaw 1337-22 received first reading on June 28, 2022 and a Public Hearing was held on August 23, 2022. After consideration of the information presented, the Developer in conjunction with Administration amended proposed Bylaw 1337-22 from Rural Recreation 1 – RR1 to Rural Recreation 2 – RR2 Land Use Zone.

The purpose of this change was to specifically outline the Use Restrictions and Development Requirements for this development within Land Use Bylaw 1289-18 and reduce the parcel size from the full quarter section to 58.22 acres (23.69 ha) (*Attachment No. 2*).

The change was felt to be significant enough to Council to set date for a second Public Hearing, which was hosted on November 22, 2022.

Recommendation to Council

At the November 22 2022 Public Hearing, Council heard from fifteen members of the public not including the developer and landowner. Three late addition letters were read into the minutes of the Public Hearing (*Attachment No. 3*).

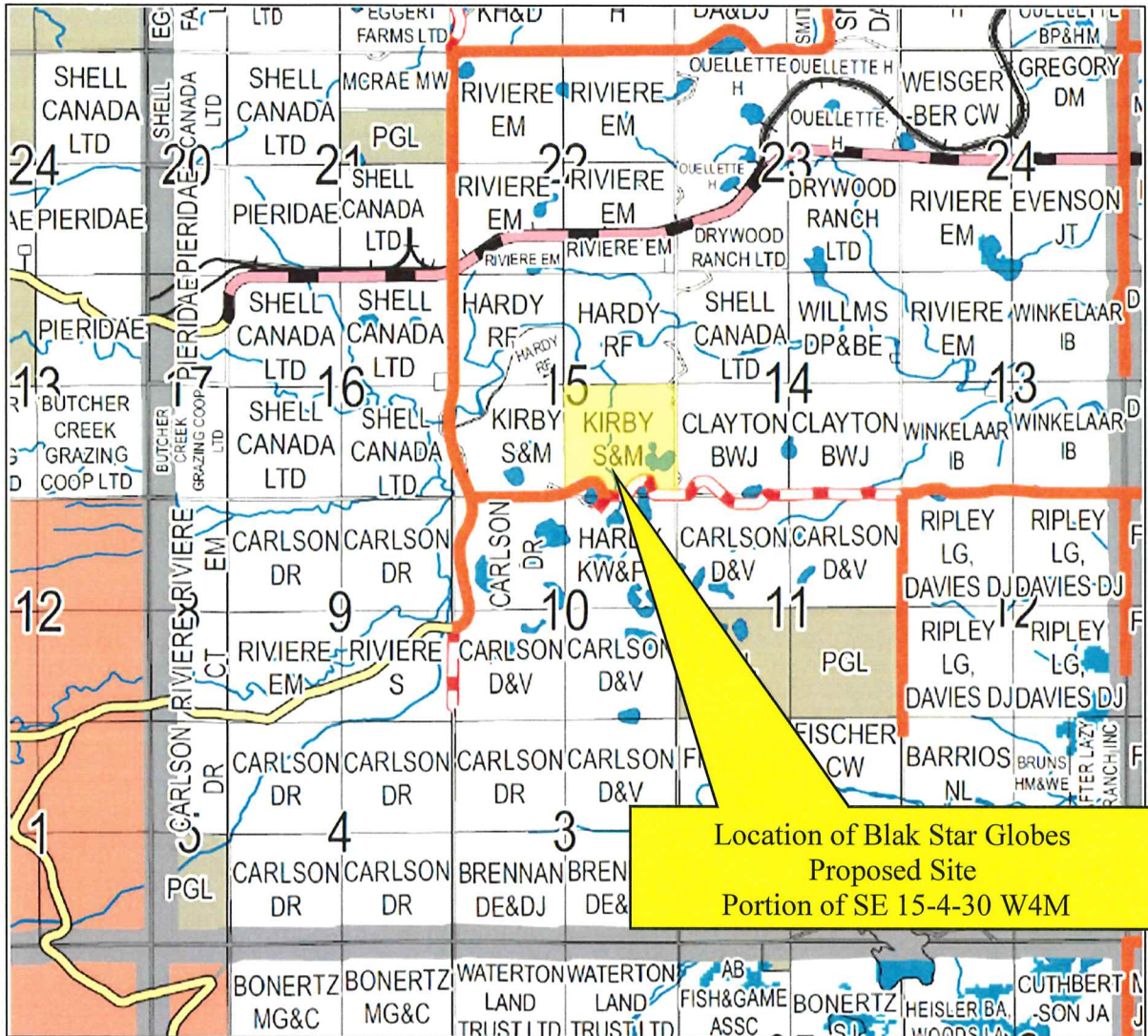
At this time, no further information was required from administrative staff by Council with regards to this development.

FINANCIAL IMPLICATIONS:

None at this time.

Recommendation to Council

Location
Figure No. 1





BLAK
STAR

GLOBES

Attachment No. 1

BLAK STAR PROPOSAL

BLAKISTON AND COMPANY DBA BLAK STAR GLOBES

Prepared for	Roland Milligan., Planning and Permitting Land Use MD of Pincher Creek
Prepared by	Michael Olsen, Blakiston and Company
Valid as of	April 20, 2022
Proposal number	BSPC001

EXECUTIVE SUMMARY

Objective

To be the area's most desirable location to stay and explore nature, sustainability, and the stars.

All projects are designed around three core values - forming the basis of investment and decision-making on site:

- **Creative solutions** that solve local accommodation, farming, and renewable energy needs
- **Seamless sustainability** that facilitates eco-tourism, eco-education, and off-grid living
- **Nature-infused experiences** that draw interest, enjoyment and leave no trace

Goals

Set up 6 - 15 geodesic globes to create a nature-infused experience that is away from the light and noise of the city. Blak Star will be a place of tranquility, relaxation, and learning where they fully embrace nature, wildlife, and a dark sky experience.

Solution

Offer more accommodation in the area where there is a need for places to stay near the national park. To provide unique experiences that educate, bring awareness, and provide a type of wellness for minds and souls as an escape from busy city life. We expect the project to solidify the Waterton region as a stopping point for explorers on their route to Banff and Jasper. We already meet and serve the ideal visitors to this project through our existing operations (Blakiston and Company recreational tourism), with existing interest from medium to high net wealth travellers.

Project Outline

Phase 1

- 1 Main common area 'Laminar Globe'
- 6 clear igloo globes
- Portable bathrooms, showers, laundry (solar-powered) and sink cistern at high point on property (near road)
- Improved trail systems on property

Phase 2

- 9 additional clear and geodesic globes of varying sizes
- Additional food, showers, washrooms, laundry, and common area
- Note that all structures will not be permanent. Leaving no trace is part of our mission. If we have to dismantle and move all structures we are able to do so
- Wood burning hot tubs and outhouses (next to select globes)

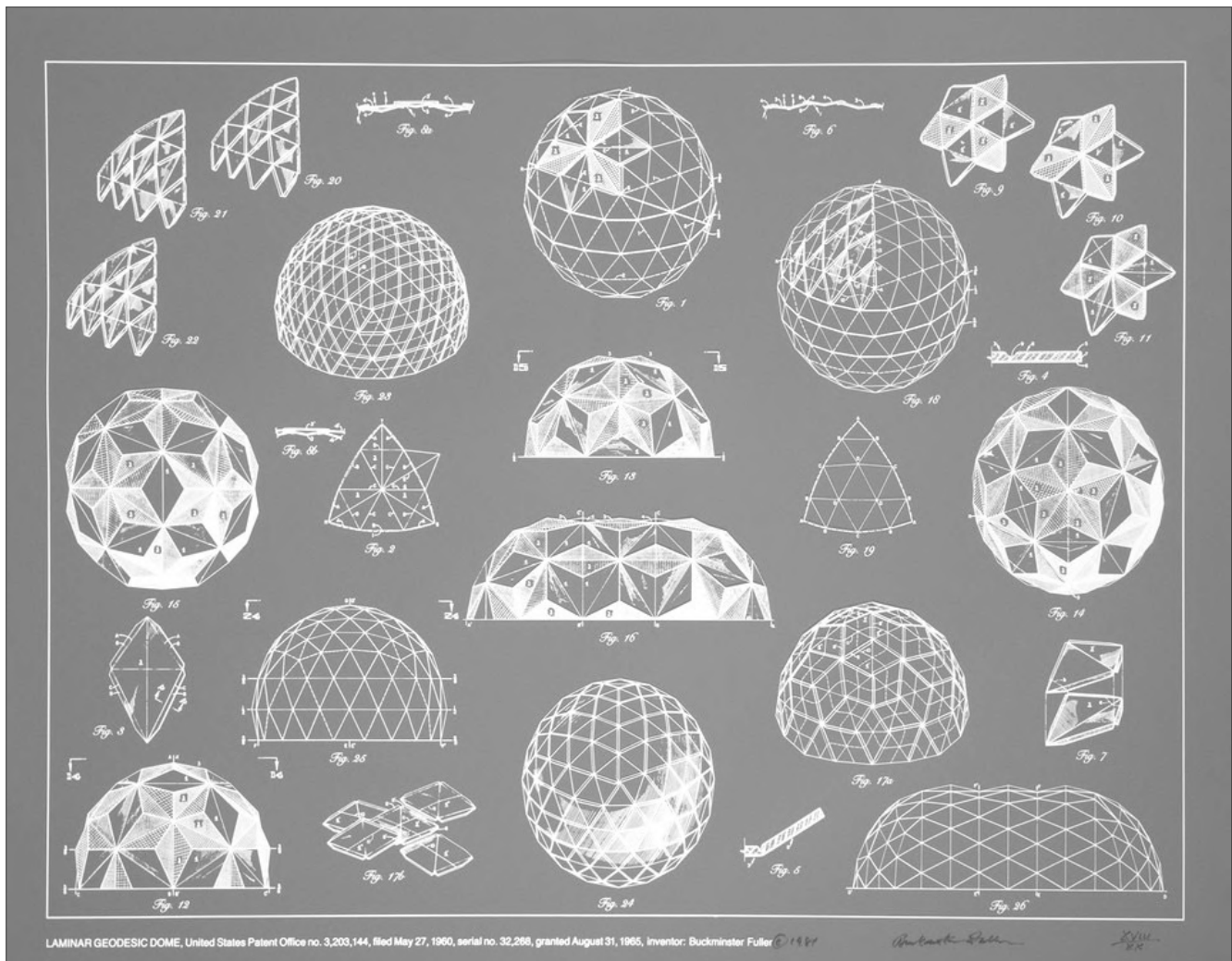
Each globe has a bed, a seating area outdoors, its own 100L water container which provides outdoor shower and drinking water. They also have their own heaters in doors and fire pits out doors.

LAMINAR GEODESIC GLOBE - Common Area

“One goes inside to go outside one’s self, and into the center of the Earth and thence outward to the stars in seconds” - R. Buckminster Fuller

Inspired by the late R. Buckminster Fuller we propose dedicating this glamping location - in honor of his work with globes. It is one of the most optimal designs to maximize space, and also creates a unique environment blended with nature; a place of inspiration, relaxation, learning, and wellness.

Blak Star's main common space will be patterned after a Laminar Geodesic globe. A place for people to lounge, interact, and eat. This will also be near the main washrooms and showers. In future phases there will be a kitchen and yoga deck. It is a larger globe to protect from the elements, but not for accommodation. It has a reinforced aluminum frame with insulated canvas and plastic outer shell.



CLEAR IGLOO GLOBES

Composition: Canvas, plastic, and aluminum structure

Accomodation: Can sleep 2 - 4 people per globe

The clear igloo globes have the unique characteristic that they are completely clear. A seamless blend into nature with the ability to see the stars while falling asleep.



GEODESIC GLOBES

Composition: Canvas, Plastic, and aluminum structure

Accommodation: Can sleep 4-6 people per globe depending on size

The geodesic globe gives for room internally and feels more like a traditional size room. This is not a permanent structure, more will we need a decking underneath.



SITES & GENERAL INFO

Sites will be created by removing small sections of trees, mulching the area, making a 50' diameter secluded area for each globe. The globes will be 20' - 30' in diameter within the 50' diameter cleared area giving at least 10' around the globe. A fire pit 15' away from globe will have it's own 10' diameter cleared area down wind of globe. There will also be a portable fire burning hot tube or outdoor shower . There will be water brought to site as need for drinking water and shower/hot tub water from a cistern on the premises. Each site will be powered by solar and battery back up on the central washroom site.

SITE PLANS AND DRAWINGS

We will have 6 globes initially to test the market at this location. There may come a time where we would add more globes up to 15 as demand increases. There will also be a larger common area globe that will be 40' in Diameter. There will be NO permanent structures globes or structures on property at this level of development. A water cistern will be put on a high point on the property with a pump powered by solar and battery backup. There will be hiking paths down to the river, but most activities will be offsite in Waterton Nationals Park, Castle Wildlife Provincial Park, Crowsnest Pass, and Glacier National Park.

*See appendices for all maps, illustrations, and photos depicting sites and details of project.

BEAR SMART

Given to each guest is a packet showcasing all the hazards and risks associated with this experience. They will be given specific material included in our appendices about being bear smart. There will be garbage cans that are bear-proof. No food in globes, Bear Spray is accessible for use in every unit and at the main common area.

Contact

For more information about bears, contact any Fish & Wildlife office, or visit Sustainable Resource Development's "Bears in Alberta" website at ard.alberta.ca.

Preventing bear encounters is the best option for people and for bears.

Tourism, Parks & Recreation
Parks Division
2nd floor, Oxbridge Place
9920-104 Street
Edmonton, AB
T5K 2J6

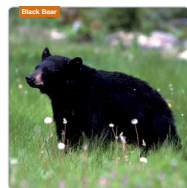
Phone: 780-427-3582
Toll-free: 1-866-427-3582
Web: albertaparks.ca

Preventing Bear Encounters

It is very difficult to predict how a given bear will react in an encounter with people, so it's important to learn how to avoid an encounter in the first place.

In campgrounds:

- Always keep your campsite free of garbage.
- Store food (including pet food) and toilet articles such as soap and toothpaste in the trunk of your vehicle; never take these items into your tent or tent trailer.
- Seal garbage in plastic bags; use bear-proof bins to dispose of garbage.
- Water used for cleaning dishes and bathing should be disposed of in toilets or sealed in plastic bags and placed in bear-proof bins.
- Never burn scrap food; bears have an extremely good sense of smell and are attracted by food odours.
- Use designated fish cleaning stations; never clean fish at your campsite.



Black Bear

- Keep young children close at hand, especially at night, dawn and dusk.
- Always keep pets on a leash or better yet, leave your pet at home (basse dogs can attract and irritate bears).
- At night, use a flashlight and move cautiously in and around your campsite.

On day hikes and fishing trips:

- Make plenty of noise when approaching blind corners, dense shrubs and streams, and when walking into the wind; a loud shout every few minutes is more effective than wearing bear bells.
- Hike in groups and during daylight hours.
- If you see signs of recent bear activity, go back the way you came; it's better to cut your hike short than to risk an encounter with a bear.
- If you clean your fish in the backcountry, puncture the air bladder and throw the entrails into the lake or stream; seal the fish in plastic bags; wash your hands to remove fish odours.
- Pack out all garbage in sealed bags.

- All bears can be dangerous and should be treated as such.
- Never feed or approach a bear.
- Avoid female bears with cubs; never go near a cub - a mother bear will aggressively protect her young.
- Remember to give bears a wide berth; they may look large and clumsy, but they can run much faster than people, both up and down hills (as fast as 65 kilometres per hour for short distances).

On backpacking trips:

- Follow all of the preceding precautions.
- Inform authorities, family or friends of your destination and estimated return time.
- Use a portable camp stove and dried or pre-cooked foods that don't have strong odours.



Sitka Bear

- Use designated backcountry campgrounds or camp in open areas away from game trails, streams and lakeshores.
- Make sure your cooking area is 100 metres from your sleeping area to prevent food-odour contamination. Never sleep in clothes worn while cooking.
- Hang food, garbage and equipment between two trees to discourage bears from investigating them.
- Never burn or bury food scraps; always pack out your garbage.

Mountain biking in bear country:

- Because the speed and quietness of mountain bikes puts them at risk for sudden bear encounters, cyclists should:

- slow down in shrubby areas and when approaching blind corners;
- make noise;
- travel in groups; and
- always watch ahead.

Hunting in bear country:

- Make every effort to remove a harvested animal in one trip or, failing that, in one day.
- If you must leave a carcass at a remote field camp or other location, hang it at least 100 metres from camp.
- Use extreme caution when approaching the carcass; make plenty of noise in case your kill has attracted a bear.
- If there is a bear at your kill site, don't attempt to chase it away. Leave the site and leave the carcass to the bear.

Always report a bear incident to the nearest Fish & Wildlife or Parks Division office.

Bear Management

Conservation officers sometimes have to remove a nuisance-bear from an area by live-trapping it. If you come across a bear trap do not approach it.

If you encounter a "problem bear" notice in the backcountry, leave the area immediately. It is illegal to enter an area that has been closed because of a problem bear. People who cross into such areas will be ticketed.

An objective of wildlife managers is to keep bears, especially females with cubs, in their ecosystem by using aversion techniques instead of relocation. For example, the Southwestern Alberta Grizzly Bear Strategy employs several innovative techniques such as removal of attractants, aversive conditioning, bear depredating using Kienlen bear dogs, road-killed wildlife carcass redistribution, and habitat management to reduce bear relocations.



Bear Smart

WILDLIFE



Alberta

FIRE SMART

There will be Fire extinguishers in all globe units, common areas, and washrooms. The fire pits will have a 10' diameter pea gravel area and there will be a sand bin with a shovel for dousing the fire. There will be no smoking in the globes, all butts can be put out in the contained sand bin. There will be signs at every fire pit illustrating how to put out fires properly and safely.

An example as seen below from Alberta Parks:

To Put a Fire Out

- ❖ Thoroughly soak the entire fire pit with water.
- ❖ Scrape all charred ground at the pit's edge toward the center, cutting out any charred root ends.
- ❖ Heap the mixture of ashes and soil into the centre of the pit and soak with water.
- ❖ To determine if the fire is completely extinguished, carefully place your fingers into the fire pit.

Campstoves and Campfires in the Backcountry

- ❖ We recommend that backcountry travelers use camp stoves.
 - Backpacking stoves are lightweight, compact, efficient and more convenient than wood fires.
 - These stoves leave no scars in the backcountry.
- ❖ A camp stove becoming inoperative or an emergency may make a wood fire necessary. If you are camping in a wildland park or other backcountry area where fire facilities aren't provided, exercise caution in selecting a fire site, preparing the campfire and putting the fire out.
 - If a previous fire pit exists, use it to avoid creating a new fire scar.
 - Never build a fire on mossy areas, dead logs or tree roots.
 - Select a site on level ground that is sheltered from high wind and well away from heavy brush, live trees and overhanging branches.
 - Ensure there is a convenient source of water nearby for extinguishing the fire.
 - Dig up a square piece of sod, roughly 45 cm x 60 cm. Keeping it as intact as possible, lay it to one side.
 - Remove the remaining topsoil down to mineral soil (which has no organic material). Pile the topsoil nearby. Make one end of the pit slightly deeper to accommodate cooking waste.
 - Please note that using dead wood lying on the ground for firewood is strictly prohibited. It is likewise illegal to remove, deface, injure or destroy trees in any provincial park.
 - Never use gasoline or lighter fluid to start your fire.
 - Keep your fire as small as needed for cooking and warmth.
 - Never leave a fire unattended.
 - Stop adding fuel well before you plan to put the fire out.

Smoking and Fire Safety

- ❖ **If you smoke, put it out. All the way. Every time.**
- ❖ When you smoke outside, discard cigarettes and ashes in an unburnable (and unmeltable) can filled with sand and never throw cigarettes on the ground.
- ❖ Make sure cigarettes and ashes are out before throwing them in the trash can. Soak cigarette butts and ashes in water before throwing them away. Never toss hot cigarette butts or ashes in the trash.

OTHER HAZARDS - No globes will be put in lower areas of elevation where they could suffer flooding. All sites will have sufficient 10 degree slope so any rain will not pool in the globe area. The globes will not be put in current lines store water areas, they will be tucked into the trees in high spots. This is a rolling hill area that has several lakes and ponds and small valleys that make it very clear where the water flows.

There will be Lamas and Alpacas on property to help fend off unwanted animals, but we will also have bear spray stations throughout the property and signs reminding how to react to all types of animal encounters. These signs will also have maps showing where they are at any given time, so it is easy for people to find their way back to the main site. There is an example as shown from Alberta Parks:

Wildlife is Wild!

- 👉 Wildlife may look tame but they're not.
- 👉 They are wild animals. **Be cautious** no matter when or where you see wildlife.

Give Wildlife Space.

- 👉 **Keep at least three bus lengths (30 metres/100 feet) away from large animals.**
- 👉 **Keep about three times that distance (100 metres/325 feet) away from bears.**

No Treats Allowed!

- 👉 In campgrounds and day-use areas, **never leave food or leftovers out.**
- 👉 **Use bear-proof bins to promptly dispose of garbage.**
- 👉 Feeding or approaching wildlife too closely causes animals to lose their natural fear of people. They may become aggressive, even dangerous.
- 👉 Feeding wildlife can also
 - Attract animals to roadsides where they can be injured or killed by vehicles.
 - Harm or kill animals because treats offer poor nutrition.
 - Lead to eating garbage, which brings animals into conflict with people.
 - Affect your health. Direct contact with wildlife may expose you to rabies and tick-related diseases.

Smile for the Camera.

- 👉 **Photograph wildlife from a vehicle or observation area.**
- 👉 Don't surround, crowd or follow an animal.
- 👉 Never put people (especially children) at risk by posing them with wildlife.

SEWER

We will be using mobile washrooms in Phase 1 and Phase 2. This will allow us to bring in a truck to our central washroom location and pump out and take away all sewage. There will be no sewage on the property to deal with at this point. In future phases, we might explore other types of septic systems.



WATER

There is ample well water and spring water on and next to the property. Initially we will excavate a 20' x 15' area 6' deep to put a large water cistern at one of the highest points near Range Rd 42. We will transport water from the cistern to the main washrooms for toilets and laundry with a smaller truck. We will also transport it to globes for hot tubes or showers and drinking water. The existing well and spring on adjacent properties are owned by the same property owners, water quality has been proven to be good quality, cleared for public use, and used at property owners homes.



ROADS

Road Access: Most of the road access starts on the paved township Rd 43A then there is a 1.2 km gravel road access starting on Range Rd 303 and then enters the property from township Rd 42. There are no homes that are passed on the gravel road and due to the limited amount of units we will have this will be a minor increase in traffic. The back 1/4 section, where we will access the property will need a small approach off Range Rd. 42 directing traffic on the area they can park near the road.



On Site: There will be no roads developed on the land, we will leave them as grass roads and pathways to keep with the ambience and less disturbance.

UTILITIES

This property will be off grid. It will encompass solar, battery back up as the main source of power.

There will be minimal lighting at each Globe that will be battery powered, there will also be heaters powered by batteries and solar. As for the main washrooms and laundry there will be solar roof on the mobile washrooms that will power all energy needs for this phase of the project.

We will still have generators backing up all power at the main common globe and at the washrooms and laundry.



LAND USE

There will be no visual impact on other properties.

All globes - including the common area globe - will not be seen from any other property.

There will be a visible parking area on Range Rd 42 hosting vehicles, which has one adjacent neighbor. Further down Range Rd 42 it becomes an unimproved road making traffic minimal 200 yards further than the parking area.

CARE FOR THE ENVIRONMENT

We have made our best effort to design an ecologically sound recreational development that aims to help people in the local area raise their environmental awareness and engage deeply with sustainable living, farming, and energy use. The project is designed for minimal, if not any, long-term ecological ramifications.

NATURED-INFUSED PLANNING

The location of each globe will be chosen to ensure that each globe will be no less than 100' apart from another and will not be visible to the next globe. This is important to reduce ground impact per square foot, and also to increase the aesthetics and immersion into nature that each visitor will feel at the property.

The common area globe will be visible from most spots on the property and at the cross-section of the property. It will serve as a beacon and reference point of direction for those exploring the property. It will be at a lower elevation area, but not a flood zone so that it still won't be seen from neighboring properties.

The landscaping will be minimal, but described as follows:

- There will be a small amount of pine and spruce trees brought in and planted to add to existing deciduous trees
- There will be mulched areas around the globes, small ground-level platforms for globes to sit on, and pea gravel around the fire pits
- All wood not mulched will be chopped for firewood along with removing deadfall from the surrounding trees to reduce any potential fire hazards in the area

LEASE PLAN

We will be leasing land from the Kirby Ranch owned by Murray and Suzanne Kirby - who are in full support of the vision and execution of this project.

Kirby Address: Twin Butte, Alberta

Kirby Phone: 403-627-9509 Website: kirbyranch.net

We propose that the back 1/4 section (160 acres) be rezoned Rural Recreational.

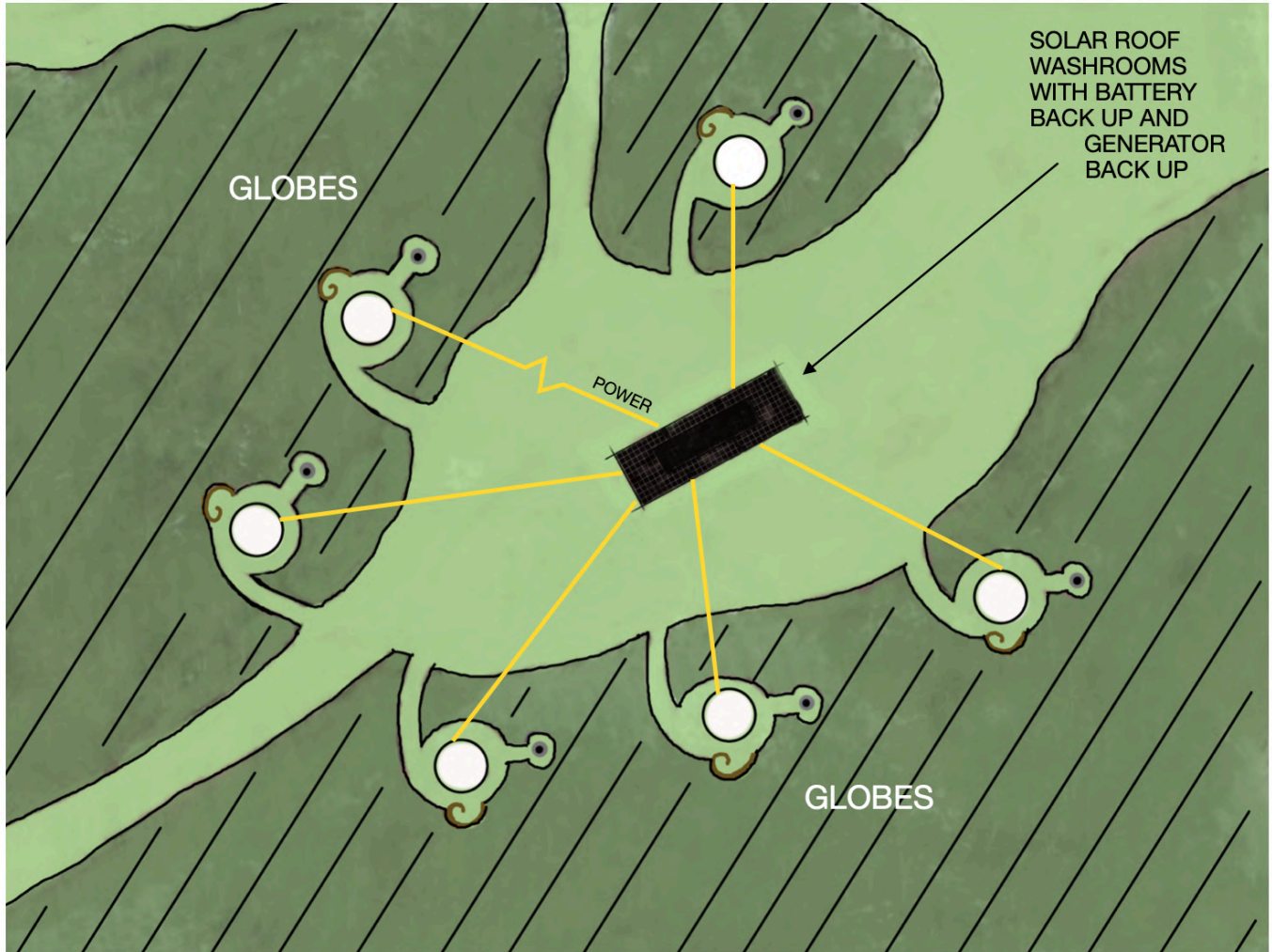
The following seven pages showcase a range of maps and drawings that are key to the proposal.

MAPS

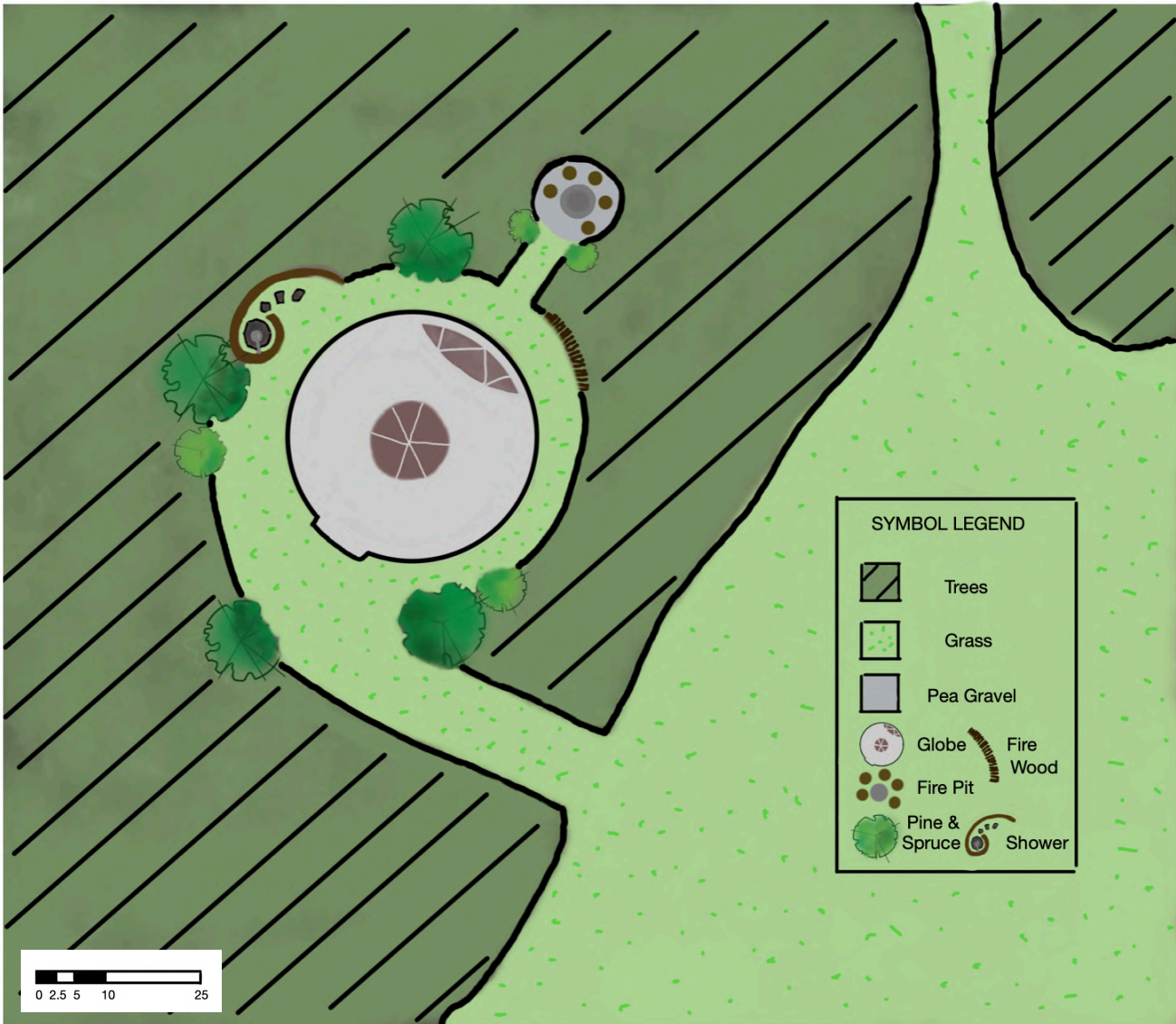
FULL PLOT MAP



ACCOMMODATION/POWER MAP

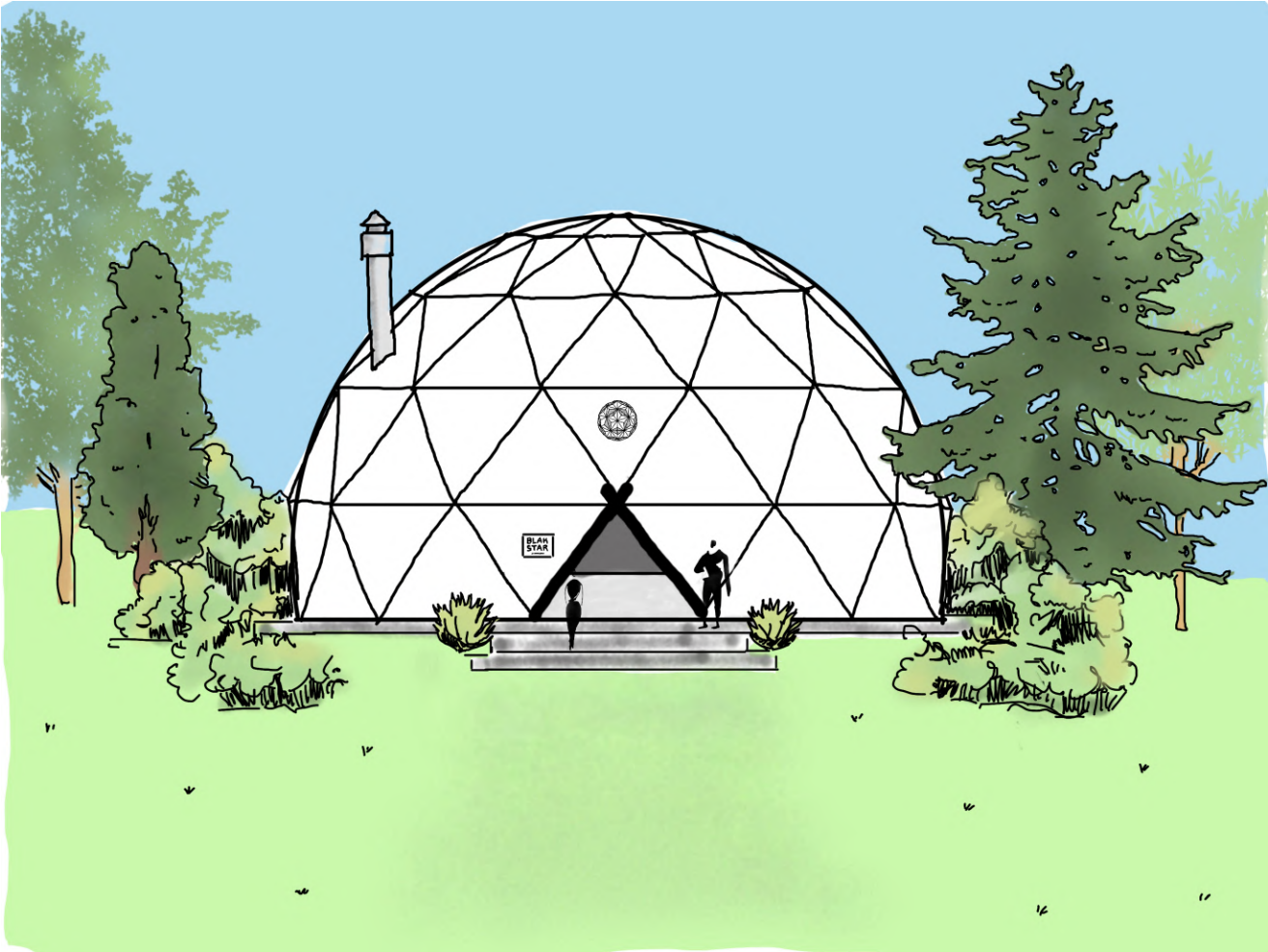


LAMINAR GEODESIC GLOBE SITE MAP - COMMON AREA

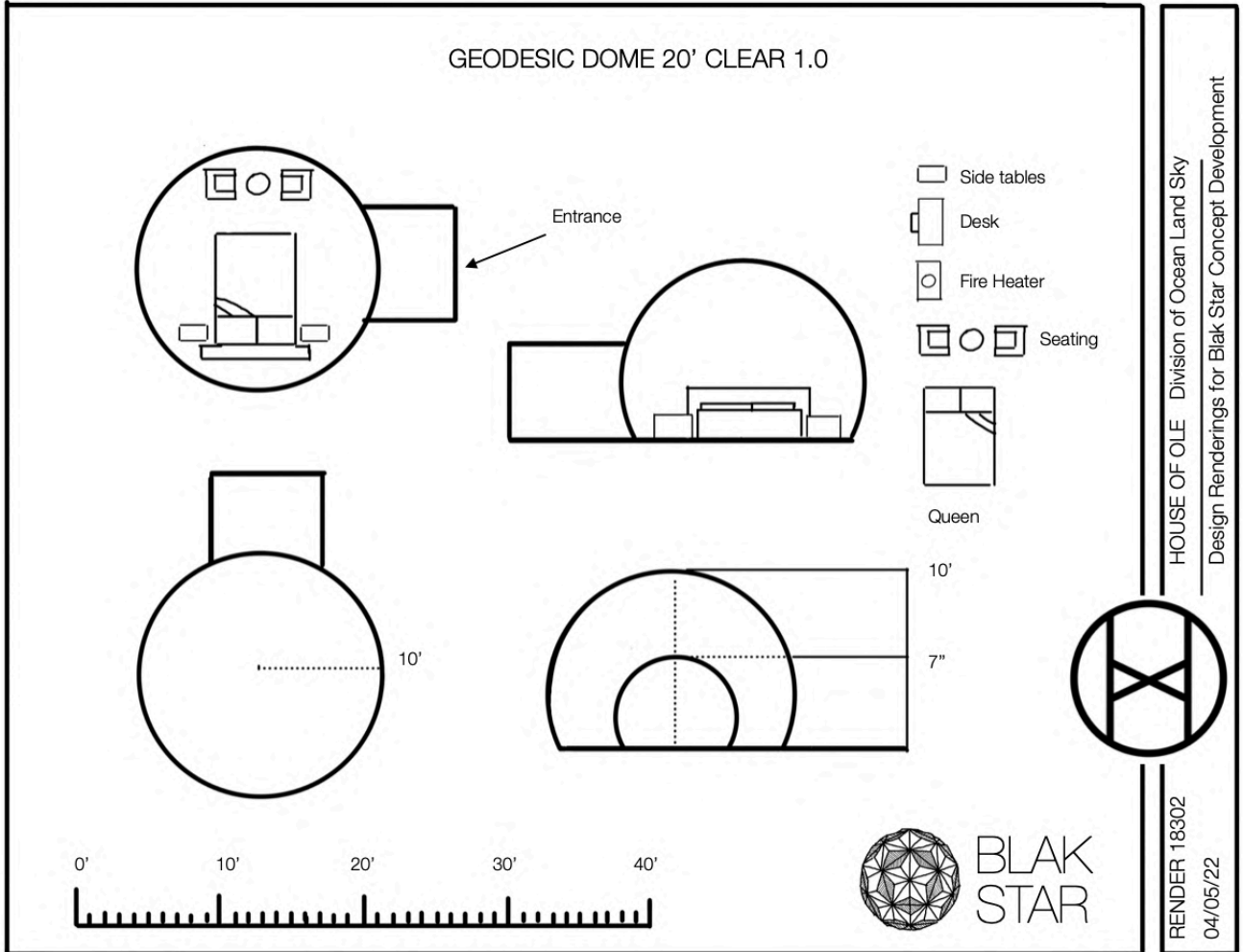


RENDERINGS

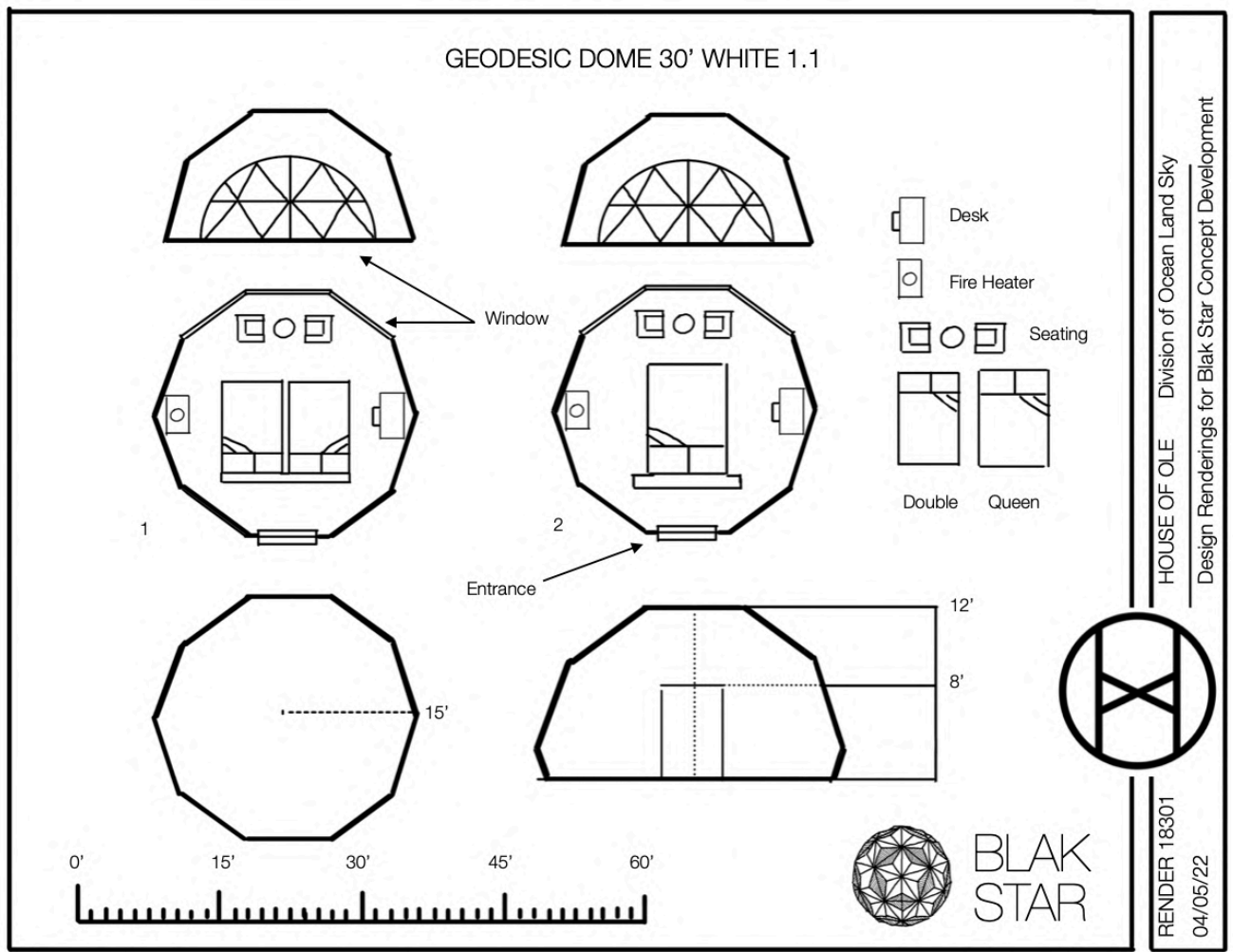
LAMINAR GEODESIC GLOBE - COMMON AREA



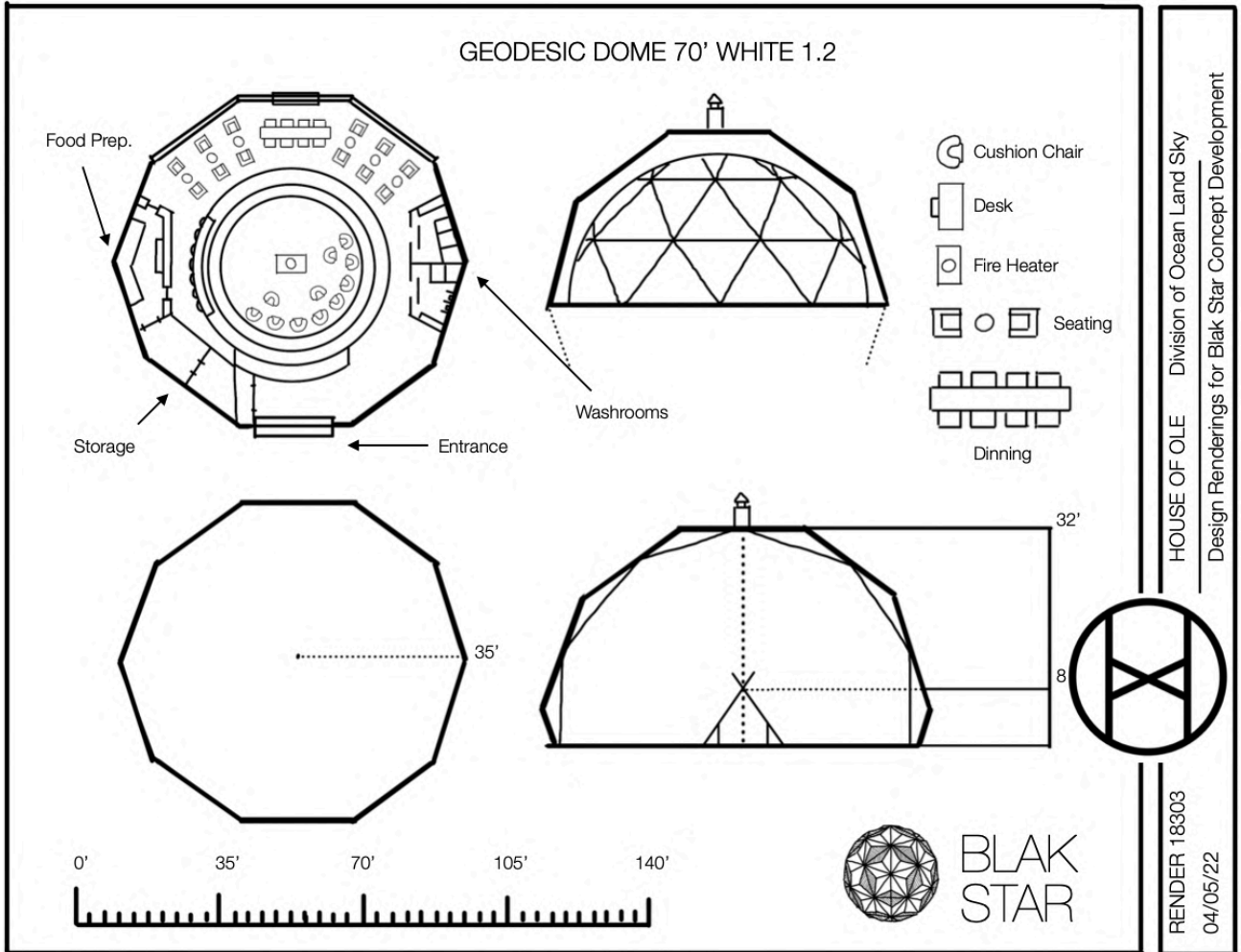
CLEAR GLOBE 20'



WHITE GEODESIC GLOBE 30'



WHITE GEODESIC GLOBE 70'



HOUSE OF OLE Division of Ocean Land Sky
 Design Renderings for Blak Star Concept Development
 RENDER 18303
 04/05/22

Thank you for taking the time to review this proposal.

**Kindest regards,
Michael Olsen**

Prepared by	Michael Olsen, Blakiston and Company
Contact Information	808-308-7374, michaelganeolsen@gmail.com
Valid as of	April 20, 2022
Proposal number	BSPC001



**BLAK
STAR**

GLOBES

**MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
BYLAW NO. 1337-22**

Being a bylaw of the Municipal District of Pincher Creek No. 9 in the Province of Alberta, to amend Bylaw No. 1289-18, being the Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw;

WHEREAS The Municipal District of Pincher Creek No. 9 is in receipt of a request to change the land use designation of lands legally described as:

A portion of SE 15-4-30 W4M

And as shown on Schedule ‘A’ attached hereto, from “Agriculture - A” to “Rural Recreation 2 – RR2”; and

WHEREAS The purpose of the proposed amendment is to allow for the development of recreational accommodation;

NOW THEREFORE, under the authority and subject to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipal District of Pincher Creek No. 9, in the Province of Alberta, duly assembled does hereby enact the following:

1. This bylaw shall be cited as “Land Use Bylaw Amendment No. 1337-22”.
2. Amendments to Land Use Bylaw No. 1289-18 as per “Schedule A” attached.
3. Revise Part IX Districts Rural Recreation 2 – RR2 by adding the following:

8. USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS – Blak Star being a portion of the SE 15-4-30 W4M

8.1 Permitted Uses

Accessory structures for bathroom facilities

8.2 Discretionary Uses

One globe building as a common area accessory to a recreational use
15 globe buildings as accommodation to a recreational use

8.3 Lot Coverage, Setback Requirements, Maximum Building Height, and Parking

As required by the Development Authority

4. This bylaw shall come into force and effect upon third and final passing thereof.

READ a first time this _____ day of _____, 2022.

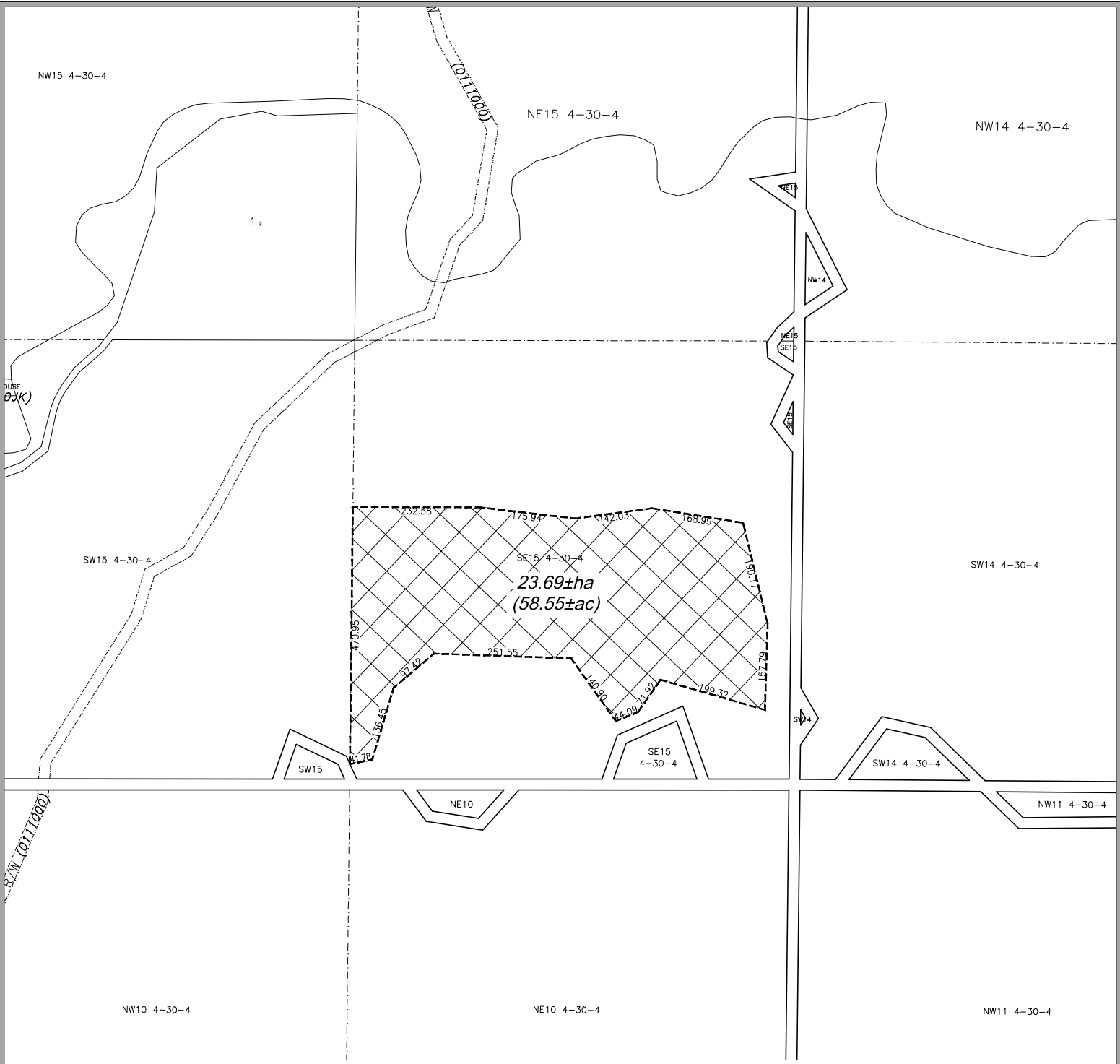
A PUBLIC HEARING was held this _____ day of _____, 2022.

READ a second time this _____ day of _____, 2022.

READ a third time and finally PASSED this _____ day of _____, 2022.

Reeve
Rick Lemire

Chief Administrative Officer
Roland Milligan



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: AGRICULTURE - A
TO: RURAL RECREATION 2 - RR2

PORTION OF SE 1/4 SEC 15, TWP 4, RGE 30, W 4 M
MUNICIPALITY: MD OF PINCHER CREEK NO. 9
DATE: SEPTEMBER 22, 2022

Bylaw #: 1337-22
Date: _____



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

MINUTES
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
REGULAR COUNCIL MEETING
NOVEMBER 22, 2022

9623

The Regular Meeting of Council of the Municipal District of Pincher Creek No. 9 was held on Tuesday, November 22, 2022, at 6:00 pm, in the Council Chambers of the Municipal District Administration Building, Pincher Creek, Alberta.

PRESENT Reeve Rick Lemire, Deputy Reeve Tony Bruder, Councillors Dave Cox, Harold Hollingshead and John MacGarva.

STAFF Acting CAO Meghan Dobie, Utilities & Infrastructure Supervisor David Desabrais, Public Works Superintendent Eric Blanchard, Assistant Development Officer Laura McKinnon, Planner Gavin Scott, and Executive Assistant Jessica McClelland.

Reeve Rick Lemire called the meeting to order at 6:00 pm.

A. PUBLIC HEARING BYLAW 1337-22

In order to receive public input on proposed Bylaw No. 1337-22, a Public Hearing, conducted by the Council of the Municipal District of Pincher Creek No. 9, was held on Tuesday, November 22, 2022.

1. Call Public Hearing to Order

Reeve Rick Lemire recessed the Council meeting and called the Public Hearing to order, the time being 6:00 pm.

A Public Hearing is Council's opportunity to hear from anyone who is affected by the proposed bylaw. General rules of conduct when a Public Hearing is held are as follows:

- The developer and/or proponent is given the first opportunity to present to Council and the public. After the public has made their statements, the developer has the opportunity to rebut or answer any questions.
- Members of the public will be invited to speak to the subject matter. We will ask members of public who wish to speak to state their name for the record. The speaking time limit is 5 minutes per speaker. If you have previously submitted a written response, unless you have new information to present, be assured that Council has read your letter. Please do not come to the podium to read your submitted response.
- The Reeve will call for any additional speakers to make sure everyone wishing to speak has had the opportunity to do so. As this is not a situation for debate, speakers may come up one time only.
- Following all presentations from members of public, the developer has the opportunity to rebut or answer any questions, Council may ask questions to Administration and/or developer.
- Council will then close the Public Hearing. This ends the opportunity for the public or Administration to provide information on the matter.

2. Advertising requirement

Reeve Rick Lemire stated that this Public Hearing had been advertised in accordance with Section 606 of the Municipal Government Act. This Public Hearing was advertised in Shootin the Breeze and the Pincher Creek Echo on November 9 and November 16, 2022, as well as the MD website and MD social media pages.

3. Purpose of the hearing

The purpose of Bylaw No. 1337-22 being the bylaw to amend Bylaw 1289-18 (being the Land Use Bylaw) to change the land use designation of lands legally described as Portion of SE 15-4-30 W4M "Agriculture - A" to "Rural Recreation 2 – RR-2" the purpose of the proposed amendment is to allow for the development of a recreational accommodation.

Planner Gavin Scott provided an overview of the bylaw.

4. Presentations:

VERBAL:

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

Reeve Rick Lemire asked if anyone in the audience wishes to make a statement. The following people in attendance spoke:

Michael Olsen (Developer)

- Provided background for the proposal
- He is a business owner in Waterton who has enjoyed the area most of his life
- Looking at this as an opportunity to change how people tour

Suzanne Kirby (Developer)

- Provided additional background for the proposal

Claren LaRocque

- Not in favor of open development but families need to be able to diversify
- Council can decide what is appropriate
- Council and the community need to have a discussion moving forward
- Very few ranches can sustain a family
- Community needs to allow for land shifts while recognizing culture
- Developer family is very community minded
- Majority of the landscape is already a mix of industry and ranches

Ethan Hardy

- We are not Waterton, we are Pincher Creek
- Current economy is lacking
- If Waterton needs more housing, they should talk to the Federal Government
- People can't afford groceries let alone recreation
- Local economy doesn't have anything going on
- A gas plant next to a geo dome is a health and safety issue

Kim Hardy

- Development proposal will bring in tourists that will be in the area causing security issues
- Lifestyle of adjacent landowners is being threatened
- Council should re look at where developments take place

Taylor Cahoon

- Is developer Michael Olson's brother in law
- Currently a teacher in Lundbreck
- Spoke to Michael Olson's credibility

Heidi Matheson

- Lives on Hardy farm
- Has no issue with developers credibility or the idea of the domes
- Doesn't want 60 new people being next door to her every 3 or 4 days

Mitch Hardy

- Travels for work and sees other areas where glamping is set up
- With the constant rotation of people is has a negative impact on locals
- Sees tourists picnicking in farmers fields
- People already come to their property as they get turned around trying to find lakes
- This development would take ag land out of ag and will effect the livestock and wildlife in the area

Kathy Day

- Council should look at project location and move proposal to a different area
- Concerns over loss of ag land
- Farms do need to diversify, just not on the farm
- What are tax implications for adjacent owners?
- Who will be responsible for road maintenance, snow removal, and dust control?
- If the gas plant has a blow out, who is responsible for litigation if there are injuries or death?

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

- A moratorium on further development should be put into place until there is a solid plan

Tracy Delay

- Speaking for the Carlson's and Delay's
- Trying to keep emotions aside and deal with the principle of the matter
- Why after the first hearing are we back here with only a single change from RR1 to RR2?
- Commercial operations shouldn't be allowed on native grass lands
- Concerns aren't with today, but what about the future
- What kind of message is Council sending? Are they serving the residents or the tourists
- Is the MD trying to protect lands and ecosystems, or approve rezoning for financial gain for people in cities
- MGA states Council will take into account the health and welfare of the MD as a whole
- There was minimal advertising and no information to find the development proposal
- Rezoning application lead to threats to ranching, fire and theft
- Who will be responsible for litigation should something happen?

Megan Metheral

- Who will be removing the water and wastewater?
- How will Council ensure that the effluent will be disposed of properly?
- Already issues with Town infrastructure for sewage disposal

Darryl Carlson

- Its not personal against anyone if MD approves these facilities, we don't want to be the next Canmore
- Council should put proposals on hold until public consultation is completed
- Not excited about having a 15 unit motel in his backyard

Barry Clinton

- Already submitted a written response
- No communication with residents, all advertisements shows is numbers
- Should be an open house prior to a public hearing

Taylor Delay

- Finishing her mothers speech
- Council should take a step back and reflect
- What legacy does Council want to leave?
- Strongly opposed the change in land use

Richard Hardy

- Has been ranching in the community for 54 years
- Finding this process very difficult because there is so much speculation from neighbors
- Community has always worked with and supported each other
- This is tearing the community apart but it will end
- Hoping everyone can take a deep breath and look at what it is doing to the community

Ron Mantle

- Understands why people are upset, if he had 60 people moving in next door he would be upset too
- This project isn't about educating the public about ranching, its about making money
- This is about well off people that could care less about ranches
- There needs to be a better strategy for these types of developments
- Highway 6 South to the mountains should be off limit to windmills and coal mines

Sophie LaRocque

- So much conflicting information being heard tonight
- Directly contradicting comments being made
- Ability for ranchers to stay on their land or sell out to outside developers
- Zero development is unrealistic and not sustainable
- There has to be space to responsible and sustainable grow and diversify
- Not allowing local families to diversify may mean families will need to sell and leave the area

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

Reeve Rick Lemire asked if anyone else wanted to present a verbal submission, no one else requested to speak.

WRITTEN:

Reeve Rick Lemire asked if any written submissions were received, the following were received and part of the public package:

- Barrie Clayton
- Shell Canada

Development Officer Assistant Laura McKinnon read submissions that were received after the Council package was produced.

Anne Stevick

- A resident of Division # 1, and having resided in this division for 34 years now; and before that having resided in the MD for another eight years
- MD has a very strong agricultural base and has had for a very long time, due to the foresight of past councils, governments and citizens.
- Would hate to see that change, realizes that we need diversification, but the reason that we attract outside visitors who bring cash into our local economy is that we still have open spaces, uncluttered viewsapes and a healthy agricultural/rural base that has taken care to retain those intrinsic qualities
- Each application that comes before Council, asking to re-zone agricultural land to a “better” use, I.e. commercial, country residential, recreational is innocent enough; but the cumulative effect if all these proposals are accepted is staggering over time! By setting a precedent of allowing 10 acres here, 30 acres somewhere else, a quarter section hidden away, to be removed from agricultural designation opens the gate to unlimited change of our landscape if we look 10 years into the future
- And 10 years is not very long, how about 30 or 50 years from now?
- Both proposals have been presented with small scale footprints (for now) but once established there is no stopping future expansion, change of ownership with other ideas, or additional proposals. It will never be “agricultural” again
- If applications are approved and re-zoning occurs there are a few points to consider for maintaining these developments:
 - Weed mitigation and monitoring: the MD weed crew already has enough invasive species to deal with; these projects need to be responsible for maintaining the property weed free
 - Water quality and usage, protection of existing springs, wells
 - Trespassing issues on neighbouring lands: how will they demarcate boundaries and rules of engagement?
 - Road access and maintenance: who foots the bill for road maintenance, dust control and access
 - Garbage disposal: who is responsible for garbage collection, picking plastic bags off the fences?
 - SAFETY: As far as the Blak Star proposal, this property is in the H2S evacuation zone of the Pecten Plant (Paradaen), and I believe would cause issues if there were an incident at the plant. How would the plant know who to contact in case of evacuation?
 - Also concerning the Blak Star Plan, disagee with llamas and alpacas as wildlife deterrents. Especially in the fall and late summer, they would be predator (bear) attractants

Dan Crawford

- Agriculture is hard. You rely on the weather to give you
- What you need to raise your products, whether it is raising livestock or growing plants
- No control over the price you receive for your product.
- Input costs are set by your suppliers and you are completely at the mercy of new regulations that may positively or negatively affect your operation

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

- Many farming or ranching operations must rely on additional income outside of their traditional revenue streams to survive
- Some operations now have windmills, green house, market gardens or U-pick orchards
- Many try raising a different type of livestock such as pigs, chickens, sheep, Lamas or for a while, Ostriches
- Some land owners have gravel or sand deposits that can be sold to bring new income to the operation
- New revenue streams must be developed whether it is for personal use, a company to grow and survive or local government pay for the services we all want, need or expect
- What does it cost to run a grader up and down your road? Gravel? A Culvert? Where does that money come from? Taxes
- Land taxes alone cannot cover the needs of our local Governments. In our area, we have had a steady tax revenue from the Waterton Gas Plant since the 1960' s and for the past 20 plus years, we have developed a tax base from windmills. As these industries change, look to new developments to continue funding our infrastructure
- There is a huge divide between rural and urban
- How do we make rural relevant again? Maybe it starts with an experience to help to bridge the gap between rural and urban
- Let's work together to show off our way of life.

Shannon Ripley

- Small-scale ranching as practiced in the Twin Butte area in a manner that cares for the native grassland and ecosystem is a special vocation which both provides food for people and preserves habitat for many species of wildlife who rely on the native rangeland habitat. Ranching and preserving small-scale ranching livelihoods are key components to preserving this landscape and the increasingly rare native grasslands. At the very same time, global commodity markets and the changing climate are and will increasingly make small-scale ranching economically challenging. I would like to see all of my cousins who ranch in this region be able to continue doing so, without needing to travel to other regions for off-farm employment to enable a viable household income.
- From her perspective, the Eco Globe Recreational Accommodation area as proposed is an effort by one ranching family to diversify their income, without needing to travel off the farm to work, while preserving the essence of their ranching operation and the native grassland habitat where their ranch is located. When carried out in a thoughtful manner, rural and eco-tourism initiatives can provide valuable opportunities to create meaningful dialogue between urban and rural communities and better understanding of rural livelihoods -- something that I feel we need more than ever, in this time of polarization of viewpoints.
- Respects and understands that proposals for change are challenging, and can cause discomfort
- In 2004-2007, lived and worked in a rural community in northwestern Argentina. During my time working and living in that community, watched first-hand as a group of rural residents planned and took their first steps in facilitating a small-scale rural tourism initiative. The objective of this particular project was to increase dialogue between urban and rural people and bring additional off-farm income into the rural community. The early stages of the rural tourism project were very challenging: some rural community members feared that having urban people visit would threaten their rural livelihoods. The project started, then paused due to this fear. In time, the rural tourism project started again, and more and more rural people joined to participate. It has now been operating successfully for more than 10 years; now with strong support from the broader community. Each situation is unique and the experiences will be unique. However, there is often much value in being open to small small-scale changes that explore opportunities for income diversification and the preservation and support of rural livelihoods

Michael Olsen (Developer)

- Proposal was not intended to divide the community

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

- Spoke to Darryl Carlson prior to the Kirby's, thanked Darryl for giving him Kirby's contact information
- Some small ranches need the additional income
- No one is getting rich off this
- Minimal impact, only 2 people per globe
- We need to live in a different way to be sustainable

5. Closing Comments

Reeve Rick Lemire asked if Council had any further questions. No further questions were asked.

6. Adjournment from Public Hearing

Councillor Harold Hollingshead adjourned the Public Hearing, the time being 7:27 pm.

B. PUBLIC HEARING BYLAW 1345-22

In order to receive public input on proposed Bylaw No. 1345-22, a Public Hearing, conducted by the Council of the Municipal District of Pincher Creek No. 9, was held on Tuesday, November 22, 2022.

1. Call Public Hearing to Order

Reeve Rick Lemire recessed the Council meeting and called the Public Hearing to order, the time being 7:34 pm.

A Public Hearing is Council's opportunity to hear from anyone who is affected by the proposed bylaw. General rules of conduct when a Public Hearing is held are as follows:

- The developer and/or proponent is given the first opportunity to present to Council and the public. After the public has made their statements, the developer has the opportunity to rebut or answer any questions.
- Members of the public will be invited to speak to the subject matter. We will ask members of public who wish to speak to state their name for the record. The speaking time limit is 5 minutes per speaker. If you have previously submitted a written response, unless you have new information to present, be assured that Council has read your letter. Please do not come to the podium to read your submitted response.
- The Reeve will call for any additional speakers to make sure everyone wishing to speak has had the opportunity to do so. As this is not a situation for debate, speakers may come up one time only.
- Following all presentations from members of public, the developer has the opportunity to rebut or answer any questions, Council may ask questions to Administration and/or developer.
- Council will then close the Public Hearing. This ends the opportunity for the public or Administration to provide information on the matter.

2. Advertising requirement

Reeve Rick Lemire stated that this Public Hearing had been advertised in accordance with Section 606 of the Municipal Government Act. This Public Hearing was advertised in Shootin the Breeze and the Pincher Creek Echo on November 9 and November 16, 2022, as well as the MD website and MD social media pages.

3. Purpose of the hearing

The purpose of Bylaw No. 1345-22 being the bylaw to amend Bylaw 1289-18 (being the Land Use Bylaw) to change the land use designation of lands legally described as Portion of Lot 1 Block 1 Plan 1911330 within the NE 20-6-1 W5M from "Agriculture - A" to "Rural Recreation 2 – RR-2" the purpose of the proposed amendment is to allow for the development of a recreational accommodation.

Planner Gavin Scott provided an overview of the bylaw.

4. Presentations:

Recommendation to Council

G3b

TITLE: LAND USE BYLAW AMENDMENT BYLAW No. 1342-22 LOT 14, PLAN 971 0740 WITHIN SE 18-7-2 W5			
PREPARED BY: Laura McKinnon		DATE: December 7, 2022	
DEPARTMENT: Planning and Development			
 Department Supervisor	2022/12/08 Date	ATTACHMENTS: 1. Applicant's Proposal 2. Bylaw No. 1342-22 3. Public Hearing Minutes 4. GIS of Secondary Road Option 5. Alberta Transportation Response	
APPROVALS:			
_____	_____		2022/12/08
Department Director	Date	CAO	Date

RECOMMENDATION:

That Council give third reading to Bylaw No. 1342-22, being a bylaw to amend Land Use Bylaw No. 1289-19.

BACKGROUND:

On August 25, 2022, the MD received an application for an amendment to the Land Use Bylaw from Alberta Rocks Ltd. The proposed amendment is for the change in land use designation of a portion of the SW 18-7-2 W5 from Agriculture – A to Direct Control – DC. (*Attachment No. 1*).

The purpose of the proposed amendment is to allow for the development of an extraction pit within a portion of SE 18-7-2 W5. The lands are located adjacent to the east side of Highway No. 507, approximately 1.65km (1.02 miles) south of the Highway No. 3 intersection (*See Figure 1*).

On September 13, 2022, Bylaw 1342-22 (*Attachment No. 2*) received first reading and a Public Hearing date was held on October 25, 2022. At the Public Hearing Council heard from five members of the public not including the developer (*Attachment No. 3*).

Bylaw 1342-22 was presented for second and third reading on November 22, 2022. Council directed administrative staff to collect information about a secondary road option, located on an MD road allowance directly South of the proposed parcel (*Attachment No. 4*). Bylaw 1342-22 was given second reading at this time.



MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

APPLICATION FOR AMENDMENT TO THE LAND USE BYLAW

APPLICATION FEE \$600

RECEIPT NO. 55542

I/We hereby make application to amend the Land Use Bylaw.

Applicant: CRAIG ANDERSON (Alberta Rocks Ltd)

Address: P.O. Box 242, PINCHER CREEK AB Telephone: (403) 627-8719
T0K1W0

Owner of Land (if different from above): _____

Address: craig@albertarocks.com Telephone: _____

Lot 14 Block _____ Registered Plan 971 0740

or Certificate of Title _____

Quarter SE-18 Township 7 Range 2 Meridian 5

AMENDMENT PROPOSED:

From: AGRICULTURAL

To: DIRECT CONTROL

REASONS IN SUPPORT OF APPLICATION FOR AMENDMENT:

ALLOW FOR EXTRACTION OF NATURAL RESOURCE (GRAVEL)
SEE ATTACHMENTS FOR FURTHER INFORMATION

I/We enclose \$ 600.00 being the application fee.

DATE: Aug 19/22

[Signature]
Applicant

[Signature]
Registered Owner

Information on this application form will become part of a file which will be considered at a public meeting.

Proposed Amendment to Land Use By-Law 1315-19, MD of Pincher Creek No. 9

The following information is offered in support of an application to amend the MD of Pincher Creek Land Use By-Law moving the proposed 4.9 ha parcel from Agricultural to Direct Control.

We are asking for this amendment so we can apply to extract a natural resource (gravel) from the 4.9 ha site in the SE corner of Lot 14, Plan 971 0740, SE 18 7-2-5.

This information is offered to address objections raised at a public hearing held January 28, 2020 regarding a previous application.

We are proposing the following operational parameters:

- This will strictly be a gravel extraction operation; there will be no crushing or further processing on site. Gravel will be excavated and hauled to an existing Alberta Rocks operation to be further processed.
- There will be no retail sales from this site.
- There will be no buildings or bulk fuel storage tanks on site.
- We are proposing 8:00am to 4:00pm operating hours on week days only, no activity on weekends or holidays. The proposed access to the site will be on the east-west government road allowance adjacent to the extraction site. There is also an undeveloped road allowance straight south of proposed site.
- Any additional conditions required for road maintenance and dust control will be at the direction of the MD of Pincher Creek.
- As indicated in another attached document, (Appendix B), the site will be contoured and restored in accordance with Municipal and Provincial requirements. A good example of how a gravel pit can be properly restored is the old Rinaldi pit just west of this proposed operation.

Information also attached gives data on the environmental and infrastructure impact of hauling gravel into the area from long distances as well as letters of support for the need for locally sourced material.

We have also provided drone imagery of proposed site and surrounding area to bring a visual perspective to proposal.

Re: Application for Amendment to the Land Use Bylaw

Objective: to change the land use of 4.9 ha, being the southeast corner of Lot 14, Plan 971 0740, SE 18 7-2-5 , from Country Residential to Natural Resource Extraction (gravel).

Benefits:

“A Municipal Guide to Sand and Gravel Operations in Alberta”, 2007, makes the following statement: “The extraction of aggregate (sand and gravel) resources is vital to the growth of Alberta. Readily available supplies of aggregate are essential for development of the roads, buildings and infrastructure on which our society and our economy are built.” The proposed extraction area is 200M X 245M X 3.5M deep with a potential volume of 214,375 LCM of aggregate. Articles 1 & 2 (attached) emphasize the need to recover deposits of this important material. Villa Vega, and any other modern community, would not exist without the extensive use of gravel and rock for road building and concrete for basements, sidewalks and retaining walls.

Location:

This small proposed gravel pit is located at the property’s SE corner on a wide level bench that drops steeply away at its north margin, down a wooded hillside for approximately 500 meters to the main Villa Vega access road. The distance from the crest of the hillside to the pit perimeter varies generally from approximately 650 to 300 meters, with one site jutting in closer to the proposed pit. Elevation change for the upper wooded north-facing slope goes from 1243 M at the crest to 1210 M at the access road below, a drop of 33 meters over approximately 350 M distance. Of the approximately 21 lots in the subdivision, the proposed pit would be visible to only 2 of them. The balance of the dwellings are situated at various locations scattered throughout the timber along the north-facing slope, and within the grass/shrub cover north toward the river, some 650 M away at its nearest point.

In summary, the proposed gravel extraction site is small (4.9 hectares), well back (approx. 300 meters) in a southerly direction from the crest of the north-facing hillside which forms the south part of the Villa Vega residential area, and as far away east (downwind) as it can get from any residences. The nearest residence (one of only 2 that can see the proposed pit area) is approximately 300 meters away due north. The other visible residence is approximately 700 meters west of the proposed location. Properly placed berms, well-vegetated, should satisfactorily block pit operations from the view of both of these residences.

Access:

Pit access will follow an existing trail along the southern quarter section Right of Way. It will be upgraded to connect with the existing north/south ROW access road between NW7 7-2-5 and NE7 7-2-5 out to Hwy 507 to the east of the abandoned Rinaldi gravel pit.

Impacts and Mitigation:

Resource extraction operations such as gravel pits have many direct positive impacts — for example: municipal taxes and royalty payments, availability of local sources of aggregate for development of industry, transportation and residential, local jobs for equipment operators, trucking companies and house builders.

Negative comments related to gravel pits generally cite noise and visual as the principal impacts of gravel extraction operations.

Research into the climate of the area reveals that a typical day might see winds in the 50 – 90 km/hr range, a fact that has led to successful development of wind farms, and wind turbine towers are a familiar part of the area scenery. Siting this small Class 2 pit on the far southeast corner of SE18 7-2-5 will place it well downwind of the majority of residences in Villa Vega. It is anticipated that these same winds will significantly reduce the potential for most noises from downwind gravel extraction operations to be a disturbance to residents in the subdivision. Initial pit activities will see development of strategic berms to act as sound barriers that block potential work noises from escaping the pit area. Providing vegetative cover on berms by salvaging and seeding any available topsoil will also maximize the potential for this small pit to blend in with the surrounding topography.

In addition, the north-facing slope where many of the Villa Vega acreages are located is naturally well-treed, and it is anticipated that the vegetation cover there will continue to act as a buffer to suppress off-site noises. Existing noises would include highway (507 & 3) traffic, lawn mowers, chain saws, high winds and trains regularly passing through on CPR mainline.

Operation and Reclamation:

The aggregate deposit at this site is currently overlain by a thin, well-drained soil layer with characteristic grass/forb/shrub cover. There is some evidence to suggest that at some time in the past, an attempt had been made to cultivate the site, perhaps to grow grain or hay. For this site, low soil moisture, low soil nutrients, low rainfall and the drying effect of the predominant winds results in low grazing capability.

Operations will comply with existing Provincial and Municipal regulations and Codes of Practice applicable to gravel pit operations of this size.

The first step in development will be to salvage all surface materials capable of supporting vegetation growth. There is generally a native seed bank present in the surface layer which is beneficial in providing additional native seed source for reclamation. Surface materials will be sequentially removed and stockpiled for later spreading on the re-contoured pit slopes during the reclamation phase. Re-contouring during site reclamation can provide much-needed topographic variation in the form of humps, swales and microsites that encourage seedling establishment. The reclamation objective will be to re-contour and re-seed the site to establish a vegetation cover that will prevent erosion and eventually provide wildlife cover and forage.

Sound Levels:

Noise levels associated with gravel crushing activities at an operating pit were measured on September 20, 2019 during full production at the Alberta Rocks aggregate pit near the junction of Hwy 507 and Hwy 3. Sound levels were measured with an **Hti HT-80A sound level meter**. Distances were measured with a **Leica Rangemaster 1600-B range finder**.

The in-pit heavy equipment in use during the noise level monitoring was:

- . McCloskey J-40 crusher, McCloskey C-44 crusher, McCloskey ST-80 stacker, Extec sorter
- . 2 – 5 cu. yd. rubber-tired loaders
- . occasional gravel truck / trailer combinations removing product from the pit

Table of sound levels recorded in/near Alberta Rocks gravel pit – Sept. 20, 2019

Source	Distance (m)	Decibels (dB)
Background inside pit noise-truck idling, wind, crusher down	89	49
Hwy 3 traffic – cars, trucks, gusty wind- 5 min. duration sample	65	70.6 – 39
West pit access rd. – near Tp. Rd. 7-26 -4 min. duration	225	47.7 – 36.5
Mid-pit –Talon Peak Estates Road – 5 min. duration	230	47.7 – 37.4
East end of property – pit operating, Hwy 3 traffic @ 200 meters- 2 min.	500	60.3 – 39.2
East end of property – pit operating, Hwy 3 noise partial block – 2 min	450	52.3 – 32.9
Inside pit – operating – clear view W of crusher – 5 min. duration	145	66.6 – 46.3

Low noise levels associated with this operation are partly due to the presence of a 2 meter high vegetated berm along most of the pit perimeter, in addition to the fact that the pit develops in benches downward, effectively blocking sound from leaving the pit itself.

Additional noise sources:

Westbound CPR train – 2 diesel locomotives pulling oil cars - distance 170 meters - dB = 71.5 maximum

Re: Cross-section A – A'

This cross-section represents a slice south to north through the east part of the Villa Vega subdivision, originating in the area of the proposed pit then proceeding north through SE18 7-2-5 and part of NE18 7-2-5. It is intended to illustrate the gradient and orientation of the timbered north-facing slope. Residences in this area are across the flats, over the hill and well away from proposed development activities associated with this application.

Figure 1: Cross-section A - A'

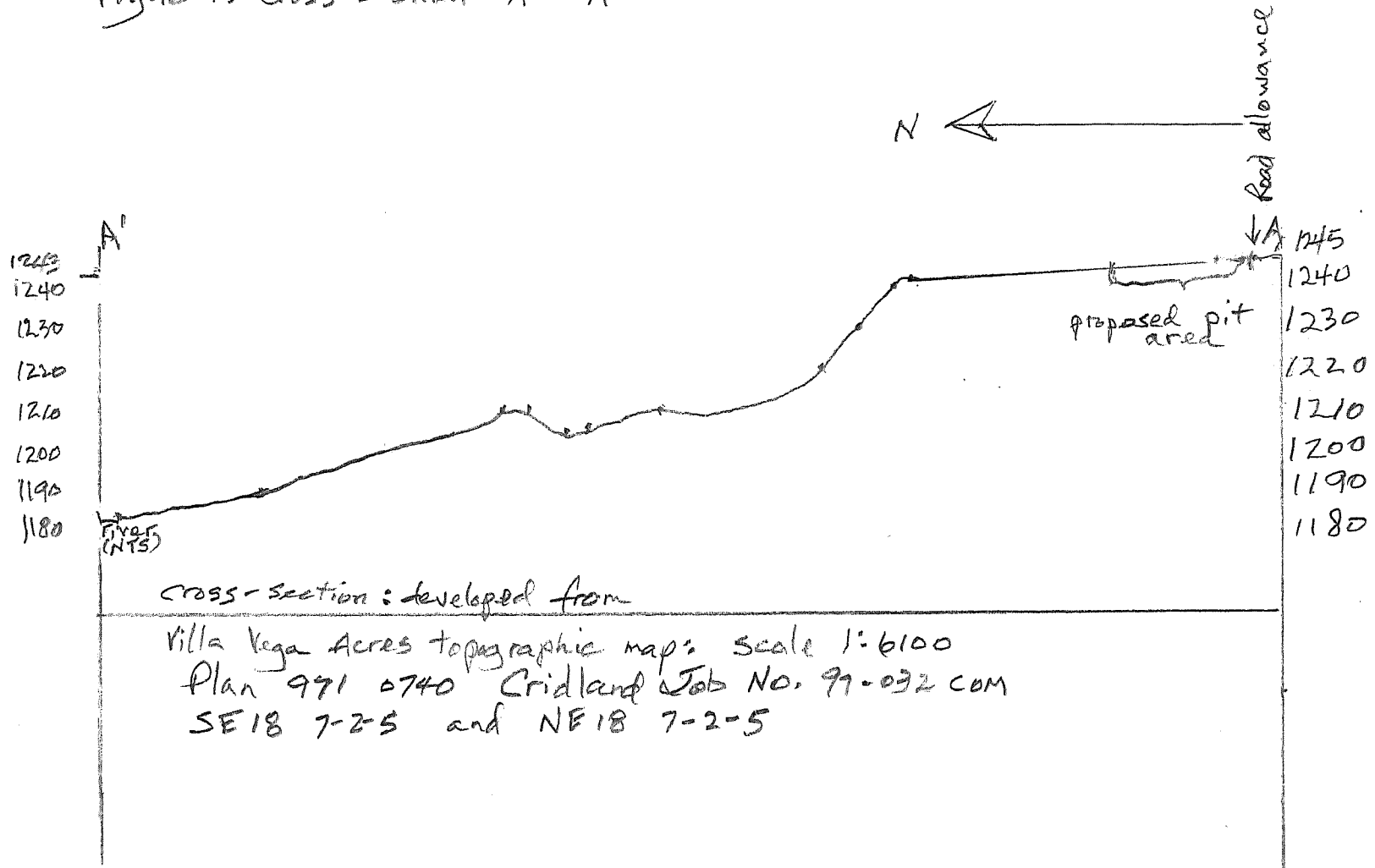
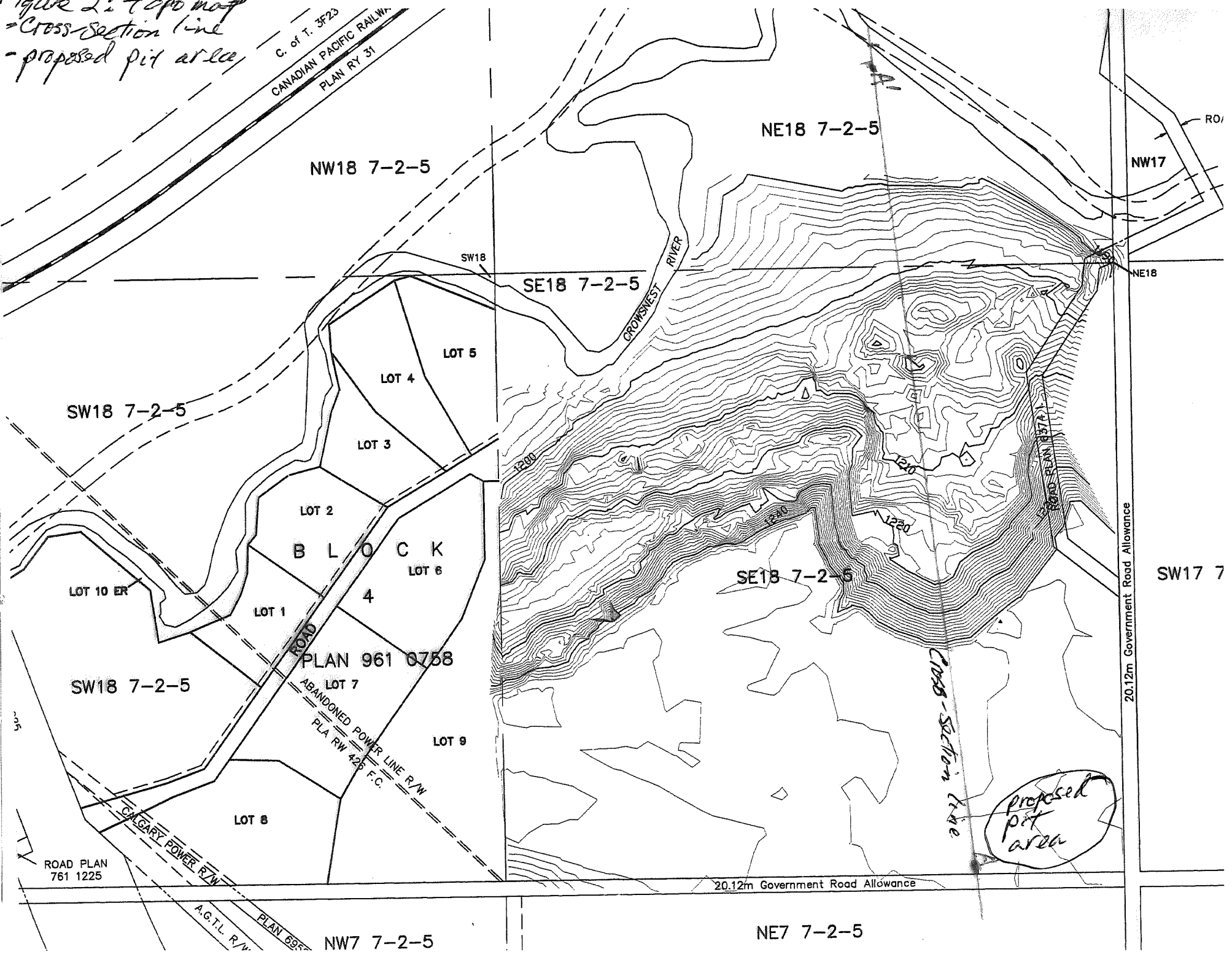
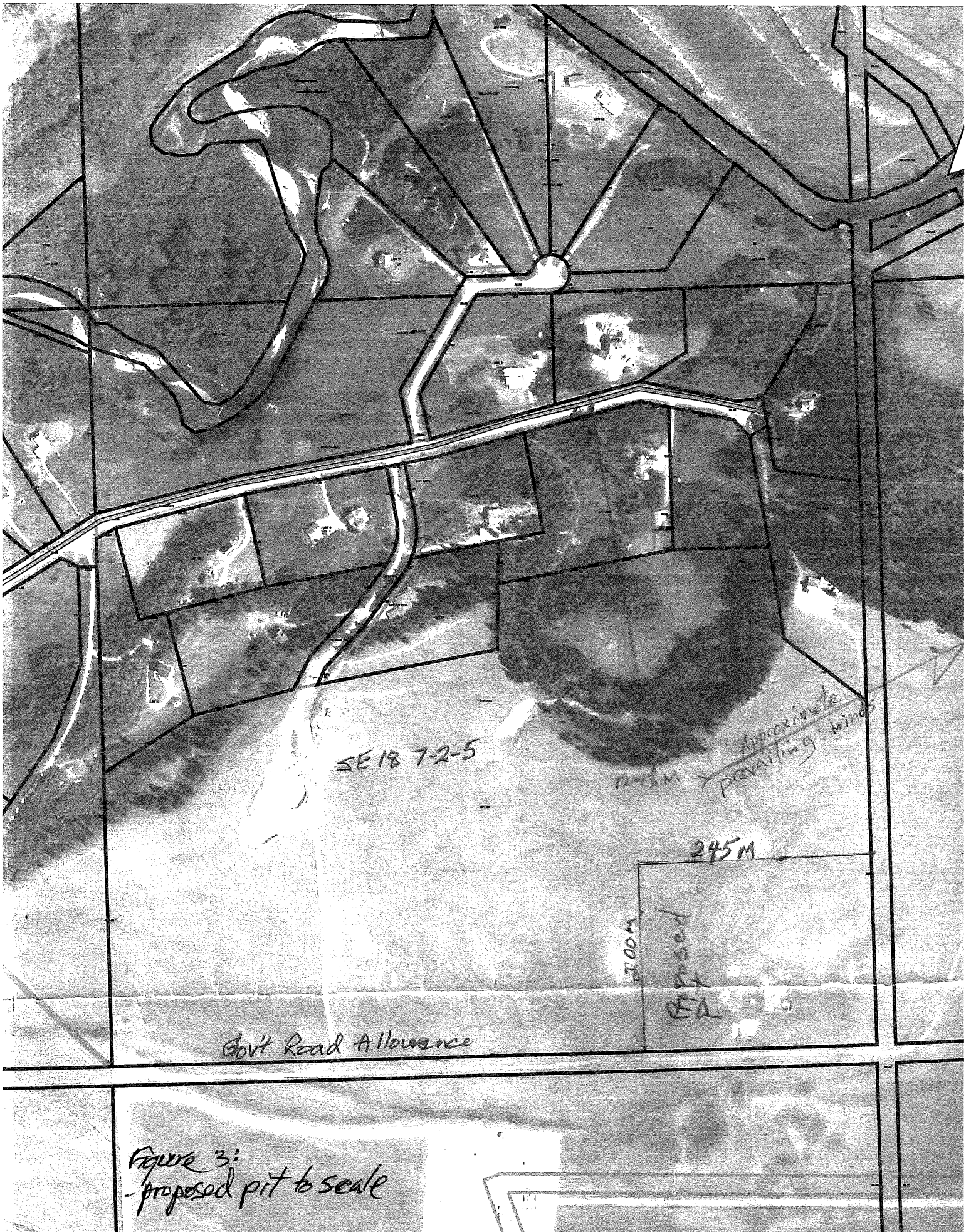
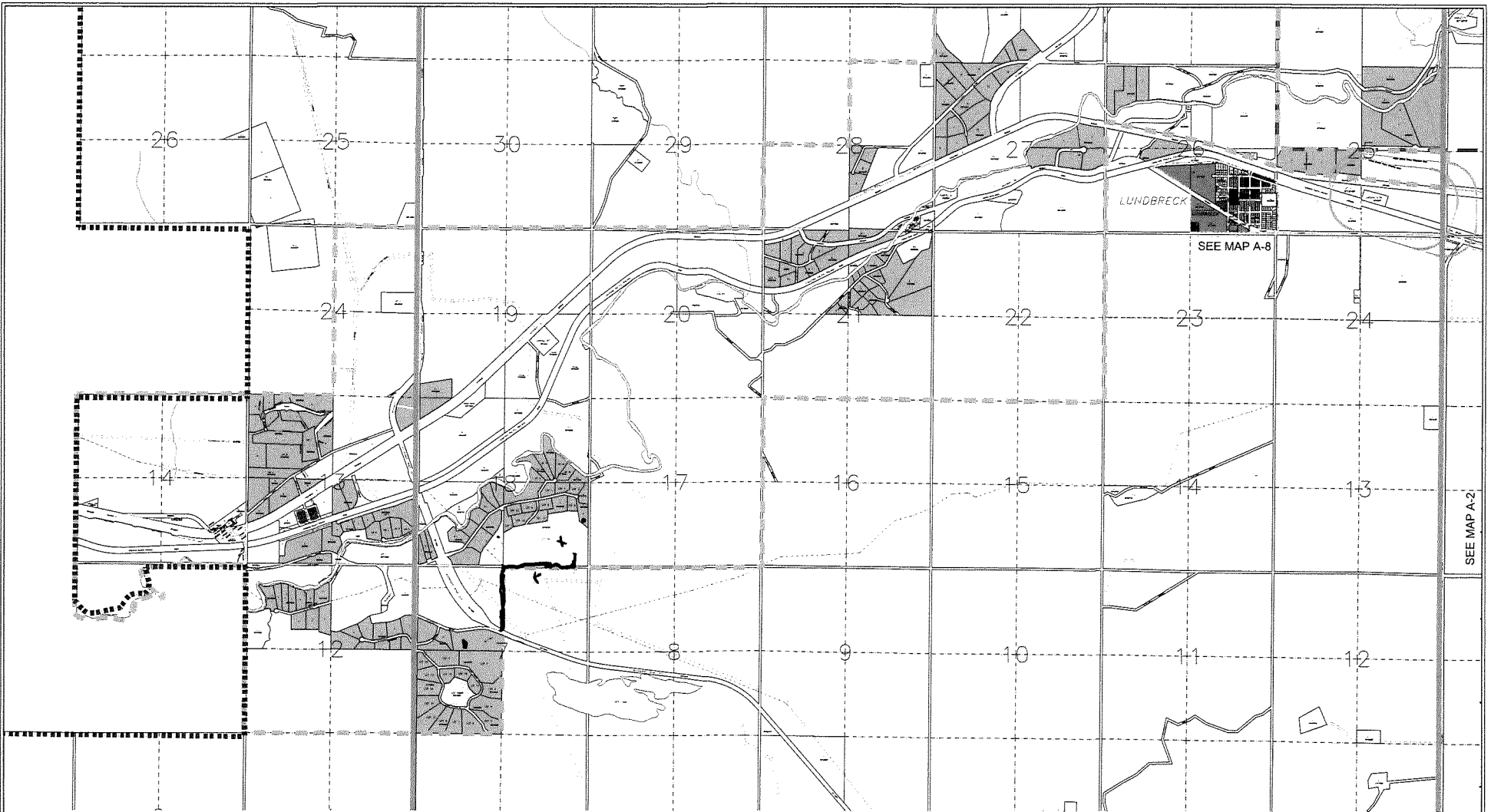


Figure 2: topo map
- Cross-section line
- proposed pit area







M.D OF PINCHER CREEK No. 9
 LAND USE DISTRICT MAP
 Bylaw No. 1289-18, November 13, 2018

BURMIS LUNDBRECK CORRIDOR

--- Burmis Lundbreck Corridor ASP Boundary
 - - - Hamlet Boundary

- Agricultural
- Direct Control
- Parks And Open Space
- Rural Recreation 1
- Rural Recreation 2
- Grouped Country Residential

- 'A'
- 'DC'
- 'POS'
- 'RR-1'
- 'RR-2'
- 'GCR'

MAP A-3

SEE MAP A-2

SEE MAP A-8

LUNDBRECK

**MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
BYLAW NO. 1342-22**

Being a bylaw of the Municipal District of Pincher Creek No. 9 in the Province of Alberta, to amend Bylaw No. 1289-18, being the Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw; and

WHEREAS The Municipal District of Pincher Creek No. 9 has decided to amend the land use designation of lands legally described as:

A portion of Lot 14, Plan 971 0740 within SE 18-7-2 W5M

And as shown on Schedule ‘A’ attached hereto, from “Agriculture - A” to “Direct Control - DC”; and

WHEREAS The purpose of the proposed amendment is to allow for the development of a 12.1 acre (4.9ha) gravel pit;

NOW THEREFORE, under the authority and subject to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipal District of Pincher Creek No. 9, in the Province of Alberta, duly assembled does hereby enact the following:

1. This bylaw shall be cited as “Land Use Bylaw Amendment No. 1342-22”.
2. Amendments to Land Use Bylaw No. 1289-18 as per “Schedule A” attached.
3. This bylaw shall come into force and effect upon third and final passing thereof.

READ a first time this _____ day of _____, 2022.

A PUBLIC HEARING was held this _____ day of _____, 2022.

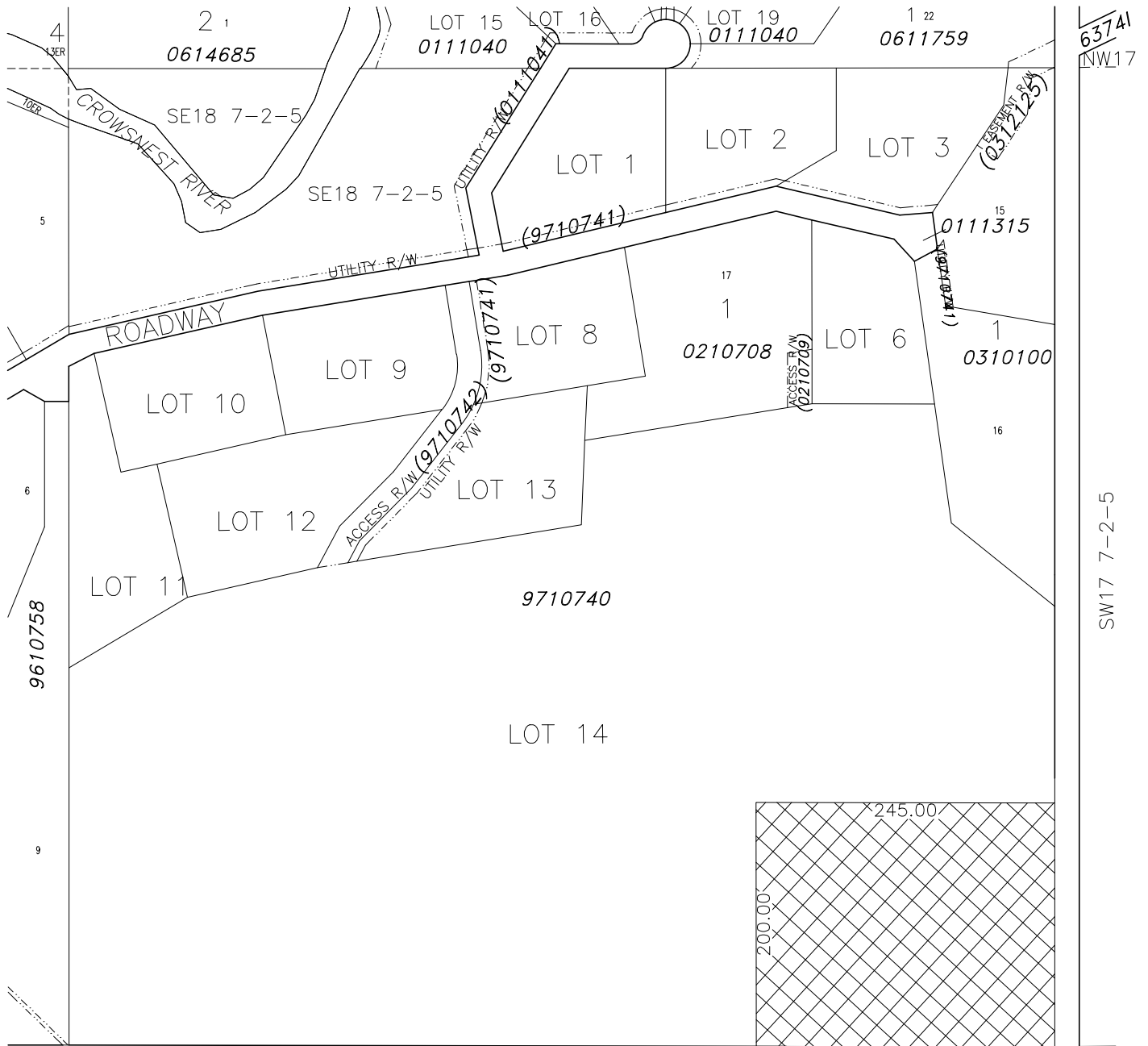
READ a second time this _____ day of _____, 2022.

READ a third time and finally PASSED this _____ day of _____, 2022.

Reeve
Rick Lemire

Chief Administrative Officer
Roland Milligan

Attachment
- “Schedule A”



NW7

NE7 7-2-5

NW8

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Agriculture 'A'
TO: Direct Control 'DC'

PORTION OF LOT 14; PLAN 9710740
WITHIN SE 1/4 SEC 18, TWP 7, RGE 2, W 5 M
MUNICIPALITY: M.D. PINCHER CREEK NO. 9
DATE: AUGUST 26, 2022

Bylaw #: 1342-22

Date: _____



0 Metres 100 200 300 400



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

MINUTES
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
REGULAR COUNCIL MEETING
OCTOBER 25, 2022

9609

The Regular Meeting of Council of the Municipal District of Pincher Creek No. 9 was held on Tuesday, October 25, 2022, at 6:00 pm, in the Council Chambers of the Municipal District Administration Building, Pincher Creek, Alberta.

PRESENT Reeve Rick Lemire, Deputy Reeve Tony Bruder (attended virtually), Councillors Dave Cox, Harold Hollingshead and John MacGarva.

STAFF CAO Roland Milligan, Director of Finance Meghan Dobie, Public Works Superintendent Eric Blanchard, Utilities & Infrastructure Supervisor David Desabrais, and Executive Assistant Jessica McClelland.

Reeve Rick Lemire called the meeting to order at 6:00 pm.

A. DELEGATION

Member Dick Burnham from the Royal Canadian Legion of Pincher Creek Branch #43 attended the meeting at this time to present a poppy to Reeve and Council.

Dick Burnham left the meeting at this time, the time being 6:05 pm.

B. PUBLIC HEARING BYLAW 1342-22

In order to receive public input on proposed Bylaw No. 1342-22, a Public Hearing, conducted by the Council of the Municipal District of Pincher Creek No. 9, was held on Tuesday, October 25, 2022.

1. Call Public Hearing to Order

Reeve Rick Lemire recessed the Council meeting and called the Public Hearing to order, the time being 6:06 pm.

A Public Hearing is Council's opportunity to hear from anyone who is affected by the proposed bylaw. General rules of conduct when a Public Hearing is held are as follows:

- The developer and/or proponent is given the first opportunity to present to Council and the public. After the public has made their statements, the developer has the opportunity to rebut or answer any questions.
- Members of the public will be invited to speak to the subject matter. We will ask members of public who wish to speak to state their name for the record. The speaking time limit is 5 minutes per speaker. If you have previously submitted a written response, unless you have new information to present, be assured that Council has read your letter. Please do not come to the podium to read your submitted response.
- The Reeve will call for any additional speakers to make sure everyone wishing to speak has had the opportunity to do so. As this is not a situation for debate, speakers may come up one time only.
- Following all presentations from members of public, the developer has the opportunity to rebut or answer any questions, Council may ask questions to Administration and/or developer.
- Council will then close the Public Hearing. This ends the opportunity for the public or Administration to provide information on the matter.

2. Advertising requirement

Reeve Rick Lemire stated that this Public Hearing had been advertised in accordance with Section 606 of the Municipal Government Act. This Public Hearing was advertised in the Shootin the Breeze and Pincher Creek Echo on October 12 and October 19, 2022, as well as the MD website and MD Social Media pages.

3. Purpose of the hearing

The purpose of Bylaw No. 1342-22 being the bylaw to amend Bylaw 1289-18 (being the Land Use Bylaw) to change the land use designation of lands legally described A portion of Lot 14, Plan 971 0740 within SE 18-7-2 W5M from "Agriculture - A" to "Direct Control - DC" with the purpose of the proposed amendment is to allow for the development of a 12.1 acre (4.9ha) gravel pit.

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 October 25, 2022

Planner Gavin Scott provided an overview of the bylaw.

4. Presentations:

VERBAL:

Developer Craig Anderson and Rick Casson spoke regarding landowner concerns from the letters presented to Council:

- Alberta Rocks has been operating at their current location for 15 years with no complaints
- Development will be to eventually allow the business to proceed with resource extraction
- Plans are for no retail sale, or crushing, at this location
- Hours can be negotiated with Council to ensure least amount of disturbance to residents
- Geo Technical data is available
- Have dug test holes 6 meters down and has not found water or hit the aquifer

Reeve Rick Lemire asked if anyone wanted to present a verbal submission:

Randy Baker:

- Year round resident
- Gravel pit would be very close to his home
- Anderson's should have taken the gravel and reclaimed the area prior to subdividing
- Noise/dust/water concerns are apparent
- Direct control is very unusual as due diligence to prevent issues and risks
- 12 of the 16 letters of support are form letters from business partners and only 1 letter is from a resident in the area

Leo Reedyk:

- Lives full time at lot 9 adjacent to the proposal
- Bought here for the quiet enjoyment of the area
- Application for direct control should be denied
- Gravel pits in this area are a problem
- Council should put a moratorium on new gravel pits within the Municipality until the issues are fixed
- Understands that various pits in the MD are beneficial to the Municipality but shouldn't be allowed in the Burmis Lundbreck Corridor
- MD should look at having gravel operators pay fees to maintain roads

Greg Townsend:

- Historical Resources
 - All pits on both public and private land are subject to the requirements of the Historical Resources Act. Historical resources are significant pieces of Alberta's history that must be recognized and conserved.
 - For operations that are less than 5 hectares (12.4 acres) in size, the pit operator must consult Alberta Culture's Listing of Historic Resources prior to initiating any development activities. Development activities may not proceed until Historical Resources Act approval has been obtained
- Water
 - operator of a pit must obtain the appropriate authorizations under the Water Act. This includes any authorization needed for dewatering, altering surface drainage, constructing an end pit lake, disturbing ground water or using water.
 - Adjacent landowners may be concerned about erosion and siltation of water bodies and other potential impacts.
 - General provisions of both the Water Act and Environmental Protection and Enhancement Act prohibit siltation and erosion and releases that may degrade water quality.
- Fish and Wildlife
 - Various legislation exists to protect fish and wildlife features and habitats.
- Reclamation

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 October 25, 2022

- Goal of reclamation is to bring land back to "equivalent land capability," which refers to the ability of the land to support uses similar to before it was developed.
 - All sand and gravel pits on private land - regardless of their size or class - are required to abide by the Conservation and Reclamation Regulation and require a Reclamation Certificate from Alberta Environment and Parks (AEP).
 - pre-plan the reclamation intended at the end of the life of the pit.
- Safety
 - Safety considerations should be addressed for foot/bicycle traffic, and anglers accessing/leaving the Crowsnest River at or near the bridge.
 - Total distance from Highway 3 to pit access road on 507: 2.1 km. one level RR crossing, one RR access road, one bridge over the Crow, one "pullout" where anglers access the Crow, 12 driveways/road intersections. A busy little road section accommodating well over 100 residential home owners.
 - Should not to add gravel trucks to the mix, at a minimum of 8 hours a day 5 days a week.
 - Find this entire process to be aggravating, frustrating, and really not necessary given the previous application was turned down unanimously, and the current proposal is equally unjustifiable. The changes this time are minor, and our litany of concerns last time are not mentioned, never mind addressed. But here we are.
 - If approved - Horrifying Precedence. This area has the most clearly defined sensitive habitat.
 - Personal affects - of our remaining years, lead to erosion of our quiet wildlife filled environment during retirement.

Tom Penner:

- Owns property directly East of development
- Development will cause access issues
- It's a beautiful area and a gravel pit will distract from that
- Conservation easement on his parcel has a defined location for future residential development adjacent to the proposed pit

Richard McCowan:

- The letters of support are form letters
- The crowd of people attending tonight are worried about their lifestyle
- Unauthorized pit caused issues
- Owners want to enjoy the outdoors

Craig Anderson and Rick Casson:

- Direct control would put rules in the hands of Council
- Dust can be controlled with products

Reeve Rick Lemire asked if anyone else wanted to present a verbal submission, no one else requested to speak.

WRITTEN:

Reeve Rick Lemire asked if any written submissions were received, the following were received and part of the public package:

- | | |
|---|-------------------------------------|
| • Craig Anderson | • Will Hebenik (Quality Excavating) |
| • Vince Anderson | • JRT Contracting |
| • Sandra & Randall Baker | • Jura Creek Enterprises Ltd |
| • John Cervo | • KT Contracting |
| • Liam Connelly-Engel | • Claudette Landry & Randy Axani |
| • Rowena Cromwell | • Richard & Susan McCowan |
| • Richard & Lorna Erickson | • Ryan & Kayla Menzies |
| • Duncan & Sandra Gano | • Lucas Michalsky |
| • Margaret, Joshua & Benjamin Haag | • Glen & Lois Mumey |
| • Theresa Hann (Three Rivers Rentals Ltd) | • Brandon Naumczyk |
| | • Jana Naumczyk |

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 October 25, 2022

- Bill Ogertschnig
- Leo Reedyk & Ruth Skene-Reedyk
- Randy Rinaldi
- Thomas Penner
- Sage Management
- Southwest Concrete
- TIG Contracting
- Greg & Lori Townsend
- Two Feathers Contracting
- Vicary Resources
- Kevin & Sandy Watson
- Lucas Weatherbee
- General Letter

Reeve Rick Lemire asked if any written submissions were received, a late submission from Silvertone Services was read out by the CAO

“We have been customers of Alberta Rocks for many years and consider them to be an important part of our area infrastructure; they supply necessary products for continuing development and growth in our region. They are a very reputable company that can be counted on to produce and deliver top quality gravel and related products in a timely and cost effective manner. They operate at their present location in the most unobtrusive manner possible, and approving the necessary amendments and permits to allow the proposed extraction only operation would allow this service to continue to be provided.

Alberta Rocks service a wide area of south west Alberta, without them our options as customers would be severely restricted and necessitate transporting product from a much greater distance. This extra trucking would put further stress on our roads and highways and would create unnecessary adverse environmental issues while increasing costs. We would very much like to continue to support this local, multi-generational family owned operation.

Please consider these issues as you debate the requested Land Use By-law Amendment and subsequent licensing and permits.”

5. Closing Comments

Reeve Rick Lemire asked if Council had any further questions, Council discussed aquifer depth (it was unknown) and what kind of volume Alberta Rocks is looking at for this pit (unknown at this time).

6. Adjournment from Public Hearing

Councillor Dave Cox adjourned the Public Hearing, the time being 6:55 pm.

C. ADOPTION OF AGENDA

Councillor Harold Hollingshead 22/410

Moved that the Council Agenda for October 25, 2022 be amended to include:

Finance:

- PCESC Reserves

And that the agenda be approved as amended.

Carried

D. MINUTES

1. Committee Meeting Minutes – October 11, 2022

Councillor Dave Cox 22/411

Moved that the Committee Meeting Minutes of October 11, 2022 be approved as presented.

Carried

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 October 25, 2022

2. Council Meeting Minutes – October 11, 2022

Councillor John MacGarva 22/412

Moved that the Council Meeting Minutes of October 11, 2022 be approved as presented.

Carried

E. BUSINESS ARISING FROM THE MINUTES

a) Pincher Creek Climate Risk Assessment and Adaption Plan

Councillor Harold Hollingshead 22/413

Moved that the Pincher Creek Climate Risk Assessment and Adaption Plan be received as information.

Carried

F. UNFINISHED BUSINESS

F. COMMITTEE REPORTS / DIVISIONAL CONCERNS

a) Councillor Tony Bruder – Division 1

- Strategic Plan online workshop
- Waterton Biosphere
- ALUS

b) Reeve Rick Lemire – Division 2

- Thank you to Councillor John MacGarva for attending the Awards ceremony on behalf of Council

c) Councillor Dave Cox – Division 3

- Strategic Plan online workshop
- Castle Community Association

d) Councillor Harold Hollingshead - Division 4

- Strategic Plan online workshop
- RCMP Open House
- Solicitor Generals

e) Councillor John MacGarva – Division 5

- Strategic Plan online workshop
- RCMP Open House
- Crowsnest Pincher Creek Landfill Association
- Pincher Creek Chamber awards night

Councillor Dave Cox 22/414

Moved to accept the Committee Reports as information.

Carried

H. ADMINISTRATION REPORTS

1. Operations

a) Operations Report

Councillor John MacGarva 22/415

Moved that Council receive the Operations report, which includes the call log, for the period October 6, 2022 to October 19, 2022 as information.

Carried

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 October 25, 2022

b) 150M Grader Purchase Timing

Councillor Tony Bruder 22/416

Moved that Council approve \$675,000 in funding for the CAT 150M grader in 2022, through the Municipal Sustainability Initiative (MSI) grant.

Carried

2. Finance

a) PCESC Reserves

Councillor Tony Bruder 22/417

Moved that Council direct Administration to provide Pincher Creek Emergency Services Commission (PCESC) with a reserve contribution of \$140,631, as requested and levied by PCESC in 2021, with said funds coming from the PCESC Equipment Reserve (6-12-0-761-6740)

Carried

3. Development and Community Services

a) Bylaw 1340-22 (Silo's)

Councillor Dave Cox 22/418

Moved that Bylaw 1340-22, being the Bylaw to change the land use designation of lands legally described as Portion of SW16 3-29 W4M to allow for a recreational accommodation, be given second reading.

Carried

Councillor Tony Bruder 22/419

Moved that Bylaw 1340-22 be given third reading.

Carried

4. Municipal

a) Chief Administrative Officer Report

Councillor John MacGarva 22/420

Moved that Council receive for information, the Chief Administrative Officer's report for the period of October 7, 2022 to October 20, 2022.

Carried

I. POLICY REVIEW

J. CORRESPONDENCE

1. For Action

2. For Information

Councillor Tony Bruder 22/421

Moved that the following be received as information:

- a) A round table presentation of Addiction and Mental Health Resources in the South Zone
 - Invitation from Oldman River Health Advisory Council

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 October 25, 2022

- Councillor Dave Cox indicated he wishes to attend, administration will register him.
- b) Health Engagement Tour Update
 - Newsletter from Alberta Health Services
- c) D56 Notification Update 10-07 to 07-07-006-02 W5M (Pieridae)
- d) Harvest Gala Invitation
- e) KBPV Spooky Town
- f) Pincher Planters Letter to MD/Town
 - Request for Water to Blue Mouse Greenhouse

Carried

K. NEW BUSINESS

L. CLOSED SESSION

Councillor Dave Cox 22/422

Moved that Council move into closed session to discuss the following, the time being 7:43 pm:

- a) Beaver Mines Water Distribution & Collection – FOIP Sec. 24

Councillor Dave Cox 22/423

Moved that Council move out of closed session, the time being 8:15 pm.

Carried

- a) Beaver Mines Water Distribution & Collection

Councillor Harold Hollingshead 22/424

Moved that Council deny the extension request to December 15, 2022 from BYZ Enterprises Inc. on the Substantial Performance Date for Schedule A & B of the Hamlet of Beaver Mines Potable Water Distribution & Collection Project,

AND THAT the MD enforces the contractual penalties starting November 1, 2022 on schedule A and schedule B until completion.

Carried

M. ADJOURNMENT

Councillor Dave Cox 22/425

Moved that Council adjourn the meeting, the time being 8:21 pm.

Carried

REEVE

CHIEF ADMINISTRATIVE OFFICER



FW: gravel proposal

Gavin Scott <gavinscott@orrc.com>

Wed 2022-12-07 10:47 AM

To: Roland Milligan <AdminCAO@mdpincercreek.ab.ca>

Cc: Laura McKinnon <AdminDevAsst@mdpincercreek.ab.ca>

FYI

From: Leah Olsen <leah.olsen@gov.ab.ca>

Sent: Tuesday, December 6, 2022 2:28 PM

To: Gavin Scott <gavinscott@orrc.com>

Cc: Rick Lemire <Rick.Lemire@gov.ab.ca>; Darren S Davis <Darren.S.Davis@gov.ab.ca>; Leah Olsen <leah.olsen@gov.ab.ca>

Subject: RE: gravel proposal

Good Afternoon Gavin,

Transportation and Economic Corridors would not support an access at this location due to the location inside the curve.

Thank you,

Leah Olsen

Development/Planning Technologist

Construction and Maintenance Division, Southern Region

Transportation and Economic Corridors | Government of Alberta

Tel 403-388-3105

Cell 403-308-2601

leah.olsen@gov.ab.ca



Transportation and Economic Corridors Online Permitting and Referral System Roadside Planning Application Tracking Hub (RPATH) is NOW LIVE! <https://roadsideplanning.alberta.ca/rpath>

Classification: Protected A

From: Gavin Scott <gavinscott@orrc.com>

Sent: Wednesday, November 23, 2022 1:20 PM

To: Leah Olsen <leah.olsen@gov.ab.ca>

Subject: gravel proposal

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

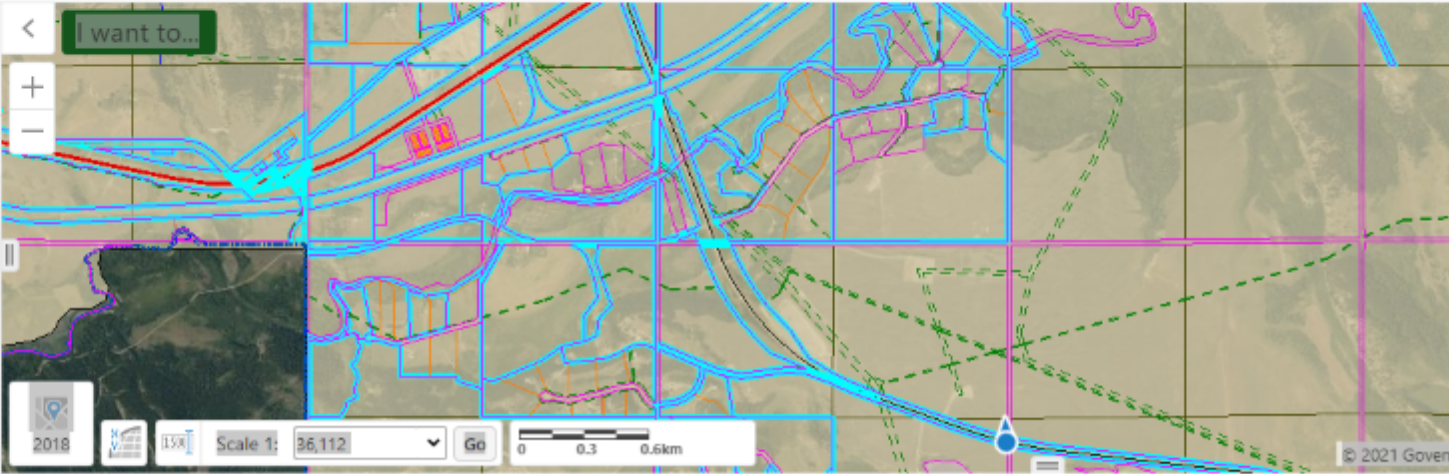
Identify Search Property **ATS** Full Extent Zoom In Zoom Out Previous Extent Next Extent Pan Bookmarks Street View
Identify Search Navigation Linked Maps

Layers

All Available Layers

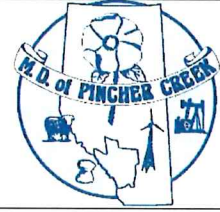
Filter Layers... Filter

- Administrative Boundaries
- AER
- Base Features
- Community
- Fortis
- Land Use
- Infrastructure
- Property
 - Dimensions
- Cadastral
 - Crown Land 2007 >
 - Residence Location >
 - Rural Address >
 - Conservation Easements >
 - Town of Pincher Creek Title >



Recommendation to Council

G3c



TITLE: LAND USE BYLAW AMENDMENT BYLAW No. 1345-22 Lot 1, Block 1, Plan 1911330 Within Portion NE 20-6-1 W5		
PREPARED BY: Laura McKinnon		DATE: December 7, 2022
DEPARTMENT: Planning and Development		
Department Supervisor	Date	ATTACHMENTS: 1. Applicant's Proposal 2. Bylaw No. 1345-22 3. Draft Public Hearing Minutes
APPROVALS:		
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Department Director	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Date	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> CAO </div> <div style="text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Date </div> </div>

RECOMMENDATION:

That Council give second and third reading to Bylaw No. 1345-22, being a bylaw to amend Land Use Bylaw No. 1289-19.

BACKGROUND:

In September 2022, the MD received an application to amend Land Use Bylaw 1289-18 for the development of a five recreational accommodation units within a portion of Lot 1, Block 1, Plan 1911330 within NE 20-6-1 W5 (*Attachment No. 1*). The lands are located adjacent to Castle River on the northerly bank (*Figure No. 1*).

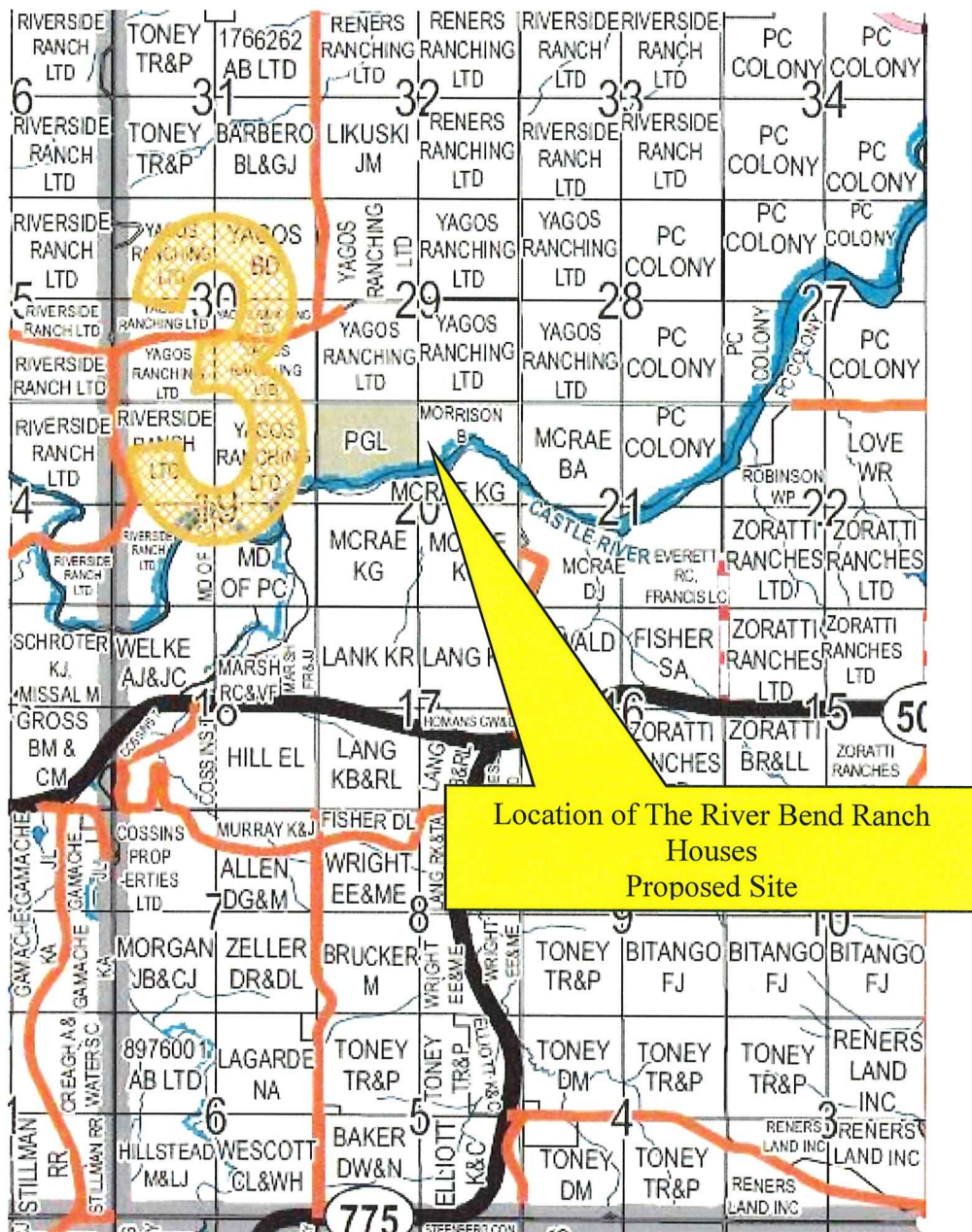
On October 11, 2022, Bylaw 1345-22 (*Attachment No. 2*) received first reading and a public hearing was set for November 22, 2022. At the November 22, 2022 Public Hearing, the developer was given opportunity to propose the development and answer any required questions from Council or members of the public. One member of the public spoke at the Public Hearing and two late addition letters were read into the minutes. At this time, no further information was required from administrative staff by Council with regards to this development.

Minutes of the full draft Public Hearing are attached for reference (*Attachment No. 3*).

FINANCIAL IMPLICATIONS:
None at this time.

Recommendation to Council

Location



River Bend Ranch Houses

Located NE-20-6-1 W5
Prepared for M.D. of Pincher Creek No. 9 Council
September 07, 2022



“A unique vacation experience in beautiful Southern Alberta”

Business Concept:

The purpose of this business plan is to identify the opportunity and potential rewards with a relaxing, unique vacation possibility. Secluded in the country, mountain views and private access to Castle River.

Market Summary:

The location (NE 20-6-1 W5) is approximately 20 minutes outside of Pincher Creek. Pincher Creek is a central sweet spot for tourism year-round, close to Waterton National Park, Castle Mountain Ski Resort and the Crowsnest Pass. The adventure and outdoor activities are limitless year round from hiking to skiing to having private access to Castle River where you can kayak, fish, swim and tube.

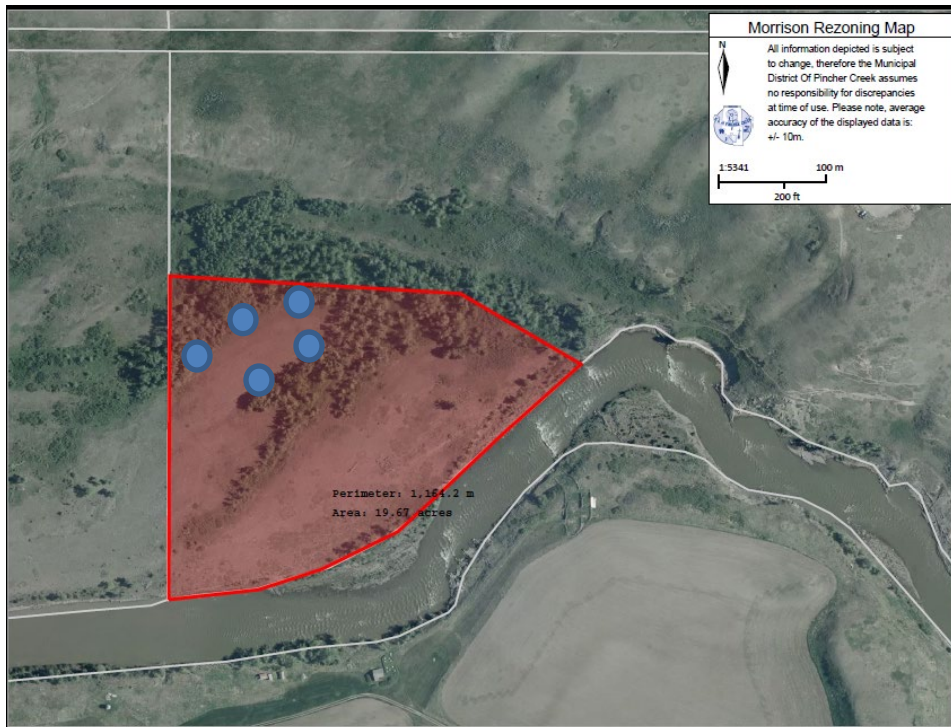
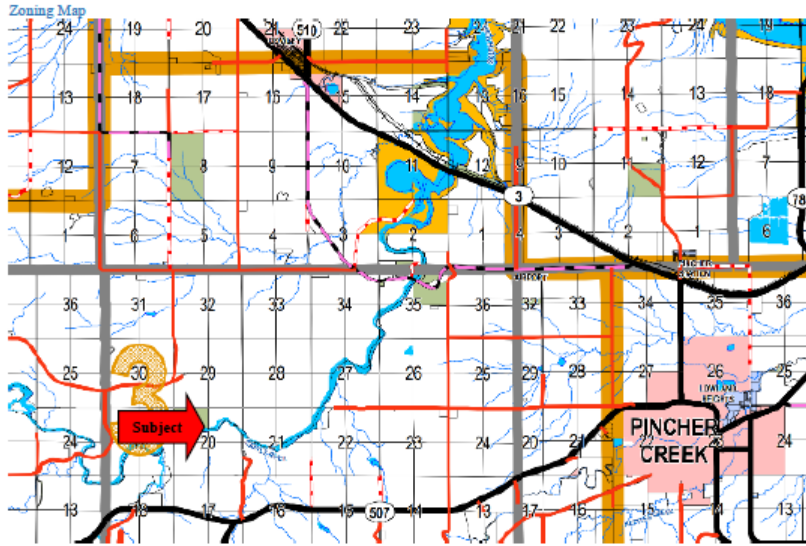


Purpose:

The purpose of this proposal is to re-zone the parcel of land (NE-2 0-6-1 W5) from agriculture to rural recreation. The land has been subdivided and the parcel is approx. 83 acres, however we are proposing 20 acres to be re-zoned as rural recreational for the purpose of the silo cabins.

Location:

The location is 20 minutes outside of Pincher Creek between Lundbreck and Beaver Mines. There is 83 acres and a shop house that was constructed in 2020. The potential location for the silos is approximately 20 acres located near the river. The land is unusable for agriculture, no hay can be planted and the grazing is minimal as grass is fairly bare. The road and area will be fully fenced so cattle can still be grazed on the remainder of the land. The cabins would be using a 'free space' without taking away from the agriculture use of the entire property.



*The above google maps image shows the property line, distance from river and an approximate location of potential silos.
All silos will be greater than 100m away from water as per development permit requirements with the MD*

Team Members:

Meet Dylan & Breanna Morrison:

Dylan and Breanna Morrison have been together for nearly 10 years. They have built the business 2127540 Alberta Ltd. from the ground up and are looking to expand into other opportunities that take advantage of their inherited land.

Dylan is a Heavy-Duty Mechanic who contracts to several different companies but currently works at the mines in Elkford, B.C. He is highly proficient, organized and has nearly 18 years of experience. He is a 'handy-man'; growing up building houses with his dad he is capable of doing electrical, plumbing and framing. Therefore the majority of the labor for constructing the silos can be done themselves and therefore much more cost efficient.

Breanna Morrison is a Commercial Bank Manager for CIBC. She holds a Bachelors Degree in Management and has worked in Corporate Finance for nearly 7 years. She is ready to take on a business venture with the necessary leadership, management and financial tools to make it a success. She was gifted 83 acres of land outside Pincher Creek, which is currently utilized for agriculture and where they built their forever home.

The potential location for the guest cabins is down the hill from the house and secluded in its own area surrounded by trees and the river. There would be complete privacy for both areas but still having someone on the property should any problems or situations arise with the guest cabins.

The Cabins

The guest cabins are to be renovated grain silos. This in itself is a very unique and one of a kind structure. There will be 5 potential cabins. Each cabin will provide the usual amenities, however 2 of the cabins will be able to house more people and be somewhat more upscale. These exclusive cabins will be well suited for larger families or groups.

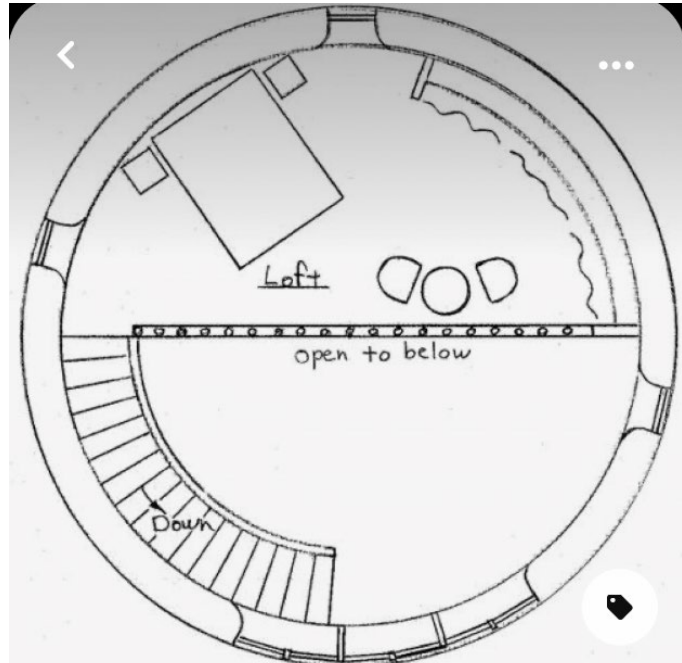
The amenities for the 3 standard cabins will include the following:

- 350 square feet of room (more than a standard hotel room)
- 1 king bed
- 1 bathroom including 1 sink and shower
- 1 kitchen including sink, fridge and microwave
- 1 wood burning stove
- 1 air conditioning unit
- 1 front porch deck that seats 2

The 2 exclusive cabins will include the following:

- 500 square feet of room
- 1 queen bed and 2 single beds
- 1 bathroom including 1 sink and shower

- 1 kitchen including sink, dishwasher, fridge, stove and microwave
- 1 wood burning stove
- 1 air conditioning unit
- 1 wrap around porch with patio and BBQ setup



The property itself will have plenty of availability for parking, as well as a shipping container for storage. This will store river activity equipment including tubes, etc. that can be used by customers should they choose. This will also have 2 washing machines and dryers to be shared between the cabins and will provide more efficiency for the cleaners.

Each cabin will have a wood burning stove and an air conditioning unit to provide hot and cold air making the cabins livable year round. The cabins will be built on rig mats so they can be moved out if necessary but will be anchored into the foundation.

Each cabin will have its own electrical panel with full 120v service, and all the structures will be built to be in code according to the *Alberta Building Code Requirements*.

Impacts as applicable (Per Recreation and Tourism development according to M.D. of Pincher Creek) *Site*

Plannings and Drawings

As per above there are sketches outlining the blueprints of the silo's. Further detailed sketches will be conducted once re-zoning is approved.

Google maps overview that shows property and approximate silo locations

Compliance with all provincial policies

Potential locations of the silos are greater than 100m from the river. Within guidelines of *STEPPING BACK FROM THE WATER*. The silos are far enough away from the floodways, there is no slope as the land is flat, there is no risk for groundwater contamination or shoreline migration. Since the properties are far enough setback from the floodway the bank stability is not applicable. An environmental report can be conducted to verify the data and ensure all policies are in.

Silos will be constructed by licensed contractors and be up to code according to Superior Safety Codes in Lethbridge, AB.

We will utilize Alberta FireSmart resources and provide the information to our guests when booking. There will also be resources provided in each silo cabin for guests to have access to as well as on our website.

Growing up in the area we understand the importance of safety when it comes to bears for both the guests and the animals. We will provide the guests with the necessary resources from Alberta BearSmart Guide and these will also be provided in each silo cabin as well as on our website.

River Bend Ranch Cabins are fully committed to following all regulations and policies outlined by provincial and municipal legislations

Identification of hazards

As the land borders the river there is risk of flood plains, however the silo cabins will be far enough away that no risks are involved.

As the cabins will be within all guidelines there are no environmental risks to Castle river

Silo cabins will be constructed on rig mats therefore can be transported if necessary off the property

Sewer system

Each silo cabin will be tied into a common sewage head connected into 1 large underground tank. This tank is equipped with a level alarm and sump pump for an open discharge style system

Domestic water

The water system will be provided by a well. This well will be drilled near the potential locations and provide fresh water for showers, washroom and kitchen use. There is another well on the property as well where the water has been tested and of good quality. We will ensure that the new well is in compliance with the Domestic Water Act.

Roadways and access points

The access road is a gravel road between Lundbreck Dump and Blue Bridge. Although it is currently gravel there is potential that it could be paved in the future.

The remaining of the roadway is private land access past the personal home to get down the hill to the location. The road will be built in accordance to the MD requirements that will be constructed by Sorge Contracting Inc.

Provision for other utilities and services

Power poles will be ran to the location from a paralleling line. There will be approximately 4 poles with a transformer feeding the underground services.

New water well and sewage system in accordance with regulations will also have no impact with adjacent properties or Castle River.

Stormwater surface drainage control

Each silo cabin will have proper eavestroughs that will drain into water barrels. This water will be emptied and utilized on the property without disrupting the adjacent parcel or Castle River.

Landscaping and appearance

The silo cabins will match the agricultural aesthetic in the area, they are also located in a secluded area surrounded by trees, therefore have limited impact to the landscape of the area. There is also no impact to the views accessed by adjacent parcels.

**MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
BYLAW NO. 1345-22**

Being a bylaw of the Municipal District of Pincher Creek No. 9 in the Province of Alberta, to amend Bylaw No. 1289-18, being the Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw;

WHEREAS The Municipal District of Pincher Creek No. 9 is in receipt of a request to change the land use designation of lands legally described as:

A portion of Lot 1 Block 1 Plan 1911330 within the NE 20-6-1 W5M

And as shown on Schedule ‘A’ attached hereto, from “Agriculture - A” to “Rural Recreation 2 – RR2”; and

WHEREAS The purpose of the proposed amendment is to allow for the development of recreational accommodation;

NOW THEREFORE, under the authority and subject to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipal District of Pincher Creek No. 9, in the Province of Alberta, duly assembled does hereby enact the following:

1. This bylaw shall be cited as “Land Use Bylaw Amendment No. 1345-22”.
2. Amendments to Land Use Bylaw No. 1289-18 as per “Schedule A” attached.
3. Revise Part IX Districts Rural Recreation 2 – RR2 by adding the following:

9. USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS – River Bend Ranch Houses being a portion of Lot 1 Block 1 Plan 1911330 within the NE 20-6-1 W5M

9.1 Discretionary Uses

1 Shipping container

5 grain bins converted as accommodation to a recreational use

9.2 Lot Coverage, Setback Requirements, Maximum Building Height, and Parking

As required by the Development Authority

4. This bylaw shall come into force and effect upon third and final passing thereof.

READ a first time this _____ day of _____, 2022.

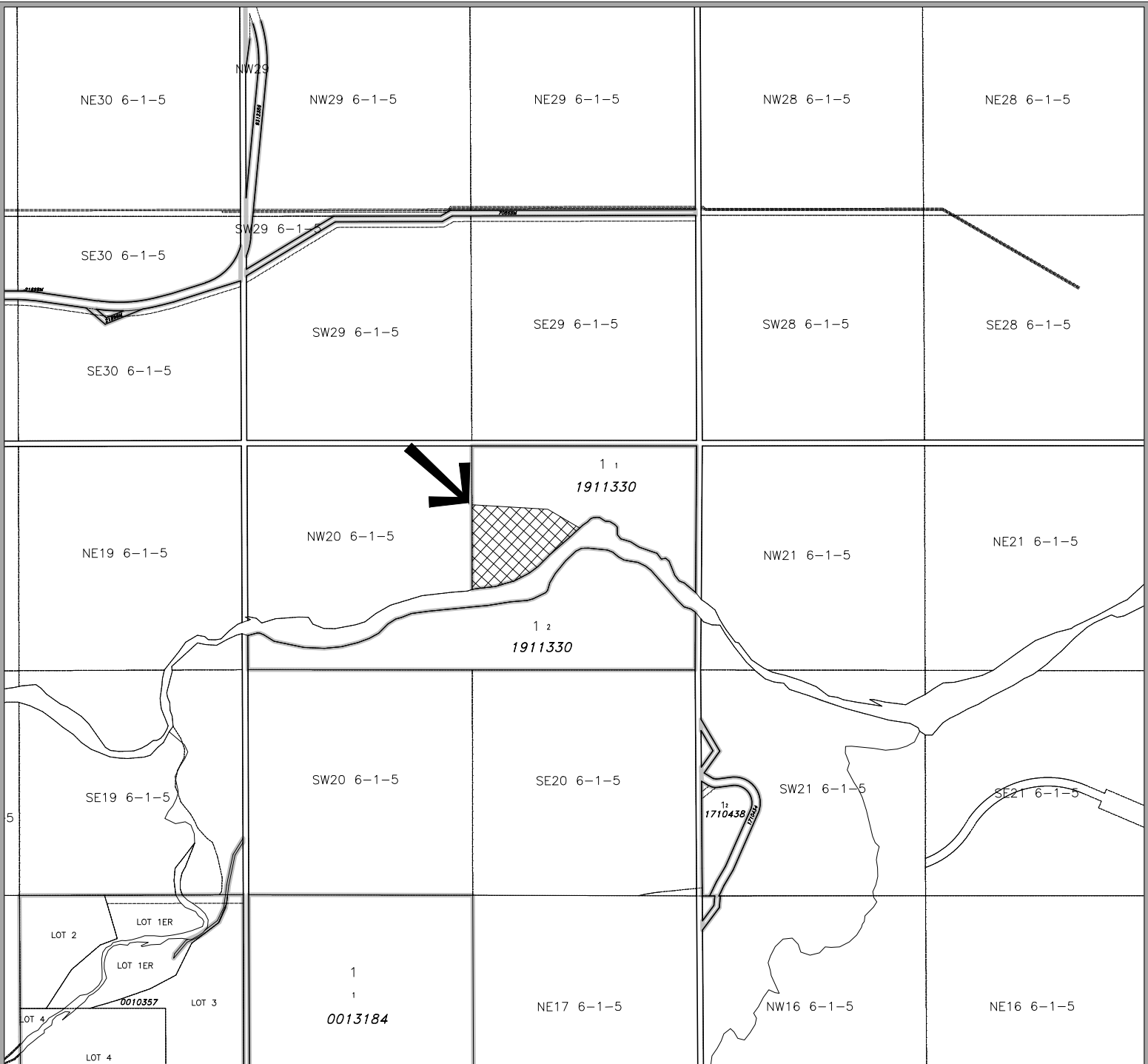
A PUBLIC HEARING was held this _____ day of _____, 2022.

READ a second time this _____ day of _____, 2022.

READ a third time and finally PASSED this _____ day of _____, 2022.

Reeve
Rick Lemire

Chief Administrative Officer
Roland Milligan



**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**



FROM: Agriculture 'A'
TO: Rural Recreation 2 'RR-2'

PORTION OF LOT 1, BLOCK 1, PLAN 1911330,
CONSISTING OF 7.96±ha (19.67±ac) MORE OR LESS
WITHIN NE 1/4 SEC 20, TWP 6, RGE 1, W 5 M
MUNICIPALITY: MD OF PINCHER CREEK
DATE: OCTOBER 3, 2022

Bylaw #: 1345-22
Date: _____



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

- Spoke to Darryl Carlson prior to the Kirby's, thanked Darryl for giving him Kirby's contact information
- Some small ranches need the additional income
- No one is getting rich off this
- Minimal impact, only 2 people per globe
- We need to live in a different way to be sustainable

5. Closing Comments

Reeve Rick Lemire asked if Council had any further questions. No further questions were asked.

6. Adjournment from Public Hearing

Councillor Harold Hollingshead adjourned the Public Hearing, the time being 7:27 pm.

B. PUBLIC HEARING BYLAW 1345-22

In order to receive public input on proposed Bylaw No. 1345-22, a Public Hearing, conducted by the Council of the Municipal District of Pincher Creek No. 9, was held on Tuesday, November 22, 2022.

1. Call Public Hearing to Order

Reeve Rick Lemire recessed the Council meeting and called the Public Hearing to order, the time being 7:34 pm.

A Public Hearing is Council's opportunity to hear from anyone who is affected by the proposed bylaw. General rules of conduct when a Public Hearing is held are as follows:

- The developer and/or proponent is given the first opportunity to present to Council and the public. After the public has made their statements, the developer has the opportunity to rebut or answer any questions.
- Members of the public will be invited to speak to the subject matter. We will ask members of public who wish to speak to state their name for the record. The speaking time limit is 5 minutes per speaker. If you have previously submitted a written response, unless you have new information to present, be assured that Council has read your letter. Please do not come to the podium to read your submitted response.
- The Reeve will call for any additional speakers to make sure everyone wishing to speak has had the opportunity to do so. As this is not a situation for debate, speakers may come up one time only.
- Following all presentations from members of public, the developer has the opportunity to rebut or answer any questions, Council may ask questions to Administration and/or developer.
- Council will then close the Public Hearing. This ends the opportunity for the public or Administration to provide information on the matter.

2. Advertising requirement

Reeve Rick Lemire stated that this Public Hearing had been advertised in accordance with Section 606 of the Municipal Government Act. This Public Hearing was advertised in Shootin the Breeze and the Pincher Creek Echo on November 9 and November 16, 2022, as well as the MD website and MD social media pages.

3. Purpose of the hearing

The purpose of Bylaw No. 1345-22 being the bylaw to amend Bylaw 1289-18 (being the Land Use Bylaw) to change the land use designation of lands legally described as Portion of Lot 1 Block 1 Plan 1911330 within the NE 20-6-1 W5M from "Agriculture - A" to "Rural Recreation 2 – RR-2" the purpose of the proposed amendment is to allow for the development of a recreational accommodation.

Planner Gavin Scott provided an overview of the bylaw.

4. Presentations:

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

VERBAL:

Reeve Rick Lemire asked if anyone in the audience wishes to make a statement. The following people in attendance spoke:

Brianna Morrison (Developer)

- Born and raised in the Pincher Creek area, 3rd generation on the ranch
- Very little ability to graze cattle on the 20 acres proposed to be rezoned
- Tourism is booming
- Development is not a campground, it is for 5 converted grain bins
- Willing to pay additional money for road maintenance and dust control
- Looking to assist and work with local businesses to bring in tourism dollars to the community

Megan Metheral

- Who will be removing the water and wastewater?
- Concerns with roadway and access points
- Has there been a slope stability test done for the area?
- How will traffic be mitigated?
- How will conflict with wildlife be monitored?

Brianna Morrison (Developer)

- Sewage will be in a tank and pumped and removed
- Nobody likes change, we are trying to do our best for all involved
- Trespassing won't be an issue, the area will be fence and signage posted
- As far as weeds and care of land, family has been stewards of this property for more than 50 years and will continue to control the weeds

Reeve Rick Lemire asked if anyone else wanted to present a verbal submission, no one else requested to speak.

WRITTEN:

Reeve Rick Lemire asked if any written submissions were received, the following were received and part of the public package:

- Barb McRae

Development Officer Assistant Laura McKinnon read submissions that were received after the Council package was produced.

Anne Stevick

- A resident of Division # 1, and having resided in this division for 34 years now; and before that having resided in the MD for another eight years
- MD has a very strong agricultural base and has had for a very long time, due to the foresight of past councils, governments and citizens.
- Would hate to see that change, realizes that we need diversification, but the reason that we attract outside visitors who bring cash into our local economy is that we still have open spaces, uncluttered viewsapes and a healthy agricultural/rural base that has taken care to retain those intrinsic qualities
- Each application that comes before Council, asking to re-zone agricultural land to a "better" use, I.e. commercial, country residential, recreational is innocent enough; but the cumulative effect if all these proposals are accepted is staggering over time! By setting a precedent of allowing 10 acres here, 30 acres somewhere else, a quarter section hidden away, to be removed from agricultural designation opens the gate to unlimited change of our landscape if we look 10 years into the future
- And 10 years is not very long, how about 30 or 50 years from now?

Minutes
 Council Meeting
 Municipal District of Pincher Creek No. 9
 November 22, 2022

- Both proposals have been presented with small scale footprints (for now) but once established there is no stopping future expansion, change of ownership with other ideas, or additional proposals. It will never be “agricultural” again
- If applications are approved and re-zoning occurs there are a few points to consider for maintaining these developments:
 - Weed mitigation and monitoring: the MD weed crew already has enough invasive species to deal with; these projects need to be responsible for maintaining the property weed free
 - Water quality and usage, protection of existing springs, wells
 - Trespassing issues on neighbouring lands: how will they demarcate boundaries and rules of engagement?
 - Road access and maintenance: who foots the bill for road maintenance, dust control and access
 - Garbage disposal: who is responsible for garbage collection, picking plastic bags off the fences?

Chester and Travis McRae

- Development proposal makes no mention on how the owners will ensure guests, pets, recreational activities and any other personnel associated with the development stay on the development property. Trespassing will not be tolerated on our properties
- Development proposal makes no mention on how the owners will ensure that the MD of Pincher Creek Noise By-law will be adhered to, this includes gunfire. Any Noise Bylaw infractions will not be tolerated
- Development proposal indicates an open sewage discharge style system
- Development proposal makes no mention on how erosion and weeds are to be controlled during road and cabin site construction c/w a reseeding plan. The Castle River Valley is a environmentally sensitive area

5. Closing Comments

Reeve Rick Lemire asked if Council had any further questions. No further questions were asked.

6. Adjournment from Public Hearing

Councillor Harold Hollingshead adjourned the Public Hearing, the time being 7:54 pm.

ADOPTION OF AGENDA

Councillor Dave Cox 22/445

Moved that the Council Agenda for November 22, 2022 be approved as presented.

Carried

D. MINUTES

1. Committee Meeting Minutes – October 25, 2022

Councillor Tony Bruder 22/446

Moved that the Committee Meeting Minutes of October 25, 2022 be approved as presented.

Carried

2. Council Meeting Minutes – October 25, 2022

Councillor Harold Hollingshead 22/447

Moved that the Council Meeting Minutes of October 25, 2022 be approved as presented.

Carried

CHIEF ADMINISTRATIVE OFFICER’S REPORT

December 1, 2022 to December 9, 2022

Discussion:

December 1	Negotiations Committee Meeting
December 1	Utility Bylaw Changes Public Meeting – Beaver Mines Residents
December 2	Christmas Party
December 5	Employee Performance Review
December 6	Employee Performance Review
December 6	Planning Session
December 7	Public Works Safety Meeting
December 7	Employee Performance Review
December 8	Admin Staff Safety Meeting
December 8	Employee Performance Reviews
December 8	Coffee with Council (Division 1), Twin Butte Hall
December 9	Employee Performance Reviews

Upcoming

December 13	Council Committee and Council Meetings
December 14-16	Vacation

RECOMMENDATION:

That Council receive for information, the Chief Administrative Officer’s report for the period December 1, 2022 – December 9, 2022.

Prepared by: CAO, Roland Milligan *Rm*

Date: December 8, 2022

Respectfully presented to: Council

Date: December 13, 2022

Administrative Support Activity since last Council Meeting
– prepared by Jessica McClelland, EA

Letters from last Council:

CMCA – Waiving of penalty
Alberta Community Partnership Grant Application
Pincher Creek Hockey Association – MD Support
IMDP members – Cardston/CNP/Ranchland/Willow Creek
Town of Pincher Creek – Housing committee

Advertising/social:

Coffee with Council – December 8 in Twin Butte
Coffee with Council – January 17, 2022 at Coalfields School
Beaver Mines Project Update
Community Survey – climate change
Public Hearing – 1344-22 Utilities – January 10, 2023
Eco Centre holiday hours

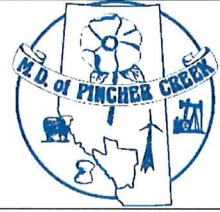
Other Activities:

Decorated truck for Parade of Lights with Laura
Assisted in letters updating Gladstone residents (BF 7743)
Beaver Mines Meeting – December 1, 2022
MD Christmas Party – December 2, 2022
Coffee with Council – Twin Butte December 8, 2022
Invitations to Council: Lorne Thompson – checking his schedule, will be in early New Year
Invitations to Council: Heritage Acres – December 2022
Invitation to Council: Sgt Ryan Hodge – Victim Services – January 23, 2023
MD website – updated links/snow plowing

Upcoming Meetings of Importance:

Regular Committee, Council – December 13, 2022
The MD offices are closed from December 24, 2022 to January 3, 2023 this year for the Holiday Break
Public Hearing – 1344-22 Utilities – January 10, 2023
Regular Committee, Council – January 10, 2023
Coffee with Council – January 17, 2022 at Coalfields School

Recommendation to Council



TITLE: Ford Lightning – Timing of Purchase

PREPARED BY: Tristan Walker

DATE: December 6, 2022

DEPARTMENT: Energy

			ATTACHMENTS:
Department Supervisor		Date	

APPROVALS:

	<u>Dec 6, 2022</u>		<u>2022/12/07</u>
Department Director	Date	CAO	Date

RECOMMENDATION:

In the event the MD receives confirmation of a successful grant application under the MCCAC Electric Vehicle Grant Program, that Council approve \$85,000 for the Ford Lightning Truck in 2022.

BACKGROUND:

- The purchase of a Ford Lightning truck was approved by Council as part of the 2023 Budget.
- The MD has made an application under the Municipal Climate Change Action Center (MCCAC) Electric Vehicle grant program for funding up to \$14,000.
- The MD has become aware that there is a limited supply of available trucks for order. Dealerships have been given differing priority on building incoming trucks so starting the ordering process earlier increases the likelihood of securing a vehicle.
- The Ford Lightning Truck is anticipated to take 9-12 months to receive after the purchase date.

FINANCIAL IMPLICATIONS:

\$14,000 - MCCAC Electric Vehicles Grant Program
 \$71,000 - Equipment Reserve
 \$85,000 – Total

From: Rosso, Julia <jrosso@brownleelaw.com>
Sent: November 24, 2022 2:32 PM
To: John MacGarva <CouncilDiv5@mdpincercreek.ab.ca>
Subject: Join Us: Brownlee LLP's 2023 Emerging Trends in Municipal Law



BROWNLEE LLP
Barristers & Solicitors

EMERGING TRENDS IN MUNICIPAL LAW

**THE TRENDS YOU NEED TO KNOW
FOR YOUR COMMUNITY TO GROW**

CALGARY FEBRUARY 9, 2023 ATTEND IN-PERSON	EDMONTON FEBRUARY 16, 2023 ATTEND IN-PERSON OR VIRTUALLY
---	--

BrownleeLaw.com

Dear John,

You are invited to join us in person – or virtually – this February for our annual **Emerging Trends in Municipal Law** seminar. The 2023 edition of this annual event will feature timely and critical topics that are curated exclusively for our elected and administrative municipal clients.

For 2023, we are continuing to offer this session on two different days in Calgary and

Edmonton. Additionally, Edmonton's in-person session will be live-streamed for those who prefer to attend virtually. Whichever date or option you select, the presented topics will be the same.

Further details regarding the topics will be announced in the near future.

Event Details

Calgary	Edmonton
<p><u>Date:</u> Thursday, February 9, 2023</p> <p><u>Time:</u> 8:30 am – 3:30 pm</p> <p><u>Location:</u> Best Western Premier Calgary Plaza Hotel & Conference Centre</p> <p><u>Address:</u> 1316 - 33 St. NE, Calgary</p>	<p><u>Date:</u> Thursday, February 16, 2022</p> <p><u>Time:</u> 8:30 am – 3:30 pm</p> <p><u>Location:</u> Edmonton Expo Centre</p> <p><u>Address:</u> 7515 - 118 Ave. NW, Edmonton</p>
<p>REGISTER</p> <p><u>Feb. 9, 2023</u></p>	<p>REGISTER</p> <p><u>Feb. 16, 2023</u></p>

In-Person Admission: \$185 + GST

Virtual Admission: \$100 + GST

Hotel Booking Information

Calgary

Location: Best Western Premier Calgary Plaza Hotel & Conference Centre

Address: 1316 - 33 St. NE, Calgary

To book your room *before January 6, 2023*, call **1.800.661.1464**, [email the hotel](#), or [book a room online](#) and provide the following information:

Group Name: Brownlee LLP

Block ID: 173702

Edmonton

Hotel: Sandman Signature Edmonton Downtown

Address: 10235 – 101 St. NW, Edmonton

To book a room *before January 30, 2023*, call **1-800-SANDMAN**, [email the hotel](#), or [book a room online](#) and provide the following information:

Block Code: EMERGING2023

If you have any questions, please contact me at jrosso@brownleelaw.com.

This event is by invitation only.

We hope you can join us!

Brownlee LLP

This message is sent on behalf of the Brownlee Municipal Practice Area.

You are receiving this correspondence because you have previously attended Emerging Trends in Municipal Law, or because you or your employer has utilized or expressed interest in utilizing our services.

If you do not wish to receive information regarding future Emerging Trends in Municipal Law sessions, [Unsubscribe here](#).

Connect with us:

Edmonton:

2200 Commerce Place
10155 102 St. NW
Edmonton, AB T5J 4G8
(780) 497-4800
Toll Free: 1-800-661-9069

Calgary:

1500 Watermark Tower
530 – 8 Ave. SW
Calgary, AB T2P 3S8
(403) 232-8300
Toll Free: 1-877-232-8303

Vancouver:

1450 Toronto Dominion
Tower
700 West Georgia St.
Vancouver, BC V7Y 1K8
(604) 416-5100

Website: BrownleeLaw.com

LinkedIn: [Brownlee LLP](#)



JULIA ROSSO | EVENTS COORDINATOR | BROWNLEE LLP

PRONOUNS: SHE/HER/HERS

MARKETING

m. 780-497-4800 | **d.** 780-970-5739 | **f.** 780-424-3254 | jrosso@brownleelaw.com

2200 COMMERCE PLACE | 10155 - 102 STREET | EDMONTON, AB T5J 4G8

Toll-Free. 800-661-9069 | www.brownleelaw.com

Brownlee LLP would like the opportunity to send you invitations and legal news electronically. Please give us your permission by [clicking here](#).

This information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. Attachment to this E-mail may contain viruses that could damage your computer system. We do not accept liability for any damage which may result from software viruses. If you received this in error, please contact the sender and delete or destroy this message and any copies.



Foothills Little Bow Municipal Association

c/o Vulcan County
Box 180
Vulcan, AB TOL 2B0

November 3, 2022

Re: Regular Meeting of the Foothills Little Bow Municipal Association

Date of Meeting: January 13, 2023

Time: Registration 9:30 a.m. Meeting Starts: 10:00 a.m.

Location: Coast Hotel Lethbridge
526 Mayor Magrath Drive South
Lethbridge, AB

To our members,

Please consider this letter as Notice of the winter meeting of the Foothills Little Bow Municipal Association.

We encourage you to submit resolutions by December 23rd, three weeks prior to the meeting.

Municipalities are also encouraged to bring forward any topics which are currently of interest or concern to your community. Please contact me no later than December 30th if you wish to make a presentation, along with the amount of time required. If presentations are not brought forward, the Foothills Little Bow Municipal Association will select local presenters or experts from RMA.

Thank you in advance for your anticipated contributions.

Yours truly,

Laurie Lyckman
Chair



October 2022

Grant Specialist report for general circulation.

A month of Federal application, two being submitted for festivals on behalf of the Town of Pincher Creek. One application for Canada Day celebrations, and the other for Indigenous Peoples Day.

A further federal application was completed to the New Horizons for Seniors program on behalf of Adult Learning. This is a very exciting project that hopefully will get funded, and we can share with the rest of the community.

Seems as though I still have some work to do with getting organizations shovel ready as we missed a few opportunities this month too, mostly because of being unable to get written quotations. It was always a problem getting written quotes for rural communities, and it seems to be getting worse.

The Investment Readiness Program (IRP) reopened and is being run through the Community Foundation of Lethbridge and Southwestern Alberta. This is a program for non profits to submit projects that will assist them in becoming self-sustaining and less reliant on grants for their operational needs. Please let me know if you know of any organizations that could benefit from this.

Fast Facts

Total Applications made since May 2018	Funding received to date (This is money in the bank for organizations)	Funding outstanding. (This is applications made, but yet to have responses from funders)
\$ 7,108,695.00	\$ 1,738,365.00	\$ 1,288,912.00

We appreciate your support.

Liza Dawber

Pincher Creek Community Grant Specialist – Grants@pccdi.ca or 403-682-7421



Office of the Mayor

November 23, 2022

Honourable Jason Copping
Minister of Health
432 Legislature Building
10800 – 97 Avenue
Edmonton, AB T5K 2B6
health.minister@gov.ab.ca

Dear Minister Copping:

I am writing to you on behalf of our Ponoka Volunteer Fire Department. Actually, I think I could be writing on behalf of most volunteer fire departments in rural Alberta. However, right now I am very concerned for the volunteer fire fighters of my community who bravely step forward and protect us all.

My main concern is with the current state that we find our ambulance service in. This is something that isn't new. It has been brewing for a number of years now and I believe we are about to hit critical mass, which means we are not too far away from doing far more damage to all of our emergency services, simply because we cannot collectively get a handle on how to manage this situation.

On November 21, 2022, we had an incident in the Town of Ponoka, where a pedestrian was hit on one of our roads by a motor vehicle. The first responders on the scene were our volunteer fire fighters. They had an ambulance dispatched from Bashaw which is about 30 minutes away. Ten minutes after the dispatch it was rerouted to Red Deer. By this time the next dispatched ambulance was to come from Leduc, 42 minutes away. In the meantime, the patient was seizing and his heartbeat had dropped to 28 beats per minute. At that time rather than continue to wait for an ambulance and lose the patient, our firefighters made the decision to pack him into the box of one of their pickups, and with a police escort got him to our local hospital. This is a summation of the report I read, and the complete absurdity of this situation I find astounding.

Two months prior, on September 21, 2022, we had a shooting in our downtown. Once again, our volunteer fire fighters were first on the scene because an ambulance had to be dispatched out of Red Deer, about 45 minutes away. In the meantime, our volunteer fire department bandaged and stabilized the victim, and some of the members learned how to deal with a person who had their ear shot off.

Follow Town of Ponoka online at:
www.ponoka.ca

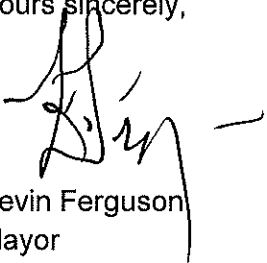


Town of Ponoka
200, 5604 – 50 Street
Ponoka, AB T4J 1G5
Main: 403-783-4431
Fax: 403-783-6745

In the last year our volunteer fire department has been the first to arrive on the scene of a medical event 18 times. They do this for the love of their community, and are not being paid-----I would say for them money is not the issue. What is the issue is that after they have been faced with the trauma of a catastrophic medical event, they then have to go back to their real jobs the following day. So I put it to you, that while we are trying to somehow figure our way around this ambulance crisis, we are doing it on the backs of our rural volunteer fire fighters. I represent a rural municipality, and I am telling you what I see is that my friends, neighbours, and fellow citizens are being put at risk on a daily basis because we can't figure this ambulance thing out.

We are running out of time and something needs to be done not only for our cities, but for our rural communities too.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Ferguson', with a horizontal line extending to the right.

Kevin Ferguson
Mayor

c: Premier Danielle Smith
Rachel Notley, Leader of the Opposition
Ron Orr, MLA – Lacombe/Ponoka
Mayors – Alberta Municipalities
Reeve Paul McLauchlin, Ponoka County
Donna Noble, Protective Services Coordinator – Ponoka County



ALBERTA
PUBLIC SAFETY AND EMERGENCY SERVICES

*Office of the Minister
MLA, Calgary-West*

AR 53295

Dear Community Leader:

Over the last number of weeks, many of our Alberta municipalities have been in contact with government, requesting further information and clarification on a number of items related to the provincial changes to victim services announced July 19, 2022, and scheduled for implementation by April 1, 2024.

I have heard from the many of you about your concerns with the redesign initiative. I am writing to provide clarification on a number of points.

I would like to reassure you the move to a regional governance model for police-based victim services units has always been intended to improve the consistency, stability, and continuity of services received by victims of crime across all regions of the province - municipal, rural and remote. It was also designed to ensure that all victims would continue to be supported locally, by dedicated workers and volunteers from within and around their own communities. While board governance is moving toward integration, all front-line services remain local. I appreciate this opportunity to provide further information about the ongoing redesign work that has occurred to date as it relates to your community and others like it.

Is victim services being removed from your community?

In short, no. The new governance model will empower more than 130 paid, front-line victim caseworkers (full and part-time equivalents), each of them living and working in the communities they serve now. Our new model never contemplated centralizing front-line victim caseworkers in a regional office. They will continue to be co-located with RCMP members in their local detachments, work alongside their volunteer advocates, and be supported not only by their regional boards but also by a new, full-time centralized professional support staff (CPSS); one CPSS for each region. These CPSS teams will consist of, at minimum: an executive director; human resources professional; regional operations manager; regional court support coordinator; cultural safety specialist; admin/office manager; qualified financial management professional; and a retained legal resource.

For smaller, rural and remote communities in Alberta, the new regional governance model for police-based victim services means all areas of the province will have uniform, flexible and sustainable victim services. The new layer of full-time, professional support staff for front-line victim caseworks will stabilize and improve programs above and beyond what is offered under the current governance structure. Front-line caseworkers will have more time to focus on working alongside volunteer advocates and with their local RCMP officers to support victims in the immediate aftermath of a crime, to provide court support within an integrated and coordinated court support program, and for engaging with local and community partners.

How will our communities be represented at the regional level?

As stated, front-line staff will work in the same detachment areas in which they live, as will their cadre of volunteer advocates. The new regional governance boards themselves will be virtual in nature, and will consist of members from communities all across the region. While every detachment area will not necessarily be represented at the board level, no more than one board member per detachment area will be selected.

Did the MLA-led review ever seek to engage municipalities, and did it engage local victim services units (VSUs)?

The MLA-led review of victims services took place over 2020/21 and included participants from the Rural Municipalities of Alberta and the Alberta Municipalities. Other individuals and organizations engaged during this period included MLAs from across the political spectrum, volunteers and staff at police-based VSUs, victim-serving community organizations, a variety of police service representatives, the RCMP, legal experts and Indigenous organizations. Alberta held about 40 engagement sessions, with around 150 stakeholders and organizations attending. The Victim Service Redesign is based on feedback received during these engagements and reflects the final report and recommendations of the MLA-led review. The Victims Services Redesign team continues to meet with affected and/or interested groups and municipalities to gather any outstanding questions, concerns and suggestions. These meetings have already been instrumental in informing improvements to the model.

Will there be a reduction in scope of services provided by the new victim services model, and will this new model serve Albertans who have been traumatized by non-criminal and tragic events?

As Minister of Public Safety and Emergency Services, I recognize that services other than those provided solely to victims of crime, such as for victims of non-criminal trauma, are incredibly important to Albertans. As such, Albertans will not experience a reduction in services currently available, now nor when the new zonal model is implemented. If legislative amendments to the Victims of Crime and Public Safety Act are required to assure this, then our government will pursue those.

Are program managers and other staff guaranteed jobs or do they have to re-apply for positions within the new zonal model?

The hiring of the victim caseworker positions will be the responsibility of each new executive director and respective support staff group. GOAVS will collaborate with the support staff groups, preferring a process that honours the skills and experience of the current cadre of police-based victim services workers. We will be recommending that current VSU employees be invited into a stream-lined on-boarding process prior to any positions being advertised publicly.

These changes to victim services in Alberta are an exciting step forward to ensure victims in our province have the help they need when they need it most. Over the next year, we will continue to work closely with municipalities and Indigenous communities to design and implement the new service delivery model. To ensure that you continue to have the most accurate and up to date information about the new victim services redesign, I encourage you to maintain direct contact with the Director of Victim Services Trent Forsberg at Trent.Forsberg@gov.ab.ca. He would be happy meet with you should you have any future questions, concerns, or suggestions. We look forward to continuing to engage Alberta municipalities on this important initiative.

Thank you for your ongoing commitment to ensuring the needs of victims in your community continue to be met.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Ellis', with a stylized, sweeping flourish at the end.

Honourable Mike Ellis, ECA
Minister

cc: Trent Forsberg, Director, Victims Services, Strategy, Support and Integrated Initiatives

**GROUP GROUP YOUTH SOCIETY
OF PINCHER CREEK
P.O. Box 2624, Pincher Creek, AB
T0K 1W0**

Phone: 403-627-4616

November 12, 2022.

Town of Pincher Creek & M.D. of Pincher Creek No. 9

Dear Joint Funding Committee,

We were excited to receive your letter re: our funding request. Our Board of Directors, staff and youth members would like let you know how much we appreciate your support.

We very much look forward to another year of helping to address the interests, and issues, of the community's young people. Thank you!

Sincerely,



Lynne Teneycke
Executive Director
Group Group Youth Society

PINCHER CREEK
& DISTRICT
CHAMBER of COMMERCE

PINCHER CREEK
Family
Centre

CHRISTMAS MIX & MINGLE

December 15th
PINCHER CREEK FAMILY CENTRE
7:00 PM



Adult event for prospective and existing chamber members 18 yrs +

Hailey Wade

G. Scott

Dave Howard

John Means

Jaime Thomas

Raeanne Keer

Christina

Bonnie Brewer

Merry Christmas

AND BEST WISHES FOR A
HAPPY NEW YEAR!

Julia

[Signature]



Mladen

J. Maxwell

[Signature]

[Signature]

[Signature]

[Signature]

Steve Hardy

Max

FROM THE STAFF OF THE OLDMAN RIVER
REGIONAL SERVICES COMMISSION

THE ORRSC OFFICE WILL BE CLOSED FROM NOON ON
DECEMBER 23, 2022 THROUGH JANUARY 2, 2023



Town of Pincher Creek

962 St John Ave (Box 159) Pincher Creek, AB T0K 1W0
403 627 3156
reception@pinchercreek.ca www.PincherCreek.ca

12g



EMAILED

November 29, 2022

Reeve and Council
Municipal District of Pincher Creek No. 9
Box 279
Pincher Creek, AB T0K1W0

AdminFinance@mdpincercreek.ab.ca

Dear Reeve and Council:

Please be advised that Council for the Town of Pincher Creek passed the following resolution at the November 28, 2022 regular Council Meeting:

"That Council for the Town of Pincher Creek accept the request to remove waste management and recycling fixed fees from Utility Customer account number 0632000.010 as they are a collaborating partner in waste management and recycling programs."

CARRIED 22-489

Trusting this information to be satisfactory, however should you require further clarification please contact our office at your earliest convenience.

Sincerely,

Wendy D. Catonic, CPA, CGA

Director of Finance and Human Resources

Town of Pincher Creek
Telephone: (403) 627-3156 Ext. 151
Fax: (403) 627-4784
Email: finance@pinchercreek.ca





12h

Highway 3 Twinning Development Association

November 18, 2022

To: Adjacent Member Municipalities

RE: Budget Consideration for 2023 Membership Fee

With the financial support of our municipal members, in 2022 Highway 3 Twinning Development Association has continued its advocacy to the Government of Alberta, which has resulted in significant Government attention to the need for Hwy 3 twinning. In addition, the Association followed its 2021 Strategic Plan by fundraising stakeholder Association donations towards an Economic Impact Analysis (EIA) with PricewaterhouseCooper. Today the H3TDA membership was presented with the Draft EIA. H3TDA is excited to distribute the final document to all our members, and beyond, hopefully by early December.

The Association would like to continue the momentum and, as such, approved today the 2023 annual budget of \$70,950 which is inclusive of membership contributions from our Adjacent Municipalities. The 2023 budget included restoring H3TDA 2023 membership fee's back to 2019 full \$0.50 per capita rates. While we see the momentum within the Provincial Government may very likely initiate new funding for Hwy 3 twinning in the 2023 Provincial budget, we are also forward-thinking that the Association may need to lobby a new Government following the May elections, and/or ensure any funding promises are kept. Additionally, H3TDA hopes to fund Hosting the ground-breaking of Taber to Burdett twinning in Spring and perhaps Host any new announcements for twinning, along with keeping the citizens up to date by attending a booth at various tradeshow. Being 'back to normal' enables H3TDA to once again approach stakeholder businesses in-person to join H3TDA, which helps to defray the fees to our Municipal members.

The Board of Highway 3 Twinning Development Association asks our members to continue to show support toward our mutual goals and include the 2023 membership fee in your 2023 Budget.

The 2023 Membership Fee for MD of Pincher Creek is: **\$1,482.50**
(*Based on 2018 Population 2965 X .50)

Invoices will be issued January 1, 2023. If further information is required, we are happy to address any questions by phone, email, or a scheduled presentation to Administration, Board or Council.

Additionally, we ask that your advocacy for Twinning of Highway 3 is considered through;

- inclusion in your municipalities Intermunicipal Collaboration Frameworks (ICF), and
- adding the H3TDA link www.twin3.ca to your communities website.

As a reminder, all Municipal members are asked to delegate a representative as the contact with our Association.

Sincerely,

Bill Chapman, President

Highway 3 Twinning Development Association

403-929-3593 * Admin@twin3.ca

FOLLOW US! www.facebook.com/twin3.ca/

We speak louder with one voice!

**TC Energy**

450 - 1 Street S.W. Calgary, AB
Canada, T2P 5H1
Cell: 403-479-8209
teresa_sydenham@tcenergy.com

December 5, 2022

[SENT BY EMAIL]

NOVA Gas Transmission Ltd. (NGTL), a wholly owned subsidiary of TransCanada Pipelines Limited (TCPL), an affiliate of TC Energy Corporation, would like to take this opportunity to provide you with an update on the NGTL West Path Delivery 2023 Project (Project).

NGTL initially mailed communication about the Project in November 2019 and filed an application with the regulator, the Canada Energy Regulator (CER) in October 2020 for approvals to construct and operate the Project.

On May 24, 2022, the Commission of the Canada Energy Regulator (Commission) submitted to the Minister, and made public, its recommendation report for GH-002-2020 in respect of the Project (Report). In the Report, the Commission set out the applied-for exemptions under section 214 of the Canadian Energy Regulator Act that it would grant should the Governor in Council direct the Commission to issue a Certificate of Public Convenience and Necessity (Certificate).

On November 25, 2022, the Governor in Council directed the Commission, by Order in Council P.C. 2022-1248, to issue Certificate GC-134 for the Project, which was issued on December 1, 2022 (C22329). Order XG-005-2022 is attached for your reference, as directed by the Commission.

The NGTL West Path Delivery 2023 Project, consist of three sections in southern Alberta, as per below.

- **The Western Alberta System Mainline (WASML) Loop No. 2 Turner Valley Section** will consist of approximately 23 km of 48-inch diameter pipeline, located approximately 3 km northwest of the Town of Turner Valley, A.B.
- **The Western Alberta System Mainline (WASML) Loop No. 2 Longview Section** will consist of approximately 9 km of 48-inch diameter pipeline, located approximately 30 km southwest of the Town of High River, A.B.
- **The Western Alberta System Mainline (WASML) Loop No. 2 Lundbreck Section** will consist of approximately 7 km of 48-inch diameter pipeline, located approximately 30 km northwest of the Town of Pincher Creek, A.B.

The Project is anticipated to begin construction in February 2023 and be completed in November 2024.

TC Energy is a leading North American energy infrastructure company with over 65 years of experience and has an industry leading safety record. We are committed to building and operating our natural gas system safely. From design and construction to operation and maintenance, safety is an integral part of everything we do.

We strive to engage stakeholders early and often. We believe engagement is a two-way process and invite communities, landowners, and other interested stakeholders to share their questions and concerns with us so that we can provide information, follow up, and, where possible, incorporate input into our plans. Please do not hesitate to contact our Public Affairs department in regards to the project.

TC Energy

450 - 1 Street S.W. Calgary, AB

Canada, T2P 5H1

Cell: 403-479-8209

teresa_sydenham@tcenergy.com



Sincerely,

Teresa Sydenham

Provincial and Community Relations Project Lead

Attachments

C22329 Commission Certificate GC-134 – NGTL West Path Delivery 2023

C22333 Commission Order XG-005-2022 – NGTL West Path Delivery 2023



Canada Energy
Regulator

Régie de l'énergie
du Canada

Suite 210
517 Tenth Avenue SW
Calgary, Alberta
T2R 0A8

517, Dixième Avenue S.-O.
bureau 210
Calgary (Alberta)
T2R 0A8

File OF-Fac-Gas-N081-2020-07 02
1 December 2022

David Yee
Regulatory Project Manager
Regulatory Facilities
NOVA Gas Transmission Ltd.
450 – 1st Street SW
Calgary, AB T2P 5H1
Email david_yee@tcenergy.com

Elizabeth von Engelbrechten
Legal Counsel
NOVA Gas Transmission Ltd.
450 – 1st Street SW
Calgary, AB T2P 5H1
Email E_vonEngelbrechten@tcenergy.com

Sander Duncanson
Counsel
Osler, Hoskin & Harcourt LLP
Suite 2500, Brookfield Place
225 – 6th Avenue SW
Calgary, AB T2P 1N2
Email sduncanson@osler.com

Dear David Yee, Elizabeth von Engelbrechten and Sander Duncanson:

**NOVA Gas Transmission Ltd. (NGTL)
Application for the West Path Delivery 2023 Project (Project)
Hearing Order GH-002-2020
Order XG-005-2022**

On 24 May 2022, the Commission of the Canada Energy Regulator submitted to the Minister, and made public, its recommendation report for GH-002-2020 in respect of the Project (**Report**). In the Report, the Commission set out the applied-for exemptions under section 214 of the *Canadian Energy Regulator Act* that it would grant should the Governor in Council direct the Commission to issue a Certificate of Public Convenience and Necessity (**Certificate**).

On 25 November 2022, the Governor in Council directed the Commission, by Order in Council P.C. 2022-1248, to issue Certificate GC-134 for the Project, which was issued on 1 December 2022 ([C22329](#)). The Commission now encloses for your records a copy of Order XG-005-2022 as referenced in the Report, in both official languages.

The Commission directs NGTL to serve a copy of this letter and Order on all interested parties.

Yours sincerely,

Signed by

Ramona Sladic
Secretary of the Commission

Attachment

Canada



ORDER XG-005-2022

IN THE MATTER OF the *Canadian Energy Regulator Act (CER Act)* and the regulations made thereunder;
and

IN THE MATTER OF an application made by
NOVA Gas Transmission Ltd. (**NGTL**), pursuant to
section 183 of the CER Act, dated 22 October 2020,
filed with the Canada Energy Regulator (**CER**) under
File OF-Fac-Gas-N081-2020-07 02 (**Application**).

BEFORE the Commission of the CER (**Commission**) on 5 May 2022.

WHEREAS NGTL filed an Application for a certificate pursuant to section 183 of the CER Act, to construct and operate the NGTL West Path Delivery 2023 Project (**Project**) comprised of approximately 39 km of natural gas pipeline loops in three sections, located in southern Alberta (Turner Valley Section, Longview Section and Lundbreck Section);

AND WHEREAS the Project occurs partially on federal lands and section 82 of the *Impact Assessment Act* requires that projects must not be carried out on federal lands, unless it is determined that the carrying out of the project is not likely to cause significant adverse environmental effects, or it is determined that the project is likely to cause significant environmental effects and the Governor in Council decides the effects are justified;

AND WHEREAS NGTL requested exemption pursuant to section 214 of the CER Act from the provisions of paragraphs 198(c) and 198(d), and section 199 of the CER Act for certain temporary infrastructure required for construction of the Project, as well as right of way (**RoW**) preparation activities including clearing, grading and stripping;

AND WHEREAS NGTL requested further exemption under section 214 from the requirements of paragraph 180(1)(b) and subsection 213(1) of the CER Act to obtain Leave to Open from the Commission before installing the tie-in assemblies to existing pipelines;

AND WHEREAS the Project is fully described in the Schedule A attached to Certificate GC-134;

AND WHEREAS the Project has an estimated cost of approximately \$355.5 million (\$2023);

AND WHEREAS the Commission held a public hearing in respect of the Project pursuant to Hearing Order GH-002-2020, as amended, during which the Commission heard from NGTL and the participants in the proceeding, including the CER Crown Consultation Team;

.../2

AND WHEREAS the Commission took into account – in light of, among other things, any Indigenous knowledge that was provided to it and scientific information and data – all considerations relevant and directly related to the pipeline, including the factors listed in subsection 183(2) of the CER Act;

AND WHEREAS the Commission considered any adverse effects that the decision, order or recommendation may have on the rights of Indigenous peoples of Canada¹;

AND WHEREAS the Commission considered NGTL's Application and all subsequent evidence and submissions, both written and oral, made by NGTL and the participants in the proceeding, including the Crown Submission, and considered environmental effects of the entire Project including the portion of the Project that crosses federal lands;

AND WHEREAS the Commission prepared and submitted to the Minister of Natural Resources, designated as the Minister for the purposes of the CER Act, the Canada Energy Regulator Report NOVA Gas Transmission Ltd. GH-002-2020 (**Report**) setting out the Commission's recommendation for the Project with its reasons and all conditions considered necessary or in the public interest;

AND WHEREAS the Commission concluded that the Project, constructed and operated in full compliance with the conditions in Appendix II of the Report, and with the implementation of NGTL's environmental protection procedures and mitigation measures, is not likely to cause significant adverse environmental effects;

AND WHEREAS the Commission determined that the recommendation and decisions are consistent with subsection 35(1) of the *Constitution Act, 1982* and the honour of the Crown such that the duty to consult has been met;

AND WHEREAS, pursuant to section 183 of the CER Act, the Commission recommends that the Project is and will be required by the present and future public convenience and necessity;

AND WHEREAS the Commission has decided to issue Order XG-005-2022 pursuant to section 214 of the CER Act, exempting NGTL from the provisions of subsection 180(1), paragraphs 198(c) and 198(d), and sections 199 and 213 of the CER Act, in relation to certain temporary infrastructure required for construction of the Project, as well as RoW preparation activities including clearing, grading and stripping, and exempting NGTL from certain other requirements as specified in the Order, the effect of which would be to allow the commencement of construction of the Project as well as exempt NGTL from Leave to Open provisions;

AND WHEREAS by Order in Council No. P.C. 2022-1248 dated 25 November 2022, and pursuant to subparagraph 186(1)(a)(ii), GIC has directed the Commission to issue a certificate for the Project including the conditions set out in the Report as amended, and, pursuant to subsection 186(2) includes its reasons for the Order in Council;

¹ The use of the term "Indigenous" has the meaning assigned by the definition of "aboriginal peoples of Canada" in subsection 35(2) of the *Constitution Act, 1982*, being Schedule B to the *Canada Act 1982* (UK), 1982, c 11, which states:

In this Act, "aboriginal peoples of Canada" includes the Indian, Inuit, and Métis Peoples of Canada.

IT IS ORDERED that, pursuant to section 214 of the CER Act:

- the applied-for Project is exempt from the provisions of paragraphs 198(c) and 198(d), and section 199 of the CER Act for:
 - certain temporary infrastructure required for construction of the Project, and
 - RoW preparation activities including clearing, grading and stripping;
- the applied-for Project is also exempt from the provisions of paragraph 180(1)(b) and subsection 213(1) of the CER Act, and NGTL is not required to obtain Leave to Open from the Commission before installing the tie-in assemblies to existing pipelines, as applied for;
- the effect of which is to approve the requested relief associated with the Project subject to the conditions outlined below:

1. Condition compliance

NGTL must comply with all of the conditions contained in this Order, unless the Commission otherwise directs.

2. Design, location, construction and operation

NGTL must cause the approved Project to be designed, located, constructed, and operated in accordance with the specifications, standards, commitments made and other information referred to in its Application or in its related submissions.

3. Environmental protection

NGTL must implement or cause to be implemented all of the policies, practices, programs, mitigation measures, recommendations, procedures and its commitments for the protection of the environment included in or referred to in its Application or in its related submissions.

4. Condition compliance by the Accountable Officer

Within 30 days of the date that the approved Project is placed in service (i.e. the final Leave to Open has been issued), NGTL must file with the CER confirmation that the approved Project was completed and constructed in compliance with all applicable conditions in this Order. If compliance with any of these conditions cannot be confirmed, NGTL must file with the CER details as to why compliance cannot be confirmed. The filing required by this condition must include a statement confirming that the signatory to the filing is the accountable officer of NGTL, appointed as Accountable Officer pursuant to section 6.2 of the *Canadian Energy Regulator Onshore Pipeline Regulations*.

5. Sunset clause

This Order will expire on **5 May 2025**, unless construction of the Project has commenced by that date.

THE COMMISSION OF THE CANADA ENERGY REGULATOR

Signed by

Ramona Sladic
Secretary of the Commission



Canada Energy Regulator Régie de l'énergie
du Canada

Suite 210 517, Dixième Avenue S.-O.
517 Tenth Avenue SW bureau 210
Calgary, Alberta Calgary (Alberta)
T2R 0A8 T2R 0A8

File OF-Fac-Gas-N081-2020-07 02
1 December 2022

David Yee
Regulatory Project Manager
Regulatory Facilities
NOVA Gas Transmission Ltd.
450 – 1 Street SW
Calgary, AB T2P 5H1
Email david_yee@tcenergy.com

Elizabeth von Engelbrechten
Legal Counsel
NOVA Gas Transmission Ltd.
450 – 1 Street SW
Calgary, AB T2P 5H1
Email E_vonEngelbrechten@tcenergy.com

Sander Duncanson
Counsel
Osler, Hoskin & Harcourt LLP
Suite 2500, Brookfield Place
225 – 6th Avenue SW
Calgary, AB T2P 1N2
Email sduncanson@osler.com

Dear David Yee, Elizabeth von Engelbrechten, and Sander Duncanson:

**NOVA Gas Transmission Ltd. (NGTL)
Application for the West Path Delivery 2023 Project (Project)
Hearing Order GH-002-2020
Certificate of Public Convenience and Necessity GC-134**

On 24 May 2022, the Commission of the Canada Energy Regulator submitted to the Minister, and made public, its recommendation report for GH-002-2020 in respect of the Project. On 25 November 2022, the Governor in Council directed the Commission, by Order in Council P.C. 2022-1248, to issue a certificate for the Project. The Commission now encloses a copy of the Certificate of Public Convenience and Necessity GC-134, as amended, in both official languages. The Commission is currently proceeding with the preparation of Order XG-005-2022 and it will be released shortly by way of a separate letter.

The Commission directs NGTL to serve a copy of this letter and the Certificate on all interested parties.

Yours sincerely,

Signed by

Ramona Sladic
Secretary of the Commission

Attachment

Canada 



CERTIFICATE GC-134

IN THE MATTER OF the *Canadian Energy Regulator Act* (**CER Act**) and the regulations made thereunder; and

IN THE MATTER OF an application made by NOVA Gas Transmission Ltd. (**NGTL**), pursuant to section 183 of the CER Act, dated 22 October 2020, filed with the Canada Energy Regulator (**CER**) under File OF-Fac-Gas-N081-2020-07 02 (**Application**).

BEFORE the Commission of the CER (**Commission**) on 1 December 2022.

WHEREAS NGTL filed an Application for a certificate pursuant to section 183 of the CER Act, to construct and operate the NGTL West Path Delivery 2023 Project (**Project**) comprised of approximately 39 km of natural gas pipeline loops in three sections, located in southern Alberta (Turner Valley Section, Longview Section and Lundbreck Section);

AND WHEREAS the Project occurs partially on federal lands and section 82 of the *Impact Assessment Act* requires that projects must not be carried out on federal lands, unless it is determined that the carrying out of the project is not likely to cause significant adverse environmental effects, or it is determined that the project is likely to cause significant environmental effects and the Governor in Council (**GIC**) decides the effects are justified;

AND WHEREAS NGTL requested exemption pursuant to section 214 of the CER Act from the provisions of paragraphs 198(c) and 198(d), and section 199 of the CER Act for certain temporary infrastructure required for construction of the Project, as well as right of way (**RoW**) preparation activities including clearing, grading and stripping;

AND WHEREAS NGTL requested further exemption under section 214 of the CER Act from the requirements of paragraph 180(1)(b) and subsection 213(1) of the CER Act to obtain leave to open (**LTO**) from the Commission before installing the tie-in assemblies to existing pipelines;

AND WHEREAS the Project is fully described in the attached Schedule A;

AND WHEREAS the Project has an estimated cost of approximately \$355.5 million (\$2023);

AND WHEREAS the Commission held a public hearing in respect of the Project pursuant to Hearing Order GH-002-2020, as amended, during which the Commission heard from NGTL and the participants in the proceeding, including the CER Crown Consultation Team;

AND WHEREAS the Commission took into account – in light of, among other things, any Indigenous knowledge that was provided to it and scientific information and data – all considerations relevant and directly related to the pipeline, including the factors listed in subsection 183(2) of the CER Act;

.../2

AND WHEREAS the Commission considered any adverse effects that the decision, order or recommendation may have on the rights of Indigenous peoples of Canada¹;

AND WHEREAS the Commission considered NGTL's Application and all subsequent evidence and submissions, both written and oral, made by NGTL and the participants in the proceeding, including the Crown Submission, and considered environmental effects of the entire Project including the portion of the Project that crosses federal lands;

AND WHEREAS the Commission prepared and submitted to the Minister of Natural Resources, designated as the Minister for the purposes of the CER Act, the *Canada Energy Regulator Report NOVA Gas Transmission Ltd. GH-002-2020 (Report)* setting out the Commission's recommendation for the Project with its reasons and all conditions considered necessary or in the public interest;

AND WHEREAS the Commission concluded that the Project, constructed and operated in full compliance with the conditions in Appendix II of the Report, and with the implementation of NGTL's environmental protection procedures and mitigation measures, is not likely to cause significant adverse environmental effects;

AND WHEREAS the Commission determined that the recommendation and decisions are consistent with subsection 35(1) of the *Constitution Act, 1982* and the honour of the Crown such that the duty to consult has been met;

AND WHEREAS, pursuant to section 183 of the CER Act, the Commission recommends that the Project is and will be required by the present and future public convenience and necessity;

AND WHEREAS the Commission has decided to issue Order XG-005-2022 pursuant to section 214 of the CER Act, exempting NGTL from the provisions of subsection 180(1), paragraphs 198(c) and 198(d), and sections 199 and 213 of the CER Act, in relation to certain temporary infrastructure required for construction of the Project, as well as RoW preparation activities including clearing, grading and stripping, and exempting NGTL from certain other requirements as specified in the Order, the effect of which would be to allow the commencement of construction of the Project as well as exempt NGTL from LTO provisions;

AND WHEREAS by Order in Council No. P.C. 2022-1248 dated 25 November 2022, and pursuant to subparagraph 186(1)(a)(ii), GIC has directed the Commission to issue a certificate, as amended, for the Project including the conditions set out in the Report, and, pursuant to subsection 186(2) includes its reasons for the Order in Council;

NOW THEREFORE, pursuant to subsection 186(5) of the CER Act, the Commission hereby issues this Certificate in respect of the Project, subject to the following conditions:

General

1. Condition compliance

NGTL must comply with all conditions contained in this Certificate, unless the Commission otherwise directs.

¹ The use of the term "Indigenous" has the meaning assigned by the definition of "aboriginal peoples of Canada" in subsection 35(2) of the *Constitution Act, 1982*, being Schedule B to the *Canada Act 1982 (UK)*, 1982, c 11, which states:

In this Act, "aboriginal Peoples of Canada" includes the Indian, Inuit, and Métis peoples of Canada.

2. Design, location, construction, and operation

NGTL must cause the approved Project to be designed, located, constructed, and operated in accordance with the specifications, standards, commitments made and other information referred to in its Application or in its related submissions.

3. Environmental protection

NGTL must implement or cause to be implemented all of the policies, practices, programs, mitigation measures, recommendations, procedures and its commitments for the protection of the environment included in or referred to in its Application or in its related submissions.

Prior to construction

4. Greenhouse gas (GHG) Emissions Mitigation Measures Plan – Project construction

NGTL must file with the CER, **at least 90 days prior to commencing construction**, a GHG Emissions Mitigation Measures Plan for the direct GHG emissions generated from Project construction (including all temporary activities and RoW preparation). The Plan must include:

- a) measures that will be implemented to salvage timber, including a description of how much timber will be salvaged during construction;
- b) a discussion of all possible mitigation measures, including offset measures, considered to reduce GHG emissions during the construction phase;
- c) a rationale for not selecting any of the mitigation measures, including offset measures identified in part b);
- d) a description of mitigation and any offset measures (e.g., carbon capture and storage, corporate-level initiatives or actions, etc.) selected for minimizing direct GHG emissions generated from Project construction, and the rationale for selecting these measures; and
- e) a description of how NGTL has considered the guidance in the most recent version of Environment and Climate Change Canada's Strategic Assessment of Climate Change document in the identification of any offset measures.

5. Updated site-specific geohazards

NGTL must file with the CER, **at least 60 days prior to commencing construction**, updated tables containing the identified geohazard locations for the Project. The updated version of these tables is to include revisions as engineering progresses through detailed design, and must include the following:

- a) the name of the Project component;
- b) the geohazard identifier;
- c) the unique location identifier;
- d) the associated KP range;
- e) the hazard type;
- f) the unmitigated hazard rating;
- g) the recommended mitigation (if applicable);
- h) the mitigated hazard rating (if applicable); and
- i) the final design depth of cover.

6. Seismic assessment

NGTL must file with the CER, **at least 60 days prior to commencing construction**, an updated seismic hazard assessment for the Lundbreck Section and any other section where Natural Resources Canada's updated seismic hazard model might have an impact on the previous assessment. The update should confirm that NGTL has implemented the latest national probabilistic seismic hazard model produced by Natural Resources Canada and should highlight any changes to the Project.

7. Updated Environmental Protection Plan

- a) NGTL must file with the CER, **at least 60 days prior to commencing construction on each approved Project component, for Commission approval**, an updated Environmental Protection Plan (**EPP**) specific to the Project. The updated version of the EPP is to include revisions based on evidence and commitments provided during the hearing process. The updated EPP must include the following:
 - i. environmental protection procedures (including site-specific plans), criteria for implementing these procedures, mitigation measures and monitoring applicable to all Project phases and activities;
 - ii. any updates to contingency plans and management plans;
 - iii. a description of the condition to which NGTL intends to reclaim and maintain the RoW, once construction has been completed, and a description of measurable goals for reclamation;
 - iv. all specific mitigation related to species at risk and their habitat, including Key Wildlife and Biodiversity Zones, Grizzly Bear Core Recovery Zones and Grizzly Bear Support Zones;
 - v. updated watercourse crossing inventory tables;
 - vi. updated environmental alignment sheets;
 - vii. evidence demonstrating that consultation took place with relevant government authorities, where applicable; and
 - viii. a revision log of the updates made, the reference where the updates can be found in the revised document, as well as the reference from the hearing evidence for each update.
- b) NGTL must also provide a copy of the updated EPP to all Indigenous peoples who have expressed an interest in receiving a copy; and NGTL must, **within 7 days of the filing in a)**, provide confirmation to the CER that it provided those copies.

8. Construction Emergency Response Plan

- a) NGTL must file with the CER, **at least 60 days prior to commencing construction**, on each approved Project component, the Project-specific emergency response plan (**ERP**) that will be implemented during the construction phase of the Project. The plan must include spill contingency measures that NGTL will employ in response to accidental spills attributable to construction activities, 24-hour medical evacuation, fire response and security. This plan should also include areas of unique risk (e.g., Eden Valley).

- b) NGTL must also provide a copy of the ERP to all Indigenous peoples and landowners who have expressed an interest in receiving a copy; and NGTL must, **within 7 days of the filing in a)**, provide confirmation to the CER that it provided those copies.

9. Emergency Management Continuing Education Program

- a) NGTL must file with the CER, **at least 60 days prior to commencing construction**, a Project-specific plan (**Plan**) for the development of a continuing education program for the Project (**Program**) that would be incorporated into the broader continuing education program required by section 35 of the *Canadian Energy Regulator Onshore Pipeline Regulations (SOR/2020-50)*.

The Plan must include:

- i. a list of potentially affected Indigenous peoples, first responders (for example, police, fire departments, medical facilities), and any other appropriate organizations, government authorities, landowners and agencies (for example, municipalities) that have been identified for consultation and the results of consultation to date;
- ii. the goals, principles and objectives for consultation for the development of the Program;
- iii. a description of how information provided by potentially affected Indigenous peoples, first responders or any other appropriate organizations, government authorities and agencies will be incorporated into the Program, including a description of NGTL's procedure to communicate to potentially affected parties how their information will be incorporated into the Program and justification for why any information may not have been incorporated into the Program;
- iv. a description of how Program information will be communicated or distributed to potentially affected Indigenous peoples, first responders, and any other appropriate organizations, government authorities and agencies, including how NGTL will address any requests from potentially affected Indigenous peoples to have Program information translated into the local Indigenous language; and
- v. a summary of the information to be included in the Program, including:
 - 1. potential emergency situations involving the Project;
 - 2. the safety procedures to be followed in the case of an emergency including how egress route(s) and alternatives (if the main egress route is unavailable as a result of the emergency) will be determined and communicated;
 - 3. a description of how NGTL will conduct annual testing of emergency contact information, including with Indigenous peoples, and how NGTL will ensure the community being contacted has up-to-date company emergency contact information as well;
 - 4. the methods by which potentially affected Indigenous peoples, first responders, and any other appropriate organizations, government authorities and agencies can contact NGTL in an emergency; and

5. the methods by which NGTL can contact potentially affected Indigenous peoples, first responders, and any other appropriate organizations, government authorities and agencies in the case of an emergency situation.
- b) NGTL must also provide a copy of the plan to all Indigenous peoples who have expressed an interest in receiving a copy; and NGTL must, **within 7 days of the filing in a)**, provide confirmation to the CER that it provided those copies.

10. Employment, contracting, procurement, and training update

- a) NGTL must file with the CER **at least 60 days prior to commencing construction, for Commission approval**, an update on employment, contracting and procurement, carried out prior to the start of construction, that includes:
 - i. a summary of NGTL's engagement efforts, including those performed by its Prime Contractor(s), with Indigenous peoples, as well as local, regional, community, and industry groups or representatives, and other diverse groups of people, regarding potential employment, contracting, and procurement opportunities on the Project for self-identified Indigenous peoples, women, or other diverse groups of people;
 - ii. a description of the anticipated opportunities for employment, contracting and procurement for the Project, including for self-identified Indigenous peoples, women, other diverse groups of people, and local individuals and/or businesses;
 - iii. a description of the measures NGTL will use to ensure self-identified Indigenous peoples, women, other diverse groups of people, and local individuals and/or businesses can take advantage of these employment, contracting and procurement opportunities, including diversity and cultural inclusion measures specific to employment, contracting and procurement opportunities for Indigenous peoples; and
 - iv. a description of the oversight measures NGTL will use to ensure that its Prime Contractor(s) are adhering to NGTL's Equal Employment Opportunity and Non-Discrimination Policy, its Supplier Diversity and Local Participation Policy, as well as any other policies and procedures that encourage safety, responsibility, integrity, diversity, inclusion and fair employment, including cultural sensitivity training informed by, where possible, local Indigenous community trainers or resources that is specific to Indigenous Peoples, to be provided to project workers, to foster the well-being of NGTL's workers and nearby communities, and Indigenous peoples.
- b) NGTL must also file with the CER **at least 60 days prior to commencing construction**, an update on training, carried out prior to the start of construction, that includes:
 - i. a summary of NGTL's engagement efforts, including those performed by its Prime Contractor(s), with Indigenous peoples, as well as local, regional, community, and industry groups or representatives, and other diverse groups of people, regarding potential training opportunities on the Project for self-identified Indigenous peoples, women, or other diverse groups of people;
 - ii. a description of the anticipated opportunities for training for the Project, including for self-identified Indigenous peoples, women, other diverse groups of people, and local individuals and/or businesses; and

- iii. a description of the measures NGTL will use to ensure self-identified Indigenous peoples, women, other diverse groups of people, and local individuals and/or businesses can take advantage of these training opportunities, including diversity and cultural inclusion measures specific to training opportunities for Indigenous peoples.
- c) NGTL must also provide a copy the filing to all those who have expressed an interest in receiving a copy; and NGTL must, **within seven days of the filings in a) and b)**, provide confirmation to the CER that it provided those copies.

11. Socio-Economic Effects Monitoring Plan

NGTL must file with the CER, **at least 45 days prior to commencing construction, for Commission approval**, a plan for monitoring potential adverse socio-economic effects of the Project during construction. The plan must include the following:

- a) the factors or indicators to be monitored;
- b) the methods and rationale for selecting the factors or indicators;
- c) a description of the baseline, pre-construction socio-economic conditions;
- d) the monitoring methods and schedule;
- e) a discussion of how mitigation measures will be implemented to address any identified adverse effects, including:
 - i. the criteria or thresholds that will require mitigation measures to be implemented;
 - ii. how monitoring methods and mitigation measures are incorporated into the EPP (Condition 7); and
 - iii. a description of the roles and responsibilities of the construction Prime Contractor(s), subcontractors, and Project assignees for monitoring activities for compliance during construction;
- f) a summary of how the results of NGTL's engagement with potentially affected Indigenous peoples, and affected landowners/tenants/land users has been incorporated into this plan and/or the EPP;
- g) NGTL's plans for regular engagement and reporting on effects during construction with potentially affected Indigenous peoples, communities, local and regional authorities, and service providers; and,
- h) NGTL must also provide a copy of the plan to all Indigenous peoples who have expressed an interest in receiving a copy; and NGTL must, **within 7 days of the filing in a) through g)**, provide confirmation to the CER that it provided those copies.

12. Construction Monitoring Plan for Indigenous peoples

- a) NGTL must file with the CER, **at least 45 days prior to commencing construction**, a plan describing the participation of Indigenous peoples in monitoring activities during construction. Activities may include monitoring the Project's potential adverse effects on: the rights of Indigenous peoples; the environment; heritage resources; areas related to traditional land and resource uses; and, areas of cultural significance. The plan must include:
 - i. a summary of engagement and planning activities undertaken with Indigenous peoples to develop opportunities for their participation in monitoring activities;

- ii. a description of how the results from its engagement with Indigenous peoples were incorporated into the plan, including existing community based monitoring programs, such as the Piikani Nation Bio-Cultural Monitoring Program, or an explanation as to why any results have not been incorporated;
 - iii. a list of Indigenous peoples who have reached an agreement with NGTL to participate as monitors;
 - iv. a description of the anticipated training and participant requirements, including potential certifications for the Indigenous peoples monitors and training on NGTL's Cultural Resources Discovery Contingency Plan;
 - v. the scope, methodology, and justification for monitoring activities to be undertaken by NGTL and each participant identified in a) iii., including those elements of construction and geographic locations that will involve monitors, such as preconstruction activities (e.g., clearing activities);
 - vi. a description of how NGTL will use and incorporate the information gathered through the participation of monitors and apply it to the Project; and
 - vii. a description of how, what form, and the timeframe in which NGTL will provide the information gathered through the participation of monitors to the participating Indigenous peoples.
- b) NGTL must also provide a copy of the plan to those Indigenous peoples who have expressed an interest in receiving a copy; and NGTL must, **within 7 days of the filing in a)**, provide confirmation to the CER that it provided those copies.

13. Outstanding Traditional Land and Resource Use investigations

- a) NGTL must file with the CER, **at least 45 days prior to commencing construction**, a report on any outstanding traditional land and resource use investigations for the Project. The report must include:
- i. a summary of the status of investigations undertaken for the Project, including Indigenous community-specific studies or planned supplemental surveys;
 - ii. a description of how NGTL has integrated, where warranted, incorporated and addressed information from any investigations on which it did not report during the GH-002-2020 hearing process;
 - iii. a description of any outstanding concerns raised by potentially affected Indigenous peoples regarding potential effects of the Project on the current use of lands and resources for traditional purposes, including a description of how these concerns have been or will be addressed by NGTL, or a detailed explanation why these concerns will not be addressed by NGTL;
 - iv. a summary of any outstanding investigations or follow-up activities that will not be completed prior to commencing construction, including an explanation why they are not being completed prior to construction; including an estimated completion date, if applicable;
 - v. a description of how NGTL has already identified, or will identify, any potentially affected sites or resources if the outstanding investigations will not be completed prior to construction; and,

- vi. a description of how NGTL has incorporated any revisions necessitated by the investigations or follow-up activities into the EPP (Condition 7), or, if appropriate, into NGTL lifecycle oversight.
- b) NGTL must provide a copy of the report to all Indigenous peoples who have expressed an interest in receiving a copy; and NGTL must, **within 7 days of the filing in a)**, provide confirmation to the CER that it provided the copies.

14. Acid Rock Drainage Management Plan

NGTL must file with the CER, **at least 45 days prior to commencing construction**, a Project-specific Acid Rock Drainage Management Plan for the Lundbreck Section that includes:

- a) NGTL's methods to be followed during construction to verify results of acid rock drainage characterization and engineering assessments regarding the Acid Rock Drainage Management Plan;
- b) the process outlining material handling steps for confirming acid rock drainage material;
- c) the decision-making process for selecting mitigation options; and typical drawings and typical specifications for potential mitigation options such as soil covers and rock slope face barriers.

Should implementation of the Acid Rock Drainage Management Plan indicate the need for additional mitigation measures, NGTL must:

- d) implement monitoring activities along the RoW and in temporary workspaces, as developed by a Qualified Professional and based on the circumstances and site-specific conditions at the time of construction;
- e) identify and implement contingency measures to be applied, as required, should monitoring indicate the selected measures not be sufficient;
- f) include progress and success of the measures implemented in the Construction Progress Reports (Condition 25); and
- g) provide evidence of consultation with relevant regulatory authorities regarding the proposed mitigation and any follow-up monitoring in the Post-Construction Environmental Monitoring Reports (Condition 32).

15. Support for Indigenous peoples to review NGTL filings related to conditions

NGTL must file with the CER, **at least 45 days prior to commencing construction**, a capacity-funding report that describes NGTL's support for Indigenous peoples to review NGTL's filings related to conditions. The report should include:

- a) a list of potentially affected Indigenous peoples that were offered capacity funding to support the review of NGTL's condition filings;
- b) a list of the conditions that potentially affected Indigenous peoples are interested in reviewing; and
- c) a summary of any outstanding concerns raised by Indigenous peoples regarding NGTL's offer of funding to support review of filings by Indigenous peoples, including a description of how these concerns have been or will be addressed by NGTL, or a detailed explanation of why these concerns will not be addressed by NGTL.

16. Engagement report regarding pre-construction harvesting

NGTL must file with the CER, **at least 45 days prior to commencing construction**, an engagement report related to pre-construction harvesting by Indigenous peoples. The report should include:

- a) any relevant outcomes of Project-specific engagement activities with Piikani Nation, Nakcowinewak Nation of Canada and Elk Valley Métis Nation and any other Indigenous peoples who have raised an interest in pre-construction harvesting for Traditional and Land and Resource Use purposes on any of the Project components;
- b) a summary of NGTL's approach to facilitate pre-construction harvesting by Indigenous peoples for the Project comprising:
 - i. a summary of any comments and concerns raised by the above-noted Indigenous peoples;
 - ii. a description of how NGTL has addressed or will address the concerns or comments raised;
 - iii. a description of any outstanding concerns;
 - iv. a description of how NGTL intends to address any outstanding concerns, or an explanation as to why no further steps will be taken; and
- c) NGTL must also provide a copy of the filing to Piikani Nation, Nakcowinewak Nation of Canada and Elk Valley Métis Nation, if desired, and any other Indigenous peoples who have expressed an interest in receiving a copy; and NGTL must, **within 7 days of the filing in a)**, provide confirmation to the CER that it provided those copies.

17. Rare Ecological Community and Rare Plant Population Management Plan

NGTL must file with the CER, **at least 45 days prior to commencing construction, for Commission approval**, a Rare Ecological Community and Rare Plant Population Management Plan for the Lundbreck Section that includes rare ecological communities of concern; rare plant populations (i.e., listed as threatened or endangered under federal or provincial legislation for protection or that have a Provincial at-risk status of S1 or S2); and draft, candidate, proposed, or final critical habitat for plant species under the *Species at Risk Act* that are potentially affected by the Project during construction or operations. The Plan must include the following:

- a) a summary of any supplementary survey results;
- b) mitigation measures to be implemented during construction, including all relevant measures committed to throughout the GH-002-2020 proceeding, any new mitigation measures resulting from supplementary surveys, detailed criteria using clear and unambiguous language that describes the circumstances under which each measure will be applied, and measurable objectives for evaluating mitigation success;
- c) a description of how the mitigation hierarchy framework (e.g., avoidance, mitigation, offset) was considered in developing the plan;
- d) details on post-construction monitoring, including potential corrective measures, and a process for determining under what circumstances measures will be applied;

- e) a Preliminary Rare Ecological Community and Rare Plant Population Offset Plan for ecological communities and rare plant species that have a Provincial at-risk status of S1 or S2 or that are listed as endangered under federal or provincial legislation for protection that, after five years of operations, have not achieved reclamation success. This preliminary plan must include the following:
 - i. an explanation of how the need for offset measures will be determined and quantified, including offset ratios;
 - ii. the potential offset measures, the process for selecting which will be implemented, and an evaluation of the probability of their success; and
 - iii. a discussion of how the effectiveness of offsets measures will be monitored, assessed, and reported on.
- f) a summary of NGTL's consultation concerning a) to e) with appropriate government authorities, species experts, and any potentially affected Indigenous peoples, including any issues or concerns raised and how NGTL has addressed or responded to them;
- g) a description of how NGTL has taken available and applicable Indigenous traditional land use and traditional ecological knowledge into consideration in developing the plans; and
- h) confirmation that the updated EPP (Condition 7) has been updated to include all relevant information from the Rare Ecological Community and Rare Plant Population Management Plan.

18. Temporary construction camp(s)

NGTL must file with the CER, **at least 30 days prior to commencing construction**:

- a) confirmation that no temporary construction camp(s) are needed for the Project; or
- b) in the event that any temporary construction camp(s) are required for the Project, NGTL must provide the following:
 - i. the physical size and location of each camp; a description of the environmental setting; the potential environmental and socio-economic effects, including effects on the rights of Indigenous peoples, from utilizing each camp; and the mitigation measures that will be implemented to address these potential effects;
 - ii. details regarding the integration and accommodation of Indigenous knowledge into the design and operation of each camp;
 - iii. the proposed schedule for constructing, operating and dismantling each camp(s);
 - iv. the proposed method for dismantling the camp and remediating the lands it previously occupied;
 - v. the predicted human occupancy of each camp, including the number of people accommodated at the camp, the number of camp staff, and a summary of the diverse identity factors as referenced by NGTL;
 - vi. a summary of NGTL's engagement activities with the relevant municipalities, regional authorities, and all potentially affected landowners, stakeholders and Indigenous peoples;

- vii. a description of any issues or concerns raised by municipalities, regional authorities, and all potentially affected landowners, stakeholders and Indigenous peoples; including a list of those who raised issues or concerns; and
- viii. a description of how the issues and concerns identified in v. are addressed in the environment and socio-economic protection plan for the camp(s), or if not addressed, an explanation as to why not.

19. Construction Safety Manual(s)

NGTL must file with the CER, **at least 30 days prior to commencing construction**, confirmation that a Construction Safety Manual(s) pursuant to section 20 of the *Canadian Energy Regulator Onshore Pipeline Regulations* that includes a description of the roles and responsibilities of the company representatives and its contractor(s) supervisory roles is in place for the Project. This confirmation must be signed by the Accountable Officer of the Company.

20. Heritage resource clearances

- a) NGTL must file with the CER, **at least 30 days prior to commencing construction on each approved Project component**:
 - i. confirmation, signed by the Accountable Officer of the company, that NGTL has obtained all of the required archaeological and heritage resource clearances from the Alberta Ministry of Culture, Multiculturalism and Status of Women for the Project's permanent and temporary land requirements, based on NGTL's understanding of land requirements at the time of filing;
 - ii. a description of how NGTL will meet any conditions and respond to any comments and recommendations contained in the clearances referred to in i.; and
 - iii. a description of how NGTL has incorporated additional mitigation measures into its EPP as a result of conditions, comments, or recommendations referred to in ii.
- b) NGTL must also provide a copy of this filing to those who have expressed an interest in receiving a copy; and NGTL must, **within 7 days of the filing in a)**, provide confirmation to the CER that it provided those copies.

For additional permanent lands identified during construction, if any, NGTL must obtain the clearances referred to in a) prior to using those lands.

21. Construction schedule

NGTL must file with the CER, **at least 15 days prior to commencing construction on each approved Project component**, a detailed construction schedule(s) identifying major construction activities and must notify the CER of any modifications to the schedule(s) as they occur.

22. Commitments tracking table

NGTL must:

- a) file with the CER and post on its Project website, **at least 15 days prior to commencing construction**, a Commitments tracking table listing all commitments made by NGTL, including all commitments made to Indigenous peoples, in its Application, and otherwise made by NGTL on the hearing record, including references to:

- i. the documentation in which the commitment appears (for example, the Application, responses to Information Requests, permit requirements, condition filings, or other);
 - ii. traditional land and resource use information from potentially affected Indigenous peoples;
 - iii. the accountable lead for implementing each commitment; and
 - iv. the estimated timelines associated with the fulfillment of each commitment.
- b) update the status of the commitments in a) on its Project website and file these updates with the CER:
- i. every six months until commencing operations; and
 - ii. every six months until the end of the fifth year following the commencement of operations.
- c) maintain at its Project site during the construction phase of the Project (until the final Leave to Open is issued):
- i. the Commitments Tracking Table listing all regulatory commitments and their completion status, including those commitments resulting from NGTL's Application and subsequent filings and conditions from permits, authorizations and approvals;
 - ii. copies of any permits, approvals or authorizations issued by federal, provincial or other permitting authorities, which include environmental conditions or site specific mitigation or monitoring measures; and
 - iii. any subsequent variances to permits, approvals or authorizations in c) ii.

During construction

23. Authorizations under paragraph 35(2)(b) of the *Fisheries Act*

For any instream activities that may require an authorization under paragraph 35(2)(b) of the *Fisheries Act*:

- a) NGTL must file with the CER, **at least 14 days prior to commencing the respective instream activities**, a copy of the authorization granted under paragraph 35(2)(b) of the *Fisheries Act*; or
- b) NGTL must notify the CER, **within 30 days after commencing operations**, that no authorizations under paragraph 35(2)(b) of the *Fisheries Act* were required.

24. Breeding bird survey and protection

NGTL must file with the CER, **every 15 days when NGTL is actively clearing or removing topsoil during the applicable breeding bird restricted activity periods**, the following:

- a) a summary of survey methods, including references to best practices, and confirmation that the survey methods satisfy applicable regulatory requirements;
- b) the results of the survey(s); and,
- c) any mitigation implemented, including monitoring as applicable, developed under the direction of a Wildlife Resource Specialist and in accordance with applicable regulatory requirements, to protect any migratory and non-migratory birds and their nests identified in the survey(s), including any birds listed under the *Species at Risk Act*.

25. Construction progress reports

NGTL must file with the CER, **by the 16th day and by the last day of each month during construction**, construction progress reports. The report must include:

- a) information on the activities carried out during the reporting period;
- b) any environmental, socio-economic, safety and security issues and issues of non-compliance;
- c) the measures undertaken for the resolution of each issue and non-compliance; and
- d) information on safety performance indicator trends, such as, but not limited to:
 - i. cumulative total and Contractor recordable injury rates and/or frequency;
 - ii. total and Contractor lost time injury rates and/or frequency,
 - iii. total and Contractor preventable motor vehicle incident rates and/or frequency, and
 - iv. respective benchmarks for all safety performance indicators submitted, as set by NGTL.

Post-construction and operational phase

26. Post-Construction Monitoring Plan for Indigenous peoples

- a) NGTL must file with the CER, **within 45 days after the date NGTL files its first Leave to Open application**, a plan describing participation by Indigenous peoples in monitoring activities during post-construction of the Project. Activities may include monitoring the Project's potential adverse effects on: the rights of Indigenous peoples; the environment; heritage resources; areas related to traditional land and resource uses; and areas of cultural significance. The plan must include:
 - i. a summary of engagement and planning activities undertaken with Indigenous peoples to develop opportunities for their participation in monitoring activities;
 - ii. a description of how the results from its engagement with Indigenous peoples were incorporated into the plan, including existing community based monitoring programs, such as the Piikani Nation Bio-Cultural Monitoring Program, or an explanation as to why any results have not been incorporated;
 - iii. a list of the Indigenous peoples that have reached an agreement with NGTL to participate as monitors;
 - iv. a description of the anticipated training and participant requirements, including potential certifications;
 - v. the scope, methodology, and justification for monitoring activities to be undertaken by NGTL and each participant identified in a) iii., including those elements of post-construction and operation, and geographic locations that will involve monitor(s);
 - vi. a description of how NGTL will use the information gathered through the participation of monitors; and
 - vii. a description of how NGTL will provide the information gathered through the participation of monitors to the participating Indigenous community.

- b) NGTL must provide a copy of the plan to those Indigenous peoples who have expressed an interest in receiving a copy; and NGTL must, **within seven days of the filing in a)**, provide confirmation to the CER that it provided those copies.

27. Condition compliance by the Accountable Officer

Within 30 days of the date that the approved Project is placed in service (i.e., the final Leave to Open has been issued), NGTL must file with the CER confirmation that the approved Project was completed and constructed in compliance with all applicable conditions in this Certificate. If compliance with any of these conditions cannot be confirmed, NGTL must file with the CER details as to why compliance cannot be confirmed. The filing required by this condition must include a statement confirming that the signatory to the filing is the accountable officer of NGTL, appointed as Accountable Officer pursuant to section 6.2 of the *Canadian Energy Regulator Onshore Pipeline Regulations*.

28. Quantification of construction-related GHG emissions

NGTL must file with the CER, **within 60 days of commencing operations**, a quantitative assessment of the actual GHG emissions directly related to the construction of the Project (including all temporary infrastructure and RoW preparation). The assessment must include:

- a) the methodology used for the assessment, including the sources of GHG emissions, assumptions, and methods of estimation;
- b) the total direct GHG emissions generated from Project construction, including emissions generated by vehicles and equipment, land clearing, slash burning and decay; and
- c) a comparison and discussion of the direct GHG emissions calculated in b) with the predicted emissions in the Application.

29. Employment, contracting, procurement, and training report

- a) NGTL must file with the CER, **within three months from the date that the last Project component commences operation**, a report on all employment, contracting, procurement, and training since the start of construction for the Project that must include, but is not limited to:
 - i. a summary of NGTL's engagement efforts, including those performed by its Prime Contractor(s), carried out for the Project with self-identified Indigenous peoples, local, regional, community, and industry groups or representatives, and other diverse groups of people regarding potential employment, contracting, and procurement opportunities on the Project;
 - ii. the results of the employment, contracting, and procurement efforts for self-identified Indigenous peoples and/or Indigenous businesses, women, and local individuals and/or businesses. The results reported must include but not be limited to the following in aggregate:
 - the total hours worked and the relevant categories or fields of employment for each of the following: 1) self-identified Indigenous Peoples; 2) women; and 3) local individuals;
 - the total labour spent (based on hourly labour costs and hours worked) for: 1) self-identified Indigenous peoples; 2) women; and 3) local individuals hired;
 - the total value of contracts awarded and the relevant categories or areas of businesses or services for each of the following: 1) self-identified Indigenous Peoples; 2) Indigenous businesses.

- iii. a summary of NGTL's engagement efforts, including those performed by its Prime Contractor(s), carried out with self-identified Indigenous peoples, regional, community, and industry groups or representatives, and other diverse groups of people regarding potential training opportunities, including any training needs, identified for the Project; and
- iv. the results for the Project for training, including a description of how NGTL supported those self-identified Indigenous Peoples and/or Indigenous businesses, women, and local individuals and/or businesses. The results reported must include but not be limited to:
 - the type and duration of training provided to: 1) self-identified Indigenous peoples; 2) women; 3) local individuals; 4) Indigenous businesses; and 5) local businesses;
 - the certification or qualification, if any, attained at the completion of the training; and
 - how the training provided addressed training needs identified in a) iii for each of: 1) self-identified Indigenous peoples; 2) women; 3) local individuals; 4) Indigenous businesses; and 5) local businesses.
- b) NGTL must also provide a copy of this report to all those who have expressed an interest in receiving a copy; and NGTL must, **within seven days of the filing in a)**, provide confirmation to the CER that it provided those copies.

30. Pipeline Geographic Information Systems (GIS) data

NGTL must file with the CER, **within one year of the Project commencing operations**, as-built GIS data in the form of Esri® shapefiles. This must include:

- a) a file that contains pipeline segment centre lines (with geometry type), where each segment has a unique attribute values of outside diameter, wall thickness, maximum operating pressure, external coating, field-applied girth weld coating, pipe manufacturing specification and depth of cover. If the above values of the pipeline change at any point along the length of the pipeline, the pipeline must be segmented at that point. Spatial reference specification: GCS_North_American_1983_CSRS. WKID: 4617, Authority: EPSG, Unit of Measure for linear attributes: Metric. This file must include details on the degree of accuracy of the GIS data: better than +/- 0.1m (8 Decimal Digits for geometry); and
- b) a file that depicts point locations and names of compressor stations, terminals, custody transfer meters, and block valves, as applicable.

The datum must be NAD83 and projection must be geographic (latitudes and longitudes). The filing required by the condition must include a statement confirming that the signatory to the filing is the Accountable Officer of NGTL.

31. Net-zero GHG Emissions Plan – Project operations

NGTL must file with the CER, **within one year of the Project commencing operations**, a Net-zero GHG Emissions Plan outlining its proposed actions to achieve net-zero GHG emissions for the operating Project, including from maintenance activities. The Plan must include the following:

- a) a description of NGTL's strategies to reduce emissions to achieve net-zero GHG emissions through either Project-specific improvements, or system-wide initiatives at a corporate level, or a mix of Project-specific and system-wide reductions, including how these strategies will be accounted for in achieving net-zero GHG emissions for the Project's operational emissions; and

- b) a description of how NGTL proposes to update its Plan periodically to reflect any changes to applicable provincial and federal regulations and policies regarding net-zero GHG emissions that apply to the ongoing operations of the Project.

32. Post-Construction Environmental Monitoring Reports

- a) NGTL must file with the CER, **on or before 31 January following each of the first, third, and fifth complete growing seasons after completing final clean-up of the last Project component**, a Post-Construction Environmental Monitoring Report that:
 - i. describes the methodology used for monitoring, including where relevant the methodology described pursuant to Condition 26, and the criteria established for evaluating success and the results found;
 - ii. identifies any modifications to the criteria established for evaluating reclamation success described in its updated EPPs, as approved by the Commission, and the rationale for any modifications;
 - iii. identifies the issues to be monitored, including unexpected issues that arose during construction, and their locations (for example, on a map or diagram, in a table);
 - iv. describes the current status of the issues (resolved or unresolved), any deviations from Commission-approved plans, and corrective actions undertaken;
 - v. assesses the effectiveness of the mitigation measures, both planned and corrective, applied against the criteria for success;
 - vi. includes a detailed summary of NGTL's consultation undertaken with the appropriate provincial and federal authorities, and affected Indigenous communities, including any feedback received from affected Indigenous communities regarding the effectiveness of the mitigation measures;
 - vii. provides proposed measures and the schedule that NGTL would implement to address ongoing issues or concerns; and
 - viii. includes an evaluation of the effectiveness of access control measures.

The report must include, but is not limited to, information specific to the effectiveness of mitigation applied to minimize adverse effects, including NGTL's mitigation aimed at minimizing contributions to adverse cumulative effects, on the exercise of Section 35 rights, soils, weeds, watercourse crossings, wetlands, rare plants, wildlife and wildlife habitat, and wildlife species at risk and of special concern.

- b) For areas where Foothills rough fescue grassland was disturbed, in addition to the reporting schedule described above, NGTL must file with the CER, **on or before 31 January following the tenth complete growing season after completing final clean-up of the last Project component**, a Post-Construction Environmental Monitoring Report that meets the relevant objectives described in part a). This report must also describe where the Foothills rough fescue grassland stands on its trajectory towards the reclamation goals described in the post-construction monitoring reports, describe how the outcomes arising from consultation with Indigenous peoples and other parties were considered, and provide details on any corrective actions as needed.

- c) NGTL must also provide a copy of the report to all Indigenous peoples and impacted landowners who have expressed an interest in receiving a copy (through ongoing engagement); and NGTL must, **within seven days of the filing in a)**, provide confirmation to the CER that it provided those copies.

33. Final Rare Ecological Community and Rare Plant Population Offset Plan

NGTL must file with the CER, **on or before 31 January following the fifth complete growing season after completing final clean-up, for Commission approval**, a Final Rare Ecological Community and Rare Plant Population Offset Plan for the Lundbreck Section that includes:

- a) for ecological communities of concern; rare plants; and draft, candidate, proposed, or final critical habitat for plant species under the *Species at Risk Act*, an evaluation of mitigation success with reference to the measurable objectives outlined in the Rare Ecological Community and Rare Plant Population Management Plan required by Condition 17;
- b) identification of any residual effects on ecological communities and rare plant species identified in the Rare Ecological Community and Rare Plant Population Management Plan required by Condition 17;
- c) for the residual effects identified in b), a Final Rare Ecological Community and Rare Plant Population Offset Plan that updates the preliminary plan(s) required by Condition 17, and that also includes details on the amount and type of offsets required, if applicable, and on the offset measures to be implemented, including a timeline for their implementation and monitoring;
- d) a description of how NGTL has taken available and applicable Indigenous traditional land use and traditional ecological knowledge into consideration; and
- e) a summary of NGTL's consultation concerning a) to d) with appropriate government authorities, species experts, and any potentially affected communities of Indigenous peoples, including any issues or concerns raised and how NGTL has addressed or responded to them.

Sunset

34. Sunset clause

This Certificate will expire on **1 December 2025**, unless construction of the Project has commenced by that date.

ISSUED in Calgary, Alberta on 1 December 2022.

THE COMMISSION OF THE CANADA ENERGY REGULATOR

Signed by

Ramona Sladic
Secretary of the Commission

SCHEDULE A**Certificate GC-134****NOVA Gas Transmission Ltd.****Application dated 22 October 2020****assessed pursuant to section 183 of the *Canadian Energy Regulator Act*****NGTL West Path Delivery 2023 Project****File OF-Fac-Gas-N081-2020-07 02**Pipeline Specifications - Western Alberta System (WAS) Mainline Loop No. 2 Turner Valley Section (Turner Valley Section)

Project Type	New construction
Location (endpoints)	From NE 20-022-03 W5M to SE 15-020-03 W5M
Approximate Length	22.9 km
Outside Diameter	1,219 mm (NPS 48)
Wall Thickness	Line pipe: 13.7 mm, 15.2 mm, 19.6 mm Heavy wall pipe: 18.3 mm, 21.9 mm
Pipe Material	Carbon steel
Pipe Material Standard	CSA Z245.1
Pipe Grade	Grade 483 MPa
External Pipe Coating Type	Fusion-bonded epoxy (FBE)
Maximum Operating Pressure	8,690 kPa
Product	Natural gas

Pipeline Specifications - Western Alberta System (WAS) Mainline Loop No. 2 Longview Section (Longview Section)

Project Type	New construction
Location (endpoints)	From NE 19-017-02 W5M to NW 28-016-2 W5M
Approximate Length	9.1 km
Outside Diameter	1,219 mm (NPS 48)
Wall Thickness	Line pipe: 13.7 mm, 15.2 mm Heavy wall pipe: 18.3 mm, 21.9 mm

Pipe Material	Carbon steel
Pipe Material Standard	CSA Z245.1
Pipe Grade	Grade 483 MPa
External Pipe Coating Type	Fusion-bonded epoxy (FBE)
Maximum Operating Pressure	8,690 kPa
Product	Natural gas

Pipeline Specifications - Western Alberta System (WAS) Mainline Loop No. 2 Lundbreck Section (Lundbreck Section)

Project Type	New construction
Location (endpoints)	From NE 11-008-03 W5M to NW 32-007-03 W5M
Approximate Length	7.1 km
Outside Diameter	1,219 mm (NPS 48)
Wall Thickness	Line pipe: 13.7 mm, 15.2 mm Heavy wall pipe: 18.3 mm, 25.4 mm, 28.6 mm
Pipe Material	Carbon steel
Pipe Material Standard	CSA Z245.1
Pipe Grade	Grade 483 MPa
External Pipe Coating Type	Fusion-bonded epoxy (FBE)
Maximum Operating Pressure	8,690 kPa
Product	Natural gas